

Total: 34 pages

Date: 25 April 2024

TPB Ref.: A/NE-MKT/34

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 24.4.2024. Our response to the comments of the CTP/UD&L, Planning Department is below:

CTP/UD&L's comments	Applicant's response
With reference to our site record taken on 15.2.2024, the western portion of site is hard paved with temporary structures. Some fruit trees of common species in fair condition are observed in close proximity to the temporary structures. The eastern portion of site is covered by wild grasses group of <i>Musa. spp.</i> (蕉屬) and undersized trees of self-seeded and undesirable species. The existing trees at the western portion of the site are in conflict with the proposed structure and land filling of 200mm concrete. However, there is no information on the existing trees within the site, proposed tree treatment and landscape treatment/mitigation measures. Potential impact on the existing landscape resources cannot be ascertained. According to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of temporary structures, vegetated areas, clusters of tree groups and woodland within the "Green Belt" zone to the south. There is concern that approval of the application may alter the landscape character and	Our response to the comments of the CTP/UD&L, Planning Department is found in the attachment.

<p>degrade the landscape quality of the surrounding areas.</p> <p>The applicant is advised to provide broad-brush survey with basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatment and proposed mitigation measures for TPB's consideration.</p>	
--	--

Our response to the comments of the CE/MN, DSD is found below:

CE/MN, DSD's comments	Applicant's response
<p>1. Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.</p>	<p>Noted. Please see photos in Annex 1 below. The photo viewpoint is shown in updated Figure 4.</p>
<p>2. Please provide detailed particulars of the existing culvert to the north of applicant site ,and provide substantiation on the adequacy for drainage connection . The existing culvert to which the applicant proposed to discharge the storm water from the applicant site is not maintained by this office. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.</p>	<p>The existing culvert is shown in attached photo 5 & 6 in Annex 1. This is the only discharge outlet in vicinity to the application site and it accepts the stormwater from the site due to the topography. The existing culvert to which the applicant proposed to discharge the storm water from the applicant site is not maintained CE/MN, DSD. Consent from the owner/maintenance party, current users and DO/N should be sought for the proposed drainage connection. Moreover, regular maintenance should be carried out by the applicant to avoid blockage of drain.</p>
<p>3. Please provide typical details of the proposed drainage facilities including catchpits and U-channel.</p>	<p>Noted. Please see attached Figure 12, Figure 13 & Figure 14.</p>

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
(i) The applicant shall demonstrate the	Noted. Please see swept path analysis in

<p>satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p> <p>(ii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</p> <p>(iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and</p> <p>(iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.</p>	<p>Figure 10 and 11.</p> <p>No drop bar and gate will be provided at the application site.</p> <ol style="list-style-type: none"> i. The provision of flashing light at the site ingress/egress to alert the pedestrian. ii. The provision of TS460 sign facing inside and outside the side to alert pedestrian; & iii. Light poles will be provided at the application site to provide adequate lighting to the site for vehicle and pedestrian. <p>The proposed development is a warehouse use. No visitors will be allowed to visit the site during operation hours.</p>
---	--

Our response to the comments of the DEVB is found below:

DEVB's comments	Applicant's response
<p>Please confirm whether the purpose of the application is to facilitate the relocation of the business operations currently situated on the following two addresses:</p> <p>The Legend Construction Company: 1433 S.B, 1433 S.C, 1433 RP, 1438 S.G and 1438 RP all in D.D. 119</p> <p>Hang Sing Limited: 1433 S.A (Portion), 1433 RP (Portion), 1434 S.A (Portion), 1438 S.E (Portion) all in D.D. 119 and 1652 (Portion), 1653 RP (Portion), 1663 (Portion) and 1664 all in D.D. 121</p>	<p>Our record is found below:</p> <p>Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email