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Brian Ching Hong CHAN/PLAND

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收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Brian Ching Hong CHAN/PLAND; Thomas Luk
主旨: [PLG10318] Planning Application No. A/NE-TKL/806 - Further Information
附件: ADCL_PLG_10318_L003.pdf

類別: Internet Email

Dear Sir/Madam,

We refer to the departmental comments received from the Transport Department, Environmental Protection Department and Planning Department regarding the subject application and would like to enclose a self-explanatory letter for your processing please.

Thank you for your attention.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited

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Date : 26th August, 2025
Our Ref. : ADCL/PLG-10318/L003

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 979 (Part) in D.D. 82, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/806)**

We refer to the departmental comments received from the Transport Department, Environmental Protection Department and Planning Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

A handwritten signature in black ink, appearing to be "Thomas LUK", written over a horizontal line.

Thomas LUK

Encl.
c.c. Client

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 979 (Part) in D.D. 82, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department	31.7.2025	i. The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development;	Please see P8121-T1 of the proposed vehicular access arrangement for details.
		ii. The applicant should supplement further information such as swept path analysis to demonstrate the proposed 7.5m maneuvering circle is sufficient for goods vehicles entering and exiting the subject site, maneuvering within the subject site and into / out of the parking spaces;	Please see Figure P8121-SP-01 & P8121-SP-02 of the swept path analysis for details.
		iii. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Flashing lights will be installed at the site ingress and egress to ensure adequate lighting for both vehicles and pedestrians, alerting pedestrians when passing by the site access.
		iv. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Figure P8121-SP-01 & P8121-SP-02 refers. The swept path analysis demonstrates that there will be no difficulties in internal traffic circulation, as sufficient space for maneuvering vehicles is provided throughout the application site. Additionally, the traffic generation/attraction is minimal (e.g. maximum of 2 vehicles per day) based on operational need, so no queuing outside the subject site is expected. Nevertheless, a traffic controller will be deployed at the site access to manage the gate promptly, ensuring that vehicles can pass through the site unobstructed.
		v. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	A permit system for visitors will be introduced, allowing only vehicles with prior registration to enter the site. This measure will ensure that sufficient parking space is available on-site and will help prevent illegal parking of visitors' vehicles outside.
Environmental Protection Department	31.7.2025	Seems like no information on sewage treatment facility is included in the application information. Noting that office use is proposed within the site, please ask the applicant to provide information on the sewage treatment facility of the site for our review.	During operation of the proposed use, the major source of wastewater will be sewage from toilet generated by staff. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
Planning Department	31.7.2025	Please clarify the approximate area for open storage at the subject site.	It is clarified that the open storage area is about 209 m ² . Please refer to the revised Figure 4 for clarity.