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Brian Ching Hong CHAN/PLAND

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副本: Sheren Si Wai LEE/PLAND; Brian Ching Hong CHAN/PLAND; Thomas Luk
主旨: [PLG10317] Planning Application No. A/NE-TKL/807 - Further Information
附件: ADCL_PLG_10317_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-10317/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 Lots 1088 S.B (Part) and 1110 S.B (Part) in D.D. 82, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/807)**

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 "T. 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 Lots 1088 S.B (Part) and 1110 S.B (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 should supplement further information such as swept path analysis to demonstrate the proposed maneuvering circle is sufficient for goods vehicles entering and exiting the subject sites, maneuvering within the subject sites and into / out of the parking spaces; | Please see Figure P8120-SP-01 & P8120-SP-02 of the swept path analysis for details. |
| | | ii. 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. |
| | | iii. The applicant shall advise the management/control measures to be implemented to ensure no queueing of vehicles outside the subject sites; | Considering (i) the minimal traffic generation and attraction based on operational needs, (ii) the available space for vehicle maneuvering within the site, and (iii) the low traffic network near the subject site, no queueing 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. |
| | | iv. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject sites; and | 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. |
| | | v. The proposed vehicular access between Ping Che Road and the application sites is not managed by TD. The applicant should seek comments from the responsible party. | Noted. |
| 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 | It is noted that an ancillary office with an area of about 220m2 is proposed. Please justify the size and clarify if any other use is involved in the ancillary office. | The proposed use for open storage of construction materials and machinery involves monitoring of these materials and scheduling of loading and unloading vehicles. The ancillary office is intended to provide a sheltered environment for staff to document and oversee activities related to this operation, as well as to store related |

Planning Application No. A/NE-TKL/807

Responses to Comments Table

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| Department | Date | Comments | Responses to Departmental Comments |
|------------|------|----------|--|
| | | | <p>documents, to ensure smooth operation and effective use of the application site. It is confirmed that the ancillary office is exclusively dedicated to this purpose, and there will be no overnight accommodations on the application site.</p> <p>Given the nature of the activities and the scale of operations, the size of the ancillary office is considered appropriate and necessary to effectively support the needs of the proposed use.</p> |