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By Email and Post

Date : 25 August 2025
Your Ref.: TPB/A/NE-TKL/809
Our Ref. : LDS/PLAN/7092

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

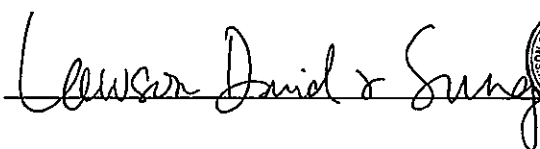
Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and Adjoining Government Land, Ping Che, N.T.
(Application No. A/NE-TKL/809)

We refer to the comments from various Government departments on the captioned application and submit herewith our response in Table 1 for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited



Encl.

c.c. DPO/STN (Attn.: Ms. Sheren Lee) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/809 (25 August, 2025)

COMMENTS		RESPONSES								
1. Development Bureau (DevB)										
(a) The applicant should provide more information to demonstrate its original size in KTN NDA, and how it is comparable with the size of the application site.	(a)	Please note that one of the Applicants, Uncle Chu Carpentry Accessories, had been using the open storage area of Lot 2240 S.B (Part) in D.D.96, in Kwu Tung North (KTN) with other occupiers. The extent of their usage varied based on the seasonal fluctuation of their business demand, in which they had shared the previous operation site with other occupiers in the same lot to split the cost and fully utilize the site. Nevertheless, it should be highlighted that while the Applicants' former operation sites in KTN could use the adjoining Government land for vehicular manoeuvring and loading/unloading spaces, it is not feasible at the Application Site. As such, the larger site area and floor space at the Application Site is required for vehicular manoeuvring and loading/unloading space to allow the Applicants to operate at full capacity. The site area of their former operation sites is as below:- <table><tr><th>Applicants</th><th>Site Area of Former Operation Site (About)</th></tr><tr><td>Uncle Chu Carpentry Accessories Engineering Limited</td><td>2,400 sq.m. + 2,800 sq.m. (shared) = 5,200 sq.m.</td></tr><tr><td>Yee Hing Fat Timber Trading Company</td><td>584.2 sq.m.</td></tr><tr><td>Total</td><td>5,784.2 sq.m.</td></tr></table> The total area of their former operation sites (about 5,784.2 sq.m.) is therefore considered at a comparable size with the Application Site (about	Applicants	Site Area of Former Operation Site (About)	Uncle Chu Carpentry Accessories Engineering Limited	2,400 sq.m. + 2,800 sq.m. (shared) = 5,200 sq.m.	Yee Hing Fat Timber Trading Company	584.2 sq.m.	Total	5,784.2 sq.m.
Applicants	Site Area of Former Operation Site (About)									
Uncle Chu Carpentry Accessories Engineering Limited	2,400 sq.m. + 2,800 sq.m. (shared) = 5,200 sq.m.									
Yee Hing Fat Timber Trading Company	584.2 sq.m.									
Total	5,784.2 sq.m.									

COMMENTS		RESPONSES
		5,993 sq.m.).
2. Environmental Protection Department (EPD)		
(a) It is noted that toilets are proposed within the site. Please ask the applicant to provide information on sewage treatment of the effluent produced from the site.		(a) We would like to clarify that septic tanks will be provided on-site to treat the sewage from the proposed toilets. The septic tanks will be designed and constructed in accordance with the ProPECC PN 1/23. Therefore, no adverse sewerage impact is expected from the proposed development.
3. Sha Tin, Tai Po and North District Planning Office, Planning Department (STN DPO)		
(a) Please clarify if the subject site has already been filled partially and if any regularisation of filling of land is required.		(a) We would like to clarify that part of the Application Site has been filled by the previous users and regularization of filling of land is required. To ensure an even flat surface for site formation, parking, loading/unloading and vehicle manoeuvring of the entire site, the proposed development will involve associated filling of land of about 5,993 sq.m. and a depth of not exceeding 0.2m to a level of not more than +14.6mPD.
(b) Along the eastern boundary of the subject site are a number of built Small Houses and sites of approved planning applications for Small House. Please explain how the applicant will mitigate the interface issues.		(b) To minimize any potential interface issues, the Applicants will undertake the following mitigation measures: (i) No workshop activities will be conducted at the Application Site; (ii) The entire site boundary will be fenced off by 2.5m high corrugated metal fencing; (iii) The Application Site will be hard-paved to avoid dust nuisance from vehicle manoeuvring. (iv) The open storage activities will be located at the western part of the site and away from the residential dwellings; (v) There will be no night-time operation. The operating hours will be restricted from 8:30am to 6pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and

COMMENTS	RESPONSES
	(vi) Trips for transporting the storage materials to/from the Application Site made by goods vehicles will not be more than 4 round trips daily at non-peak hours (between 10am – 4pm). (vii) The Applicants will follow the environmental measures recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD. Good site practice will be implemented to further minimize environmental nuisance to the surrounding areas.
4. Drainage Services Department (DSD) (a) The submitted drainage proposal does not provide sufficient information as required in DSD’s “Technical Note to Prepare a Drainage Submission”. Hence, should the application be approved, the applicant should submit a revised drainage proposal for her review.	(a) Noted. A revised drainage proposal will be submitted upon approval of the subject application.
5. Fire Services Department (FSD) Based on the submitted fire service installations (FSIs) proposal, our comments are as follows:	
(i) The revised Fire Safety Requirements (FSRs) for temporary storage and structures under Planning Application took effect on 2.7.2025 and have been published on the FSD website (https://www.hkfsd.gov.hk/eng/fire_protection/fs_tss/).	(i) Noted. A revised FSIs proposal is submitted (see Annex 1).
(ii) Please demarcate the Warehouse 1, Warehouse 2 & 1/F of the structure clearly for appraising their respective FSI provisions;	(ii) Noted. The Warehouse 1, Warehouse 2 & 1/F of the structure have been marked clearly on the drawings.

COMMENTS	RESPONSES
(iii) For any enclosed structures with gross floor area exceeding 230m ² , Sprinkler System, Stand-alone Fire Detector, Wheeled Type Dry Chemical Fire Extinguisher, Emergency Lighting, Exit Sign shall be installed;	(iii) Noted. Respective FSI provisions shall be installed within enclosed structures with gross floor area exceeding 230m ² .
(iv) In relation to (iii) above, where two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;	(iv) Noted. See FS Notes 3.6 and 3.7.
(v) Stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	(v) Noted. See FS Notes 3.6.
(vi) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;	(vi) Noted. See FS Notes 4.1 and 5.1.
(vii) For power supply to Emergency Lighting (EL) and Exit Sign (ES), please specify the means of backup power supply in the FS notes. If the EL/ES is backed up by self-contained battery, please also specify the duration that the battery could sustain; and	(vii) Noted. See FS Notes 4.1 and 5.1.
(viii) If the applicant self-initiates the provision of Fire Alarm System & Modified Hose Reel System, the standards and specification shall be in accordance with <i>Code of Practice for Minimum Fire Service Installations & Equipment</i> .	(viii) Noted. See FS Notes 1.1 and 3.1.

COMMENTS		RESPONSES
6. Transport Department (TD)		
(a) The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development and shall illustrate the proposal on the layout plan; and		(a) The vehicular access arrangement including the run-in/out design for vehicles leaving/entering the Application Site is shown in Annex 2 .
(b) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject sites.		(b) The following measures will be adopted by the Applicants to prevent illegal parking of visitors' vehicles outside the Application Site: (i) Sufficient spaces are reserved within the Application Site for parking of visitors' vehicles; (ii) Prior appointment will be arranged for the goods vehicles to deliver the storage materials and for visitors entering the site; (iii) The on-site staff will divert the visitor's vehicles to the designated parking area to avoid queuing outside the Application Site; (iv) No storage materials will be placed at the manoeuvring space to avoid blocking of manoeuvring space within the Application Site.