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Adrian Tsz Hin TAM/PLAND

寄件者: king king <[REDACTED]>
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收件者: tpbpd/PLAND
副本: Adrian Tsz Hin TAM/PLAND; Sheren Si Wai LEE/PLAND
主旨: A/NE-TKL/845
附件: TKL845-ltr-03.pdf

類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Date: 13 October 2026

TPB Ref.: A/NE-TKL/845

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 Open Storage of Construction Materials with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 967 (Part) & 979 (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

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

Transport Department's comments	Applicant's response
the applicant should demonstrate the satisfactory manoeuvring of the goods vehicles entering and exiting the application site, manoeuvring within the application site and into/out of the parking and loading/unloading spaces, preferably using swept path analysis;	Noted. Swept path analysis is conducted to demonstrate the manoeuvring of a MGV/HGV entering and exiting the subject site, maneuvering within the subject site as well as moving into / out of the loading/unloading space. Please refer to Figure 4 & Figure 5 attached for details. The updated layout plan is attached because the location of the 2 parking spaces and 1 loading/unloading space has been slightly moved.
the applicant should provide a proposal on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed use;	Noted. Please refer to Figure 6 attached for the proposed vehicular access arrangement.
the applicant should advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the subject site.
the applicant should advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site; and	Please note that the loading/unloading bay will be opened for vehicles with prior booking only, no queuing of vehicles outside the subject site is expected.
the applicant should advise the measures for preventing illegal	Sufficient space is provided within the subject site for temporary waiting/parking, no illegal parking

parking of visitors' vehicles outside the application site.	outside the subject site is anticipated.
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Our response to the comments of Highways Department is found in below:

Highways Department's comments	Applicant's response
- no comment on the application from highways maintenance point of view; and - as there is no proper run-in/out at the footpath of Ping Che Road, which forms part of the proposed access route to the application site, the applicant should submit a design of the run-in/out at the footpath of Ping Che Road for HyD's review upon TD's approval of the access arrangement. The proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) to HyD's satisfaction.	Noted. Noted. The proposed run-in/out would be designed and constructed in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B) to HyD's satisfaction.

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

CE/MN, DSD's comments	Applicant's response
(i) there is a natural stream to the west of the Site. The applicant shall be required to place all the proposed works including landfilling works at least 3m away from the top of the banks of the existing streamcourse. All the proposed works should not disturb, interfere with or cause damage to existing streamcourse, and all the proposed works in the vicinity of existing streamcourse should not create any adverse drainage impacts, both during and after construction; and (ii) the Site is within an area where connection to existing public stormwater drainage and sewerage networks are available in the vicinity. A copy of the drainage record is attached for reference (refer to the following URL: https://www.dsd.gov.hk/EN/Files/Legend_BW.pdf for legend of drainage record plans). The applicant should note that the information shown on the record drawings are subject to verification on site and no guarantee can be given that this is a complete record. The lot owner should be asked to verify the actual site conditions by sub-surface explorations. Should the applicant choose to	Noted. As shown in the Figure 7, it is noted that the nearest distance between the top of the banks of the existing streamcourse and the application site is about 4.8m. Noted. The applicant is willing to submit drainage proposal upon planning approval.

connect his proposed drainage systems to DSD's networks, he shall furnish her with their connection proposals for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a crossed cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to her division for formal application for the required connections. Upon her acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole and outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD. The location of the terminal manhole shall be designed and constructed close to the lot boundary as far as practicable;

(iii) the applicant is advised on the following general requirements in the drainage proposal:

- surface channel with grating covers should be provided along the site boundary;
- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;

- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as they may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works; - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and the system should be rectified if it is found to be inadequate or ineffective during operation at the applicant's own expense; - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners; - the applicant should make good all the adjacent affected areas upon the completion of the drainage works; - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the completed drainage works; and - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required.	
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Our response to the comments of DLO/North is found in below:

DLO/N's comments	Applicant's response
LandsD has adverse comments on the application; • the application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government; • the following irregularity covered by the subject planning application has been detected by LandsD: <u>unauthorised structures within Lot 967 in D.D. 82 covered by the</u>	The unauthorized structures within the Lot 967 in D.D.82 will be removed. The applicant will apply for short term waiver (STW) before the erection of the proposed temporary structures as shown in the proposed layout plan attached to the current planning application.

<u>planning application</u> there are unauthorised structures on Lot 967 in D.D. 82. The lot owners should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice; and • if the planning application is approved, the lot owners shall apply to LandsD for a Short Term Waiver (STW) to permit the structures erected/to be erected within the private lots concerned. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
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Our response to the comments of DPO/Shia Tin, Tai Po and North is found in below:

DPO/Shia Tin, Tai Po & North's comments	Applicant's response
What is the purpose of land filling works at the Site? In response to EPD's comments, will the applicant implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts?	The purpose of the land filling works is intended to support the operation of the proposed development at the application site. The applicant will strictly follow the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.

Our response to the comments of Director of Environmental Protection (DEP) is found in below:

DEP's comments	Applicant's response
• EPD has no comment on the proposed	Noted. Relevant mitigation measures

filling of land from environmental perspective subject to the implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.	listed in the Recommended Pollution Control Clauses for Construction Contracts will be implemented.
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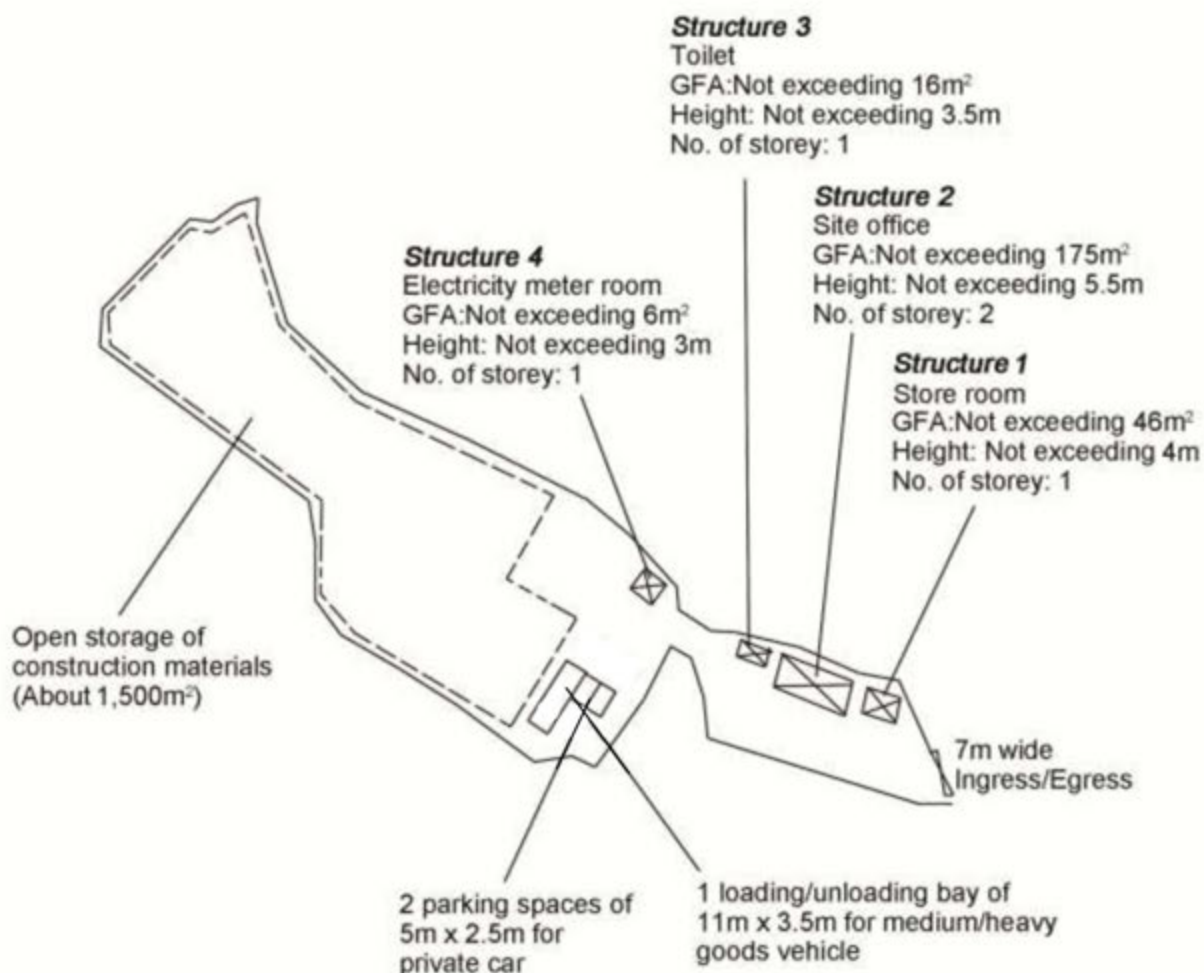
Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Adrian TAM) – By Email



Project 項目名稱:

Proposed Temporary Open Storage for Storage of Construction Materials & Associated Filling of Land for a Period of 3 Years at Lots 967 (Part) & 979 (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

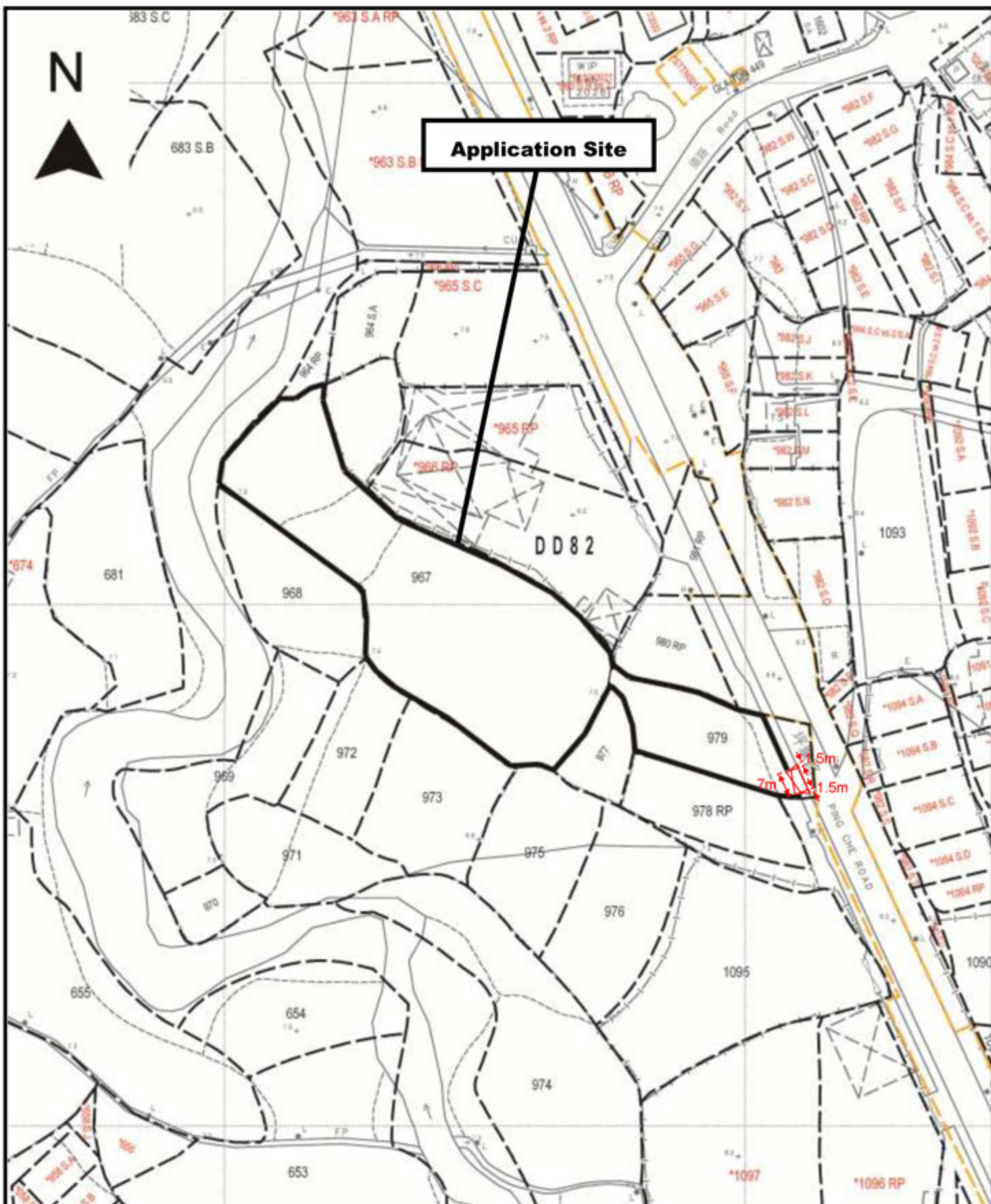
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage for Storage of Construction Materials & Associated Filling of Land for a Period of 3 Years at Lots 967 (Part) & 979 (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Access Arrangement

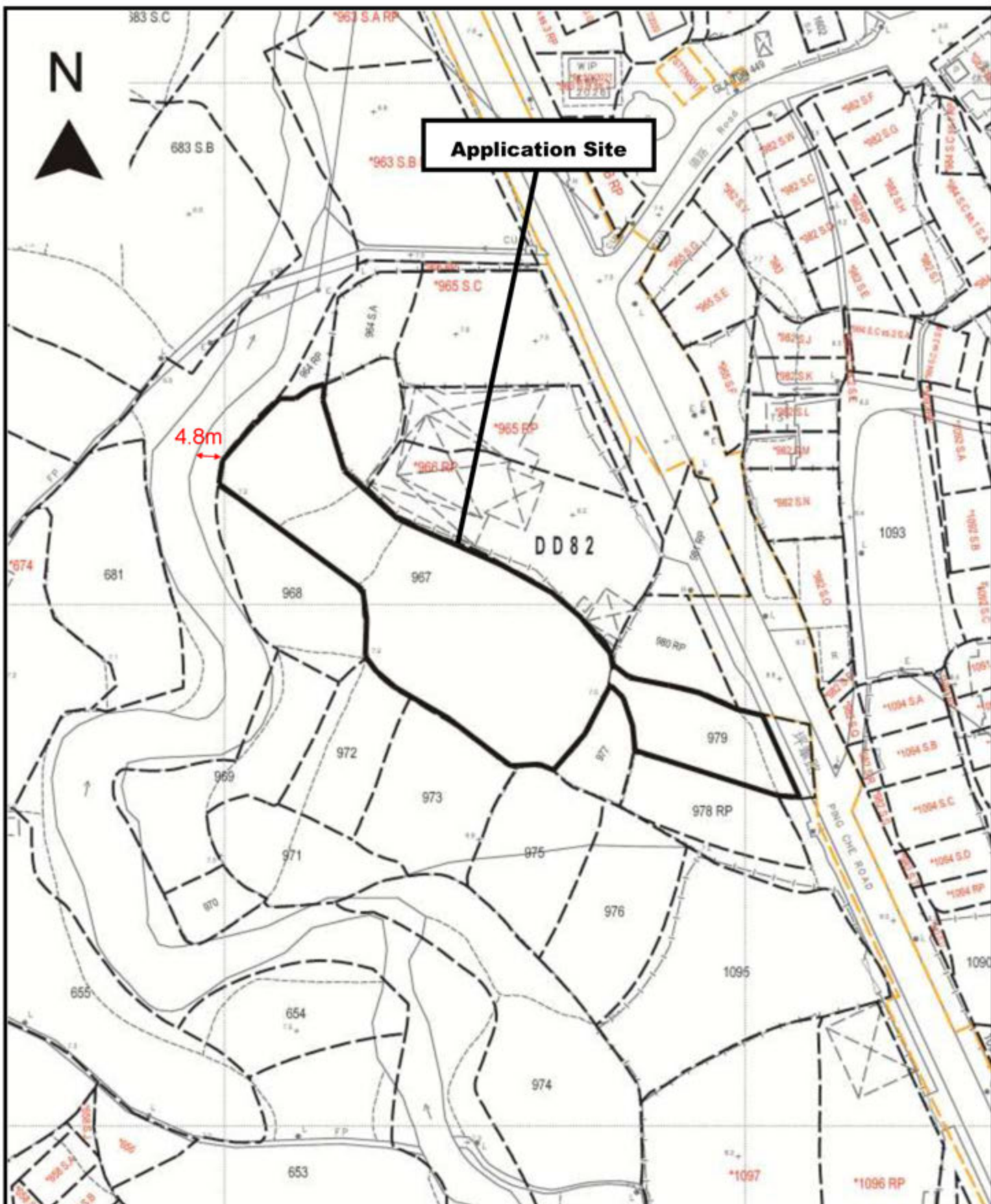
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage for Storage of Construction Materials & Associated Filling of Land for a Period of 3 Years at Lots 967 (Part) & 979 (Part) in D.D.82, Ping Che Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

The Nearest Distance Between the Top of the Banks of the Existing Streamcourse and the Application Site

Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:1000