

寄件日期: 2025年08月22日星期五 15:11
收件者: tpbpd/PLAND
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1146 - Departmental Comments to the Applicant
附件: DD109-Lot1350~1353-1375-1377RP~1378RP KTN 1146-Responses-to Comments. (Rev) pdf.pdf; Figure 5 Rev A Lot 1350 and Various lots in DD 109 KTN 1146_0001.pdf; Figure 4A Land Filling Plan Lot 1350 etc., in DD 106 KTN 1146_0001.pdf; Swept Path Analysis Plan Lot 1351 to 1353 in D.D.109 _ Fig A.pdf; photos-current-situation. Lot 1350 in DD 109 KTN 1146.pdf; Photo Taken Direction Plan Lot 1350 in DD 109 KLN 1146_0001_0001.pdf

Dear [REDACTED],

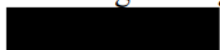
Further Information -submitted to TPB

We refer to the departmental comments received from the Environmental Protection Department, Transport Department and your office regarding the subject application and would like to provide a Responses-to-Comments Table and supporting information to address the above-mentioned departmental comments and facilitate considerations by the Board.

This E-message will supersede my preceding E-message today at 10:26 am . I regret for any inconvenience so caused.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact us.

Best regards
Man Chi Consultants and Construction Limited
LIT Ying-cheung, Edward



Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1354 (Part), 1375 (Part), 1377 RP, 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T. (Application No. A/YL-KTN/1146)

Response to Environmental Protection Department's Comments

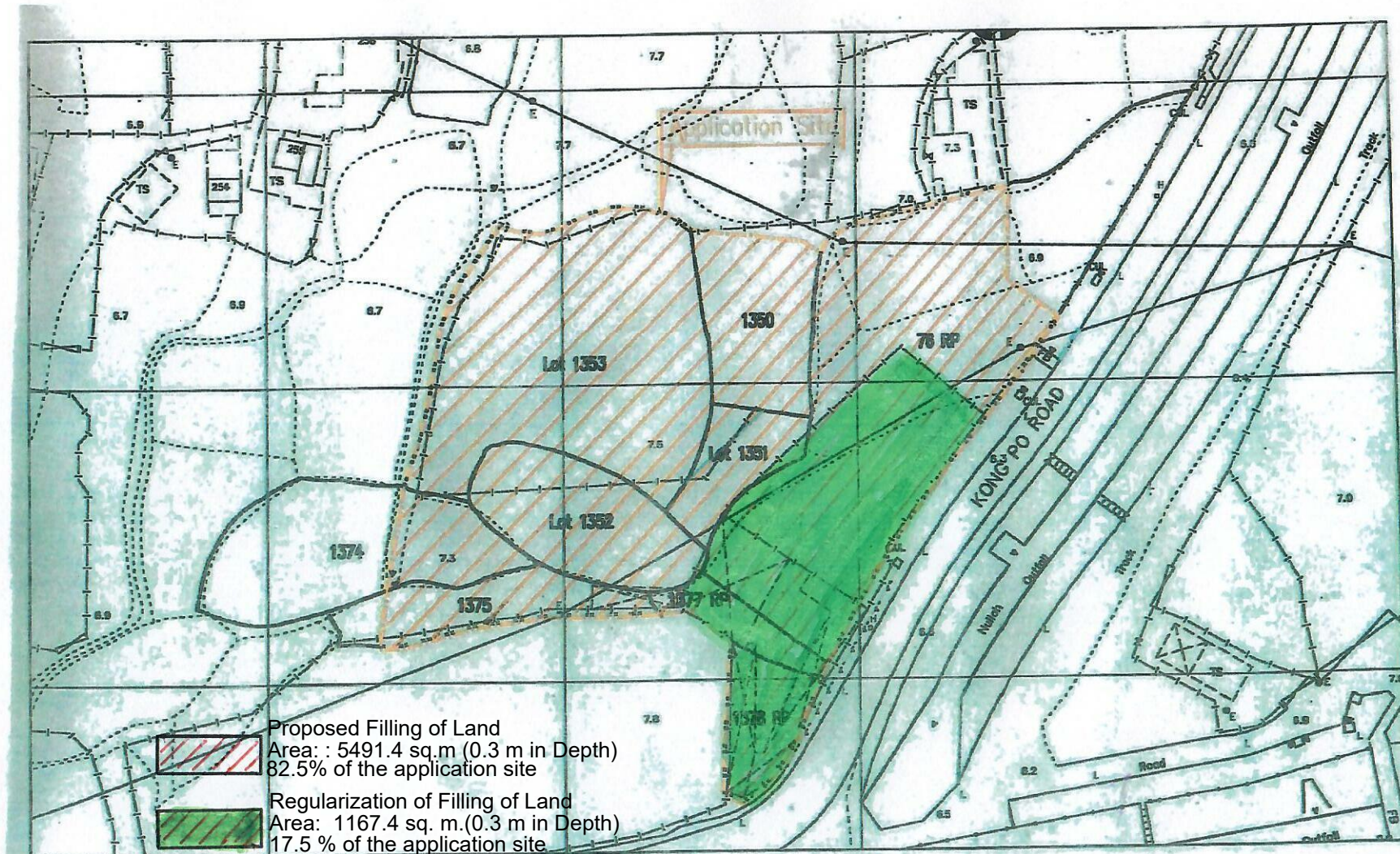
Departmental Comments Dated	Responses
Please advise whether the proposed use will involve storage of earth-moving equipment (e.g. excavator and bulldozer) and open storage of sand.	No. I write to confirm that the proposed use will not involve any storage of earth moving equipment and no open storage of sand.

Response to Transport Department's Comments

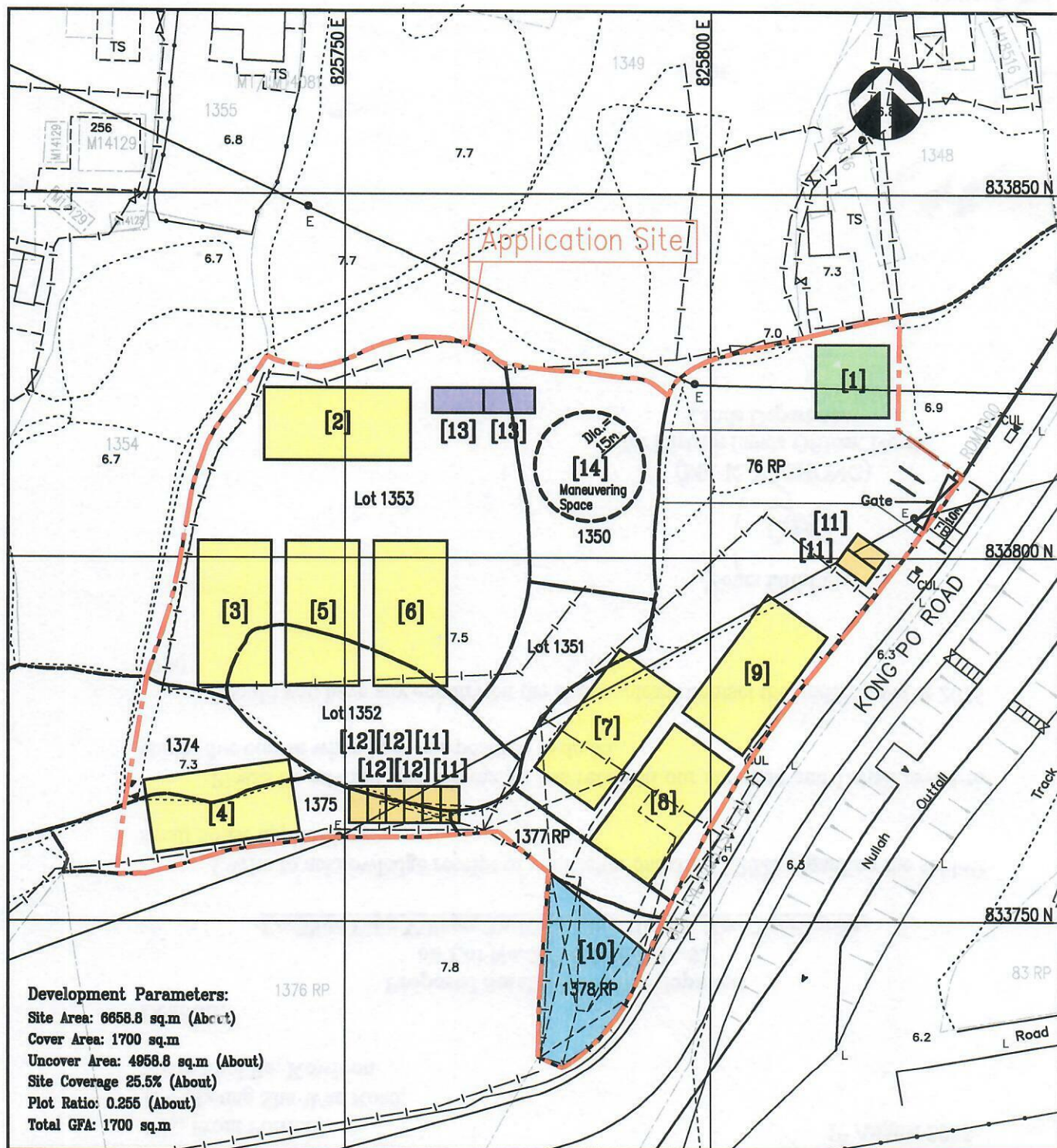
Departmental Comments Dated	Responses
Please provide swept path analysis to demonstrate smooth vehicular entry/exit from/to Kong Po Road. The dimension of LGV L/UL Space (15m x 5m) in the Indicative Layout Plan is excessive. Please revise the plan and provide the L/UL space according to HKPSG standard.	<p>Swept path analysis demonstrates that there are smooth vehicular entry/exit from and to Kong Po Road. Swept Path Analysis Plan (Figure A) showing the smooth vehicular entry/exit from and to Kong Po Road is attached.</p> <p>Noted. Dimension of the Loading/Unloading (i.e. 7 m x 3.5 m) in accordance with HKPSG has been adopted. Revised Indicative Layout Plan (Figure 5 Rev. A) is submitted herewith.</p>
Response to Planning Department/other Department/Units's Comments	
	1.The application site except the area covered by Planning Approval for use as Animal Boarding Establishment (AEB) is covered by wild weeds. Only few

	<p>small wild Delonix regia are found at western and south-western side of the application site. They are small wild trees without any ecological value. Please refer to the photos (A-G) showing the current situation of the application site as per attached. The applicant will clear the existing wild weeds and the few small wild Delonix regia once Planning Approval of the subject application is given.</p>
	<p>2. For the proposed Land Filling, earth of 0.15 m thick will firstly be filled and then on top of this earth, a concrete layer of about 0.15 m thick will be placed. The area for proposed filling of land is 5491.4 sq. m (i.e. 82.5 % of the site area) and the area for regularization of land filling on site is 1167.4 sq. m. (i.e. 17.5 % of the site area) Please refer to Figure 4A as per attached.</p>
	<p>3. Once Planning Approval is given, new peripheral boundaries fencing of 1.8 m (height) will be erected to replace the existing ruined fencing.</p>
	<p>4. I also ensure you that dismantling, maintenance, recycling, cleansing, paint spraying and workshop activities will not be allowed at the application site. Moreover, any activities causing nuisance or spillover will strictly be prohibited at the application site.</p>

	<p>5.The operator of the ABE is the ex-tenant of the applicant. The tenancy agreement between them had already expired. The applicant/operator both agreed that the structures falling within the ABE site will totally be cleared once Planning Permission for the subject application is given.</p>
	<p>6.I write to confirm that the warehouses on site will be used for storage of construction materials (e.g. toilet/bathroom/kitchen appliances), small manual machineries/tools s being used in construction site and racks. Only a small portion of (about 245.2 sq m) (i.e.3.68 %) of the application site will be used for storage of scaffolding bamboos and cast-iron pipes. No recycling activities will be allowed on the application site.</p>



LEGEND Land Filling Area: 6,658.8 sq. m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part) , 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure :4A Land Filling Plan	Man Chi Consultants and Construction Limited
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Scale 1 : 800

Legends:

[1] Office 10 m x 10 m x 7.5 m (h) Area About : 100 sq.m	[6] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[11] Private Car Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
[2] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[7] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[12] LGV Parking Space 5 m x 2.5 m (4 nos.) Area About : 12.5 sq.m/per 1
[3] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[8] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[13] LGV Loading and Unloading Bay 7 m x 3.5 m (2 nos.) Area About : 49 sq.m
[4] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[9] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[14] Maneuvering Circle 15 m diameter Area About : 75 sq.m
[5] Warehouse 20 m x 10 m x 7.5 m (h) Area About : 200 sq.m	[10] Open storage Area About : 245.2 sq.m	Ingress/egress

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T.

Title:

Indicative Layout Plan

Figure: 5

Rev. A

Scale:

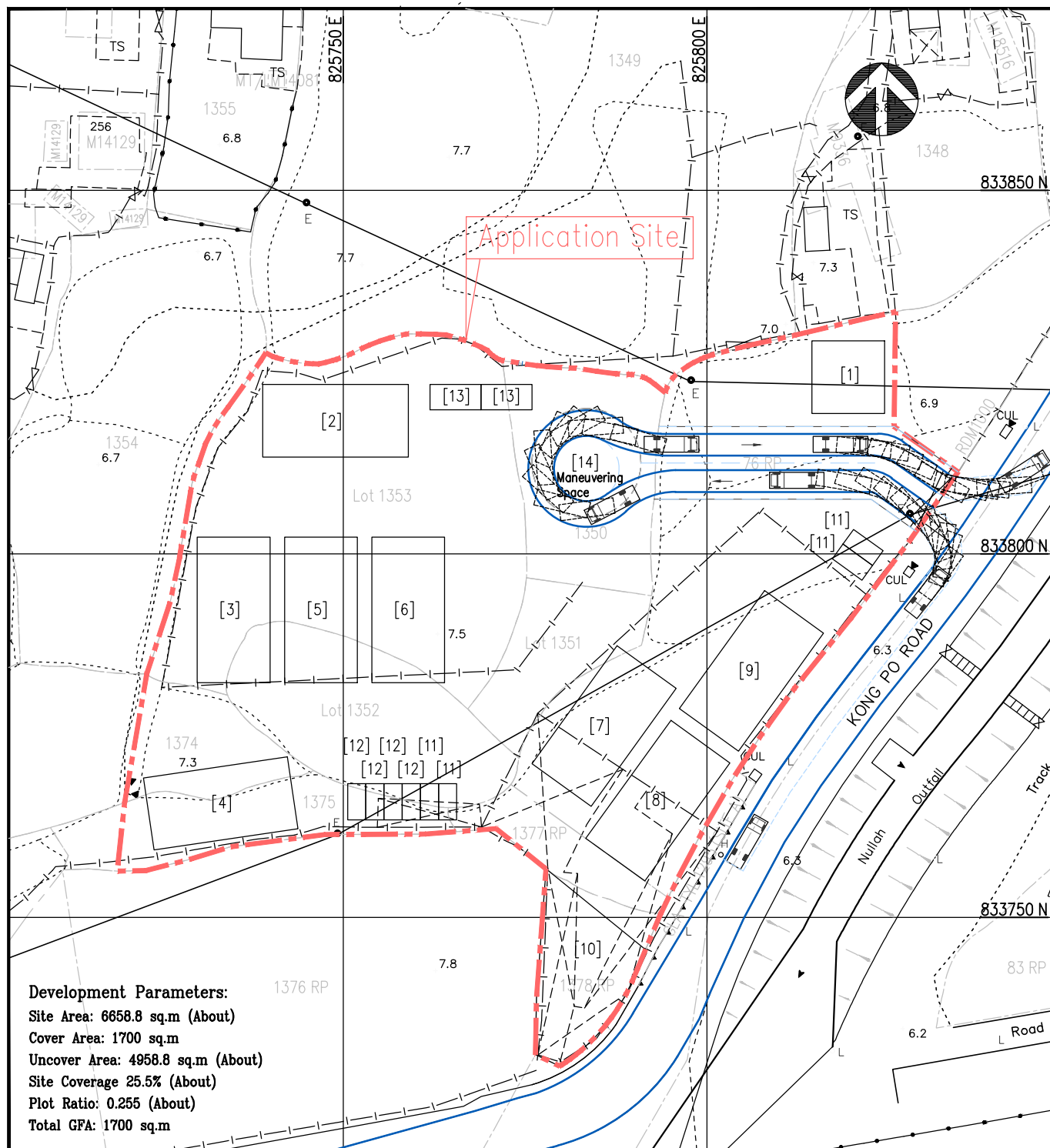
1 : 800

Date:

Jun 2025

Consultant:

MC Man Chi
Consultants And Construction Limited



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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP (Part) in DD 110, Kam Tin, Yuen Long, N.T.

Title:

Swept Path Analysis

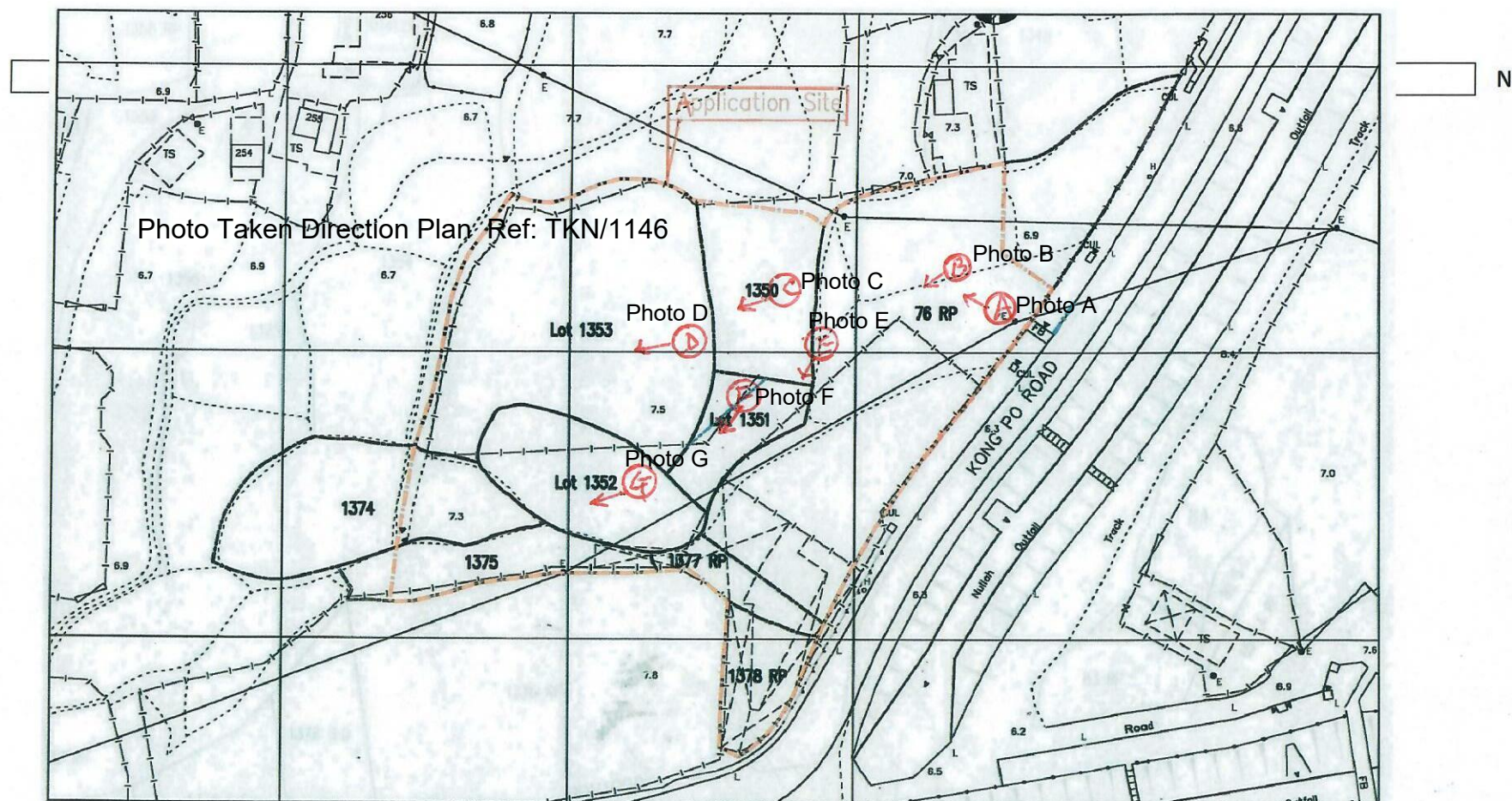
Figure A

Scale:
1 : 800

Date:
Aug., 2025

Consultant:

MC Man Chi
Consultants And Construction Limited



LEGEND Application Site: Area:6,658.8sq.m	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos.1350, 1351, 1352, 1353, 1374 (Part), 1375 (Part), 1377 RP and 1378 RP in DD 109 and Lot 76 RP(Part) in DD 110, Kam Tin, Yuen Long, New Territories.	Figure: 3 Lot Boundaries Plan (Extract from Lands Dept) Lot Index Plan) June.2025	Man Chi Consultants and Construction Limited
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 Photo Taken Direction



Photo A



Photo B



Photo C



Photo D





Photo G