

Total: 23 pages

Date: 19 July 2024

TPB Ref.: A/NE-FTA/244

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 for a Period of 3 Years and Filling of Land at Lots 360 A S.A (Part), 360 A RP (Part), 360 B S.A (Part), 360 B RP (Part), 360 C S.A (Part), 360 D S.A (Part) & 360 D RP (Part) in D.D.87, Ta Kwu Ling, N.T.**

This letter intends to supersede our letter dated 18.7.2024. Our response to the comments of the Transport Department is shown in the attachment.

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

CE/MN, DSD's comments	Applicant's response
It is noted that the application site is within an existing fenced-off site (with the boundary highlighted blue below). Would the applicant please advise the usage of the remaining area, and how the proposed development would affect the existing drainage system of the existing fenced-off site	The remaining area outside the application site within the fencing will be left vacant and no filling of land would be carried out. The proposed development would not affect the existing drainage system of the existing fenced-off site because surface U-channel is proposed with calculation.

The proposed works would be at least 3m away from the watercourse and would not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary would be provided at the resources of the applicant to DSD's satisfaction.

Updated drainage plan is provided. 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

The proposed drainage works, whether within or outside the site boundary, would be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.

For works to be undertaken outside the lot boundary, the applicant would obtain prior consent and agreement from DLO/N and or relevant private lot owners.

The applicant would make good all the adjacent affected areas upon the completion of the drainage works.

The applicant would allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.

The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.

Our response to the comments of the DLO/N is shown below.

The applicant will apply for short term waiver to regularize the proposed temporary structures upon planning approval. The applicant has retreated from the occupation of adjoining Government land and he has updated all the drawings, page 2, 5, 10 and 11 of the S.16-III application form and Annex to exclude the application site from occupying the adjoining Government land. The latest site area is 1,917m<sup>2</sup>.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –  
By Email

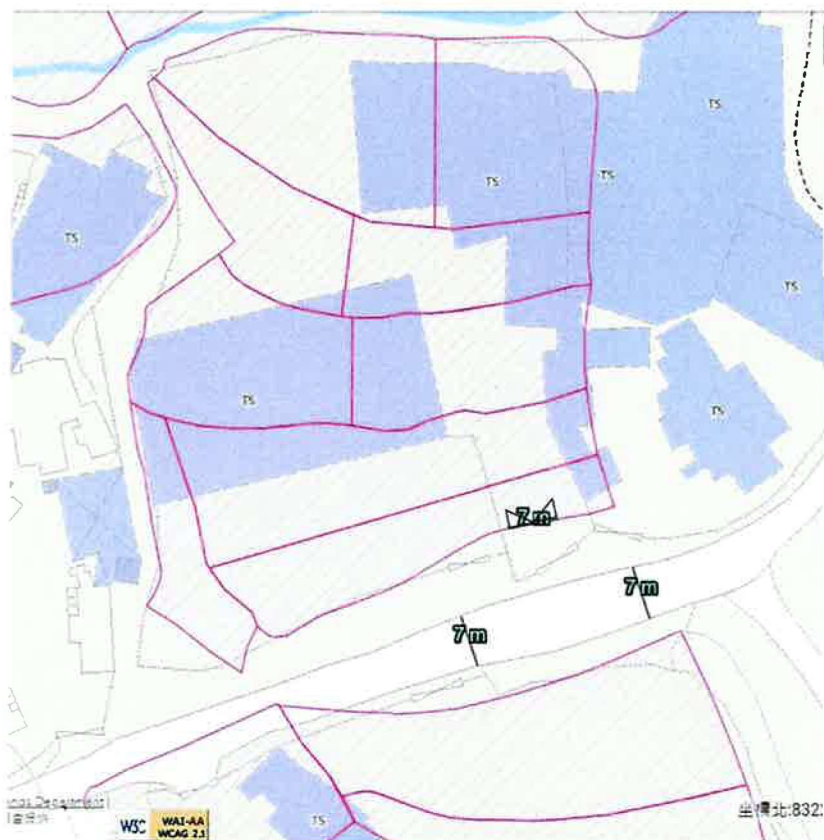
## Response to the comments of Transport Department

- i. The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site

According to the subject site is use for internal storage only and not opening for public. Only 1 own Light Goods Vehicle will be arranged by applicant for the stock's loading / unloading each time. Subject site can provide enough space for parking and stock loading / unloading. At the same time, adequate circulation space (at least 166 square meters) can be provided for the Light Goods Vehicle. (Drawing A)

- ii. The applicant should advise the width of the vehicular access leading to the site

The vehicular access to the subject site from Kong Nga Po Road about 7 meters (Both Eastbound and Westbound direction) respectively. A 7.3m (about) wide Ingress/Egress are provided at the southern part of the application site.



- iii. The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis

As shown in the swept path (Drawing B-1 & B-2), the Light Goods Vehicle may turnaround within the site and complete the loading / unloading.

- iv. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site

Staff will be arranged at Ingress/Egress to instruct the Light Goods Vehicle enter the subject site. Ensure that there is no queue / parking of vehicles outside the subject site.

- v. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety

Applicant will erect signboards outside the venue for clear instructions to ensure pedestrian safety. For safety concern, the doorways are designed to be pushed inwards. Flashing light will be installed near exit for alert pedestrian if necessary.

- vi. The proposed vehicular access between Man Kam To road and the application site is not managed by TD. The applicant should seek comments from the responsible party

Noted.