

Total: 16 pages

Date: 6 February 2024

TPB Ref.: A/NE-HLH/68

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 Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Our response to the comments of the Transport Department is shown in the attachment. Due to the submission of the swept path analysis, the location of the parking spaces and loading/unloading bay in the proposed layout plan have been updated.

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

CE/MN, DSD's comments	Applicant's response
1. Catchpits 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.	1. Catchpits with covers would be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers is provided.
2. 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.	2. Catchpits with sand trap would be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap is provided.
3. Please provide calculation to justify the adequacy of proposed drainage systems for the proposed development.	3. The proposed development is next to the river and the said river is the only outlet adjacent to the application site. In view of that no site formation will be carried out, the natural flow path will not be changed. Referring to the topography of the site, the stormwater at the site is flowing to the said river.

4. Please clarify the outfall details and discharge path to the existing river.

5. 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 captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.

6. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, 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.

7. Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.

8. 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 may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

4. The outfall details and discharge path to the existing river is shown.

5. Noted.

6. Site hoarding will be provided surrounding the application site boundary. 100mm gap at the toe of the site hoarding will be given.

7. Noted. Please see below for the photos and updated drainage plan for camera points.

8. All existing flow paths as well as the run-off falling onto and passing through the site would be intercepted and disposed of via proper discharge points. No works, including any site formation works, would be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

<p>9. The proposed drainage works, whether within or outside the site boundary, should 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.</p> <p>10. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.</p> <p>11. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.</p> <p>12. 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.</p> <p>13. The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed</p>	<p>9. 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.</p> <p>10. 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.</p> <p>11. The applicant would allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.</p> <p>12. The applicant and the successive lot owners would allow connections from the adjacent lots to the completed drainage works on Government Land when so required.</p> <p>13. Noted.</p>
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Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at at your convenience.

Yours faithfully,



The image shows a handwritten signature in blue ink on the left and a purple circular official stamp on the right. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COUNCIL 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. Carmen CHEUNG) – By Email

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

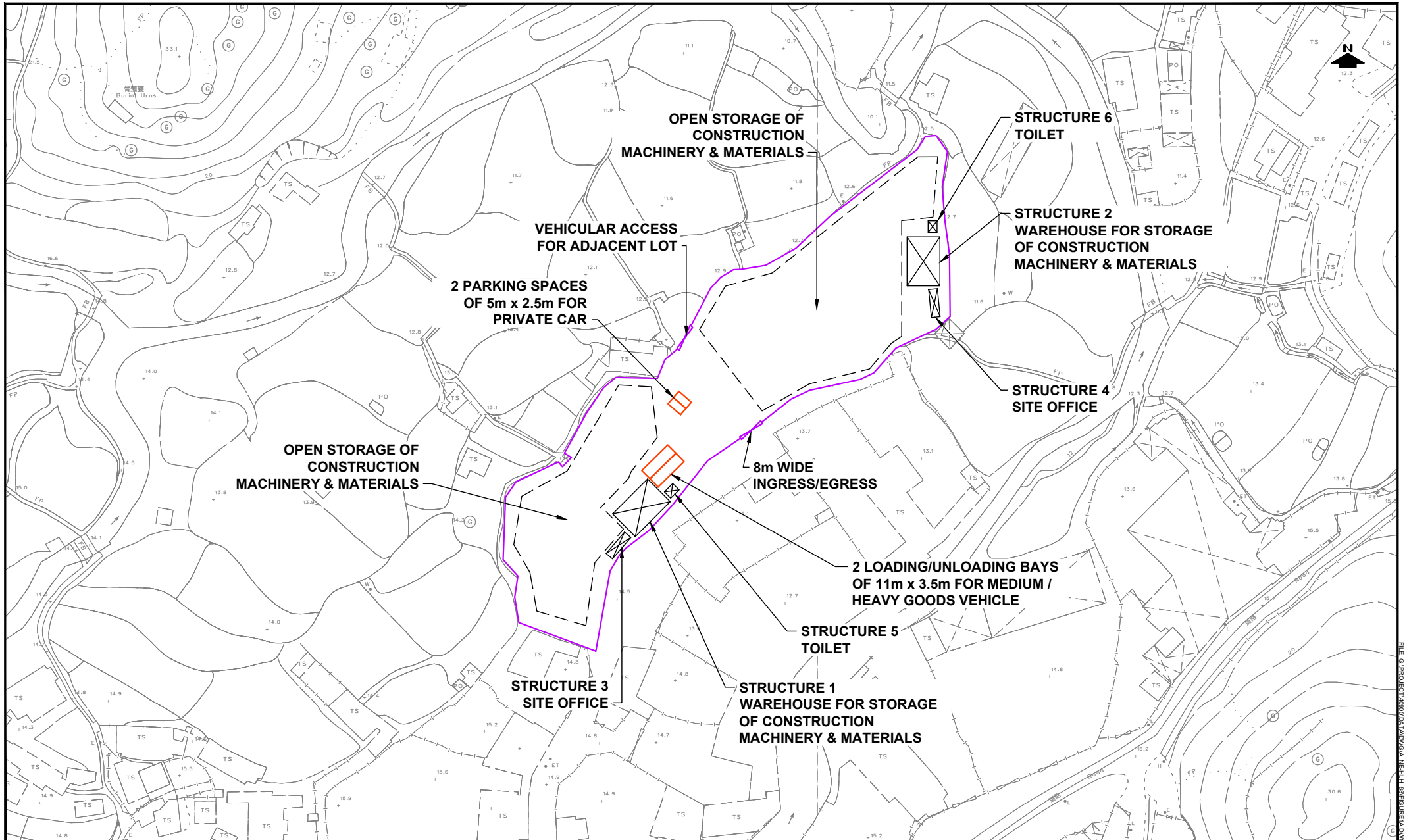


**Proposed Temporary Open Storage and Warehouse (Storage Of Construction Machinery and Construction Materials) for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) and 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-HLH/68)**

Summary Table of Responses to Comments

11 December 2023

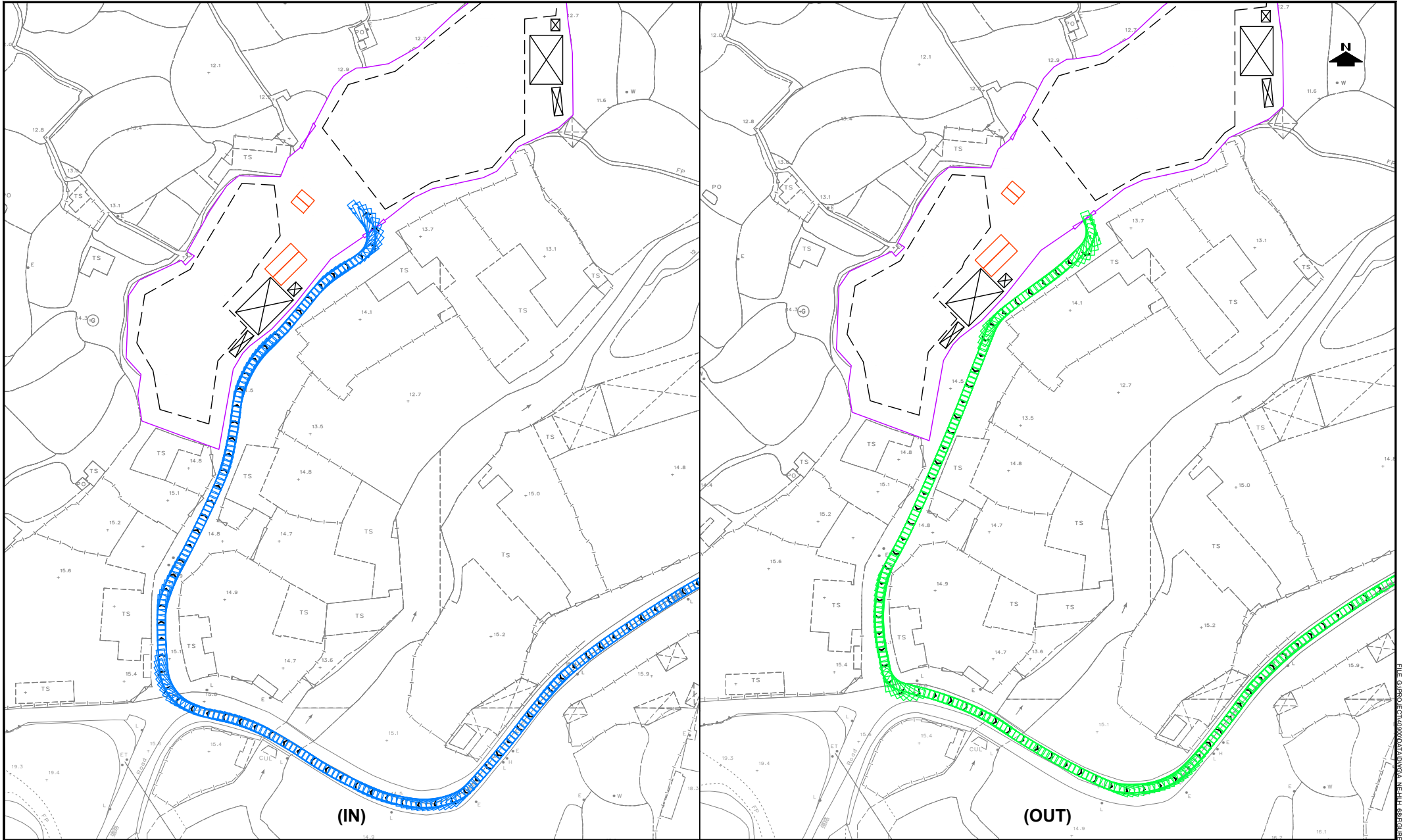
Comments	Responses
Comments from Transport Department	
(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and existing the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Please refer to Figure 1 for the proposed layout plan and Figures 2 – 3 for the swept path analysis results.
(ii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	No drop bar will be provided at the Site entrance. During the operation hours, the gate will be kept open. Furthermore, a visit-by-appointment system will be implemented to control the number of vehicles visiting the Site to ensure no queuing of vehicles outside the Subject Site.
(iii) The applicant shall advise the provision and management of pedestrian facilities 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. Appropriate footway is demarcated within the warehouse to ensure the pedestrian safety.
(iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	Please note that a visit-by-appointment system will be implemented to control the number of vehicles visiting the Site to ensure all visitors parked within the Site.
(v) The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted. Notices were being posted during the public consultation process and the applicant will resolve any objection received.



PROJECT NO.	40900
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	DEC 2023
SCALE	1:1500

PROJECT TITLE	PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY & CONSTRUCTION MATERIAL FOR PERIOD OF 3 YEARS AT LOTS 171 (PART), 172 (PART), 176 (PART) & 177 (PART) IN D.D. 87, TA KWU LING, NEW TERRITORIES
DRAWING TITLE	PROPOSED LAYOUT PLAN

DRAWING NO.	FIGURE 1	REV.	A
LLA 顧問有限公司 Consultancy Limited			



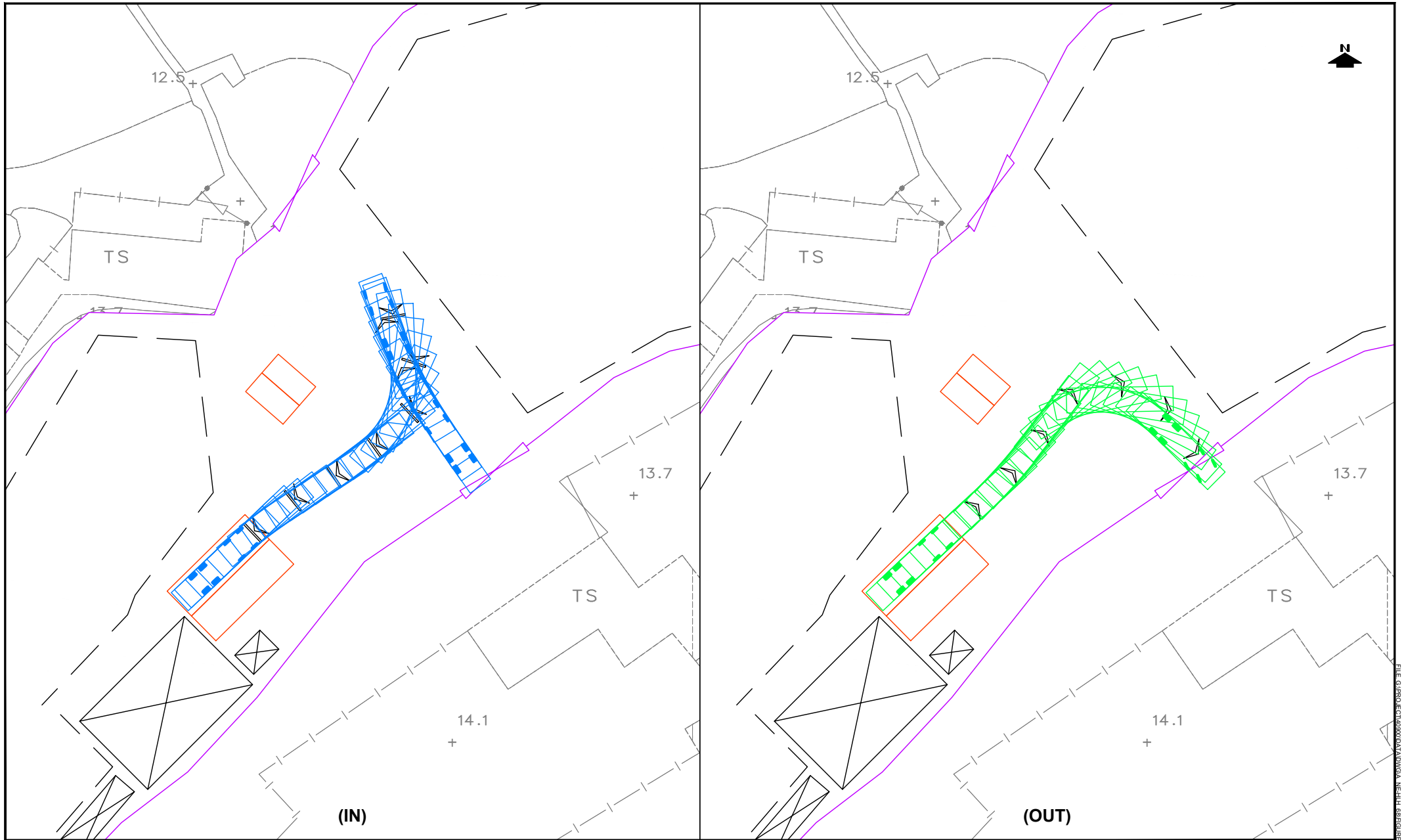
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DESIGNED	SLN	DATE DEC 2023
DRAWN	CLL	SCALE 1:1500
CHECKED	SLN	

PROJECT TITLE **PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY & CONSTRUCTION MATERIAL FOR PERIOD OF 3 YEARS AT LOTS 171 (PART), 172 (PART), 176 (PART) & 177 (PART) IN D.D. 87, TA KWU LING, NEW TERRITORIES**

DRAWING TITLE	SWEPT PATH ANALYSIS - HGV (ENTERING AND LEAVING THE SITE)	
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DRAWING NO.	FIGURE 2	REV.	A
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LLA 顧問有限公司
Consultancy Limited



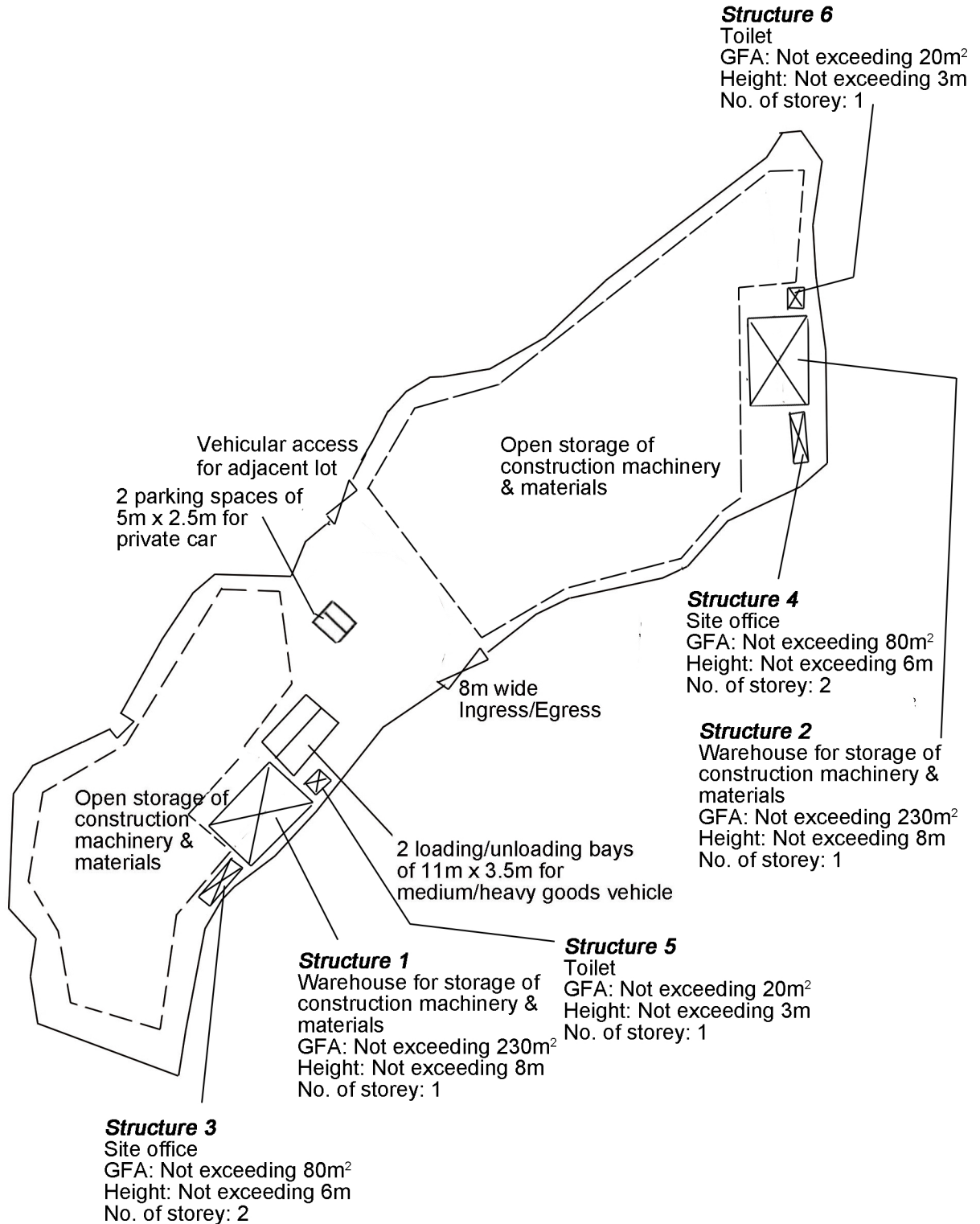
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CHECKED	SLN	

PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MACHINERY & CONSTRUCTION MATERIAL FOR PERIOD OF 3 YEARS AT LOTS 171 (PART), 172 (PART), 176 (PART) & 177 (PART) IN D.D. 87, TA KWU LING, NEW TERRITORIES

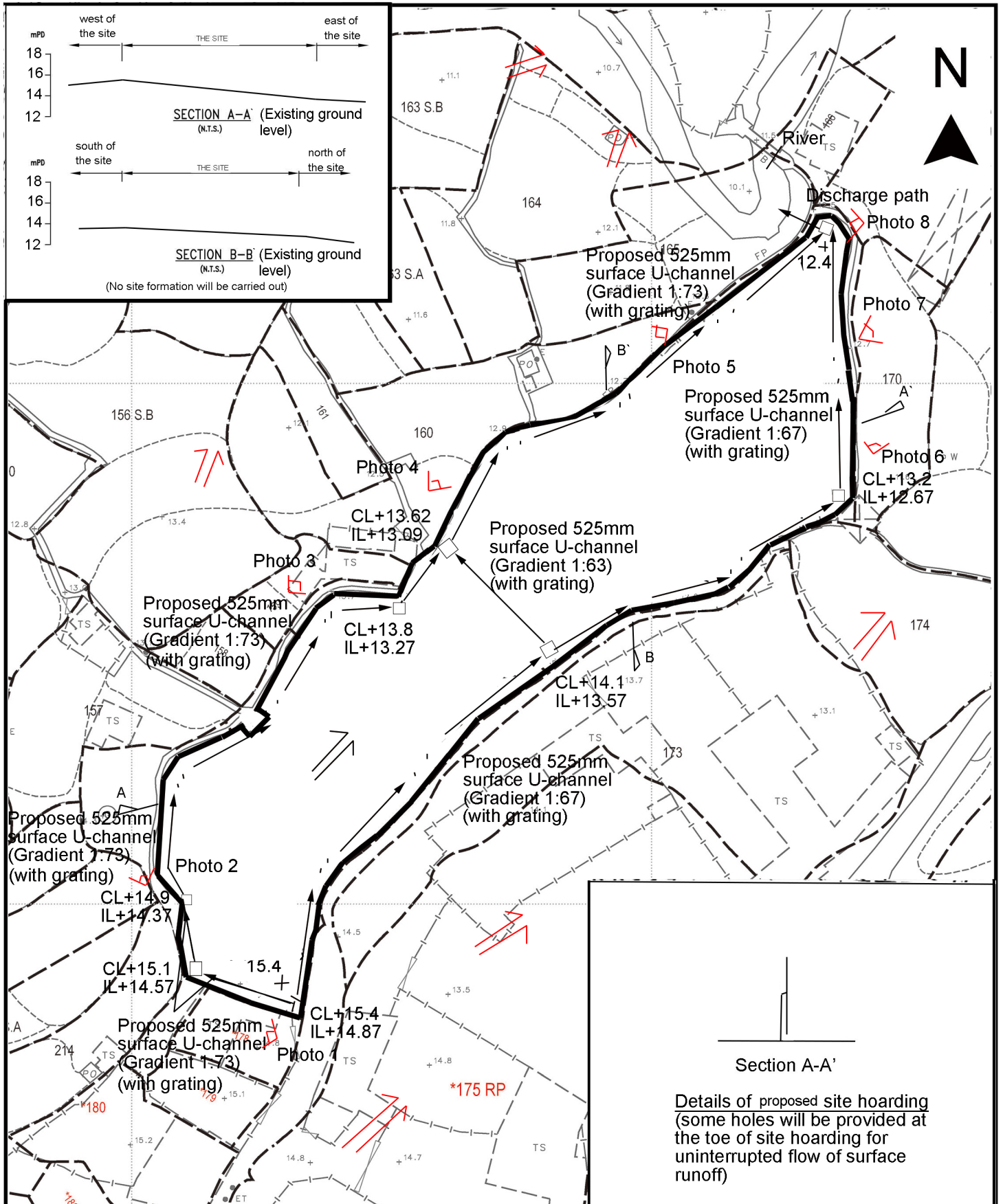
DRAWING NO.	FIGURE 3	REV.	A
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DRAWING TITLE **SWEPT PATH ANALYSIS - HGV (ENTERING AND LEAVING LOADING/UNLOADING SPACE)**

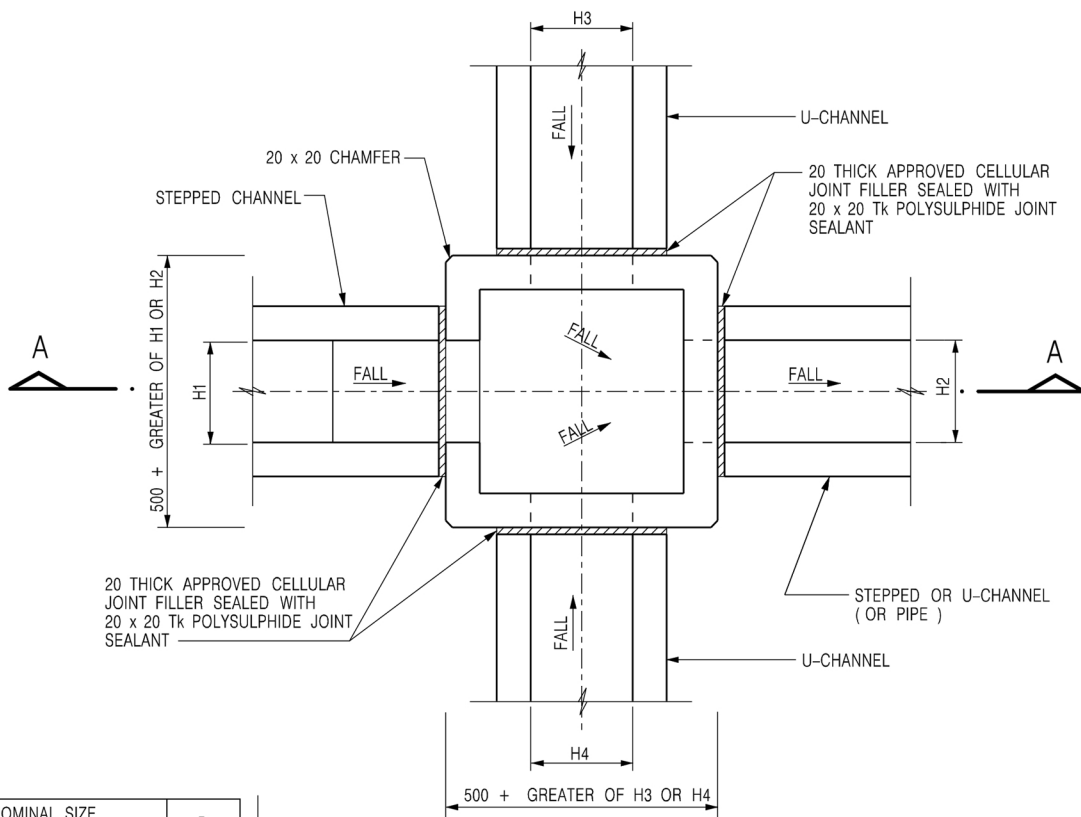
LLA 顧問有限公司
Consultancy Limited



<p>Project 項目名稱: Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p>	<p>Remarks 備註:</p>
<p>Drawing No. 圖號: Figure 3</p>	<p>Scale 比例: 1:1000</p>	

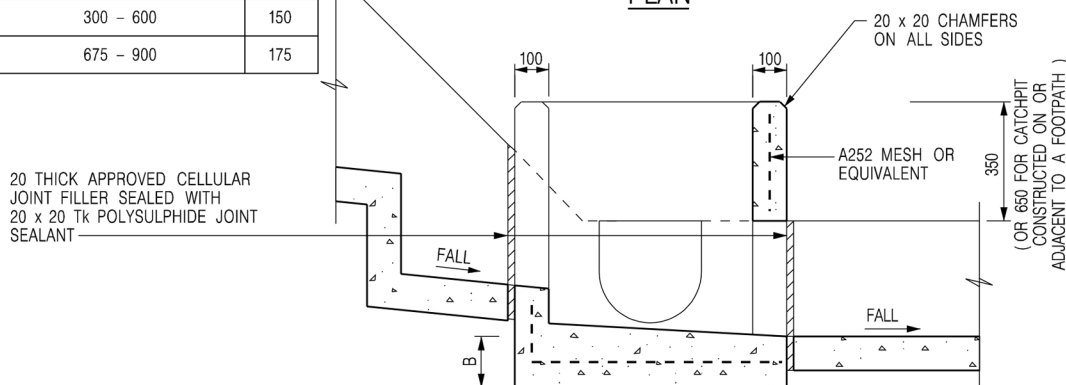


<p>Project 項目名稱: Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories</p>	<p>Drawing Title 圖目: Proposed Drainage Plan</p> <p>Drawing No. 圖號: Figure 4</p>	<p>Remarks 備註: + 15.4 Level (mPD) □ Proposed Catchpit ⇐ Flow of surface runoff</p> <p>Scale 比例: 1:1000</p>
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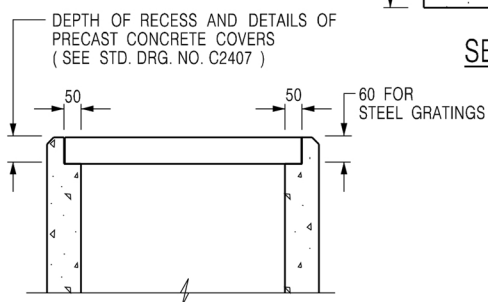


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

PLAN



SECTION A - A

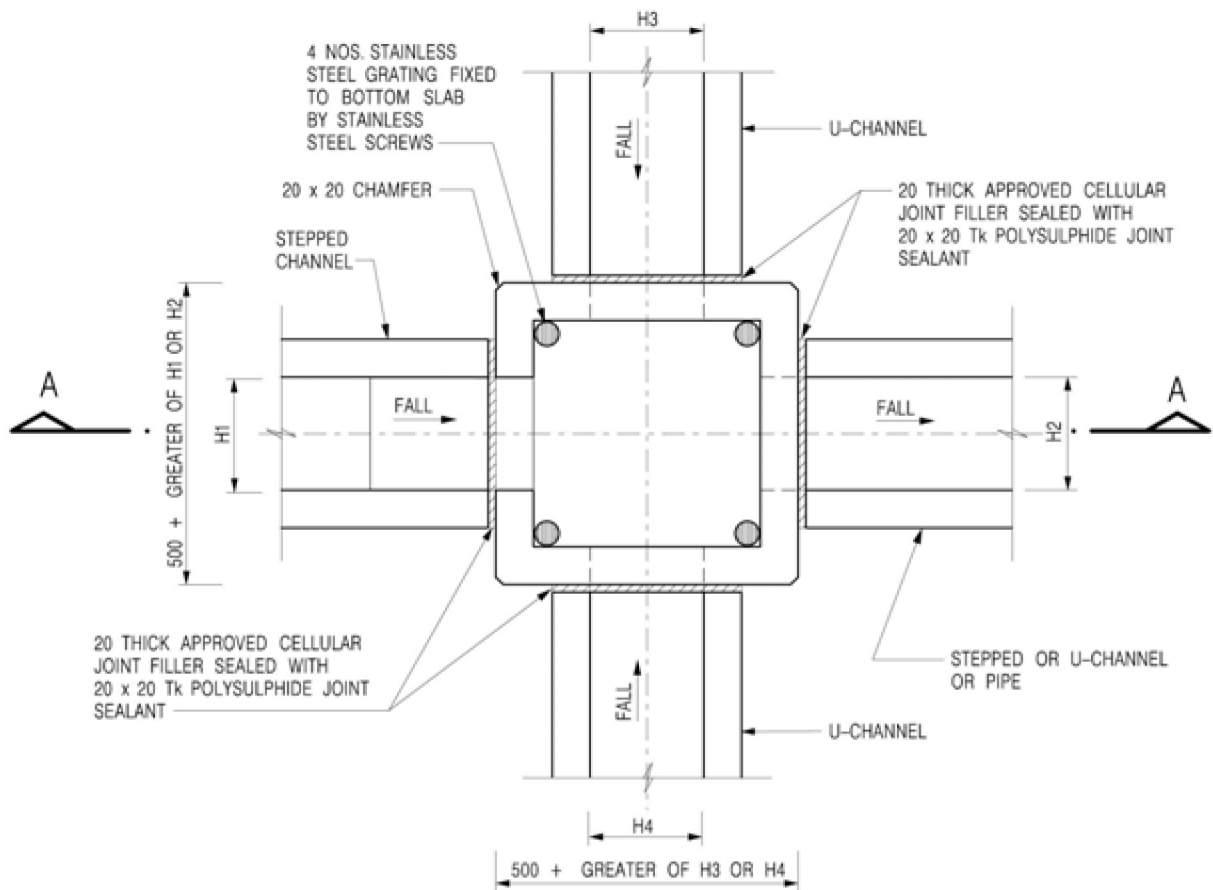


ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

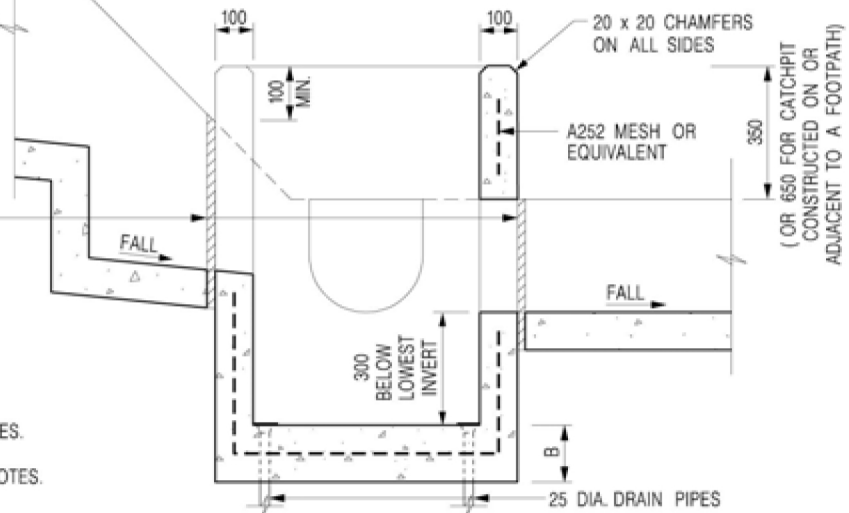
Project 項目名稱: Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories	Drawing Title 圖目: Catchpit with cover	Remarks 備註:
	Drawing No. 圖號: Figure 5	Scale 比例: Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

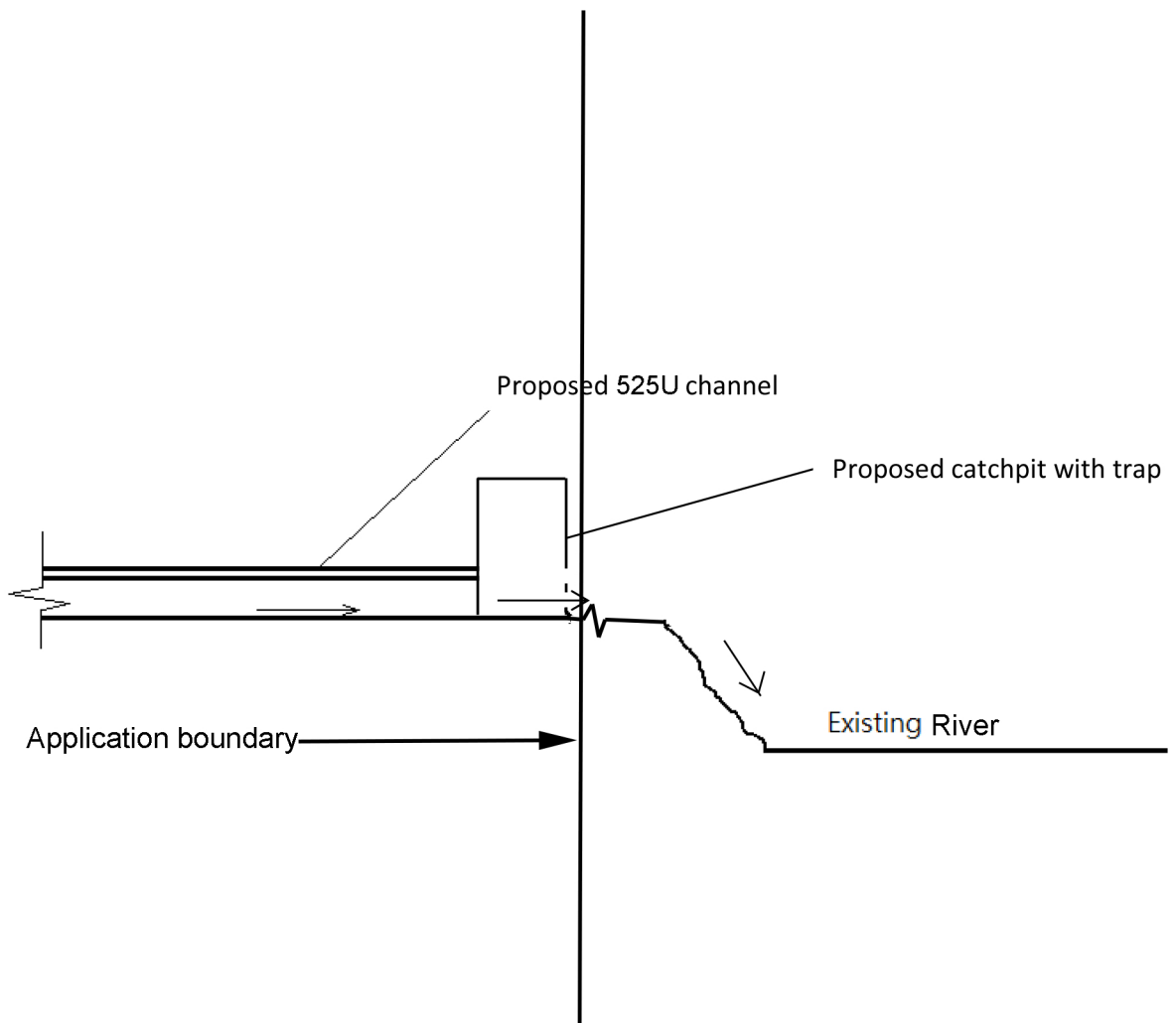
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

Not to scale



<p>Project 項目名稱: Proposed Temporary Warehouse and Open Storage of Construction Machinery & Construction Material for a Period of 3 Years at Lots 171 (Part), 172 (Part), 176 (Part) & 177 (Part) in D.D. 87, Ta Kwu Ling, New Territories</p>	<p>Drawing Title 圖目: Connection Details at the River</p>	<p>Remarks 備註:</p>
<p>Drawing No. 圖號: Figure 7</p>	<p>Scale 比例: 1:1000</p>	