

Table 1: Responses to Comments from Government Department on Planning Application No. A/NE-LYT/816 (27 March, 2024)

COMMENTS	RESPONSES
<p>1. Urban Design & Landscape Section, Planning Department</p>	
<p>(a) Our previous comments to your office via email dated 27.2.2024 have not been properly addressed and recapped as below.</p> <p>- The applicant is advised to provide a minimum set back from the truck of existing trees instead of from the site boundary for the proposed structures/ car parks to avoid damage to the 59 nos. of existing trees along site boundary within the site. Besides, adequate distance between the existing trees and the pedestrian path should be allowed to minimize the conflict of tree canopy and the pedestrian.</p>	<p>(a) A minimum of 1-1.5m set back from the truck of existing trees will be provided to avoid damage to the 59 nos. of existing trees. In addition, adequate distance between the existing trees and the pedestrian path will be provided (see our response in (b) below) and regular tree pruning will be conducted by the Applicant to minimize the conflict of tree canopy and the pedestrian.</p>
<p>(b) Figure 4D:- It is noted that tree planting area of 700mm width is proposed for preserved trees. The applicant should provide minimum 1m wide continuous planting strip for tree planting areas in order to ensure healthy growth and stability of the trees.</p>	<p>(b) Noted. A minimum 1m wide planting strip will be provide for tree planting areas (see Figure 4D in Annex 1 attached). The proposed warehouse at southern side of the Application Site will be further setback to provide adequate distance between the existing trees and the pedestrian path. The updated Layout Plan, Landscape and Tree Preservation Proposal and replacement pages of the Application Form are attached for your reference (see Annex 1).</p>
<p>2. Environmental Protection Department</p>	
<p>(a) “We have a textual comment on the planning statement. Please be advised that there is existing public sewerage (i.e. FMH1003701) in the vicinity of the application site. The statement of "septic tank will be installed to treat</p>	<p>(a) Noted and Paragraph 4.7 (e) of the Planning Statement should be updated as follows: “On-site washrooms will be provided. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicants</p>

COMMENTS	RESPONSES
<p>the sewage generated from the Application Site <u>as no public sewerage connection is available</u>" in Section 4.7(e) is factually incorrect, please revise accordingly.</p>	<p>will follow ProPECC PN 1/23 to prevent any water pollution.”</p>
<p>(b) It is noted that the applicant has undertaken to provide the following mitigation measures to minimize potential environmental nuisance to nearby sensitive receivers:</p> <p>(a) No workshop activities will be conducted at the application site.</p> <p>(b) 2.5m high corrugated metal fencing will be erected along the site boundary.</p> <p>(c) All loading/unloading activities will be conducted within the warehouse.</p> <p>(d) The warehouse structure will have a surface mass density of at least 7kg/m², and windows of the warehouse will be kept closed at all time.</p> <p>(e) The operating hours will be restricted from 8am to 7pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays.</p> <p>(f) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact.</p>	<p>(b) Noted.</p>
<p>3. Lands Department</p>	
<p>(a) This office did not agree to the statement “According to our recent site inspection on 8.1.2024, there are no unauthorized structures erected on the private lots involved. The Application Site is currently vacant...” Site inspection conducted by this office on 9.1.2024 revealed that there were unauthorized structures erected on application site. One of the</p>	<p>(a) Noted. The unauthorized structure (the meter room) erected on Lot 1494 in DD76 has been demolished (see Photos 1-2 in Annex 2). While the temporary structures on Lot 1490 in DD76 were erected based on Modification of Tenancy (MOT) No. 36513 for erection of temporary structures for the purposes of dwelling and shade, these temporary structures will be demolished to facilitate the proposed</p>

COMMENTS	RESPONSES
<p>unauthorized structures was captured in the right hand side of the photo (“Looking North”) provided by the applicants.</p>	<p>development. There are no other unauthorized structures erected within the Application Site.</p>
<p>(b) The applicants should rectify the lease breaches and immediately cease illegal occupation of Government Land (GL) without delay. The applicant should not first illegally occupy GL and then make application. This office reserves the rights to take necessary lease enforcement action against the breaches and land control action against any illegal occupation of GL without separate notice.</p>	<p>(b) There are openings on existing fencing near the Government land and other areas along the site boundary (see Photos 3-7 taken on 26.3.2024 in Annex 2). People can access to the Government Land at ease and therefore there is no illegal occupation of Government land. Upon approval of this application, the Applicant will apply for a Short Term Tenancy on the use of Government land within the Application Site.</p>

Annex 1

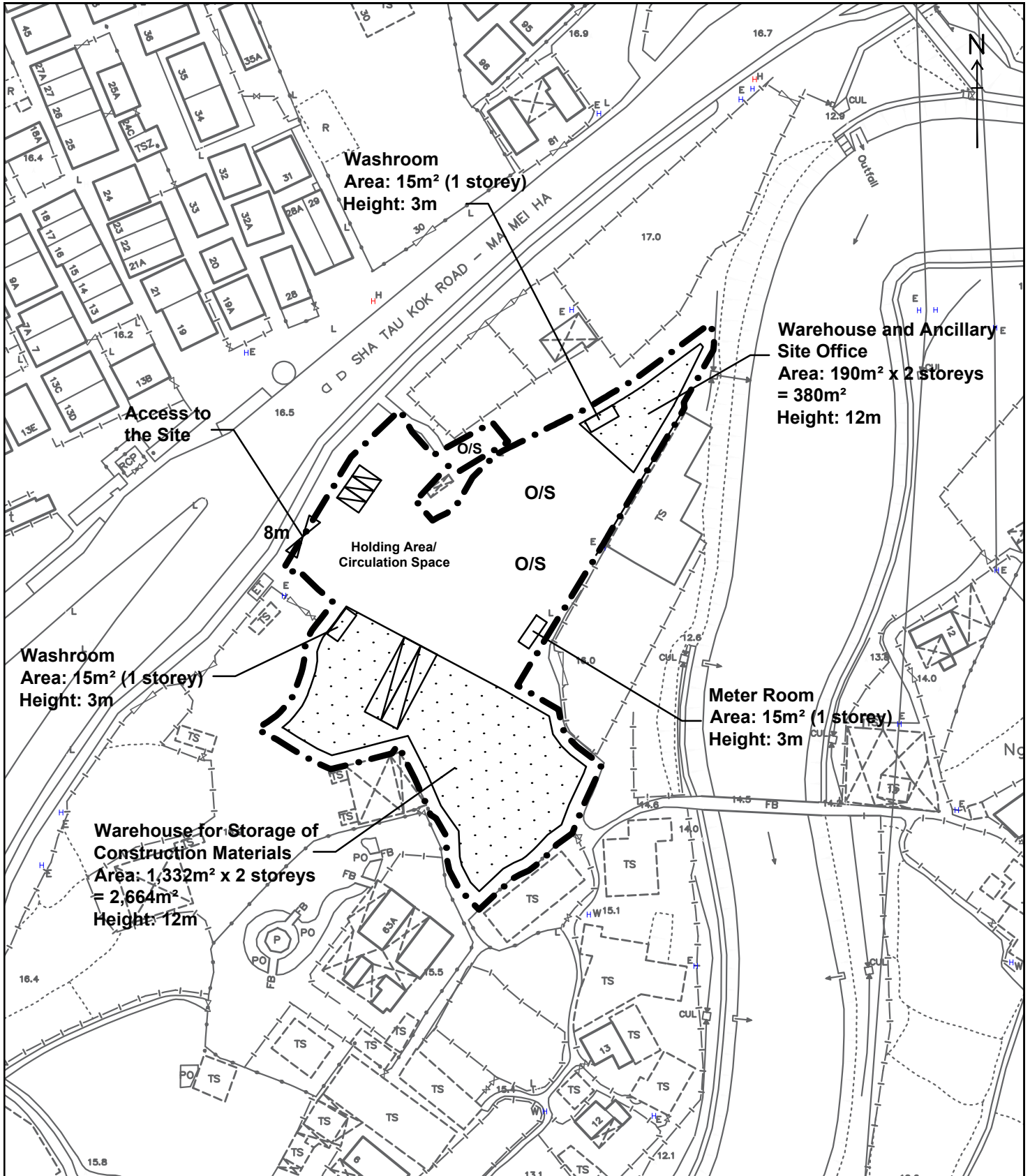
Figure 4 Revised Layout Plan

Figure 4A Revised Layout Plan showing the Pedestrian Path

Figure 5 Revised Landscape and Tree Preservation Proposal

Figure 4D Section

Replacement pages of the Application Form



Legend:

- Application Site (about 4,033 sq.m.)
- O/S Open Storage of Construction Materials
- Loading/Unloading Spaces for Container Vehicles/Medium Goods Vehicles (3.5m x 16m) (2 nos.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

5.3.2024

For Identification Purpose

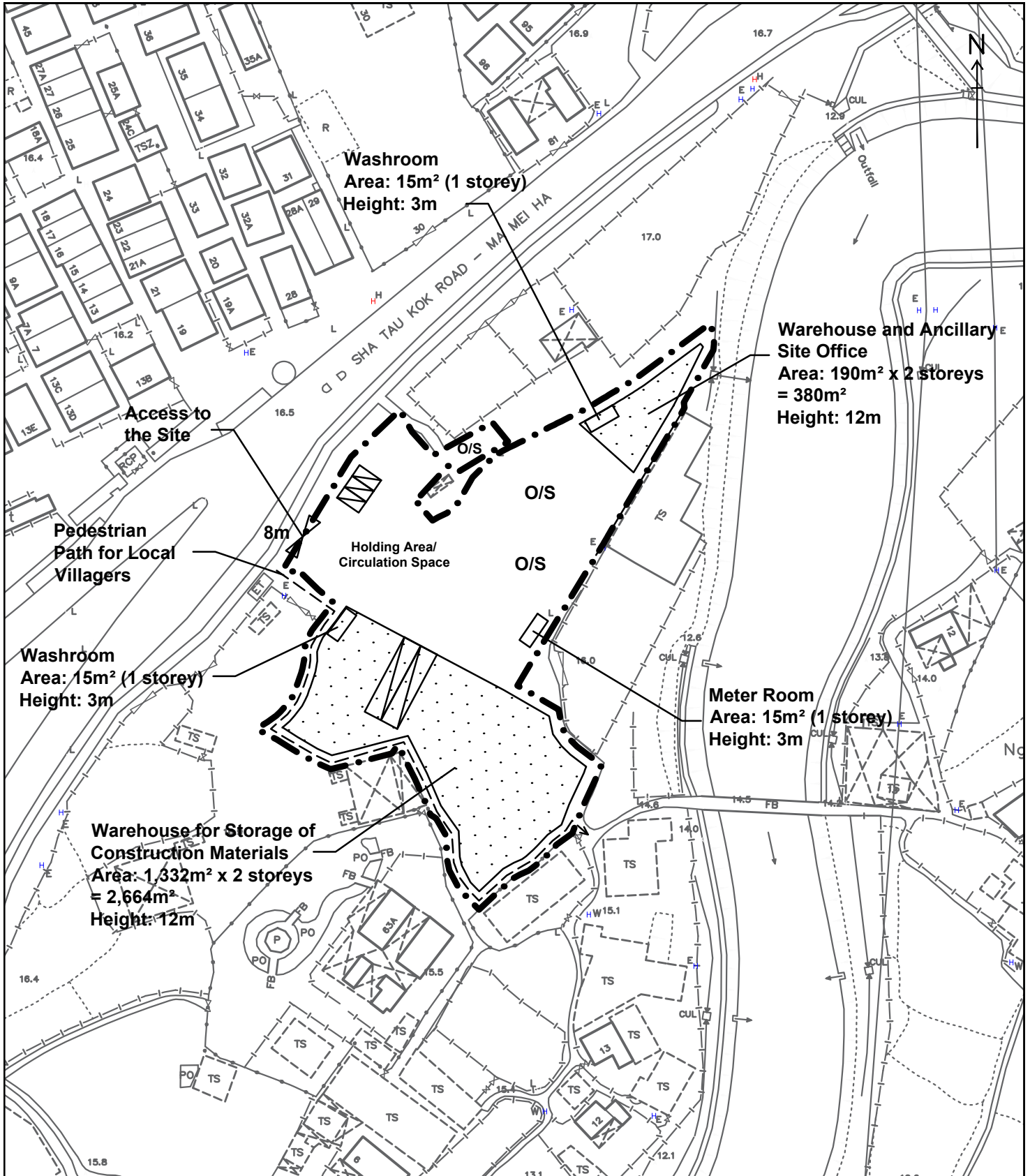
Layout Plan

Figure 4

Scale 1:1000



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5.3.2024

Legend:

- • —** Application Site (about 4,033 sq.m.)
- O/S** Open Storage of Construction Materials
- ▭** Loading/Unloading Spaces for Container Vehicles/Medium Goods Vehicles (3.5m x 16m) (2 nos.)
- ▭** Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

For Identification Purpose

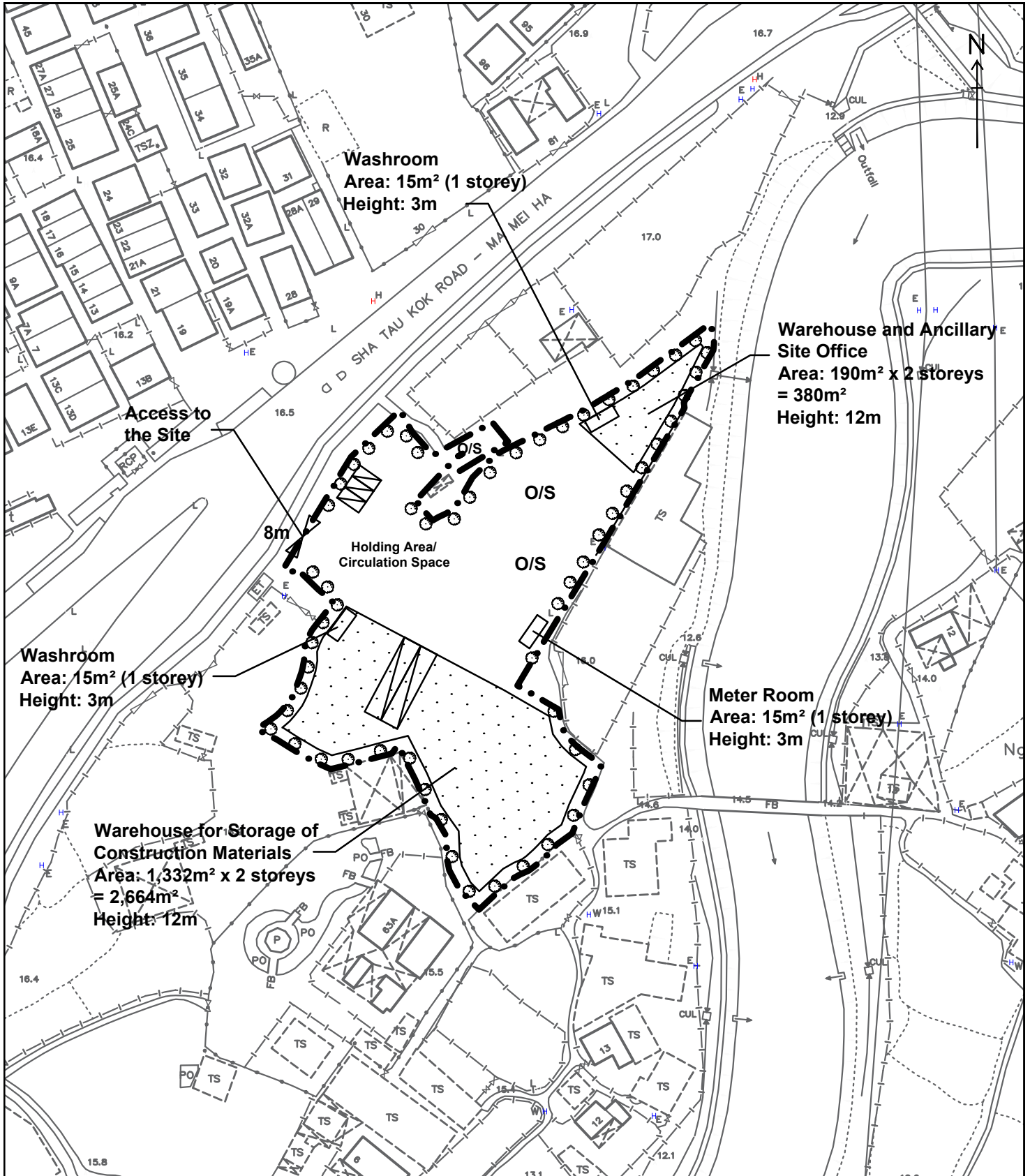
Layout Plan


Figure 4A

Scale 1:1000



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Existing Trees to be Preserved:	Spacing	Size (Height)	Quantity
*Ficus Microcarpa (細葉榕) 	4m	3 - 6.5m	59

* Landscaping already implemented since previous planning approval (No. A/NE-LYT/586)

5.3.2024
For Identification Purpose

Landscape and Tree Preservation Proposal

Figure 5

Scale 1:1000



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Fencing



Warehouse

U-channel

300mm

Trees
1000mm

Pedestrian Path for Local Villagers
1000mm

Figure 4D Section

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Wing Fook Land Investment Company Limited (榮福置業投資有限公司) and
Siu Kai Wai Boni (蕭佳惠)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

3. Application Site 申請地點

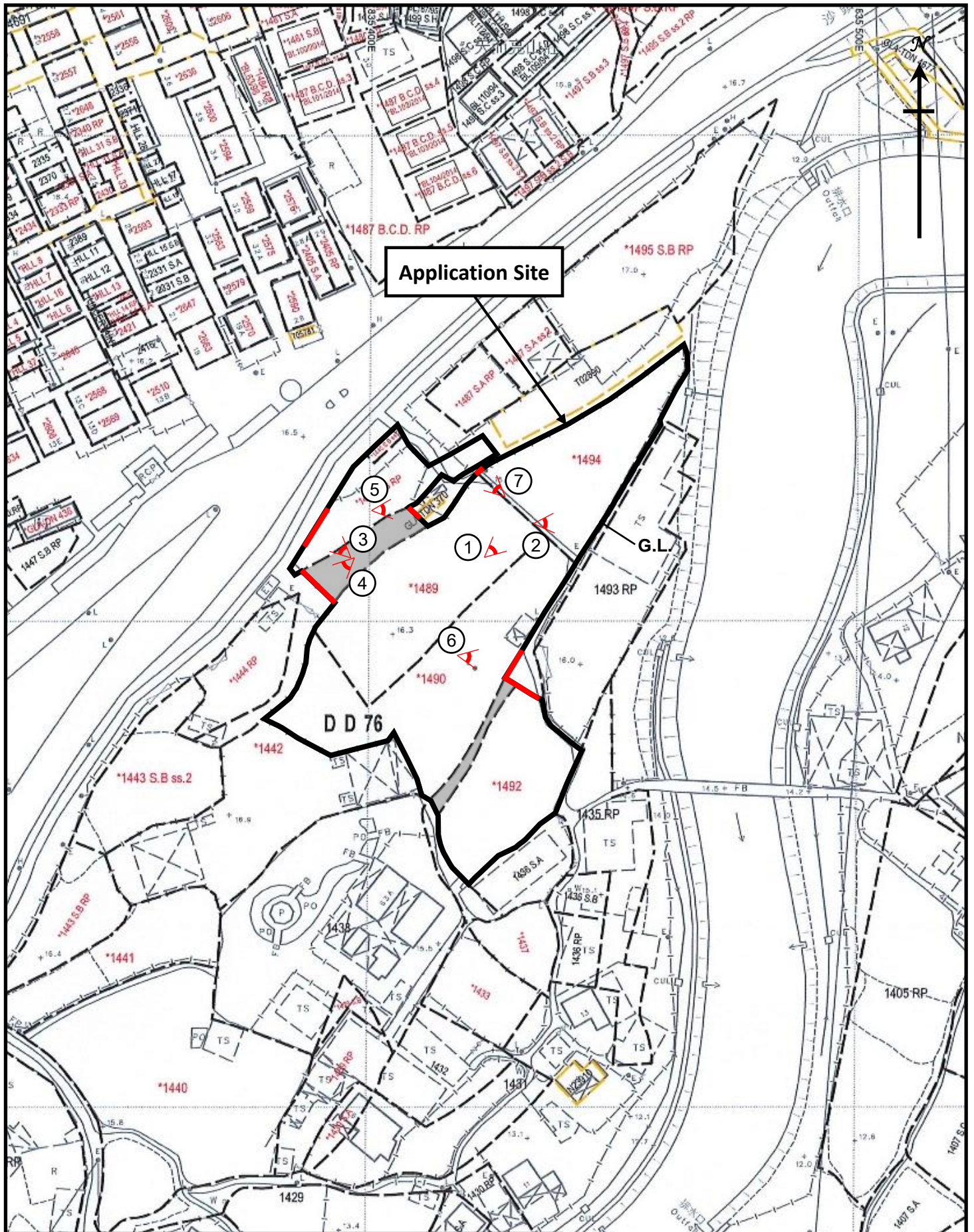
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D.76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,033 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,059 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 232 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,496sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,537sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,059sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,059sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
One 2-storey warehouse for storage of construction materials (height: about 12m) with one 1-storey washroom (height: about 3m).....	
One 2-storey warehouse for storage of construction materials and ancillary site office (height: about 12m) with one 1-storey washroom (height: about 3m).....	
1 1-storey meter room (height: about 3m).....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	2 (3.5m x 16m)
for Container Vehicles/Medium Goods Vehicles	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,059 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	38	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		3 (2.5m x 5m) NA NA NA NA NA
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicles / Medium Goods Vehicles		NA NA NA NA NA 2 (3.5m x 16m)	

Annex 2




Site Photos



Application Site

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦

Legend:

	Government Land (about 232 sq.m.)		Openings of Fencing
			Viewing Points of Site Photos

Openings of Fencing

Annex 2
1 : 1000



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Site Photos taken on 26.3.2024



Photo 1



Photo 2 The meter room erected on Lot 1494 in DD76 has been demolished

Site Photos – Openings of Fencing



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7