

Total: 38 pages

Date: 31 July 2024

TPB Ref.: A/NE-MKT/34

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 for Storage of Construction Material for a Period of 3 Years and Filling of Land at Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the further comments of the CTP/UD&L, Planning Department is below:

CTP/UD&L's comments	Applicant's response
<p>2. Having reviewed the revised landscape proposal submitted by the applicant, 4 nos. of trees among the identified 11 nos. of trees are proposed to be retained and 7 nos. of trees are proposed to be felled. With reference to <i>Figure 2 – Proposed Layout Plan</i> of the submission, proposed warehouse is in conflict with the 4 nos. of trees (i.e. T5, T6, T7 and T8) proposed to be retained. As no landscape treatment/ mitigation measure is proposed, our previous comment item (4) dated 2.5.2024 remain valid. We maintain our concern that approval of the application may alter the landscape character and degrade the landscape quality of the surrounding area.</p>	<p>We wish to draw your attention that the greatest effort has been exhibited to retain the greatest number of trees possible and 4 trees (T5, T6, T7 & T8) are proposed to retain the updated tree survey report in the attachment. Also, a compensatory tree planting proposal is proposed for your consideration.</p>
<p>3. The applicant should provide revised layout plan with adjusted layout of the warehouse to maximize number of retained trees, and provide landscape treatment/ mitigation measure to mitigate the loss of the existing trees. The opportunity for tree planting to meet compensatory ratio of 1:1 in terms of number of trees felled/ aggregated DBH</p>	<p>Noted. Please see revised layout plan and updated page 2, 5 and 11 of the application form which shows the reduction in size (from 950m² to 930m²) of the proposed structure. Similarly, the applicant has updated the land filling area as shown in Figure 3 and the latest land filling area is reduced from 1,360m² to</p>

<p>should be maximized with reference to LandsD's Practice Note No. 6/2023 and its guidance notes.</p> <p>4. Proper tree preservation measures should be carried out to trees to be retained during the construction works. Applicant is advised to refer to guidelines promulgated by the DEVB on Tree Preservation during Construction.</p>	<p>1,330m² due to the compensatory planting and retained trees. Page 6 of the S.16-III form has been updated.</p> <p>No works will be undertaken within the drip line of the trees so as to protect the retained trees.</p>
---	--

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

CE/MN, DSD's comments	Applicant's response
(a) The applicant should show clearly the existing drainage outfall of the site to the said existing culvert. It seems that there is a certain distance from the site to the culvert.	Please see attached drawing.
(b) The applicant should also show the flow path at the downstream of the culvert. The alignment of culvert is unclear.	Noted. Please see attached drawing.
(c) Photos showing the existing condition of the site should be provided.	Noted. Please see Annex 1.
(d) Please advise if any existing permeable surfaces will be paved over as a result of the development.	Permeable surface will be paved at the application site.

Annex 1 Site photos

Photo 1



Photo 2



Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



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

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