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Date: 31 July 2024

TPB Ref.: A/NE-MKT/37

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 Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the comments of the CTP/UD&L, Planning Department is shown in the attached tree group inspection report.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
(i) 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;	Noted. Please see attached drawing showing the swept path analysis.
(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 installed at the application site so that no queueing of vehicle outside the application site will happen.
(iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	TS460 signs and flash lights will be provided at the ingress/egress to alert the drivers and pedestrians.
(iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	No drop bar will be installed at the application site so that it would invite vehicle getting into the application site

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

The temporary structure at Lot No. 487 in D.D.90 will be demolished before the erection of new temporary structure for the proposed development. The applicant will apply for short term waiver upon planning approval and no temporary structure will be erected before the issuance of the short term waiver.

Our response to the comments of DEVB is found below:

DEVB's comment's	Applicant's response
To facilitate our consideration, the applicant should be requested to submit further information to demonstrate that he is the business operator of the existing operation at the site affected by the KTN NDA development.	The owner of the application site is the same person with the affected person at the resumed site. The proof is attached.

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

Yours faithfully,



Patrick Tsui

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