

Total: 92 pages

Date: 15 November 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 as follow:

| Comments of CTP/UD&L, Planning Department | Applicant's response |
|--|---|
| <p>2. Having reviewed the submitted Tree Group Inspection Report, 50 nos. of existing trees are surveyed <u>within and outside</u> the application site, of which 12 nos. of trees are proposed to be retained and 38 nos. of trees are proposed to be removed. However, without clear demarcation of the application site boundary, potential impact on the landscape resources cannot be reasonably ascertained. There is also no landscape treatment/ mitigation measure provided in the submitted information which should be supplemented.</p> <p>3. We maintain our view of there is concern that approval of the application may alter the landscape character and degrade the landscape quality of the surrounding area.</p> <p>4. The applicant is advised to indicate the existing trees <u>within the site</u> on the Layout Plan and the proposed tree treatment (i.e. retain/ transplant/ fell), as</p> | <p>Please refer to the updated tree group inspection report and compensatory planting proposal in the attachment.</p> |

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| <p>well as mitigation measures, if any. Please also indicate on plan the application site boundary for information.</p> <p>5. Appendix C – Diameter at Breast Height (DBH) of multi-trunks trees should be provided in a single index consolidated the diameters of various stems. Reference should be made to AFCD’s Nature Conservation Practice Note No. 02 – Measurement of DBH. Please also provide proposed treatment in the Tree Survey Schedule for information.</p> <p>6. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p> | |
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Our response to the comments of the CE/MN, DSD is as follow:

| CE/MN, DSD’s comments | Applicant’s response |
|---|---|
| <p>1. Our previous comments (a)&(c) have not been addressed. The applicant should identify the existing streamcourse within the site and study for mitigation measures. For clarity, I mark the concerned streamcourse on plan for reference.</p> <p>2. Our previous comment (d) have not been addressed. The discharge path from the CP15 to the downstream streamcourse, and the flow path of the downstream streamcourse still cannot be clearly identified in the drainage plan. With increase of impermeable surface area, there would be additional surface runoff to be discharged to the existing streamcourse. Please evaluate if the existing drainage downstream have adequate capacity and satisfactory condition to cater for the discharge from the development.</p> <p>3. Please improve the readability and clarity of the labels/designations on</p> | <p>Please see the response to comments in the attachment.</p> |

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| <p>drainage plan.</p> <p>4. Please advise if boundary wall/fencing will be erected and if they would interfere with the overland flow from external catchment area.</p> | |
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Our response to the comments of the Development Bureau is as follow:

| Development Bureau's comments | Applicant's response |
|--|---|
| <p>Other than the Annual Return and BR certificate, the applicant is advised to submit further info to demonstrate the existing operation under the name of the applicant.</p> | <p>The invoice showing the address of the affected site and the name of the company and the photo showing the loading/unloading of food stuff at the affected site are shown in support of the application.</p> |

Photo



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

| Transport Department's comments | Applicant's response |
|--|---|
| (i) The applicant shall review the swept path analysis provided, and revise with analysis for right-hand drive goods vehicles; | 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; and | No drop bar will be installed at the application site so that no queuing of vehicle outside the application site will happen. |
| (iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site. | Only vehicle with prior appointment will be allowed to park at the application site. |

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. Shirley CHAN) –
By Email