



Section 16 Application No. A/NE-TKL/754

Response to Comments Table

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 13 September 2024</i>	
a	The applicant should demonstrate by swept path analysis that the vehicles could leave the site with its head towards the vehicular entrance with the aid of the 11.6m diameter turning circle after head-in parking.	A swept path analysis is provided in Annex 5 to demonstrate that the vehicles could leave the site with its head towards the vehicular entrance with the aid of the 11.6m diameter turning circle after head-in parking. Please refer to the updated Annex 5 for the swept path analysis.
b	As the subject site in this application and the site in Application No. A/NE-TKL/735 have different site entrances, the part of the local road close to the subject site in this application is not used by traffic flow entering/leaving the site in Application No. A/NE-TKL/735. The applicant should demonstrate by swept path analysis for the satisfactory maneuvering of vehicles along the concerned part of local road, as well as into/out of the concerned parking spaces from the proposed site entrance.	We have already demonstrated by a swept path analysis that there is satisfactory manoeuvring of vehicles entering to the subject site from Sha Tau Kok Road and existing ingress/egress point from the subject site to Sha Tau Kok Road. Please refer to the updated Annex 5 for the swept path analysis.
2.	<i>Comments from Planning Department received on 13 September 2024</i>	
c	Having reviewed the submitted RtC and submitted information, only 5 trees of undesirable species (i.e. Leucaena Leucocephala 銀合歡) were identified within the site along the eastern boundary and all of them will be felled. 5 nos. of new trees, Elaeocarpus chinensis 中華杜英, are proposed to be planted at the northern portion within the site.	Noted.



	Since all identified trees within the site are undesirable species, significant adverse impact on the existing landscape resources within the application site arising from the proposed use is not anticipated. We have no objection to the application from the landscape planning perspective.	
d	<u>Detailed Comments / Advisory Comments</u> The applicant is advised to indicate information (e.g. planting area with dimensions, minimum spacing and soil depths) for the proposed new trees in Annex 3 – Proposed Land Filling and Tree Location.	Well noted. The Proposed Land Filling and Tree Location under the updated Annex 3 is revised accordingly.
e	The applicant is advised to review if the space and site conditions are suitable for new tree plantings in particular reserve a minimum 1.2m net soil depth and sufficient spacing between tree crowns. Reference should be made to DEVB's proper planting practices and other relevant guidelines.	Noted. A minimum of 1.2 net soil depth is proposed, refer to the updated Annex 3 .
f	Re. your response to local comment relayed by HAD in the FI submission, please provide Chinese translation to facilitate HAD's further action.	Please find the Chinese translation of our response to HAD's comments below. 本申請場地自1990年以來一直用作工場及倉儲用途。由於對倉儲及貨倉設施的需求不斷增長，本申請的目的是繼續營運現有用途並同時升級現時的倉儲設施。建議發展項目符合政府公布的《現代物流發展行動綱領》，旨在滿足新界北部現有及未來物流發展的需要。申請場地的現有用途將不變，繼續只存放無污染、非危險物品。擬議的場地改造僅涉及擴大覆蓋範圍和填埋工程。雖然申請場地的很大一部分已經用混凝土填充，但還有一小部分土地（約335平方米）尚未填充。此申請提出將以約0.3公尺高的混凝土填充，以符合現有的鋪砌場地。我們也得到了粉嶺區鄉事委員會的支持。詳情請參閱附錄。
g	Update on the operation hours, and clarify if there will be operation on Sunday and public holidays.	Well noted. The Proposed Development will operate from 9:00 am to 6:00 pm during weekdays and 9:00 am to 2:00 pm on Saturdays. There will not be operation on Sunday and public holidays.



h	Clarification of the uses involved in the proposed workshop and warehouse; (please specify the goods that you will store at the warehouse and the use of the workshop)	Construction materials and equipment will be stored in the proposed workshop and warehouse. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated. All workshop activities, i.e. storage of construction materials and equipment, will be carried out within the structures.
i	State that you apply for regularization of existing filling of land at the Site and the area of existing land filling which requires regularization	Well noted. The Proposed Land Filling and Tree Location in Annex 3 is revised accordingly.
j	Please indicate the access route from Sha Tau Kok Road - Lung Yeuk Tau to your Site	Please refer to new Annex 9 for the access route.
3.	<i>Comments from Lands Department received on 25 September 2024</i>	
k	The approach of first erection of unauthorised structures then regularisation should not be encouraged. The STW (if applied after obtaining the planning approval) will be considered for the Lot (i.e. the whole lot basis), therefore all unauthorised structures within the said private lots not covered by the subject planning application have to be removed as well. Regarding the unlawful occupation of Government land (GL), the applicant should provide the quoted land survey report to prove his declaration that "all existing structures are situated within the concerned private lots only and no unlawful structures erected on the Government land is observed". Illegal occupation of GL is not restricted to execution of structures but include occupation.	Noted. Applicant will apply STW for his structures within the concerned private lots upon approval of this planning application. Please refer to a letter from the Authorised Land Surveyor and a Report on Boundary Redefinition of Lots 77s.A, 78 s.B, 82 s.A, 82 s.B, 82 RP and 83 in D.D. 83, District North. All structures of the Applicant are within the concerned private lots only, and no unlawful structures are erected on the Government land.
l	The applicant should avoid impact to the Ng Tung River nearby during construction and operation of the proposed use should the application be approved.	Well noted.