

Table 1: Responses to Comments from Various Government Departments on Planning Application No. A/YL-NTM/475 (20 Feb., 2025)

COMMENTS	RESPONSES																																						
1. Transport Department																																							
(a) The subject site is connected to Chun Shin Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	(a) Noted.																																						
(b) The applicant should note that Chun Shin Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 metres in length. For any vehicles under this application exceed 7 meters in length, the application should make the relevant permit application.	(b) Noted. No vehicle exceeding 7 metres in length will access the Application Site.																																						
(c) Please provide details of the trip generation and attraction rates for the proposed development in the application and demonstrate there is no adverse impact to the public road.	<p>(c) Given most visitors will travel to the Application Site via public transport, the trip generated from proposed development will be not more than 4 round trips daily from staff and visitors, which could be absorbed by the existing road. The estimated traffic arising from the proposed development is as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="3" style="text-align: center;">Time</th> <th colspan="4" style="text-align: center;">No. of Trips (Private Vehicles)</th> </tr> <tr> <th colspan="2" style="text-align: center;">Visitors</th> <th colspan="2" style="text-align: center;">Staff</th> </tr> <tr> <th style="text-align: center;">In</th> <th style="text-align: center;">Out</th> <th style="text-align: center;">In</th> <th style="text-align: center;">Out</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">09:00-10:00</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">10:00-11:00</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">11:00-12:00</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">12:00-13:00</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">13:00-14:00</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>	Time	No. of Trips (Private Vehicles)				Visitors		Staff		In	Out	In	Out	09:00-10:00	0	0	1	0	10:00-11:00	0	0	0	0	11:00-12:00	2	0	0	0	12:00-13:00	1	0	0	0	13:00-14:00	0	0	0	0
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<p>(d) The application should provide details of the nearby public transport services such as the location of nearest PT station (both Yuen Long and Sheung Shui bound) and the associated walking distance towards the site for our information.</p>	<p>(d) The nearest public transport facilities (bus and minibus) are about 300m walking distance to the west of the Application Site (see Figure 7). The proposed development will only serve the campers and reservation is required. Campers are encouraged to take public transport and walk to the Application Site.</p>																			
<p>(e) Please provide the estimated number of visitors per day and the estimated number of employee in the application so as to justify the sufficiency of car parking spaces.</p>	<p>(e) The maximum number of visitors per day will be limited to 20 at once with 2 onsite staff. The holiday camp will be operated under a visit-by-appointment scheme to control the number of visitors in the holiday camp. No walk-in visitors will be allowed.</p> <p>1 parking space will be reserved for staff and 3 parking spaces will be provided for visitors under a first-come-first-served booking system. The visitors need to reach the Application Site by public transport if all the parking spaces are reserved. Staff will inform the visitors about the parking arrangement at the time of appointment. Only private cars with pre-registered plate number will be allowed to enter the site.</p>																			
<p>(f) The applicant should demonstrate the smooth manoeuvring of vehicles to / from public road and along the local access to the subject site by providing swept paths analysis.</p>	<p>(f) The attached swept path analysis (see Figures 6A and 6B) would be able to demonstrate that satisfactory manoeuvring of private vehicles entering to and exiting from the Application Site. There will be no difficulties in internal traffic circulation as sufficient space for manoeuvring of vehicle is reserved at the eastern portion such that no vehicles have to queue back to public road</p>																			

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	or reverse onto/from the public road under any circumstances. Staff will be deployed to manage the traffic entering and leaving the Application Site.
(g) As no loading/unloading space is specified under the application, the applicant should provide details of loading/unloading arrangement for the delivery of supply the proposed development.	(g) As the holiday camp will only provide canvas tents to the visitors, the visitors will bring their own personal belongings, food and refreshments. Delivery of goods / supplies for the holiday camp would only be limited and required about once per month and staff will use their own private vehicles for delivery of supply.
(h) Please advise the taxi/PC pick up/drop off location and arrangement for comment.	(h) The proposed taxi pick-up / drop-off location will be at the lay-by at Chun Shin Road outside the Application Site (see Figure 6A). Private vehicles without prior appointment will not be allowed to enter the Application Site.
2. Fire Services Department	
(a) Based on the submitted FSI proposal, the applicant should be advised on the following points: The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and	(a) Please refer to the revised FSI proposal at Annex 1 .
(b) Licensing requirements would be formulated upon receipt of formal application via the licensing authority.	(b) Noted.
3. Electrical and Mechanical Services Department	
(a) In the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP	(a) Noted. The Applicant commits to approach, consult and coordinate with CLP to ensure public safety and a continuous electricity supply. The Applicant will also adhere to the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity

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<p>Power) for the requisition of cable plans and overhead line alignment drawings, where applicable to find out whether there is any underground cable or overhead line within or in the vicinity of the concerned site. For the application site with two pole-mounted transformers, prior consultation and coordination with CLP Power is necessary for public safety and to ensure a continuous electricity supply. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p>	<p>supply lines.</p>
<p>(b) Please note that there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed temporary holiday camp. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation and hence to identify any mitigation measures to lower the risk levels, if the proposal will result in a significant increase in population.</p>	<p>(b) Noted. The Application Site will be used as private tent camping area. About 10 canvas tents will be set up at the free tent camping area and each tent will accommodate a maximum of 2 campers. There will be a maximum of 20 visitors. The campsite will operate with a mandatory ‘visit-by-appointment’ system and therefore the no. of visitors to the site could be under control. In view of the small population and nature of the proposed development, no risk assessment should be required.</p>
<p>(c) The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any</p>	<p>(c) Noted.</p>

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<p>required minimum set back distance away from them during the design and construction stages of the proposed facilities.</p>							
<p>(d) The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference</p> <table border="1" data-bbox="277 580 1059 975"> <thead> <tr> <th data-bbox="277 580 649 628">Publications</th> <th data-bbox="649 580 1059 628">Web-link</th> </tr> </thead> <tbody> <tr> <td data-bbox="277 628 649 844">Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong</td> <td data-bbox="649 628 1059 844">https://www.emsd.gov.hk/filemanager/en/content_287/GN_Quantitative_Risk_Assmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf</td> </tr> <tr> <td data-bbox="277 844 649 975">Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition</td> <td data-bbox="649 844 1059 975">https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</td> </tr> </tbody> </table>	Publications	Web-link	Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content_287/GN_Quantitative_Risk_Assmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf	Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf	<p>(d) Noted.</p>
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