



Date : 19<sup>th</sup> September, 2023  
Your Ref. : TPB/A/NE-FTA/220  
Our Ref. : ADCL/PLG-10225/L014

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

**By Email**

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 483, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories**

We refer to the comments from Drainage Services Department (dated 28.8.2023) and Transport Department (dated 4.9.2023) regarding the subject application, we submit herewith Further Information 6 "(FI)6" with for the consideration by relevant Government departments or Town Planning Board. Please find the attached following items for your onward processing:-

- i. Responses-to-Comments tables;
- ii. Drawings and Plans;
- iii. Typical Section for Drainage Proposal;
- iv. Hydraulic Checking;
- v. Accepted Drainage Proposal under A/NE-FTA/201 and Compliance Letter dated 6.9.2022;
- vi. Revised Traffic Impact Assessment;
- vii. Photographic record of the completed pedestrian footpath.

In addition, we would like to substantiate the current application and hence to facilitate the consideration Town Planning Board (TPB). with the following points:

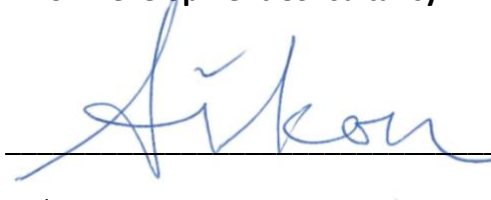

- Firstly, we aim to clarify and expound upon the proposed development to ensure absolute clarity and avoid any potential confusion. As refer to the master layout plan (see **Appendix 1** - PL-001), the overall structure/bulk (as shown in cross hatch), would be decked over and situated above the watercourse within the application site, while only minor part of the land within the application site (as shown in diagonal line hatch) would be filled for the formation of Emergency Vehicular Access (EVA). To clarify, the horizontally hatched area that was labelled "deck over area" in SE-001, **will remain void and permeable to allow for proper drainage**. The section drawing has been revised to avoid confusion (see **Appendix 1**). The columns of the proposed development are also designed to avoid setting foot on the watercourse. For your convenience, we have prepared a typical section (see **Appendix 2**) to offer a comprehensive visual overview.
- Furthermore, we wish to reiterate that **the proposed temporary deck-over structure and minor land filling are unlikely to alter the drainage conditions significantly**. As evident in the typical section (see **Appendix 2**), overland flow at the northwestern and southeastern corners of the application site will continue to converge towards the site. While a portion of overflow is anticipated to be managed by the

proposed stormwater collection system within the current application, any excess will **naturally flow towards the watercourse beneath the proposed development**. Importantly, **the existing watercourse's functionality will remain unimpeded, ensuring the continued discharge of flow**. The proposed stormwater collection system situated on the periphery of the application site **will augment our capacity to treat water flow effectively**.

- In addition, we have incorporated sufficient manholes in our design to facilitate future maintenance of the existing watercourse within the site, and an about 1.2m headroom is reserved. The detailed design will be subject to scrutiny during GBP submission, with consultation with DSD as deemed necessary.
- It is worth noting that **the current drainage proposal is almost identical to the approved proposal under A/NE-FTA/201, with the exception being the addition of a stormwater tank in the current proposal**. It is pertinent to mention that your office found the previous drainage proposal under the approval conditions of A/NE-FTA/201 to be acceptable (see **Appendix 4**). In essence, the current application aligns in principle with the approved scheme, except for the proposed building height. In terms of the nature of the current application, the development in principle to same as the approved scheme, except the proposed building height. The subject change is however deemed not significant from drainage point of view. The current proposal also involves a smaller site area and also less area of filling. Considered the nature of the current application and the drainage design is almost the same as the approved scheme, and the applicant merely wishes to optimise the scheme, it is sincerely hope that DSD could give favourable consideration to the current application.
- Regarding the proposed development parameters, **it is confirmed that the total floor area is 11,615 sq.m.** and GFA for the plant room and transformer room would be exempted during GBP submission stage. It is also confirmed that the proposed plant room and transformer room and guard house would be 1 storey in height.
- In light of the fact that **the proposed pedestrian footpath in the current application is the same as that proposed under previous application (A/NE-FTA/201)**, we aim to provide additional context and updates for your consideration. Subsequent to the approval of the prior application (A/NE-FTA/201) on 28.5.2021, the applicant proactively engaged with contractors and successfully executed the reprovision of the footpath on the site by 31.10.2022, adhering to the initial proposal and the approval granted under A/NE-FTA/201. On 20.7.2023, local villagers raised requests for certain enhancements to the footpath, specifically concerning the flattening of a section to improve walkability. In response, the applicant promptly executed the road flattening improvements as requested by both the planning department and the local community by 6.9.2023. **The flattening of a portion of the approximately 210-meter-long footpath has been completed and is now serving the local villagers**. In comparison to the pre-existing footpaths, the proposed footpath completed by the applicant is considered to offer better walkability and convenience. It stands to benefit the local villagers significantly, particularly those requiring wheelchair access. Photographic record in **Appendix 6** presents the completed proposed footpath. The current application is considered to be matured since the applicant has demonstrated his effort in materialising the proposed development by completing part of the construction works.

Should you have any queries, please do not hesitate to contact the undersigned at . Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
**Aikon Development Consultancy Limited**

Encl.

c.c. Client

DPO/STN (Attn: Ms. Amy CHONG) – By Email

DSD (Attn. Mr. Samuel WANG) – By Email

TD (Attn. Mr. Hoffman CHU) – By Email