

Response to Comments

PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF THREE YEARS IN
“AGRICULTURE” ZONE

LOT 356 OF D.D. 87, Fu Tei Au, NEW TERRITORIES

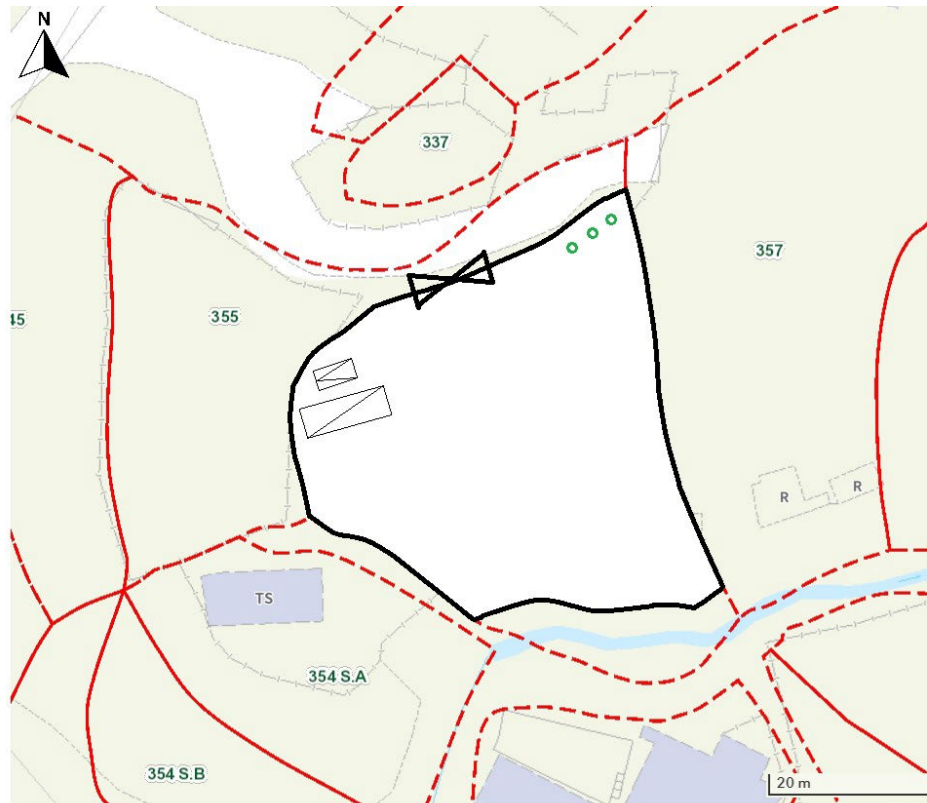
Departmental Comments	Applicant’s Response
<p data-bbox="203 587 1055 655"><u>Comments from the Chief Town Planner/ Urban Design and Landscape, Planning Department</u></p> <ul data-bbox="203 659 1099 1265" style="list-style-type: none"><li data-bbox="203 659 1099 1086">• With reference to our site record taken on 11.1.2024, the site is covered by wild grasses and self-seeded vegetation. Some trees of common and undesirable species are observed within the site. Significant adverse impact on the existing landscape resources within the application site arising from the proposed use is not anticipated. Based on the aerial photo of 2022, the site is located in an area of miscellaneous rural fringe landscapes landscape character comprising of farmlands, temporary structures, vegetated areas, cluster of trees and woodlands to the further west and east within the “GB” zone. There is a concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone.<li data-bbox="203 1090 1099 1265">• The existing trees within the site will be affected by the proposed land filling. The applicant is advised to provide information (e.g. location, size, conditions and proposed treatment etc.) on the existing trees within the site, proposed tree treatment and mitigation measures, if any.	<p data-bbox="1126 587 2007 871">Attached Appendix I details the information of the existing trees. On 29.1.2024, a total of 3 trees of common species were observed at the site boundaries. All 3 trees are proposed to be felled, and 3 new trees, of proposed species Bauhinia blakeana/Ficus benjamina, will be planted along the North eastern boundary at the site for compensation (Figure A). Sufficient planting and growing space will be provided for the new tree plantings. The applicant will ensure that a continuous planting strip of not less than 1m wide and free from drainage will be allowed for planting.</p>

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<p><u>Comments of the Director of Agriculture, Fisheries and Conservation</u> <u>Agriculture</u></p> <ul style="list-style-type: none">• The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective. <p><u>Nature Conservation</u></p> <ul style="list-style-type: none">• The subject site is a grassland covered with common species. A semi-natural watercourse is located to the south of the subject site. While I have no comment on the subject application from ecological perspective, please ask the applicant to adopt good site practice so as to avoid adverse impact to the watercourse nearby should the application be approved.	<p>Noted. The applicant will strictly follow the ‘Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site’ issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area, and particularly to the semi-natural watercourse to the south of the subject site. The Applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</p>
<p><u>Comments from the Director of Environmental Protection</u></p> <ul style="list-style-type: none">• Does not support the application from environmental perspective;• The proposed use involves the use of heavy vehicles and there are sensitive receivers (i.e. residential dwellings/structure) in the vicinity of the application site. As such, environmental nuisance is expected.	<p>The application site is surrounded by open storage and warehouses with the nearest sensitive receivers approximately more than 100m away to the North of the site. Vehicular access to the site will come from the West side of the site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.</p> <p>Since the construction of the Kong Nga Po Police Training Facilities, approximately 250m west of the application site, and the reclassification of the area to “Category 2” Area according to the Town Planning Board Guidelines for application for open storage and port bank-up uses under section 16 of Town Planning Ordinance (TPB PG-No. 13G), the surrounding area has become more industrialized, with heavy vehicles passing through the area. Considering the traffic direction and the recent developments in the area, and the expected traffic generation of 1 medium goods vehicle per day to the site, the application should not cause much environmental nuisance and no significant adverse environmental impact is anticipated.</p>

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Figure A: Revised Site Plan



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS
	PROPOSED TREES