

Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop and Ancillary Facilities For a Period of 3 Years and Filling of Land and Pond at the Remaining Portion (RP) of 342 (Part) and RP of 343 in Demarcation District (D.D.) 87, North New Territories, Hong Kong

Response to Public Comments received during the period of 22.05.2024 to 05.06.2024 on the Application No. A/NE-FTA/245. There were 3 comments¹ received and the comment is as follows:

Item	Public Comments (PC)	The Applicant's Responses
PC1-1	No Comment.	Noted.
PC1-2	<p>Objection to the Application.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. During times of extreme weather in Hong Kong, filling of land and pond would cause flooding. This will create an impact on the surrounding safety and crops. 2. There would be a lost of habitat for birds and other animals. 3. The proposed car vehicle repair workshop will attract more vehicles and people to the area to use the roads. If there is no proposed road safety, the well-being of the nearby residents and others will be affected. 	<ol style="list-style-type: none"> 1. Noted. The Proposed Development will be service by drains to prevent flooding issues. 2. The Site only represents 0.24% of the "agricultural" zone on the OZP. The impact would be minimal in nature. 3. The traffic safety of the area would be governed by the laws of the Hong Kong Special Administration.

¹ The Chinese comments were translated and included.

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PC1-3	<p><u>Comments on the Section 16 Application No. A/NE-FTA/245</u></p> <p>The Conservancy Association OBJECTS to the captioned application.</p> <p>1. Not in line with the planning intention of Agriculture (AGR) zone According to the draft Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18, the planning intention of AGR zone “<i>is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes</i>”. From the figures in the application, it seems that the most of the site would be formed and covered by structures. We worry that agricultural land would no longer be arable after the temporary use. We do not think that such plan is in line with the planning intention.</p> <p>2. Adverse environmental impact We worry that there would be several potential adverse environmental impacts:</p> <p>No plans on land recovery: The filling of the lower portion of the Site will be no more than 2m. Afterwards, site office, vehicle maintenance workshop, parking areas, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.</p>	<p>1. Noted. According to the OZP, temporary use “<i>notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.</i>” Therefore the submission of temporary of use is permissible.</p> <p>2. Noted.</p> <p>Noted. The planning permission should cease to have effect after the prescribed date issued by the Town Planning Board (TPB).</p>
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	<p>Potential adverse drainage impact: No sufficient details are available to demonstrate that drainage impact would be properly handled. We worry that the proposed land and pond filling activities would largely change the hydrology of the site, and such change would affect the adjacent agricultural activities and temporary uses.</p>	<p>Noted. The Proposed Development will be service by drains to prevent flooding issues.</p>
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