

Enclosure 1

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

Responses to Comments from Government Departments via Planning Department’s email on 13.08.2024 on the Planning Application No. A/NE-FTA/245 issued on 05.12.2023.

| Comments on Supplementary Information | | |
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| Comments from the Chief Engineer/Mainland North (Ch Engr/North 2) for Drainage Services Department (DSD) via Planning Department’s email on 13.08.2024; Contact Person: Mr. Samuel WANG (Tel: 2300 1135) | | |
| Item | Comments | Responses |
| SI – DSD1 | The applicant shall submit drainage proposal including drainage plan to demonstrate and clarify if there is insurmountable drainage problem out of the development. In particular, assessments to justify the size and location of the proposed mitigation measures to compensate the drainage impact, e.g. the proposed storage tank and related drainage facilities, should be provided. | Noted. A drainage proposal in support of the planning application has been enclosed (Attachment 1). |
| Comments from the Chief Town Planner/Urban Design and Landscape (Ch Town Plnr/Enforcement 13) for Planning Department (PlanD) via Planning Department’s email on 13.08.2024; Contact Person: Ms. Catrina CHAN (Tel: 3565 3953) | | |
| Item | Comments | Responses |
| SI – PlanD1 | Our comments on the s.16 application are still valid. We remain our concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “AGR” zone from the landscape planning perspective, in particular with the new extent of land filling as shown in Figure 1.2. | <p>The Project Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G, as stipulated in the guideline: “<i>Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.</i>” In view of this, the proposed temporary development complies with the said guideline for temporary use on designated Category 2 areas.</p> <p>Furthermore, there is a genuine need for the Applicant to relocate its operations and encouragement by DevB. The Site has remained fallowed from agriculture productivity for many years. There is no intention by the landowners to use the land for cultivation use at this time. Even though the Proposed</p> |

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| | | Development does not align with the long-term planning intention of the “AGR” zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone. Also, please note that the proposed temporary development would be self-contained behind a fenced area and it should not cause any nuisance or spill over to the surrounding. |
| Comments from the Director of Agriculture, Fisheries and Conservation for Agriculture, Fisheries and Conservation Department (AFCD) via Planning Department’s email on 13.08.2024; Contact Person: Ms. Chole NG (Tel: 2150 6931) | | |
| Item | Comments | Responses |
| SI – AFCD1 | We have no comment on the further information provided by the applicant and our earlier comments remain valid. | Noted with thanks. |
| Comments from the Commissioner for Transport (C for T) for Transport Department (TD) via Planning Department’s email on 13.08.2024; Contact Person: Mr. Eric TAM (Tel: 2399 2405) | | |
| Comments on Traffic Impact Assessment (TIA) | | |
| Item | Comments | Responses |
| SI – TD 1 | The applicant shall further supplement additional control measures to prevent illegal parking by visitors. | <p>Approximately 10 staff/visitors are proposed to be on the Project Site at any given period during the operation hours. Additional control measures (i.e. on-site management and on-site parking) would be adopted to prevent illegal parking by visitors outside of the Project Site.</p> <p>Moreover, all staffs/visitors accessing the Project Site will be required to travel on company vehicles to/from the Project Site via a pre-booking/pre-arrangement with the operator. It should be noted that once the company vehicle drops off the staffs/visitors, the company vehicle will return to the main office to prevent crowding of the Project Site.</p> <p>Therefore, non-scheduled vehicles visiting the Project Site and causing illegal parking outside the of the facility is not anticipated.</p> |