

Responses-to-Comments

Proposed Temporary Open Storage of Construction Material and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang, New Territories

(Application No. A/NE-FTA/246)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<p><u>From agricultural perspective</u></p> <p>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>	<p>With reference to aerial photos of the Lands Department, the hard-paving at the Site had existed before 2007. The Site has been left abandoned for decades without active agricultural use. Although agricultural infrastructures such as road access and water source are available in the vicinity, the majority of the Site has been hard-paved and is considered not suitable for agricultural activities.</p> <p>Similar applications (Nos. A/NE-HLH/61, 64, 70 and 71) for the same applied use have been approved by the Board within the “AGR” zone in the vicinity of the Site. As such, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone. Besides, the applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.</p>

<p>(b)</p>	<p><u>From nature conservation perspective</u> The site is inaccessible. According to the aerial photo, the eastern portion of the subject site (i.e. Lot 359 in DD 87) is covered with vegetation and is adjacent to a semi-natural watercourse, while the northern portion of the subject is largely paved. The applicant should clarify whether i) the subject site involves any wetland habitats; ii) filling of wetland is required for the proposed use; iii) tree felling is required; iv) the adjacent watercourse will be affected; and v) measures to protect the watercourse from pollution and disturbance.</p>	<p>The Site is accessible from Kong Nga Po Road via a local access (Plan 1 refers).</p> <ul style="list-style-type: none"> i. No wetland habitat is identified at the Site and its vicinity; ii. given that (i) is negative, no filling of wetland for the proposed use would take place. Meanwhile, preventive measures such as paving with hard surface and erecting boundary wall should be adopted to alleviate the environmental nuisances e.g. dusty operation that may arise from open storage use, as recommended in the <i>'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage'</i> issued by the Environmental Protection Department. Hence, the Site is proposed to be filled; iii. no old/valuable trees or protected species are identified within the extent of the Site. Due to the proposed hard-paving work for open storage and vehicle circulation purposes, existing trees at the Site are not proposed to be retained; iv. a 3-m set-back is provided between the eastern site boundary and the existing watercourse. The applicant will submit a drainage proposal to mitigate potential drainage impacts generated from the proposed development after planning approval has been granted from the Board; and v. fencing will be erected along the site boundary to avoid outflow of surface runoff into the adjacent watercourse.
------------	--	--

2. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Given that the Site is proposed for 'open storage' use without any shopfront, no visitor is anticipated at the Site and only the applicant's fleets will be allowed to enter/exit the Site. As the no. of vehicle trips could be strictly controlled by the applicant, queuing of vehicles outside the Site is not anticipated. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering/exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that there will be no queuing of vehicles outside the Site at any time during the planning approval period.
(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed at the ingress/egress of the Site to direct vehicles entering/exiting the Site. 'Stop and Give way' and 'Beware of Pedestrians' signs would be erected to ensure pedestrian safety.
(c)	The proposed vehicular access between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.