

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories

(Application No. A/NE-FTA/247)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. 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	As the application site (the Site) is proposed for ‘warehouse’ use with no shopfront, no visitor is anticipated at the Site and only the applicant’s fleets will be allowed to enter/exit the Site. As the vehicular trips could be strictly controlled by the applicant, queuing of vehicles outside the Site will not be anticipated. Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that no queuing of vehicle 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 by the applicant to direct vehicle entering/exiting the Site. ‘Beware of pedestrians’ signs would also be erected to ensure pedestrian safety to/from the Site.
(c)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Samuel WANG; Tel.:2300 1135)		
(a)	The application site is in large scale in terms of site area, it is located at low-lying area encompassing by existing nature watercourse, and the application involves	A drainage impact assessment (DIA) report is submitted by the applicant to review the drainage arrangement for the proposed development (Annex I). The additional surface

	<p>substantial earth filling works. With consideration of the above-mentioned, the application site area is considered as a complicated site and the applicant should submit a Drainage Impact Assessment (DIA) referring to DSD Advice Note No. 1.</p>	<p>runoff from the Site will be collected by the drainage channels and storage tank (about 1,920m³), and eventually discharge to existing watercourse downstream. All the proposed works will be placed at least 3m away from the top of the bank of the streamcourse. The proposed filling of land works has already been taken into consideration by the submitted DIA.</p>
(b)	<p>The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other storm-water drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division.</p>	<p>Based on the DIA, it is concluded that <u>no</u> unacceptable drainage impact is anticipated.</p>
(c)	<p>The potential drainage impact is considered substantial under the development. The applicant should demonstrate and clarify if there is insurmountable drainage problem out of the development including but not limited to the following aspects:</p> <ul style="list-style-type: none"> (i) Outling of the current flooding susceptibility. (ii) Outline of changes to the drainage characteristics and potential drainage impacts, including increment of impermeable surfaces and surface runoff, change in flood storage and diversion of any existing flow path etc; and (iii) Proposed mitigation measures, such as drainage pipeworks and storage tank, to compensate the drainage 	

	<p>impact. Assessments to justify the details of proposed mitigation measures are required.</p>	
(d)	<p>Based on the record, the application site is surrounded by existing streamcourse and water ponds. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of this Division.</p>	
(e)	<p>It is noted that the site area is proposed to be filled with a depth of up to 2.5m. Please justify such landfilling extent and depth and study for the potential drainage impact to the adjoining areas.</p>	
(f)	<p>No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD.</p>	
(g)	<p>The applicant should be reminded to minimize the possible adverse environmental impacts on the existing watercourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.</p>	