

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 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)	
<p>(a) With referenced to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of farmlands, temporary structures, small houses, vegetated areas and cluster of trees. Noticeable change to the existing rural landscape character is anticipated. Based on our site record taken on 2.5.2023 and 4.5.2023, the site is covered by self-seeded plants. Some trees of common and undesirable species. According to Para. 5.13 of the Planning Statement, all existing trees will be affected and it is not proposed to retain any of the existing trees at the site. However, tree information, proposed tree treatment and landscape treatment/ mitigation measures are not provided, potential impact on the existing landscape resources cannot be ascertained. The applicant is advised to provide basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatments and mitigation measures for TPB’s consideration.</p>	<p>According to the tree survey conducted on 02/10/2024, a total of 28 nos. of trees are recorded within the application site (the Site) (Annex I). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.</p> <p>As there will be felling of existing trees within the Site, a landscape proposal has been submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex II). 28 new trees (N1 to N28), with continuous soil trench, are proposed to be planted along the southwest and northwest periphery boundary of the Site as a landscape buffer to minimise any potential impact to the surrounding areas. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>

2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. CC CHANG; Tel: 2835 1867)	
(a)	<p>The proposed use involves the use of heavy vehicles and there are sensitive receivers (i.e. residential dwellings) located in the vicinity of the application site. As such, the application is not supported from environmental perspective.</p>
	<p>2.5m high solid metal wall will be erected along the whole Site to mitigate potential nuisances to the surrounding areas. Restricted operation hours (i.e. from 07:00 to 19:00 Monday to Saturday, no operation on Sunday and public holiday) will take place at the Site during the planning approval period. 3m buffer area along the site boundary and the watercourse adjacent to the Site is also proposed by the applicant as a buffer to minimise any potential impacts arising from the Site, as well as to separate the Site and the nearby sensitive receivers.</p> <p>A landscape proposal has been submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex I). <u>28</u> new trees are proposed to be planted along the southwest and northwest periphery boundary of the Site as a landscape buffer to minimise any potential impact to the adjoining sensitive receivers.</p> <p>A drainage proposal and a fire service installations (FSIs) proposal have been submitted by the applicant to provide sufficient drainage facilities and fire service equipment within the Site, to mitigate any potential drainage and fire safety impact generated from the proposed development.</p> <p>Therefore, adverse impacts generated by the proposed development to the nearby sensitive receivers should <u>not</u> be anticipated. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)	
(a)	<p>The subject site is largely covered with herbaceous plants and tree saplings and is not fully accessible. A small portion of the subject site at the north (partly within Lot 464, Lot 465 and the adjacent government land) is a marsh. Watercourse and marsh are located adjacent to the</p>
	<p>2.5m high solid metal wall will be erected along the Site boundary to mitigate any potential nuisance to the surrounding areas. 3m buffer area along the site boundary and the watercourse adjacent to the Site is also proposed by the applicant as a buffer to minimise any potential impacts arising from the Site, as well as to separate the Site and the nearby sensitive receivers.</p>

<p>subject site. We have records of aquatic fauna, dragonflies, butterflies and birds within and in the vicinity of the subject site. Due to the sensitivity of the nearby habitats, an ecological impact assessment (EcoIA) is required to assess the potential ecological impact on the subject site and the surroundings for our further consideration of the application. Any wetland habitats within the subject site should be excluded from the application. The applicant should also propose mitigation measures to avoid pollution and disturbance to the nearby natural environment, in particular on the wetland habitats and fauna, should the application be approved.</p>	<p>An ecological impact assessment (EcoIA) has been submitted by the applicant to assess the potential ecological impact arising from the proposed development (Annex III). According to the EcoIA report, the potential impact due to the loss of those habitats within the Site is considered <u>minimal</u>.</p> <p>As the proposed development is intended to facilitate the relocation of the applicant’s affected business premises in Hung Shui Kiu due to land resumption to pave way for the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit and approval of the current application would not set an undesirable precedent within the “AGR” zone. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
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