

## RESPONSES TO DEPARTMENTAL COMMENTS

### 1 Responses to Comments from the Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
<b>Comments from the Water Supplies Department</b>		
WSD (1)	<p>After review of the 2nd Further Information, the information is considered insufficient to fully address our concern; and to demonstrate that the proposed vehicle park and electric vehicle charging station development would cause no material increase in pollution effect within Water Gathering Grounds ('WGG'). There is no risk assessment of the pollution arisen from the erection of the proposed structure and facilities which will be installed to maintain the operation of the proposed vehicle park and electric vehicle charging station. Therefore, our previous comment dated 25.09.2023 remains valid.</p>	<p>Noted.</p> <p>An Risk Assessment has been updated and in <b>Appendix III</b> of the Planning Statement. Details of the updated Risk Assessment has been summarized below:-</p> <ol style="list-style-type: none"> <li>1. As the Yuen Leng Village and the application site inevitably is within Water Gathering Ground (WGG), the transition use of Electric Vehicles (EV) by the villagers of Yuen Leng Village would also mean there will be a <u>decrease in the use of traditional gasoline-powered cars</u> (in comparison with EVs, traditional gasoline-powered cars produces more pollution). To encourage the villagers to transition the use from traditional gasoline-powered cars to EVs, sufficient parking and charging facilities are required. Therefore, the Applicant has proposed that the temporary village car park will be restricted to EV cars only. Traditional gasoline-powered cars are not allowed to enter. The decrease in use of traditional gasoline-powered cars would also mean <u>the pollution effect within the WGG caused by traditional gasoline-powered cars (i.e. oil leakage and spillage) would be greatly decreased.</u></li> <li>2. In order to eliminate any pollution it may possibly arise from the operation of the proposed vehicle park and EV charging station, minor drainage channels have been proposed parallel to the site entrance of the application site within the existing boundary walls, so that surface runoff</li> </ol>

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		<p>during rainfall events collected within the application site would be discharged to the drainage channels and subsequently to the public stormwater drains in a controlled manner. The details of the proposed drainage will be provided for relevant department's consideration as an approval condition. A series of mitigation measures and management practices have been proposed to ensure there is no material increase in pollution effect within WGG during the operation of the proposed development.</p> <p>3. The only construction activities involved in the proposed development would be the installation of the meter cabinets, outdoor H-pole switchgear demarcation and the proposed minor drainage channels, which may involve minimal excavation at specific locations. A series of mitigation measures and management practices have been proposed to ensure the possible impacts of the proposed development to the water bodies due to the installation works is minimized.</p> <p>Being temporary in nature, the approval of the present application would provide an interim solution to maximise land utilisation of a vacant site, provide a unique opportunity to ease the shortfall of car parking spaces and EV chargers for the village whilst being able to incorporate a workable technical solution to minimize potential pollution to the WGG. The encouragement of using EVs and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs.</p> <p>The Planning Statement has been updated accordingly to reflect the Applicant's</p>

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		dedication to minimize potential pollution to the WGG by proposing that the proposed temporary public vehicle park to only allow EV cars only (i.e. no traditional gasoline-powered cars allowed).

## 2 Responses to Comments from the Agriculture, Fisheries and Conservation Department (AFCD)

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<b>Comments from the Agriculture, Fisheries and Conservation Department</b>		
AFCD (1)	We have no comment on the further information provided and our previous comments are still valid.	<p>Noted.</p> <p>A planning assessment on the subject 'AGR' zone has been prepared and attached in <b>Appendix IV</b> of the revised Planning Statement.</p> <p>The Applicant sincerely request that your Office could give appropriate consideration to this temporary application so as to allow a vacant site to be put in good use to address the community's need. This would facilitate improvement of the existing traffic condition and safety within the village, and also maximize the utilization and efficiency of vacant land until there is a concrete plan/program for agricultural activities at the site. The encouragement of using EVs and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs.</p>