

Dear Sirs,

In submitting this application, the applicant has proactively and thoroughly considered and addressed concerns raised by different departments in a preceding application A/NE-LK/154 in order to facilitate a smooth review of the application. The responses and proposed measures by the applicant are attached in this appendix for your kind consideration.

Given the current business environment, it is very hard for SMEs like the applicant to start a new project. The applicant hopes to maintain a rural place that is suitable for Hong Kong people to enjoy nature. This proposed project would make minimum changes to the site and have almost no impact to the environment as the site will mainly be a beautiful grassland, and it would sure be beneficial to the community. In light of the above, the applicant would deeply appreciate if the committee could review and approve the application as quickly as possible.

I look forward to hearing back from you soon. Thank you.

Yours faithfully,

Wong Cheuk Ki

To: Agriculture, Fisheries and Conservation Department

- (i) There would not be any impact to the watercourse located to the south and southeast of the site.

- (ii) From nature conservation perspective, it is stated in the Appendix that toilets and parking spaces are proposed within the subject site. However, no shower and car washing activity shall be allowed on site. The sewage generated from the visitor shall be collected and disposal by fecal suction truck by weekly basis.

Antiquities and Monuments Office

Built Heritage

It is noted that the subject application site is located in the vicinity of two Grade 3 historic buildings, namely Law Uk and its Ancillary Block, Shek Chung Au.

Archaeology

The application site falls entirely within Sha Tau Kok Shek Kiu Tau Site of Archaeological Interest (“SAI”).

Considering the above, only the construction works of proposed drainage system involves very minor excavation works which can be carried out by hand tools instead of excavator, from which, it would not affect the Grade 3 historic building. Single-storey toilets and other facilities are above-ground container type which do not require excavation and site formation.

Furthermore,

- (i) The drainage works, container-type single-storey toilets and other facilities will not require site formation.
- (ii) No other facilities will require excavation works as they are mainly container-type.
- (iii) Proposed drainage channel has a minimal 400mm depth and will be excavated and built by hand tools. No heavy machineries will be involved.
- (iv) Given the minimal excavation by hand tools and no site formation works, there will be no impact on the SAI arising from the proposed drainage works and other facilities.
- (v) Supervisor will be on site at all times to monitor the work and would stop and notify the AMO immediately if there is any findings.

To: Planning Department

A strip of land zoned "Agriculture" to the immediate north of the application site was grassed, but not included in the captioned application. The proposed temporary holiday camp site is only confined to the "V" zone.

To: Drainage Services Department

- (i) The applicant has attached a drainage proposal to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.
- (ii) All works shall be 3m away from the top bank of the streamcourse and all the proposed works in the vicinity of the streamcourse would not create any adverse drainage impacts, both during and after construction.
- (iii) The applicant would minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.
- (iv) The site is in an area where no public sewerage connection is available.
- (v) It is noted that the limited desk-top checking by DSD on the drainage works covers only the fundamental aspects of the drainage design. The project proponent is obligated to ensure that
 - (i) The proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and
 - (ii) The proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from the subject locations and all upstream catchments.
- (vi) It is noted that the cover levels of the proposed channels should be flush with the existing adjoining ground level.
- (vii) It is noted that the applicant should check and ensure that the existing drainage channel downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system.
- (viii) The applicant noted that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provide on both sides of the walls or kerbs with details to be agreed by DSD. However, no solid fence wall is to be erected.
- (ix) It is noted that the existing discharge location to which the applicant proposed to discharge the storm water from the subject site is not maintained by DSD. The applicant would identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.
- (x) The applicant noted that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge

points. The applicant would also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.

- (xi) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense.
- (xii) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (xiii) The applicant would make good all the adjacent affected areas upon the completion of the drainage works.
- (xiv) The applicant would construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
- (xv) Catch pit with sand trap would be provided at the outlet of the proposed drainage system. Details of the catch pit with sand trap can be referred to CP2 attached.
- (xvi) The applicant has attached the sectional views of the site in 2 different directions showing clearly any walls would be erected or kerbs would be laid along the boundary of the house, the proposed and existing drainage facilities, flow direction, the existing ground level of the adjacent lands and the formation level of the subject sites for DSD reference.
- (xvii) The applicant would place all the proposed works 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. Please refer to Drainage Layout Plan.

To: Lands Department

- (i) The applicant site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that NO right of access via Government Land is granted to the application site.
- (ii) Lot No. 2467 in D.D. 39 is partly covered by a Letter of Approval (LoA) No. 4401 for purpose of erection of temporary structures. It is noted that the LandsD reserves the right to take enforcement action for irregularities and cancel the LoA appropriate.
- (iii) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STT for the adjoining government land of approximately 95 sq.m. included in the application site. No occupancy or usage of the land until obtaining approval from the LandsD.
- (iv) Any existing structures, if found on government land in the vicinity, will be removed no later than the end of August. Photos will be submitted to the LandsD as evidence. For the avoidance of doubt, existing structures, if there are any, are not related to the applicant.
- (v) Should planning approval be given to the subject planning application, the lot owners will apply to the LandsD for a STW to permit the structure(s) erected/to be erected on site. Besides, it is noted that given the proposed use is temporary in nature, only application for regularization or erection of temporary structures(s) will be considered. It is noted that the application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it is noted that its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.

To: Transport Department

From a traffic engineering point of view:

- (i) Please be advised about the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions:
Total 16 camp tents are proposed. 4 persons per tent.
Assume:
 1. 5 persons per private car
 2. 50% occupation from Sunday to Thursday
 3. 75% from Friday to Saturday

Therefore, there are maximum 48 persons per day which generated 20 private car trips per day and 10 carparking spaces needed. It is not significant to the Sha Tau Kok Road and considered no adverse impact.
- (ii) Based on above number of vehicles visiting the subject site, 10 carparking spaces and 1 no. of loading/unloading is enough.
- (iii) The width of the vehicular access leading to the site can be referred to the Location Plan as enclosed.
- (iv) Please be advised about the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site: A staff shall be responsible for reservation service in order to well manage the leaving and arrival time of the visitor. And he is also responsible for controlling the car leaving and arrival.
- (v) Please be advised about the provision and management of pedestrian facilities to ensure pedestrian safety: A sign “注意車輛” shall be provided in the entrance of the site as indicated on the Location Plan.
- (vi) It is noted that the vehicular access between Sha Tau Kok Road (Shek Chung Au) and the application site is not managed by TD. The applicant would seek comments from the responsible party.