

**Further Information in Support of Section 16 Planning Application for
Proposed Temporary Warehouse (Storage of Timber and other
Associated Materials) and associated Filling of Land for a Period of 3
Years at Various Lots in D.D. 86 and D.D. 90 and Adjoining Government
Land, Lin Ma Hang Road, Sha Ling**

(Application No. A/NE-MKT/35)

Further Information I

RESPONSES TO DEPARMENTAL COMMENTS

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- Appendix IV: Revised Environmental Proposal**
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AIM Group Ltd.



1. RESPONSES TO DEPARTMENTAL COMMENTS

1.1 Responses to Comments from Landscape Unit, Planning Department

Item	Departmental Comments	The Applicant's Responses
LU(1)	The applicant is advised to maximize the planning buffer adjacent to the "Green Belt" zone at the northern site boundary. Sufficient planting and growing space should be provided for the new tree plantings, particularly for the proposed Bauhinia x blakeana with crown spread of 2 to 2.5m in between proposed fence wall and warehouse structure as shown in section drawing B-B of Appendix II in the Landscape Proposal.	Please be advised that a 2-meter-wide landscape buffer strip has been proposed to be positioned along the northern boundary, adjacent to the "Green Belt" zone. The Applicant's intention is to leave this boundary unencumbered by fence walls or fencing, allowing the planting strip to seamlessly blend with the surrounding greenery. This approach not only integrates the strip harmoniously with its environment but also provides enough room for the future expansion of planting crowns.
LU(2)	Annex VI: Compensatory Planting Plan – The applicant is advised to review and ensure that the proposed tree size (i.e. DBH 150mm) could be provided and the proposed compensation ratio of 1:1 in terms of aggregated DBH could be achieved.	The Applicant ensures that the total Diameter at Breast Height (DBH) size of compensation trees precisely matches the aggregated DBH of felled trees in a 1:1 compensation ratio.
LU(3)	It is noted that some of the technical circular (i.e. LAO PN No. 2/2020) mentioned in the Landscape Proposal is outdated. Please review and update as appropriate.	Noted. The Applicant has meticulously considered the guidelines outlined in the technical circulars LAO PN No. 6/2023 to process this submission (see Appendix II).
LU(4)	Para. 4.2 of the Landscape Proposal – Proposed new trees, i.e. Bauhinia x blakeana as shown in Annex VI – Compensatory Planting Plan is missing in the description.	Noted. Amended pages of the Landscape Proposal has been revised accordingly.

1.2 Responses to Comments from Agriculture, Fisheries and Conservation Department

Item	Departmental Comments	The Applicant's Responses
AFCD(1)	<p><u>From agricultural perspective</u></p> <p>The subject site falls within the “AGR” and is generally occupied with some structures. The agricultural activities are active on part of the subject site and 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>Please be advised that the application site is partly the subject of a previous planning approval (No. A/NE-MKT/17) for temporary warehouse use. Majority of the application site has already been hard paved and constructed by warehouses based on the previously approved scheme. The present temporary application is intended to integrate the existing warehouse site with the proposed extension area in order to cater 2 additional affected operators. The current condition of the extension area is largely vacant, partly fenced off, and partly covered with wild grasses and temporary structures. It is currently not covered by any Agricultural Rehabilitation Program.</p> <p>In view of the above, approval of the application on a temporary basis for a period of 3 years will not frustrate the long-term planning intention of the “AGR” zone.</p>
AFCD(2)	<p><u>From nature conservation perspective</u></p> <p>It is noted from the aerial photo that the subject site is largely paved and disturbed with agricultural land found within the subject site. While I have no strong view on the subject application from nature conservation perspective, please remind the applicant to avoid adverse impact to the nearby natural environment, including watercourse and marshes, during construction and operation of the proposed use should the application be approved.</p>	<p>Noted.</p>

1.3 Responses to Comments from Transport Department

Item	Departmental Comments	The Applicant's Responses
TD(1)	<p>(i) The vehicular access is connected to Lin Ma Hang road which is a single two-lane carriageway road, the run-in should be wide enough for safe left turns of long vehicles entering/leaving the subject sites without the need to encroach onto the opposite lane. The applicant should demonstrate how this can be prevented and catered in the subject application, or alternatively, the applicant shall advise the management/control measures to be implemented to ensure compatibility and safety with satisfactory operation of long vehicles using the run-in.</p>	<p>Management measures are proposed to be implemented to ensure compatibility and safety of long vehicles using the run-in. First of all, staff will be deployed by the applicant to direct vehicle entering / exiting the site. "Stop and Give way" and "beware of pedestrians" signs would be erected to ensure pedestrian safety to/from the Site.</p> <p>In addition, flashing light and alarm systems will be set at the entrance of the Application Site, whenever vehicles are to be accessed to / exit from the Application Site, the flashing light and alarm will work immediately to alarm the pedestrians. Adequate lights would be provided by adding lights for safety concerns.</p> <p>The above proposed management measures are added in chapter 5 of the revised TIA report attached in Appendix III.</p>
TD(2)	<p>(ii) The 2024 traffic flow data was derived by using the observed 2020 traffic flow as presented in the TIA report. To reflect on the latest traffic condition in the vicinity, the application is required to conduct a traffic survey and revise the traffic impact assessment accordingly.</p>	<p>To reflect the latest traffic conditions in the vicinity, a supplementary traffic survey was conducted on 21 May 2024 (Tuesday) over the AM and PM peak periods between 07:00 to 10:00 and 16:00 to 19:00 respectively. The AM and PM peak hour of Lin Ma Hang Road is identified to occur at 07:15 - 08:15 and 16:15 - 17:15 respectively.</p> <p>The peak hour traffic flows are summarized in the following table:</p>

Item	Departmental Comments	The Applicant's Responses																																														
		<p>Weekday Peak Hour Road Link Performance</p> <table border="1"> <thead> <tr> <th data-bbox="1111 293 1227 411" rowspan="2">Ref No.</th> <th data-bbox="1227 293 1585 411" rowspan="2">Road Link</th> <th colspan="2" data-bbox="1585 293 1839 365">Peak Hour Flow (in Veh.)</th> <th colspan="2" data-bbox="1839 293 2092 365">V.C. Ratio⁽¹⁾</th> </tr> <tr> <th data-bbox="1585 365 1711 411">AM</th> <th data-bbox="1711 365 1839 411">PM</th> <th data-bbox="1839 365 1964 411">AM</th> <th data-bbox="1964 365 2092 411">PM</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="1111 411 2092 472" style="text-align: center;">2020 Weekday</td> </tr> <tr> <td data-bbox="1111 472 1227 533">L1⁽²⁾</td> <td data-bbox="1227 472 1585 533">Lin Ma Hang Road (East Bound)</td> <td data-bbox="1585 472 1711 533">168</td> <td data-bbox="1711 472 1839 533">111</td> <td data-bbox="1839 472 1964 533">0.47</td> <td data-bbox="1964 472 2092 533">0.31</td> </tr> <tr> <td data-bbox="1111 533 1227 593">L2⁽²⁾</td> <td data-bbox="1227 533 1585 593">Lin Ma Hang Road (West Bound)</td> <td data-bbox="1585 533 1711 593">98</td> <td data-bbox="1711 533 1839 593">130</td> <td data-bbox="1839 533 1964 593">0.27</td> <td data-bbox="1964 533 2092 593">0.36</td> </tr> <tr> <td colspan="6" data-bbox="1111 593 2092 654" style="text-align: center;">2024 Weekday</td> </tr> <tr> <td data-bbox="1111 654 1227 715">L1⁽²⁾</td> <td data-bbox="1227 654 1585 715">Lin Ma Hang Road (East Bound)</td> <td data-bbox="1585 654 1711 715">182</td> <td data-bbox="1711 654 1839 715">152</td> <td data-bbox="1839 654 1964 715">0.51</td> <td data-bbox="1964 654 2092 715">0.42</td> </tr> <tr> <td data-bbox="1111 715 1227 775">L2⁽²⁾</td> <td data-bbox="1227 715 1585 775">Lin Ma Hang Road (West Bound)</td> <td data-bbox="1585 715 1711 775">189</td> <td data-bbox="1711 715 1839 775">172</td> <td data-bbox="1839 715 1964 775">0.53</td> <td data-bbox="1964 715 2092 775">0.48</td> </tr> </tbody> </table> <p data-bbox="1128 780 1912 807">Notes: (1) The Capacity Index for Road Links is Peak Hourly Flows/Design Flow Ratios</p> <p data-bbox="1205 812 2069 871">(2) Design Capacity of the Link according to TPDM, reduction considered due to high proportion of Heavy Goods Vehicles:</p> <p data-bbox="1294 876 2078 903">Lin Ma Hang Road (Rural road with <u>6.3m</u> 2-lane single carriageway) = 720 veh/hr (2-way)</p> <p data-bbox="1106 948 2123 1023">Based on observation, more traffic flows are observed in year 2024 peak hour than in year 2020. The assessment will be updated in the revised TIA report.</p>	Ref No.	Road Link	Peak Hour Flow (in Veh.)		V.C. Ratio ⁽¹⁾		AM	PM	AM	PM	2020 Weekday						L1 ⁽²⁾	Lin Ma Hang Road (East Bound)	168	111	0.47	0.31	L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	98	130	0.27	0.36	2024 Weekday						L1 ⁽²⁾	Lin Ma Hang Road (East Bound)	182	152	0.51	0.42	L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	189	172	0.53	0.48
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1.4 Responses to Comments from Environmental Protection Department

Item	Departmental Comments	The Applicant's Responses
EPD(1)	<p><u>Air Quality</u></p> <p>1. Section 3: Please provide the endorsement from Transport Department on the traffic data presented.</p>	<p>A traffic count survey was conducted on 21.5.2024 (Tuesday). The data will be submitted to Transport Department for review.</p>
EPD(2)	<p>2. Section 3.7: Since the traffic count survey was conducted 3.5 years ago during the COVID-19 pandemic, please conduct the traffic count again to reflect the latest situation.</p>	<p>Noted. The traffic count survey has been conducted again on 21.5.2024, and the Environmental Proposal has been updated and attached in Appendix IV.</p>
EPD(3)	<p>3. Table 3.2: The first row of the table does not match with the title. Please check.</p>	<p>Noted and amended accordingly.</p>
EPD(4)	<p>4. Please be reminded that if any complaint is received the applicant shall review the existing measures and provide further measures to remedy the situation promptly.</p>	<p>Noted.</p>
EPD(5)	<p><u>Noise</u></p> <p>1. The applicant shall confirm no direct line of sight from noise sensitive receivers (NSRs) to the work areas.</p>	<p>The applicant confirms that no direct line of sight from NSRs to the work areas. The temporary structures within the vicinity of the site are either vacant temporary structures or warehouses, and they are not considered as NSRs. The proposed temporary warehouse at the application site will be enclosed and will be mainly used for storage of timber and other associated materials. Thus, the possible work areas (main operation activities) shall be the shared access, turnaround area and loading/unloading spaces, which will be sandwiched by/ located inside the proposed warehouses.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(6)	<p><u>Noise</u></p> <p>1. Section 2.2.3: Please clarify whether there will be 6 or 8 operators at site. Plan C shows a total of 8 operators at Site A to Site E.</p>	<p>Please be clarified that there will be 8 operators at site. The wordings have been amended accordingly.</p>
EPD(7)	<p><u>Water Quality</u></p> <p>2. Section 5:</p> <p>(i) Please structure and group the content based on construction phase and operation phase properly.</p>	<p>Noted and updated accordingly.</p>
EPD(8)	<p>(ii) Please identify the sources of water quality impacts during construction phase.</p>	<p>Sources of water quality impacts during construction phase have been added in Section 5.1.</p>
EPD(9)	<p>(iii) Please identify representative water sensitive receiver(s) (WSR) within 500m from site boundary and add a figure to show the WSR(s). Also, please illustrate the water quality impact to the WSR(s) subject to the proposed development.</p>	<p>An additional figure showing the WSRs are added in the updated Environmental Proposal. Mitigated measures have been proposed to ensure no adverse impact to the nearby WSRs during construction and operation of the proposed use.</p>
EPD(10)	<p>3. Section 5.1: Please illustrate surface runoff as a source of water quality impact during operation phase.</p>	<p>Noted and updated accordingly.</p>
EPD(11)	<p>4. Section 5.2:</p> <p>(i) Please note that ProPECC PN1/94 has been superseded by ProPECC PN2/23. Please update relevant content.</p>	<p>Noted and updated accordingly.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(12)	(ii) Please include ETWB TC(Works) No. 5/2005 'Protection of natural streams/rivers from adverse impacts arising from construction works' as one of the mitigation measures during construction phase.	Noted. ETWB TC(Works) No. 5/2005 have been included in the updated Environmental Proposal.
EPD(13)	(iii) Please clarify whether there is pond(s) within the site. If yes, please identify it as WSR and illustrate the water quality impact to pond(s) subject to the proposed development.	Please be clarified that there is no pond within the site.
EPD(14)	5. Section 5.3: Please note that ProPECC PN5/93 has been superseded by ProPECC PN1/23. Please update relevant content.	Noted and updated accordingly.
EPD(15)	6. Section 5.5: Please state the full name of the Technical Memorandum.	Noted and updated accordingly.

1.5 Responses to Comments from Drainage Services Department

Item	Departmental Comments	The Applicant's Responses
DSD(1)	<p>Please find comments on the submitted Drainage Impact Assessment;</p> <p>1. Please be advised that the design rainstorm profile in the Stormwater Drainage Manual has been updated vide Corrigendum No. 1/2024. Please review the relevant calculation to ensure the latest design standard has been adopted.</p>	<p>Noted, the calculations have been updated accordingly for Sites C, D and E, as included in the revised Appendices D and E. It is noted that the latest storm profiles result in smaller required volumes of storage and these will be implemented.</p> <p>The calculations for Sites A and B have not been updated, as the storage facilities for those areas have already been completed in accordance with the previous standards.</p>
DSD(2)	<p>2. Appendix E: Please elaborate the adopted figures for the original peak discharge at 0.2m³/s and 0.25m³/s for the derivation of the storage volume.</p>	<p>The 0.2m³/s adopted for Sites A and B is an approximation of the existing (previous) runoff of 0.199m³/s (see DIA 5.2.2 and Appendix D).</p> <p>The 0.25m³/s for Sites C, D and E, is a nominal conservative allowance for available capacity in the Eastern stream (see DIA 5.2.7 and Appendix F).</p>
DSD(3)	<p>3. Please provide a layout plan and schematic operation protocol to demonstrate the feasibility of the proposed use of modular storage tank on site for stormwater storage purpose.</p>	<p>The operation of the storage tanks is discussed in DIA Para 5.2.9, i.e. weir overflows controlling the inflows and pumps to empty the tanks. A layout plan will be included as Figure 7.</p>

Item	Departmental Comments	The Applicant's Responses
DSD(4)	<p>4. Para 5.2.13: Please indicate the project proponent will also be responsible for operation of the drainage facilities. The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.</p>	<p>Noted. The text will be amended accordingly.</p>
DSD(5)	<p>5. A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided. Please review the Appendix B accordingly.</p>	<p>Details of the drainage system are provided in the Drainage Schedule in Appendix I of the DIA Report.</p> <p>Appendix B of the DIA Report is simply an As-constructed record of the facilities implemented on-Site so far.</p>
DSD(6)	<p>6. Please advise if hoarding/fencing wall was/will be constructed along the site boundary. If confirmative, please clarify if the existing overland flow would be intercepted by the proposed drainage system. 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 shall also ensure that no works, including any site formation works, shall be carried out as may adversely interface with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p>	<p>Any hoarding/fencing will be constructed in a manner to not obstruct any existing overland or stream runoff into the Site, during both construction and later operations.</p> <p>The Site drainage facilities will accommodate all existing runoff into the Site and will intercept all Site runoff to prevent uncontrolled discharge from the Site to adjacent areas.</p>

Item	Departmental Comments	The Applicant's Responses
DSD(7)	7. Please check and ensure that the existing drainage downstream, including the existing eastern streamcourse besides the access road to Muk Wu Village, to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. You should also ensure that the flow from this site will not overload the existing drainage system.	The capacity of this stream has been assessed in Appendix F of the DIA Report.
DSD(8)	8. Appendix I: The equation was not displayed. Please review.	Noted. Appendix I has been updated for resubmission.
DSD(9)	9. 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.	Noted. This will be done.
DSD(10)	10. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted.
DSD(11)	11. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.	Noted.
DSD(12)	12. The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.	Noted.

Item	Departmental Comments	The Applicant's Responses
DSD(13)	Please request the applicant to provide Sewerage Impact Assessment for our comment. The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.	It is understood from subsequent correspondence that the SIA Report is no longer required.