

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Transport Department (TD), dated 8.10.2024</p> <p>(a) TD has no adverse comment on the swept path analysis appended in the planning statement. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular the road outside the subject lot is a one-lane two-way carriageway which shall not be blocked; and</p> <p>(b) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>(a) The adequate circulation space for vehicles is provided near the entrance. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period, as proposed by the applicant.</p> <p>(b) A notice shall be posted at a prominent location of site to remind drivers on pedestrian safety on the access road of the site, as proposed by the applicant.</p>
2	<p>Drainage Services Department (DSD), dated 10.10.2024</p> <p>(a) The application site is in large scale in terms of site area, it is located at low-lying area with natural watercourse within and in the close vicinity of the site, and the application involves 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>(b) 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 should be provided and maintained by the application to the satisfaction of his Division;</p> <p>(c) Based on the record, the application site is in the close vicinity to a water pond and there is a streamcourse within the site area. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the water pond/streamcourse. All the proposed works in the vicinity of the water pond/streamcourse should not create any</p>	<p>The DIA is still in progress, but we expect to submit it shortly.</p>

	<p>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> <p>(d) It is noted that the site area is proposed to be filled with a depth of up to 1.2m. Please justify the landfilling extent and depth and study for the potential drainage impact to the adjoining areas;</p> <p>(e) No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD;</p> <p>(f) The applicant should be reminded to minimise the possible adverse environmental impacts on the existing watercourse in the design and during construction; and</p> <p>(g) The site is in an area where no public sewerage connection is available. Please advise the sewage treatment/disposal facilities for the proposed development.</p>	
<p>3</p>	<p>Agriculture, Fisheries and Conservation Department (AFCD), dated 10.10.2024</p> <p>(a) The site is largely vegetated. More than half of the site falls within the Wetland Buffer Area under TPB PG No. 12C. According to the plan and aerial photo, the site may encroach on a pond to the north. There are watercourses running across the site and nearby. From nature conservation perspective, the applicant should provide information on whether the proposed filling of land and the proposed use would cause direct and indirect impacts on the wetlands on site and nearby, and any measures would be implemented to mitigate such impacts.</p> <p>(b) The subject site falls within the 'AGR" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce, etc.) to be conducted at the subject site, and the need for land filling for TPB's consideration.</p>	<p>(a) Please note that the watercourses are currently absent. The subject site boundary has been setback by at least 3m to the north in order to prevent encroachment upon the pond situated to the north (refer to updated Plan 1). The applicant will construct a concrete wall (1 metre in height) along the northern site boundary at all times during the planning approval period in order to prevent any land filling materials from affecting the pond in the vicinity. The site boundary is adjusted accordingly on Plan 1 to Plan 5.</p> <p>(b) Traditional farming includes crops like cabbage, choy sum, lettuce, A-choy, tomatoes, corn, cucumbers, and winter gourd. Organic farming features cabbage, choy sum, lettuce, cherry tomatoes, spinach, romaine lettuce, and carrots.</p> <p>Farming is conducted on a small scale primarily for experiential purposes, allowing participants to pick their own produce and engage in unique farming experiences. Moreover, greenhouse farming is covered by transparent film to create a controlled</p>

		<p>environment, optimising temperature, humidity, and light. This setup, combined with advanced automated irrigation, fertilisation, and spraying systems, increases productivity.</p> <p>Products are sold through various channels, including social media and websites. They are also promoted by visitors and participants in the farming experience.</p>
4	<p>Geotechnical Engineering Office, Civil Engineering and Development Department, dated 18.10.2024</p> <p>(a) It is noted that the Site and the surrounding Government Land has been modified by illegal site formation works and the land profile may subject to change upon legal action taken by relevant departments.</p> <p>(b) According to the records of the above-mentioned illegal site formation works, unauthorized slopes of height up to 5m were formed within or in the vicinity of the Site, which may affect of be affected by the proposed development of the planning application. Based on records, her office has no information of the proper design and construction of these concerned unauthorized slopes.</p> <p>(c) As the Site would affect or be affected by the above-mentioned existing unauthorized slopes, the applicant shall submit a Geotechnical Planning Review Report (GPRR) in support of the application. The GPRR should include identification of existing registered and unregistered man-made geotechnical features (i.e. slopes) based on topographical survey results, a preliminary geotechnical review of these identified man-made features which may affect or be affected by the proposed development. The GPRR should also include an assessment of the geotechnical feasibility of the proposed development, and address the scope of geotechnical investigation of the existing registered and unregistered slopes and any associated remedial/slope upgrading works that may be required. The essential contents of a GPRR are given in the attached GEO Advice Note (Attachment 1).</p> <p>(d) The applicant should be reminded to submit the proposed building works and associated</p>	<p>The Topographical Survey and GPRR are still in progress, but we expect to submit them shortly.</p>

Your ref: TPB/A/NE-MTL/11

	site formation works to Buildings Department for approval as required under the provisions of the Buildings Ordinance.	
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