

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” and “Industrial (Group D)” Zones, Various Lots in D.D. 84, Ta Kwu Ling, New Territories

(Application No. A/NE-TKL/757)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<p><u>From agricultural perspective</u></p> <p>The subject site falls mostly within the “AGR” zone and part of the site is generally abandoned or under cultivation. The agricultural activities are active 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>Although the application site (the Site) partially falls within area zoned as “Agriculture” (“AGR”), there is no active agricultural use within the Site. The proposed use is considered not incompatible with surrounding land uses which is dominated by open storage yards and some low-rise temporary structures. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land in the New Territories and would not jeopardize the long-term planning intention of the “AGR” zone.</p>
(b)	<p><u>From nature conservation perspective</u></p> <p>I noted the boundary is revised by comparing that to the previous planning application No. A/NE-TKL/750 and is set slightly away from Ping Yuen River. However, the Ping Yuen River is still located close to the southwestern boundary of the subject site. The applicant should clarify whether Ping Yuen River will be affected by the proposed development during the construction and operation stage and</p>	<p>Boundary fencing will be placed along the Site during the planning approval period to avoid adverse impact to the Ping Yuen River. The boundary fencing will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on the boundary fencing.</p>

	proposed measures to avoid adverse impact to the Ping Yuen River nearby.	
2. Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)		
(a)	We have no comment on the captioned planning application. Please note that the access road adjacent to the site is not maintained by HyD.	Noted.
3. Comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	Based on the aerial photo of 2023, the site is located in an area of miscellaneous rural fringe landscapes character comprising of open storages, temporary structures, vegetated areas, farmlands, clusters of trees and woodlands within the “Green Belt” zones at the west. The proposed use under this application is considered not incompatible with its surrounding environment. Based on our site record taken on 25.3.2024, the site is mostly fenced off and vacant. Tree groups of common and self-seeded invasive species are observed along the boundary within the northern portion of the site. In comparison with the aerial photo of Feb 2023, vegetation in the centre of the site have been cleared. Several piles of felled tree branches and scattered burnt plants were observed. Impact on the landscape resources within the site has been taken place. According to Para. 3.3 of the Supplementary Statement, the site is proposed to be filled wholly with concrete of not more than 2.1m (about) in depth. Noting that no information on existing trees within and along the site boundary, proposed tree treatment, and mitigation measures/ landscape proposal are provided in the application,	A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Plan 1). <u>18</u> new trees (N1 to N18) are proposed to be planted along the southeast boundary of the application site (the Site) to enhance the landscape quality. All these new trees within the Site will be maintained by the applicant during the planning approval period.

	potential adverse impact on the existing landscape resources within the site arising from the proposed use cannot be reasonably ascertained.	
(b)	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.	
4. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated by the development will not cause substantial traffic impact to the surrounding road network;	Traffic count surveys were conducted at the key locations on 29/5/2024 (Wednesday) PM and 30/5/2024 (Thursday) AM with survey period of 07:00 – 10:00 and 16:00 – 19:00. The AM and PM peak hours are identified to occur at 08:00 – 09:00 and 17:00 – 18:00 respectively. The results of the survey have shown that all the link flows in the vicinity of the application site (the Site) would be operating within capacity during the AM and PM peak hour even with the estimated peak hours trips from the proposed development (Annexes I and II).
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	The Site is proposed for ‘warehouse’ use, which only the company fleets of the applicant would be allowed to access the Site. To facilitate the smooth entry of vehicles to the Site, an ingress/egress gate with vehicle detection sensors will be implemented to initiate the pre-opening sequence based on the detection of the approaching vehicles. Staff will also be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure no queuing of vehicle outside the Site. Furthermore, sufficient passing areas are also provided along the local access connecting the Site to Ping Che Road, therefore, queuing of vehicle outside the Site will not be anticipated (Annex

		III).
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(d)	The applicant shall advise measure in preventing illegal parking by visitors to the subject site; and	The Site is proposed for 'warehouse' use with no shopfront, hence, no visitor is anticipated at the Site. If illegal parking is observed at the local access connecting the Site to Ping Che Road, it would be reported to respective Government Departments.
(e)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
5. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Flooding incidents have been recorded in the area in the vicinity of the application site. The applicant should submit a drainage proposal for the site to ensure flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to propose measures to mitigate the flooding susceptibility of the area. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the drainage proposal and any other storm-water drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division.	A drainage layout plan, with provision of peripheral u-channels, catchpits and storage tank, is submitted by the applicant to mitigate adverse drainage impact generated by the proposed development (Annex IV). The applicant will submit a drainage proposal to the satisfaction of CE/MN, DSD after planning approval has been granted by the Town Planning Board (the Board). The applicant will commence the construction works or operations, including site formation works, only after the drainage proposal is considered acceptable by CE/MN, DSD.

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(b)	No land filling on site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD.	Noted.
(c)	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.	Noted.