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Response-to-Comment Table

Section 16 Planning Application for Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond at Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

| Department                         | Date      | Comments  | Responses to Departmental Comments                      |
|------------------------------------|-----------|---|---|
| Drainage Services Department (DSD) | 27.6.2024 | <p><b>Comments on the application</b></p> <p>(a) The applicant shall be required to place all the proposed works 3m away from existing streamcourse to the west of the application site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.</p> <p>(b) Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the site shall be maintained at all times during the planning approval period.</p> <p>(c) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.</p> <p>(d) 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.</p> | <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> |

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| Drainage Services Department (DSD) | 27.6.2024 | <p><b>Comments on the drainage proposal</b></p> <p>(a) Para 3.1 -Please explain the extent of boundary to be filled and the potential impact to the streamcourse to the west. All the proposed works should be placed 3m away from the existing streamcourse.</p> <p>(b) Should the applicant intend to fill the existing streamcourse/channel within the site, drainage diversion scheme should be provided. Also, the applicant shall study the upstream catchment area of the existing streamcourse and the potential drainage impact out of the filling works.</p> <p>(c) Para 3.3 &amp; Appendix B - Please provide the future site formation levels to justify the flow path and demarcation of the effective catchment area, You are reminded to consider the future structures/construction plants which could alter the ideal flow path.</p> <p>(d) Appendix C -Please review the calculation and drainage plan, it seems unreasonable that the 150min UC at the east side of the development can be adequate to receive surface runoff from both internal and external catchment areas.</p> <p>(e) Photos should be submitted clearly showing the current conditions of the area within and around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan. In particular, please provide photos for the existing streamcourse, culverts and channels within or in the vicinity of the site.</p> <p>(f) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure</p> | <p>(a) Please find the revised drainage proposal with explanation on the extent of boundary and filling works under Section 2.2 and 3.1 to 3.4. The stream course will not be disturbed by the proposed works.</p> <p>(b) Please find the revised drainage proposal with scheme of diversion and filling under Section 3.1 to 3.4. The study regarding the upstream catchment area of the existing stream course and the potential drainage impact out of the filling works can be referred to Section 3.4 to 3.9.</p> <p>(c) Please find the revised drainage proposal with description on the site formation levels and the proposed flow path under Section 3.1 too 3.4. No future structures/construction plants will alter the ideal flow path, refer to the location plan and as mentioned in Section 2.3.</p> <p>(d) Please find the revised Appendix which has provided a larger size of UC (225UC) with more comprehensive capacity of the proposed drainage system at the east side to receive surface runoff from both internal and external catchment areas.</p> <p>(e) Please refer to Appendix A for a detailed photo record with showing the current conditions of the area and the existing stream course, culverts and channels within and around the site and provided location and direction to each photo.</p> <p>(f) Please find the revised drainage proposal with study and checking on the capacity and satisfactory condition to cater for the discharge from the captioned site and downstream under</p> |

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|            |      | <p>that the flow from this site will not overload the existing drainage system.</p> <p>(g) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.</p> <p>(h) The applicant is reminded 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 shall 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 drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p> <p>(i) 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>(j) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.</p> <p>(k) 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.</p> <p>(l) 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</p> | <p>Section 3. We ensure that the flow from this site will not overload the existing drainage system.</p> <p>(g) Noted.</p> <p>(h) Noted.</p> <p>(i) Noted.</p> <p>(j) Noted.</p> <p>(k) Noted.</p> <p>(l) Noted.</p> |

Planning Application No. A/NE-TKL/759

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|            |      | (m) The applicant should make good all the adjacent affected areas upon the completion of the drainage works. | (m) Noted.                         |

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| Department           | Date      | Comments  | Responses to Departmental Comments  |
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| Transport Department | 28.6.2024 | (i) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; | <p>Noted. To ensure that there is no queuing or backlog of vehicles at the site entrance, the following measures will be implemented:</p> <ul style="list-style-type: none"> <li>a. The site is designed with ample maneuverable space to facilitate the smooth entry and exit of vehicles.</li> <li>b. All vehicle entry and exit records will be managed internally, ensuring that vehicles can enter the site immediately upon arrival without waiting outside.</li> <li>c. Deliveries to the logistics centre are expected to be infrequent, averaging only a few trips per hour. Delivery schedules can be staggered to avoid traffic peaks and ensure a steady and manageable flow of vehicles.</li> <li>d. Dedicated personnel will be present on-site to monitor vehicle movements and provide real-time guidance to drivers, which helps maintain efficient traffic flow and prevents delays or backlogs.</li> </ul> <p>These measures, along with the site's design as depicted in <b>Figure 2.2</b> of revised Traffic Review Report (<b>Annex A</b>), will ensure that vehicles can move in and out without causing external queuing.</p> |
|                      |           | (ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;                          | <p>The site plan prioritizes pedestrian safety by ensuring a clear separation between pedestrian pathways and vehicle routes. This segregation is illustrated in <b>Figure 2.2</b> of revised Traffic Review Report (<b>Annex A</b>). Key pedestrian safety measures include:</p> <ul style="list-style-type: none"> <li>a. Pedestrians and Vehicles Segregation: Pedestrian routes are clearly marked and separated from vehicular routes to minimize</li> </ul>   |

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|            |      |  | <p>interactions between pedestrians and vehicles.</p> <p>b. Lighting systems are in place to ensure pedestrian areas are well-lit and monitored.</p> |
|            |      | (iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and  | (iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and                                      |
|            |      | (iv) 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.   |

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| Agriculture, Fisheries and Conservation Department (AFCD) | 27.6.2024 | <p><u>From agricultural perspective</u></p> <p>The subject site falls within the “AGR” zone and is generally abandoned. 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><u>From fisheries perspective</u></p> <p>Nil.</p> <p><u>From nature conservation perspective</u></p> <p>The subject site is not fully accessible and it is unclear whether there is pond within the subject site. The subject site is covered with weeds, fruit trees and common trees. A ditch is located to the north of the subject site and Ping Yuen River is located to the west of the subject site. The applicant should clarify whether pond filling is required in the subject application, and evaluate if the nearby watercourses, in particular Ping Yuen River, will be affected by the proposed use for our further consideration.</p> | <p>Noted.</p> <p>The application site is accessible via a local track leading to Ping Che Road (<b>Figure 1</b> of the planning statement refers). The Traffic Operation Review confirms that the planned logistics centre is situated near key roadway.</p> <p>As shown in <b>Figure 2</b> and <b>Figure 4</b> of the planning statement, there are 3 small-scale ponds within the application site. These ponds are currently present as small ditches covered in weeds and no longer serve as fishing or water gathering areas adverse impacts. To facilitate the development of the proposed temporary logistics center, site formation works with pond filling would be required, despite their small scale. The photographic record of the ponds is presented below.</p> |



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|  |  |  |  <p>The nearby watercourses, in particular Ping Yuen River, will remain as natural drain and remain intact. As proven by the Drainage proposal, with careful drainage design and considerations, the subject site will not induce additional loading to the existing drainage downstream, as such, the nearby watercourses will not be affected by the proposed use.</p> |
|--|--|--|---|