

**Responses-to-Comments**

**Proposed Temporary Open Storage of Construction Materials, Construction Machineries and Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in “Green Belt” Zone and area shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(Application No. A/YL-HTF/1168)**

- (i) A set of revised development plans and summary table of the affected business premises in Hung Shui Kiu are provided (**Plans 1 to 3** and **Annex I**), details are as follows:
- A revised plan showing the locations of the original business premises in Hung Shui Kiu (**Plan 1**).
  - A revised layout plan (**Plan 2**).
  - A plan showing the land use distribution of the application site (the Site) (**Plan 3**).

All the existing operators in Hung Shui Kiu are affected by the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area. The authorisation letters and tenancy agreements signed by the applicant and the existing operators in Hung Shui Kiu are still valid.

- (ii) Although the area of the Site (i.e. 41,569m<sup>2</sup>) is larger than the original premises combined in Hung Shui Kiu (i.e. 30,843m<sup>2</sup>), large portion of the Site is designated for access road, manoeuvring space, circulation area (i.e. about 11,078m<sup>2</sup>, 26.7% of the Site) and landscape area (i.e. about 4,717m<sup>2</sup>, 11.3% of the Site) while area reserved for ‘open storage’ use only occupies 25,018m<sup>2</sup> (i.e. 60.2% of the Site) (**Plan 3**). As the nature of the open storage operation requires efficient vehicle circulation, ample loading/unloading areas, and adequate parking spaces. The proposed layout with the extensive open area is considered necessary to accommodate the seamless movement of medium/light goods vehicle, forklifts, and other equipment, as well as the safe separation of staff and vehicular traffic. The increase in site area from the original premises would better utilize precious land resources in the New Territories and provide opportunities to support the overall supply chain industry in Hong Kong.
- (iii) A revised plan showing the filling and excavation of land of the Site is provided (**Plan 4** and **Annex II**). The majority of the Site (i.e. 36,194m<sup>2</sup>) will be filled with soil and concrete of not more than 4.1m while the existing 1 m deep dried pond (i.e. 658m<sup>2</sup>) within the Site will be filled with soil and concrete to meet the surrounding site levels (i.e. +23mPD) in order to facilitate a flat ground surface (**Plan 4**). The southern portion of the Site (i.e. 14,142m<sup>2</sup>) will be excavated to a depth of not more than 3.3m and then filled with concrete to a depth of not more than 0.2m with proposed site levels ranging from +22mPD to +26mPD. The proposed filling of land, filling of pond and excavation of land have already been taken into consideration of the drainage impact assessment (DIA) report. All the findings and recommendations of the DIA are still valid.

- (iv) In response to the public comment regarding environmental impact on a nearby natural stream, the applicant has submitted a DIA to review the drainage arrangements for the proposed development, and the DIA concluded that adverse drainage impact from the proposed development should not be anticipated. During the operation of the proposed development, surface run-off will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational. Therefore, adverse impact on the natural stream should not be anticipated.
- (v) A set of revised landscape master plans and landscape mitigation plan is provided (**Annex III**).
- (vi) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria K. Y. WONG; Tel: 2150 6932)</b>		
(a)	Regarding the captioned further information received on 6.5.2024, our previous comments on 11.3.2024 on the application are still valid.	<p>2.5m high boundary fencing will be erected along the periphery of the Site to mitigate any potential nuisance caused by the proposed development. The Site will also be surrounded by 3m peripheral planter as landscape buffer area along the site boundary for retention of the existing trees and provision of new trees, as well as to separate the Site and the nearby sensitive receivers. The applicant will reinstate the Site to an amenity area after the planning approval period.</p> <p>Although the proposed development involves filling of pond, the existing pond has been abandoned for decades, and no active fishing culture operations have been found within the Site. As the proposed development is intended to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu due to land resumption to pave way for the second phase development of Hung Shui Kiu/Ha Tsuen New Development Area, the special background of the application should be considered on individual merit and approval of the current application would not set an undesirable precedent within the "GB" zone.</p>