

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Agriculture, Fisheries and Conservation Department (AFCD), dated 9.8.2024</p> <p>(a) The subject site falls within the “AGR” zone and is generally abandoned or vacant with part of it being used for farming. 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>(b) There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p>	<p>(a) Although the subject site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP), there is no active agricultural activities within the site. The landowners abandoned this fallow agricultural land. Hence, approval of the current application on a temporary basis of 3 years would optimise the fallow agricultural land to a better land use and without jeopardising the long-term planning intention of the “AGR” zone.</p> <p>(b) The applicant will erect a concrete wall (1 metre in height) along the southern site boundary at all time during the planning approval period to prevent any land filling materials affect the watercourse nearby. Please find addition Plan 7 for your consideration.</p>
2	<p>Urban Design and Landscape Section, Planning Department (UD&L, PlanD), dated 9.8.2024</p> <p>According to the layout plan provided, the proposed layout and land filling work maybe in conflict with the existing trees. However, no tree information is provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained. The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.</p>	<p>The tree survey will be carried out shortly. More time is needed to remove weeds on the site.</p>
3	<p>Lands Department (LandsD), 9.8.2024</p> <p>(a) LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 960 RP and 961 RP in D.D.107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>(a) The applicant will demolish all the structures within the Lot 960 RP and 961 RP once the application has been approved by TPB.</p> <p>(b) Noted. The applicant will apply STW and STT for permitted temporary structures to LandsD prior to be erected.</p>

	<p>(b) If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
4	<p>Drainage Services Department (DSD), dated 12.8.2024</p> <p>Please be advised that a Drainage Impact Assessment (DIA) is required for this application for the large application site area.</p>	<p>Please see Appendix II Drainage Impact Assessment for your consideration.</p>
5	<p>Fire Services Department (FSD), dated 13.8.2024</p> <p>(a) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <p>(b) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and</p> <p>(c) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.</p>	<p>(a) Noted. The applicant will submit the proposed FSIs proposal once the planning application is approved by TPB.</p> <p>(b) Noted.</p> <p>(c) Noted.</p>
6	<p>Water Supplies Department (WSD), dated 14.8.2024</p> <p>(a) Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</p> <p>(b) In case it is not feasible to divert the affected water mains, a waterworks reserve</p>	<p>(a) Noted.</p> <p>(b) Please find revised Plan 1 for your consideration. Covered walkways are reserved in Warehouse B1, creating a void area setback 1.5 metres on each side of the centreline of the water main, and the</p>

	<p>within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>(c) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.</p> <p>(d) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.</p>	<p>rooftop of Warehouse B1 will still be connected to maintain a standalone structure. And Open Storage Area A1 will be setback 1.5 metres from the water main. No structure will be built or materials stored within these void areas for waterworks reserve, as claimed by the applicant. Also, free access will be provided for staff of WSD to carry out construction and maintenance at all times during the planning approval period.</p> <p>(c) Noted. No trees or shrubs will be planted within the Waterworks Reserve or in the vicinity of the water main.</p> <p>(d) Noted.</p>
7	<p>District Planning Office/Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (DPO/FSYLE, PlanD), dated 9.9.2024</p> <p>(a) According to the information provided by the applicant, the open area within the site is for vehicle maneuvering. Please justify whether the current internal traffic arrangement as demonstrated in the submitted swept path analysis is the only alternative for the proposed use, and whether other measures/arrangements have been explored by the applicant (e.g. turntable).</p> <p>(b) It is noted that the existing site levels of some areas in the site, in particular the area in the southern portion, are not shown on the land filling plan. The proposed extent of land filling of those areas should also be indicated on the plan.</p>	<p>(a) The applied use mainly includes “warehouse (excluding dangerous goods godown)” and “Open Storage” operations, particularly related to logistics and storage activities, often involving large-scale production processes. These operations require adequate open area to accommodate machinery, equipment, parking and loading/unloading facilities, and production lines. The open area is a large area dedicated solely to vehicle movement, including a large buffer zone. As there is sufficient space for vehicles to enter, manoeuvre and exit the site, there will be no queuing of vehicles on Mei Fung Road.</p> <p>Alternative solutions, such as the use of a turntable, are not feasible for the 16-meter heavy goods vehicle (HGV) that is integral to the site's operations. The HGV requires adequate space to manoeuvre safely (please refer to revised Plan 3). Also, a turntable is not economically viable for the scale and nature of the proposed operations. Thus, the site with a large open area allows for the efficient layout and</p>

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		<p>management of such applied use.</p> <p>(b) In accordance with the DIA (Appendix II), the proposed site levels have been adjusted to manage surface runoff effectively by intercepting all runoff crossing the site boundary. Please refer to revised Plan 5 for the updated existing and proposed site level, and note that Plan 6 has been replaced by Figure 3 of Appendix II.</p>
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