

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” Zone, Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1078)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	According to the proposed land filling layout (Plan 5) and para.3.3 of Supplementary Statement, the Site is proposed to be filled wholly with concrete which may be in conflict with the existing trees. No tree information, proposed tree treatment and mitigation measure(s) are provided in the application.	<p>The site inspection conducted on 3.2.2025 identified 2 existing trees within the eastern portion of the application site (the Site). Both trees identified thereon are of common species, i.e. <i>Ficus microcarpa</i>. The tree survey report is enclosed at Annex 1.</p> <p>In view of the fair condition of the existing trees, the applicant proposes to preserve them in-situ. <u>No tree felling will be carried out at the Site.</u> The applicant will carry out regular horticultural practice to maintain the existing trees in good conditions. Besides, the extent of the filling of land has been revised accordingly. The area of the filling of land is reduced from 1,624 m² to 1,613 m² (about), i.e. 99.3% (about) of the site area.</p> <p>The revised plan showing filling of land at the Site, and the revised pages of Form No. S16-III & Planning Statement are enclosed at Annex 2.</p>

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)		
(a)	Existing raw water mains will be affected. A Waterworks Reserve of the water mains shown in the enclosed plan shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.	It is noted that part of the western portion of the Site is in close proximity to existing raw water mains. The applicant will provide a Waterworks Reserve of the water mains as illustrated on the plan provided by WSD. Besides, no erection of structure and storage activity will be carried out within the said Waterworks Reserve.
(b)	The Water Authority and his officer and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorisation from the Water Authority.	Noted.
(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.	
(d)	The developer shall bear the cost of any necessary diversion works affected by the proposed development.	
(e)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site.	