

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Material and Machinery
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Pond
in “Residential (Group D)” Zone, Lots 2543 RP (Part), 2544 RP, 2545 (Part), 2546 (Part),
2547 (Part), 2548 (Part) and 2549 RP in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/YL-NTM/478)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries & Conservation (DAFC)		
(a)	There are some abandoned ponds and a watercourse adjacent to the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance and pollution to the fish ponds and watercourse nearby during land/pond filling.	Upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the application site (the Site). The final design of the drainage facilities shall subject to the requirement of the Drainage Authority. Also, as mentioned in Section 5.13 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary. As such, adverse impacts to the watercourse and nearby natural environment are not envisaged.
(b)	From a fisheries perspective, the concerned pond is an existing dried pond and no aquaculture activity is practiced. Filling of existing pond should be avoided as far as practicable.	<p>The applicant is an affected operator who is desperately in need of identifying a suitable site for relocation due to land resumption for the development of the San Tin Technopole.</p> <p>It is noted that no aquaculture activity is practiced at the Site for decades. With reference to aerial photos prepared by the Survey and Mapping Office, Lands Department, the ponds which had existed within the Site were filled in the early-1990s. Therefore, no further filling of pond is required.</p> <p>Besides, the Site falls within an area zoned “Residential (Group D)” (“R(D)”), where it has been left vacant without long-term plans for residential development. It is anticipated that the temporary nature of the proposed development shall not contravene the long-term planning intention of the “R(D)” zone.</p>