

Responses-to-Comments

Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-PH/1015)

- (i) The layout of the proposed development is revised to meet the operational needs (**Plan 1** and **Annex I**). 3 single storey structures are proposed at the application site (the Site) for storage of construction materials / tools, site office and washroom with total GFA of 183m² (about).
- (ii) A RtoC Table:

| Departmental Comments | | Applicant’s Responses |
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| 1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259) | | |
| (a) | Discrepancies are found between the IL, CL and gradients for catchpits / channels in figure 2. | A revised drainage proposed is provided (Annex II). All discrepancies are revised and kept consistent as shown in Figure 1. |
| (b) | Catchpit should be provided at the turning points of the u-channel. | Some catchpits are provided at turning points. |
| (c) | Please review the catchment areas in accordance with the existing topographical levels. | Catchment area is enlarged, and hydraulic calculation is revised. |
| (d) | The IL of the proposed 450mm diameter underground shown in the sketch for “Connection details of existing channel” is incorrect. | IL is revised accordingly. |
| (e) | The details including the level shown in the “Catchpit with desilting facility” and “Connection to existing stream” sections are incorrect. Please refer to DSD standard drawings for details. | Details including IL is revised, following the DSD standard drawings as possible. |
| (f) | Please clarify whether the last catchpit should be CP8 or CP9. | CP8 is the last catchpit. |

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| (g) | Please refer to the above comments to revise the design calculations. | It is revised accordingly. |
| (h) | The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. | Noted. |
| (i) | The application site is at location in the vicinity of an existing watercourse. The applicant shall be required to place all the proposed works 3m away from the watercourse, which are non-building areas. | Noted. |
| 2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. Sze Lai CHENG; Tel: 2443 1072) | | |
| (a) | <p>I must point out the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structures and uses on the private lot which is 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> | The applicant will submit Short Term Waiver (STW) application to rectify the applied use after planning approval has been obtained from the Town Planning Board. No structure is for domestic use. |
| 3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. Cheuk Ling WONG; Tel: 2150 6933) | | |
| (a) | Although the subject site is partly paved, a minor portion (in the south) of the application site encroaches upon a natural stream. The applicant should | Please be confirmed that no filling of land will be carried out at the concerned portion that encroached upon the natural stream (Plans 1 and 2). Fencing will be erected by the |

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| | clarify if the proposed use would have any adverse impact on the stream. | applicant to separate the application site (the Site) and natural stream during the planning approval period. Adverse impact on the natural stream is therefore not anticipated. |
| 4. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7737) | | |
| (a) | In consideration of the nature of open storage, the applicant should provide fire extinguisher to the satisfaction of D of FS. In addition, the applicant should submit a valid fire certificate (F.S. 251) to this Department for approval. | Sufficient fire extinguishers have been provided within the Site. A fire service installations proposal and a valid certificate of fire service installation and equipment (F.S. 251) are provided for your consideration Annexes III to IV). |