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Date: 18 November 2024

TPB Ref.: A/YL-SK/383

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Materials (Excluding Dangerous Goods) for a Period of 3 Years and Filling of Land at Lots 992 and 998 S.B ss.1 in D.D. 106, Kam Tin, Yuen Long, New Territories

The reply of the Development Bureau concerning the suitability of the application site for the captioned development is attached herewith.

The applicant will fence off the application site by corrugated metal sheets. Around 30% of the affect site at Tong Yan San Tsuen is occupied by a warehouse and the remaining area is open storage. The proposed warehouse at the application site is intended to upgrade the environment because the storage of construction materials will be stored within an enclosed structure. The proposed site area is larger than the affected site because the applicant cannot find a similar sized site for relocation and the proposed site would fit the operational need of the proposed development.

Our response the following Government departments is as follow:

Planning Department's comments	Applicant's response
(a) Noting that there are 3 MGV and HGV loading/unloading spaces, please clarify the number of loading/unloading spaces for MGV and HGV separately.	2 loading/unloading spaces will be available for MGV and the remaining loading/unloading space will be reserved for HGV.
(b) Please provide details on the construction materials (e.g. metal products and sanitary ware and alike) stored at the Application Site, i.e. number, types, size, height and weight.	Iron gratings for surface channel and iron manhole covers will be stored at the application site.
(c) Please clarify whether vehicles exceeding 5.5 tonnes will enter/ exit within the Application Site.	Vehicle exceeding 5.5 tonnes will enter/exit the application site.

Transport Department's comments	Applicant's response
(a) There is a length restriction on the vehicular bridge connecting Shek Kong Airfield Road and the local access. The applicant shall apply for permit for overlength vehicles.	Noted. The applicant will apply for permit upon planning approval.
(b) Regarding Pt 1, HyD's comments shall be sought from highway structural maintenance perspective.	Noted.
(c) Smooth manoeuvring of vehicles to / from the site shall be provided.	Noted. Please refer to the attached swept path analysis.
(d) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Shek Kong Airfield Road, along the local access and within the site;	Noted. Please refer to the attached swept path analysis.
(e) The applicant should note the local access between Shek Kong Airfield Road and the site is not managed by this Department	Noted.

Highway Department's comments	Applicant's response
(a) The proposed access arrangement of the application site should be commented and approved by TD.	Noted.
(b) The application site is adjoining to a local access road which is not maintained by HyD. Please note that HyD shall not be responsible for the maintenance of the access road between the application site and Shek Kong Airfield Road. Presumably, the relevant department will provide comments to you, if any.	Noted. HyD will not be responsible for the maintenance of the access road between the application site and Shek Kong Airfield Road.
(c) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. 600mm surface U-channel has also been proposed along the site periphery (Figure 4) and the drainage proposal is being commented by the CE/MN, DSD.

CTP/UD&L, Planning Department's comments	Applicant's response
<p>1. Noting that only 20 nos. of new trees are proposed to compensate the loss of 85 nos. of existing trees, the applicant is advised to maximize the tree planting opportunity within site as far as practicable.</p> <p>2. Tree Group Inspection Report: (a) Appendix C (Tree Survey Schedule) – The DBH provided for the trees with multi trunk is not appropriate. Please review with reference to AFCD's Nature Conservation Practice Note No.02.</p> <p>3. Compensatory Planting Proposal: (a) Para. 1 (Objective) - It is noted that compensatory tree planting ratio 1:1 in terms of quantity is not achieved. The sentence "...a ratio not less than 1:1 in terms of...not less than that of the lost tree." is misleading and review is required. Besides, discrepancy in the number of trees proposed to be felled is observed. Please review.</p> <p>(b) Para. 2 (Location Plan of Compensatory Trees) - It is noted that 3 nos. of existing trees (T28, T47 and T49) are proposed to be preserved which is not tally with the proposed tree treatment stated in the Tree Group Inspection Report. Please clarify.</p> <p>(c) Para. 4 (Recommand Compensatory Trees) – 2 meters centre apart between the proposed trees and existing trees is too narrow. Sufficient spacing should be reserved for the new tree planting to ensure sustainable growth of trees especially for the species (eg. <i>Cinnamomum camphora</i> and <i>Liquidambar formosana</i>) with mature size.</p> <p>(d) Para. 5 (Summary of Proposed Planting Species for Compensatory Planting) – The Planting Matrix (3m) is not tally with para. 4. Please review.</p>	<p>Noted. Please see the updated tree group inspection report and compensatory planting proposal in the attachment.</p>

<p>4. The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.</p>	
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DAFC's comments	Applicant's response
<p>(a) There are two watercourses located to the north and south of the subject site respectively. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourses nearby during land filling and operation.</p>	<p>The applicant will erect site hoarding along the application site before the commencement of 0.2m thick land filling. 600mm surface U-channel has also been proposed along the site periphery (Figure 4) and the drainage proposal is being commented by the CE/MN, DSD.</p>

AMO's comments	Applicant's response
<p>(a) As the application site is situated within the Shui Lau Tin Site of Archaeological Interest, the applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works (U-channels and catchpit), sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.</p>	<p>Site paving of 200mm concrete is proposed for the operation of the proposed development. After that, ground excavation works will be limited to the provision of 600mm surface U-channel which is pending the acceptance of the CE/MN, DSD. The terminal catchpit will be 900mm deep as sand trap is required by CE/MN, DSD. Chemical toilet will be used so that no provision of septic tank and soakaway pit is required. The location of the surface channel and the terminal catchpit is shown in attached Figure 4.</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Kimson CHIU) – By Email

Lots 992, 998 S.B. ss.1 and 998 S.B. ss.3 in D.D. 106

- The subject site falls within an area zoned "Agriculture" ("AGR") on the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9. Planning permission from the Town Planning Board (TPB) is required for your proposed operation and associated filling of land (if any). The validity of the planning permission, if granted by TPB, shall be subject to a maximum period of three years with or without conditions.
- The subject site is subject to the Shek Kong Airfield's height restriction of 69mPD.
- The area surrounding the subject site is mainly fallow/cultivated agricultural land, intermixed with domestic structures and vacant/unused land. The proposed use may not be entirely compatible with the surrounding uses. In view of the surrounding rural character and existing landscape quality, the operator should endeavour to enhance the landscaping of the proposal, including boundary planting, as far as practicable.
- The subject site is accessible via a local access road branching off from Shek Kong Airfield Road. The local access road is a single-lane, two-way rural road with a width of about 4m (measuring by the section nearest to the subject site). The prospective operator should ensure smooth maneuvering of vehicles to/from public road and the local access, as well as within the subject lots. In addition, the operator shall provide sufficient width for the vehicular ingress/egress, and ensure that no vehicle is allowed to queue back to or reverse onto/from public road.
- The use of heavy vehicles may result in adverse environmental impacts; views from the Environmental Protection Department (EPD) would be relevant. In this connection, consideration should be given to minimise the potential environmental nuisances on the surrounding area as far as possible, including the siting of all production lines (if any) within enclosed structures, minimisation of major outdoor activities and restrictions on operation hours, etc. For further details of the mitigation measures, the operator may wish to refer to the EPD's "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".

- The site is within the Shui Lau Tin Archaeological Site; comments from the Antiquities and Monuments Office would be relevant.
- Should you wish to pursue this site further, you are advised to supplement additional information regarding the proposed operation (such as preliminary layout, vehicular access point(s), the proposed number of structures with an estimation on floor area, and whether any heavy machinery is involved, etc.), to facilitate further consideration by concerned departments. Moreover, it would be advisable that professionals be engaged to conduct technical assessments pertaining to the proposed operation, not least on traffic, environmental, drainage and fire safety aspects, etc. Should you wish to solicit views from concerned government departments prior to formal submission of a planning application, you may approach this office for further processing of any pre-submission (including preliminary technical assessments) if and when submitted by you.
- For the eventual planning application, it is essential for the operator to demonstrate evidence of extensive site search, full justifications on why the subject site is the one and only site available, and full justifications on the need to continue the operation of the affected business.

FANLING, SHEUNG SHUI AND YUEN LONG EAST DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
JULY 2023