

Response-to-Comment (RtC)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,
Lot 826 in D.D. 90, Man Kam To, New Territories**

(S.16 Application No. A/NE-FTA/282)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<u>Agricultural perspective</u> The subject site falls within the “AGR” zone, and is generally vacant or abandoned. 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.	No agricultural activities have been recorded at the application site in the past decades. Besides, the application site is in close proximity to the Man Kam To Border Control Point with heavy traffic, which is considered to be undesirable for practicing agricultural activities. The proposed development can utilise precious land resources in the New Territories.
(b)	<u>Nature conservation perspective</u> Our recent site inspection recorded a shallow watercourse within the application site. Common aquatic/wetland plants were also recorded near the watercourse, and part of the site was bare with no vegetation. In view that the site comprises a wetland and wetland loss is not desirable from nature conservation perspective.	According to the applicant, the concerned watercourse is considered to be a submerged trench constructed artificially for diverting the stagnant water accumulated at the application site during the rainy season/after rainy weather.

Departmental Comments		Applicant's Responses
2. Comments of the Director of Environmental Protection (DEP)		
(a)	Use of heavy vehicles is involved and domestic dwellings are identified within 100 m from the application boundary.	The deployment of container vehicle for the proposed development is estimated to generate and attract an average of 0.5 no. of vehicular trip per hour during non-peak hours only. Under such <u>low traffic generation/attraction rate</u> (Table 5 of the supplementary statement refers), it is considered that the potential adverse environmental impact that would have arisen from the proposed development is <u>minimal</u> .