

Pre-submission of Further Information for Planning Application No. A/NE-KLH/657**Response-to-Comments****Comments from the District Lands Office, Tai Po, Lands Department**

Contact Person: Ms. Y.L. LAM, Tel.: 2654 1215)

I.	Comments	Responses
1.	The applicant should provide photos that the gate is removed before this office offer comments on the matter.	The gate on the Government land has been removed. Please refer to the site photos and the Plan Showing Viewpoint of Site Photos (Plan 6) for details.

Comments from the Urban Design & Landscape Section, Planning Department

Contact Person: Mr. Ivan WONG, Tel.: 3565 947)

II.	Comments	Responses
1.	Several mature trees with DBH >750mm and tree groups are observed within and in close proximity of the site, which may be in conflict with the proposed farming area and land filling area. The applicant has not provided a landscape proposal indicating the existing tree information within the site with details of landscape treatment and mitigation measure. The applicant should provide necessary information including survey on trees (with site photos showing the existing conditions) and illustrations on proposed changes and mitigation measures such as compensatory planting and/ or other landscape treatment for consideration.	The Tree Preservation Proposal is enclosed in Appendix IV .

2.	The descriptions and locations of large trees (DBH >500mm) and tree groups should be clearly indicated in relevant paragraphs and drawings. Furthermore, the applicant should explore every possible opportunities in preserving trees as far as practicable. If preservation or transplantation of large trees are not feasible, full justifications with close-up photos showing defects (if any) should be provided to support the proposed removal of the trees.	Ditto.
3.	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
4.	Please advise the levels of the lower portion, upper portion of the Site and the access between the two portions;	The levels of the lower portion and upper portion of the Site are about 24.4mPD and 34.6mPD respectively. There is an existing staircase between the two portions of the Site.
5.	Please clarify if the access between the two portions is a footpath only or a vehicular access for both vehicles and pedestrians;	The access between the two portions of the Site is a footpath only.
6.	If the access between two portions is a footpath only, please advise if the existing footpath will be used; and	The existing footpath will be used.
7.	If the access between two portions is a vehicular access, any widening of existing footpath and/or other treatments to the existing footpath and the slope will be conducted. Please also mark the width of the vehicular access, if applicable.	The access between the two portions of the site is a footpath only.

Comments from the Geotechnical Engineering Office, CEDD

Contact Person: Mr. S.C. MOK, Tel.: 2762 5390)

III.	Comments	Responses
1.	Section 4 – More details of the intended works of the proposed development and modification of existing Feature No. 7NW-A/C93 should be provided and shown in layout plan and sections. Such as whether any site formation works will be involved and submission of proposed works to Buildings Department (BD) for approval are required.	The revised GPRR is enclosed in Appendix III .

Comments from Water Supplies Department

Contact Person: Mr. Nelson LO, Tel.: 2152 5748)

IV.	Comments	Responses
1.	It is noted that the Applicant provides multi-function room with office and storage in the proposed site. There is risk of contamination to WGG due to sewage discharge as well as intentional and unintentional contamination from human activities.	No toilet facilities will be provided in the multi-function room. No sewage will be produced. Adverse sewerage impact is not anticipated. Visitors will use the public toilet located at Wai Tau Tsuen, which is within 4 minutes walking distance from the Site.
2.	The Applicant undertakes that any waste (expected to be small in amount) will be put into covered rubbish bins which will be placed on site and will be regularly collected and transferred to the nearest refuse collection point. The Applicant should be reminded that all solid waste and sludge arising from the erection, operation and maintenance of the proposed development shall be disposed of properly outside WGG.	Noted. The revised Risk Assessment Report is enclosed at Appendix II .
3.	It is noted that the crops will be grown in the farm and agricultural activities will be engaged in the proposed site. There is risk of contamination to WGG due to the use of fertilizer, irrigation and sewage production.	The applicant is aware that there is risk of contamination to the WGG due to the use of fertilizer. As such, no fertilizer will be used. No pollution or contamination of water is expected.

4.	The operation and management of the proposed development on parking spaces for private cars with Electric Vehicle charging facilities have not been mentioned in the Risk Assessment Report.	Electric vehicles will not produce any contaminants. The operation and maintenance of the proposed development on parking spaces for private cars with Electric Vehicle charging facilities will not cause contamination to the WGG.
5.	The submitted information is insufficient to prove and demonstrate that the “Conditions of Working within Gathering Grounds” will be fully complied with to ensure that there will be no material increase in pollution effect to the WGG during the construction phase.	Please refer to the revised Risk Assessment Report at Appendix II .

Comments from Water Supplies Department

Contact Person: Ms. Kathy WONG, Tel.: 2152 5752)

V.	Comments	Responses
1.	It is noted that the applicant undertakes to store the construction materials properly in a container during the construction phase. However, the submitted information is insufficient to prove and demonstrate that “Conditions of Working within Gathering Grounds” will be fully complied with to ensure there would be no material increase in pollution effect to the Water Gathering Grounds ('WGG') during the construction phrase. As a holistic approach to substantiate the requirement of no material increase in pollution effect to WGG, the Applicant shall provide evidences and/or control measures to ensure that the following conditions are met: a. No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG. Besides, use of septic tank and soakaway pit system is generally not accepted in WGG. b. All solid waste and sludge arising from the erection, operation and maintenance of the proposed development shall be disposed of	The revised Risk Assessment Report concerning the WGG is enclosed in Appendix II.

	properly outside WGG. c. The use and storage of pesticides, herbicides, toxicants, chemical solvents, laticidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG. d. No chemicals including detergents shall be used/stored without the prior approval from the Water Authority. e. Oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds. f. The vehicle park cum the electric vehicle charging station, meter room and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed. Their operation and maintenance shall not cause any contamination and leaching of contaminants to WGG. g. Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development. h. Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	
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	i. Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained. j. Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development. k. The office and storage rooms as well as associated activities under the development shall be located away from any water courses as far as possible. l. The farm and its associated agricultural activities shall be located away from any water courses as far as possible. All agricultural structures including but not limited to compost sheds and structures for storage of wastes shall be water-tight and properly maintained. Signage for alerting not to pollute WGG should be displayed. m. During erection of facilities proposed under the development, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation.	
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