

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.))
with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone,
Lots 963 S.A RP (Part) and 963 S.B RP (Part) in D.D. 82 , Ta Kwu Ling, New Territories**

(Application No. A/NE-MKT/48)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. Chole NG; Tel: 2150 6931)		
(1)	The subject site is covered with common herbaceous plants and a watercourse is located along the western boundary of the subject site. While it is noted from the planning statement that the surface runoff during construction stage will be discharged into storm drains, the applicant is required to clarify whether there is any mitigation measures during the operation stage, e.g. screen planting / hoarding etc. along the boundary adjacent to the watercourse to prevent adverse impact to the nearby watercourse.	<p>Noted. A 3m setback will be provided by the applicant along the Ping Yuen River Tributary (i.e. the western boundary of the Site) before any land filling works proposed within the Site so that no adverse impact would be made to the watercourse during both construction and operation stage (Plan 8 of the original submission).</p> <p>Any unwanted waste and sewage generated during construction and operation stage will be collected by the applicant. Professional collectors will then be recruited to collect and dispose such collected waste and sewage on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.</p>
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Samuel WANG; Tel: 2300 1135)		
(1)	The application site (the Site) is in the vicinity of existing Ping Yuen River Tributary to the west of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the Ping Yuen River Tributary. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation	Noted. A 3m setback will be provided by the applicant along the Ping Yuen River Tributary (i.e. the western boundary of the Site) before any land filling works proposed within the Site so that no adverse drainage impact would be created during and after construction (Plan 8 of the original submission).

	measures if necessary shall be provided at the resources of the applicant to DSD's satisfaction;	No works will also be permitted within the 3m setback area.
(2)	The applicant should submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of Ping Yuen River Tributary and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed use;.	Noted. A drainage proposal will be submitted to the CE/MN, DSD after the planning application is approved by the Town Planning Board (the Board). The applicant will also construct the drainage system according to the approved drainage proposal; photographic records of the completed drainage system will also be submitted to CE/MN, DSD for approval.
(3)	The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction; and	Noted.
(4)	The Site is in an area where no public sewerage connection is available.	Noted. The applicant proposed that, any unwanted waste and sewage generated during construction and operation stage will be collected by the applicant. Professional collectors will then be recruited to collect and dispose such collected waste and sewage on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.
Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. Maureen CHANG; Tel: 2835 1867)		
(1)	Please ask the applicant to provide information on: Any sewage treatment facility is proposed?	<p>During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by the staff.</p> <p>Given the proposed development is temporary in nature, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and</p>

		soakaway system will strictly follow the requirements as stipulated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23 and 2/24. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.
(2)	Any workshop activities within the site (Section 2.5 of the Planning Statement)? If affirmative, please provide details of the workshop activities.	The applicant confirms that there would be no workshop activities within the site, nor storage of dangerous goods within the application site (the Site).
Comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. Mandy KWOK; Tel: 3565 3953)		
(1)	According to para 5.12 of planning statement, all existing trees will be affected and it is not proposed to retain any of the existing trees at the Site. However, it is stated in Part 6(A)(e)(iii) of Application Form No. S16-III that no tree felling will be involved. The applicant should advise if there are any existing trees within the application site and clarify whether the development proposal would cause any adverse impact to the existing trees and advise the proposed tree treatment with associated mitigation measures, if any.	<p>As the Site is generally flat and vegetated, please be confirmed that there is no existing tree found within the Site. Thus there will be no involvement of tree felling activities; nor adverse impact on trees within the Site. The updated planning statement is also enclosed at Appendix II for your consideration please.</p> <p>Also, a 3m setback is also provided by the applicant from the western boundary of the Site (Plan 8 of the original submission) so that the proposed development would not adversely affect the nearby environment.</p>

- 5.8 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.12 As the Site is generally flat and vegetated, there is no existing tree, nor old and valuable tree or protected species has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed and affected by the proposed hard-paving works for vehicle circulation purposes.

Minimal Drainage Impact

- 5.13 The applicant is aware that the structure proposed within the Site is in proximity to the nearby natural stream along the western boundary of the Site. A 3m (about) buffer from the proposed structure is proposed by the applicant to prevent any nuisance to the nearby natural stream.