

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Lots 1290 RP (Part) and 1291 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/994)

- (i) The applicant would like to provide clarifications to address the concerns of the general public, details are as follows:

Right of Way

Regarding the right of way concerns as mentioned in the public comments, the applicant will liaise with respective lot owners/occupants of nearby land lots to minimise nuisance to the surrounding area after planning approval has been obtained from the Town Planning Board (the Board).

Planning Intention

Although the application site (the Site) falls within area zoned as “Agriculture” (“AGR”), there is no active agricultural use within the Site. The Site is also surrounded by areas occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the “AGR” zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.

Filling of Land

The Site is proposed to be filled wholly with concrete of not more than 1 m (about) in depth for circulation area. As heavy loading of vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.


Environmental Impact

The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel.: 2150 6933)		
(a)	<p>"The subject site falls within the "AGR" zone and is generally vacant. 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.</p>	<p>Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is also surrounded by areas occupied by open storage and some low-rise temporary structures, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.</p>
(b)	<p>There is a watercourse located to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation."</p>	<p>All the proposed works will be carried out at least 3m away from the top bank of the existing watercourse that is located at the west of the Site. Fencing will be erected along the site boundary to avoid the watercourse from reaching.</p>
2. Comments of Director of Environmental Protection (DEP) (Contact Person: Mr. Kevin WONG; Tel.: 2835 1267)		
(a)	<p>"Director of Environmental Protection does not support the application as heavy vehicle is involved in the application and sensitive receivers are within 100m from the Site; and</p>	<p>Noted. The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will also strictly comply with all relevant pollution control ordinances and guidelines at all times during the planning approval period.</p>
(b)	<p>Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisances on the surrounding area; and it is the obligation of the applicant to meet the</p>	

	statutory requirements under relevant pollution control ordinances.”	
3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	Please review and revise the proposed external catchment area as it appears should be larger according to existing topographical data.	Noted. Please refer to the updated catchment plan in Figure 4 of Annex I .
(b)	Please number the proposed catchpits as CP1, CP2...etc. for reference.	Noted. Please refer to the updated Figure 3 of Annex I .
(c)	The invert level of last catchpit should be higher than that of existing stream.	Noted. Please refer to the updated Figure 3 of Annex I .
(d)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Noted. Please refer to the updated catchment plan in Figure 4 of Annex I .
(e)	Channel turning at acute angle should be avoided wherever possible.	Noted.
(f)	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. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented.	Noted. The proposed connection details are shown in Figure 3 . Photos of existing 3m (W) x 2m (D) channel are shown in Appendix D of Annex I .
(g)	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the	The existing channel is approx.. 3m width and 2m depth. The checking of capacity is shown in updated Appendix F of Annex I . The utilization of existing channel with proposed development is about 60% only.

	existing drainage facilities which receives the discharge from the application site, and demonstrate the existing drainage facilities have spare capacity with hydraulic calculations to cater for the additional discharge from the proposed development.	
(h)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Corrugated sheet fence/chainlink would be erected. 50mm dia. opening to be provided near ground level at 3m center to center spacing if corrugated sheet fence is erected. 
(i)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Please refer to sections in Appendix E of Annex I.
(j)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(k)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.