

Responses-to-Comments

**Temporary Open Storage of Construction Materials with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1080 (Part) in D.D. 106, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-SK/384)

(i) The applicant provides the following clarifications for the application:

- the application site (the Site) has been entirely hard-paved with concrete of not more than 0.2 m in depth. The previous site level before filling of land ranged from +14.5 mPD to +14.6 mPD. The existing site level ranges from +14.7 mPD to +14.8 mPD (refer to Plan 6 of the original submission). Concrete site formation is considered required to provide a relatively flat and solid surface for the open storage operation and the erection of structures; and
- the majority of the Site will be used for area designated for open storage of construction materials (i.e. 2,120 m² (about), 50.2% of the site area). Two structures with total gross floor area (GFA) of 320 m² (about) are proposed at the Site, of which 80 m² (about) of the GFA will be for site office use (40 m² in each structure). The remaining site area will be used for vehicle parking and loading/unloading spaces and circulation area (refer to the revised layout plan and swept path analysis at **Annex 1**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO)		
(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 AMO whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, 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>Peripheral drainage u-channels (305 m(L) x 375 mm(W) x 1 m(D)) are to be proposed to collect surface run-off, in order to minimize the adverse drainage impact to the surrounding area. The proposed ground excavation will be no more than 1 m in depth for the provision of drainage facilities.</p> <p>Given that the excavation work is intended to facilitate the required drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned Site of Archaeological Interest is not anticipated.</p>

2. Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	Recent site inspection has identified 6 nos. of existing trees within the Site. Details of the existing trees, including their locations, species and sizes, and general condition with photos, are shown at Annex 2 . All existing trees within the Site will be preserved in situ. Regular horticultural maintenance on existing trees will be provided.
(b)	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.	Noted.