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Table | 1  
Response-to-Comments

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

**Responses-to-Comments Table**

Date	Department	Comments	Responses
13.4.2023	Environmental Protection Department (EPD)	<p><u>Noise</u></p> <p><u>Major Comments</u></p> <p>1. Section 3.4.8 - According to Table 3.7, there should only be 1 LGV going in and out of the site between 2300-0700. Please clarify why the maximum total single trip during 2300 and 0700 hours was 6 single trips.</p>	<p>Typo in para. 3.4.8 which six single trips per hour was outdated in the previous version of the EA Report dated August 2022. Para. 3.4.8 has been updated to one single trip per hour. Besides, “including container vehicle/HGV/MGV” has been deleted from para. 3.4.8 to avoid misleading (See <b>Appendix 1</b>).</p>
		<p>2. Figure 3.7 and Appendix G - Please check if the road section (ID: B) should be “Lo Wu Station Road” instead. Could the proponent clarify if the operational traffic would only affect a short road section near the junction with Man Kam To Road during the peak operation time as well? If yes, we suggest to separate Lo Wu Station Road into 2 sections (the affected part and unchanged part) to avoid misunderstanding that the whole Lo Wu Station Road increases the traffic flow by up to 50% higher.</p>	<p>Typo, name of Segment B has been amended to “Lo Wu Station Road” in Appendix G (See <b>Appendix 1</b>).</p> <p>It is correct that only a short road section of Lo Wu Station Road near the junction with Man Kam To Road will be used by the vehicles of the Proposed Development. As shown in Figure 3.7 of the EA Report, the most affected NSR by Lo Wu Station Road is TN4. As shown in Table 3.15, the contribution of road traffic noise to TN4 would be &lt;0.0dB due to the Proposed Development. It shows that assuming the increase in the flow of Lo Wu Station Road due to the Proposed Development would be insignificant.</p> <p>Because the worst-case scenario was already adopted and the contribution from Lo Wu Station Road is negligible based on the</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
			modelling results, Lo Wu Station Road is not split.
		3. Section 3.3.38 - It is suggested to revise the second sentences as below: “Seven condensers and six condensers are located on Cold Storage Block 1 (SW) and Block 1 (NE), respectively, while another six condensers are located on the Block 2, as shown on Figure 3.5.”	Noted with thanks and amended accordingly.
		<u>Water Quality</u> 4. With reference to the comment 24 of the RtC Table, Appendix D is missing, please provide the information.	According to our submission records, the catalogue with three pages of the cooling tower in Chinese was provided in Appendix D of the EA Report in Appendix 2 of the FI. Nevertheless, the catalogue has been re-provided for reference (See <b>Appendix 1</b> ).
		5. The effluent produced from the site is subject to WPCO control. For the proposed tankering away option for disposing effluent produced from the site, the project proponent should seek advice from DSD.	As mentioned in para. 4.5.7 of the EA Report, all wastewater will be collected inside wastewater storage tanks and tankered away for offsite disposal by licensed collector. This was mentioned in the SIA Report.  No comment on both the EA and SIA Reports from the DSD was received.
		<u>Air Quality</u> 6. Paragraph 2.3.2 and Figure 2.1 - Please provide the assessment height in this paragraph and mark the office of the proposed development in Figure 2.1 instead of referring	Noted and the following amendments have been made: a) “as indicated on Figure 2.1” has been added to the first sentence of para. 2.3.2 of the EA Report (See <b>Appendix 1</b> ).

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		to the planning statement.	<p>b) A new sentence regarding the floor level 12.0mPD or 6m above ground of the office has been added to para. 2.3.2 of the EA Report (See <b>Appendix 1</b>).</p> <p>c) The indicative locations of the offices on 1/F with floor level of ~12.0mPD or ~6m above ground have been indicated on Figure 2.1 of the EA Report (See <b>Appendix 1</b>).</p>
		7. Paragraph 2.4.13 - Please clarify whether the rural road is classified as local or district distributor as per confirmation from Transport Department.	In accordance with the road classification as detailed in Appendix G and H of the Annual Traffic Census (ATC) 2021 published by Transport Department (see <b>Appendix 2</b> ), rural road, local distributor and district distributor are three different road types for New Territories in the road classification system. Hence rural road is not classified as either local or district distributor. Nonetheless, as local distributor is in higher road level hierarchy than rural road, it is revealed that rural road could be considered as local distributor for environmental assessment as conservative approach.
		8. Please insert the discussion about the arrangement during festive days in the EA report.	The arrangement of the Proposed Cold Store will not be affected by festive days.

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
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14 June 2023*

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13.4.2023	Hong Kong Police Force (HKPF)	Please note that the previous comments of HKPF remain valid.	Noted with thanks. The applicant will ensure the implementation of special traffic arrangements at Lo Wu Station Road and Sha Ling Road to facilitate grave sweepers. The applicant is willing to reduce delivery times with discuss with HKPF and relevant department regarding the operation arrangement during the festival period.

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
28.4.2023	HyD Lighting Division	<ul style="list-style-type: none"> <li>With reference to Fig. 2.2 and 5.1 of the submission, in addition to the mentioned existing L/P GD0493, the existing village lighting VG4579 to VG4582 are found in conflict with the subject planning application as highlighted on the attached part print of public lighting record.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>For L/P GD0493, the applicant shall submit a lighting proposal with lighting simulation for permanent relocation of it to the satisfactory of CE/Lighting, HyD.</li> </ul>	Noted. Lighting proposal with lighting simulation for permanent relocation of L/P GD0493 would be prepared and submitted to Lighting/HyD for approval in later detailed design stage should this planning application be approved.
		<ul style="list-style-type: none"> <li>L/P VG4579 to VG4582 are village lightings serving for the existing "public access" of the village inside private lots where the "public access" is maintained by HAD. The applicant shall seek comment from HAD and the village representative for permanent relocation of the concerned "public access" as well as the corresponding village lightings and subsequently submit a lighting proposal with lighting simulation for permanent relocation of these village lighting to all relevant parties including this office for acceptance.</li> </ul>	<p>Noted. Comments from HAD and village representative for permanent relocation of the existing "public access" and village lightings L/P VG4579 to VG4582 would be sought accordingly.</p> <p>Also, lighting proposal with lighting simulation for permanent relocation of village lightings L/P VG4579 to LG4582 would be prepared and submitted to Lighting/HyD for approval in later detailed design stage should this planning application be approved.</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
21.03.2023	Agriculture, Fisheries and Conservation Department (AFCD)	<p><u>Comments from AFCD:</u></p> <p>From nature conservation perspective</p> <p>It is noted that the response from the applicant is based on the previous ecological impact assessment (EcoIA) conducted and no recent ecological survey, flight path survey and EcoIA have been conducted for the revised layout under the current application No. A/NE-FTA/220. Based on this understanding, we have two major comments on the RtC:</p> <p>Impact on avifauna</p> <p>- It is noted from the RtC that the EcoIA for the revised layout, is based on previous EcoIA conducted, which no flight path survey has been conducted. Please ask the applicant to justify their conclusion of no adverse ecological impact of avifauna is anticipated with the proposed building height doubled to 20.675m.</p>	<p>Noted with thanks. In order to better assess any potential ecological impact, the applicant conducted ecological surveys in March, April and May. The supplementary report (see <b>Appendix 3</b>) provides the survey result and recommendations of ecological mitigation measures where necessary.</p> <p>Flight Path Surveys were conducted in March, April and May 2023. According to the survey, flight routes of the waterbird were studied and the results indicated that most of the birds flew toward the southeast area of the Subject Site and to Man Kam To. Most of the <b>bird species were urban and common</b> in Hong Kong. In addition, most of them were <b>recorded flew with a short distance within or near the subject site</b>. The proposed 20.675m height building <b><u>will not be an obstacle for waterbirds or Ardeidae</u></b> as only two Chinese Pond Herons were recorded to fly low, within the Subject Site. <b>The Subject Site is not attractive to bird species and not a major flight line of Ardeidae</b>. Therefore, the impact on the bird flight line is considered insignificant (see <b>Appendix 3</b>).</p> <p>While the impact on avifauna is considered insignificant, the applicant is willing to undertake mitigation measures to create a bird-friendly</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		<p>Impact on Somanniathelphusa zanklon</p> <p>- We considered the capture survey done in March 2022 is irrelevant to address our concern on the potential impact on Somanniathelphusa zanklon. As the water channel within the subject site is not filled after the capture survey, Somanniathelphusa zanklon and other freshwater species could be recorded within the subject site again. The potential impact on Somanniathelphusa zanklon (and other fauna species,if any) could not be evaluated without a proper and recent survey to confirm the presence of Somanniathelphusa zanklon (and other fauna species,if any) in the subject site. If Somanniathelphusa zanklon is recorded within the site, mitigation measures such as translocation of the species, etc. should be proposed.</p>	<p>environment. The proposed green roof could serve as a resting stop for avifauna. During the detailed design stage, the applicant will explore the use of minimal glass and screening to reduce reflections. Furthermore, the incorporation of extensive vertical green will be considered to mitigate possible visual impact.</p> <p>Capture survey of Somanniathelphusa zanklon was conducted in March, April and May 2023. Only <b>two</b> individuals of Somanniathelphusa zanklon were recorded within the Subject Site. As the watercourse would remain intact during construction and operation stage, the impact to the Somanniathelphusa zanklon is considered to be Low to Moderate. The applicant is willing to conduct a detailed survey to check for the presence of any individual of Somanniathelphusa zanklon prior to any construction works and carry out translocation whenever necessary,</p> <p>In addition, to mitigate the indirect impact during construction phase, the following mitigation measures will be adopted during the construction phase to mitigate these impacts:</p> <ul style="list-style-type: none"> <li>• Temporary sewerage and drainage will be designed and installed to collect wastewater and prevent it from entering nearby water bodies;</li> <li>• Proper locations well away from nearby water bodies will be used for temporary storage of materials (i.e. equipment, fill</li> </ul>



**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
			<p>materials, chemicals and fuel) and temporary stockpile of construction debris and spoil, and these will be identified before commencement of works;</p> <ul style="list-style-type: none"><li>• To prevent muddy water from entering nearby water bodies, work sites close to nearby water bodies will be isolated, using such items as sandbags or silt curtains with lead edge at bottom and properly supported props. Other protective measures will also be taken to ensure that no pollution or siltation occurs to the water gathering grounds of the work site;</li><li>• Stockpiling of construction materials, if necessary, will be properly covered and located away from nearby water bodies;</li><li>• Erection of temporary geotextile silt fences will be carried out around earth-moving works to trap any sediments and prevent them from entering watercourses;</li><li>• Construction debris and spoil will be covered and/or properly disposed of as soon as possible to avoid being washed into nearby water bodies;</li><li>• Exposed soil will be covered as quickly as possible following formation works, followed, where appropriate, by covering with biodegradable geotextile blanket for erosion control purposes;</li><li>• Where appropriate, earth-bunding will be carried out of areas where soils have been disturbed or where vegetation has been cleared, to ensure that surface run-off will not move soils off-site;</li></ul>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
			<ul style="list-style-type: none"><li>• Construction effluent, site run-off and sewage will be properly collected and/or treated. Wastewater from any construction site will be minimised via the following in descending order: reuse, recycling and treatment;</li><li>• Proper locations for discharge outlets of wastewater treatment facilities well away from sensitive receivers will be identified and used;</li><li>• Silt traps will be installed at points where drainage from the site enters local watercourses;</li><li>• Appropriate sanitary facilities for on-site workers will be provided;</li><li>• The site boundary will be clearly marked, with any works beyond the boundary strictly prohibited; and</li><li>• Regular water monitoring and site audit will be carried out at suitable points. If the monitoring and audit results show that pollution occurs, adequate measures including temporary cessation of works will be considered.</li></ul> <p>The above mitigation measures proposed would avoid direct impact on the crab <i>S. zanklon</i> and to minimise the potential indirect impacts on adjacent habitats/wildlife and water quality during the construction phase.</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
28.4.2023	Urban Design and Landscape Unit (UD&L)	<ul style="list-style-type: none"> <li>Discrepancies on the tree treatment and greenery ratio are found between the RtoC and the PS (i.e. Section 4.10 and 4.11). Please review.</li> </ul>	<p>Please be advised that the greenery ratio is 25.6 and the statement in the previous RtoC should be corrected as:</p> <p><i>“As compared to the previous submission, the building footprint is minimized in order to preserve more existing trees on Site. The number of trees to be retained and trees to be felled were 101 nos. and 100 nos. respectively in the previous scheme while the number of trees to be retained and trees to be felled are 114 nos. and 80 nos. respectively in new scheme. Besides, roof gardens are proposed for enjoyment of the users in this scheme which results in high greenery ratio, i.e. <del>35.92</del> 25.6%.”</i></p> <p>Nevertheless, please be advised that the numbers regarding tree treatment are correct. According to the PS, “114 nos. of the surveyed trees will be retained, 80 nos. of the surveyed trees will be felled”, which tally with the RtoC.</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
28.4.2023	Drainage Services Department (DSD)	<p>1. RtC Item 2 : It is noted that climate change adjustment is still not applied. Despite the proposed land use is tentatively planned for 3 years, the change in catchment characteristics appears to be permanent given that there has not been any mentioning of a site restoration after the planned use. As such, it is more prudent that the project proponent to demonstrate the drainage performance with appropriate consideration of potential climate change effect, especially for the proposed drainage network and storage tank.</p>	<p>While the proposed use is a temporary use for a period of 3 years, and not permanent in nature, to ease DSD's concern, a hydraulic check has been done to include the mid 21<sup>st</sup> Century Rainfall increase by 11.4% and it shows that the drainage capacity in the drainage network and the storage tank size 2,190m<sup>3</sup> which has included 20% buffer is still capable to accommodate the increase and no adverse impact is anticipated.</p>
		<p>2. RtC Item 5: Please clarify if the proposed land filling activity or ground profile changes would have any impact on the existing watercourse and its associated embankment structures.</p>	<p>Please be advised that there will be no impact on the existing watercourse and its associated embankment structures. In fact, the decking over is to avoid encroaching the watercourse. As mentioned in the DIA, mitigation measures will be deployed such that the drainage capacity and functionality of watercourse are not to be affected by the proposed works.</p>
		<p>3. RtC Item 6(vi): The drainage arrangement at the southeast corner of the development is the same as previous submission, please review.</p>	<p>Please note that the arrangement was adjusted. It was not obvious as the change was minor. Please also note that there will be provision of rainwater collection on the roof top of the plant building and rainwater collected will be diverted into the site through rain gutter.</p>
		<p>4. RtC Item 7): Please provide section view at the site boundary to indicate the arrangement of peripheral U channel. Please also advise if hoarding/boundary wall is</p>	<p>Please note that the arrangement in a sectional view is in Appendix F. No hoarding will be provided, fence will be provided instead which</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		<p>proposed under the development. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.</p>	<p>will allow the overland flow to pass through.</p>
		<p>5. Appendix D: It is noted that the drainage performance of some proposed drainage networks were checked with the consideration of runoff from only a single sub-catchment C2. Please elaborate the drainage system allowed for the other sub-catchments as outlined in Figure 3-1. Also, it is noted a watercourse was identified within the site, please provide a performance check on any relevant drainage system related to the proposed development.</p>	<p>The other sub-catchments and the flow path had been discussed in paragraph 3.2.4 to 3.2.8. Only Catchment C2 is within the Site boundary. The drainage system only design for the Site area. The runoff in other sub-catchment can continue as existing manner without going into the Site.</p>
		<p>6. Page D-1, Appendix D: It is noted with the same sub-catchment reference, different total runoff may be observed for different drainage sections. For instance, sections Start 1 to CP1 and CP1 to CP2 were labeled to be both involving only Catchment C2a, but different total runoff at 0.03m<sup>3</sup>/s</p>	<p>Not the entire catchment of C2a is collected to Start 1 to CP1 and CP1 to CP2. Based on the flow direction, only partial of the catchment flow. We have assumed a quarter will be collected to the aforementioned Start 1 to CP1 and a half of the runoff to CP1 to CP2. To design these channels using the full capacity of the runoff of</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		<p>and 0.06 m<sup>3</sup>/s were adopted for the total runoff, where both were values not well represented in the runoff calculations (Appendix A). Please review and clarify.</p>	<p>Catchment 2a will likely result in overdesign. The description is only to indicate the catchments involved in the calculation.</p>
		<p>7. 3.6.13 and Figure 3-2: MH 15 mentioned in 3.6.13 is missing in Figure 3-2. Please review and clarify.</p>	<p>Typo. The MH15 is correct. Figure 3-2 has been revised.</p>
<p>30.5.2023</p>	<p>Drainage Services Department (DSD)</p>	<p>1. Further to Item 5 of the RtC, it appears that the DIA still only consider the drainage capacity of the system within the site whereas its impact on the upstream and surrounding catchment was not adequately elaborated, without which public concerns over the flood risk impacted by the site over the surrounding may not be sufficiently addressed.</p>	<p>Based on the existing topography, overland flow from upstream and surrounding Catchments are collected into the existing watercourse as the existing manner. There is <b>no change in the flow path due to the development of the site</b>. The description related to upper catchments are described in Paragraph 3.2.4-3.2.8 and 3.2.14 to 3.2.16. The estimated flow path is indicated in Figure 3-1.</p> <p>Refer to section 3.6.15, the existing watercourse passing through the Site is proposed to be decked over to minimise disturbance to it. Manholes for watercourse are proposed to be installed along the existing watercourse for maintenance (see <b>Appendix 4</b>).</p> <p>Refer to section 3.6.13 (see <b>Appendix 4</b>), the total runoff to be discharged into the watercourse will not be more than the estimated peak runoff generated from the Site before development. <b>No additional flow to the watercourse due to the proposed development of the site is anticipated as the drainage conditions shall remain the same as existing.</b></p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in “AGR” zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
			<p>With the proposed mitigation measures in section 3.7 (see <b>Appendix 4</b>), and in addition, the applicant strives to <b>adopt more green measures</b> within the application site, such as green roof/ underground stormwater tank as improvement to drainage condition, therefore adverse impact due to the development of the site to the surrounding is not anticipated. The applicant is willing to submit and implement a detailed drainage proposal to the satisfaction of DSD if and when required as compliance of approval condition should the application be approved.</p> <p>It should be noted flood risk in downstream of the Site, if any, would mean there is flood risk potential under the existing conditions, in such case mitigation of such flood risk at downstream of the site would be beyond the control of the applicant.</p>
		<p>2. It is noted that a more intense development density is proposed compared to the earlier approved plan . In such case, further changes to the proposed foundation and site formation would be anticipated. Please elaborate proposed change in overall site formation setting of the site and its vicinity. Please also advise the land drainage condition of the vicinity of the site before and after the proposed application. Please provide appropriate</p>	<p>Please be advised that <b>no piling will be placed on the watercourse</b>, and sufficient buffer will be provided. Same as the previously approved application, an elevated platform will be constructed within the Application Site to accommodate all necessary facilities for the proposed use. Therefore, it is considered that the site formation will not be significantly altered. Detailed site formation will be confirmed during the detailed design stage, the applicant is committed to consulting the Department of Drainage Services (DSD)</p>

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		<p>mitigation measures, as necessary, to ensure no increase in flood risk in the vicinity.</p>	<p>before commencing the project.</p> <p>The estimated runoff is indicated appendix A and the flow path is indicated in figure 3-1. Refer to RtC 1 above, drainage flow path of the upstream and surrounding catchments was described and the drainage conditions shall remain the same as existing.</p> <p>Stormwater collection system is proposed to be running at the perimeter of the site, no additional flow from the site would be generated to the watercourse.</p> <p>Appropriate mitigations are described in section 3.7 and in addition, the applicant strives to adopt more green measures within the application site, such as green roof/ underground stormwater tank as improvement to drainage condition, therefore adverse impact due to the development of the site to the surrounding is not anticipated, and no increase in flood risk in the vicinity.</p>



**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
14.6.2023	HyD Lighting Division	<ul style="list-style-type: none"> <li>According to the proposed development, the covered area of the 6 proposed structures including one main block for cold storage, 4 plant rooms and one guard house is 9,144m (about). The applicant is reminded that the proposed ancillary facilities for underground stormwater storage tank, water meter rooms, transformer rooms, sprinkler water tanks and fire services pump rooms, etc. are also accountable for built-over area and occupation area for Short Term Waiver (STW)/Short Term Tenancy (STT) applications.</li> </ul>	Noted with thanks.
		<ul style="list-style-type: none"> <li>As land excavation for underground stormwater tank and land filling works for site formation are proposed in the planning submission, the applicant should comply with all the land excavation and filling requirements imposed by relevant Government departments, if any and in no event cause any disturbance to GL without prior approval.</li> </ul>	Noted with thanks. The applicant will comply with all the land excavation and filling requirements imposed by relevant Government departments.
		<ul style="list-style-type: none"> <li>An elevated platform decking over the existing watercourse within the application site is proposed in the planning submission, the applicant may wish to seek comment from Drainage Services Department (DSD) according to the Schedule of Responsibilities of ETWB TC(W) No. 14/2004 and impose conditions and requirements of DSD.</li> </ul>	Noted with thanks. The applicant has negotiated with DSD with a view to fulfilling relevant requirements.
		<ul style="list-style-type: none"> <li>Regarding the tree felling and transplanting proposal under the planning proposal, comment/prior approval from</li> </ul>	Noted with thanks.

**Section 16 Planning Application No. A/NE-FTA/220**

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a period of 3 Years with Filling of Land in "AGR" zone at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

*Further Information (3)  
Responses-to-Comments Table  
14 June 2023*

Date	Department	Comments	Responses
		Agriculture, Fisheries and Conservation Department, and Leisure and Cultural Services Department for the trees on GL should be sought. There is no tree preservation requirement under Government lease governing the lots in the application site.	