

Enclosure | 3

Response to Comment Table

Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

Department	Date	Comments	Responses to Departmental Comments
Transport Department	12.2.2026	<p>1. The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the application site (the Site).</p>	<p>The internal transport facilities to be provided in the project site include one parking space for private cars, one for heavy goods vehicles (HGVs), and one L/UL space. As there are no specific parking and loading/unloading requirements for temporary open storage development in accordance with HKPSG, ancillary transport facilities are provided based on the Applicant's requirements to meet operational needs.</p> <p>Based on the planning application, the proposed development will generate about 1 to 2 vehicles per day. Therefore, the proposed parking spaces and L/UL spaces are considered adequate.</p>
		<p>2. The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p>	<p>Swept path analysis is conducted for the 11m-wide ingress/egress point, internal manoeuvring space, and the loading/unloading spaces. Figure SP-01, Figure SP-02, and Figure SP-03 demonstrate that the ingress/egress point and parking space arrangement are adequate for manoeuvring 11m HGVs and 5m Private Cars, respectively (Please refer to Enclosure 4).</p>
		<p>3. The applicant shall further elaborate the control measures to ensure pedestrian safety and illegal parking by visitors; and</p>	<p>Sufficient manoeuvring space will be provided within the application site. To ensure pedestrian safety, additional marking, signage and convex mirror will be installed.</p> <p>Vehicle gate will be installed to prevent illegal parking by visitors. Staff will be deployed to manage traffic and on-site parking and pre-booking/pre-arrangement will be required for all staff/visitors entering the application site.</p>
		<p>4. The vehicular access between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>Noted.</p>

Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

Department	Date	Comments	Responses to Departmental Comments
<p>Agriculture, Fisheries and Conservation Department</p>	<p>26.2.2026</p>	<p><u>From agricultural perspective</u></p> <p>The application site (the Site) falls within the "Agriculture" 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 Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed uses are not supported from agricultural perspective.</p> <p><u>From fisheries perspective</u></p> <p>According to the drainage proposal, filling of pond is proposed. It appears that the ponds within the Site have been abandoned for an extent of period. Nonetheless, the proposed land/pond filling is noted to involve approximately 2–2.8 m of concrete. The applicant should provide justification for the need to fill these areas with such a substantial volume of concrete rather than soils, and explain how the Site would be reinstated in the future.</p>	<p>Noted. The Application Site is subject to a valid planning approval for the same use with site works commenced. The current application intends to include additional vacant land to accommodate the brownfield operations affected by government projects. The Application Site is mostly paved and vacant and is considered to have low agriculture value at present.</p> <p>The existing ponds with the Application Site have been abandoned and dried up for an extended period of time. No agricultural activities are associated with the existing ponds.</p> <p>The applicant notes the concern regarding the depth and material of the proposed pond filling. It is important to highlight that the current land and pond filling proposal aligns with that in the previous planning application (No. A/NE-FTA/245). That approved scheme involved the filling of land and abandoned ponds with concrete or similar materials to depths of 2.0m and 2.8m, for site formation and levelling the site with the adjoining land and access road. Following the receipt of valid planning approval, the applicant strictly followed statutory procedures and commenced the site formation works accordingly. The current application merely proposes additional filling to the same depths as those</p>

Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

Department	Date	Comments	Responses to Departmental Comments
		<p><i>From nature conservation perspective</i></p> <p>The applicant should implement good site practices to avoid impacts on trees adjacent to the Site.</p>	<p>previously proposed, ensuring topographical harmony across the entire site.</p> <p>Regarding the choice of materials, it is clarified that the <u>pond filling will utilize concrete or similar materials (such as soil)</u> to ensure structural integrity and operational safety. The use of such materials is technically necessary to provide a stable, level platform, while allowing greater flexibility in both the site's current formation and its future reinstatement.</p> <p>Noted.</p>