

Further Information

**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To, New Territories**

(Application No. A/NE-FTA/280)

- (i) The applicant provides the following information in response to the public comments received during the public inspection period:

No adverse impact generated from the proposed development

- the ecological impact assessment and drainage impact assessment reports both accepted under the previously approved application No. A/NE-FTA/247, as well as the tree survey and landscape proposal to alleviate the potential landscape impacts, have been submitted in support of the application; and
- upon obtaining relevant planning permission, the applicant will proceed to implement the accepted proposals and make effort in complying with all planning conditions;

Traffic aspect

- the operation hours of the proposed development will be restricted between 07:00 and 19:00 from Monday to Saturday. No operation on Sunday and public holidays;
- as the proposed development is for ‘Warehouse’ use without shopfront, no visitor is anticipated and only the applicant’s fleets will be allowed to enter/exit the proposed development; and
- the potential adverse traffic impact that would have arisen from the proposed development should not be anticipated; and

Environmental aspect

- 3 m buffer area has been proposed along the entire site boundary to separate the proposed development from the existing natural stream; and
- 2.5 m high solid metal wall will be erected along the site boundary to minimise noise nuisance to the surrounding area.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Since use of heavy vehicles is involved and domestic dwellings are identified within 100 m from the site boundary, he is unable to lend support to the subject application from the environmental planning perspective. The applicant should (i) follow the requirements of the latest '<i>Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites</i>' (ii) implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contract during land filling, (iii) employ licensed waster collectors to regularly collect from the portable toilets and dispose of the sewage properly; and (iv) follow the requirements of the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD and implement suitable facilities (e.g. grease traps) for treatment of the wastewater produced from the proposed canteen (ref: Grease Traps for Restaurants and Food Processors).	3 m buffer area is proposed along the entire site to separate the proposed development from the existing natural stream. 2.5 m high solid metal wall will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, the applicant will carry out maintenance on a regular basis. The applicant will strictly follow the latest '<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>' issued by the Environmental Protection Department to minimise the potential adverse environmental impacts and nuisance to the surrounding area. The applicant will also comply with all environmental protection / pollution control ordinances such as <i>Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance</i> etc. at all times during the approval period of the planning permission.

Departmental Comments		Applicant's Responses
2. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)		
(a)	It is noted that 3 nos. of structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	The applicant will apply for relevant approval to rectify the proposed development upon obtaining relevant planning permission from the Board.
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<u>From nature conservation perspective</u> It is noted from the EcolA that the wet grassland within the application site will be preserved. The applicant should consider adjusting the application site boundary to exclude the wet grassland.	The existing wetland within the application site (the Site) will be preserved. Boundary fencing will be erected around the wetland to avoid any disturbance to the habitats.

Departmental Comments		Applicant's Responses
4. Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD)		
(a)	According to our record, suspected unauthorised works were formed within and/or in the vicinity of the application site. The works comprised formation of unauthorised slopes (i.e. associated geotechnical-related works) that may affect or be affected by the proposed development of the captioned application.	Please refer to the Geotechnical Assessment Report enclosed at Annex 1 .
(b)	As the subject planning application would affect or be affected by the above-mentioned unauthorised works, the applicant shall submit a detailed topographic survey including plans and at least four cross sections (covering at least 20 m extending away from the Site boundary with particular emphasis on showing the interface with Sha Ling Village to the northwest of the Site). Existing unregistered and registered man-made geotechnical features (i.e. slopes/retaining walls) should be identified according to the survey results. If the geotechnical features are present, the applicant should further incorporate a preliminary geotechnical assessment of these identified geotechnical features, which might affect or be affected by the proposed development.	

Departmental Comments	Applicant's Responses
5. Comments of the Commissioner for Transport (C for T)	
(a) The applicant shall breakdown the traffic generation from and attraction to the site and provide the traffic impact review on to the nearby road links, including both the northbound and southbound of Man Kam To Road, and relevant junction.	As mentioned in Table 6 of the Planning Statement, 10 private car (PC) parking spaces, 3 loading/unloading (L/UL) spaces for medium goods vehicle (MGV) and 6 L/UL spaces for container vehicle (CV) are provided. The breakdown of the trip generation and attraction of the proposed development are provided at Table 1 below. The trip generation and attraction during peak hours are estimated to be 13 and 7 per day respectively. The estimated peak hours generation to the northbound and southbound of Man Kam To Road are as follows: - Peak hour directional assumption (30% Northbound / 70% Southbound): • Northbound (Lo Wu Station Road): $13 \times 30\% \approx 4$ two-way/hr • Southbound (Man Kam To Road): $7 \times 70\% \approx 5$ two-way/hr As the nos. of vehicular trips generated and attracted by the proposed development is expected to be minimal, the adverse traffic impact to the nearby road links and junctions should not be anticipated. Moreover, the Site was subject of a previous application No. A/NE-FTA/247 approved in December 2024 by the Town Planning Board with the same traffic scale. The current traffic scheme is considered practicable.
(b) The applicant should indicate the run-in/out to Man Kam To Road in the maneuvering plans to demonstrate the satisfactory maneuvering of the container vehicles including left-in, left-out, right-in and right-out movements between Man Kam To Road and the applicant site.	The swept path analyses have demonstrated the smooth maneuvering of container vehicles between Man Kam To Road and the Site (Annex 2).

(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will be shown at the ingress/egress to enhance pedestrian and road safety and to ensure no queuing of vehicles outside the Site.
(d)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site.	No gate is proposed at the ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress to direct vehicles entering/exiting the Site to ensure that there will be no queuing of vehicles.
(e)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site.	As the current application is proposed for 'Warehouse' use without shopfront, no visitor is anticipated and only the applicant's fleets will be allowed to enter/exit the Site. The swept path analysis has also shown that sufficient space is provided for vehicle maneuvering therewithin. Therefore, no illegal parking outside the Site is expected.
(f)	The proposed vehicular access between Man Kam To Road and the Site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

Table 1 – Estimated trip generation and attraction

Time period	Estimated trip generation and attraction						
	PC		MGV		CV		2-way total
	In	Out	In	Out	In	Out	
07:00 – 08:00 (AM Peak)	4	1	1	0	1	0	7
08:00 – 09:00 (AM Peak)	3	0	1	0	2	0	6
09:00 – 10:00	0	0	1	1	3	3	8
10:00 – 11:00	0	0	1	1	3	3	8
11:00 – 12:00	0	0	1	1	3	3	8
12:00 – 13:00	0	0	1	1	3	3	8
13:00 – 14:00	0	0	1	1	3	3	8
14:00 – 15:00	0	0	1	1	3	3	8
15:00 – 16:00	0	0	1	1	3	3	8
16:00 – 17:00 (PM Peak)	1	0	1	1	0	0	3
17:00 – 18:00 (PM Peak)	0	4	0	0	0	0	4
18:00 – 19:00	0	4	0	0	0	0	4