

Response to Comments

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS IN “AGRICULTURE” ZONE

LOTS 665 S.A., 666 S.A., 667, 669, AND 685 OF D.D. 90, MAN KAM TO, NEW TERRITORIES

| Departmental Comments | Applicant's Response |
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| <p><u>Comments from the Transport Department</u></p> <p>- The proposed vehicular access of 16m is considered too wide which would create undue pedestrian/vehicular conflicts.</p> | <p>Noted, the proposed Ingress/egress and vehicular access has been revised to 13m instead, with 3m transition on both sides. Please find revised kerb detail in Figure 1 and revised Site Layout in Figure 2</p> |
| <p>- Swept path analyses for container vehicles should be further provided for these cases including left-in, left-out, right-in and right-out, joining / leaving Lin Ma Hang Road to / from the development without the need to encroach onto the opposite lane.</p> | <p>Below in Figure 3 to 6 are swept path analysis demonstrating the left-in, left-out, right-in, and right-out joining/ leaving Lin Ma Hang Road. With the revised width of the vehicular access, Container vehicles will have sufficient space joining and leaving Lin Ma Hang Road without the need to encroach onto the opposite lane.</p> |
| <p><u>Comments from the Agriculture, Fisheries and Conservation Department</u></p> <p><u>From agricultural perspective</u></p> <p>The subject site falls within the “AGR” zone and is generally abandoned. 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><u>From nature conservation perspective</u></p> <p>It is noted from our recent site inspection that Lot 665 S.A, 666 S.A and 667 in D.D. 90 is a seasonal marsh where aquatic plants were recorded. A natural watercourse is located with the subject site. As loss of marsh and watercourse is not desirable from nature conservation perspective, I have reservation on the subject application.</p> | <p>Attached are photos taken on 29/4/2024 (Photo 1- 8), along with map of photo locations and angle (Figure 7). There were heavy rains in the week prior, and an amber rainstorm warning hoisted 3 days ago on 26/4/2024. Site inspections shows that although the land is damp from the rainfall, there are still no signs of running water or watercourse within the subject site as indicated on the maps. Further inspection shows that the area in the vicinity of the indicated watercourse is actually soil ground as shown in attached picture (Photo 04). Therefore, there will be no loss of watercourse.</p> |