

Planning Application No. A/NE-MKT/61

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Director of Agriculture, Fisheries and Conservation	
(a)	<p>The application site (the Site) falls within the “Agriculture” zone and is generally vacant with some structures. 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 use is not supported from agricultural perspective.</p>	<p>申請地點已閒置多年，也已是硬泥地鋪面，其土地已不再適合露天耕種，沒有復耕潛力。</p> <p>擬議用途屬臨時性質，不會損害「農業」地帶的長期規劃意向。</p>

	Departmental Comments	Responses
	Commissioner for Transport	
1	The applicant shall demonstrate the satisfactory manoeuvring of the goods vehicles entering and existing the Site, manoeuvring within the Site and into/out of the parking and loading/unloading space, preferably using the swept path analysis;	有關車輛路徑分析圖，請看附件 1。
2	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site; and	有關防止申請地點外違例泊車的措施，申請人承諾會採取以下措施防止訪客車輛在違例泊車： 申請地點的停車位是採用預約制度，司機需提前致電預約，確實現場沒有車輛在內才能駕駛前來。 申請人會安排工作人員在場地入口引導預約成功的車輛即時進入，嚴禁車輛在場外排隊。 申請人也會在申請地點門口張貼告示，提醒訪客嚴禁在周邊道路泊車，否則將被要求離開或向警方舉報。
3	The applicant should advise its adequacy on the local access road leading to the Site through private land. The applicant should also seek approval from the responsible parties to validate the feasibility for vehicular access at these locations.	申請地點的出入口約 5 米闊，請看附圖，出入口的闊度足給車輛通過，確保行車流暢。 申請人知悉，申請人已取得相關私人地主的同意，能使用該私人地用作出入口，多年來都沒有問題。



	Departmental Comments	Responses
Planning Department		
(a)	Please also provide the site area/operational area of the original affected premises at Ha Tsuen, Yuen Long (i.e. Lots 1272, 1273, 1274 and 1250 in D.D. 124).	<p>申請人之前位於新界元朗廈村路 DD124 LOT 1272、1273、1274 及 1250 的面積約 28,000 呎，上蓋約 5,000 呎。</p> <p>但申請人尋覓多時仍未找到合適面積和租金的土地，所以唯有縮小本來在廈村的營運規模，在擬議申請地點重置業務。</p>