

### **MKT-63. Response to general comments**

<b>Comment 1</b>
According to our record, it is noted that substantial vegetation clearance is undertaken between February and March 2026. Please provide justification(s) on why vegetation clearance is necessary; and
<b>Response</b>
Due to the need to carry out site formation and leveling works to accommodate the subsequent proposed development, substantial vegetation clearance is unavoidable. The vegetation removed consists primarily of weeds and common plant species. The applicant undertakes to restore the ground and reseed it with grass upon the expiry of the planning permission period.

<b>Comment 2</b>
The application site (the Site) has been formed before the formal submission of the planning application. Please clarify if further land filling is needed for the proposed use.
<b>Response</b>
The proposed land filling works have already been completed at the application site. The current planning application is solely to regularize the already completed land filling works for compliance purposes. There will be no additional land filling works in the future proposed development.

## **MKT-63. Response to TD comments**

<b>Comment 1</b>
The applicant should advise and substantiate the traffic generation from and attraction to the Site and the traffic impact to the nearby road links and junctions;
<b>Response</b>
The traffic impact proposal is provided to estimate the traffic generation.  There is very low traffic generation from and attraction to the site.

<b>Comment 2</b>
The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;
<b>Response</b>
<ol style="list-style-type: none"><li>1. Vehicles requiring loading or unloading at the site must make an appointment with the site management at least one day in advance. To avoid queuing for parking space.</li><li>2. The site management will arrange for a staff member to be stationed at the vehicle gate to assist with the entry and exit of vehicles.</li><li>3. The site entrance gate will remain open during the operating hours. To avoid the Waiting time.</li></ol>

<b>Comment 3</b>
The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
<b>Response</b>
<p>1. The applicant will erect road signs and banners at the site entrance to alert pedestrians and driver, including notices such as “Caution: Pedestrians” and “Beware of Vehicles Entering/Exiting” .</p> <p>2. Outdoor convex mirrors will be installed at the gate and site entrance to assist pedestrians in detecting approaching vehicle movements.</p> <p>3. A staff member will be stationed at the vehicle gate to warn and guide pedestrians when vehicles entry and exist the site.</p>

<b>Comment 4</b>
The applicant shall advise the measure in preventing illegal parking by visitors to the Site.
<b>Response</b>
<p>The applicant will implement the following measures to prevent illegal parking of Visitors vehicles outside the subject site:</p> <p>1. Clear signage will be erected at the site entrance and along the adjacent roads, stating “No Parking”</p> <p>2. Visitors must make an appointment with the site management at least one day in advance when using the private car parking spaces.</p> <p>3. Visitors will be informed in advance that parking outside the subject site is strictly prohibited. They will be advised to use public transport, specifically the Green Mini Bus (GMB) and Franchised Buses, to reach the site.</p> <p>4. Regular inspection of the surrounding area by site management or security personnel, with prompt reporting of any illegal parking to the relevant authorities for enforcement</p>