

2nd Further Information**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 90, Man Kam To, New Territories****(S.16 Planning Application No. A/NE-MKT/69)**

- (i) The applicant would like to provide the following clarifications upon the subject application:
- Although the application site (the Site) situates in an area zoned “AGR” on the Approved Man Kam To OZP No. S/NE-MKT/7, the Site is currently vacant, abandoned and without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone and would better utilise deserted land in the New Territories.
 - The Site provides 2 parking spaces for private cars (PCs) and 2 loading/unloading (L/UL) spaces for light goods vehicles (LGVs). LGVs will be deployed for the transportation of materials into and out of the Site, which will only be conducted beyond peak hours between 10:00 and 18:00. To ensure safety, the applicant will deploy staff to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety; sufficient space is also provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to public road. Given the smaller sizes of PCs and LGVs, with minimal vehicular trips generated/attracted, adverse traffic impact to the surrounding road network should not be anticipated.
 - The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and FSIs proposals etc., to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Town Planning Board. The applicant will also follow related regulations and guidelines to minimise possible impacts on nearby sensitive receivers.
 - Given that the current application is to facilitate the San Tin Technopole development, approval of the application can facilitate relocation prior to land resumption within the development boundary, thereby minimise the impact on the implementation programme of government development projects within the Northern Metropolis; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

(852) [Redacted]
(852) [Redacted]

(852) [Redacted]



Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Ray LAM; Tel.: 2399 2405)		
(1)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. 'Stop and give way' sign would also be erected to ensure pedestrian safety to/from the Site.
(2)	The applicant shall advise the measure for preventing illegal parking of visitors' vehicles outside the application site (the Site); and	As the Site is for 'warehouse (Excluding Dangerous Goods Godown)' use, visitors are not anticipated at the Site. Parking spaces within the Site are reserved for staff only. All visiting vehicles are required to access the Site by advanced booking. Queuing vehicles will be asked to leave to avoid obstruction to the surroundings.
(3)	The proposed vehicular access road between Lin Ma Hang Road and the Site is not managed by the Transport Department. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road.	Noted.



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