4th 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 has revised the layout of the application site (the Site). Please find the revised pages of the application form and layout plan for your reference (**Appendices II** and **III**). Comparing with the previous layout, structure B1 has made a setback for 517 m^2 (about). This is to provide adequate space for the design and implementation of proposed drainage facilities within the Site, which will be implemented at a later stage by the applicant;

(ii) The applicant would like to submit a revised drainage impact assessment (DIA) for the consideration of government bureaux/departments (**Appendix IV**); and

(iii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Secretary for Development (SDEV)		
(1)	Taking note there is difference on the site area, i.e. 1,742 m^2 vs 2,756 m^2 (+1,014 m^2), and the applicant stated that about 498 m^2 of increase was to cater for internal circulation space to minimise potential adverse traffic impact to the surrounding road network, further substantiation is required for the remaining 516 m^2 of increase for our consideration.	The applicant has been operating at the original site of business nature includes storage of miscellaneous goods in warehouse (excluding dangerous goods godown (D.G.G.)), as well as transportation of the goods. However, the applicant predicted that the storage spaces provided in the original premises would not be enough for one's storage needs in the future for catering the increase of storage needs derived from increasing e-commence and logistics needs. The applicant thus picked the current application site with a larger storage space, so that arrangements of vehicles and goods transportation would be easier and more convenient and friendly for loading/unloading activities. After further discussion, the applicant has decided to setback structure B1 to provide adequate space for the design and implementation of proposed drainage facilities within the Site. The setback area would be

		about 517 m^2 as shown at the revised layout plan at **Appendix III**. The setback area is reserved for the implementation of drainage facilities within the Site and no occupation and/or works would be taking place within the area. After implementing the drainage facilities, it is expected that drainage impact to the surrounding environments could be mitigated effectively. The current application is crucial for the applicant to maintain one's normal business, as well as to minimise any potential impact on the applicant oneself; as well as the nearby environments and stakeholders.
Comments of the Commissioner for Transport (C for T) **(Contact Person: Mr. Ray LAM; Tel.: 2399 2405)**		
(1)	The applicant should also provide signage to alert the pedestrians to the ingress/egress points.	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. 'Beware of Pedestrian' and 'Stop' signs will be shown at the ingress/egress to ensure pedestrian safety. 'Stop and give way' sign would also be erected to ensure pedestrian safety to/from the Site.