

Response-to-Comments

Response-to-Comments

	Departmental Comments	Responses
	<u>Highways Department (HyD)</u>	
(1)	Please indicate and advise the access of the site.	Please see the Proposed Layout Plan at Appendix 4 of the Planning Statement and the attached herewith.
(2)	If the access of the site is at Sha Tau Kok Road – Ma Mei Ha, the proposed access arrangement and the Traffic Impact Assessment for the run-in/out should be commented and approved by TD.	Noted.
(3)	The run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD.	Noted.
(4)	Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted.
	Transport Department (TD)	
(a)	The applicant should advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions.	Please note that the proposed 10 number of private car parking spaces are for the local resident of Victory Villa that would generate or attract a total of 20 trips a day during the morning peak hours and evening peak hours respectively.
(b)	The applicant shall illustrate on a layout plan the proposed parking provision of the site.	Please note that there are only 10 number of private car parking spaces provided on the site, as shown on the Proposed Layout Plan at Appendix 4 of the Planning Statement and the attached herewith.

(c)	The applicant should advise the width of the vehicular access leading to the site.	The proposed ingress/egress is 4.5m, as shown on the Proposed Layout Plan in Appendix 4 of the Planning Statement and the attached herewith.
(d)	The vehicular entrance to the site should be adequate for vehicle access.	Noted. The proposed ingress/egress is 4.5m that should be adequate for vehicle access. Please also see the attached Swept Path Analysis for your reference.
(e)	The applicant shall demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.	Please see the attached Swept Path Analysis for your reference.
(f)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Please note that the proposed temporary car park is for private use instead of public use. In addition, as shown in the attached Proposed Layout Plan and the Swept Path Analysis, there are still vacant spaces available being for waiting area after accommodating the proposed 10 number of private car parking spaces. Therefore, vehicle queuing issue should not be anticipated.
(g)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	If necessary, the Applicant is willing to provide sensor alarm and indication light at the entrance of the site to alert the pedestrian when vehicle pass through the site for ensuring the pedestrian safety.
(h)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

	<p><u>Agriculture, Fisheries and Conservation Department (AFCD)</u></p>	
(1)	<p>The subject site falls within the “AGR” zone, amongst other zones, and is generally vacant. 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>Please note that the site falls within an area zoned “Agriculture” (“AGR”), “Village Type Development” (“V”) and “Road” and it has been paved for many years. In addition, there are residential settlements, open storages and car parks in the close vicinity.</p> <p>There was also Planning Application No. A/NE-LYT/749 approved on 25.6.2021 for the use of “Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles” within “Agriculture” zone for a period of 3 years.</p> <p>Therefore, the proposed temporary private car park should not be unsuitable on the site.</p>