

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Application No. A/NE-FTA/238)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Eric TAM; Tel: 2399 2405)	
(a) 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;	The applicant seeks planning permission from the Town Planning Board to use the application site (the Site) for 'warehouse (excluding dangerous goods godown)' for a temporary basis of 3 years. According to the applicant with warehousing operation experience, it is estimated that only 9 trips will be generated and attracted by the proposed development during the AM and PM Peaks. As majority of the Site is proposed for 'warehouse' use, infrequent vehicular trips will be anticipated, hence, adverse traffic impact to the nearby road networks should not be anticipated.
(b) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Large amount of circulation space is also reserved for smooth manoeuvring within the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period (Plan 1).
(c) The applicant shall advise the management / control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	The Site will be operated by a warehousing company, which only the company's fleets will be allowed to enter/exit the Site. As the proposed development only involves of warehouse with no shopfront, no visitor is anticipated at the Site. As the vehicular trips could be strictly controlled by the applicant,

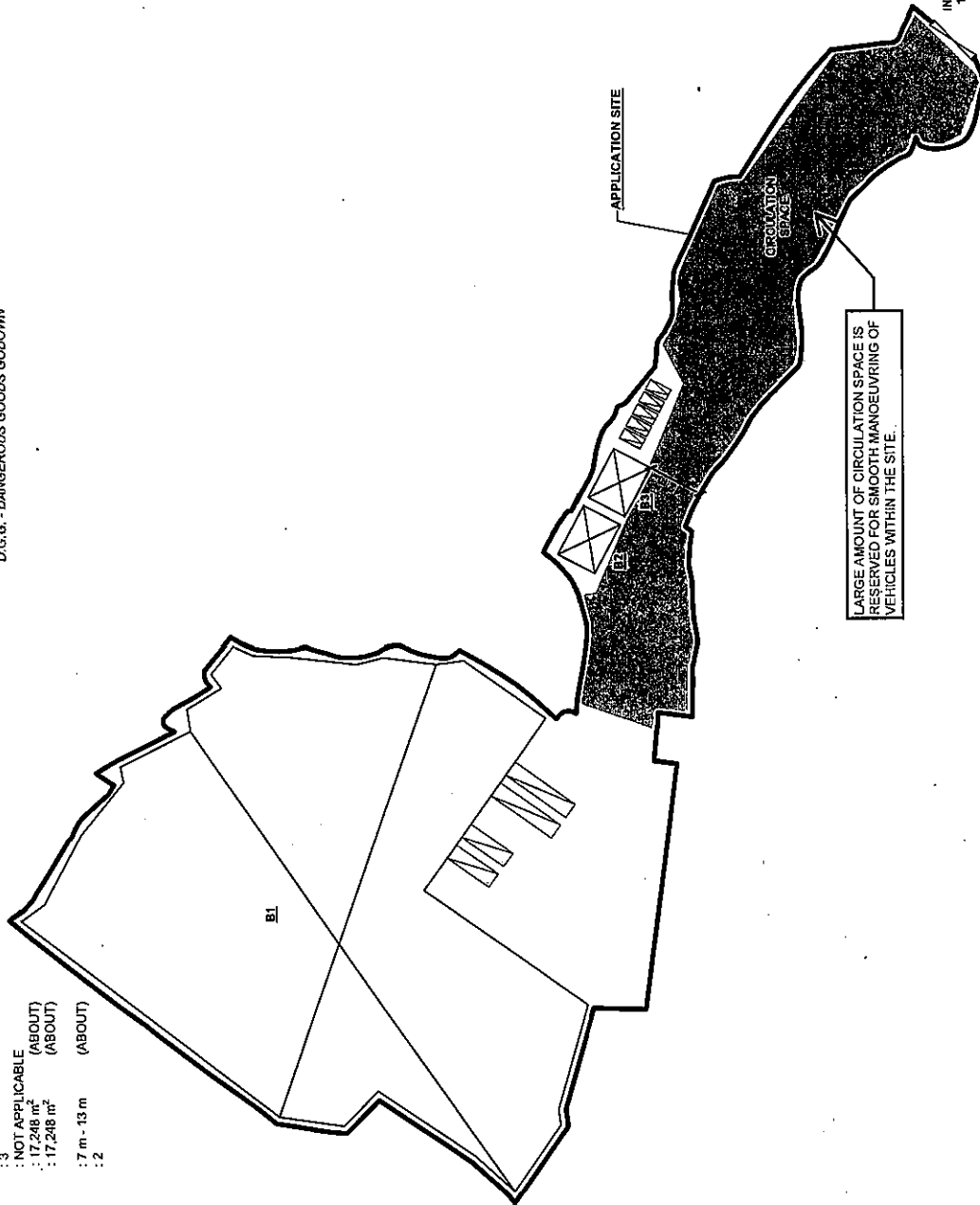
		queuing of vehicles outside the Site will not be anticipated at any time during the planning approval period.
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A pair of lanterns with amber revolving lights will be installed at the ingress/egress of the Site to alert pedestrians whenever a vehicle is entering/exiting to/out of the Site. In addition, staff will also be deployed at the ingress/egress to direct both incoming and outgoing vehicles to enhance pedestrian safety.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT) (2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

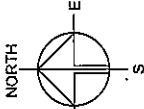


LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)



PROJECT
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 1500 @ A4

DATE	24.11.2023
DATE	
DATE	

DATE	
DATE	
DATE	

DWG. TITLE
 LAYOUT PLAN

DWG. NO.
 PLAN 1

REV.
 001