

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

(S.16 Planning Application No. A/NE-FTA/238)

(i) A RtoC Table:

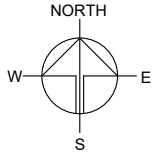
Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Eric TAM; Tel: 2399 2405)	
<p>(a) Our previous comment "The applicant should advise the management/control measures to be implemented to ensure the ingress / egress activities of the development would not cause any impact to the adjacent junction and its traffic light system" has not been addressed. The applicant is required provide further information to respond our comment, including substantiation of no adverse impact and implementation of improvement measures if necessary.</p>	<p>As large amount of circulation space is reserved for smooth manoeuvring within the application site (the Site), the relocation of ingress/egress is proposed to avoid any impact to the adjacent junction and its traffic light system (Plan 1).</p> <p>No gate is proposed at the Site's ingress/egress to facilitate the smooth entry of vehicles onto the Site, 12 meters wide ingress/egress gate with vehicle detection sensors will be implemented to initiate the pre-opening sequence based on the detection of the approaching container vehicles. To prevent delays caused by vehicles queuing back on to the adjacent Man Kam To Road, "half box" (RM 1038) junction marking will be provided outside the Site's ingress/egress to restrict that no vehicles are allowed to be stopped/parked within the road marking (Plan 2). Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period, therefore, adverse impact to the adjacent junction and its traffic light system should <u>not</u> be anticipated.</p>

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	
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



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/UL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED 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

DRAWN BY	DATE
MN	2.2.2024

REVISED BY	DATE

APPROVED BY	DATE

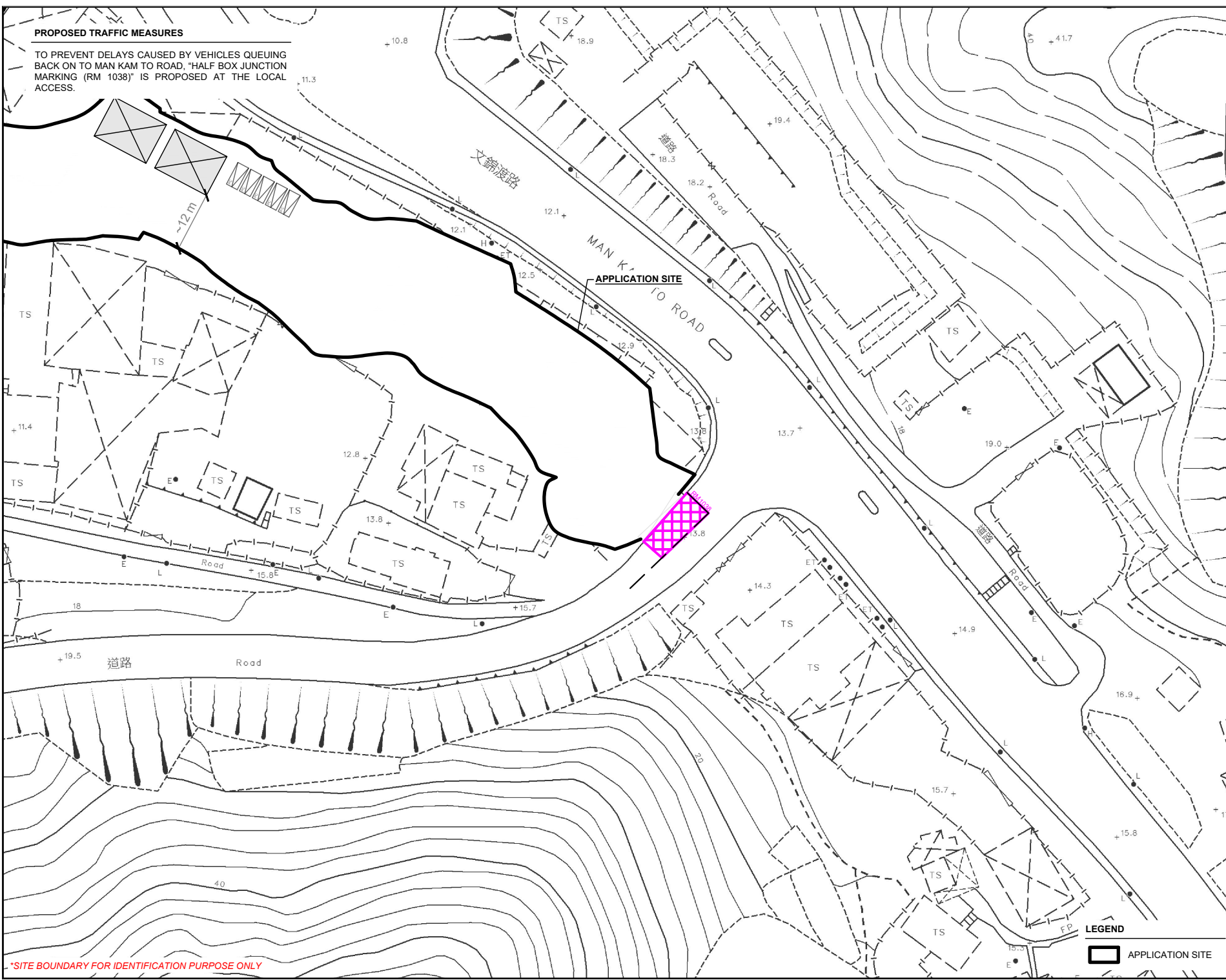
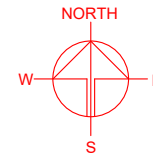
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 1	002

PROPOSED TRAFFIC MEASURES

TO PREVENT DELAYS CAUSED BY VEHICLES QUEUING BACK ON TO MAN KAM TO ROAD, "HALF BOX JUNCTION MARKING (RM 1038)" IS PROPOSED AT THE LOCAL ACCESS.



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)
SITE LOCATION	
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES	
SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	26.2.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ROAD MARKING	
DWG NO.	VER.
PLAN 2	001

LEGEND
 APPLICATION SITE