

## Response to Comments

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF THREE YEARS IN “AGRICULTURE” ZONE

LOT 356 OF D.D. 87, FU TEI AU, NEW TERRITORIES

Departmental Comments	Applicant's Response
<p><u>Comments of the Commissioner for Transport</u></p> <p>(i) The applicant should advise the width of the vehicular access leading to the site;</p>	<p>The proposed width of the vehicular access leading to the site is 7.3m</p>
<p>(ii) The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p>	<p>Please find the attached swept path analysis to demonstrate the maneuvering of vehicles into and out of the parking and loading/unloading spaces</p>
<p>(iii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</p>	<ul style="list-style-type: none"> <li>- The staff on site will manage vehicles entering and exiting the subject site to ensure that there will be no queuing of vehicles outside the subject site.</li> <li>- As the proposed use is for storage only, there will be no visitors to the site, and all deliveries and pickups to the site will be scheduled ahead of time.</li> <li>- Sufficient space will be provided for maneuvering within the site, and departing vehicles will wait inside the site and give way to vehicles entering the site.</li> </ul>
<p>(iv) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and</p>	<p>The applicant will install “TS460” and “5KM/H” signs at the site access to alert drivers to slow down and be aware of pedestrians.</p>

**S.16 Planning Application No. A/NE-FTA/240**

<p>(v) The proposed vehicular access between Man Kam To road and the application site is not managed by TD. The applicant should seek comments from the responsible party.</p>	<p>Noted</p>
<p><u>Chief Engineer/Mainland North, Drainage Services Department</u></p> <ul style="list-style-type: none"><li>- Flooding Incidents were recorded in the adjoining areas of the proposed development. It is revealed that the area adjoining the application site (the Site) is subject to overland flows and/or flooding potential. Unless the applicant can submit satisfactory stormwater drainage and site formation proposals to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development, I do not support the application since the Site is located in the close proximity of an existing streamcourse to the south of the Site.</li></ul>	<p>Attached please find the drainage proposal to demonstrate that there would be adequate measures provided to avoid the Site from being eroded and flooded. The streamcourse has been widened and concrete blocks were place along the streamcourse to ensure capacity and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. Photos of the current condition of the streamcourse is shown in Figures 4.1 to 4.4 of the Drainage Proposal.</p>
<ul style="list-style-type: none"><li>- The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.</li></ul>	<p>The application site boundary is set at least 3m away from the top of the bank of the existing streamcourse. The site boundaries will be fenced with 2.5m high corrugated metal sheets, and concrete blocks have been placed along the streamcourse to prevent any adverse drainage impacts.</p>
<ul style="list-style-type: none"><li>- The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.</li></ul>	<p>Noted</p>