

Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone,
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(Application No. A/NE-MKT/42)

- (i) The applicant would like to confirm that all three tenants (**Tenants A to C**) are operating by the applicant oneself (i.e. the sole affected operator) as shown in **Appendix I of Planning Statement**. Such decision was made by the applicant based on the following considerations:
- a. The applicant believes that merging all three separated original premises into one single location (i.e. the application site) could enhance one’s operation efficiency by reducing additional vehicular trips back and forth between three original premises during daily operations; and
 - b. The applicant would also like to take action to reduce overall operating cost, including cost in land rental, in preparation for future possible economic downturn. By merging from three locations into one single location could effectively reducing yearly cost.
- (ii) A R-to-C Table:

Departmental Comments		Applicant’s Responses
1. Comments from the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. Catrina CHAN; Tel: 3565 3953)		
(a)	<u>General Comments</u> Based on our site inspection, the site is mostly hard paved with some trees observed within the site. Large trees, including a <i>Ficus microcarpa</i> 細葉榕 with approx. 800mm DBH and a <i>Ficus variegata</i> 青果榕 with approx. 480mm DBH are observed at the southeastern side within the site. According to Para. 5.12 of the Planning Statement, “ <i>all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.</i> ”. Compared to the aerial photo taken in 2023, vegetation clearance has been taken place. With reference to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising vegetated areas, scattered tree	The 2 existing trees are proposed to be felled as they are in conflict with the proposed development scheme. However, in order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 14 new trees of local species, i.e. Polyspora Axillaris at the Site with a view to compensating for the existing trees to be felled. Please refer to Annex I for a landscape plan of the application site (the Site). Despite the fact that the proposed development is not in line with the planning intention of the “REC” zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would

	groups, temporary structures and houses within the “Village Type Development” zone to the east. There is a concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “REC” zone.	therefore not set an undesirable precedent for the “REC” zone.
(b)	<u>Advisory Comments</u> The applicant is advised to review the proposed layout to preserve the trees, particularly to the largest trees within the site, as far as practicable.	
(c)	The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work.	Noted.
2. Comments from the Commissioner for Transport (C for T) (Contact Person: Mr. Eric TAM; Tel: 2399 2405)		
(a)	The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, the swept path for container vehicles has encroached into the opposite traffic lane when coming out from the site, which is not preferable from road safety perspective. The applicant shall consider prohibiting container vehicles exiting the subject site with left turn, or propose appropriate traffic management measures of a turning movement is necessary;	In order to ensure road safety at Ping Che Road, ‘no left-turn’ sign would be erected by the applicant to restrict container vehicles (CV) from turning left from the Site to Ping Che Road. A banksman would be deployed at the entrance gate to manage and guide container vehicles of the proposed development. If the left-turn restriction of CVs to Ping Che Road are violated by the visiting CV drivers, warnings will be issued to the involved drivers by the applicant and further action(s) (e.g. violated vehicles would be barred from entering, etc) would be taken if further violations are observed. An updated swept path analysis is also enclosed for your reference please (Annex II).

(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. The banksman would be stationed at the ingress/egress of the Site to monitor the traffic conditions. Vehicles queuing on public road waiting to enter the application site would be asked to leave at once to prevent further obstruction of traffic.
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	The banksman stationed at the ingress/egress of the Site would direct vehicle entering/exiting the Site to enhance pedestrian safety.
(d)	The applicant shall advise the measures in preventing illegal parking by visitors to the subject site.	As no shopfront is proposed at the Site, visitor is not anticipated at the Site; and visitors would not be allowed to enter the Site unless with prior approval from the applicant.