

**Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKLN/85 (31 May, 2024)**

COMMENTS	RESPONSES
<p><b>1. Urban Design and Landscape Section, Planning Department</b></p>	
<p>(a) According to the aerial photos of 2023, the site is vacant with no trees observed. Based on Para. 4.4 of the Planning Statement, existing trees immediately outside the site will not be affected. Significant adverse impact on the existing landscape resources within the site arising from the proposed use is not anticipated. With reference to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of farmlands, small houses, clusters of tree groups, and vegetated areas. There is a concern that approval of the application may alter the landscape character of the “REC” zone.</p>	<p>(a) The area across Lin Ma Hang Road to the southeast of the Application Site was approved for a temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities with an area of about 122,819m<sup>2</sup> for a period of 3 years by the Town Planning Board on 15.3.2024 (Application No. A/NE-TKLN/77). The Application Site is geographically located close to the Mainland China with convenient access to Heung Yuen Wai Highway and Boundary Control Point. It is anticipated that there will be gradually changed of the landscape character in the locality in view of the approved surrounding developments and economic growth from the integration between the Mainland China and Hong Kong.</p> <p>As there are no trees within the Application Site, the landscape impact arising from the proposed development is minimal. The proposed development would alleviate the pressing demand for storage spaces in Hong Kong and allow the Applicant to continue their business due to land resumption.</p>
<p><b>2. Transport Department</b></p>	
<p>(a) Please note our comments on the subject application below from a traffic engineering point of view:</p> <p>(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the</p>	<p>(i) The swept path analysis has been conducted (see <b>Annex 1</b>) and demonstrated the smooth manoeuvring of medium goods vehicle entering and exiting the subject site, maneuvering within the subject site and into/out</p>

COMMENTS	RESPONSES
<p>subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces using the swept path analysis including each of these:</p> <ul style="list-style-type: none"> <li>- Ingress route from the northbound of Lin Ma Hand Road entering site</li> <li>- Ingress route from the southbound of Lin Ma Hand Road entering site</li> <li>- Internal maneuvering within the site entering the loading/unloading space</li> <li>- Internal maneuvering within the site leaving the loading/unloading space</li> <li>- Egress route to the northbound of Lin Ma Hand Road existing site</li> <li>- Egress route to the southbound of Lin Ma Hand Road existing site</li> </ul>	<p>of the parking and loading/unloading spaces. There is a very good visibility of driver from the Application Site, therefore, the driver can clearly observe the traffic condition on Lin Ma Hang Road and take necessary precaution to prevent conflicting with road traffic.</p>
<p>(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>(ii) To improve the safety for pedestrian at the site access, road markings and road signs are proposed to alert the drivers and pedestrian, encourage them to proceed in a cautious manner at the site access. In addition, revolving lantern with sound will be provided at the vehicular access to alert pedestrian when there are vehicles passing through the site access (see <b>Figure 4A</b>). A security guard will be provided to manage the in/out traffic.</p>
<p>2. We may offer further comments on the application after receiving the above information.</p>	<p>2. Noted.</p>