

No.	Comment	Response
Planning Statement (A/NE-TKL/776)		
1	<p>PLANNING DEPARTMENT (Contact Person: Ms. Sheren Lee TP/N3, Tel.: 2158 6391) By Email dated 30 Sept 2024</p>	
	<p>Please supplement the following:</p> <p>1. The breakdown of site area in “OS” zone and area shown as ‘Road’;</p>	<p>The Application Site comprises an area of approximately 2,499m² within the “OS” zone and a smaller area of approximately 997m² in an area shown as ‘Road’ on the prevailing OZP. We have updated section 1.5 of the planning statement to provide this information.</p>
	<p>2. Supplement with a plan indicating the location and area of the filled area;</p>	<p>Please refer to Figure 6 of the submitted Planning Statement for the location of the filled area. We have updated Figure 6 to specify the extent of the filled area, which is identical to that of the Application Site i.e., approximately 3,496m².</p>
	<p>3. Explanation for not complying with the approval condition relating to the implementation of FSIs proposal under previous application No. A/NE-TKL/516</p>	<p>Due to the lack of post-approval advisory support at that time, the applicant was not able to navigate through the administrative process of demonstrating compliance with the cited approval condition. Kindly note that water supplies for fire-fighting and fire service installations have been implemented to serve the Application Site. Relevant site photos taken on 22nd August 2024 have been provided in a new Appendix E of the Planning Statement (forming part of this FI submission). The applicant has committed to comply with any necessary approval condition(s) for the subject application.</p>
2	<p>TRANSPORT DEPARTMENT (Contact Person: Mr. Eric TAM, Engr/Special Duties 2; Tel.: 2399 2405) By Email dated 7 Oct 2024, forwarded by Planning Department</p>	
	<p>I refer to the captioned application. Please find the preliminary comments from Commissioner for Transport (Contact Person: Mr. Eric TAM; Tel.: 2399 2405) below:</p>	<p>Thank you for your comments.</p>
	<p>(i) The dimensions of the loading/unloading spaces for light goods vehicles should be 7m by 3.5m, and the dimensions should be shown on the layout plan;</p>	<p>We have updated Figure 5 to show the dimensions of the loading/unloading spaces for light goods vehicles.</p>
	<p>(ii) The applicant should justify the adequacy of the parking spaces provided by relating to the number of vehicles visiting the subject site, such as parking spaces for visitors conducting the mock-up inspection;</p>	<p>Visitors’ group, who will arrive the application site by private cars, will be limited to 28 people (2 no.s of Multi-Purpose Vehicle (MPV) will be parked at private car parking spaces and 2 no.s of light goods vehicles parking spaces will be also served as MPV parking spaces) in each visit.</p>

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	(iii) The applicant should advise the width of the vehicular access leading to the site;	An 8m-wide vehicular access leading to the site is provided.
	(iv) The dimension of the maneuvering circle should be shown on the layout plan;	We have updated Figure 5 to show the dimension of the maneuvering circle.
	(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	A security guard will be available to guide visitors' vehicles to the parking spaces to make sure no queueing of vehicles takes place outside the Application Site.
	(vi) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Proper signage, indicating the pedestrian route / footpath with will be provided to guide and alert pedestrians. A security guard will also be available to ensure pedestrian safety.
	(vii) The proposed vehicular access of using Ng Chow South Road is not managed by TD. The applicant should seek comments from the responsible party.	Agreed and noted with thanks.
	Thank you.	Thank you.
3	DISTRICT LANDS OFFICES/NORTH (Contact Person: Mr. YUEN Ming Kin, Land Ex/Temp Disposal 1 (District Lands Office, North); Tel.: 2675 1546) By Email dated 9 Oct 2024	
	My comments/observations based on the applicant's information are as follow: 1. The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted with thanks.
	2. The private lots are covered by Short Term Waivers (STW) Nos. 1589 & 1590 for the purpose of temporary cold storage and guard and temporary cold storage, transformer and switch room, electrical room guard room, site office and switch room for fire service installation and pump house respectively. This office reserved the rights to take enforcement action for the breach of STW.	Noted with thanks.
	3. The GL in the application site is covered by Short Term Tenancies (STT) No. NX 1737 for the purpose of toilet and open space.	Noted with thanks.
	4. The application site is already being used for the uses under application. The	The applied 'Storage of Building Design Mock-ups' use is intended for the storage

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	<p>applicant should clarify if the "building design mock-up" is solely for storage or for display/showroom to customers.</p>	<p>of mock-ups in relation to an ongoing building construction project in another part of Hong Kong. The warehouse is used for the purpose of storing the mock-ups. Members of the public are not allowed access to the mock-ups. Only workers, the construction project team and related personnel will be allowed access to the warehouse for project-related purposes, including the delivery of materials and the inspection of mock-up works.</p>
	<p>5. If the planning application is approved, the lot owners will need to apply to this office for modification of the use of STW/STT (subject to clarification mentioned in para. 4 above). The modification of the STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent and administrative fee as considered appropriate by LandsD.</p>	<p>Noted with thanks.</p>