Response to comments from the Commissioner for Transport

(i) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;

Traffic wardens will be arranged within the application site during operating hours to direct traffic and ensure pedestrian safety.

(ii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site;

1. Provision of adequate parking spaces and loading/unloading bays within the application site;
2. Provision of maneuvering area within the application site for short-term buffering of entering and leaving vehicles, ensuring that vehicles will not wait and queue outside, causing traffic congestion; (Swept Path Analysis are attached for reference).
3. Traffic wardens will be arranged within the application site to direct traffic.

(iii) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site; and

"No Parking" notices will be posted outside the entrance of the application site. Traffic wardens will be deployed to stand guard and prevent vehicles from parking. If vehicles do not cooperate, cases of illegal parking will be reported to the Police.

(iv) The proposed vehicular access road between Man Kam To Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road:

The applicant acknowledges comments (iv) and will seek comments/approvals from the responsible parties to validate the feasibility of forming the proposed vehicular access road.

Response to the comments from the Director of Agriculture, Fisheries and Conservation(Contact Person: Mr. Lau Yun-kwan, Tel: 2150 6931)

From nature conservation perspective: the applicant should avoid adverse impact to the watercourse adjacent to the west of the subject site which may lead to a wetland downstream.

The applicant undertakes that no adverse impact will be caused to the watercourse located to the west of the proposed site, as this watercourse may be connected to downstream wetlands.

According to the Proposed Filling of Land Plan and Proposed Layout Plan, the proposed use may lead to tree felling. This contradicts with the Application Form which states that no tree felling will be involved. Please clarify.

According to the "Proposed Site Filling Plan" and the "Proposed Layout Plan," there are no trees within the application site; photographs are attached for reference.





Response to Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department

(Contact Person: Mr. CHUI Wai Lun Martin, Tel. 3565 3947)

- with reference to the aerial photo taken in 2024, site photos taken on 9.10.2026 and her site visit conducted on 16.10.2026, the application site (the Site) was fenced off and generally formed with concrete. Some trees of common species were found in the eastern to southern portion of the Site; and
- since the Site is immediately adjacent to "Green Belt" zone, to mitigate possible landscape impacts from the proposed uses, consideration should be given to providing a landscape buffer at the northern part of the Site.

The applicant confirms that there are 7 trees of common species on the government land within the application site. Should a Short Term Tenancy (STT) be granted by the Lands Department, these trees will either be felled or transplanted to a nearby location. An amended page 6 of the Section 16 (S16) application form is attached for the record.



- The area immediately to the north of the application site—a designated "green belt"—is already planted with trees; the applicant has pledged that the proposed development will not affect these trees.



Response to comments from the Director of Agriculture, Fisheries and Conservation:

Regarding your response to the comments from the Director of Agriculture, Fisheries and Conservation, please elaborate the proposed measures to avoid adverse impact to the watercourse adjacent to the west of the Site.

The applicant will install U-shaped channels to collect rainwater, which will then be directed through a silt trap and a village drain before discharging into the river. Additionally, hoarding/fencing will be installed to prevent metal waste from falling into the river and causing pollution; this hoarding/fencing will be set back at a distance of 3 meters from the river.

