☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From:	[redacted]
Sent:	2026-11-06 星期五 17:31:14
To:	Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject:	RE: A/NE-FTA/288 - departmental comments
Attachment:	Response to Comments from the Chief Town Planner.pdf; P6 of Form No. S.16-III.pdf

Dear Shirley Chan - Plan D.

Attached with the response to departmental comments for your reference.

Best Regards

Leo Wong
Planning Consultant

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.



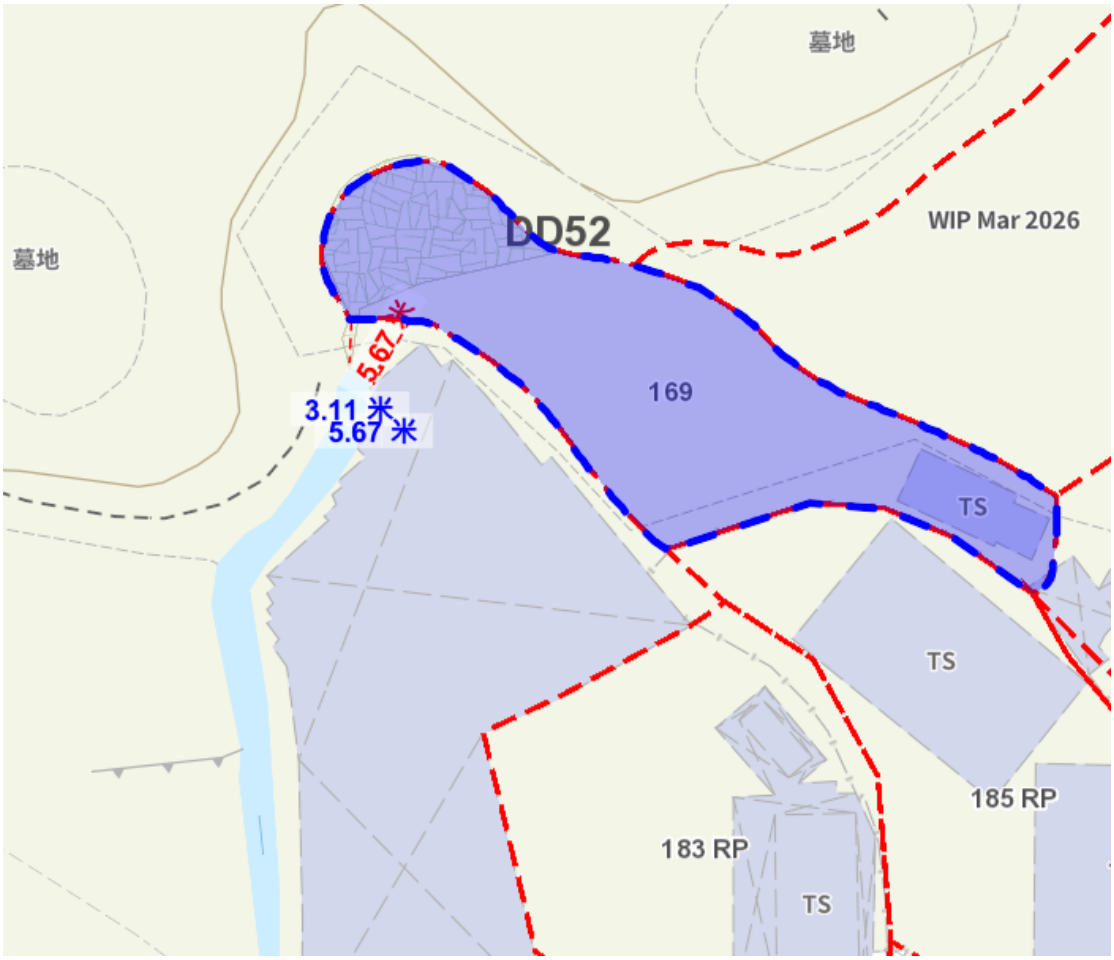
- The area immediately to the north of the application site—a designated "green belt"—is already planted with trees; the applicant has pledged that the proposed development will not affect these trees.



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.



Proposed operating hours 擬議營運時間
營業時間為星期一至星期六早上8時至下午6時, 星期日及法定假期休息。

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 文錦渡路經小路進入 ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 …… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 …… m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 3883 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 0.2 - 1.2 m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 48 sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 0.6 m 米 ☑About 約
	No 否	☐

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☑	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑