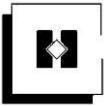




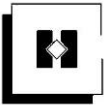
Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) and Proposed Filling of Land at part of Remaining Portion of Section A of Lot Nos. 608, sub-section 1 of Section B of 608, part of Remaining Portion of Section C of 608, part of Remaining Portion of 614, 615, 617, Remaining Portion of 619 and part of Remaining Portion of 620 in Demarcation District 85, and the adjoining Government Land at Po Kak Tsai, Fanling for a period of 3 Years

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>1. Comments from Urban Design and Landscape Unit of the Planning Department dated 15 January 2024</i>		
(i)	Having reviewed the submitted RtC item 1, the applicant claimed that the cluster of trees along northwest boundary is located outside the site boundary, however, the trees are observed within the site and maybe in conflict with the proposed car parking space "P18" and its adjacent car parking spaces. No information on existing trees within the site and along the site boundary was provided in the FI. The applicant is advised to provide broad-brush survey with basic information (e.g. species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatment and proposed mitigation measures, if any, for TPB's consideration.	<p>Please refer to Annex 2 for the indicative landscape treatment plan and Annex 3 for the photos of the tree group located at the northeastern boundary of the site and the trees located along the northern site boundary.</p> <p>There is an existing tree group located on the northeastern corner of the Application Site and a Bombax Ceiba located at the eastern area of the Application Site. There are also some trees located along the northern boundary of the site. The condition of trees is fair and none of the existing tree species are protected species listed under the Forestry Regulations, Forests and Countryside Ordinance or are an "Old and Valuable Tree" or a "Potential Old and Valuable Tree" as defined in DEVB TC (W) No. 5/2020 "Registration of Old and Valuable Trees" or a "Champion Tree" as identified in the book "Champion Trees in Urban Hong Kong".</p> <p>There are a total of 15 trees observed within the site boundary, with 8 trees in the tree group at the northeastern corner and 6 trees located along the northern boundary of the Application Site which are native species that are commonly found in Hong Kong, and the standalone Bombax Ceiba is the only exotic species within the site boundary. All trees within the Application Site will be retained and protected. Fences are installed to protect the existing trees. Therefore, no tree will</p>



		be felled and no landscape impact is anticipated.
(ii)	Referring to RtC item 1(a), the Indicative Layout Plan does not demonstrate the enhancement of visual and landscape compatibility. A small resting area is designed near the entrance and planted with grass and small planters will be placed along the boundary between the resting area and the vehicle park. The applicant is advised to provide more information on the proposed planting and small planters (e.g. layout, plant species, size, quantity etc.).	Please refer to Annex 2 for the layout of the resting area and the location of the planters. A total of 9 planters (3m x 1.5m) are proposed to be placed along the boundary between the resting area and the vehicle park. In addition, fencing is also proposed to be installed along the boundary. Chairs will also be provided for resting and waiting puposes.
2. Comments from Transport Department dated 23 January 2024		
	The applicant should supplement drawings to show the results of swept path analysis, including the dimensions and types of vehicles used for analysis	Please refer to Annex 4 for the swept path analysis. For private cars and light goods vehicles entering and exiting site. private cars (2.5m x 5m) and light goods vehicles (3.5m x 7m) are used for analysis. For section and junction of Po Kak Tsai Road, private cars (2.5m x 5m) and heavy goods vehicle (3.5m x 11m) are used for analysis.
3. Comments from Lands Department dated 23 January 2024		
(i)	The 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 Site	Well Noted. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the 1-storey guard room erected on Lot No. 614 RP.
(ii)	No consent is given for inclusion of GL (about 820m2 mentioned in the planning application form) for the proposed use. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease existing occupation of GL and LandsD	Well noted. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term tenancy for the adjoining Government Land (about 820 sq.m.) within the application boundary.



	reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice	
(iii)	As land filling works is proposed in the planning submission, the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval; and	Well noted.
(iv)	Should planning approval be given to the subject planning application, the lot owner(s) of the lots will need to apply to LandsD for a Short Term Waiver and a Short Term Tenancy to permit the structure to be erected and occupation of GL concerned. Besides, given the proposed use is temporary in nature, only applications for regularization or erection of temporary structures will be considered. The applications will be considered by the LandsD acting in the capacity of the lessor or landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, their commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee rent and administrative fee, as may be imposed by the LandsD	Well noted.