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**Audrey Hiu Tung SOO/PLAND**

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**From:** Jeffrey Lam <[REDACTED]>

**Sent:** Monday, April 28, 2025 8:46 PM

**To:** Katie Yuet Yee LEUNG/PLAND <[REDACTED]>; Shirley Ka Kei CHAN/PLAND <[REDACTED]>;  
tpbpd/PLAND <tpbpd@pland.gov.hk>

**Subject:** A/NE-HLH/81

Dear Katie and Shirley,

Please find attached revised pages regarding the submission of application A/NE-HLH/81, including page 2 of the application form and the first page of the planning statement.

# PLANNING STATEMENT

## 1. INTRODUCTION

### 1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 1,935m<sup>2</sup>. Its location is shown on **Plan 1**.
- 1.1.2 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

## 2. SITE CONTEXT

### 2.1 Site Location

- 2.1.1 Plan 1 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 202 (Part) in D.D. 87)

### 2.2 Accessibility

- 2.2.1 The Site is accessible from Kong Nga Po Road via a local access
- 2.2.2 Road Access Plan of the Application site is shown in Plan 3.

### 2.3 Existing Site Condition

- 2.3.1 The Application Site covers a total site area of about 1,935m<sup>2</sup>. It is currently vacant, generally flat, hard-paved land and fenced.

### 2.4 Surrounding Area

- 2.4.1 The surrounding area of the Application site is generally of rural landscape character. It is sitting in an intermix of open storage warehouses, workshops, woodlands, and vacant land. These temporary uses extend along the existing local track towards Kong Nga Po Road. Domestic structures are not found in the vicinity.
- 2.4.2 The proposed use is considered not entirely incompatible with the surrounding environment.