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Cheryl Tsz Man TSANG/PLAND

From: Cherie Lee <[REDACTED]>
Sent: Monday, January 12, 2026 3:21 PM
To: Shirley Ka Kei CHAN/PLAND <[REDACTED]>
Cc: Esther Hiu Laam LI/PLAND <[REDACTED]>; Johnny Chung Yin LAM/PLAND <[REDACTED]>; Junior <[REDACTED]>
Subject: Response to A/NE-HLH/87 departmental comments

Dear Shirley,

Attached please find our letter and responses to departmental comments for the captioned planning application.

Thanks.

Best,
Cherie

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

Office: [REDACTED] | Direct: [REDACTED] | Fax: [REDACTED]
E-mail: [REDACTED] | Website: www.lchgroup.com

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LCH Planning and Development Consultants Limited

Our Ref.: PD2507001/01
Your Ref.: TPB/A/NE-HLH/87

12 January 2026

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

APPLICATION NO. A/NE-HLH/87 FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

FURTHER INFORMATION SUBMISSION

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental and public comments, and revised swept path analysis.

This Further Information contains the responses to comments of relevant Government departments. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

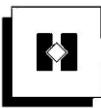
Junior Ho
Director

Encl.
c.c. the Applicant
- Response to Comments Table
- Annex 2 - Revised Swept Path Analysis

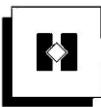


Annex 1 - Response to Comments Table

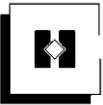
No.	Comments Received	Our Responses
1.	<i>Comments from Environmental Protection Department received on 17 December 2025</i>	
a	It is noted that audio amplification system may be used daily between 9am to 7pm. The applicant undertakes to follow the Noise Control Guidelines for Music, Singing and Instrument Performing Activities. From the above, seems like music, singing and instrument performing activities will be carried out within the application boundary. Please clarify the type of activities involving the use of the audio amplification system and the possible location(s) of its use.	The Applicant will follow the Noise Control Guidelines for Music, Singing and Instrument Performing Activities strictly to avoid any noise impact to the surrounding area. If no alternative means are available, the audio amplification system will be used solely for training purposes (i.e. mountaineering safety briefings, large-scale practical drills and scenario simulations), and only during daytime hours (i.e. 9:00 a.m. to 7:00 p.m.), on a limited and occasional basis, within the eastern training zone.
b	It is noted that toilets are proposed in the eastern zone. Please advise the sewage treatment method for the proposed toilet, e.g. septic tank and soakaway system, etc.	A septic tank and soakaway system will be proposed and the Applicant will adhere the Guidelines for the Design of Small Sewage Treatment Plants to ensure proper sewage treatment during operation.
2.	<i>Comments from Transport Department received on 19 December 2025</i>	
a	The applicant should advise the width of the ingress and egress points.	The proposed width of the ingress and egress point is 12m as shown in Figure 5 .
b	The applicant should supplement further the blow-up detail of the swept path analysis for light buses (7.5m x 2.3m) to demonstrate the satisfactory maneuvering in and out of the subject site, and maneuvering within the subject site into/out of the parking spaces.	Noted. A revised swept path analysis is presented in Annex 2 .
c	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	Pedestrian access to the proposed development will be provided via a dedicated entrance along the western boundary, connecting directly to the existing public footpath/road. Internal pedestrian circulation will be defined by the proposed building layout, with pathways of minimum 4 m width linking the main entrance to key facilities including the training hall and eastern training zone.



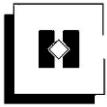
		To ensure pedestrian safety, vehicular movement will be restricted to designated roads and loading areas, segregated from pedestrian routes. A site management plan will be implemented, incorporating defined drop-off/pick-up points, pedestrian priority signage and staff supervision during peak and training periods.
d	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>Management and control measures will include mandatory pre-registration for all sessions, enabling accurate forecasting of vehicle numbers and allowing participants to be assigned specific time slots through communication via registration confirmations, emails or WhatsApp groups to spread traffic evenly throughout the day. Participants will be strongly encouraged to use public transport, with clear information on nearby public transport options provided during the registration process.</p> <p>Attendance per session will be capped according to on-site capacity to prevent overcrowding, and on-site staff will conduct real-time monitoring to redirect or reschedule participants if capacity is approached during peak periods, ensuring smooth traffic flow and avoiding vehicle queuing outside the site.</p>
e	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	<p>Staff will monitor the entrance during arrival/departure periods to ensure smooth internal flow and prevent any temporary stopping outside. Warning notices will be included to notify visitors that "No parking facilities outside the site"; vehicles must proceed directly inside or use alternative transport.</p> <p>Physical measures, such as temporary cones, barriers or removable bollards at the site boundary, will be deployed if needed to discourage external parking while allowing access.</p>
f	The proposed vehicular access between Fu Tei Au Road / Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.



3.	Comments from Agriculture, Fisheries and Conservation Department received on 7 January 2026	
	From nature conservation perspective: the applicant should implement measures to avoid adverse impacts to nearby trees and watercourses.	No tree felling is proposed under this planning application; therefore, no adverse impact on nearby trees is anticipated. The application site is located at a distance from nearby watercourses, and hence, no adverse impact on them is expected.
4.	Public Comments	
a	<p>Agree with the Proposed Development as it will help promote regional development and will provide the organization with better training facilities.</p> <p>The proper siting of a well-designed mountain search and rescue training facility is very important. From the plans, the area is surrounded by mountains on all sides, is not easily accessible, has a peaceful environment, and is close to nature—making its location appropriate without affecting the lives of other stakeholders.</p> <p>Although the site may be slightly inconvenient, requiring a short walk after taking a minibus or bus, this should not be an issue for athletic individuals, mountaineers, hikers, or trainees, as such effort is itself part of the training.</p> <p>Efficiency in rescue operation is a matter of life and death. Therefore, I support VMSTHK's land application.</p>	Noted with thanks. This demonstrates that the proposed development has received strong support from the local community. Thus, the Applicant sincerely seeks approval from the Town Planning Board to redevelop this site for VMST's expanded operations.
b	Have a concern regarding to the operation of the proposed development.	To clarify, the application site had been approved for greenhouse purpose by the relevant government departments. In view of the Volunteer Mountain Search Team's (VMST) urgent need to expand its training centre, and considering that the site's scale and location are well-suited to VMST's operations, a planning application has been submitted to redevelop the site for this additional use. The proposal seeks to integrate the uses effectively to optimise the land's potential while serving the public interest.



		<p>As mentioned in the planning statement, VMST has been conducting training programmes at its Yuen Long training centre since 2021. Beginning in 2025, these programmes have expanded to meet the growing public interest in volunteer search and rescue, driven by increased social media awareness and rising community demand. Over the years, VMST has offered educational programmes for participants ranging from secondary school to tertiary level, aiming to promote mountain safety awareness. As a result, the number of volunteers has grown to over 200, and there is now an urgent need to train more experienced volunteers and to develop advanced search-and-rescue technology for future operations.</p> <p>However, the current Yuen Long centre faces serious constraints that limit further expansion, including:</p> <ul style="list-style-type: none">• Lack of space to accommodate more new team members;• Lack of space to store advanced search-and-rescue related equipment; and• Lack of space to provide sufficient training to the team members. <p>Given these difficulties, the Applicant is sincerely seeking a larger site to establish a new, expanded training centre and is therefore applying for planning approval to redevelop this site for VMST's expanded operations. Further details on this planning application are set out in the supporting planning statement.</p>
c	Have concern on whether the site is involved in any ongoing enforcement case/ unauthorised use/ activity.	<p>No unauthorized use or activity is involved in the Application Site.</p> <p>The Proposed Development is designed to comply with the "AGR" zoning under the Town Planning Ordinance, which permits uses that support agricultural activities and compatible community facilities with minimal environmental impact.</p> <p>Previously approved by the Agriculture, Fisheries and Conservation Department (AFCD) and Lands department, the greenhouses would be used for cultivating crops, such as vegetables or herbs, supporting local</p>



	<p>food production and aligning with the AFCD's goals of sustaining agricultural activities in Hong Kong. The training centre, as a low-impact community facility, complements the agricultural use by providing a public service that supports the safety of rural and recreational areas. The combined development is analogous to existing agricultural sites in Hong Kong, such as those in Kam Tin, which integrate community uses with farming activities. The Applicant, therefore, seeks planning permission for non-agricultural uses (i.e. storage for training equipment and staff office), ensuring compliance with the Town Planning Board's guidelines.</p>
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