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**Cheryl Tsz Man TSANG/PLAND**

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**From:** Junior <[REDACTED]>  
**Sent:** Tuesday, January 13, 2026 9:42 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** 'Cherie Lee' <[REDACTED]>  
**Subject:** Planning Application No. A/NE-HLH/87 - FI Submission

Dear Sir/ Madam,

Please find attached the further information submissions.

Regards,  
Junior Ho

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

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



**LCH Planning and Development  
Consultants Limited**

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

13 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 comments. 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

c.c. the Applicant

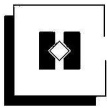
Encl.  
- Response to Comments Table



**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

No.	Comments Received	Our Responses
1.	<i>Comments from Lands Department received on 13 January 2026</i>	
a	The application site (the Site) comprises Old Schedule Agricultural Lot 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;	Well noted and the issue will discuss/ apply with Lands Department upon approval, if necessary.
b	The Site is covered by Letter of Approval (LoA) No. 6585 for the purposes of erection of agricultural structures with built-over area and height not exceeding 92.9m <sup>2</sup> and 4.57 meters respectively. The proposed use is not in line with the LoA;	Well noted and relevant application will be made to Lands Department upon approval. Please be noted that the agricultural structures as approved under the LoA will be erected as well.
c	the GL adjoining the Site has been fenced off without permission and occupied with structure. The GL being illegally occupied is not included in the application. The lot owners should advise any toleration was given by competent authority to the structure. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice	Well noted. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.
d	the lot owners/applicant shall cease the illegal occupation of GL immediately and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term	Well noted. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.



	<p>Waiver (STW) to permit the structure(s) erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected and administrative fee as considered appropriate by the Lands Department (LandsD). In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered</p>	
e	<p>the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval</p>	<p>Well noted and will comply. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.</p>

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## Cheryl Tsz Man TSANG/PLAND

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寄件者: Cherie Lee <[REDACTED]>  
寄件日期: 2026年01月16日星期五 15:07  
收件者: Cheryl Tsz Man TSANG/PLAND  
副本: Shirley Ka Kei CHAN/PLAND; Esther Hiu Laam LI/PLAND; Johnny Chung Yin LAM/PLAND; Junior  
主旨: Response to A/NE-HLH/87 departmental comments  
附件: 20260116\_A\_NE-HLH\_87\_RtoC table.pdf  
  
類別: Internet Email

Dear Cheryl,

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

Thank you.

Best regards,  
Cherie

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

[REDACTED]

Office: +852-[REDACTED] | Direct: +852-[REDACTED] | Fax: +852-[REDACTED]  
E-mail: [REDACTED] | Website: [www.lchgroup.com](http://www.lchgroup.com)

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**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2507001/03

Your Ref.: TPB/A/NE-HLH/87

16 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 comments. 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

c.c. the Applicant

Encl.  
- Response to Comments Table  
- Figure 8 Proposed Training Facilities

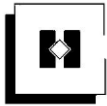




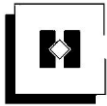
**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

No.	Comments Received	Our Responses
1.	<i>Comments from Planning Department received on 15 January 2026</i>	
a	It is noted that the applicant (i.e. Voluntary Mount Search Hong Kong Limited (VMST)) is a non-profit, volunteer-based organization in Hong Kong. Please clarify if the applicant is registered under the Societies Ordinance (Cap. 151) or the charitable institutions and trusts of a public character under section 88 of the Inland Revenue Ordinance (Cap. 112).	The Applicant is registered as a charitable institution or trust of a public character and is exempt from tax under Section 88 of the Inland Revenue Ordinance. Relevant supporting document has been submitted along with the planning application in Annex VI – Particulars of Application and Authorised Agent.
b	Please provide more information regarding the size and the operational details of the current training venue in Yuen Long.	<p>The VMST Training Facility is located in Pat Heung, Yuen Long, occupying an area of about 280 sq.m. The venue can accommodate training sessions for up to 30 participants at a time.</p> <p>The facility is equipped with a purpose-built aluminum rope frame, designed to support both high-angle and low-angle rope training. This installation enables participants to engage in realistic and structured exercises that simulate rescue operations, tactical maneuvers and rope-access techniques.</p> <p>In addition, the site features an outdoor tented area that can comfortably accommodate up to 20 individuals for instructional activities. This space provides a versatile environment suitable for both theoretical and practical training, even under varying weather conditions.</p> <p>Photos of the current training centre in Yuen Long are attached in the supporting planning statement.</p> <p>In response to the growing need for experienced volunteers, expanded training facilities and the development of advanced search and rescue</p>



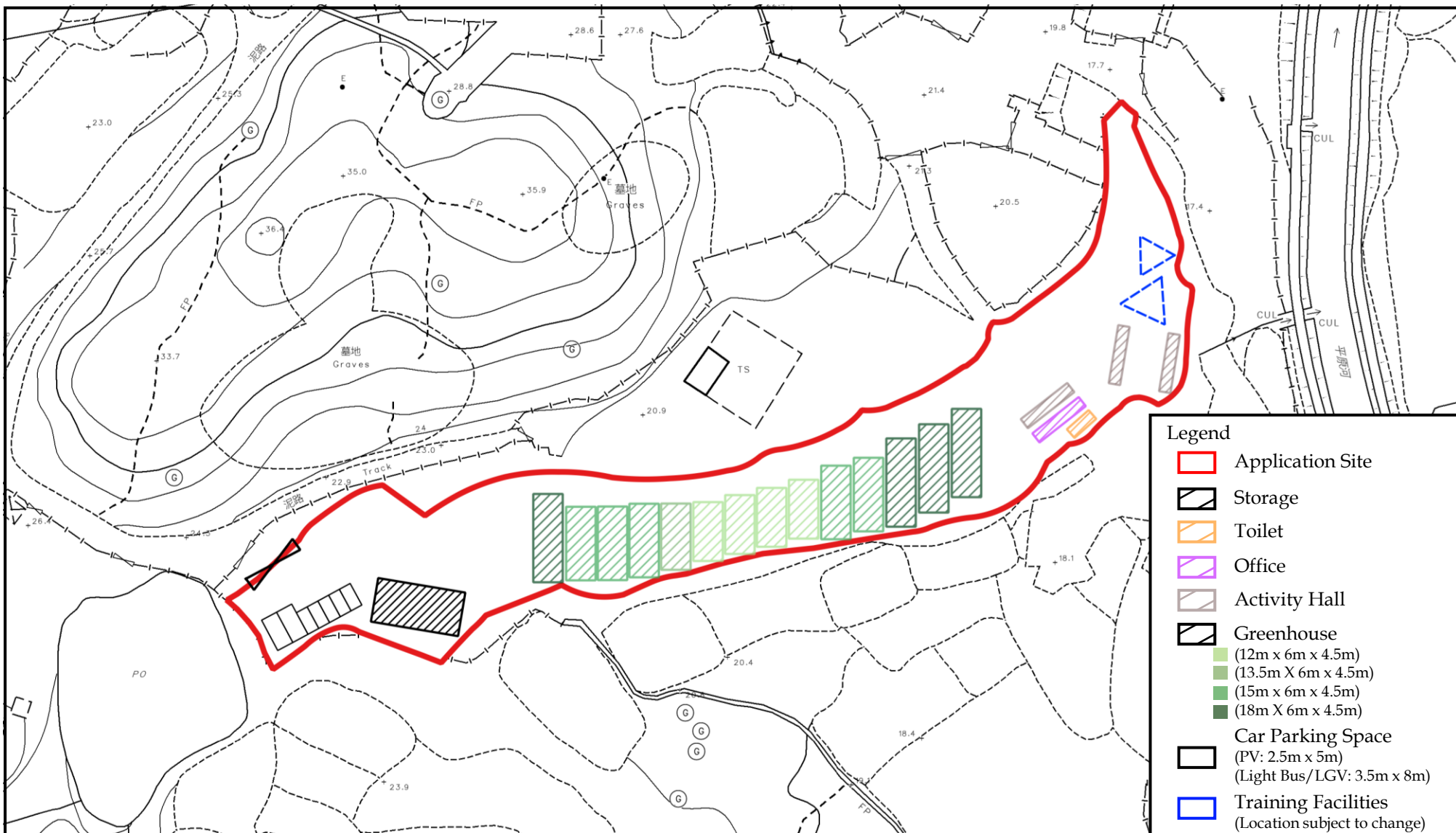
		technologies for future operations, the Applicant is seeking a larger site for a new training centre. The Applicant sincerely request the Board Members to give favourable consideration to this planning application in order to facilitate the expansion of its operations for the benefit of the public.
c	According to the website of VMST, aluminum rope frame (鋁制繩索架) is currently available within the current training venue for high-angle and low-angle rope training. Please clarify whether the application site will also include similar facilities for training. If affirmative, please indicate the location of the training facilities in a plan for easy reference.	Yes, the Application Site will include similar facilities for training. The location of these training facilities is provided in <b>Figure 8</b> .
d	It is noted that the 'Eastern Intensive Training Zone' accommodates intensive hands-on training. In relation to the above, please clarify the location of the designated grassland areas (para. 3.4.13 of the Supplementary Planning Statement) and provide more details regarding the training to be provided at the application site.	The proposed designated grassland will be located in the northern part of the 'Eastern Intensive Training Zone'. The training programme will include rope training for search and rescue operations, regular physical conditioning, mountaineering skills and wilderness knowledge training as part of the qualification requirements.
<b><i>Comments from Agriculture, Fisheries and Conservation Department received on 15 January 2026</i></b>		
a	<p><u>From agricultural perspective</u></p> <p>Re. para. 5.5.2 of the Supplementary Planning Statement, it is mentioned that "<i>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 food production and aligning with the AFCD's goals of sustaining agricultural activities in Hong Kong.</i>" His office wish to clarify that there is no need to seek approval from AFCD in conducting farming activities in greenhouses in Hong Kong. However, AFCD received an application for a Letter of Approval (LoA) to erect agricultural structures (29 greenhouses, 1 store room, 1 watchman shed, 1 cold</p>	<p>Noted with thanks.</p> <p>We will further discuss with AFCD and LandsD regarding the matters of Letter of Approval (LoA) upon the planning approval for implementation.</p>



	room and 1 post harvest room) on the application site for operation of a hydroponic farm in October 2014, which was eventually approved by the Lands Department (LandsD) in Feb 2015;	
b	According to para. 3.2.4 of the Supplementary Planning Statement, " <i>The applicant will follow the procedures of acquiring "Letter of Approval for Agricultural Structures" and "Certificate of Exemptions" from LandsD once the proposed use is approved to align with the official standard of greenhouse farming operation.</i> " Therefore, it seems that the applicant is yet to obtain approval from LandsD in erecting the 14 greenhouses as proposed;	We will obtain approval from LandsD upon the planning approval of this application.
	According to para. 3.4.10 of the Supplementary Planning Statement, " <i>Ancillary solar panel (2.3m x 1.1m each) integrated into the greenhouse roofing system will generate renewable electricity primarily to supplement the power supply of the proposed development, including the greenhouse....This sustainable energy approach demonstrates environmental stewardship while providing energy independence for critical training operations.</i> " Therefore, it seems that the energy supplied by the solar panel erected on the rooftop of the greenhouses will be used for supporting the operation of the whole proposed use on the application site instead of ancillary to agricultural use; and	Noted. As mentioned in the submitted supporting planning statement, the electricity generated by the associated solar panels will primarily serve the Application Site, including the proposed greenhouses.
	In view of the above, his office does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation since agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available.	Noted.
	<u>From nature conservation perspective</u>	The Applicant will consider erecting hoardings around the Application Site. In addition, he will take all possible measures to minimise potential pollution to the nearby watercourses as a priority.



	The further information is noted. Nevertheless, the applicant should elaborate whether any standard measures will be implemented (e.g. erecting hoarding around the application site) to avoid polluting nearby watercourses as far as practicable.	
	The applicant is also reminded to observe relevant laws of Hong Kong (e.g. the Forests and Countryside Ordinance (Cap. 96) and the Country Parks Ordinance (Cap. 208) etc.) regarding the prohibition on collecting or damaging plants.	Noted with thanks.



**LCH Planning and Development  
Consultants Limited**

**Figure 8 : Proposed Training Facilities**

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)