

Response-to-Comment (RtC)

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang, New Territories

(S.16 Application No. A/NE-HLH/91)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	Provision of fire service installations (FSIs) shall be demonstrated in form of FS Notes with all relevant standards and specifications.	Noted. Please refer to the updated FSIs proposal enclosed at Annex 1 .
(b)	The stand-alone fire detectors shall be provided in accordance with the “ <i>Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]</i> ”.	
(c)	In relation to Item (b) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously.	
(d)	Appropriate type and quantity of portable fire extinguishers shall be provided to every structure and open storage area and shall be placed at prominent location easily accessible by users within the application site.	
(e)	The numbers of portable fire extinguishers for each open storage area shall be provided in accordance with the following formula: <i>(Number of fire extinguishers required = [Storage area (m²)] x [0.003]).</i>	
(f)	The revised Fire Safety Requirements (FSRs) for temporary storage and structures under planning application took effect on 2.7.2025 and	

	have been published on the Fire Services Department (FSD) website. - if the applicant self-initiates the provision of emergency lighting, the standard and specification shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the “FSD Circular Letter No. 4/2021”; and - if the applicant self-initiates the provision of directional and exit sign, the standards and specifications shall be provided in accordance with BS 5266-1:2016 and the “FSD Circular Letter No. 5/2008”.	
(g)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed FSRs will be formulated upon receipt of the formal submission of general building plans.	Noted.
2. Comments of the Commissioner for Transport (C for T)		
(a)	According to the applicant’s response dated 19.12.2024 under previously approved application (No. A/NE-HLH/77), the applicant will deploy staff to direct vehicles to use both accesses (Kong Nga Po Road via local access road and Ping Che Road via local access road) while entering/exiting the application site, with a view to avoid causing congestion to the road network. The traffic generated/attracted by the applied uses will be evenly diverted to both accesses. The applicant should clarify whether such an arrangement will continue to be implemented during the approval period of this application.	The applicant confirms that such traffic arrangement proposed under the previous application No. A/NE-HLH/77 will continue to be adopted under the current application. The following traffic management measures adopted under the previous application will continue to be implemented: - sufficient manoeuvring space will be provided within the application site; - no vehicle will queue back on the local road; - staff will be deployed to manage the traffic; - no vehicle without valid licenses issued under the <i>Road Traffic (Registration and Licensing of Vehicles) Regulations</i> will be allowed to be parked/stored at the application site; and - traffic signs will be installed to ensure pedestrian safety.
(b)	The access roads connecting between the Site and Kong Nga Po Road/Ping Che Road are not	Noted.

	managed by the Transport Department. The applicant should seek comments from the responsible party(ies).	
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Departmental Comments		Applicant's Responses
3. Comments of the District Planning Officer/Shia Tin, Tai Po & North, Planning Department (DPO/STN, PlanD)		
(a)	Please advise whether the applied uses are already in operation. The applicant shall be reminded to adhere to the scheme as submitted under the current application.	The applied uses are currently partially in operation. The affected business operators are planning for their relocation as it takes time for full relocation of the affected business. The applicant noted that the approved scheme submitted under the current application should be adhered to.
(b)	Please confirm whether the existing run-in/out will be maintained by the applicant at his own expense.	It is confirmed that the existing run-in/out will continue to be maintained by the applicant at his own cost.
(c)	Please provide a brief timetable for the submission of the Short-Term Waiver for the applied uses at the subsequent stage.	Upon obtaining the approval for the previous application No. A/NE-HLH/77 in November 2024, the applicant submitted the application for Short Term Waiver (STW) to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in March 2025. The applicant is still pending the decision from DLO/N, LandsD as of today.
(d)	Please advise on the latest progress of the implementation of the on-site drainage facilities and FSIs. Evidence, such as contractor quotation(s) or photographic record(s) (if any), may be submitted to demonstrate the applicant's efforts in implementing these proposals.	The applicant has commenced the construction of the underground water storage tank and drainage channels (site photos at Annex 2). Upon completion of the drainage works, the applicant will submit photographic records for the consideration of relevant authorities. For the FSIs provision, the applicant is currently waiting for the STW approval for the erection of structures, where the FSIs will be installed therewithin. Meanwhile, the applicant has sought a quotation from the contractor for purchasing the FSIs equipment (Annex 3). Upon completion of the structures and FSI instalment, the applicant will submit F.S. 251 certificates for the consideration of relevant authorities.
(e)	The applicant should take note of the public comment(s) on the application received, and provide response as necessary.	Please refer to Part (ii) below.

- (ii) The applicant provides the following information in response to the public comments received during the public inspection period:
- no landslide nor erosion of river bank have ever been recorded along the section of Ping Yuen River in the proximity of the application site, which has proven that the mitigation measures of the 3 m setback is practicable and has not been imposing adverse impact to the existing riverbank;
 - the applicant has spent effort in complying ALL submission-related planning conditions imposed under the previous planning application No. A/NE-HLH/77, including the submission of a drainage impact assessment and FSIs proposal, which had already been accepted by the Chief Engineer/ Mainland North, Drainage Services Department and the Director of Fire Services (D of FS) respectively;
 - apart from the submission-related planning conditions, the applicant had also carried out the implementation works for the traffic management measures and the installation of fire extinguishers, which were accepted by the Commissioner for Transport and D of FS respectively;
 - upon obtaining the planning permission under the previous application, the applicant submitted an STW application to DLO/N, LandsD in March 2025. The applicant is currently waiting for DLO/N, LandsD decision on the application. Given that no structure is allowed to be erected without prior STW approval, the applicant has not been able to construct the proposed structures and implement the FSIs as required under relevant planning condition; and
 - considering the scale of the proposed development, the applicant was not able to complete all implementation works within the limited timeframe.
- (iii) The applicant provides the following information as per the request of the Director of Northern Metropolis Co-ordination Office, Development Bureau:
- the affected business operators (Tenants A to H) have authorised the applicant, i.e. Able New Development Limited, to handle the matters in relation to their relocation. The respective Memorandum of Understanding signed by each of the tenants are enclosed at **Annex 4a**.
 - the application site will be used for accommodating the said businesses of the affected business operators, and the area, location and operators' name are the same as those under the previous application No. A/NE-HLH/77;
 - site photos showing the operations of each tenant are enclosed at **Annex 4b**;
 - the affected premises have been leased to Tenants A and D by Fancy Spot Limited, i.e. Tenant F. The electricity meters installed at the affected premises of Tenants A and D were registered under the name of Tenant F, who was responsible for the bi-monthly payment of electricity bills. The electricity bills issued to Tenant F by CLP Power, as well as the payment records of Tenants A and D to Tenant F are enclosed at **Annex 4c**; and
 - electric generators were used by Tenants B, C, E, G and H to generate electricity at the affected premises. Hence, no electricity meter was installed.