



有限公司
盈卓規劃

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/574

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

By Email

24 April 2026

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories

(S.16 Planning Application No. A/NE-KTS/574)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Florence SIU
(Attn.: Ms. Connie JIANG

email: fwysiu@pland.gov.hk)
email: cyjiang@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories**

(Application No. A/NE-KTS/574)

- (i) The applicant would like to provide clarifications to address comments of the general public. Details are as follows:

Right of Way

- As the application site (the Site) is accessible from Fan Kam Road via a local access and the ingress/egress is proposed at the northeast portion of the Site, the proposed development would not induce any traffic generation and attraction on the local access along *lots 1493 S.B and 1494 S.B ss.2 in D.D.100*.
- The applicant will liaise with the lot owners of the private land lot for the use of the access road after planning permission has been obtained from the Town Planning Board (the Board).

Open Storage Activities

- No open storage activities will take place within the Site at any time during the planning approval period. All goods will be stored within the enclosed structures within the Site at any time during the planning approval period.

Sewerage Treatment

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by the staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.

Filling of Land

- A revised plan showing the filling of land of the Site is provided (**Plan 1** and **Annex I**). Majority of the Site (6,554m², 99%) is proposed to be filled with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area. The remaining area (i.e. 50m²) will be remained as soiled ground for healthy tree growth.

Environmental Mitigation Measures

- 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	<p>With reference to DPO's site photos taken on 17.3.2026, the Site is largely vacant. Some overgrown vegetation and trees of common species are found on the Site. According to the Application Form, no tree felling will be involved. However, para 5.15 of the Planning Statement states that "...all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p>	<p>The tree survey and landscape proposal are provided by the applicant for your consideration (Annexes II to III). According to the tree survey conducted on 11/2/2025, a total of <u>25</u> nos. of trees were recorded within the Site, within which no old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) at the Site (Annex II). Due to proposed hard-paving works for erection of warehouse and vehicle circulation purposes, majority of the Site area will be disturbed; consequently, all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p> <p>Due to felling of existing trees within the Site, a landscape proposal has been submitted by the applicant to provide landscape mitigation measures within the Site (Annex III). A total of <u>25</u> new trees is proposed to be planted along the northwest, north and northeast</p>

		of the Site to minimize landscape and visual impact to the nearby areas. All the new trees will be maintained by the applicant during the planning approval period.
2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. SO Shun-shun; Tel.: 2675 1777)		
(a)	<p>The application site comprises Old Schedule Agricultural Lots in D.D. 91 and D.D. 100 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 application site is required to pass through Government land and the adjoining private lot. No right of access via Government land is granted to the application site. The applicant should make his own arrangements for acquiring access to the application site. The Government shall accept no responsibility in such arrangements.</p>	<p>The unlawful occupation of Government land (GL) not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board.</p> <p>The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Board. No structure will be erected on GL.</p>
(b)	<p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Wavier (STW) (on whole lot basis) to permit the structures to be erected within the said private lots. 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 subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is</p>	Noted.

	temporary in nature, only erection of temporary structures will be considered.	
3. Comments of the Secretary for Development (SDEV) (Contact Person: Mr. CK FUNG; Tel.: 3915 4252)		
(a)	For the affected Business Operator, i.e. Elegant Logistics Group Limited 海航物流集團有限公司, please ask the applicant to supplement on its occupying periods and provide supporting documents, e.g. tenancy agreement, etc. for the period for our reference, please.	The tenancy agreement and water bills are provided for your reference (Annex IV).