

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-LYT/868 (6 February, 2026)

COMMENTS		RESPONSES	
1.	Transport Department (Contact Person: Mr. POON Chi Hang, Gary; Tel: 2399 2549)		
(1)	Please clarify whether the removable bollards installed at the existing site entrance will be maintained under the current application.	(1)	The bollards will be removed by the Applicant during construction and operation stage.
(2)	Please clarify whether there will be a gate installed at the site entrance. If so, please ensure that such access arrangement will not cause queuing of vehicles outside the application site (the Site).	(2)	A door gate will be installed at the entrance to the site. However, it will remain open during operating hours to prevent queuing of vehicles outside the Application Site.
(3)	Due to restriction in sightline and limited space for right-turn movements into and out of the Site, please ensure the vehicular movements into and out of the Site to be left-turn only.	(3)	Noted. All vehicular movements into and out of the Site will be restricted to “Left Turn” only. To alert drivers, a ‘left-turn only’ road sign will be remarked on the entrance of the ground, and a ‘No-right turn’ sign will be posted at the exit to restrict the vehicles leaving the Site to turning left only (see Figure 6 of the Planning Statement).
2.	Lands Department (Contact Person: Mr. HO Kwok Leung, Ken; Tel: 2675 1777)		
(1)	The Site comprises Old Schedule Agricultural Lots 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	(1)	Noted.

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	no right of access via GL is granted to the Site.		
(2)	Short Term Waiver (STW) and Short Term Tenancy (STT) applications submitted by the same applicants based on the development proposal of the previously approved planning application No. A/NE-LYT/816 is being processed by his office. The STW/STT applications did not tally with the development proposal of this planning application. The applicants should clarify.	(2)	The Applicants submitted STW and STT applications for the erection of the proposed warehouse and the use of Government land following planning approval in 2024 (Planning Application No. A/NE-LYT/816). It is noted that the STW/STT applications are being processed by the LandsD. The Applicants resubmit this application with a revised layout in order to minimise the potential impacts of open storage operations to the surrounding areas. Therefore, the Applicant have consolidated all proposed storage area (both open storage and warehouse) from the last application (No. A/NE-LYT/816) into a single warehouse for storage of construction materials. Should this application be approved, the Applicants will revise the STW/STT applications.
(3)	<p>The following irregularities covered by the subject planning application have been detected:</p> <p>a. <u>Unauthorized structure within Lot 1490 in D.D. 76 covered by the planning application</u> There is an unauthorized structure on Lot 1490 in D.D. 76. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice</p>	(3)	<p>a. Once this planning application has been approved, the Applicants will build the warehouse in accordance with the proposed layout plan. The existing structure on Lot 1490 in D.D. 76 conflicts with the proposed warehouse and will be demolished by the Applicants.</p>

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	<p>b. <u>Unlawful Occupation of GL adjoining the said private lots covered by the planning application</u></p> <p>The GL within the Site has been fenced off/illegally occupied without any permission. 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.</p>	b	<p>The existing fencing was erected by the previous occupier at the time of the previous approved application (No. A/NE-LYT/741) and is based on the approved application boundary. In order to provide temporary access for nearby residents, the GL is not fully enclosed. Should this application be approved, the Applicants will appoint a land surveyor to mark out the application boundary on site and adjust the existing fencing accordingly. The Applicants have also applied for an STT to use the GL within the application site, following planning approval in 2024 (Application No. A/NE-LYT/816). It is noted that the STT application is being processed by LandsD.</p>
(4)	<p>If the planning application is approved, the lot owners will need to revise their STW and STT applications to permit the structure erected/to be erected within the said private lots and the occupation of the GL. The STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorized structure was erected and occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	(4)	Noted.

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(5)	The lot owners should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	(5)	Noted.
(6)	Lot 1490 in D.D. 76 is partly covered by Modification of Tenancy (MoT) for erection of temporary structure. His office reserves the rights to take enforcement action for any irregularities and cancel the MoT as appropriate.	(6)	The temporary structure on Lot 1490 in D.D. 76 will be demolished by the Applicants.
3.	Fire Services Department (Contact Person: Mr. LI Chi Fung; Tel: 2733 5844)		
(1)	In consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicants should also be advised as follows: a. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and b. The location of the proposed FSIs to be installed should be clearly marked on the layout plans.	(1)	The fire service installations proposal (FSIs) is attached for approval (see Annex 1).
(2)	However, the applicants are reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will	(2)	Noted.

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	be formulated upon receipt of the formal submission of general building plans.		
4.	Drainage Services Department (Contact Person: Mr. TAI Wai Hin, Wilson; Tel: 3965 8931)		
(1)	The applicants shall submit condition records of the implemented drainage facilities to demonstrate that there will be no adverse drainage impact to the adjacent area.	(1)	Photos of the condition records of the implemented drainage facilities are attached for your reference (see Annex 2).
(2)	The applicants should properly maintain the implemented drainage facilities whether within or outside the Site at his own expense at all times during the planning approval period and to rectify the implemented drainage facilities if they are found inadequate/ineffective during operation.	(2)	Noted.
5.	Comments from Agriculture, Fisheries and Conservation Department (Contact Person: Mr. LAU Yun kwan; Tel: 2150 6931)		
(1)	<u>Nature conservation perspective</u> The applicants should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.	(1)	The warehouse will be used primarily for storage purposes, with no workshops, dismantling, packing or repacking activities taking place on the Application Site. The proposed warehouse will not generate a significant amount of refuse. Any refuse and construction waste generated during the construction stage will be disposed of by the Applicants at a public filling area at their own expense. Sewage generated from the Application Site will be treated by septic tank. The Applicants will follow ProPECC PN/1/23 to prevent water

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			pollution and will implement the above measures to protect nearby watercourses.
6.	Comments from Landscape Unit, Urban Design & Landscape Section of Planning Department (Contact Person: Mr. CHUI Wai Lun, Martin; Tel: 3565 3947)		
(1)	Care should be taken for the existing trees from proposed use. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	(1)	Noted.
7.	Sha Tin, Tai Po and North District Planning Office of Planning Department (Contact Person: Mr. NGAN Pak Lun, Peter; Tel: 2158 6094)		
(1)	Regarding the pedestrian access along the southwestern boundary of the Site reserved for villagers/residents of Ng Uk Tsuen, the applicants should clarify the opening hours and indicate whether lighting will be provided.	(1)	The pedestrian access will be open 24 hours x 7 days, lighting will be provided for the convenience of the villagers/residents of Ng Uk Tsuen.
(2)	It is noted that the application involves regularisation of filling of land at the Site. The applicants are advised to provide a plan showing the extent and depth of the land filling on-site that needs to be regularised.	(2)	The land filling plan is attached at Annex 3 . The land filling area is about 3,900 sq.m. (excluding the tree planting area).

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(3)	Please note that the Town Planning Board Secretariat has received a number of public comments on the application, and some of which expressed objection on the proposed use on traffic/pedestrian safety and fire safety grounds. The applicants shall take note and response to those public comments as appropriate. The public comments are available at the Planning Enquiry Counters of the Planning Department (i.e. 17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong or 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).	(3)	Noted.
(4)	Noting that the Site is the subject of previously approved applications for similar warehouse use and there are public comments expressing concerns on the proposal from fire safety perspective, the applicants may consider to submit a FSIs proposal in support of the current application.	(4)	A FSIs proposal is attached as Annex 1 .
8.	Public Comments		
(1)	Public concerns on traffic flow and road safety issue	(1)	The current application is to consolidate the Applicant's previously approved storage area (including open storage and warehouses) under Application No. A/NE-LYT/816 into a single warehouse for the storage of construction materials. All operations, including loading and unloading, will be conducted within the enclosed structure to address the concerns of nearby residents regarding the potential air, noise and dust impacts of open storage operations on the surrounding areas.

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	<p>Similar to the previous application, the same parking arrangement is proposed for the current application. The warehouse will be used solely for storage purposes and the stored items will remain stagnant most of the time. Accordingly, it is not expected that the proposed development will generate any additional traffic.</p> <p>The swept path analysis and traffic management measures for this application have been submitted (see paragraph 4.4 of the Planning Statement). According to the swept path analysis for heavy goods vehicles, getting in and out of vehicles will not affect the existing pedestrian crossing with islands or the southbound bus stop on Sha Tau Kok Road – Ma Mei Ha. The run-in/out location does not overlap the bus stop (see Figure 6 of the Planning Statement). All vehicles using the run-in/out will be restricted to turning left only. “Right turn” movements can take place at the nearby roundabout. In addition, drivers have very good visibility from the Application Site; therefore, they can clearly observe buses and green minibuses and take the necessary precautions to avoid conflict with buses and passengers.</p> <p>Onsite staff will be deployed to manage traffic coming in and out of the site, to avoid conflicts between vehicles, pedestrians and passengers. Revolving lights will be installed at the entrance to warn pedestrians when vehicles are entering or exiting. This will ensure that there is no conflict between incoming and outgoing traffic and pedestrian/passenger safety.</p>

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(2)	Public concerns on pedestrian safety and provision of foot path	(2)	To address the concerns raised by nearby residents, the Applicants have provided a temporary access connecting Sha Tau Kok Road to the Ng Uk Tsuen village settlement, which is currently being used by villagers and residents. The Applicants have considered the residents' needs and reserved a 24-hour pedestrian access route, about 1.5 metres wide, along the southern boundary of the Application Site. This arrangement is identical to that approved in Application No. A/NE-LYT/816.
(3)	Public concerns on fire safety	(3)	For the previous application (No. A/NE-LYT/816), the Applicant submitted a FSIs proposal, which was approved by the Fire Services Department (FSD). Due to a change in the site layout, the Applicant is submitting a revised FSIs proposal (see Annex 1) with this application. If this application is approved, the Applicant will provide FSIs to the satisfaction of FSD.
(4)	Public concerns on land filling	(4)	The Application Site has been filled with concrete since previous planning approval (No. A/NE-LYT/586). The current application involves the regularisation of the land filling at the Application Site. The Applicants will not conduct any further land filling.