



Section 16 Application No. A/NE-MKT/59

Annex 1 - Response to Comments Table

No.	Comments Received	Our Responses
<b>1.</b>	<b><i>Comments from Planning Department received on 2 April 2026</i></b>	
a	From the planning statement, it is noted that the primary function for the proposed retail store is to provide retail services associated with e-commerce parcel collection and distribution. It appears that the proposed retail store may only serve as the drop/pick-up point instead of a retail store. Please provide examples of the products exactly to be sold at the proposed retail store.	<p>We confirm that the primary function of the proposed development is to provide retail services supporting e-commerce parcel collection, distribution, and related customer support.</p> <p>To enhance customer convenience for those visiting the store for parcel collection or drop-off, as well as nearby hikers and workers, it is proposed to offer a small selection of everyday items and light retail goods (i.e. bottled water, soft drinks and packaged snacks) which suitable for quick consumption. These products are only intended to cater to incidental or supplementary customer needs.</p>
<b>2.</b>	<b><i>Comments from Environmental Protection Department received on 2 April 2026</i></b>	
a	Although domestic dwelling is identified within 100m from the Site, no heavy vehicle nor dusty operation is involved, hence he has no objection to the application from environmental planning perspective;	Noted with thanks.
b	no comment on the filling of land from environmental planning perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during filling of land; and	Noted.
c	the applicant should observe the requirements of the 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites', implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts ( <a href="https://www.epd.gov.hk/epd/english/environmentinhk/ea_planning/guide_ref/rpc.html">https://www.epd.gov.hk/epd/english/environmentinhk/ea_planning/guide_ref/rpc.html</a> ) during land filling and to provide suitable sewage treatment facilities as required under	Noted.



	Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' and are duly certified by an Authorised Person or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet	
<b>3.</b>	<b><i>Comments from Civil Engineering and Development Department received on 2 April 2026</i></b>	
a	The proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works	Noted. The Applicant is fully aware of the development proposal for NTN New Town and acknowledges that the implementation programme to be proceed in accordance with the Planning and Engineering Study. The Applicant will follow the relevant development timeline and undertake to vacate the proposed site as required to facilitate the commencement of site formation works once the proposed use has been approved.
<b>4.</b>	<b><i>Comments from Highways Department received on 2 April 2026</i></b>	
a	no comment on the application from highways maintenance perspective.  Meanwhile, the applicant should be reminded that: 1. HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public road; and 2. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.	Noted with thanks.



5.	<b><i>Comments from Agriculture, Fisheries and Conservation Department received on 10 April 2026</i></b>	
	<p>The application site (the Site) falls within the “AGR” zone is generally vacant with some structures. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective.</p>	<p>Noted. The Application Site has been hard-paved for a long period and no agricultural activities have been undertaken on the Site for a considerable time.</p> <p>Given its small size and irregular shape, the Site is not suitable for any agricultural use (i.e. greenhouse) or rehabilitation.</p> <p>Furthermore, the Site lies entirely outside the Agricultural Priority Areas (APAs) identified by the Agriculture, Fisheries and Conservation Department (AFCD). Hence, the proposed development will not undermine the potential of promoting agricultural rehabilitation in the district.</p>
6.	<b><i>Comments from Urban Design and Landscape, Planning Department received on 10 April 2026</i></b>	
a	<p>We have no adverse comments on the application from landscape planning perspective. Our detailed comments are as follows:</p> <p>based on the aerial photo taken in 2025, the Site is located in an area of rural inland plain landscape character comprising warehouses, temporary structures, village houses, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;</p>	Noted with thanks.
b	<p>with reference to site photos taken on 31.3.2026, the Site was fenced-off and largely formed. Some temporary structures and one fruit tree were observed within the Site. As stated in the Application Form, tree felling is not involved;</p>	Noted.
c	<p>in view of the above, significant adverse landscape impact arising from the application is not anticipated; and</p>	Noted with thanks.
d	<p>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.</p>	Noted.