

Table 1: Responses to Departmental Comments (Planning Application No. A/NE-MKT/71) (15 September, 2026)

COMMENTS		RESPONSES
1.	District Lands Officer/North, Lands Department (LandsD) (Contact Person: Mr. Ivan MAN, Tel: 2675 1546)	
(a)	LandsD has adverse comment on the application;	
(b)	The application site (the Site) comprises several 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 requires to pass through Government Land (GL) but no right of access via GL is granted to the Site;	The GL outside the proposed ingress/egress will only be used for access purposes and will not be fenced off by the Applicant. No structures will be erected without prior approval of the Government.
(c)	The proposed traffic bollards on GL outside the Site which are not acceptable. The concerned GL should not be disturbed;	The proposed traffic bollards are intended to prevent illegal parking outside the Application Site. In light of the LandsD's comments, no traffic bollards will be placed on the GL, and the Applicant will implement alternative management measures to prevent illegal parking.
(d)	The following irregularity covered by the application has been detected by his office: Unauthorised structures within Lots 184 S.A RP, 191 RP, 192 S.A RP and 193 RP in D.D. 82 covered by the application there are unauthorised structures on the private lots concerned. The lot owners should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;	The unauthorised structures at the Application Site were erected by the previous occupants. Upon approval of the application, the Applicant will remove all unauthorised structures and apply for a Short Term Waiver (STW) to erect the proposed structures on the Application Site.

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(e)	If the application is approved, the lot owners shall apply to his office for Short Term Waivers (STW) to permit the proposed structures within the concerned private lots. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The Applicant will apply to the LandsD for STW accordingly.
2.	Commissioner for Transport, Transport Department (Contact Person: Mr. Ray LAM, Tel: 2399 2405)	
	the applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site.	The Application Site has sufficient manoeuvring area and parking spaces to meet operational needs. The eastern part of the Application Site can be used as a holding area. In addition, on-site staff will be deployed to manage vehicle movements. As such, there will be no illegal parking of visitors' vehicles outside the Application Site.
3.	Secretary for Development, Development Bureau	
(i)	Should the names of these affected business be different from the applicant, reason(s) for not submitting the application under the name of the existing operators and information demonstrating that the application site, if approved, will be used for accommodating the said affected businesses; and	The affected business operator is Harris International (Asia) Limited, whose name is different from the Applicant, Wong Kee Engineering Limited. The application was not submitted under the name of the existing operator because Wong Kee Engineering Limited is an appointed agent of Harris International (Asia) Limited, authorised to handle the site identification, the planning application and subsequent construction

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		matters. The relevant authorisation is provided in Appendix 1, attached to the submitted Planning Statement. It is confirmed that, if the application is approved, Harris International (Asia) Limited will operate the proposed warehouse. Accordingly, the Application Site, if approved, will be used for accommodating the affected business/operator.
(ii)	According to the submission, the existing business operation occupies about 2,373 sq.m., whereas the proposed application site is about 3,906 sq. m. Please provide a detailed justification to support the necessity of this larger area for the relocation.	As shown in Appendix 4 of the submitted Planning Statement, the former operation site in Ha Tsuen occupied about 2,373 m². However, only the northern part of that site was used for parking, loading/unloading and vehicle manoeuvring. The operator also relied on Ha Tsuen Road and adjoining Government land for these activities. This arrangement was not a desirable or sustainable long-term solution. It externalised vehicle-related activities onto public roads and Government land, creating risks of illegal parking, queuing and traffic disruption. A simple replacement of 2,373 m² would therefore reproduce the same operational deficiency and would not provide a compliant, self-contained relocation site. Although the area of the Application Site (about 3,906m²) is larger than the original site (about 2,373m²), a large portion of the site (i.e. uncovered area, which is about 2,352m², or 60% of the total area) is designated for parking, loading/unloading and circulation spaces. Sufficient on-site parking, loading/unloading and circulation space is required to meet the requirements of the Transport Department and to avoid illegal parking and queuing of vehicles outside the Application Site. If the site were smaller, vehicles would likely have to wait or park on the surrounding road network, including Lin Ma Hang Road, causing adverse traffic and safety impacts. The proposed layout therefore uses the larger site area to provide

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	proper internal circulation and loading/unloading facilities. In case of urgency or during busy periods, the eastern part of the Application Site can be used as a holding area for temporary vehicle parking, so that traffic flow on Lin Ma Hang Road is not affected. This further supports the need for a site larger than the former operation site. The operator intends to take this opportunity to expand the business and maximise operational efficiency and the utilisation of scarce land resources in the New Territories. In recent years, extensive land resumption under the Northern Metropolis development has resulted in a shortage of suitable land for relocation. The Application Site is close to Mainland China and has convenient access to Heung Yuen Wai via Lin Ma Hang Road, which facilitates the efficient movement of goods between Mainland China and Hong Kong. A larger site would give the operator greater flexibility to expand operations, improve efficiency and promote economic growth. The development at the Application Site therefore provides an excellent opportunity to support the operator's business expansion plan. Accordingly, the increase from about 2,373 m² to about 3,906 m² is not an arbitrary enlargement. It is functionally required to ensure a self-contained, traffic-compliant and operationally viable relocation site.