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Appendix Ib of RNTPC  
Paper No. A/NE-HLH/90



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**By Post and Email**

Date : 8 June 2026  
Your Ref.: TPB/A/NE-HLH/90  
Our Ref. : LDS/PLAN/7211

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

Dear Sir/Madam,

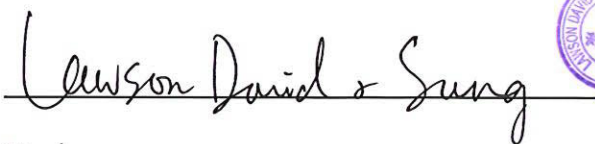
**Application for Planning Permission for Proposed Temporary Open Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities and Associated Filling of Pond and Land for a Period of 3 Years at Lots 266(Part), 268(Part), 286(Part), 287(Part), 288(Part), 291(Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang, N.T.**

**(Application No. A/NE-HLH/90)**

We refer to the captioned application and herewith submit our responses to departmental comments in **Table 1** for your consideration.

Should you have any questions or require further clarification, please do not hesitate to contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**





Encl.

c.c. DPO/STN  
Client

*Your Assets for Growth*

**Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-HLH/90 (8 June, 2026)**

COMMENTS		RESPONSES
<b>1.</b>	<b>Agriculture, Fisheries and Conservation</b> (Contact Person: Mr. LAU Yun-kwan, Tel: 2150 6931)	
(1)	The application site (the Site) falls within the “AGR” zone, and is generally abandoned or vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. 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 development is <u>not</u> supported from agricultural perspective.	The Application Site is located within a “Category 2” area, which is characterized by rural surroundings interspersed with container storage yard, container vehicle park, warehouse, logistics centre and open storage yards. The rural landscape in this area is being transformation into various open storage and warehouse facilities. The proposed development is not entirely incompatible with the surrounding land uses. As the proposed development is temporary, it would not jeopardise the long-term planning intention of the “AGR” zone. Nevertheless, the Board has previously approved similar applications for open storage use within the same “AGR” zone.
(2)	<u>From fisheries perspective</u> No existing fishponds are identified within the Site. Nonetheless, according to the Drainage Proposal, surface runoff will be collected and discharged into the existing watercourse located to the south of the Site. As the Site is proposed to be used for the storage of construction materials, machinery, and rural workshop activities, please provide additional measures to demonstrate how chemical spillages could be prevented or mitigated.	The Application Site has been set back 3m from the existing watercourse and appropriate fencing will be provided to prevent disturbance to the watercourse.  The proposed development is mainly for the open storage of construction materials and machineries with a rural workshop for minor repairs to construction machineries. The proposed rural workshop is located as far away from the existing watercourse as possible. No effluent or foul water will be discharged into the watercourse. All solid waste arising from the operation of the proposed use will be properly disposed of outside the site. Control measures will be implemented to prevent oil leakage or chemical spillage, e.g. oil and grease decontamination kit such as absorbent pads will be made available by the Applicant to decontaminate any oil leakage or spillage during operation. No chemicals including laticidal oil and rodenticide will be used.

<b>COMMENTS</b>		<b>RESPONSES</b>
(3)	<p><u>From nature conservation perspective</u></p> <p>According to aerial photos, trees are found within the Site. The applicant should clarify whether tree felling will be involved and advise the number of trees and tree species to be affected.</p> <p>The applicant should implement good site practices and measures to avoid adverse impacts on the watercourse nearby and to avoid polluting it.</p>	<p>Only a few trees of common species, <i>Macaranga tanarius var. tomentosa</i> (血桐), <i>Ficus hispida</i> (對葉榕), <i>Leucaena leucocephala</i> (銀合歡) and banana trees (蕉樹) are found in the northeast and southeast of the Application Site (mostly (see <b>Annex 1</b>). No old or valuable trees or protected species have been identified. The existing trees are proposed to be felled due to the hard paving of the site for open storage and vehicle manoeuvring.</p> <p>To minimize any possible impact on the existing watercourse, the Applicant will follow the requirements of the Professional Persons Environmental Consultative Committee Practice Note (ProPECC) No. 2/23 and properly maintain the proposed drainage system.</p>
<b>2.</b>	<b>Transport Department</b> (Contact person: Mr. Ray LAM, Tel: 2399 2405)	
(1)	<p>The applicant shall supplement further the adequacy on the local access road, between Kong Nga Po Road and the applicant site (the Site), which run through private lands and unallocated &amp; unleased Government land. The applicant should also seek comments/approvals from the responsible parties to validate the feasibility for vehicular access at these locations;</p>	<p>The existing local access road largely falls within Government land and is jointly used by the Applicant and the owners/occupiers in the area for many years to reach the Application Site. The Application Site (No. A/NE-HLH/83), which has been approved, also shares the same local access road. The Applicant has reached consensus with the relevant parties to use the existing local access road.</p>
(2)	<p>Swept path analysis taking into account the gradient and crossfall of the access within the Site should be further provided to demonstrate that the medium goods vehicles can maneuver satisfactorily within the Site;</p>	<p>The swept path analysis has taken the gradient into account. The gradient of the Application Site is considered not steep and the eastern part is very gentle (see <b>Annex 2</b>). This will not affect the swept path.</p>

<b>COMMENTS</b>		<b>RESPONSES</b>
(3)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site; and	Prior appointments will be arranged for medium goods vehicles to deliver the construction materials and machineries; If a particular timeslot of the loading/unloading spaces is full, they will be informed to reserve other timeslots.
(4)	The proposed vehicular access between Kong Nga Po Road and the Site is not managed by TD. The applicant should seek comments/ approvals from the responsible party to validate the feasibility to form the proposed vehicular access road.	Noted.

Preliminary Study of Existing Trees within the Application Site

Aerial View

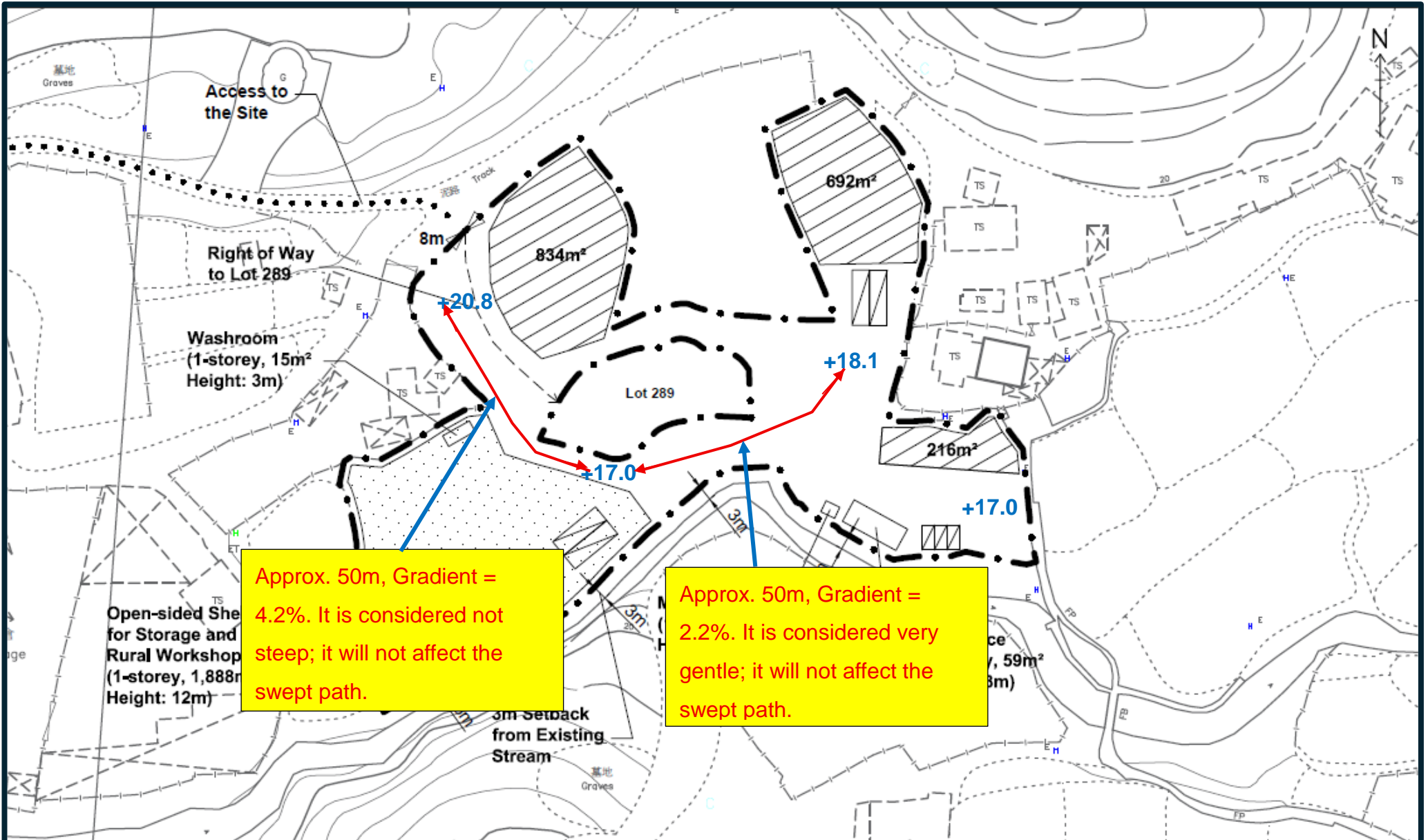


General view at the southeast of the Application Site



General view at the northeast of the Application Site





Approx. 50m, Gradient = 4.2%. It is considered not steep; it will not affect the swept path.

Approx. 50m, Gradient = 2.2%. It is considered very gentle; it will not affect the swept path.

<b>Legend:</b>	<ul style="list-style-type: none"> <li> Application Site (about 7,216 sq.m.)</li> <li> Open-sided Shelter for Storage of Construction Materials/Machineries and Rural Workshop</li> <li> Open Storage of Construction Materials/Machineries (Height of Stacking: Not more than 4m)</li> <li> Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (4 nos.)</li> <li> Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)</li> </ul>	<p><b>Figure 4</b> Layout Plan</p>	<p>羅迅測計師行 <b>Lawson David &amp; Sung</b> SURVEYORS LIMITED <small>Property Consultants • Planning • Valuers • Auctioneers Estate Agency Licence No. C096038</small></p>
		<p>Scale 1:1000</p>	