



Our Ref. : DD87 Lot 357 & 359
Your Ref. : TPB/A/NE-FTA/279

盈卓
規劃
有限公司

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

By Email

29 June 2026

Dear Sir,

2nd Further Information

Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 357 (Part) and 359 (Part) in D.D. 87, Hung Lung Hang, New Territories

(S.16 Planning Application No. A/NE-FTA/279)

We are writing to submit further information in response to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk)
email: ehlli@pland.gov.hk)



2nd Further Information

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- (i) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) Contact Person: Mr. Ivan MAN; Tel.: 2675 1546)		
(1)	The application Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain 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 other private lot, the applicant shall make their own arrangement.	Noted. The applicant will apply for Short Term Waiver (STW) application to rectify the applied use and to cease occupation of Government Land (GL) at the application site (the Site) after planning permission has been granted from the Board. No structure is proposed for domestic use.
(2)	I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within Lot Nos. 357 and 359 both in D.D. 87 covered by the planning application</u> There are unauthorized structures on the private lots. The lots owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	
(3)	The following irregularities <u>not</u> covered by the subject planning application have been detected by this office: <u>Unlawful occupation of Government land adjoining Lot Nos. 357 and 359 both in D.D.</u>	

	<u>87 not covered by the planning application</u> The Government Land (GL) adjoining the said private lots has been fenced off / illegally occupied without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	
(4)	Subject to the approval off the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lots owners shall apply to this office for a Short Term Waiver (STW) to permit the proposed structures. The application 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 fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserved the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	

(5)	Unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicant, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
Comments of the Director of Fire Services (D of FS) Contact Person: Mr. LI Chi-fung; Tel.: 2733 5844)		
(1)	Please indicate all separation distances between structures. Structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, wheeled typed dry chemical fire extinguisher, sprinkler system, stand-alone fire detectors, emergency lighting, directional and exit signs shall be provided as the total floor area exceeds 230 m ² ; and	Noted. The revised FSIs proposal is enclosed at Appendix II for your reference please. All structures are located apart for more than 1.8 m.
(2)	Please verify whether Structure B1, B2, B3 & B6 are shed(s) open on 2 sides or more.	Structures B1, B2, B3 and B6 are sheds opened on all 4 sides please.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) Contact Person: Mr. LAU Yun-kwan; Tel.: 2150 6931)		
(1)	From nature conservation perspective: the applicant should implement good site practices and measures to avoid adverse impacts on the watercourse nearby and to avoid polluting it.	Noted. The applicant would implement good site practices and measures to avoid adverse impacts on the watercourse nearby. Also, 2.5 m high metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis. This is to minimise the possible environmental nuisance on the surrounding areas.

Comments of the District Planning Officer/North, Planning Department (DPO/N, PlanD) Contact Person: Ms. Shirley CHAN; Tel.: 2158 6241)		
(1)	As per the planning statement, the proposed use is for rural workshop and open storage of plastic recyclable materials. However, according to site inspections conducted by this Office, the application site is currently occupied by rural workshop and open storage of metal recyclable materials. It is also observed that the structures at the application site are not segregated as shown on the proposed layout plan, and the foundation of the structures appears to encroach onto the adjoining private lot (i.e. Lot 358 in D.D 87). Besides, the application site and the adjoining sites covered with valid planning permissions (applications No. A/NE-FTA/251 and A/NE-FTA/270) are not segregated by fencing, and metal recyclable materials are observed on all three sites. Please clarify the site boundary, development proposal and operation details of the proposed use;	Noted. The applicant proposes to use the Site for a rural workshop for processing recyclable materials, as well as a variety of open storage of recyclable materials (e.g. used metals, plastic containers of different sizes from various uses, plastic water bottles, etc.). The Site will address the acute shortage of outdoor storage space in the New Territories and support the local logistics sector. The applicant will develop the Site according to the approved development plan after the planning application is approved by the Town Planning Board. Adequate fencing will be provided along the site boundary accordingly.
(2)	Please advise if any fencing will be erected along the site boundary on all sides. If so, please provide details on the material and height of the fencing; and	2.5 m high metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.
(3)	Please elaborate the proposed environmental mitigation measures to minimise the possible environmental nuisance on the surrounding areas.	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control

		Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
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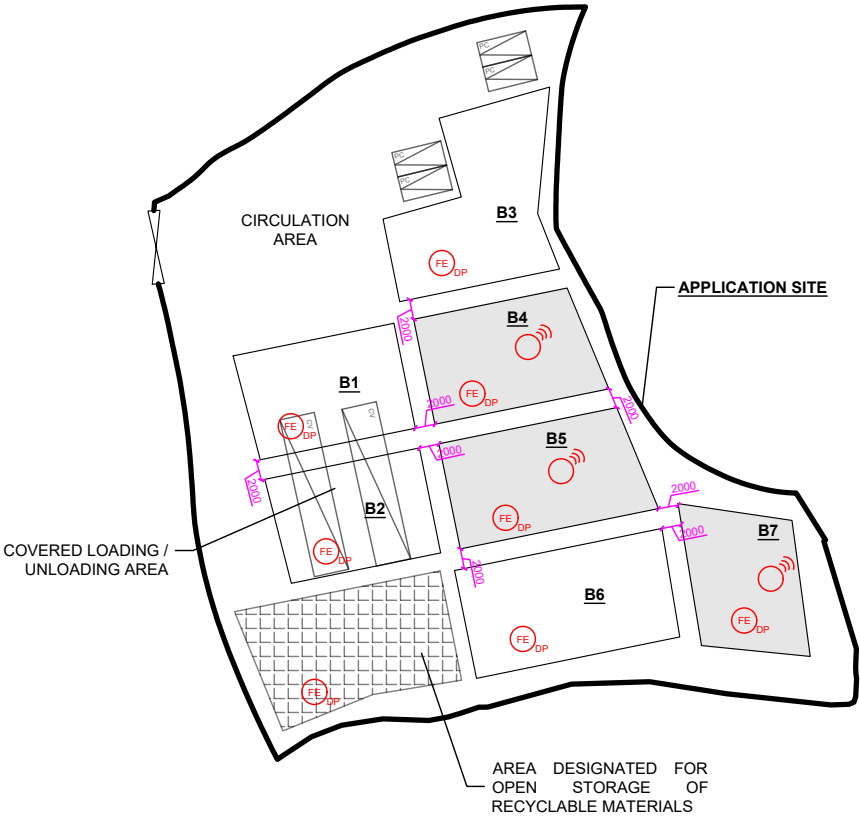
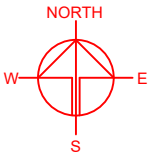
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,110 m ²	(ABOUT)
COVERED AREA	: 1,320 m ²	(ABOUT)
UNCOVERED AREA	: 1,790 m ²	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 42 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,320 m ²	(ABOUT)
TOTAL GFA	: 1,320 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 224 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	COVERED LOADING / UNLOADING AREA	171 m ² (ABOUT)	171 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	COVERED LOADING / UNLOADING AREA	165 m ² (ABOUT)	165 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF RECYCLABLE MATERIALS	222 m ² (ABOUT)	222 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	RURAL WORKSHOP	178 m ² (ABOUT)	178 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B5	RURAL WORKSHOP	204 m ² (ABOUT)	204 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B6	STORAGE OF RECYCLABLE MATERIALS	229 m ² (ABOUT)	229 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B7	RURAL WORKSHOP	151 m ² (ABOUT)	151 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
TOTAL		1,320 m ² (ABOUT)	1,320 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (SHED)
-  OPEN STORAGE AREA
-  PARKING SPACE (PRIVATE CAR)
-  L/UL SPACE (CONTAINER VEHICLE)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP AND OPEN STORAGE OF RECYCLABLE MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 357 (PART) AND 359 (PART) IN D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	22.4.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II	VER. 001
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