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From: AI TSANG [REDACTED]
Sent: Wednesday, September 2, 2026 11:38 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Esther Hiu Laam LI/PLAND <ehlhi@pland.gov.hk>
Subject: A/NE-HLH/93 Response to Departmental Comment and supplementary information

Dear Sir/Madam,

Please find response to PD comment, supplementary information, aerial photo taken in 2023, revised landscape plan and layout plan.

Thanks

Carter Tsang
[REDACTED]

致：

規劃署

有關 A/NE-HLH/93 規劃申請的補充資料

1. 地政署多次要求申請人須於 2026 年 8 月前盡快遷離原先位於洪水橋 / 廈村新發展區的業務經營地點。申請人為配合政府發展計劃的推進，在時間緊迫的情況下，只能藉助同業好心人士協助，將經營地點內部分貨物暫時分散存放於流浮山、沙頭角及竹園村等地的臨時倉庫。惟該等地方原已存放他人貨物，可供使用的面積狹小，運輸亦不便利，僅能作短暫存放之用。申請人已於限期前，將剩餘體積較大的貨物遷入申請地點。
2. 申請地點面積較先前經營地點為大。原因是先前經營地點並未預留空間建造渠務設施，亦未提供足夠的緊急車輛通道及消防通道、足夠的內部車輛迴轉空間，以及美化景觀設施。本次申請已在規劃層面一併考慮上述基礎設施，並作出相應設計及空間預留。

Response to PD comment

Comment 1
Based on the aerial photo taken in 2026, the application site (the Site) was situated in an area of rural inland plain landscape character comprising vegetated areas, tree clusters, warehouses and temporary structures. The Site was located at the fringe of a “Green Belt” (“GB”) zone covered with vegetation. Approval of the application may alter the landscape character of the areas;
Response
1. The application site is located at the fringe of the “Green Belt” (“GB”) zone. The application site is not located in an intact, continuous green zone. The surrounding area already comprises a mixed rural landscape of temporary structures and warehouses, and the landscape character of the application site has long since lost its original quality. The proposed scheme is not incompatible with the surrounding environment. However, the present application is for temporary use of 3 years only and would not permanently alter the landscape character of the area.

Comment 2

With reference to the above aerial photo and DPO's site photos taken on 21.7.2026, the Site was generally formed. Some construction materials and container were observed on it. However, as observed from aerial photos taken on 24.7.2023, the Site was vegetated with trees. According to our site visit conducted on 9.3.2026 and 21.7.2026, the Site were paved with concrete, vegetation and trees were cleared. The original landscape within the "GB" zone could hardly be compensated by planting 50 Terminalia mantaly "Tricolor" (錦葉欖仁) within the Site as shown in para. 5.11 of the Planning Statement.

Response

Based on Feb 2023 aerial photographs, the landscape within the application site consisted only of weedy vegetation, extensive shrubbery and a small number of young trees. The soil condition was relatively poor, and the original landscape character of the area was weaker than that of typical Green Belt areas. This site condition remained until February 2026.

The current formed and paved condition of the site is acknowledged. To mitigate the landscape impact, the proposed landscape has been revised to provide 65 Terminalia mantaly 'Tricolor' (錦葉欖仁) along the site boundary to form a peripheral visual buffer. The species is highly flexible, with excellent wind resistance and typhoon resilience, as well as strong environmental tolerance. The trees will be planted along most of the site boundary to form a visual buffer.

Comment 3

In view of the above, adverse landscape impact arising from the application is anticipated.

Response

1. The present application is temporary in nature and is intended solely to relocate the businesses and goods affected by the New Development Area project as soon as possible. There is no intention to degrade the landscape quality of the area.
2. The application site is located at the fringe of the "Green Belt" zone, where warehouses and temporary structures already exist in the surroundings. It does not form part of an intact and undisturbed green core.

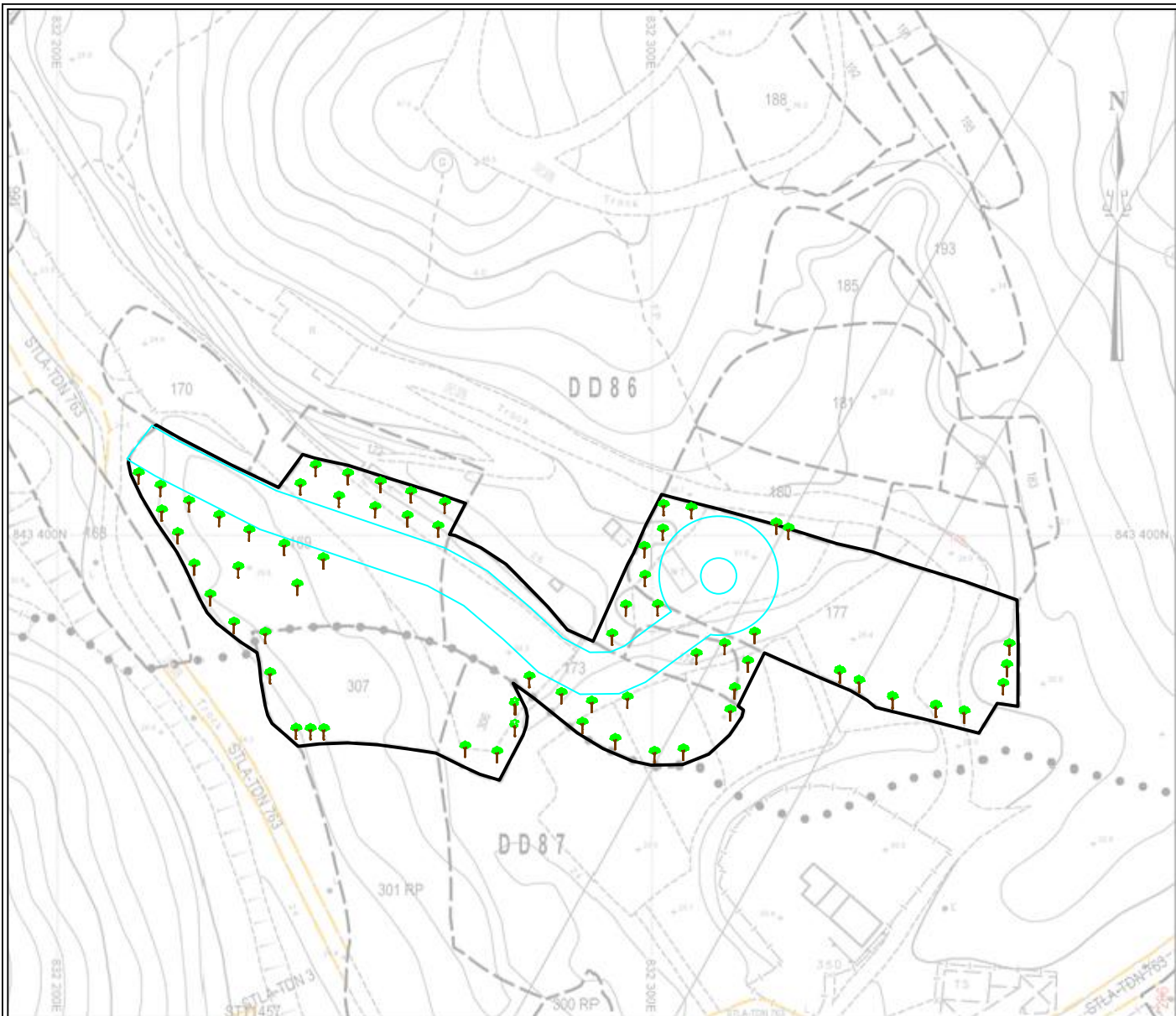
3. The applicant accepts that the originally proposed planting of 50 Terminalia mantaly 'Tricolor' trees is insufficient to fully compensate for the original landscape. The landscape proposal has therefore been revised to include an additional 15 Terminalia mantaly 'Tricolor' trees along the eastern side of the application site, so as to strengthen the peripheral tree belt and screening.
4. The applicant also undertakes that, upon cessation of the approved use, all hard paving and temporary structures will be removed, and grass will be planted to reinstate the vegetation.



E183972C 6900' 22 Feb 2023 UltraCam Eagle 210mm
HUNG LUNG HANG 恐龍坑



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Total Site Area: 4615m²(About)

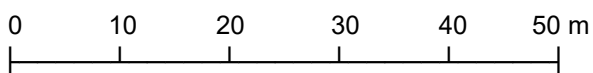
Government Land:140m²(About)

Landscape Plan

YING SHING
(HOPEWELL)

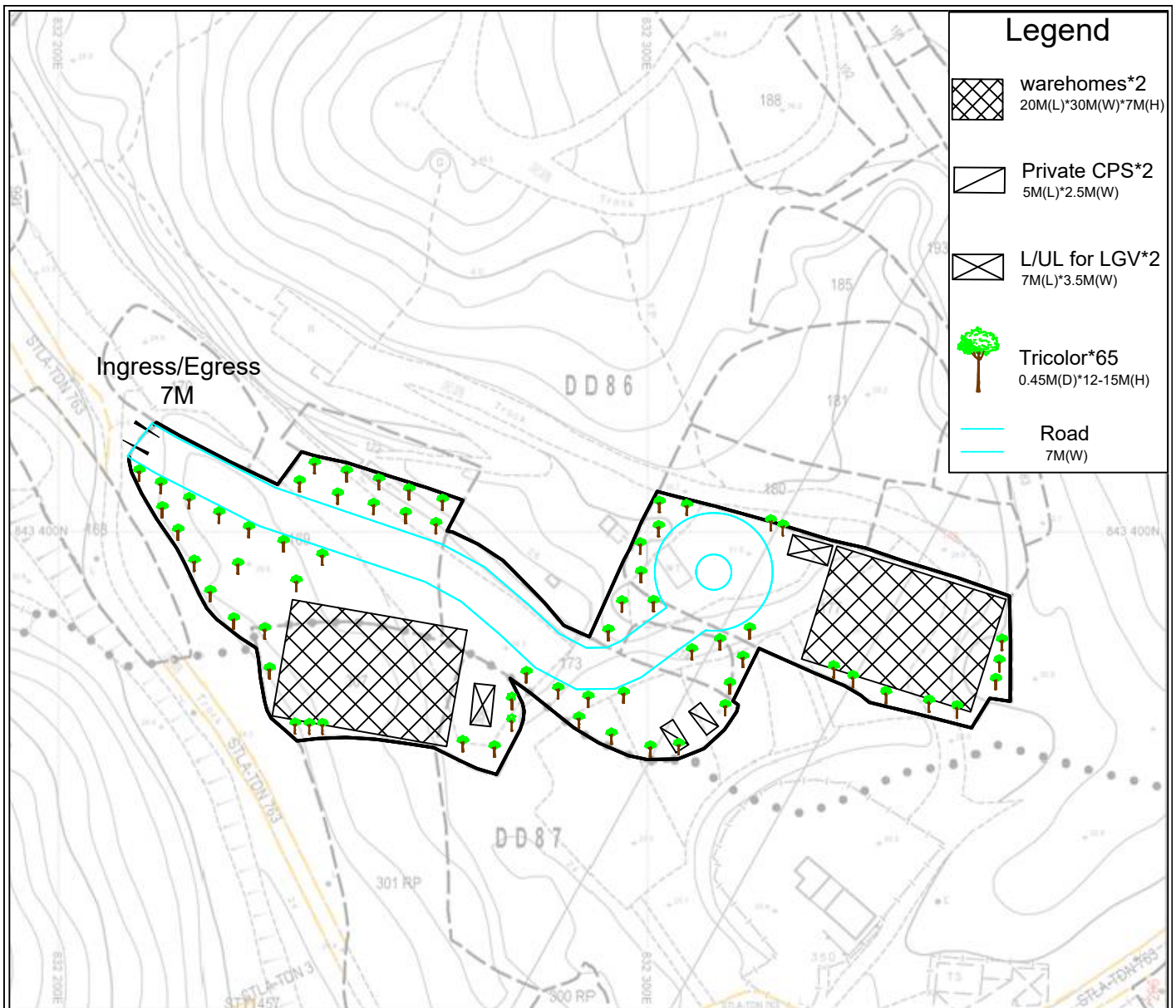
ENGINEERING
CO.LTD.

Scale 1:1000



July 2026

Annex 4



Total Site Area: 4615m²(About)

Government Land:140m²(About)

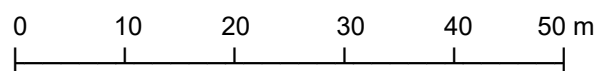
Layout Plan

YING SHING

(HOPEWELL)

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Scale 1:1000



July 2026

Annex 1

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From: AI TSANG <[REDACTED]>
Sent: Wednesday, September 2, 2026 3:53 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Esther Hiu Laam LI/PLAND <ehlili@pland.gov.hk>
Subject: A/NE-HLH/93 supplementary information

Dear Sir/Madam,

Please find supplementary information 3.

Thanks

Carter Tsang
[REDACTED]

Dear TPB,

ANE-HLH93 supplementary information

According to Comment of Pre-submission of the application site area from CEDD on 28/05/2026. The application site falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. The Government-initiated works for the PDA may commence in 2028/29 the earliest. This indicates that the planned use and landscape of the green belt zone and the HUNG LUNG HANG area will change soon. Approving this temporary application for a period of three years will not affect the long-term planning intention of the area.

Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD)
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i the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and 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; and
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i the Site falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. The Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed use is pursued.

新界北新市鎮概括土地用途 NTN New Town – Broad Land Use Concept



圖例 LEGEND

- 項目範圍
PROJECT BOUNDARY
- 產業
INDUSTRIES
- 專上教育、文化、體育設施
POST-SECONDARY EDUCATION, CULTURAL & SPORTS FACILITIES
- 混合用途/住宅
MIXED USE / RESIDENTIAL
- 公共設施*
PUBLIC FACILITIES *
- 現有鄉村式發展/鄉村遷置區
EXISTING VILLAGE TYPE DEVELOPMENT / VILLAGE RESITE
- 綠化地帶(包含認可殯葬區)
GREEN BELT (WITH PERMITTED BURIAL GROUND)
- 邊境口岸
BOUNDARY CONTROL POINT
- 鐵路站(規劃中, 位置只作示意之用)
RAILWAY STATION (locations under planning and indicative only)
- 道路
ROAD
- 優先發展區
PRIORITY DEVELOPMENT AREA
- 受影響的鄉村民居
AFFECTED RURAL SETTLEMENTS

* 包括 (i) 配合新界北新市鎮發展的設施, 例如濾水廠、淨水設施、配水庫; 以及 (ii) 服務更廣泛地區的設施, 例如醫院、先進轉廢為能設施及其他廢物管理設施
Including (i) facilities to support NTN New Town development such as water treatment works, effluent polishing plant, service reservoirs; and (ii) facilities serving wider areas such as hospitals, advanced waste-to-energy facility and other waste management facilities