

Urgent Return receipt Expand Group Restricted Prevent Copy

## **Adrian Tsz Hin TAM/PLAND**

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**From:** Anson Lee <[REDACTED]>  
**Sent:** Thursday, April 30, 2026 12:07 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>  
**Subject:** Planning Application No. A/NE-MUP/232

To: TPB

Dear sir/madam,

Please see the attached for submission.

Regards,

Anson Lee  
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2683A/L03

30 April 2026

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

**By Post and Email**

Dear Sir/Madam,

**Planning Application for  
A Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of Three Years and Filling of Land  
Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38  
Man Uk Pin, New Territories  
(Planning Application No. A/NE-MUP/232)**

We refer to the captioned planning application.

We would like to clarify that the application site area is 2,660m<sup>2</sup> and provide herewith a set of revised pages of application form, planning statement and a set of revised plans (i.e. Lot Index Plan, Land Filling Plan, Proposed Layout Plan and Swept Path Analysis) for submission.

Should you have any queries, please feel free to contact the undersigned or our Miss Nora Choi at [REDACTED]. Thank you for your attention.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Anson Lee  
Encl.  
RK/AL

c.c.  
DPO/ ST, TP&N (Attn.: Mr. William Wong By Email )



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

**1. Name of Applicant 申請人姓名/名稱**

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

AUSTECH PROPERTIES LIMITED (澳達物業有限公司)

**2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)**

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NOS. 171RP (PART), 172(PART) and 174S.BRP IN D.D. 38, MAN UK PIN, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 2,660 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 840.92 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1,819.08 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	840.92 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9 .....
Proposed domestic floor area 擬議住用樓面面積	NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	840.92 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	840.92 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
STRUCTURES 1, 2 AND 9 (G/F): OPEN STORAGE (5M IN HEIGHT)(1-STOREY) .....	
STRUCTURES 3 TO 5 (G/F): STORAGE (2.6M IN HEIGHT)(1-STOREY) .....	
STRUCTURE 6 (G/F): TRANSFORMER ROOM (2M IN HEIGHT)(1-STOREY) .....	
STRUCTURE 7 (G/F): STORAGE (3M IN HEIGHT)(1-STOREY) STRUCTURE 8 (G/F): OFFICE (2.6M IN HEIGHT)(1-STOREY) .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 .....
Motorcycle Parking Spaces 電單車車位	NIL .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL .....
Others (Please Specify) 其他 (請列明)	NIL .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL .....
Coach Spaces 旅遊巴車位	NIL .....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	NIL .....
Heavy Goods Vehicle Spaces 重型貨車車位	NIL .....
Others (Please Specify) 其他 (請列明)	NIL .....



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT NOS. 171RP(PART), 172(PART) AND 174S.BRP IN D.D. 38, MAN UK PIN, NEW TERRITORIES.
Site area 地盤面積	2,660 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED MAN UK PIN OUTLINE ZONING PLAN (OZP) NO. S/NE-MUP/11
Zoning 地帶	"AGR"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	840.92 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.316 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2 TO 5	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	31.61	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2	
	Private Car Parking Spaces 私家車車位	2	
	Motorcycle Parking Spaces 電單車車位	NIL	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL	
	Others (Please Specify) 其他 (請列明)	NIL	
	_____		
	_____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1	
	Taxi Spaces 的士車位	NIL	
	Coach Spaces 旅遊巴車位	NIL	
	Light Goods Vehicle Spaces 輕型貨車車位	1	
	Medium Goods Vehicle Spaces 中型貨車位	NIL	
	Heavy Goods Vehicle Spaces 重型貨車車位	NIL	
	Others (Please Specify) 其他 (請列明)	NIL	
	_____		
	_____		

## EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38, Man Uk Pin, New Territories. It directly abuts Sha Tau Kok Road – Wo Hang at its immediate southeast and about 500m northeast of Loi Tung. The Site is applied for "Temporary Open Storage Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land". The Site occupies a site area of about 2,660m<sup>2</sup>. In accordance with the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11 dated 27.10.2006, the Site falls within an area zoned "Agriculture" ("AGR").

A planning permission is sought to use the Site as "Temporary Open Storage of Construction Materials with Ancillary Facilities". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) In Line with TPB PG No. 13G; 3) Compatible with Surrounding Land Uses; 4) Existence of Planning Permissions for Similar Use Near the Site; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

## 申請摘要

申請場地乃新界萬屋邊丈量約份第38約地段第171號餘段(部份)、第172號(部份)及第174號B段餘段。申請場地於其東南面前臨沙頭角山路-禾坑段東南面及萊洞東北面約500米。現申請三年臨時規劃許可作「臨時建築物露天貯存連附屬設施」用途及相關的填土工程。申請地段佔地約2,660平方米。是項申請地段位於萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11(發表於2006年10月27日)內之「農業」地帶。

是項臨時許可申請把場地申請用作「臨時建築物露天貯存連附屬設施」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向； 2)符合城市規劃指引13G；3)與附近的土地用途相融； 4)在附近已有相類似用途的規劃許可；5)沒有不良的渠務及環境影響；及6)沒有不良的交通影響。

## 2. SITE CONTEXT

### 2.1 Application Site

2.1.1 The Site comprises Lot Nos. 171RP(Part), 172(Part) and 174s.BRP, Man Uk Pin, New Territories. It occupies a site area of about 2,660m<sup>2</sup>. Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site is now paved and used as open storage.

### 2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30<sup>th</sup> June 2047.

### 2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Sha Tau Kok Road – Wo Hang at its immediate southeast and about 500m northeast of Loi Tung.

2.3.2 The subject area is predominantly occupied by open storages and vegetated land.

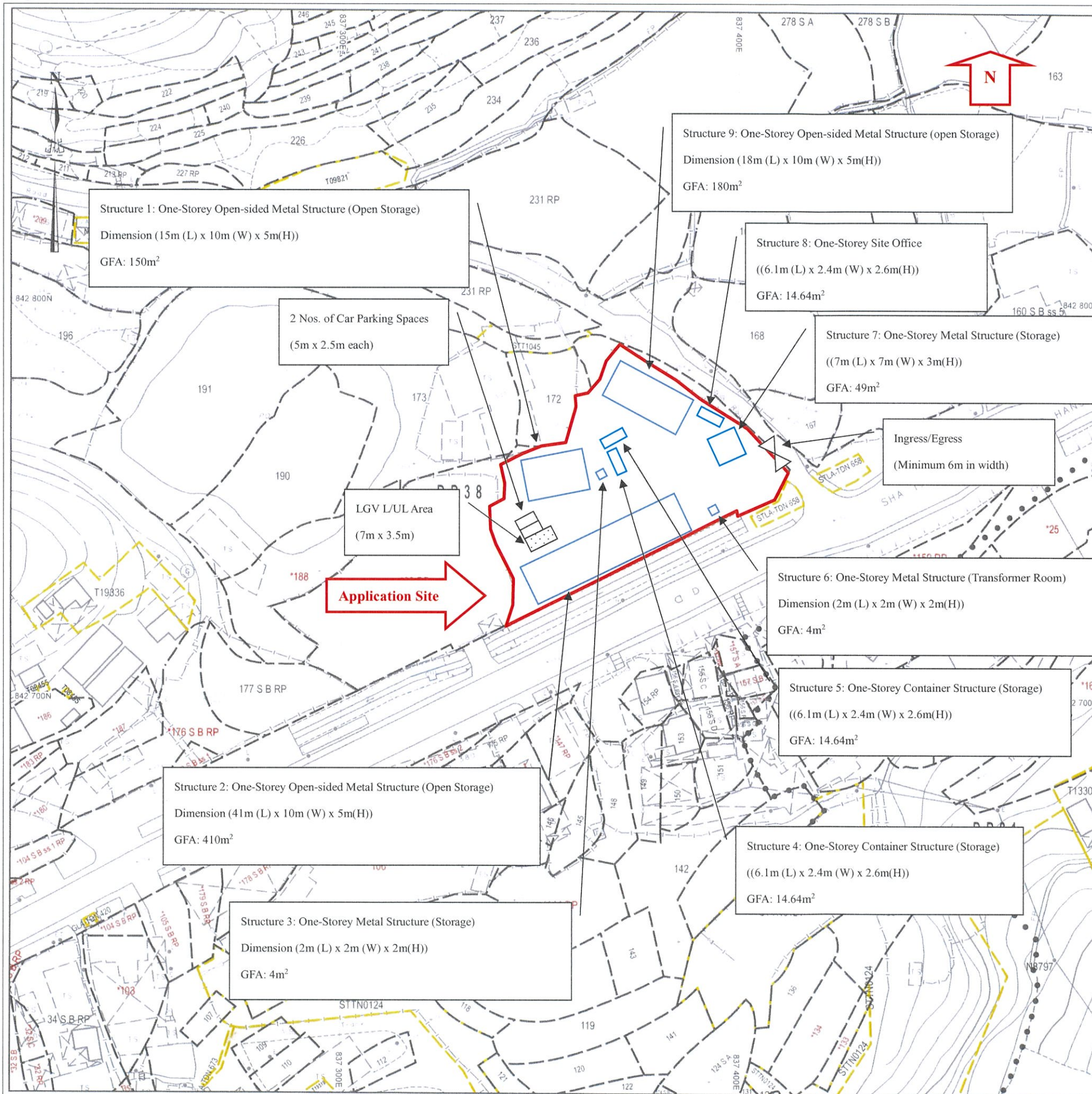
### 2.4 Accessibility

2.4.1 The Site is accessible from a local track connecting to Sha Tau Kok Road – Wo Hang.

2.4.2 The subject area is served by various modes of public transport including franchised buses, minibuses and taxis along Sha Tau Kok Road – Wo Hang.



# 地段索引圖 LOT INDEX PLAN



摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



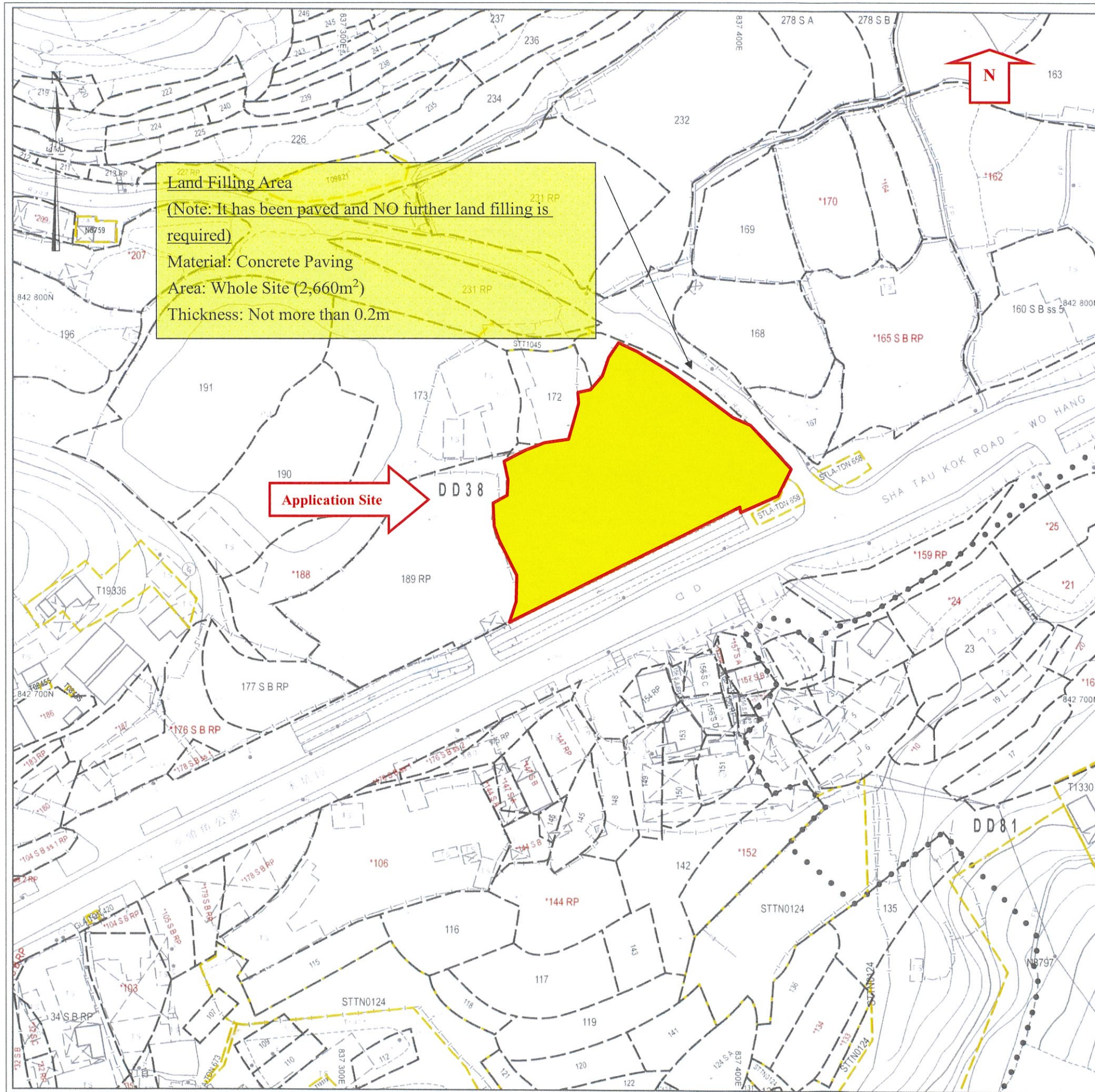
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Locality :
Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
Date : 16-Feb-2026
Reference No. : 3-NW-25B

For Identification Only



**Land Filling Area**  
 (Note: It has been paved and NO further land filling is required)  
 Material: Concrete Paving  
 Area: Whole Site (2,660m<sup>2</sup>)  
 Thickness: Not more than 0.2m

**Application Site** → DD38

# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
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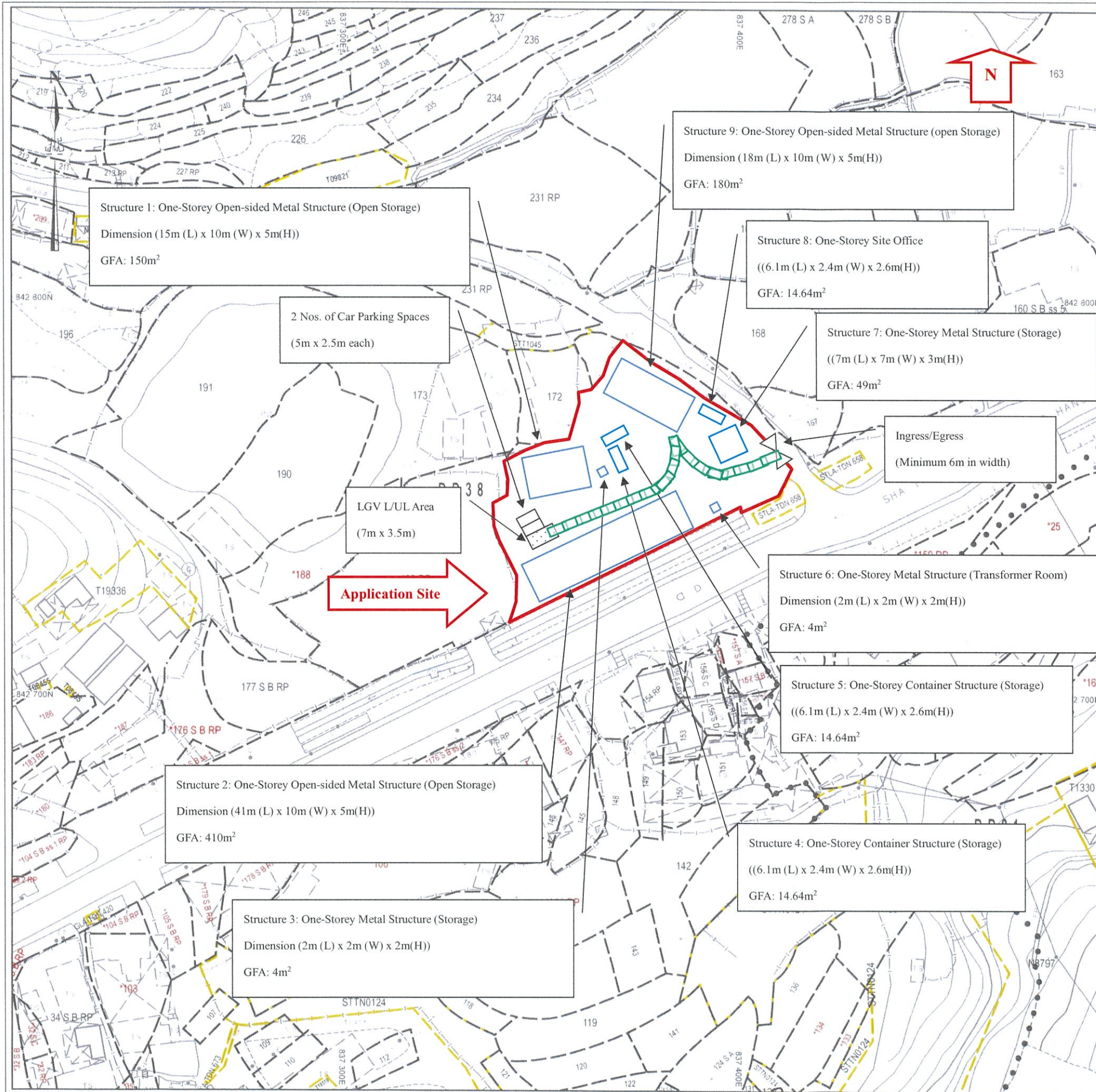
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Locality :
Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
Date : 16-Feb-2026
Reference No. : 3-NW-25B

# 地段索引圖 LOT INDEX PLAN



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免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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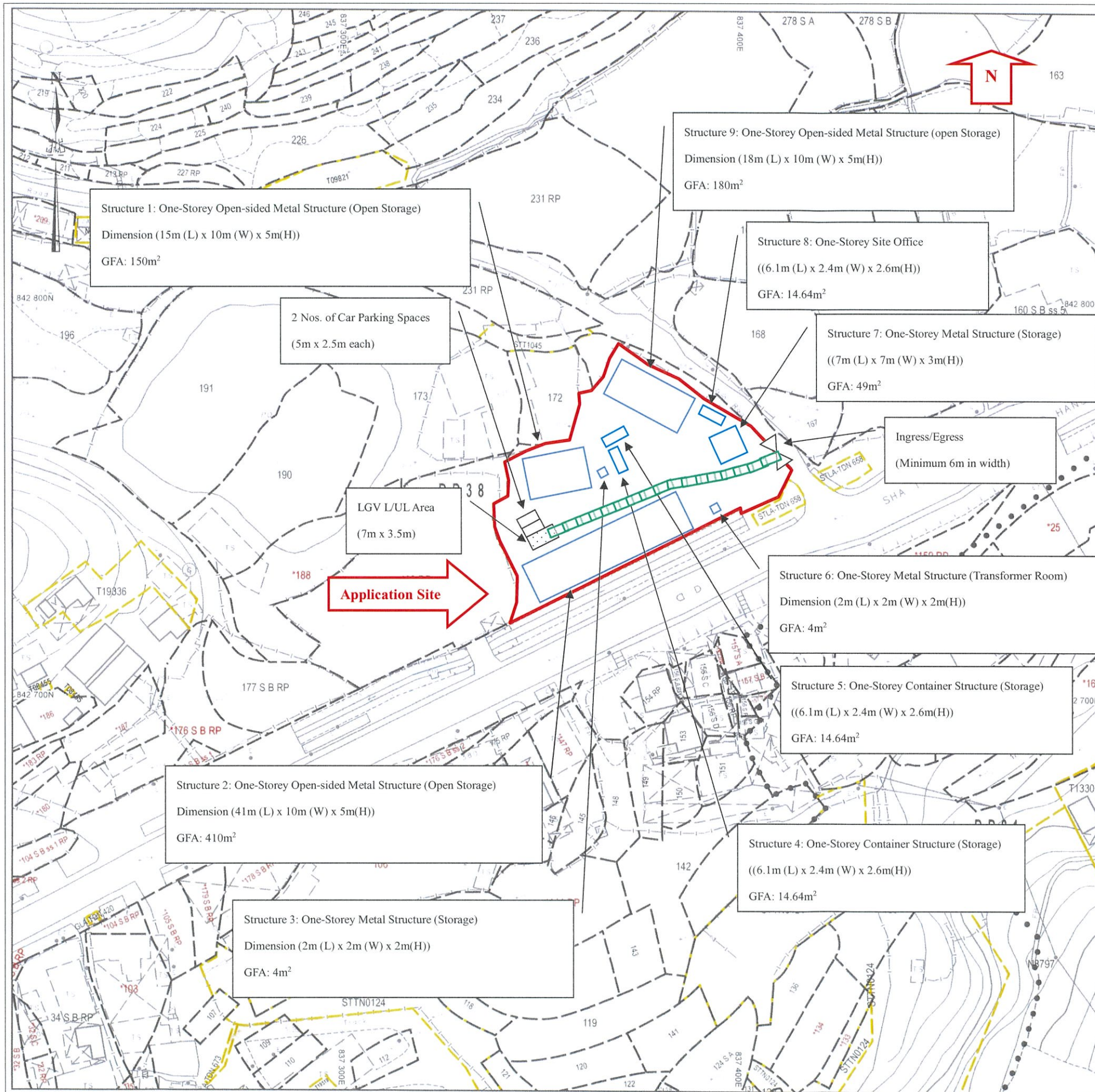
Drive-in Swept Path Analysis



Locality :
Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
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Reference No. : 3-NW-25B

For Identification Only

# 地段索引圖 LOT INDEX PLAN



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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

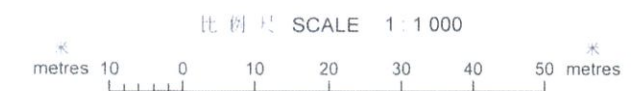
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地政總署測繪處  
Survey and Mapping Office  
Lands Department

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Drive-out Swept Path Analysis



Locality :
Lot Index Plan No. : ags_S00000154571_0001
District Survey Office : Lands Information Center
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