

Planning Statement (Draft)

S.16 Application – Proposed Temporary Warehouse (Storage of Spare Parts and Recyclable Materials (Metal)) for 3 Years at Various Lots and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories

1. Background and Purpose

The Applicant, **Ms LAM Mui (林梅)**, is a relocation-affected operator arising from the **Hung Shui Kiu/Ha Tsuen New Development Area (HT-HSK NDA)**. She previously operated at **D.D.125 Lots 672, 673 and 674** under lease with annual rates paid, and obtained Town Planning Board (TPB) approval **A/HSK/313 (2021)** for a **temporary warehouse storing spare parts and recyclable metals**. In light of the relocation pressure and after a search of alternative sites, the subject site along **Lin Ma Hang Road (D.D.80)** has been identified as the most suitable option given its adequate scale, the absence of dense residential clusters in the immediate vicinity, and a corridor context where **relocation-driven temporary warehouses** have been processed under the same zoning. Supporting documents are provided in Appendices 1–6 to this Planning Statement, including: the tenancy agreement and director's certificate for the former Hung Shui Kiu / Ha Tsuen NDA site (Appendices 1–2), and written responses to PlanD, other Government departments, Transport Department and District Lands Office on their pre-submission comments (Appendices 3–6).

2. Site and Planning Context

- **Statutory Plan / Zoning:** The Site falls within “**Recreation**” (“**REC**”) on the **Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2**. The covering Notes allow consideration of **temporary uses (≤3 years)** on application.
- **Setting:** A rural working frontage along **Lin Ma Hang Road**, generally characterised by dispersed low-intensity uses, tree groups and vacant areas, with no dense residential clusters immediately abutting the Site.

3. Proposed Development

- **Nature & Tenure:** **Temporary warehouse for storage of spare parts and recyclable metals for a period of 3 years.**
- **Quantum & Form:** **7 single-storey sheds, maximum building height ≤7 m; total GFA ~1,440 m².**
- **Circulation / Greening Structure:** A substantial proportion of the Site is reserved for internal circulation and landscape. In particular, **Lots 494, 519 and 520** (near the main ingress/egress) are designated **greening strips and access road only—no warehouse structures** on these lots. The arrangement follows typical CEDD requirements for **frontage greening/no-build belts** to safeguard sightlines, safety and visual buffering.
- **Access & Operation:** Direct vehicular access from Lin Ma Hang Road; **09:00–17:00 (Mon–Sat); no operation on Sundays/Public Holidays.**
- **Loading/Unloading:** **Two MGV L/UL bays** operated on an **appointment**

basis to avoid roadside queuing.

4. Justifications

4.1 Provenance and Relocation Need (Comparability to A/HSK/313)

The proposal continues the accepted operation under **A/HSK/313**, maintaining the same use nature (temporary storage of spare parts and recyclable metals). The **GFA increases from ~778 m²** at the former site to **~1,440 m²** here (about **1.8×**), reflecting the Applicant's business growth and the need for safer, more efficient circulation and housekeeping, while still keeping **low building height (≤7 m)** and **dispersed shed layout** to manage massing and views. Further details of the relocation provenance and departmental consultation are set out in Appendices 1–6.

4.2 Corridor Precedent and Practice (A/NE-TKLN/89)

Within the same “**REC**” corridor along Lin Ma Hang Road, **Application A/NE-TKLN/89** (a **temporary warehouse for timber and allied materials** related to relocation needs) demonstrates the TPB's pragmatic approach to **time-limited, low-rise warehouse uses** where (i) relocation is clearly evidenced, and (ii) **frontage greening/no-build belts and internal circulation** are provided in line with departmental advice (including CEDD). That case supports sympathetic consideration for **relocation-driven** proposals of comparable scale and management.

4.3 Modest Intensity with a Clear Land-Use Hierarchy

Although the **overall application area** is larger than the former HSK site, **most of the land here is intentionally reserved for greening and internal road management** (including **Lots 494/519/520**). The **actual warehouse GFA is confined to ~1,440 m²**, deployed as **7 single-storey sheds (≤7 m)**. This “**warehouses concentrated on core plots + frontage greening/access on gateway plots**” hierarchy reduces interface and visual impact and aligns with corridor practice.

4.4 Landscape Enhancement

A **Landscape Plan** is included. The scheme proposes **over 30 new trees** along frontages and internal edges to soften views, delineate pedestrian/vehicular realms and improve micro-amenity. The **indicative primary species is Lagerstroemia speciosa (大花紫薇)**, a commonly used ornamental medium tree in Hong Kong with seasonal flowering and good corridor compatibility. (The final species mix will follow Government comments at the detailed design stage.)

5. Traffic / Environmental / Servicing — Submission Approach

- **Traffic/Access:** Appointment-based goods handling and clear internal circulation will prevent queuing or spillback onto Lin Ma Hang Road.
- **Environmental Housekeeping:** No on-site dismantling, cutting or paint-spraying; day-time operation; good on-site cleanliness and dust control.
- **Drainage:** A detailed drainage proposal will be submitted after

permission for departmental approval and implementation.

- **Fire Services: FSI/FSR details will be submitted after permission** to the Fire Services Department as required.

(The above are applicant commitments on submission/management approach; no suggested approval conditions are proposed here.)

6. Planning Intention and Temporariness

The proposal is **time-limited (3 years)** and **reversible**. It **does not prejudice the long-term “REC” planning intention** (low-intensity recreation/ecological amenity). In line with the corridor precedent noted in §4.2, the case merits **sympathetic, time-limited consideration** given its clear relocation provenance and modest, well-managed operational profile.

7. Conclusion

- **Clear relocation need:** Continuity of an established operation previously accepted under **A/HSK/313**;
- **Measured scale-up: GFA ~1,440 m² across 7 sheds (≤7 m), with frontage greening/access reservations** to reduce interface;
- **Consistent corridor practice:** Comparable to **A/NE-TKLN/89** in the **REC** corridor (relocation logic; CEDD-advised greening/no-build frontage; time-limited management);
- **Technical matters controllable:** Appointment-based L/UL and internal circulation; **drainage and fire details to be submitted post-permission** in accordance with departmental requirements.

Approval for a period of 3 years is respectfully sought.

批租土地合約

發租人: 鄧運超

承租人: 林梅

身份證號碼:

住址:

電話:

(以下簡稱乙方)

- (一) 甲方有土地坐落於土名 厦村 第 125 約第 673 號地段, 租與乙方作合法之用, 在租期內應遵照政府指示辦理, 不得改變用途, 及有違犯政府法令, 如開賭、販毒等不法事情。
- (二) 租金定每月港幣 , 每月 五 日交收上期租金, 不得拖欠。如乙方超過 天不交租金, 作放棄合約論, 甲方有權收回該土地, 並扣除按金作租金, 乙方不得違抗及索償。
- (三) 租期定 叁 年, 由公曆 二〇一〇 年 十月 起, 至 二〇一三 年 十月 止。
- (四) 簽約之日, 乙方即交按金港幣 元與甲方, 此按金在約滿時乙方將土地完整交回甲方時領回, 不計利息。如建築物有損壞時, 甲方在按金扣除作修理費。
- (五) 租期未滿, 如乙方中途放棄, 甲方沒收按金, 本合約失效。
- (六) 政府徵收差餉、牌費、物業稅、水、電、政府之罰款等, 均由乙方負責繳納, 並限於期滿前清繳, 如有欠交, 甲方即將乙方按金扣除抵償, 不足時得扣留其物件拍賣補足。
- (七) 在租期內政府如徵收該土地時, 乙方應依限期遷出, 不得向甲方索取搬遷費或任何補償。
- (八) 乙方在租期內之落地建設、裝修及開掘水井等, 期滿不得拆遷及破壞, 並不得向甲方索償。
- (九) 如雙方有意續租, 須於期滿前三個月經雙方商議決定。但須另議租金, 重新立約。
- (十) 本合約一式兩紙相同, 經雙方簽署生效, 各執一紙為憑。
- (十一) 附註: 如政府徵收上蓋費用一概由乙方支付

甲方: 鄧運超

立合約人簽署:

乙方: 林梅

見証人簽署:

公曆 二〇一〇 年 十 月 二 日立

董事身份证明书

本公司：浩昇貿易：商業登記：[REDACTED]

茲證明：林梅女士：香港身份號碼：[REDACTED]

為本公司董事。

特此證明。

公司名稱：浩昇貿易

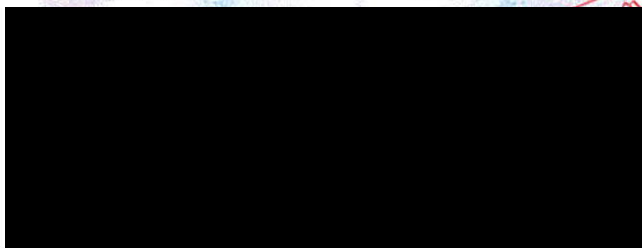
公司蓋章： 浩 昇 貿 易
HO SING TRADING COMPANY

簽署： 林 梅

日期：2025 年 10 月 29 日

聯絡電話：[REDACTED]

公司地址：[REDACTED]



徵收差餉及／或地租（連附加費）通知書
DEMAND FOR RATES and/or GOVERNMENT RENT (INCLUSIVE OF SURCHARGES)

賬目編號 ACCOUNT NUMBER [REDACTED]	如已全部繳交帳款（包括附加費在內），請無須理會本通知書。 If the account (including surcharges) has been settled, please ignore this Demand.	應繳總額 TOTAL AMOUNT DUE \$2,835.00
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登記繳納人姓名及通訊地址 REGISTERED PAYER'S NAME AND CORRESPONDENCE ADDRESS

TANG SZ LOK TSO
MGR TANG TIM SING, TANG YIU CHEONG
& TANG YAU MING

此通知書不是物業的業權證
This demand is not a proof of property ow

物業單位地址或名稱 ADDRESS OR DESCRIPTION OF TENEMENT

元朗 廈村 近新錫路
丈量約份第125約地段第 73號

DD 125 LOT 673
OFF SAN SIK RD HA TSUEN
YUEN LONG

估價編號 ASSESSMENT NUMBER [REDACTED]

差餉 RATES	應課差餉租值 RATEABLE VALUE (RV)	\$216,000
有償期間 PERIOD	附加費 SURCHARGE IMPOSED \$	連附加費在內的總額 AMOUNT INCLUDING SURCHARGES \$
OVERDUE	135.00	0.66 2,835.00
ODD CENTS B/F		
01/07/2025 - 30/09/2025		
ODD CENTS C/F		0.66CR
小計 SUBTOTAL		\$2,835.00
地租 GOVERNMENT RENT	應課差餉租值 RATEABLE VALUE (RV)	
有償期間 PERIOD	附加費 SURCHARGE IMPOSED \$	連附加費在內的總額 AMOUNT INCLUDING SURCHARGES \$
小計 SUBTOTAL		
如已全部繳交帳款（包括附加費在內），請無須理會本通知書。 If the account (including surcharges) has been settled, please ignore this Demand.	應繳總額 TOTAL AMOUNT DUE	\$2,835.00

賬目編號 ACCOUNT NUMBER [REDACTED]
發出日期 Date of Issue 19/08/2025
在此日或之前的繳款已計算在內 Payments on or before this date are included 13/08/2025
請保留此通知書以作日後參考之用。 Please keep this demand for future reference.
差餉及地租均須在每季的第一個月（即一月、四月、七月及十月）的最後一天（即星期六、星期日及公眾假期除外）繳交。並繳交差餉及地租，繳納人即須繳交百分之五的附加費，如逾期超過六個月，繳納人須另加繳百分之十的附加費。 Rates and Government rent are payable quart on the last day of the first month of each quarter namely, January, April, July and October (excluding Saturday, Sunday and Public Holiday). A surcharge will be imposed immediately for payment, a further 10% surcharge will be imposed if amount outstanding is not settled after months.

RVD 1001F (06/2024)

複印所承金額，經已收訖。 RECEIVED THE SUM IMPRINTED /

用郵寄方式繳交，將不另發收據，請將此通知書下半部連同支票寄往香港深水埗郵政局信箱28000號庫務署收。
Receipt will not be issued for payment by post. Please mail this lower portion with your cheque to The Treasury, P.O. Box No. 28000, Sham Shui Po Post Office, Hong Kong.

賬目編號 ACCOUNT NUMBER [REDACTED]	應繳總額 TOTAL AMOUNT DUE \$2,835.00	原來最後繳款日期 ORIGINAL LAST DAY FOR PAYMENT 31/07/2025	C.R.C. 101
250712 \$	2,835.00	\$ 2,835.00	

TOTAL \$ 2,835.00*



「轉數快」繳費

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/HSK/313
地點 Location (見下圖 See Plan Below)	新界元朗厦村丈量約份第125約地段 第672號(部分)、第673號(部分)及第674號(部分) Lots 672 (Part), 673 (Part) and 674 (Part) in D.D.125, Ha Tsuen, Yuen Long, N.T.
地帶及圖則 Zoning and Plan	「休憩用地」 "Open Space" 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2 Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
建議 Proposal	臨時貨倉存放零件及可循環再造物料(金屬)(為期3年) Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2021年5月28日或之前，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 18 Jun 2021.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前，登入委員會的網頁(https://www.info.gov.hk/tpb/tc/plan_application/A_HSK_313.html)或掃描本通告的二維碼)及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/en/plan_application/A_HSK_313.html) or scanning the QR code in this Notice) and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輦路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城規會規劃指引的規定作以下用途：

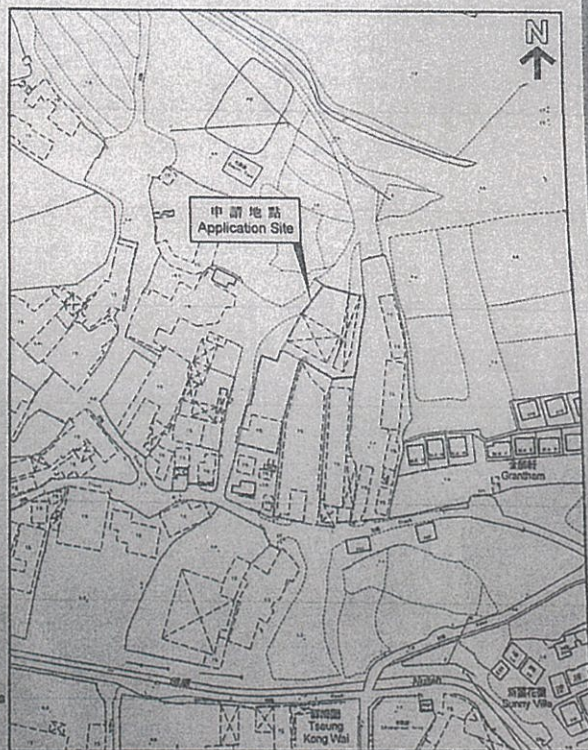
- 處理這宗申請，包括公布有關意見供公眾查閱，同時公布提出意見人士(下稱「提意見人」)的姓名供公眾查閱；以及
 - 方便提意見人與委員會秘書及政府部門之間進行聯絡。
- The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
- (a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
 - (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments
- In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的預定會議日期已上載於委員會的網頁(www.info.gov.hk/tpb/)。考慮規劃申請而舉行的會議(進行聆聽的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5001)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5001), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的文件，會在最遲於委員會委員後存放於規劃署的規劃資料查詢處(GE查詢處: 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查詢決定結果。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2021年5月28日
Town Planning Board
28 May 2021

(任何人在未經委員會許可而刪去、修改、毀壞或移除本通告，均可能構成刑事罪行。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)



No. _____

Date 18-6-2020

茲收到

Received from 林梅

交來金額

the sum of amount 壹萬叁仟元正

該款係付

in payment of DD 125 67 673 部份 6月份租金

\$ 13,000元

付來現金 支票

Paid by Cash/Cheque

交來票據兌現作實

Cheques are subject to collection

收款人: 郭榮

29875

Date 15-10-2022



茲收到

Received From 林梅

金額

The sum of dollars 壹萬叁仟元正

款付

Being in payment DD 125 67 673 部份 10月份租金

\$ 13,000元 現金

支票號碼

付款銀行

郭榮

簽署 Signature

No. _____

Date 15-8-2023

茲收到

Received From 林梅

金額

The sum of dollars 壹萬叁仟元正

款付

Being in payment DD 125 67 673 部份 8月份租金

\$ 13,000元 現金

支票號碼

付款銀行

郭榮

簽署 Signature

徵收差餉及／或地租（連附加費）通知書
DEMAND FOR RATES and/or GOVERNMENT RENT (INCLUSIVE OF SURCHARGES)

帳目編號 ACCOUNT NUMBER [REDACTED]	如已全部繳交帳款（包括附加費在內），請無須理會本通知書。 If the account (including surcharges) has been settled, please ignore this Demand.	應繳總額 TOTAL AMOUNT DUE \$2,835.00
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登記繳納人姓名及通訊地址 REGISTERED PAYER'S NAME AND CORRESPONDENCE ADDRESS

TANG SZ LOK TSO
MGR TANG TIM SING, TANG YIU CHEONG
& TANG YAU MING

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This demand is not a proof of property ow

物業單位地址或名稱 ADDRESS OR DESCRIPTION OF TENEMENT

元朗 廈村 近新錫路
丈量約份第125約地段第 73號

DD 125 LOT 673
OFF SAN SIK RD HA TSUEN
YUEN LONG

估價編號 ASSESSMENT NUMBER [REDACTED]

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有租期 PERIOD	附加費 SURCHARGE IMPOSED \$	連附加費在內的總額 AMOUNT INCLUDING SURCHARGES \$
OVERDUE 01/07/2025 - 30/09/2025	135.00	0.66 2,835.00
ODD CENTS B/F		
ODD CENTS C/F		0.66CR
小計 SUBTOTAL		\$2,835.00
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小計 SUBTOTAL		
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發出日期 Date of Issue 19/08/2025
在此日或之前的繳款已計算在內 Payments on or before this date are included 13/08/2025
請保留此通知書以作日後參考之用。 Please keep this demand for future reference.
差餉及地租均須在每季的第一個月（即月、四月、七月及十月）的最後一天（即六、星期日及公眾假期除外）繳交。並繳交差餉及地租，繳納人即須繳交百分之五的附加費，如逾期超過六個月，繳納人另加繳百分之十的附加費。 Rates and Government rent are payable quart on the last day of the first month of each quat namely, January, April, July and October (exclud Saturday, Sunday and Public Holiday). A surcharge will be imposed immediately for payment, a further 10% surcharge will be impo if amount outstanding is not settled after months.

RVD 1001F (06/2024)

摺印所承金額，經已收訖。 RECEIVED THE SUM IMPRINTED /

用郵寄方式繳交，將不另發收據，請將此通知書下半部連同支票寄往香港深水埗郵政局信箱28000號庫務署收。
Receipt will not be issued for payment by post. Please mail this lower portion with your cheque to The Treasury, P.O. Box No. 28000, Sham Shui Po Post Office, Hong Kong.

帳目編號 ACCOUNT NUMBER [REDACTED]	應繳總額 TOTAL AMOUNT DUE \$2,835.00	原來最後繳款日期 ORIGINAL LAST DAY FOR PAYMENT 31/07/2025	C.R.C. 101
250712 \$	2,835.00	\$ 2,835.00	

TOTAL \$ 2,835.00*



「轉數快」繳費

電話 Tel: 3529 2415
圖文傳真 Fax: 3793 4547
電郵地址 Email: grc3@landsd.gov.hk
本署編號 Our Ref: (8) in LD/C(NDA)/DN/HSK
來函編號 Your Ref:
來函請註明本署編號
Please quote our reference in your reply

Serial No.: 25/C(NDA)/HSK/001



地政總署
新發展區組清拆小組
CLEARANCE TEAM
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 號
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Sheung Shui, N.T.

網址 Website: www.landsd.gov.hk

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION Unleased land as shown colour yellow on Plan 1 in the Second Phase Development of Hung Shui Kiu / Ha Tsuen New Development Area, New Territories

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires unlawful occupation of the unleased land at the above location to cease before the 10th day of July 2025.

洪主任 3565 1379

18

Date 8 April 2025

編號: 0256

(FU Yue-ping)

for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

編號: 25/C(NDA)/HSK/001

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於新界洪水橋/厦村新發展區第二期發展計劃在圖則一中黃色所示範圍內的未批租土地的情況在二零二五年七月十日之前停止。



地政總署署長

(傅裕平



代行)

二零二五年四月八日

附註:

依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆卸或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆卸該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。

Appendix 3 – Response to PlanD Comments (STN/DPO and Follow-up Queries)

S.16 Application – Proposed Temporary Warehouse (Storage of Spare Parts and Recyclable Materials (Metal)) for 3 Years at Various Lots and Adjoining Government Land in D.D.80, Lin Ma Hang Road, Ta Kwu Ling, New Territories

This appendix sets out the Applicant's responses to comments from the Sha Tin, Tai Po and North District Planning Office (STN/DPO), Planning Department, including (i) the general comments in the pre-submission departmental circulation and (ii) subsequent follow-up queries regarding the increase in operating area at the relocation site and the Applicant's legal capacity to act for Ho Sing Trading Company 浩昇貿易.

A. Response to General Comments in Pre-submission Memo (STN/DPO)

Comment 1 – Reference to A/HSK/313 and post-2023 operation

STN/DPO noted that the Planning Statement refers to application No. A/HSK/313 at the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA). The application was made by Mr TANG Tai-tong and was revoked in 2023. STN/DPO requested clarification of the identity of Ms LAM Mui and the operation after 2023.

Response

The Applicant, Ms LAM Mui (林梅), is the director and person-in-charge of Ho Sing Trading Company 浩昇貿易, which operated the warehouse previously approved under application A/HSK/313 at D.D.125 Lot 673 in the HSK/HT NDA.

- Appendix 1 to the Planning Statement package contains the tenancy agreement for Lot 673 showing Ho Sing Trading Company as the tenant/operator.
- Appendix 2 is a director's certificate signed by Ms Lam confirming her directorship and authority to act for Ho Sing Trading Company.

These documents demonstrate that Ms Lam was the operator of the A/HSK/313 warehouse and that the present proposal is a direct relocation of that operation.

Comment 2 – Brownfield relocation details

STN/DPO noted that the pre-submission appears to be associated with brownfield relocation and requested information on when the original site was, or will be, resumed / cleared, the area of the original site and details of any site-search exercise undertaken.

Response

The original warehouse under A/HSK/313 was located at D.D.125 Lot 673 with an approved warehouse gross floor area (GFA) of about 778 m².

Under Government's brownfield clearance and resumption programme for the HSK/HT NDA, the operator was required to vacate Lot 673 by 24 December (as

specified in the relevant clearance notice). In anticipation of this deadline, the Applicant undertook a site-search exercise focusing on:

- locations with compatible land-use zoning and planning context;
- direct or convenient access to the strategic road network; and
- sufficient area to accommodate safe internal circulation and frontage greening/no-build belts.

A number of options were examined but discarded because they were too small, lacked proper vehicular access, or gave rise to sensitive residential or environmental interfaces. Within this context, the subject site along Lin Ma Hang Road (D.D.80) was identified as the most suitable relocation option. The general relocation logic is summarised in Sections 1 and 4.1–4.3 of the Planning Statement.

Comment 3 – Encircled Lots 501 S.B–501 S.D & 502–505 in D.D.80

STN/DPO requested information on why these lots would be encircled by the application site and whether access to them would be blocked.

Response

The configuration of the subject site follows the existing lot pattern and the logical arrangement of internal circulation and frontage greening along Lin Ma Hang Road. While Lots 501 S.B to 501 S.D and 502 to 505 would be surrounded by the application boundary, the Applicant confirms that:

- a clear right-of-way to the encircled lots will be maintained at all times;
- a minimum 3.0 m-wide access corridor connecting these lots to the Lin Ma Hang Road ingress/egress will be reserved.
- no structures, fencing, parking or storage will encroach onto this access corridor.

Comment 4 – Nature of use, fencing and spare parts

STN/DPO sought clarification on (i) whether the proposed use involves workshop, vehicle repair or open-storage activities; (ii) whether the site will be fenced-off; and (iii) the nature of the spare parts to be stored.

Response

1. The proposal is a temporary warehouse use for storage of spare parts and recyclable metal materials only.
 - No vehicle repair, bodywork, dismantling, cutting, welding, paint-spraying or other workshop activities will be carried out on site.
2. For security and safety, the site boundary (excluding the vehicular entrance and the reserved access corridor to the encircled lots) will be fenced-off by

temporary fencing, for example chain-link fence of about 2–3 m high with lockable gates at the main entrance.

3. The spare parts to be stored are mainly inert metal vehicle / mechanical components and recyclable metal materials.
 - No dangerous goods, fuels, LPG cylinders, solvents or chemicals will be stored on site.
 - Any small quantities of lubricants required for housekeeping will be kept in proper containers within covered structures and managed in accordance with Environmental Protection Department (EPD) guidelines.

Comment 5 – Layout plans not to scale; indication of loading/unloading spaces and access

STN/DPO noted that the layout plans were “not to scale” and requested scaled plans showing the two loading/unloading spaces and the site access.

Response

For the formal s.16 application, the Applicant will submit:

- a scaled layout plan (1:1000) with north point;
- clear delineation of the site boundary, internal circulation areas, frontage greening strips and landscape buffers;
- clear indication of the two medium goods vehicle (MGV) loading/unloading bays;
- the alignment of the vehicular access connecting Lin Ma Hang Road to the site; and
- the reserved access corridor to Lots 501 S.B–S.D and 502–505 as noted above.

B. Response to Follow-up Queries on Operating Area and Ho Sing Trading Company

Follow-up Comment 1 – Further justification of the increase in operating area at the relocation site

PlanD requested additional justification of the increase in operating area at the relocation site compared with the original HSK/HT NDA site.

Response

At the original A/HSK/313 site, the approved warehouse GFA was ~778 m². At the relocation site the proposed warehouse GFA is ~1,440 m² distributed in 7 single-storey sheds (≤7 m).

The increase is a measured scale-up for the following reasons:

1. Relocation & operational safety – the relocation provides an opportunity to reorganise the operation with:
 - wider aisles and improved circulation;
 - clearer segregation between different materials; and
 - more covered storage (reducing reliance on open storage), which improves occupational safety and housekeeping.
2. Low built intensity – although the overall site area is larger, a substantial proportion is deliberately reserved for:
 - internal circulation;
 - frontage greening/no-build belts along Lin Ma Hang Road; and
 - landscape buffers along sensitive edges (e.g. Lots 494/519/520 with no sheds).

The resulting plot ratio is about 0.17 and site coverage about 17% only, as set out in the s.16 Form.
3. Better interface control – the dispersed shed layout and increased setbacks from boundaries lessen the potential visual, noise and fire-safety interfaces when compared with the compact layout at the original HSK/HT site.
4. Traffic impacts remain modest – the enlargement mainly converts open storage into covered storage and improves circulation; it does not imply a disproportionate increase in heavy-vehicle activity. Trip-rate assessment and traffic counts will be submitted separately to TD (see Appendix 5).

Follow-up Comment 2 – Documentary proof of Applicant's capacity to act for Ho Sing Trading Company 浩昇貿易

PlanD relayed that LandsD's record shows the on-site business as "Ho Sing Trading Company 浩昇貿易" and requested documentary proof of the Applicant's legal capacity to submit the planning application on its behalf.

Response

As explained above, Ms LAM Mui is the director and person-in-charge of Ho Sing Trading Company:

- Appendix 1 – the tenancy agreement of the A/HSK/313 site – identifies Ho Sing Trading Company as the tenant/operator; and
- Appendix 2 – the director's certificate – confirms Ms Lam's status and expressly authorises her to submit and follow up the present planning application on behalf of Ho Sing Trading Company.

These documents are enclosed with the application as formal proof of the Applicant's

legal capacity.

Appendix 4 – Response to Consolidated Departmental Comments

S.16 Application – Proposed Temporary Warehouse ... (same heading)

This appendix summarises the Applicant's responses to the consolidated pre-submission departmental comments dated 17.10.2025.

1. Drainage Services Department (DSD)

Comment

No objection from public drainage viewpoint, subject to:

- a condition requiring submission and implementation of a drainage proposal;
- proper maintenance and rectification of the drainage system during the planning approval period; and
- all drainage works (within or outside the site) being at the Applicant's own expense.

Response

The Applicant agrees to such a condition. A **detailed drainage proposal** will be prepared before we submit the application, demonstrating that the proposal will not cause adverse drainage impact on adjacent areas. All drainage works will be **designed, constructed, operated and maintained** by the Applicant at his own cost.

2. Agriculture, Fisheries and Conservation Department (AFCD)

Comment

The site is partly paved and partly vegetated and lies close to Plover Cove Country Park, the Yung Shue Au Ecologically Important Stream and a marsh. AFCD requests proposed measures during construction and operation to avoid adverse impacts on these sensitive habitats.

Response

The Applicant will adopt **good site practices**, including:

- confining works as far as practicable to existing paved/disturbed areas;
- providing **silt traps and perimeter channels** to prevent sediment-laden runoff;
- prohibiting discharge of untreated wastewater into natural drains or streams;
- implementing **dust and noise control** measures; and
- retaining existing trees as far as possible and replacing any unavoidable losses in consultation with relevant departments.

3. Civil Engineering and Development Department – NDO (New Territories

North New Town)

Comment

The site lies within the proposed New Territories North (NTN) New Town. Site formation works may commence once detailed design is completed; the subject development may need to be vacated for these works.

Response

The Applicant fully understands the **temporary and reversible** nature of the proposal. If Government's NTN New Town works require early clearance or resumption, the Applicant undertakes to **vacate the site upon notice**, notwithstanding any remaining planning approval period.

4. Civil Engineering and Development Department – GEO (Natural Terrain)

Comment

The south-western part of the site is overlooked by steep natural terrain and meets the Alert Criteria for a Natural Terrain Hazard Study. As an alternative, GEO suggests designating a “**no-build zone**” within which no Group 1–3 critical facilities will be located.

Response

The Applicant accepts this approach.

On this basis, GEO indicates that a separate NTHS is not necessary and has no adverse comment.

5. Urban Design & Landscape Section, PlanD (UD&L)

Comment

UD&L has **no adverse comments**. The site is generally vacant and partially occupied by temporary structures; significant landscape resources are not observed. Approval of the application does not imply approval of any tree works; applicant should confirm in the application form whether tree felling is involved.

Response

The Applicant notes UD&L's views and will:

- retain existing trees as far as practicable;
- implement the **Landscape Plan** (over 30 new trees and planting belts); and
- seek separate approvals for any pruning, transplanting or felling from relevant departments before commencement of works.

6. Highways Department (HyD)

Comment

No comment from maintenance viewpoint. HyD reminds that:

- access arrangement and swept-path plan should be vetted by TD;
- HyD is not responsible for maintaining the access between the site and Lin Ma Hang Road;
- adequate drainage should prevent surface water from running onto public roads/drains; and
- any damage to HyD-maintained roads, slopes or street furniture should be repaired at the Applicant's cost.

Response

The Applicant agrees:

- All access and swept-path matters are being addressed with TD (see Appendix 5).
- The Applicant will not request HyD to assume maintenance responsibilities for the private / Government access road and will make separate arrangements with LandsD where necessary.
- Adequate drainage measures will be implemented to **avoid discharge onto public roads**; any accidental damage to HyD assets will be rectified to HyD's satisfaction at the Applicant's expense.

7. Environmental Protection Department (EPD)

Comment

EPD has **no adverse comment** at this stage, noting that no residential buildings are within 100 m of the site and reminds the Applicant to follow the **Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites** and comply with relevant pollution control ordinances.

Response

The Applicant fully accepts these requirements and commits to:

- manage the operation in accordance with the **Code of Practice**; and
- comply at all times with the Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance and other relevant ordinances.

8. Fire Services Department (FSD)

Comment

No objection subject to provision of **fire service installations (FSIs)** and water supplies for firefighting to FSD's satisfaction; layout plans with FSIs should be submitted; nearest street hydrant is more than 400 m away, so additional measures may be imposed.

Response

The Applicant agrees. After planning approval:

- detailed layout plans showing FSIs and fire-service water supplies will be submitted to FSD for approval;
- additional fire-safety measures (e.g. on-site water tanks or pumps) will be implemented if required; and
- fire-safety management procedures will be adopted for day-to-day operation.

9. Buildings Department (BD)

Comment

BD reminds that:

- all new structures are subject to the Buildings Ordinance;
- an **Authorised Person (AP)** should be appointed;
- the site must have proper access and emergency vehicular access;
- unauthorised building works (UBW) on leased land are not accepted by virtue of planning approval; and
- the proposed 7 m building height should be justified at building-plan stage.

Response

The Applicant acknowledges BD's remarks and will:

- appoint an AP to coordinate building-plan submissions where required;
- design all structures as **temporary buildings** complying with the Buildings Ordinance and the approved STW/STT terms;
- ensure EVAs and access are provided in accordance with Regulations 5 and 41D of the Building (Planning) Regulations;
- remove or regularise any existing UBW in accordance with BD's and LandsD's directions; and
- provide height justification and detailed design at building-plan submission stage.

Appendix 5 – Response to Transport Department Comments

Comment 1 – Traffic count surveys and assessment of additional traffic flow

TD requests the Applicant to conduct traffic count surveys on nearby road links and junctions, and to substantiate that the additional traffic generated/attracted by the development will not cause substantial impact to the surrounding road network, particularly along the single-track section of Lin Ma Hang Road.

Response

The Applicant would like to highlight that the traffic generation of the proposed warehouse is extremely low:

- There are only **two medium goods vehicle (MGV) loading/unloading bays** within the Site.
- These two bays **will not be used simultaneously**; vehicles will be scheduled so that only one MGV enters or leaves the Site at any one time.
- Based on the proposed operation, it is expected that **at most one MGV will arrive and depart in each half-hour period**. This represents no more than **two MGV movements per half-hour, or about four movements per hour** in total (two “IN” and two “OUT”).

Even under this conservative assumption, the additional traffic generated by the development is very limited when compared with the existing traffic on Lin Ma Hang Road, and is not expected to have any noticeable effect on the capacity or level of service of the single-lane rural road.

As with the Applicant’s other approved/processed applications, all goods vehicles will operate on an **appointment-only basis**. No walk-in vehicles will be accepted. New vehicles will only be allowed to approach the Site when a loading/unloading bay and internal circulation space are available. This management arrangement, together with the very low trip rate mentioned above, will ensure that:

- there is **no queuing or spillback** onto Lin Ma Hang Road; and
- the proposal will **not cause any substantial traffic impact** on the surrounding road network.

Comment 2 – Satisfactory manoeuvring of goods vehicles and swept-path analysis

TD requests demonstration that goods vehicles can safely enter and leave the site, and manoeuvre within the site and into/out of the parking and loading/unloading spaces, preferably using swept-path analysis.

Response

The Applicant will prepare updated **swept-path diagrams** using appropriate design vehicles (e.g. medium goods vehicles) to show:

- entry/exit movements at the site access;
- internal circulation along the driveways; and
- turning movements into and out of the designated parking and loading/unloading bays.

Comment 3 – Pedestrian facilities and management measures

TD requests advice on pedestrian facilities and management measures to ensure pedestrian safety.

Response

To safeguard pedestrians, the Applicant will:

- separate pedestrian paths from vehicular routes within the site as far as practicable;
- provide **warning signs, convex mirrors and road markings** near the entrance/exit;
- adopt **internal speed control** (e.g. advisory speed signs, speed humps); and
- implement staff training and internal rules requiring staff to use designated pedestrian routes.

As the operation is not open to the general public, pedestrian movements will mainly be limited to staff and authorised visitors.

Comment 4 – Management/control measures to prevent queuing outside the site

TD requests management/control measures to ensure that vehicles do not queue outside the site on Lin Ma Hang Road.

Response

The warehouse will operate on a strict **appointment-only basis**:

- all goods vehicles will be assigned specific arrival / departure time slots;
- vehicles will only be allowed to approach the site once there is confirmed available space inside;
- internal driveways provide sufficient **holding space** for vehicles waiting to load/unload; and
- security staff will be stationed at the gate to ensure that early-arriving vehicles wait within the site rather than on Lin Ma Hang Road.

Drivers will be clearly instructed that **stopping, waiting or parking on Lin Ma Hang Road is prohibited**.

Comment 5 – Measures to prevent illegal parking of visitors' vehicles

TD requests measures to prevent illegal parking of visitors' vehicles outside the subject site.

Response

The use is a **closed warehouse** operation:

- no casual visitors will be received and no public parking will be provided;
- any staff vehicles will park within designated spaces inside the site;
- “**No Parking / No Waiting**” signs will be displayed at the site frontage; and
- the operator will instruct staff and contractors not to park on Lin Ma Hang Road.

Comment 6 – Vehicular access road not managed by TD

TD notes that the access road between Lin Ma Hang Road and the application site is not managed by TD and advises the Applicant to seek comments/approval from responsible parties (particularly LandsD).

Response

The Applicant acknowledges that the access road crosses Government land and/or private lots outside TD's maintenance responsibility. Separate applications will be made to the **District Lands Office / LandsD** (and other relevant parties, where necessary) for **Short Term Tenancy, Licence or other appropriate land-administration approval** to formalise the vehicular access. Any technical requirements arising from these processes will be incorporated into the final access design.

Appendix 6 – Response to District Lands Office (LandsD) Comments

Comment 1 – Government Land (GL) and Block Government Lease restrictions

LandsD notes that the site comprises Government Land and Old Schedule Agricultural Lots held under Block Government Leases containing restrictions that no structures may be erected without prior Government approval. The proposed ingress/egress passes through GL but **no right of access** via GL is currently granted.

Response

The Applicant fully acknowledges that planning permission does **not** convey any land rights. Any occupation of Government Land or erection of structures on GL is subject to separate approval by Government in its capacity as landlord. If planning permission is granted, the Applicant will submit the necessary applications to DLO/LandsD for **Short Term Tenancy / Licence** in respect of:

- GL used for access; and
- any ancillary works on GL.

The Applicant will comply with all terms and conditions that LandsD may impose, including payment of rent / waiver fees and administrative charges.

Comment 2 – Removal of unauthorised structures and unlawful occupation of GL

LandsD advises that recent inspections show the unauthorised structures on Lot Nos. 493 RP and 520 RP in D.D.80 have been removed / are being demolished and the unlawful occupation of GL has ceased.

Response

The Applicant confirms that the previously identified unauthorised structures and GL occupation have been, or are being, cleared. Should any remaining remnants be identified during future inspections, they will be removed promptly in accordance with LandsD's instructions. Any new structures will be strictly limited to those shown on the approved layout plan and authorised under the relevant **STW / STT / Licence**.

Comment 3 – Requirement for Short Term Waiver (STW) and Short Term Tenancy (STT)

LandsD indicates that, if planning permission is granted, the lot owner will need to apply for **STW** (for building works on leased land) and **STT** (for occupation of GL). Such applications will be considered on a whole-lot basis and there is no guarantee of approval. Given the temporary nature of the proposed use, only temporary structures will be considered.

Response

The Applicant understands and accepts these requirements. Following planning approval:

- applications for **STW and, where necessary, STT** will be submitted as soon as practicable;
- all proposed buildings will be of **temporary, demountable construction** designed to meet LandsD's and Buildings Department's standards; and
- the Applicant recognises LandsD's right to take enforcement action against any breach of lease conditions, whether existing or future, and will ensure ongoing compliance with all lease and tenancy conditions throughout the planning approval period.