

This document is received on 24 APR 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500 559

12/3

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/81
	Date Received 收到日期	24 APR 2025

- 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)

Ying Shing (Hopewell) Engineering Company Limited 英盛(合和) 工程有限公司

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)

GD Management Limited 浩龍實業管理有限公司

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 202 (Part) in D.D. 87, Hung Lung Hang, 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 1,935 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 N/A 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)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Lung Hang Zoning Plan (OZP) No. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 'AGR'
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at18/02/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"^{##}.
根據土地註冊處截至2025..... 年02..... 月18..... 日的記錄，這宗申請共牽涉1..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... "current land owner(s)"^{##}.
已取得1..... 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 202 in D.D. 87, Hung Lung Hang, New Territories	20/02/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)”[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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))

(如屬於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 and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 1,705sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 230 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 230 .....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)

...1- Storey.. Not more than 4.7m. for storage of construction material.....

.....

.....

.....

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	..... 1
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	..... 1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only.
 There will be no operation on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Nga Po Road via Local Track
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響
 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,935 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to attached Planning Statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Jeffrey Lam

Name in Block Letters
姓名（請以正楷填寫）

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

GD Management Limited 浩龍實業管理有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

06/03/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 202 (Part) in D.D. 87, Hung Lung Hang, New Territories	
Site area 地盤面積	1,935 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11	
Zoning 地帶	Agriculture '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	Proposed Temporary Open Storage of Construction Materials and Machineries 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	230 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4.7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	11.9 % <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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)		
Site Location, Road Access Plan, Site Formation Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)		
Drainage Proposal		
Note: May insert more than one 「✓」, 註: 可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異, 城市規劃委員會概不負責。若有任何疑問, 應查閱申請人提交的文件。

PLANNING STATEMENT

1. INTRODUCTION

1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 1,935m². Its location is shown on **Plan 1**.
- 1.1.2 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. SITE CONTEXT

2.1 Site Location

- 2.1.1 Plan 1 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 202 (Part) in D.D. 87)

2.2 Accessibility

- 2.2.1 The Site is accessible from Kong Nga Po Road via a local access
- 2.2.2 Road Access Plan of the Application site is shown in Plan 2.

2.3 Existing Site Condition

- 2.3.1 The Application Site covers a total site area of about 1,935m². It is currently vacant, generally flat, hard-paved land and fenced.

2.4 Surrounding Area

- 2.4.1 The surrounding area of the Application site is generally of rural landscape character. It is sitting in an intermix of open storage warehouses, workshops, woodlands, and vacant land. These temporary uses extend along the existing local track towards Kong Nga Po Road. Domestic structures are not found in the vicinity.
- 2.4.2 The proposed use is considered not entirely incompatible with the surrounding environment.

3. PLANNING CONTEXT

3.1 Zoning of the Application Site

- 3.1.1 The Application Site falls within an area zoned as “AGR” on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/ fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 3.1.2 Although the applied use is not entirely in line with the planning intention of “AGR” zones, the applied use is considered not incompatible with surrounding land use which is dominated by open storage and workshop uses, with nearby woodlands.
- 3.1.3 The Application Site falls wholly within “AGR” zone. Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the “AGR” zone.

3.2 Planning Intention

- 3.2.1 The proposed use- Open storage and of construction materials and machineries is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “AGR” zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within “AGR” zone.
- 3.2.2 The site falls within Category 2 area under the TPB PG No. 13G, that is areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 3.2.3 The application site is located in the heart of the Boundary Commerce and Industry Zone of the Northern Metropolis as proposed in the Northern Metropolis Action Agenda 2023. According to the plan, “Emerging industries have development potential in the area include food technology, green/ environmental industry and advanced construction industry, etc.” The proposed use is in line with direction of the above Action Agenda.

3.3 Previous Application

- 3.3.1 There is no previous approved S. 16 application in respect of the Application Site.

3.4 Land Status

- 3.4.1 The Application site consists of 1 private lot, i.e. Lot 202 in D.D. 87 of Old Schedule Agricultural Lot held under the Block Government Lease.

3.5 Maximize Utilization of Valuable Land Resources

- 3.5.1 The proposed development provides an interim solution to maximize land utilization of the application site and allow more efficient use of scarce land resources rather than leaving the site idle and deteriorate.

4. DEVELOPMENT PROPOSAL

4.1 Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years.

- 4.1.1 The proposed development intends to be a temporary open storage of construction materials and machineries with ancillary facilities and associated filling of land for a period of 3 years.

4.2 Development Details

- 4.2.1 The Site occupied an area of 1,935m² (about). Details of development parameters are shown below:

Table 1: Development Parameters of the Proposed Development Application Site Area	1,935m ² (about)
Covered Area	230 m ²
Uncovered Area	1,705m ² (about)

4.3 Operation Arrangement

- 4.3.1 The proposed open storage is mainly used for storage of construction materials, such as metal pieces, ceramic tiles, piping, etc., and machineries to facilitate construction projects in the North District. The operation hours are from 9 a.m. to 6p.m., from Mondays to Saturdays only. There will be no operation on Sundays and public holidays. As the Site is for 'open storage' use with no storefront, no visitors are anticipated at the Site.

4.4 Minimal Traffic Impact

- 4.4.1 The Site is accessible from Kong Nga Po Road via a local access (**Plan 4**). A 7.3m wide ingress/egress point is proposed at the application site. 1 Parking space for private car and 1 loading/ unloading space for medium goods vehicle will be provided at the site.
- 4.4.2 The estimated average traffic generation is one private car and one medium good vehicle per day.
- 4.4.3 As the proposed development is primarily for storage, there will be no visitors at the site.
- 4.4.4 Minimal traffic impact is anticipated from the estimated average traffic generation.
- 4.4.5 "TS460" and "5KM/H" signs are proposed at the site ingress/egress to ensure pedestrian safety.
- 4.4.6 Sufficient space is provided for vehicles to smoothly maneuver to and from the local track. A swept path analysis is included in the application to demonstrate the maneuvering of vehicles into and out of the parking and loading/unloading spaces
- 4.4.7 No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road.
- 4.4.8 Management/control measures to be implemented to ensure no queuing of vehicles outside the subject site include the following: 1. Staff on site will manage vehicles entering and exiting the subject site, 2. There will be no visitors at the site, and all deliveries and pickups

- to the site will be scheduled ahead of time, 3. Sufficient space will be provided for maneuvering within the site, and departing vehicles will wait inside the site and give way to vehicles entering the site
- 4.4.9 1 Parking space for private vehicles is provided for staff, and 1 Loading/Unloading space is provided for Medium Goods Vehicle; details of parking and L/UL spaces are shown at Table 3 below:

Table 2: Parking and L/UL Provisions

Type of Parking Space:	
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	1
Type of L/UL Space	
L/UL Space for Medium Goods Vehicle - 3.5m (W) x 11m (L)	1

4.5 Minimal Drainage Impact

- 4.5.1 A drainage proposal is submitted, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board.

4.6 Minimal Landscape Impact

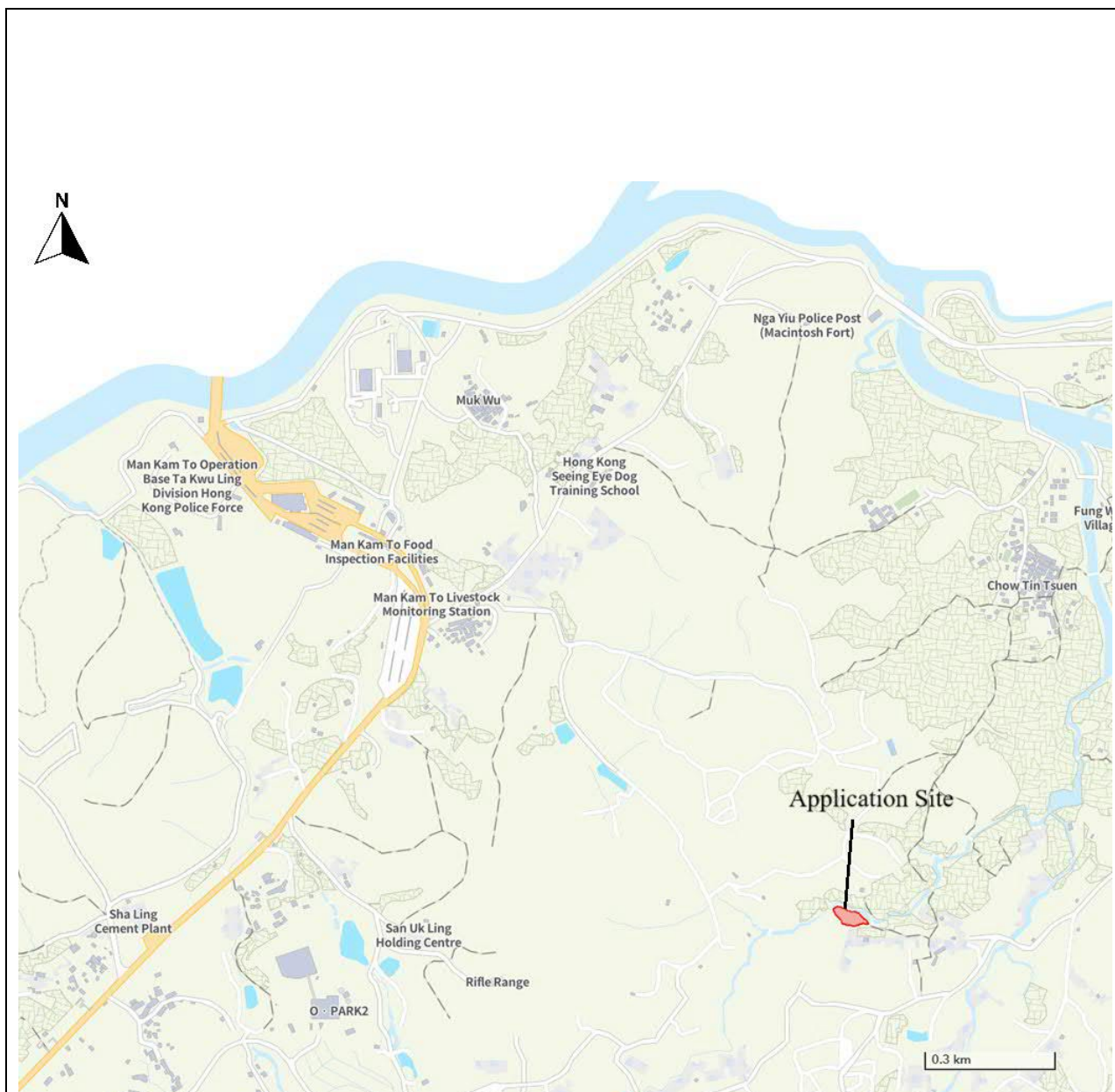
- 4.6.1 The proposed use would not involve felling of trees. No adverse landscape impact would be caused to the surroundings.

4.7 Minimal Environmental Impact

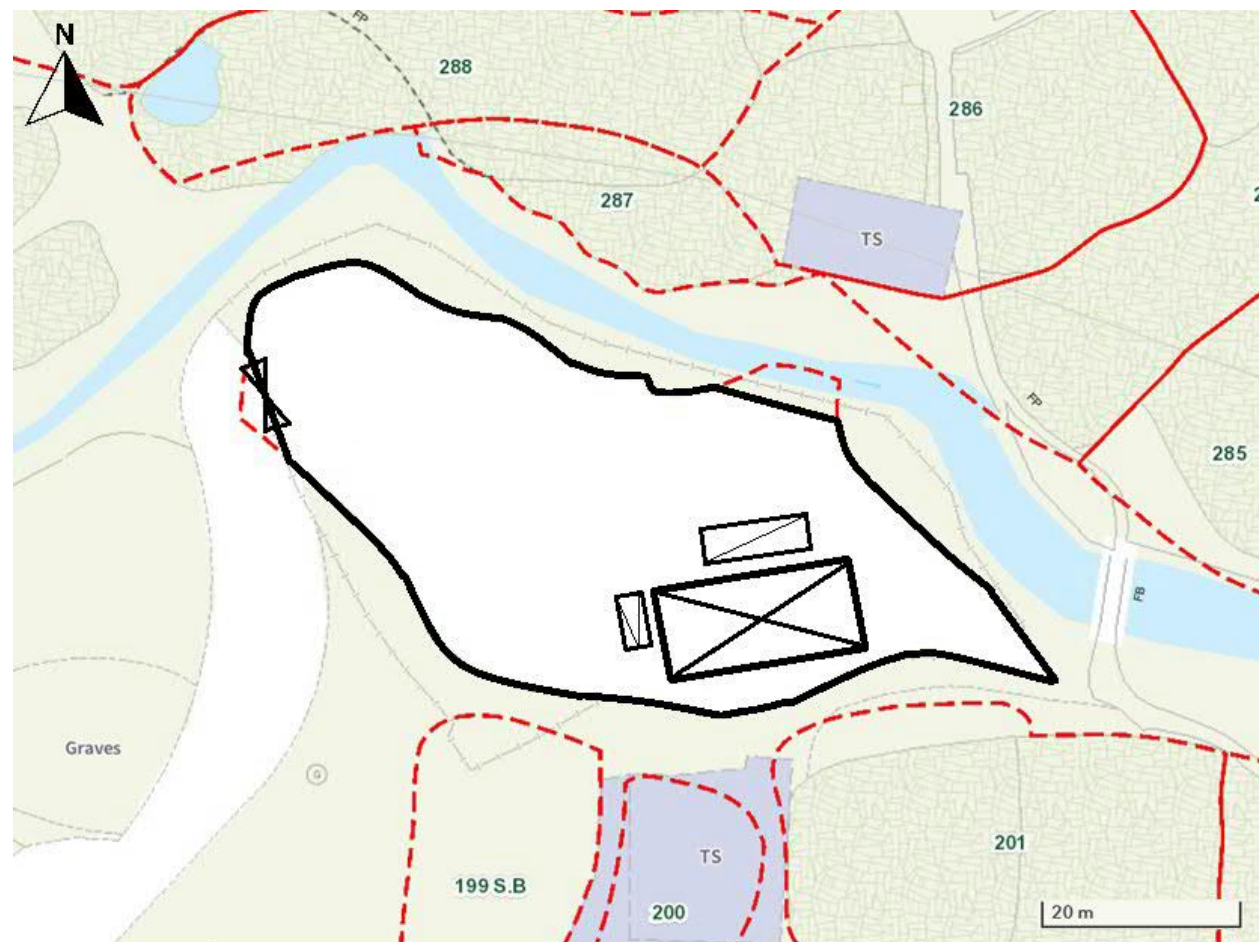
- 4.7.1 No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The machineries will only be stored at the Site and no operation of the machineries will be conducted.
- 4.7.2 The applicant will strictly follow the 'Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly 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
- 4.7.3 The application site is surrounded by open storage and warehouses with no sensitive users in the vicinity. Vehicular access to the site will come from the West side of the site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.

5. CONCLUSION

- 5.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and access proposals to mitigate any adverse impact arising from the proposed development. The applicant will implement the accepted proposals after planning approval has been granted by the Board.
- 5.2 The Site falls within area zoned as “AGR” zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11. Although the proposed development is not entirely in line with planning intention of the “AGR”, the application is only on a temporary basis, it would not frustrate the long-term planning intention of the “AGR” zone.
- 5.3 Furthermore, the site falls within Category 2 area under the TPB PG No. 13G, that is areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals.”
- 5.4 The application site is located in the heart of the Boundary Commerce and Industry Zone of the
- 5.5 The proposed development is considered not incompatible with the surrounding area which is rural in character intermixed with workshops, open storage yards, and woodlands
- 5.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘Proposed Temporary Open Storage and Warehouse of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’.



Project: Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years	Drawing Title: Application Site Location	Remarks:
	Drawing No: Plan 1	



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

LEGEND

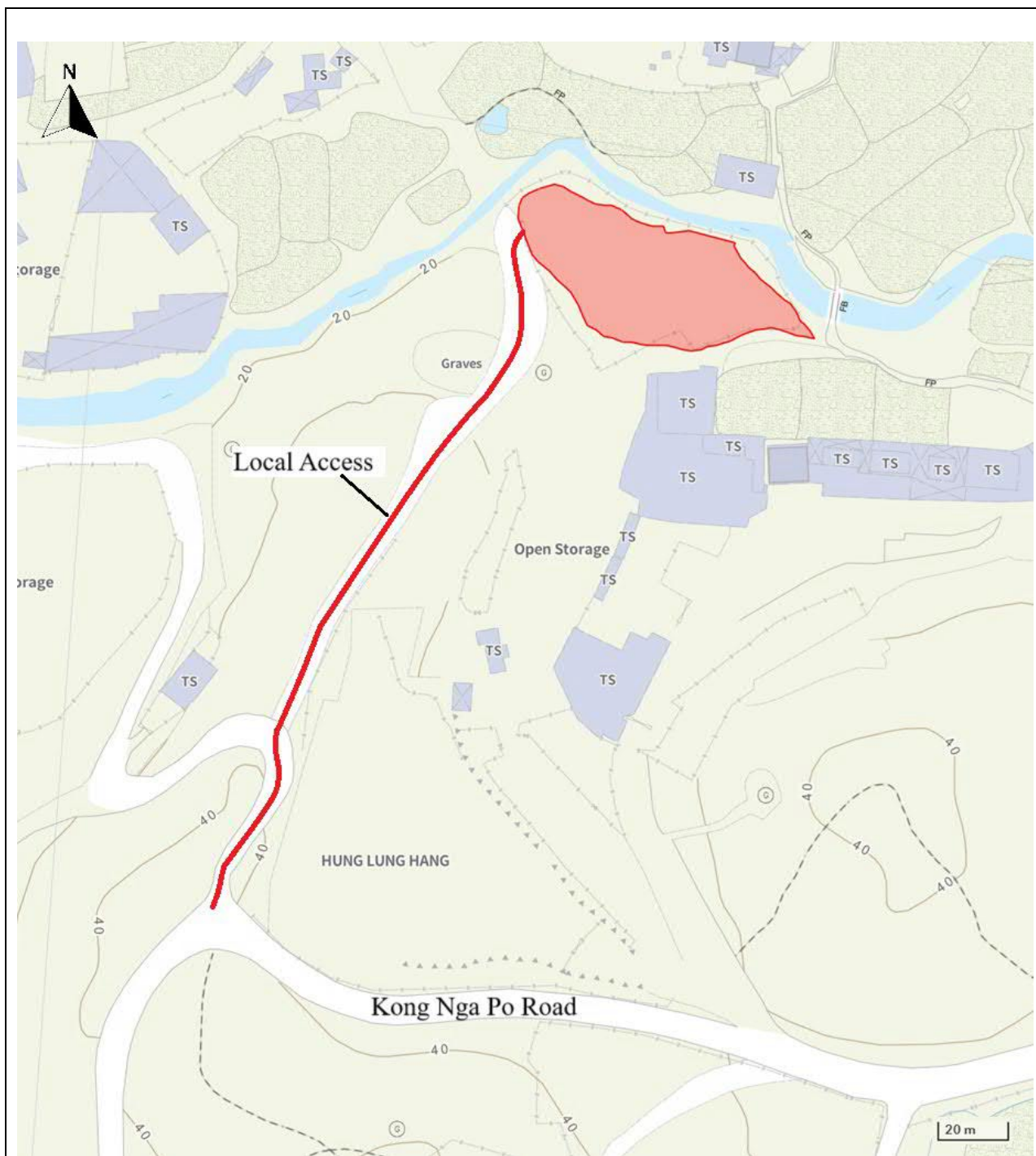
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Project:
 Temporary Open Storage of
 Construction Materials and
 Machineries with Ancillary
 Facilities and Associated Filling of
 Land for a period of 3 Years

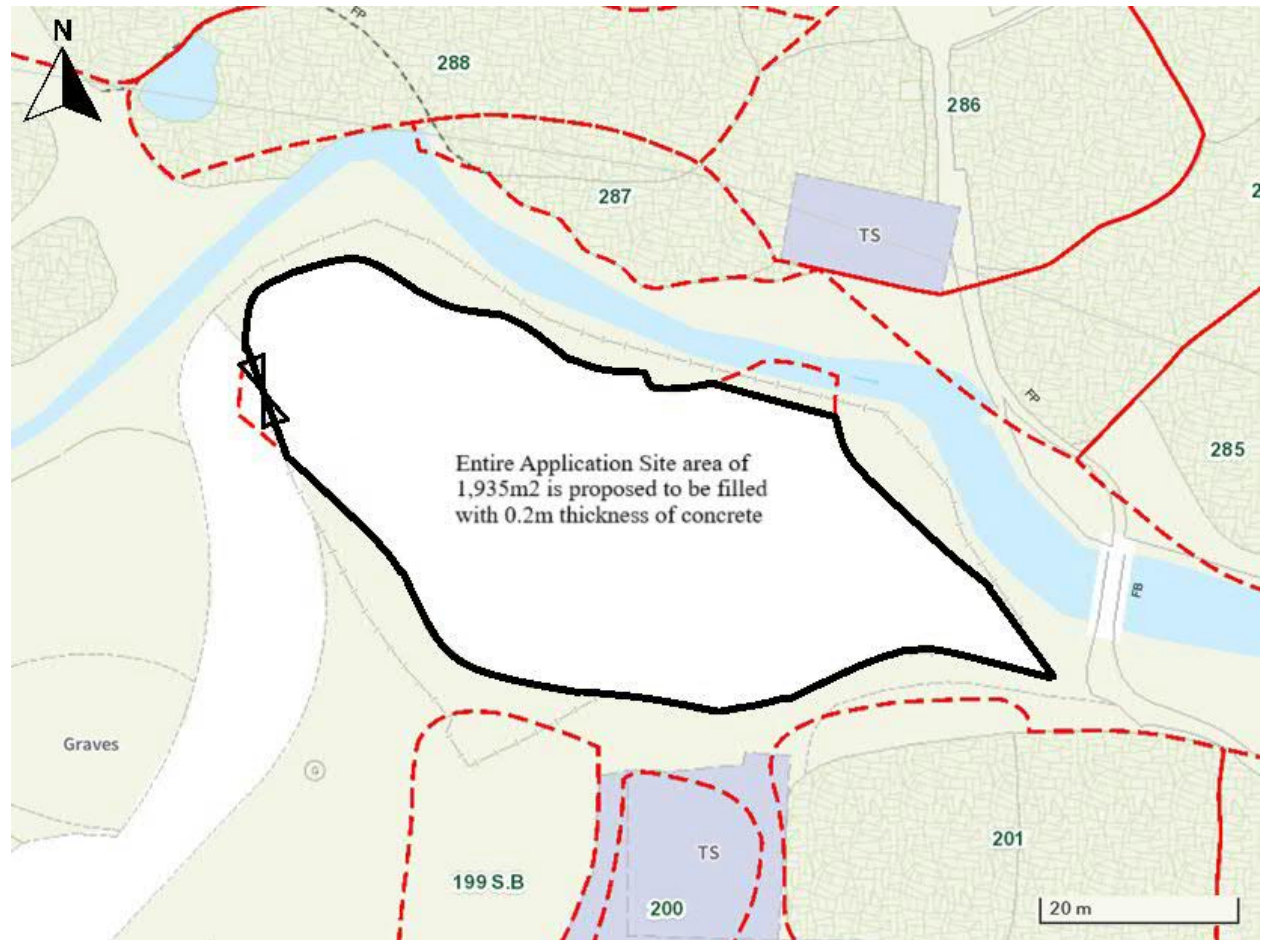
Drawing Title:
 Proposed Layout Plan

Drawing No:
 Plan 2

Remarks:



Project: Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years	Drawing Title: Road Access Plan	Remarks:
	Drawing No: Plan 3	



Project:
Temporary Open Storage of
Construction Materials and
Machineries with Ancillary
Facilities and Associated Filling of
Land for a period of 3 Years

Drawing Title:
Site Formation Plan

Drawing No:
Plan 4

Remarks:

1. Drainage Proposal

1.1 Site Particulars

- 1.1.1 The application site is abutting a local vehicular access leading to Kong Nga Po Road. possesses an area of approximately 1,935m².
- 1.1.2 There is a natural open stream directly to the north of the application site. All proposed work will be performed at least 3m away from the streamcourse.
- 1.1.3 The application site is vacant and unpaved

1.2 Level and gradient of the subject site & proposed surface channel

- 1.2.1 The application site is mostly unpaved, an area of approximately 1,935m². The proposed paved area will have a gradient sloping from southwest to northeast from about +16.8mPD to +16.2mPD.
- 1.2.2 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculations in Paragraph 2 and 3 hereunder, a 375mm surface U-channel will be capable to drain the surface runoff accrued at the subject site and the surface runoff from the external catchment that may potentially flow overland to the site.

1.3 Catchment area of the proposed drainage provision at the subject site.

- 1.3.1 For the internal catchment, with an area of approximately 1,935m², a 375mm surface U-Channel along the site peripheral is proposed to intercept the run-off of the site and external catchment.
- 1.3.2 The intercepted stormwater from the site will then be discharged to the existing natural streamcourse to the North of the Site via a proposed 375mm surface U-channel.
- 1.3.3 It is noted that the land to the Southwest of the application site commands a higher level whereas the land to the north and East command a lower level. The external catchment area is estimated to be approximately 1,989m²
- 1.3.4 The Internal and External Catchment Areas are shown in Figure 1.

2 Calculation 1: Runoff Calculation for the External Catchment to the Southwest

- 2.1 Runoff Estimation
 - 2.1.1 Rational method is adopted for estimating the designed run-off

$$Q=0.278 C \times I \times A$$

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

- I. The total external catchment area is about 1,989 m²;
- II. The area is primarily is steep grassland, and therefore the value of run-off co-efficient (k) is take as 0.25.

$$\begin{aligned}\text{Difference in Land Datum} &= 29.2\text{m} - 16.2\text{m} = 13.0\text{m} \\ L &= 90\text{m} \\ \text{Average fall} &= 14.4\text{m in } 100\text{m}\end{aligned}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and management” published by the Drainage Services Department (DSD),

$$\begin{aligned}\text{Time of Concentration (t}_c\text{)} &= 0.14465[L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465[90/(14.4^{0.2} \times 1,989^{0.1})] \\ t_c &= 3.57 \text{ minutes}\end{aligned}$$

The rainfall intensity i is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where i = Extreme mean intensity in mm/hr
 td = Duration in minutes ($td \leq 240$)
 a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

$$\begin{aligned}i &= 474.6/[3.57+2.90]^{0.371} \\ i &= 237.4\text{mm/hr}\end{aligned}$$

$$\begin{aligned}\text{By Rational Method, } Q &= 0.25 \times 237.4\text{mm/hr} \times 1,989/3600 \\ Q &= 33\text{l/s} = 0.033\text{m}^3/\text{s} = 1,967 \text{ l/min}\end{aligned}$$

3 Calculation 2: Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

3.1.1 Rational method is adopted for estimating the designed run-off

$$Q = 0.278 C \times I \times A$$

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

- I. The total catchment area from the application site is about 1,935 m²;
- II. Approximately 1,935 m² is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

$$\begin{aligned}
 \text{Difference in Land Datum} &= 16.8\text{m} - 16.2\text{m} = 0.2\text{m} \\
 L &= 73.3\text{m} \\
 \text{Average fall} &= 0.82\text{m in } 100\text{m}
 \end{aligned}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and management” published by the Drainage Services Department (DSD),

$$\begin{aligned}
 \text{Time of Concentration (t}_c\text{)} &= 0.14465[L/(H^{0.2} \times A^{0.1})] \\
 t_c &= 0.14465[73.3/(0.82^{0.2} \times 1,935^{0.1})] \\
 t_c &= 5.18 \text{ minutes}
 \end{aligned}$$

The rainfall intensity i is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where i = Extreme mean intensity in mm/hr
 td = Duration in minutes ($td \leq 240$)
 a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

$$\begin{aligned}
 i &= 474.6/[5.18+2.90]^{0.371} \\
 i &= 218.6\text{mm/hr}
 \end{aligned}$$

$$\begin{aligned}
 \text{By Rational Method, } Q &= 0.95 \times 218.6\text{mm/hr} \times 1,935/3600 \\
 Q &= 112\text{l/s} = 0.112\text{m}^3/\text{s} = 6,698 \text{ l/min}
 \end{aligned}$$

Total Runoff = Runoff from External Catchment + Application Site = 1,967 l/min + 6,698 l/min

Total Runoff = 8,665 l/min

In accordance with the Chart of the Rapid Design of Channels in “Geotechnical Manual for Slopes”, 375mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by external catchment and the application site, as shown in Figure 3. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 2.

4 Conclusion

- 4.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.
- 4.2 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded
- 4.3 External catchments is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Figure 1 Catchment Areas and Flowpath

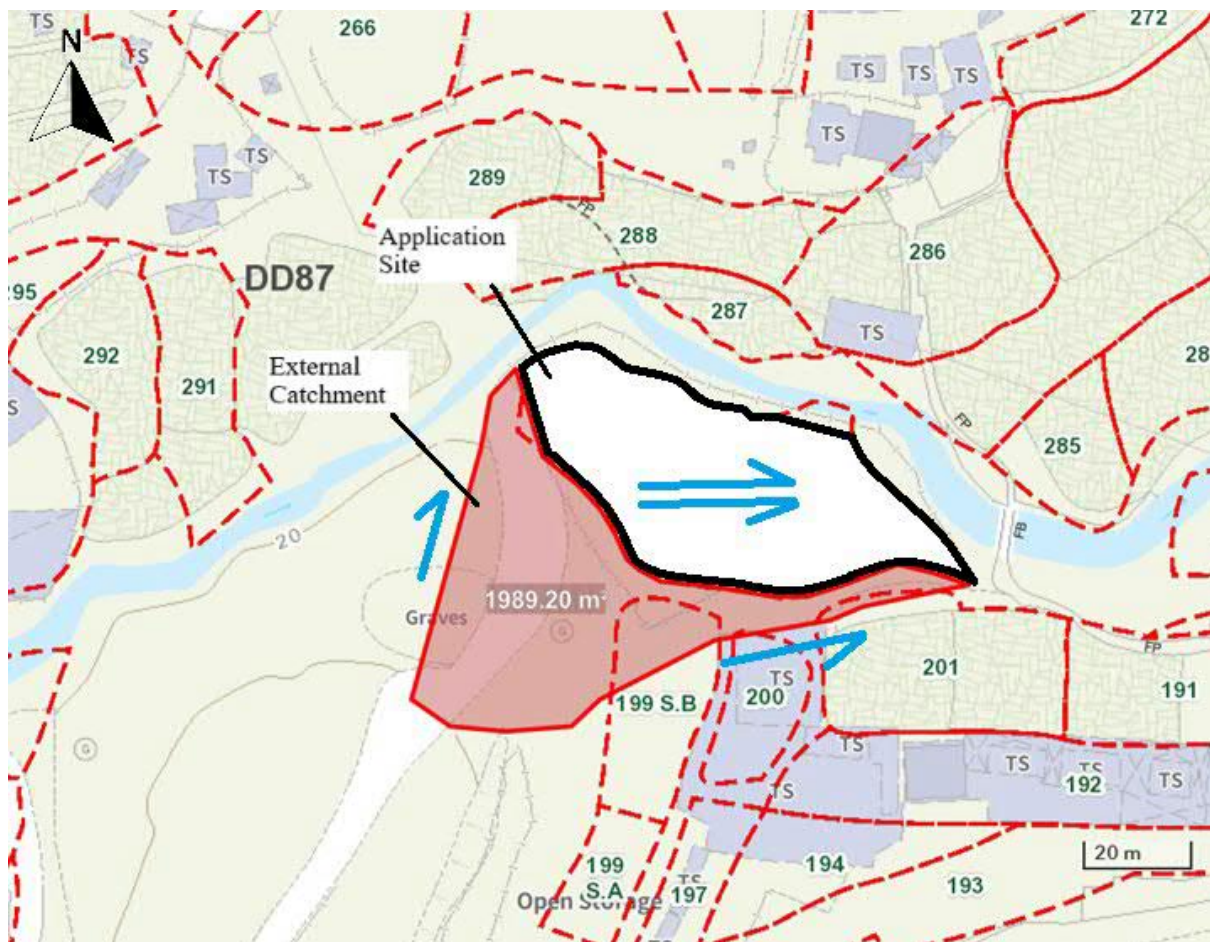


Figure 2 Drainage Plan

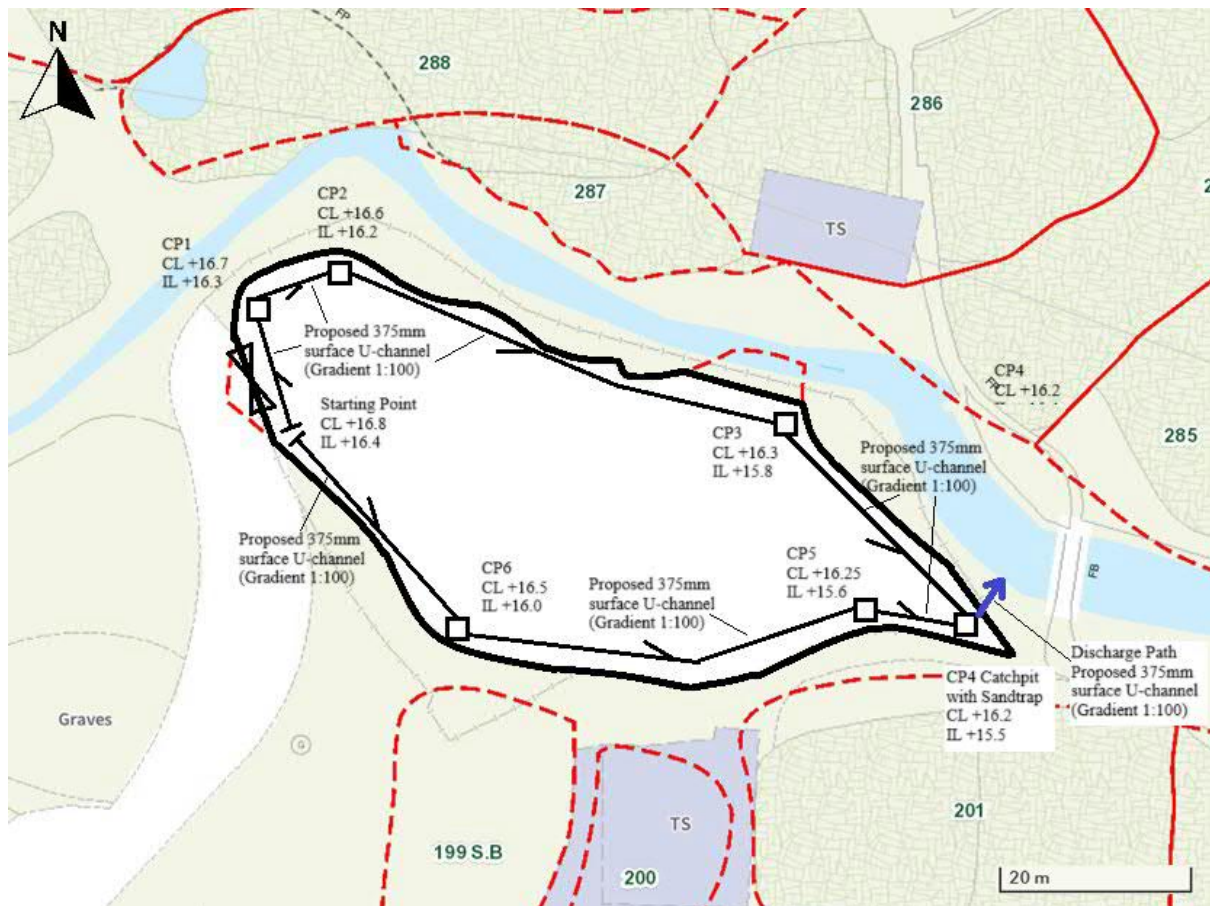


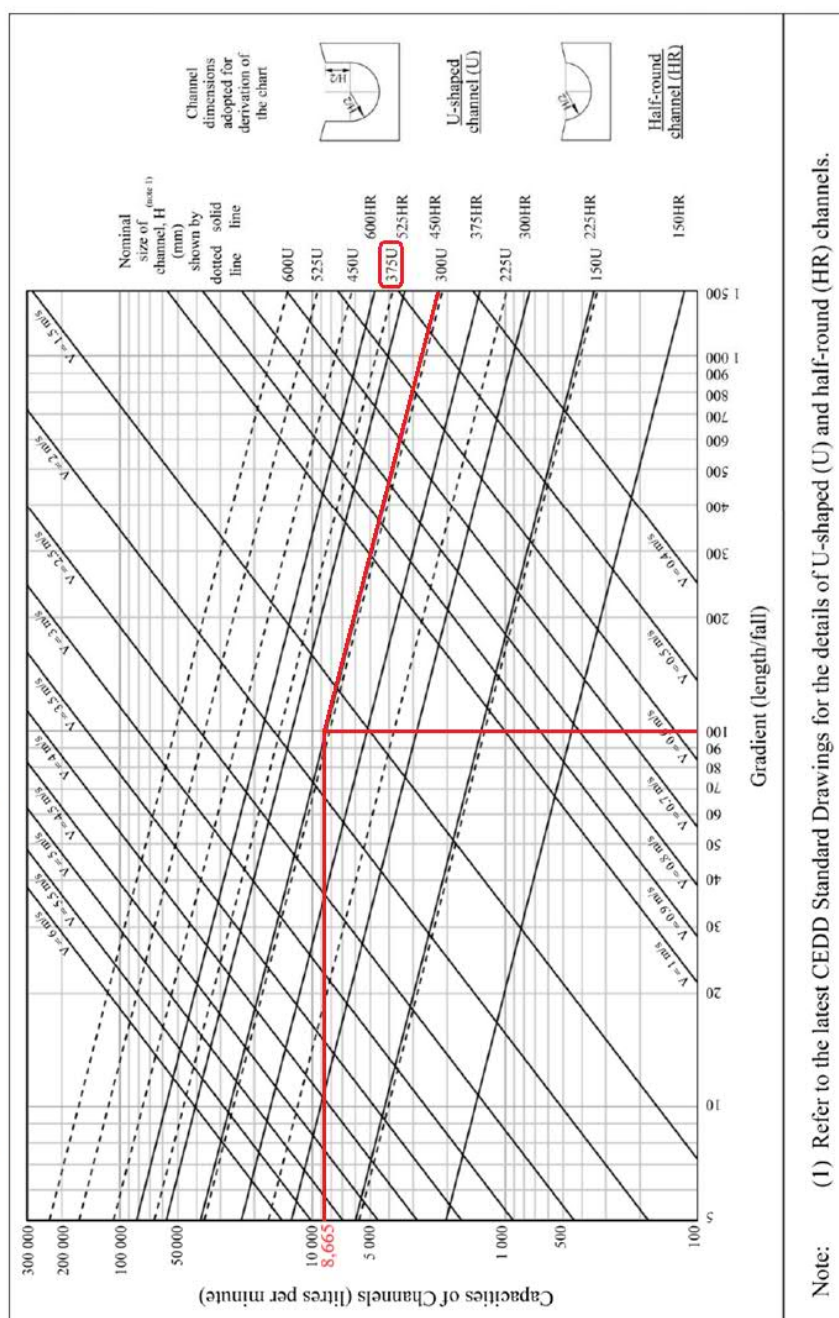
Figure 3 Chart of the Rapid Design of Channels

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



ANNEX TGN 43 A1

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Conf

From: Jeffrey Lam [REDACTED]
Sent: 2025-04-28 星期一 20:46:21
To: Katie Yuet Yee LEUNG/PLAND <kyyleung@pland.gov.hk>;
Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>;
tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-HLH/81
Attachment: Application Form revised Page 2 25-04-28.pdf; Statement
revised page 1.pdf

Dear Katie and Shirley,

Please find attached revised pages regarding the submission of application A/NE-HLH/81, including page 2 of the application form and the first page of the planning statement.

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)

Ying Shing (Hopewell) Engineering Company Limited 英盛(合和) 工程有限公司

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)

GD Management Limited 浩龍實業管理有限公司

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 202 (Part) in D.D. 87, Hung Lung Hang, 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 .....1,935.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積.....230.....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	.....N/A..... sq.m 平方米 <input type="checkbox"/> About 約

PLANNING STATEMENT

1. INTRODUCTION

1.1 Background

- 1.1.1 Pursuant to the section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories (hereinafter referred to “the Application Site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The Site has a total area of approximately 1,935m². Its location is shown on **Plan 1**.
- 1.1.2 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. SITE CONTEXT

2.1 Site Location

- 2.1.1 Plan 1 below shows the locations of the Application Site, comprising of 1 private lot (i.e. Lot 202 (Part) in D.D. 87)

2.2 Accessibility

- 2.2.1 The Site is accessible from Kong Nga Po Road via a local access
- 2.2.2 Road Access Plan of the Application site is shown in Plan 3.

2.3 Existing Site Condition

- 2.3.1 The Application Site covers a total site area of about 1,935m². It is currently vacant, generally flat, hard-paved land and fenced.

2.4 Surrounding Area

- 2.4.1 The surrounding area of the Application site is generally of rural landscape character. It is sitting in an intermix of open storage warehouses, workshops, woodlands, and vacant land. These temporary uses extend along the existing local track towards Kong Nga Po Road. Domestic structures are not found in the vicinity.
- 2.4.2 The proposed use is considered not entirely incompatible with the surrounding environment.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Conf

From: Jeffrey Lam [REDACTED]
Sent: 2025-05-21 星期三 12:48:40
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: A/NE-HLH/81 - departmental comments
Attachment: HLH81 Response to Comments 1.pdf

Dear Shirley,

Please find attached response to the comments from the Director of Environmental Protection. Thank you

Response to Comments

PROPOSED TEMPORARY WAREHOUSE (STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES)
AND FILLING OF LAND FOR A PERIOD OF THREE YEARS IN “AGRICULTURE” ZONE

LOT 202 OF D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

Departmental Comments	Applicant's Response
<p><u>Comments from the Director of Environmental Protection (Contact Person: Ms. Maureen CHANG, Tel. 2835 1867)</u></p> <p>1. It is noted that a staff will station at the application site. Please clarify how the sewage will be disposed of.</p>	<p>A portable toilet will be provided on-site. Collected sewage will be tankered away by licensed contractor periodically. The exact frequency of emptying would be determined during the operation of the Site.</p>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Conf

From: Jeffrey Lam [REDACTED]
Sent: 2025-05-30 星期五 12:10:58
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: A/NE-HLH/81 - departmental comments
Attachment: HLH81 Response to Comments 2.pdf

Dear Shirley,

Please find attached FI in response to departmental concerns. Thank you

Response to Comments

PROPOSED TEMPORARY WAREHOUSE (STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES)
AND FILLING OF LAND FOR A PERIOD OF THREE YEARS IN “AGRICULTURE” ZONE

LOT 202 OF D.D. 87, HUNG LUNG HANG, NEW TERRITORIES

Departmental Comments	Applicant's Response
<p><u>Comments from the Commissioner for Transport (Contact Person: Mr. TAM Kam-fai, Tel. 2399 2405)</u></p> <ul style="list-style-type: none"> - • The applicant should advise the width of the ingress and egress points; 	<p>The proposed width of the ingress and egress point is 7.3m wide</p>
<ul style="list-style-type: none"> • The applicant shall demonstrate the satisfactory manoeuvring of the vehicles entering and exiting the subject site, manoeuvring within the subject site and into / out of the parking and loading/unloading spaces, preferably using the swept path analysis; and 	<p>Please find the swept path analysis below in Figures 1 and 2.</p>
<ul style="list-style-type: none"> • The proposed vehicular access between Kong Nga Po Road and the application site is not managed by TD. The applicant should seek comments from the responsible party. 	<p>Noted</p>
<p><u>Comments from the Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. Chole NG, Tel. 2150 6931)</u></p> <ul style="list-style-type: none"> - From nature conservation perspective • It is noted from the aerial photo that a watercourse is located adjacent to the north of the subject site. The applicant should provide more information on whether the watercourse will be affected by the proposed use. 	<p>The proposed site is set at least 3m away from the watercourse and will be fenced all around with 2.5m high corrugated metal to avoid any disturbance to the watercourse.</p>

Figure 1 Swept Path MGV In

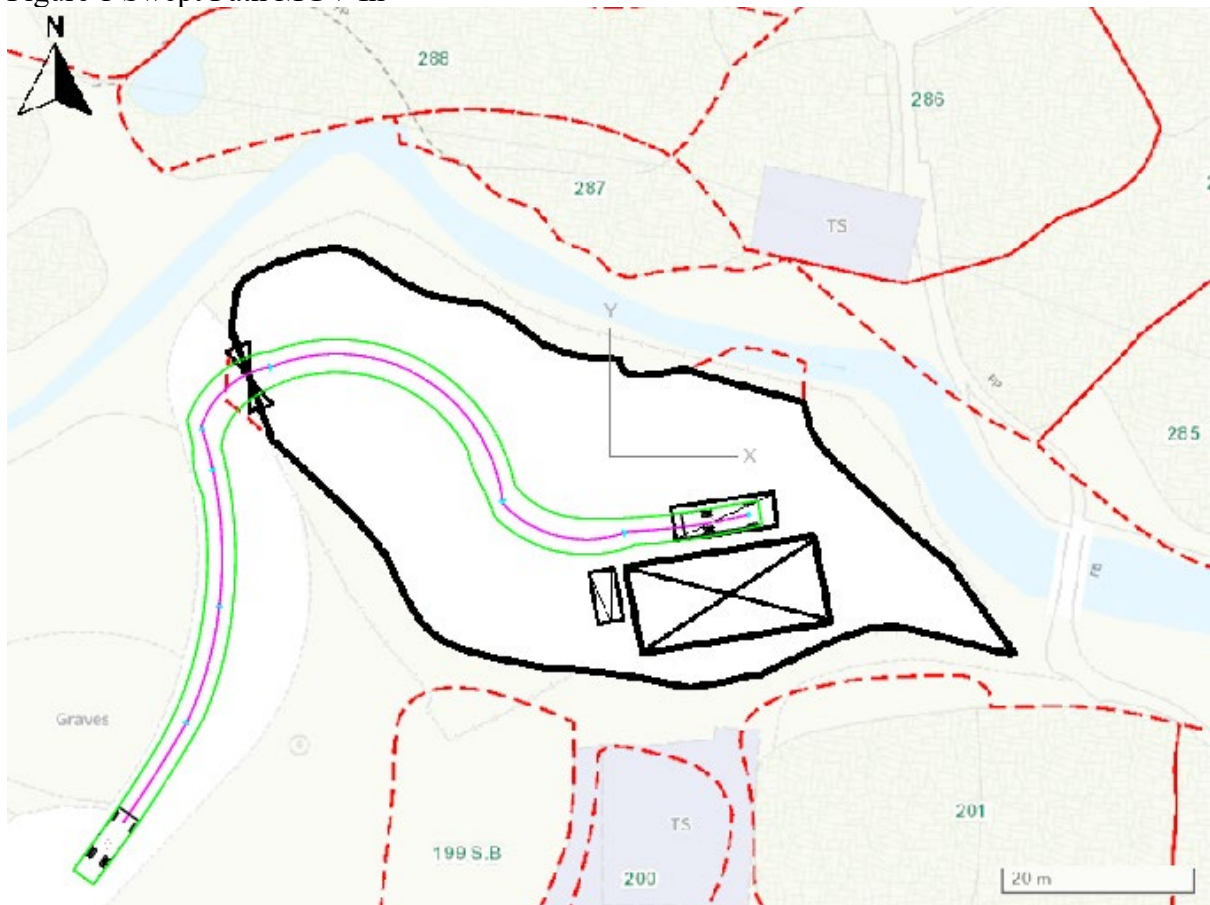
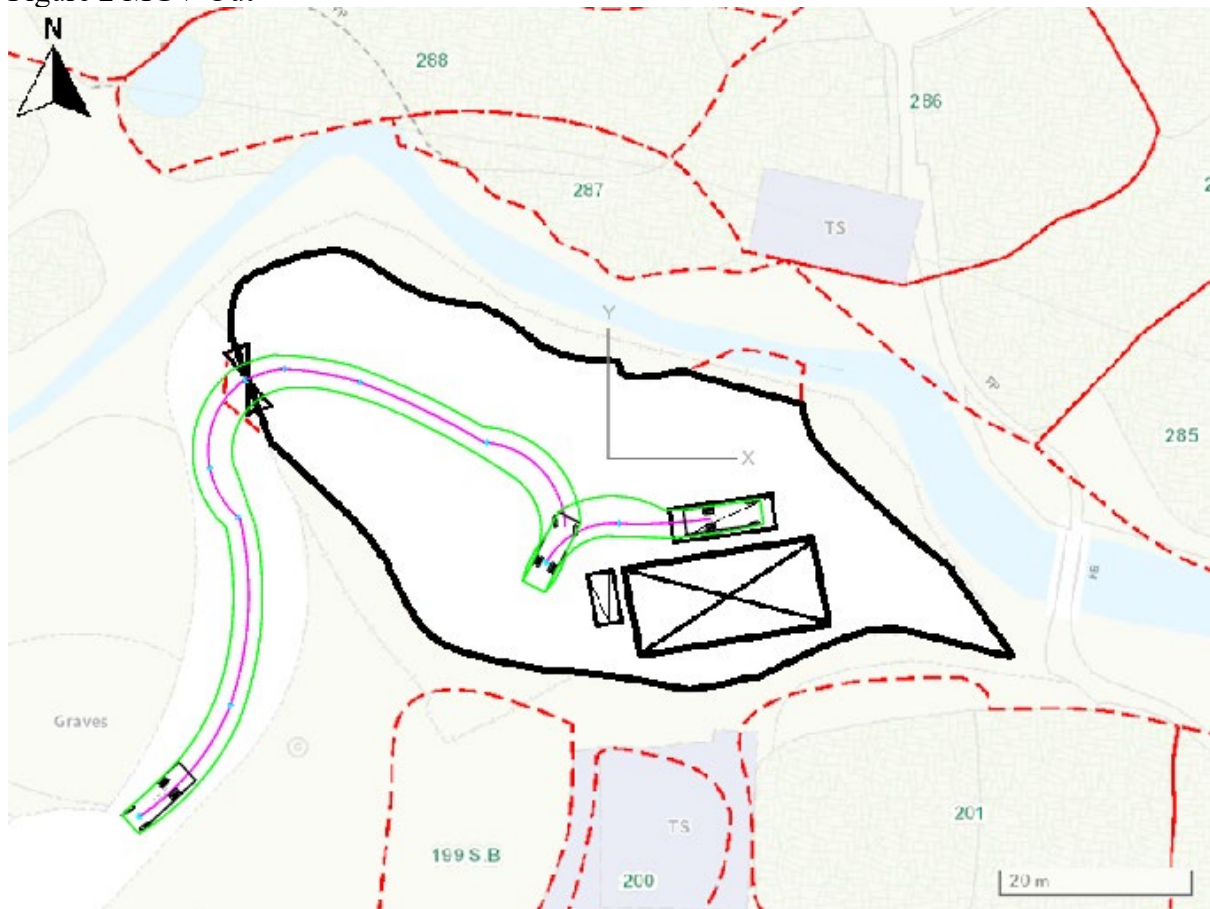


Figure 2 MGV Out



Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions;
 - (d) Category 4 areas: Applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits; and
 - (e) Taking into account the demand for cross-boundary parking facilities, applications for such use at suitable sites in areas of close proximity to the boundary crossing points, such

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar s.16 Applications for Temporary Open Storage
in the vicinity of the Site within the “Agriculture” zone
in the Hung Lung Hang Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/51 ^{*1}	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.5.2023)
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/55 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023 (Revoked on 3.8.2024)
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023 (Revoked on 9.12.2024)
A/NE-HLH/61	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/64 ^{*3}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (Revoked on 3.11.2023)
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	22.12.2023
A/NE-HLH/68 ^{*1}	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of Three Years	24.5.2024
A/NE-HLH/70 ^{*3}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of Three Years and Associated Filling of Land	10.5.2024

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	6.12.2024
A/NE-HLH/76 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	8.11.2024

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/43 ^{*4}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	26.6.2020	R1-R3
A/NE-HLH/44	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1-R3
A/NE-HLH/46 ^{*3}	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1, R2, R4
A/NE-HLH/48 ^{*4}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1-R3

Remarks

^{*1}: Application nos. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

^{*2}: Application nos. A/NE-HLH/55 and A/NE-HLH/76 involved the same site.

^{*3}: Application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

^{*4}: Application nos. A/NE-HLH/43 and A/NE-HLH/48 involved the same site.

Rejection Reasons

R1 The use under application was not in line with the planning intention of the “Agriculture” zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

- R2 The application did not comply with the Town Planning Board Guidelines No. 13F in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant had failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding areas.
- R3 The applicant failed to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.
- R4 The applicant failed to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in the vicinity of an existing watercourse to the north of the Site. The applicant should advise the clearance between the site boundary and the existing watercourse. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;
- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. The Director of Environmental Protection (DEP) and Director of Agriculture, Fisheries and Conservation should be consulted on the possible environmental and/or ecological impacts of the proposed use;
- the Site is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments on the submitted drainage proposal are at **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains adjoining a miscellaneous rural fringe landscape character comprising temporary structures,

open storages, scattered tree groups, and farmlands. Compared with the aerial photos in 2023 and 2021, there is no significant change in the landscape character surrounding the Site. With reference to her site record taken on 15.5.2025, the Site is mostly vacant with an erected structure and some trees of common species at the periphery. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated; and

- her advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, the following approval condition should be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS”
- the applicant is required to submit a valid fire certificate (FS251) to his department for the above approval condition and is advised to note his advisory comments at **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application;
- it is noted that a single structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UWB) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed site formation works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

6. New Development

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed temporary open storage of construction materials and machineries with ancillary facilities and associated filling of land for a period of three years 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
- while the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

7. Other Departments

The following government departments have no objection to/no comment on the application:

- Head of the Geotechnical Engineering Office, CEDD;
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:
- Unauthorised structure within the said private lot covered by the planning application

there is unauthorised structure on the private lot. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (iii) the following irregularity not covered by the subject planning application has been detected by his office:
- Unlawful occupation of GL not covered by the planning application

the GL adjoining the Site has been fenced off 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 the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- (iv) the lot owner/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorized structure was erected and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches 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 structure(s) will be considered; and

- (v) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department; the land status of the local access road should be checked with LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid adverse impact to the watercourse nearby during the construction and operation of the proposed use;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise potential environmental nuisance to the surrounding area; and to follow the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations”;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the Site is in the vicinity of an existing watercourse to the north of the Site. The applicant should advise the clearance between the site boundary and the existing watercourse. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction; and
 - (ii) to note the following comments on the submitted drainage proposal:
 - to advise the design assumption on demarcation of the external catchment area;
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
 - to review and advise if the proposed landfilling works would impact the existing overland flow from the south of the Site to the existing watercourse to the north. The applicant shall ensure that all existing flow paths as well as the run-off falling onto

and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;

- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers and catchpit with sand trap as indicated on the drainage plan shall be provided;
- for clarity, please indicate the 3m clearance requirement with existing streamcourse for all the works on the drainage plan;
- to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- to make good all the adjacent affected areas upon the completion of the drainage works;
- to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; attached good practice guidelines (**Attachment 1**) for open storage should be adhered to; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed temporary open storage of construction materials and machineries with ancillary facilities and associated filling of land for a period of three years 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. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and
- (k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a single structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UWB) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed site formation works in accordance with the BO
 - (iii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
 - (iv) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R;
 - (vii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - (viii) the headroom (4.7m) of the structure is considered excessive. It should be justified upon formal plan submission to Buildings Department; and
 - (ix) detailed checking under the BO will be carried out at building plan submission stage.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks : Smoking and naked flame activities shall not be allowed within the open storage /recycling site.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-05-16 星期五 03:04:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-HLH/81 DD 87 Hung Lung Hang

A/NE-HLH/81

Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories

Site area: About 1.935sq.m

Zoning: "Agriculture"

Applied use: Open Storage Construction Materials / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Application 47 was withdrawn.

Strong Objections. The site is situated between extensive Green Belt and gravesites and the banks of a watercourse indicating that it has high drainage function.

While the Applicant states that the location is Cat 2, this is questionable as the setting is not compatible with the Cat 2 designation.

The application should be rejected as it is inappropriate to the immediate character of the district.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 3 October 2020 3:48 AM HKT
Subject: A/NE-HLH/47 DD 87 Hung Lung Hang

A/NE-HLH/47

Lot 202 (Part) in D.D. 87, Hung Lung Hang, New Territories

Site area : About 2,000sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / **Filling of Land** / 7 Vehicle Parking

Dear TPB Members,

This is a very out of the way location, Hobby Farms are usually accessible to main roads.

The OZP map is very user unfriendly so difficult to pinpoint remote rural locations.

Please ask PlanD to provide an image of the site and its current condition.

The application appears to be a cover for an Open Storage operation.

Mary Mulvihill

致城市規劃委員會秘書：

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

電郵：tpbpd@pland.gov.hk

2

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-HLH/81

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025-5-9

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [REDACTED]
Sent: 2025-05-23 星期五 14:45:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: 250523 s16 LFS 556.pdf; 250523 s16 PH 1061.pdf; 250523 s16 MUP 215.pdf; 250523 s16 HLH 81.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

23rd May, 2025.

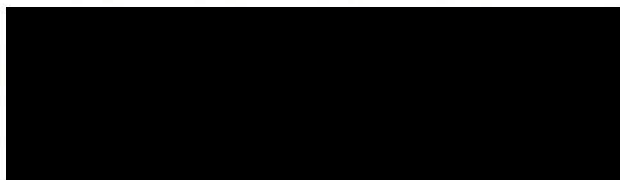
By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machineries with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/NE-HLH/81)**

1. We refer to the captioned.
2. **Figure 1** below shows an aerial photo showing the site and its surroundings extracted from the Town Planning Board Statutory Planning Portal 3. We urge the Board to investigate with relevant authorities as to whether there is any ongoing unauthorised activity/enforcement case covering the current application site first before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. The site (bounded by red line) and its surroundings.



From: [REDACTED]
Sent: 2025-05-09 星期五 16:51:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: WWF's submission_s16_A_NE-HLH_81
Attachment: s16_A_NE-HLH_81 20250509 WWF.pdf

Dear Sir/Madame,

Attached please find our submission regarding planning application s16_A_NE-HLH_81.

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).
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世界自然基金會
香港分會

WWF-Hong Kong

9 May 2025

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Board Members,

**RE: Proposed Temporary Open Storage of Construction Materials and
Machineries with Ancillary Facilities and Associated Filling of Land for a Period
of 3 Years in the "Agriculture" in Hung Lung Hang
A/NE-HLH/81**

WWF Hong Kong lodges objection to the captioned planning application.

Suspected unauthorised development

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely that the application site underwent vegetation clearance with an illegal access road built (Figure 1). According to the image captured on Nov 2024 (Fig 2), the project site was likely used as an open storage with materials putting alongside the mud track. In this case, we suspect a "destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 2011¹, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge

¹ TPB Press Release. Available at:
<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

together possible™

the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,

A handwritten signature in black ink, appearing to read 'Tobi Lau', written in a cursive style.

Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong



Figure 1. Aerial photos showing the site has been subject to vegetation clearance, site formation with an access road built to facilitate logistic and storage since 2024



Source: Google Earth (Accessed on 9 May 2025)

Figure 2. The project site was likely used as an open storage with materials putting alongside the mud track



Source: Google Earth (Accessed on 9 May 2025)