

This document is received on 2025-04-23
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

2500688

28/3

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-MUP/215
	Date Received 收到日期	2025-04-23

- 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)

WADER SEED PLANTING COMPANY

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NOS. 23, 24, 25(PART) AND 26(PART) IN D.D. 38 AND LOT NO. 803 IN D.D. 46 AND ADJOINING GOVERNMENT LAND, MAN UK PIN, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,326 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 249.24 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)	180 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 MAN UK PIN OUTLINE ZONING PLAN (OZP) NO. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"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 at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 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)

(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 28/3/2025 (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&(請見夾附的通知副本)
- ☐ 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 27/3/2025 (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& (請見夾附由郵局發出的收條)。

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 MACHINERY, PLANTERS AND LANDSCAPING MATERIAL WITH ANCILLARY SITE OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細則表	
Proposed uncovered land area 擬議露天土地面積	2,076.76sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	249.24sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NIL
Proposed non-domestic floor area 擬議非住用樓面面積	249.24sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	249.24sq.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) STRUCTURE 1 TO 3 (G/F): SITE OFFICE (3M IN HEIGHT)(1-STOREY) STRUCTURE 4 (G/F): TRANSFORMER ROOM (3M IN HEIGHT)(1-STOREY)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	NIL
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間 24 HOURS A DAY AND 7 DAYS A WEEK (INCLUDING PUBLIC HOLIDAYS), BUT LOADING/UNLOADING ACTIVITIES WOULD ONLY BE CARRIED OUT FROM 7:00AM TO 11:00PM (E.G. NO NIGHT-TIME OPERATION BETWEEN 11:00PM AND 7:00AM) FROM MONDAY TO SATURDAY																																	
(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)) SHA TAU KOK ROAD – WO HANG VIA LOCAL ACCESS ROAD																															
	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 2,326 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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>Reason(s) for non-compliance: 仍未履行的原因：</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 THE PLANNING STATEMENT

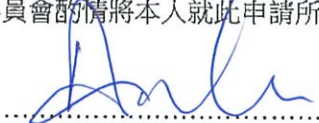
8. Declaration 聲明

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


ANSON LEE

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

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 PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

28 MAR 2025

(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

1. 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。

2. 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。

3. 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 NOS. 23, 24, 25(PART) AND 26(PART) IN D.D. 38 AND LOT NO. 803 IN D.D. 46 AND ADJOINING GOVERNMENT LAND, MAN UK PIN, NEW TERRITORIES.	
Site area 地盤面積	2,326 sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 180 sq. m 平方米)	<input checked="" type="checkbox"/> About 約
Plan 圖則	APPROVED MAN UK PIN OUTLINE ZONING PLAN (OZP) NO. S/NE-MUP/11	
Zoning 地帶	"AGR"	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, PLANTERS AND LANDSCAPING MATERIALS WITH ANCILLARY SITE OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	249.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.107 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	10.72 % <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 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) _____ _____		2 2 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 NIL NIL 1 NIL NIL NIL

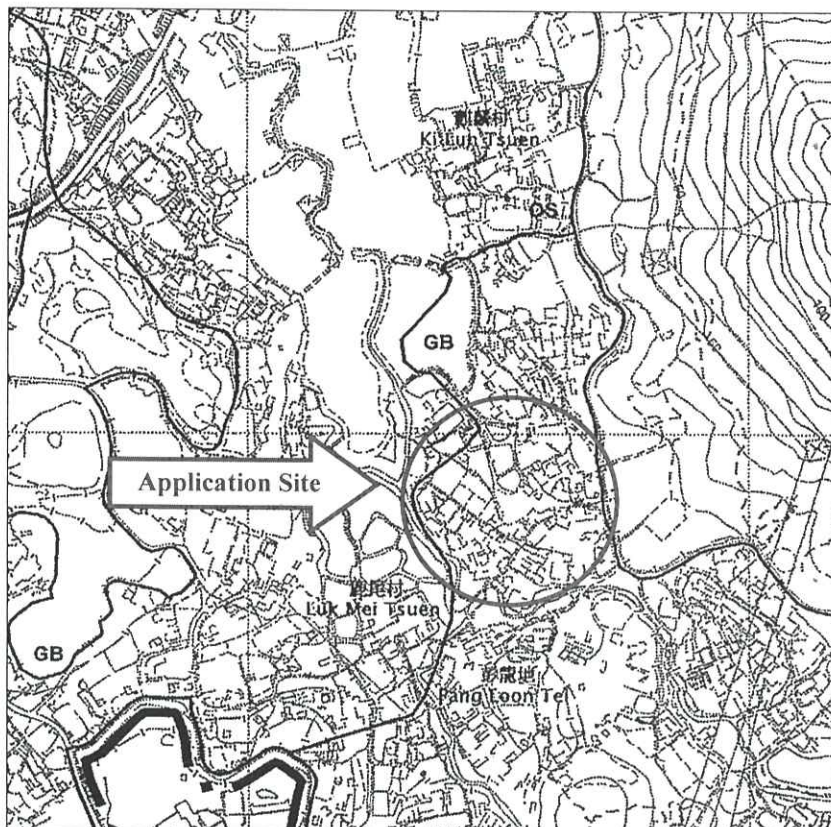
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved Man Uk Pin		
OZP, Swept Path Analysis and Land Filling 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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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 Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Open Storage of Construction Machinery, Planters and
Landscaping Materials with Ancillary Site Office
for a Period of Three Years and Associated Filling of Land
Lot Nos. 23, 24, 25(Part) and 26(Part) in D.D. 38 and Lot No. 803 in D.D.
46 and Adjoining Government Land
Man Uk Pin, New Territories**



Prepared by

LANBASE Surveyors Limited

March 2025

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 23, 24, 25(Part) and 26(Part) in D.D. 38 and Lot No. 803 in D.D. 46 and adjoining Government Land, Man Uk Pin, New Territories. It is located about 40m to southeast of Sha Tau Kok Road – Wo Hang and about 300m northeast of Loi Tung. The Site is applied for "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land". The Site occupies a site area of about 2,326m², including Government Land of about 180m². In accordance with the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11 dated 27.10.2006, the Site falls within an area zoned "Agriculture" ("AGR").

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

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) In Line with TPB PG No. 13G; 3) Previous Planning Permission for Similar Use; 4) Compatible with Surrounding Land Uses; 5) Existence of Planning Permissions for Similar Use Near the Site; 6) No Adverse Drainage and Environmental Impacts; and 7) No Adverse Traffic Impact.

申請摘要

申請場地乃新界萬屋邊丈量約份第38約地段第23號、第24號、第25號(部份)及第26號(部份)，丈量約份第46約地段第803號及毗鄰政府土地。申請場地位於沙頭角山路-禾坑段東南面約40米及萊洞東北面約300米。現申請三年臨時規劃許可作「臨時建築機械、盆栽及園藝物料露天貯存連附屬地盤辦公室」用途及相關的填土工程。申請地段佔地約2,326平方米，包括約180平方米政府土地。是項申請地段位於萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11(發表於2006年10月27日)內之「農業」地帶。

是項臨時許可申請把場地申請用作「臨時建築機械、盆栽及園藝物料露天貯存連附屬地盤辦公室」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向； 2)符合城市規劃指引13G；3)跟以前獲批准的用途相似； 4)與附近的土地用途相融； 5)在附近已有相類似用途的規劃許可； 6)沒有不良的渠務及環境影響；及7)沒有不良的交通影響。

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2. Site Context.....	2
3. Town Planning.....	3
4. Proposed Development.....	4
5. Justifications.....	6
6. Conclusion.....	9

Appendices

LIST OF APPENDICES

Appendix 1	Extract of Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 dated 27.10.2006 and its Relevant Notes
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/NE-MUP/192 dated 12.1.2024
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	Swept Path Analysis
Appendix 7	Site Photo

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lot Nos. 23, 24, 25(Part) and 26(Part) in D.D. 38 and Lot No. 803 in D.D. 46 and adjoining Government Land, Man Uk Pin, New Territories. It is located about 40m to southeast of Sha Tau Kok Road – Wo Hang and about 300m northeast of Loi Tung. According to the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11 dated 27.10.2006, the Site falls within an area zoned "Agriculture" ("AGR"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.
- 1.2 The current application is applied for the use of "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land".
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land" under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 23, 24, 25(Part) and 26(Part) in D.D. 38 and Lot No. 803 in D.D. 46 and Adjoining Government Land, Man Uk Pin, New Territories. It occupies a site area of about 2,326m², including Government Land of about 180m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site is now vacant and paved.

2.2 Lease Particulars

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

2.3 Surrounding Land Uses

2.3.1 The Site is located about 40m to southeast of Sha Tau Kok Road – Wo Hang and about 300m northeast of Loi Tung.

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

2.4 Accessibility

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

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

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 dated 27.10.2006. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for the proposed temporary use in the “AGR” zone.
- 3.3 In accordance with the Town Planning Board Guidelines No. 13G (**TPB PG-NO. 13G**) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 2” area, which 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.
- 3.4 The Site is the subject of previous planning application No. A/NE-MUP/192 approved on 22.12.2023 for “A Temporary Open Storage of Planters and Landscaping Materials” for a Period of 3 Years. Please see the Town Planning Board’s Approval Letter at **Appendix 2**.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

It is proposed to apply for the use of “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land”.

4.2 Site Area

The Site has an area of about 2,326m², including Government Land of about 180m².

4.3 Operation Hours

The proposed “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office” would be operated 24 hours a day and 7 days a week, but loading/unloading activities would only be carried out from 7:00am to 11:00pm (e.g. no night-time operation between 11:00pm and 7:00am) from Monday to Saturday during the planning approval period. There will be no loading/unloading activities on Sundays and public holidays on site.

4.4 Site Layout

There will be open storage area and temporary structures provided at Site. Two private car parking space and a loading / unloading area will also be provided. The proposed Layout Plan is provided at **Appendix 5**.

4.5 Traffic

Due to small scale of the Site and provision of loading / unloading area, no heavy traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

4.7 Landscape

As there is no existing tree and no additional open area for tree planting, no tree

preservation and planting is required.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Long Term Planning Intention

The planning intention of the subject “AGR” 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. Basically, approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.2 In Line with TPB PG No. 13G

With reference to the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, the Site falls within Category 2 area, which 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.

5.3 Previous Planning Permission for Similar Use

The Site was granted planning permission for the similar use of “Temporary Open Storage of Planters and Landscaping Materials” under previous planning application No. A/NE-MUP/192, which was approved on 22.12.2023. The site condition is similar to its previous planning application in terms of site use and site boundary. Without major change of planning circumstances, it is considered that the Site should be allowed to continue the applied use of “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office”.

5.4 Compatible with Surrounding Land Uses

In fact, the locality of the Site has been generally occupied by open storages. The proposed “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office” is considered compatible with the surrounding uses in the area.

5.5 Existence of Planning Permission for Similar Use Near the Site

A “Temporary Logistics Centre” located next to the Site under Planning Application No. A/NE-MUP/193 was approved on 15.3.2024. Given that it is a storage use, the existing use should be allowed on the Site.

5.6 No Adverse Drainage and Environmental Impacts

The proposed “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office” is only a small-scaled operation. In this respect, no adverse drainage and environmental impacts are anticipated.

5.7 No Adverse Traffic Impact

5.7.1 The current application is only for the small-scaled “Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office” with low traffic demand. There would be no containers / heavy goods vehicles entering into the Site.

5.7.2 The proposed 2 private car parking spaces are for the staff use that would generate or attract 6 trips a day during the morning peak hours, lunch time and evening peak hours respectively. There are also only 2 LGV trips per day for conducting loading/unloading activities in the morning and the afternoon time respectively.

5.7.3 The proposed temporary use is mainly for the storage use. In addition, the provision of private car parking spaces is for the staff use only and there are only 2 times loading/unloading activities per day. Therefore, the proposed 2 private car parking

spaces and 1 LGV loading/unloading space are adequate for the site.

- 5.7.4 The width of the vehicular access leading to the site is 4.6m at minimum, as shown on the Proposed Layout Plan at **Appendix 5**.
- 5.7.5 There is satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, as shown on the Swept Path Analysis at **Appendix 6**.
- 5.7.6 There are only 2 times loading/unloading activities per day. Therefore, no queuing issue is anticipated. Nevertheless, as shown on the Proposed Layout Plan at **Appendix 5**, there is a 30m long vehicular access within the private lots being a waiting area for avoiding queuing up on the public road.
- 5.7.7 Sensor alarm and indication light would be provided at the entrance of the site to alert the pedestrian when vehicle pass through the site for ensuring the pedestrian safety.
- 5.7.8 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve this planning application for providing "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land" on the Site under S.16 of the Town Planning Ordinance.

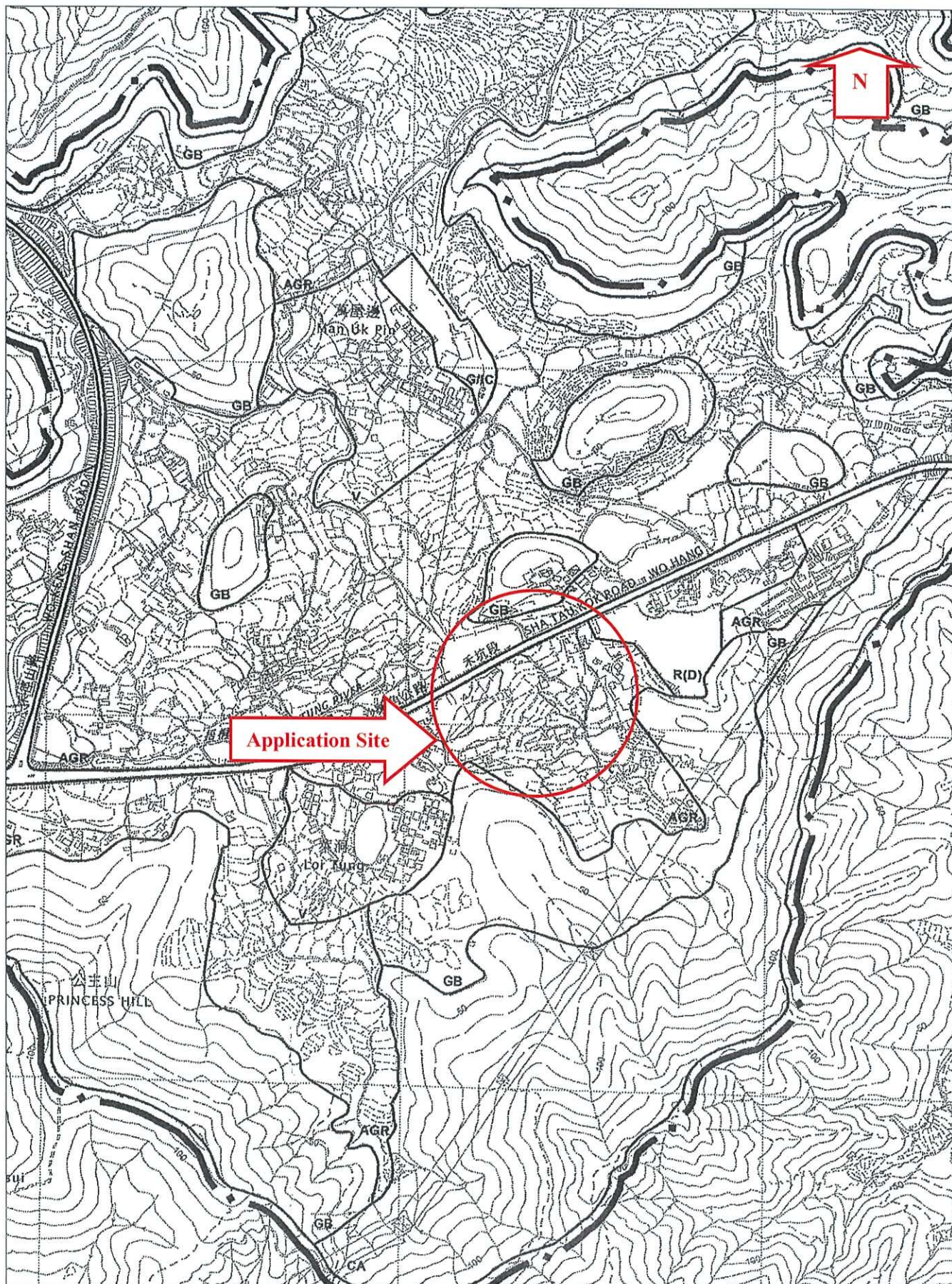
6.2 With regard to the followings:

- no contravention to the long term planning intention;
- in line with TPB PG No. 13G;
- previous planning permission for similar use;
- compatible with surrounding land uses;
- existence of planning permissions for similar use near the site;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land" on the Site.

APPENDIX 1

**Extract of Approved Man Uk Pin Outline Zoning Plan No.
S/NE-MUP/11 dated 27.10.2006 and its Relevant Notes**



For Identification Only

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Man Uk Pin Outline Zoning Plan No. S/NE-MUP/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/NE-MUP/192
dated 12.1.2024**

城市規劃委員會
香港北角滙華道三百三十三號
北角政府合署十五樓

RECEIVED 15 JAN 2024

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/ANE-MUP/192

By Post & Fax (2739 1913)

12 January 2024

Lanbase Surveyors Ltd.

Dear Sir/Madam,

**Proposed Temporary Open Storage of Planters and Landscaping Materials
and Site Office for a period of 3 years in "Agriculture" Zone, Lots 23, 24, 25 and
26 in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Man Uk Pin**

I refer to my letter to you dated 13.12.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 22.12.2026 and is subject to the following conditions:

- (a) no loading/unloading activities between 11:00 p.m. and 7:00 a.m. from Monday to Saturday and at all times of Sundays and public holidays, as proposed by you, are allowed on the Site during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.6.2024;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.9.2024;
- (d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.2.2024;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.6.2024;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.9.2024;
- (h) if any of the above planning conditions (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning conditions (b), (c), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 23.12.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/733_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.12.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 2.2.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

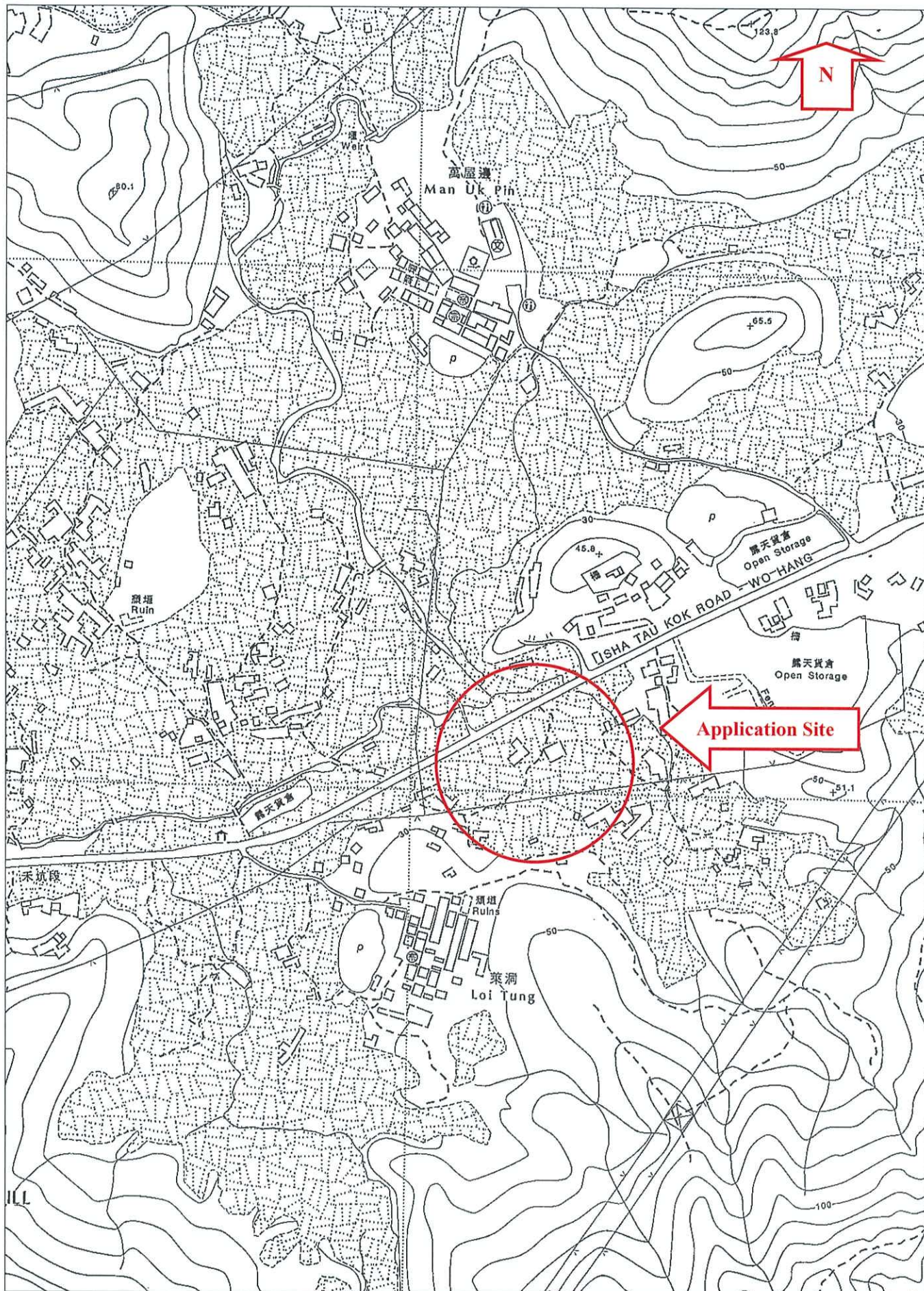
List of Government Department Contacts

(Application No. A/NE-MUP/192)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	張飛傑先生 Mr. CHEUNG Fei Kit	2300 1439	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	鄧寧志先生 Mr. TANG Ning Chi	2733 7735	2739 8775

APPENDIX 3

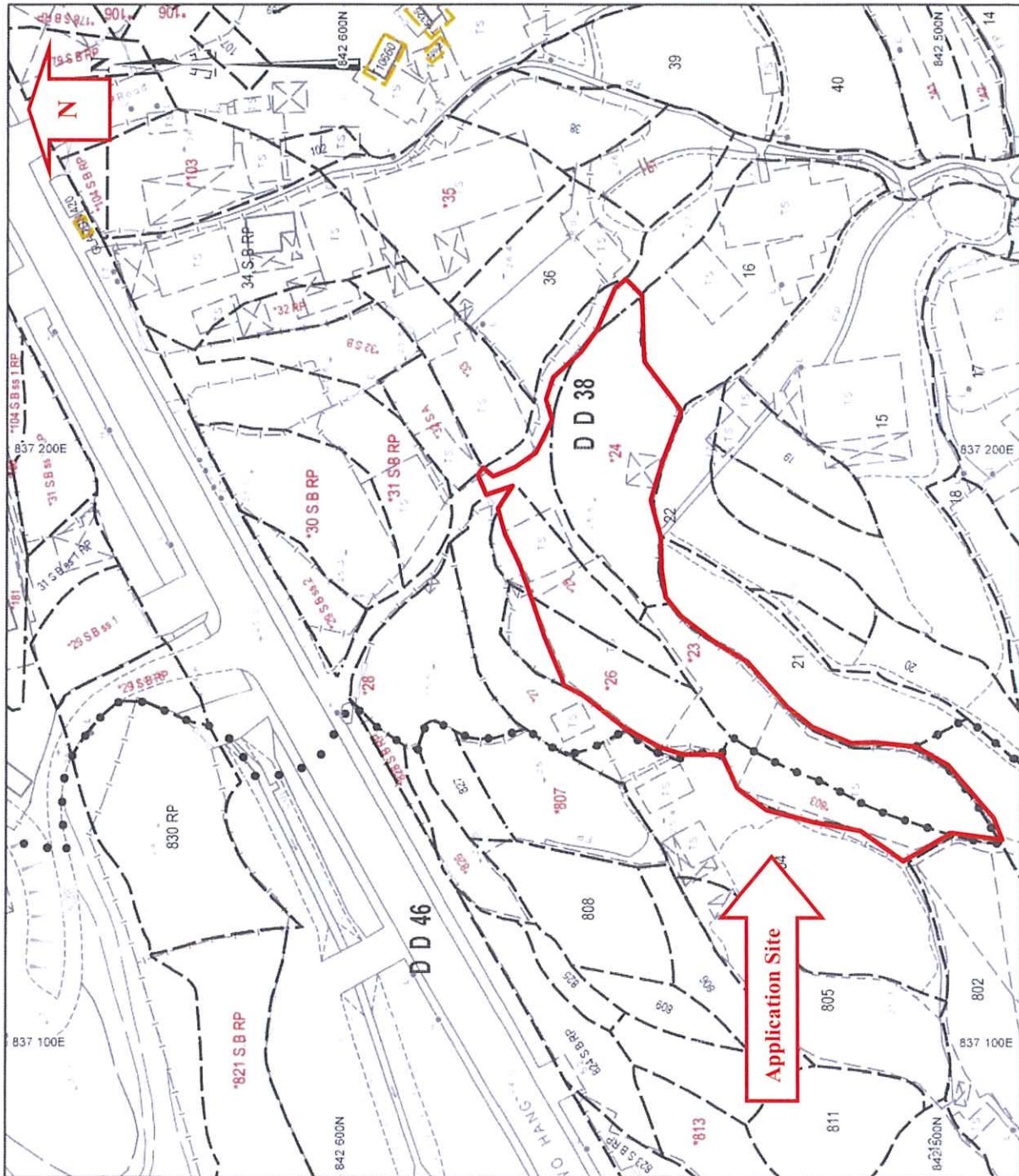
Location Plan



For Identification Only

APPENDIX 4

Site Plan (Lot Index Plan)



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Locality : _____

Lot Index Plan No. : ags_S00000104401_0001

District Survey Office : Lands Information Center

Date : 06-Dec-2022

Reference No. : 3-NW-25D,3-NW-25B

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SMO-P01

20221206095550 10

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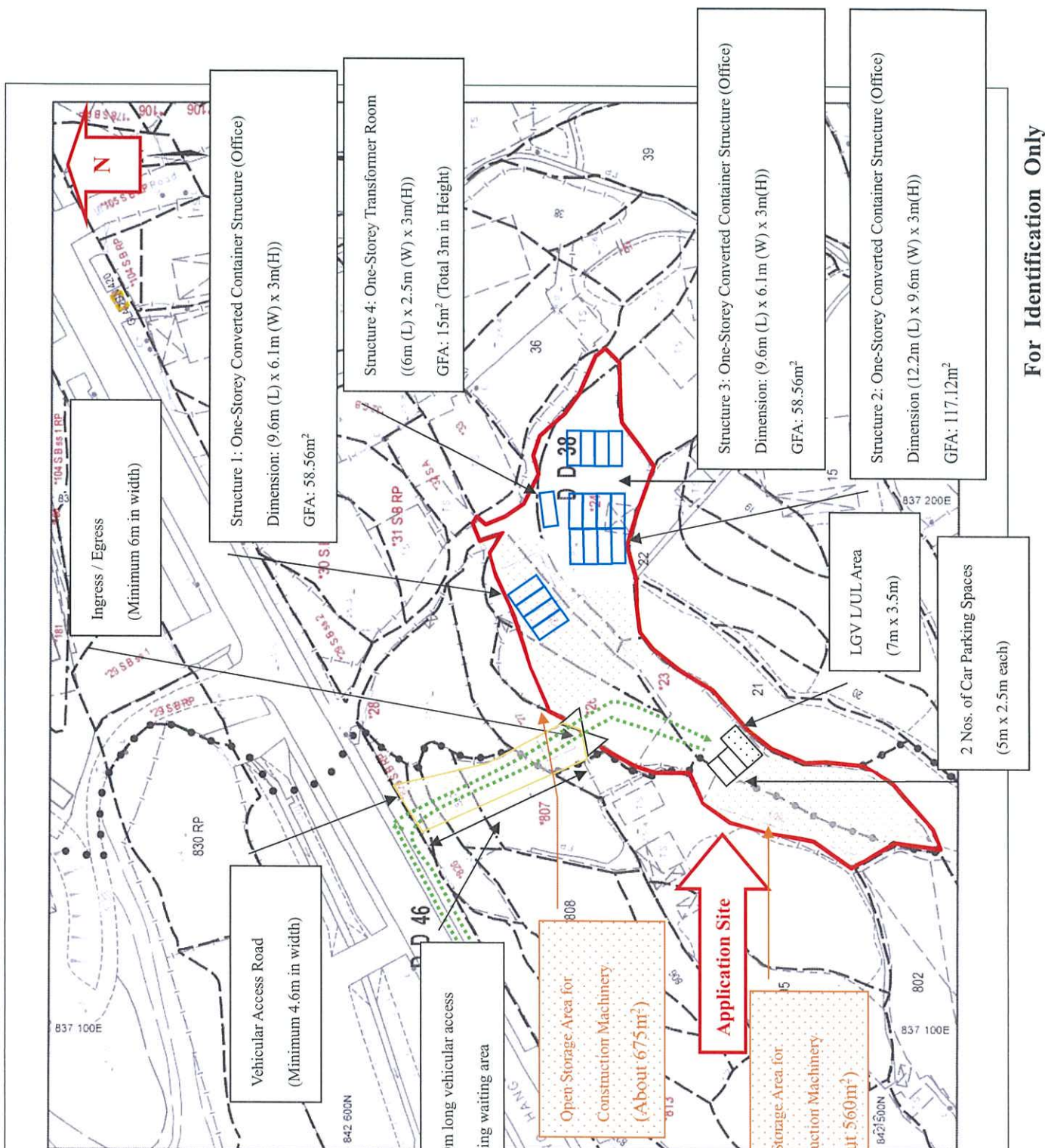
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short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

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

APPENDIX 5

Proposed Layout Plan



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags_S00000104401_0001

District Survey Office : Lands Information Center

Date : 06-Dec-2022

Reference No. : 3-NW-25D,3-NW-25B

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20221206095550 10

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Explanatory notes : This plan shows the graphical permanent and temporary land holdings with the topographical map. The land holdings as shown may include private land, government land, and land with permitted uses of land. Please note: (1) The information shown on this plan is subject to update and there may be time lag between an update and the related graphical boundaries as shown are for identification of their accuracy and reliability requires the advice of professional. (2) The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or its incompleteness, timeliness or accuracy.

Legend

Single-Storey Converted Container

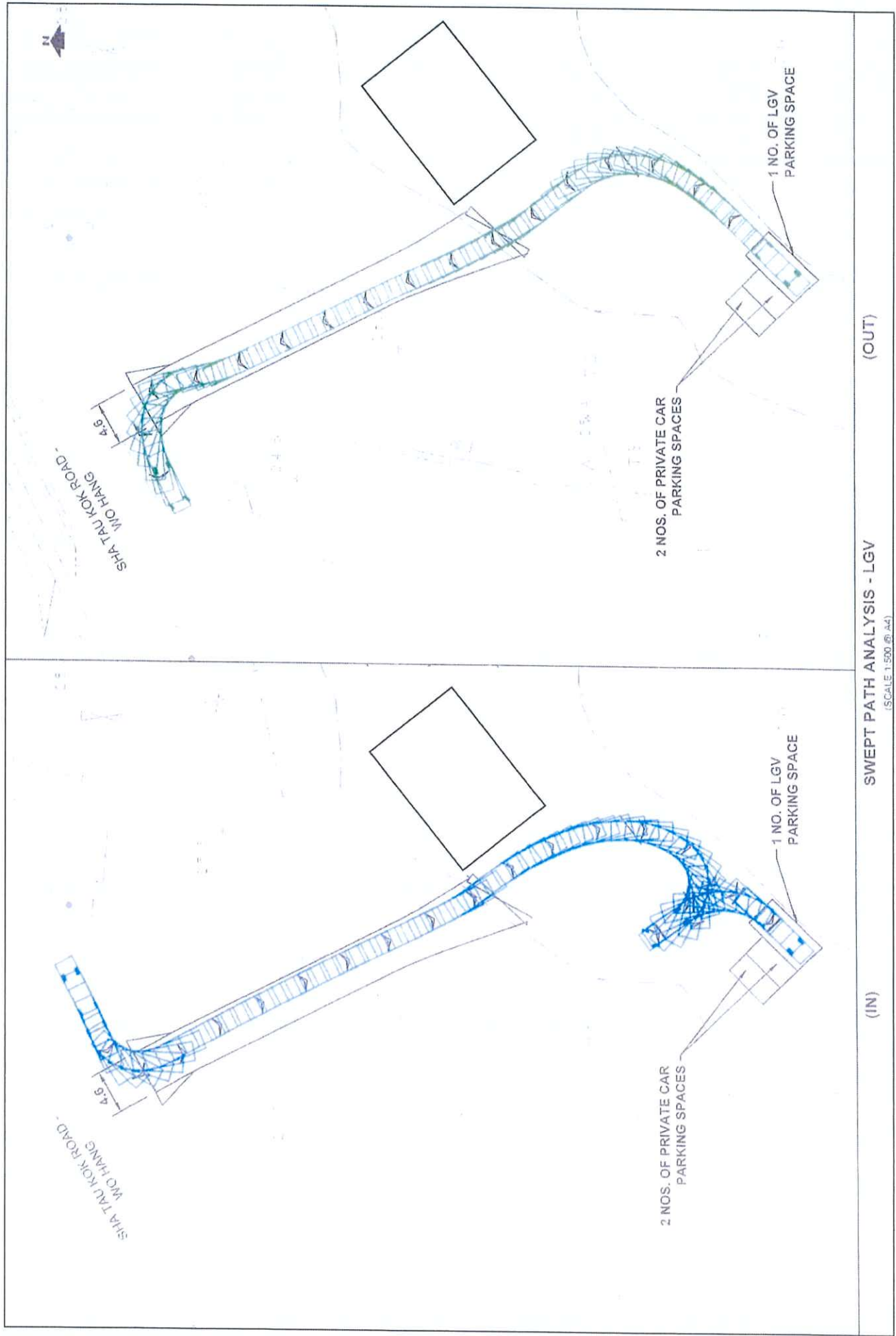
Structures for Office Use

Access Routing

For Identification Only

APPENDIX 6

Swept Path Analysis



APPENDIX 7

Site Photo

Site Photo

Application Site



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

寄件者: Anson Lee
寄件日期: 2025年06月06日星期五 16:44
收件者: William Shu Tai WONG/PLAND
副本: Brian Ching Hong CHAN/PLAND; Johnny Chung Yin LAM/PLAND
主旨: RE: [Planning Application No. A/NE-MUP/215] Temporary Open Storage of Construction Machinery, Planters and Landscaping Material with Ancillary Site Office and Associated Filling of Land for a Period of 3 Years
附件: New Layout Plan (excl 21) 6.doc
類別: Internet Email

Dear William,

Please see the attached proposed layout plan to supersede the previous one emailed to you. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

For Identification Only

Our Ref.: NH/TPN/2555B/L07

12 June 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Machinery, Planters and Landscaping
Materials with Ancillary Site Office
for a Period of Three Years and Filling of Land
Lot Nos. 21, 23, 24, 25 and 26 in D.D. 38 and Lot No. 803 in D.D. 46
and adjoining Government Land
Man Uk Pin, New Territories
(Planning Application No. A/NE-MUP/215)**

We refer to the captioned planning application.


We would like clarify the followings:

- (1) the associated land filling involved in the application is for regularization of the application site falling within "Agriculture" zone as the site has already been paved for site formation purpose; and
- (2) the purpose of the current application is to change the approved use of "Temporary Open Storage of Planters and Landscaping Materials" under previous Planning Application No. A/NE-MUP/192 to "Temporary Open Storage of Construction Machinery, Planters and Landscaping Materials" for meeting the operation needs of the site.

Should you have any queries, please feel free to call our Mr. Anson Lee at
you for your kind attention.

. Thank

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee

Encl.

RK/AL

c.c.

DPO/ ST, TP&N

(Attn.: Mr. William Wong

By Email)



**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 or if required, 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; and
 - (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.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and 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) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (c) 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;
 - (d) to minimise environmental nuisances generated by open storage and port back-up uses, such as air and noise pollution, the environmental measures recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses & Open Storage Sites” issued by Environmental Protection Department should be adopted;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) 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

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-MUP/192	Proposed Temporary Open Storage of Planters and Landscaping Materials and Site Office for a Period of 3 years	22.12.2023
A/NE-MUP/193	Proposed Temporary Logistics Centre for a Period of 3 Years and Associated Filling of Land	15.3.2024

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reason(s)
A/NE-MUP/55	Land Filling for Permitted Agricultural Use (Plant Nursery)	18.4.2008	R1
A/NE-MUP/148	Proposed Temporary Wholesale Trade (Fruit and Vegetable Market) for a Period of 2 Years	9.10.2020	R2-R4

Rejection Reasons

- R1 The reason was that the granting of approval to the illegal land filling operation would set an undesirable precedent for other similar applications within the "Agriculture" zone. The cumulative impacts of approving such similar applications would result in a general degradation to the environment of the area.
- R2 The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was primarily 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 justification in the submission for a departure from such planning intention, even on a temporary basis.

- R3 The applicants failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas.
- R4 The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment of the area.

**Similar S.16 Application for Temporary Open Storage
in the Vicinity of the Application Site within “Agriculture” Zone in the Past Five Years**

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-MUP/207	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024

Government Departments' General Comments

1. 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 to request the applicant to submit and implement a drainage proposal for the application site (the Site) should be included to ensure that the proposed use will not cause adverse drainage impact on the adjacent area. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- his advisory comments are at **Appendix VI**.

2. Environmental

Comments of the Director of Environmental Protection (DEP):

- since no heavy vehicle nor dusty operation is involved, he has no objection to the planning application from the environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix VI**.

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 the landscape planning perspective; and
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising farmlands, temporary structures, village houses and woodlands at the south within the “Green Belt” zone. Based on site photos taken on 2.5.2025, the Site is fenced off and hard paved with no significant landscape resources. According to the applicant, there is no existing tree and there will be no tree felling and tree planting proposed. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

4. **Traffic**

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

- noting that the scale, nature and use of the current application remain generally unchanged from the last approved application No. A/NE-MUP/192, he has no comment on the application from a traffic engineering viewpoint.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- having considered the nature of open storage, an approval condition shall be added to request the applicant to provide fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction; and
- his advisory comments are set out at **Appendix VI**.

6. **Building Matters**

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

- no objection to the application;
- it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) 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 Building Authority should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

7. **Other Departments**

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

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);

- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed use 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 comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the following irregularity covered by the subject planning application has been detected by his office:

unlawful occupation of GL adjoining the said private lots covered by the planning application

the GL within the Site (about 180m² as mentioned in the Application Form) has been fenced off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. Inclusion of the concerned GL may block the existing access of other users;

- (iii) the following irregularity not covered by the subject planning application has been detected by his office:

unauthorised structure within the said private lots not covered by the planning application

there is an unauthorised structure within Lots 25 and 26 in D.D. 38 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iv) the lot owners/applicant shall either (i) remove the unauthorised structure on the said private lots not covered by the planning application and cease the illegal occupation of the GL immediately or (ii) include the unauthorised structure in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification or amendment 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 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 owners 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 the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the drainage system should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the requirements of the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the EPD”; and
 - (ii) the applicant should implement standard pollution control measures during land filling to avoid causing nuisance to the environment;

- (f) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) to address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) as there is no proper run-in/out for the ingress and egress of the Site from Sha Tau Kok Road, the applicant should submit the design of the run-in/out for his review upon Transport Department's (TD) approval of the access arrangement;
 - (ii) subject to TD's comment and approval, the proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to his satisfaction;
 - (iii) HyD is not/shall not be responsible for the maintenance of the access road connecting the Site and Sha Tau Kok Road as shown in applicant's submission;
 - (iv) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (v) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his Office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) 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 Building Authority should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;
- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined 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 UBW 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 are subject to the control of Part VII of the B(P)R;
- (vii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (viii) 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; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage.

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

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

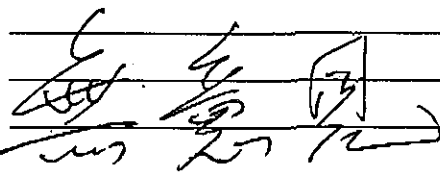
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/215

意見詳情 (如有需要，請另頁說明)

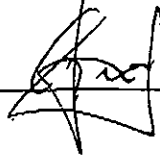
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2025.5.9

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

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

A/NE-MUP/215

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

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

簽署 Signature

日期 Date 14-5-2025

From: [REDACTED]
Sent: 2025-05-16 星期五 03:23:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/215 DD 46 Loi Tung, Man Uk Pin

A/NE-MUP/215

Lots 21, 23, 24, 25 and 26 in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Loi Tung, Man Uk Pin

Site area: About 2,326sq.m Includes Government Land of about 180sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

212 withdrawn and site shrunk again.

Previous objections remain relevant and upheld.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 12 January 2025 4:07 AM HKT
Subject: A/NE-MUP/212 DD 46 Loi Tung, Man Uk Pin

A/NE-MUP/212

Lots 21, 23, 24, 25 and 26 in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Loi Tung, Man Uk Pin

Site area: About 3,036sq.m Includes Government Land of about 180sq.m

Zoning : "Agriculture"

Applied use: Open Storage / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

192 approved 22 Dec 2023. Conditions have not been fulfilled.

Solution, come back with an application for a larger site. This is further incursion into Agriculture with no previous history of approval.

That PlanD is recommending and TPB members are approving applications like this when in the not very recent past is a sad reflection on how all arable land is to be trashed and converted to brownfield, despite policy pledges to phase out this land us.

DO AS I SAY AND NOT AS I DO is now the governing principle.

A/NE-MUP/148 Lots 23, 25 and 26

657th RNTPC MEETING ON 09.10.2020

After deliberation, the Committee decided to reject the application. The reasons were:

"(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily 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 is no strong justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the applicants fail to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas; and

(c) the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment of the area."

Further incursion into arable land should not be approved. This is not Cat 2 designated so there is no justification to approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 20 August 2023 2:41 AM HKT
Subject: A/NE-MUP/192 DD 46 Loi Tung, Man Uk Pin

A/NE-MUP/192

Lots 23, 24, 25 and 26 in D.D. 38 and Lot 803 in D.D. 46 and Adjoining Government Land, Loi Tung, Man Uk Pin

Site area: About 2,436sq.m Includes Government Land of about 180sq.m

Zoning : "Agriculture"

Applied use: Open Storage / 3 Vehicle Parking

Dear TPB Members,

The revamp of TPB website has removed links to application history.

Open Storage is OPEN STORAGE, regardless of the type of materials to be stored and anyway planters and landscaping materials = construction materials.

There appears to be no previous approval. There is farming activity in the area.

Members should reject the application.

Mary Mulvihill

本村居民反對此申請規劃.

申請 NO:NE-MUP/215

原因:

- a. 以上規劃申請圖及其周邊已德到貴署比準後的項目,相關人士非法收建造
加大面積,我相信一定沒有申請,蒙混過關的心理,貴署須要調查加大了多少
- b. 以上有規劃申請地段,現場已建造有非法建築物,非法堆填,地面覆蓋混凝土等
- c. 現規劃有申請公司現未有德到比準,已經有非法上覆蓋,非法把農地面覆蓋混
凝土,你門可檢視前期已批項目,一定有發現.
- d. 用覆蓋混凝土,封閉排水道,因此在黑雨時,後山出現水淹,高達 2 呎高.
- e. 已多次向地政署,你規劃署,渠務署,投訴,你們卻沒有行動,原因為可?

2025 年 4 月 16 日

投訴人士

所有萊洞東村居民





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

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,

**Temporary Open Storage of Construction Machinery, Planters and Landscaping
Material with Ancillary Site Office and Associated Filling of Land for a Period of 3
Years
(A/NE-MUP/215)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Loi Tung². According to the relevant government document³, the objectives of this APA policy are as follows:

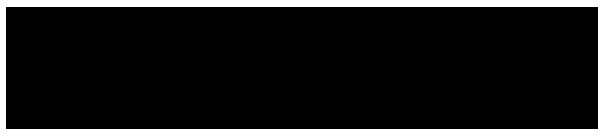
- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apo/agr_apo.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apo/files/APA_Loi_Tung.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



- *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Loi Tung). If it is not within APA, we also urge the Board to investigate the boundary of the Loi Tung APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: *'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective'*, we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application; we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden