

2025年 5月 22日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 22 MAY 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.

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

2500908

30/4

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 - MKT / 47
	Date Received 收到日期	22 MAY 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
GO SHING (HOPEWELL) INDUSTRIAL LIMTIED	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
LCH Planning & Development Consultants Limited	
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 610 S.A RP in D.D. 90, Man Kam To, 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 395sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積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) 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	Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant (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 _____ (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

Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years

擬議臨時店舖及服務設施及填土工程(為期三年)

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 320sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 75sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 150sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 150sq.m ☒ 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)

Refer to Planning Statement Report

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

Refer to Planning Statement Report

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

Refer to Planning Statement Report

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)

Proposed operating hours 擬議營運時間																																	
From 8:00 am to 8:00pm daily, Monday to Sunday (including 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)) <u>Lin Ma Hang Road</u>																															
	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 <u>395</u> sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 <u>0.6</u> 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"/>
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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>Not applicable</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	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

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

HQ. JOSEPH JUNIOR.....

DIRECTOR.....

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

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

28/04/2025

(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。)

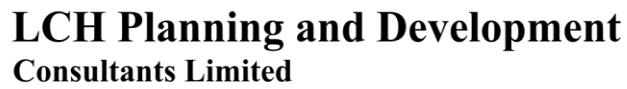
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 610 S.A RP in D.D. 90, Lin Ma Hang Road, Sai Kung, New Territories 新界西貢蓮麻坑路丈量約份第90約地段第610號A段餘段
Site area 地盤面積	395 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 文錦渡分區計劃大綱核准圖編號S/NE-MKT/5
Zoning 地帶	Agriculture 農業
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	Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years 擬議臨時店舖及服務設施及填土工程(為期三年)

(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	150 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	About 5.3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	Not more than 20 % <input 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 checked="" 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）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖, Land Status Plan 地段圖, Extract of Outline Zoning Plan 分區計劃大綱圖摘錄		
Surrounding Context 附近環境, Land Filling Plan 填土位置, Approved Planning Applications in "Agr" Zone 於農業地帶已批准規劃申請		
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 checked="" type="checkbox"/>
Demand and Supply Assessment Report 供應需求研究		
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。



Prepared by
Planning Consultant : LCH Planning & Development
Consultants Limited

Report : Version 1.0



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years ("**the Proposed Development**") at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To ("**the Application Site**").

The Application Site falls within an area of "Agriculture" zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5. The Application Site can be directly accessible via the Lin Ma Hang Road. The site area is about 395 sq.m., with a total gross floor area of about 150 sq.m. There will be 2 various temporary structures of not more than 5.3 metres high for retail shops, toilet, ancillary office and storage. There will be one private car parking space of about 5 metres x 2.5 metres, and one loading/ unloading area for light goods vehicle of about 7 metres x 3.5 metres. The operation hours are from 8am to 8pm, Monday to Sunday(including Public Holidays). There will be proposed land filling for a depth of not more than 0.6 metres.

In view that no shops/ convenience stores are currently available in the vicinity, this Application hopes to address the demand of retail space for the villagers and workers in the vicinity. The Proposed Development will not jeopardize the long term planning intention of "Agriculture" zone. There will be no adverse traffic, visual, landscape and environment impact as well.

There is a precedent approved planning application for temporary use in the subject "Agriculture" zone. Similar applications for temporary shop and services is also supported by the similar approved planning application in the "Agriculture" zone.

In view of the above justification, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就丈量約份第 90 約地段第 610 號 A 分段餘段(「申請地點」)向城市規劃委員會(下稱「城規會」)申請作擬議臨時商店及服務行業(為期 3 年)及填土工程(下稱「擬議發展」)。

申請地點現時於《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》劃作「農業」地帶。申請地點可經蓮麻坑路直接到達。地盤面積約 395 平方米。總樓面面積約 150 平方米。申請地點有 2 座不高於 5.3 米的臨時構築物用作商店、廁所及附屬辦公室及儲物。申請地點提供 1 個 5 米 x 2.5 米的私家車停車位及 1 個 7 米 x 3.5 米的輕型貨車上落客貨車位。申請地點的營運時間為星期一至星期日上午 8 時至晚上 8 時，包括公眾假期。申請地點將會有填土工程，深度將不多於 0.6 米。

有鑑於附近地區相繼發展卻沒有商店服務村民及鄰近員工，擬議發展冀提供零售服務以支持地區需要。擬議發展不會影響「農業」地帶的長遠規劃意向，亦不會對交通、視覺、景觀和環境造成不利影響。

於本大綱核准圖的「農業」地帶經已有先例，批准作臨時用途的規劃申請。新界東北的「農業」地帶亦有類似的先例，批准作臨時店鋪及服務的規劃申請。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。

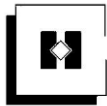


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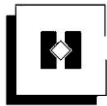
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Figure 2	Land Status Plan
Figure 3	Extract of Outline Zoning Plan No. S/NE-MKT/5
Figure 4	Surrounding Context
Figure 5	Indicative Layout Plan
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Figure 7	Indicative Photomontage
Figure 8	Approved Planning Applications in “Agriculture” zone

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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary shop and services (convenience store) for a period of three years and filling of land (hereinafter referred to as the “**Proposed Development**”) in Man Kam To (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).

1.1.2 The Application Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 (“**the OZP**”) (**Figure 3**). According to the OZP, ‘shop and services’ use is neither a Column 1 nor Column 2 uses. Nevertheless, temporary use or development not exceeding a period of three years requires permission from the Town Planning Board.



2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Condition of the Application Site

2.1.1 The Application Site covers a total of about 395 square metres ("sq. m."). The Application Site is currently vacant and fenced.

2.1.2 The Application Site is located at the intersection of Lin Ma Hang Road and an extended village road connecting Muk Wu which is located in its north. It is also situated in the north of San Uk Ling and the east of Man Kam To.

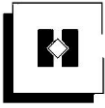


Application Site from Lin Ma Hang Road



Road junction going to the Muk Wu Village

2.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity.



2.2 Land Status

- 2.2.1 The Application Site falls within the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To ("**the Lot**") (**Figure 2**).

2.3 Surrounding Context

- 2.3.1 Man Kam To is a sub-urban area, predominantly occupied by agricultural land and village clusters. It is located in the northeast of the New Territories and next to the Shenzhen River. Man Kam To Control Point is situated within the Frontier Closed Area which allows visitors to travel between Mainland and Hong Kong. There are two major roads (Man Kam To Road and Lin Ma Hang Road) in Man Kam To, and the major transportation mode is by minibus connecting Man Kam To to Sheung Shui MTR station and Lin Ma Hang. Refer to **Figure 4** for surrounding context.
- 2.3.2 The Application Site is in the north of San Uk Ling, in the south of Muk Wu, and in the west of Lo Shue Ling. There are two village clusters in Muk Wu and Muk Wu Nga Yiu, which are situated in the north and the southwest of the Application Site respectively.



3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5 (**Figure 3**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes”*.
- 3.1.2 According to the Notes of the OZP, temporary uses (expected to be 3 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 3 years, the uses must conform to the zoned use or the Notes.
- 3.1.3 Besides, according to the Notes of “AGR” zone, any filling of land to effect a change of use requires permission from the Town Planning Board.
- 3.1.4 The Explanatory Statement of the OZP also states the planning objective to preserve the existing amenity and character, and to avoid excessive development overburdening the infrastructure provisions and external transport capacity of the Area.



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S/NE-MKT/5

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

Any diversion of streams or filling of land/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 draft development permission area plan 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.

(Source: Town Planning Board)



4 THE DEVELOPMENT PROPOSAL

4.1 Proposed Temporary Shop and Services (Convenience Store)

- 4.1.1 The proposed development intends to be a temporary shop and services for a period of 3 years. It is mainly to provide retail service to support the surrounding developments.

4.2 Development Scheme

- 4.2.1 The Application Site covers an area of about 395 sq.m. There will be two various two-storey structures compound of about 150 sq.m. floor area for retail shop, ancillary office, storage and toilet, with a maximum height of 5.3 metres. The proposed site coverage is not more than 20% and proposed plot ratio is about 0.38.

- 4.2.2 The indicative layout plan of the Proposed Development is shown in **Figure 5**. The development parameters of the Proposed Development are as follow:

Major Development Parameters	
Site Area	About 395 sq.m.
Proposed No. of Structures	2
Covered Area	About 150 sq.m.
Plot Ratio	About 0.38
Height of Structures	About 5.3 m
Site Coverage	Not more than 20%

4.3 Proposed Filling of Land

- 4.3.1 Site formation is proposed to form a stable platform for structures and vehicles manoeuvring. It is proposed to fill the land for a maximum of 0.6m of concrete to form a stable platform. Refer to **Figure 6** for the land filling plan.

4.4 Operation Arrangement

- 4.4.1 The proposed temporary shop and services is to support the local economy by providing retail services. There will be ancillary office, storage and toilet in assisting the operation of the convenience store. The operation hours are from 8 a.m. to 8 p.m., Monday to Sunday (including public holidays).

4.5 Traffic Arrangement

- 4.5.1 With the site directly abut Lin Ma Hang Road, an ingress/ egress point of at least 7.3 metres wide will be provided. A manoeuvring circle of about 11.5 metres is proposed to provide adequate space for manoeuvring within the application site. One car parking space and one loading/ unloading bay for light goods vehicle will be provided.



4.5.2 The estimated average traffic generation and attraction rate at peak hours are as follows:

Types	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private Car	2	2
Light Goods Vehicle	2	2
Total	4	4
Note: Morning peak is from 7am to 9am while afternoon peak is from 4pm to 6pm		

4.5.3 Minimal traffic impact is anticipated from the estimated average traffic generation and attraction rate at peak hours. The proposed internal transport facilities are considered adequate. Thus, with adequate space for manoeuvring space, no queuing back of vehicles is anticipated as well. There will be no interface issue with the upgrading works of Lin Ma Hang Road.



Traffic Condition of Lin Ma Hang Road



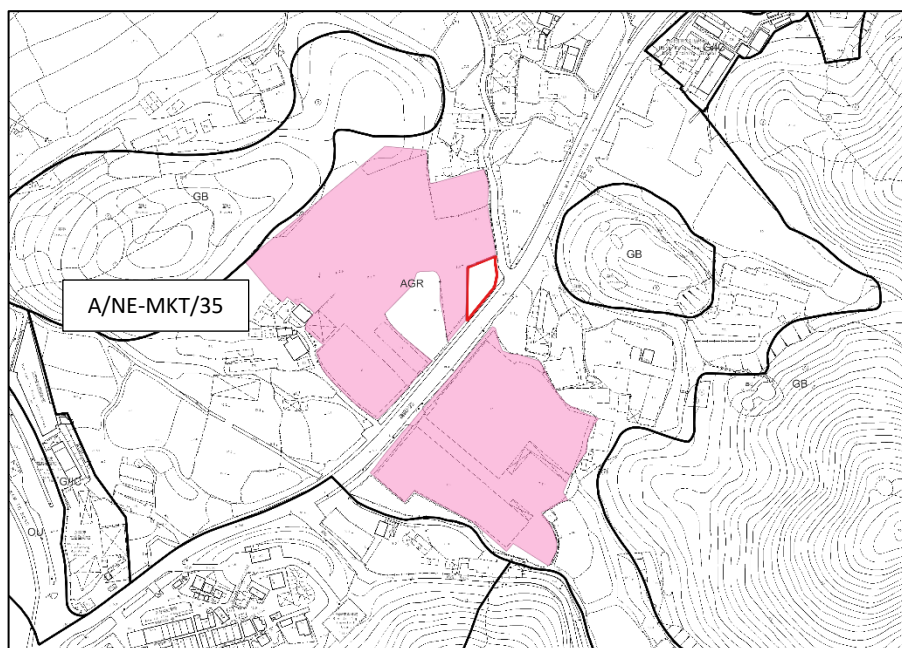
Villagers and works access on foot and by bicycle



- 4.5.4 Situated in a convenient location, the proposed convenience store is intended to serve the local community where workers from the workshops/ storage sites and villagers in the surrounding areas can easily access the application site on foot and/or by bicycle.

4.6 Visual and Landscape Compatibility

- 4.6.1 The vicinity is of rural landscape character which are intermixed with workshops, open storage and car parks along the Lin Ma Hang Road. Further towards the village clusters are agricultural land, scattered village houses and temporary structures. The temporary sawmills, which is just adjacent from the Application Site, is of 12 metres high. The proposed 2-storey structures will have a maximum height of 5.3 metres only. With a site coverage of not more than 20%, the proposed development is visually compatible with the surrounding, and has no adverse impact on the existing rural landscape character as the nearby approval case (A/NE-MKT/35) allowing building structures no more than 12 metres.



*Extract of Outline Zoning Plan
(Source: Town Planning Board and Lands Department, HKSAR Government)*

- 4.6.2 There will be greenery and planting of trees along the western periphery of the Site. No trees are recorded at the Application Site and hence no tree felling activities will be proposed. The Proposed Development will be well integrated with the surrounding. Refer to **Figure 7** for indicative photomontage.

4.7 Environmental Consideration

- 4.7.1 The latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites” will be observed and followed. It is



anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.

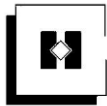
5 PLANNING ANALYSIS

5.1 Existing Village Clusters and Developments

- 5.1.1 The vicinity is rural in character. Muk Wu and Muk Yu Nga Yiu are the two village clusters along Lin Ma Hang Road, with San Uk Ling in the southward. Besides, there are workshops and open storage along the Lin Ma Hang Road. However, no shop and services are available in the surroundings.

5.2 Substantial Change in Planning Context of Man Kam To Area

- 5.2.1 Based on the Northern Metropolis Development Strategy and the Northern Metropolis Action Agenda promulgated in 2022 and 2023 respectively, Muk Wu as well as Man Kam To Area fall within the Boundary Commence and Industry Zone. Under the latest development proposal of New Territories North New Town (NTN NT), the Application Site and its vicinity fall into the area around Man Kam To Boundary Mixed Use Area, with the proposed uses for mixed use/residential developments, indicating that there will be substantial changes in planning context in the near future.
- 5.2.2 Upon re-planning the rural land use around Man Kam To Area, there will be a steady housing supply in the long run, which meets the growing demand by the coming development of the Hong Kong-Shenzhen Close Interaction Circle. In addition, the Northern Link Eastern Extension recommended under the Strategic Studies on Railways and Major Roads beyond 2030 will enhance connections within the Man Kam To Area. The upgrading works of Lin Ma Hang Road will also help unleash the development potential of the rural land use.



Extract of Board Land use Concept of New Territories North New Town Development Proposal (source: Planning Department, HKSAR Government)

5.2.3 Echoing this comprehensive development concept, development proposals in the vicinity are realising recently. Along the Lin Ma Hang Road and just to the southwest of the application site, there was an approved s.16 planning application for temporary rural workshop (timber yard and sawmill) under No. A/NE-MKT/17. With a site area of about 12,085.9 sq.m., a plot ratio of 0.81 and a maximum building height of 12 metres, it accommodates 6 timber yards and sawmill workshops. Subsequently the timber yard extended its scale under No. A/NE-MKT/35 and was approved by the Town Planning Board on 19 July 2024. With a site area of about 20,512.5 sq.m., a plot ratio of 0.695 and a maximum building height of 12 metres, it accommodates 14 warehouses and 24 parking spaces.

5.2.4 The former Sam Wo Public School, just to the north of the Application Site along the Lin Ma Hang Road, has been granted to the Hong Kong Seeing Eye Dogs Services as a guide dog training school with an area of 24,500 sq.ft.. Refer to **Figure 4** for details.

5.3 Precedent Approved Planning Applications

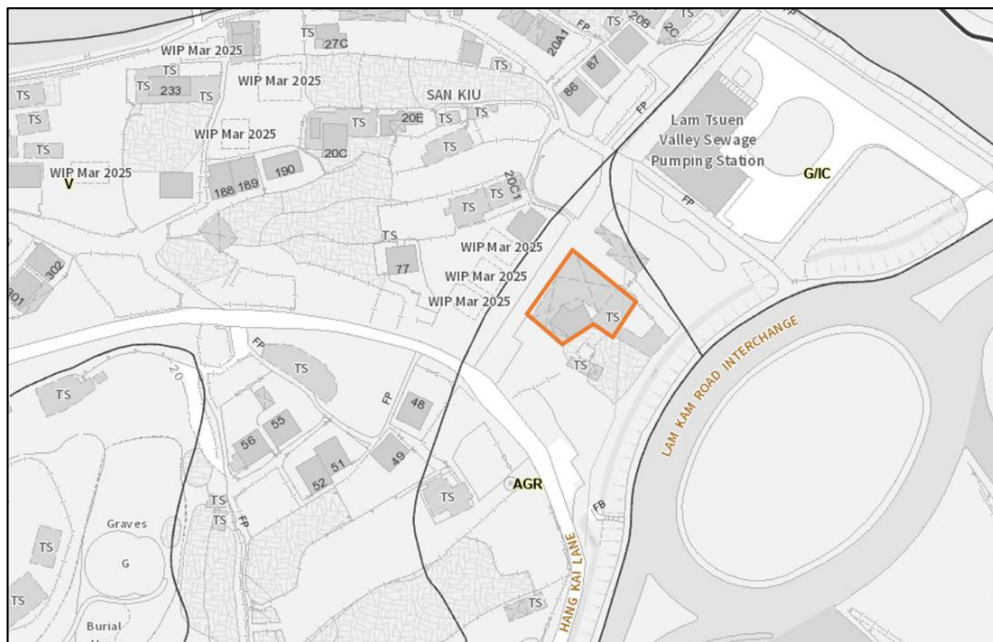
5.3.1 To cope with the updates in the New Territories North New Town Development Proposal, there are numbers of applications approved in the recent three years, which brings more traffic flows and population to the community, following the living demand of the district has increased. Refer to **Figure 9** for locations of approved planning applications in the vicinity.



Application No.	Proposed use	Decision Date	Decision
A/NE-MKT/19	Proposed Public Utility Installation (Sewage Pumping Station)	10/06/2022	Approved with condition(s)
A/NE-MKT/24	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	31/03/2023	Approved with condition(s)
A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	20/09/2024	Approved with condition(s) on a temporary basis
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land	19/07/2024	Approved with condition(s) on a temporary basis
A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Associated Filling of Land	10/01/2025	Approved with condition(s) on a temporary basis
A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	24/01/2025	Approved with condition(s) on a temporary basis
A/NE-MKT/41	Proposed Public Utility Installation (Radio Base Station) and Associated Excavation of Land	20/12/2024	Approved/ Agreed

5.4 Similar Planning Application in the “Agriculture” zone of North East New Territories

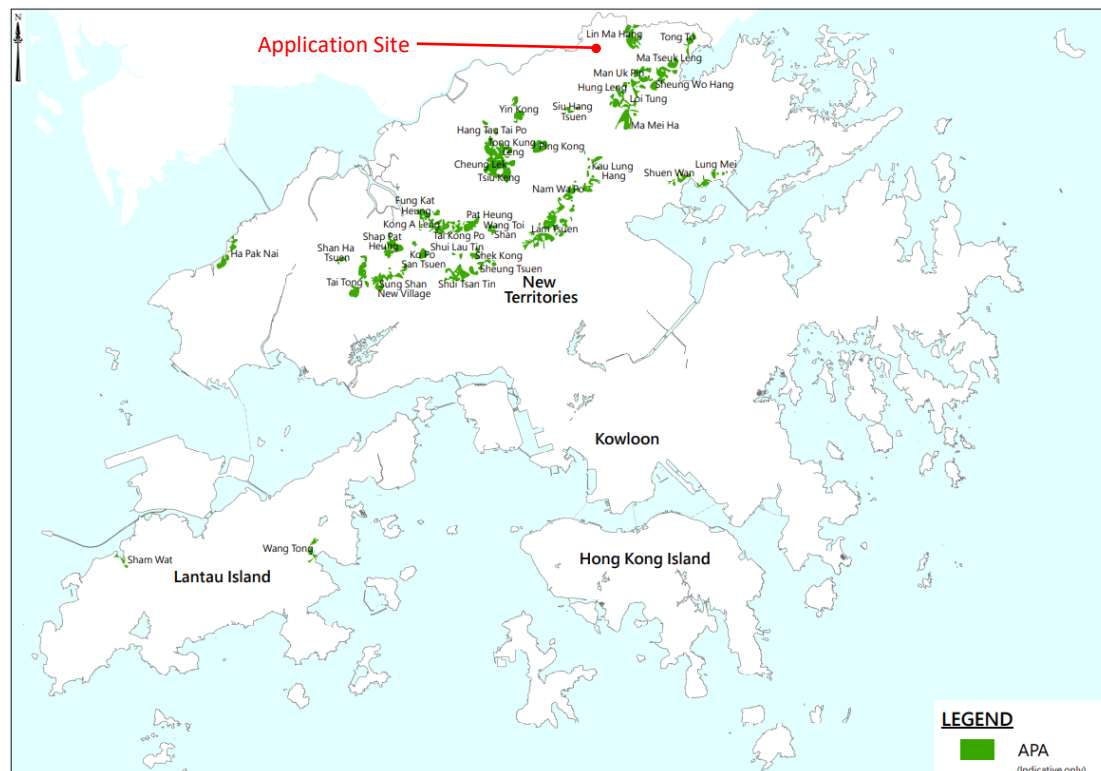
- 5.4.1 While there is no planning application for similar nature of use in the Subject OZP, there is a recent similar planning application no. A/NE-LT/776 for temporary shop and services on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11. It was approved with conditions on temporary basis by the Rural and New Town Planning Committee on 10 January 2025. The aforesaid application was subject to conditions regarding implementation of drainage facilities, fire service installations and water supplies for firefighting, and traffic management measures.



Approved Planning Application No. A/NE- LT/776 on “AGR” zone of the Lam Tsuen Outline Zoning Plan (Source: Town Planning Board, HKSAR Government)

5.5 Not Falling within the Proposed Agricultural Priority Area

- 5.5.1 The Application Site does not fall within any of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), suggesting that no negative impacts to the goal of developing agricultural area, and provides supporting measures to promote the active development in the district are anticipated.
- 5.5.2 According to the *Proposed delineation of quality farmland as Agricultural Priority Areas* under LC Paper No. CB(2)1591/2024(01), “As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective”



Locations of 37 Proposed APAs

(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)

5.6 Strong Demand for Retail Services

- 5.6.1 We have conducted a Demand and Supply Assessment for retail services in **Appendix I**. Currently there is no retail services in the vicinity, but strong/uprising demand from the residents and nearby workers are expected.
- 5.6.2 The Proposed Development is designed to serve 2,418 local residents, employees and visitors. It aligns with sustainable land-use optimization, robust transport connectivity, and enhanced recreational corridors. The temporary Shop and Services facility meets latent retail demand in an environmentally conscious manner by providing hyperlocal services that reduce the need for longer vehicle trips. Strategically located along Lin Ma Hang Road, the facility supports pedestrian-friendly connectivity across three village clusters, existing workshops and upcoming construction.
- 5.6.3 Recreationally, the facility complements the Northern Metropolis Action Agenda of a blue and green recreation, tourism and conservation circle by providing ancillary amenities for users of the MacIntosh Fort-Lo Shue Ling eco-tourism trail network, fostering an integrated live-work-recreate framework. This integrated approach—combining environmental efficiency, enhanced transport access, and strengthened recreational connectivity—provides clear planning merit for the approval of the Proposed Development for temporary shop and services use.



6 PLANNING MERITS & JUSTIFICATIONS

6.1 Strong Planning Merit by Supporting the Local Economy and Surrounding Development

6.1.1 There are existing village clusters and workshops in the vicinity, with temporary sawmills/ workshops and the guide dog training school in placed. However, there is currently no retail shop/ convenience store in the vicinity. To cope with the existing/rising demand and as a planning merit, the proposed temporary shop and services situating at a convenient location along the Lin Ma Hang Road will support the local economy and satisfy the commercial need. The Demand and Supply Assessment strongly supports the provision of retail services in this Application Site.

6.2 Embracing Urban-Rural Integration

6.2.1 According to the NTN NT Development Proposal, the Man Kam To area will gradually change in planning context, in the future expect to have rezoning for Mixed Use/ Residential. Massive construction work will be anticipated. As an interim measures, this proposal helps to provide more services for the existing rural villages and workers. This is in line with the urban-rural integration guidelines to enhance living quality and standards of the villages.

6.3 Would Not Jeopardize the Long Term Planning Intention and Conform to the Statutory Plan

6.3.1 The proposed development is temporary in nature. It would not jeopardize the long term planning intention of the “Agriculture”. The proposed temporary use for a period of 3 years also conforms to the Notes of the OZP.

6.3.2 The Application Site falls completely within the “AGR” zone, however, the Application Site in nature has no good potential for agricultural rehabilitation.

6.3.3 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. The scale and soil condition of the Application Site do not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

6.3.4 Nevertheless, decommission of the proposed development could easily convert the application site back to the existing status, which will allow for future agricultural purpose. The proposed temporary shop and service use is considered to be required by the local community at the current stage, permission on temporary basis is thus sought.

6.3.5 Besides, with the implementation of Man Kam To Boundary Mixed Use Area, the vicinity will definitely not be zoned as “Agricultural” in the future. This proposal is temporary in nature which allows flexibility for future changes.



6.4 Not Required for Agricultural Use

- 6.4.1 The Application Site also not fall within any proposed Agricultural Priority Area. In the future, this land is expected no longer to be designated for agricultural use. Thus, it is expected that no objection will be raised by the Agriculture, Fisheries and Conservation Department.

6.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 6.5.1 The proposed development of about 5.3 meters in building height and a site coverage of not more than 20% is considered visually compatible with surrounding that comprises open storage, workshops, sawmills, carpark, scattered dwelling and agricultural land. The proposed development will not affect the prevailing rural landscape character.
- 6.5.2 Upon planting of the trees, the landscape value of the application site is expected to be further enhanced, and the proposed development will be better integrated with the surroundings.

6.6 No Adverse Traffic Impact

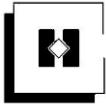
- 6.6.1 The proposed development will not incur adverse traffic impact. Workers and villagers in the vicinity can easily access the Application Site on foot or by bicycle. The proposed internal transport facilities can accommodate the estimated traffic trips. Adequate manoeuvring space is also provided to avoid queuing back toward Lin Ma Hang Road.
- 6.6.2 The proposed development will not have any potential interface issue with the upgrading works along Lin Ma Hang Road. Close liaison during the construction work period will be maintained with the relevant Government departments.

6.7 No Adverse Environmental Impact

- 6.7.1 Following the latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites”, the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.

6.8 Similar Approved Planning Application in the “Agriculture” Zone of North East New Territories

- 6.8.1 The recently approved similar planning application no. A/NE-LT/776 for temporary shop and services on the “Agriculture” zone of the approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 demonstrates the suitability of the proposed temporary shop and services in “Agriculture” zone.



6.9 Precedent Approved Planning Application in the Subject “Agriculture” Zone

- 6.9.1 The approval of s.16 planning application for Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land under No. A/NE-MKT/35 in the vicinity of the Application Site confirms the suitability of temporary use in the subject “AGR” zone. Comparatively, the scale of the proposed development (site area of 395 sq.m.) is only 1.93% of the scale of application no. A/NE-MKT/35 (site area of 20,512.5 sq.m.). Adverse impacts under this application, if any, is expected significantly smaller than that under the application no. A/NE-MKT/35.

7 CONCLUSION

- 7.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.

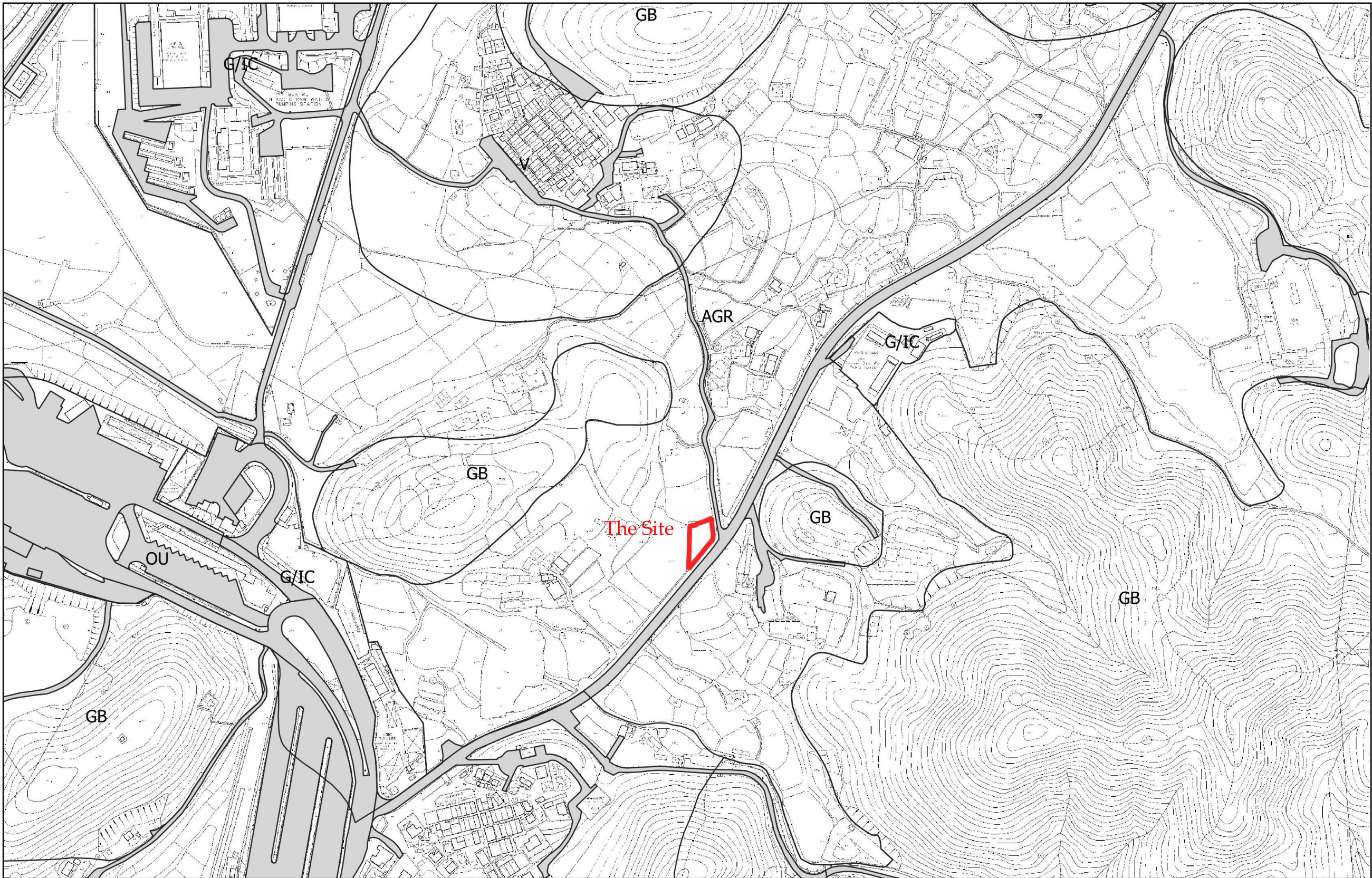


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Figure 1 : Location Plan

Source: HK Geodata Store, HKSAR Government

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

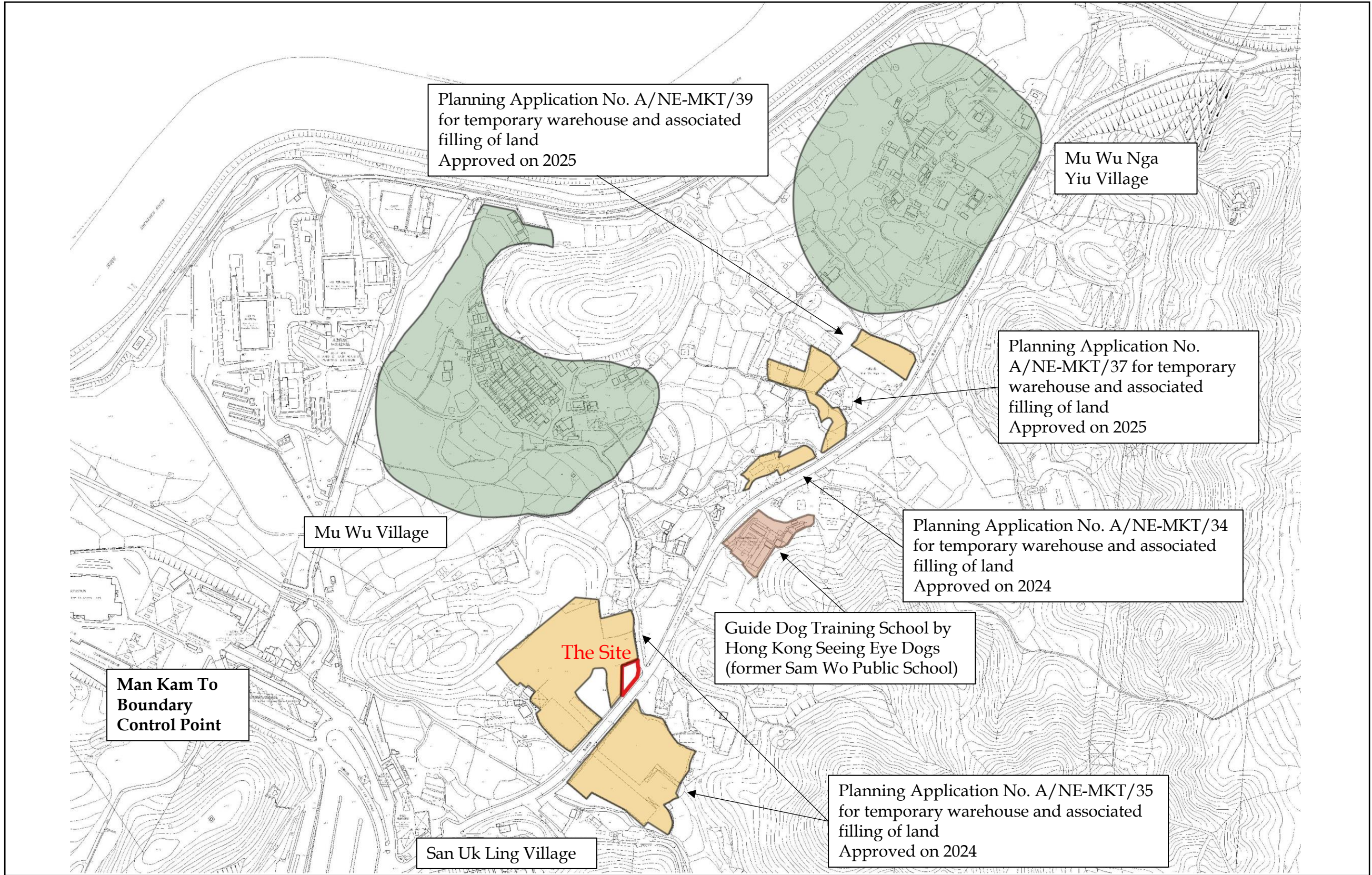


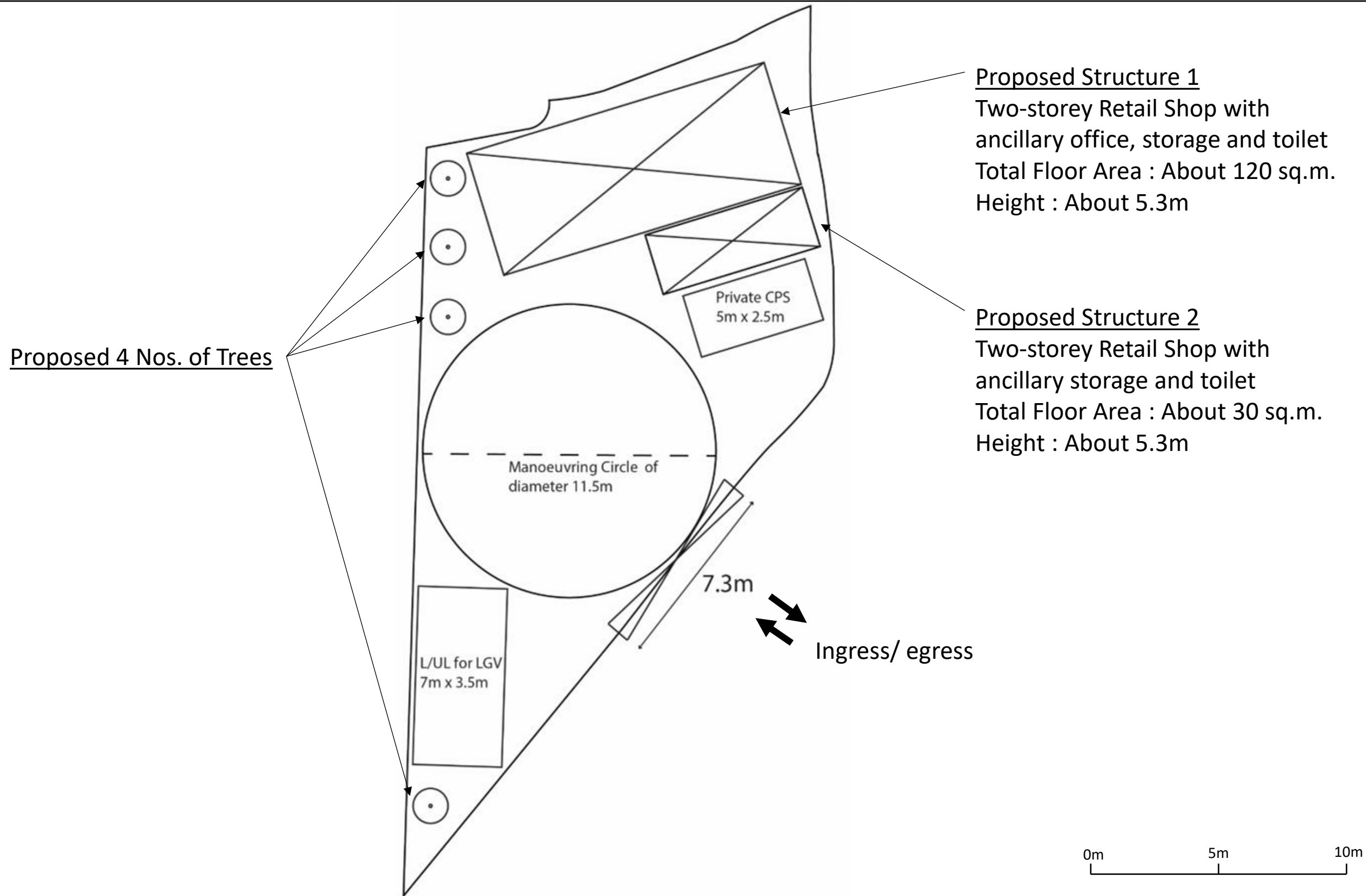
**LCH Planning and Development
Consultants Limited**

Figure 3 : Extract of Outline Zoning Plan No. S/NE-MKT/5

Source: HK Geodata Store & Town Planning Board, HKSAR Government

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

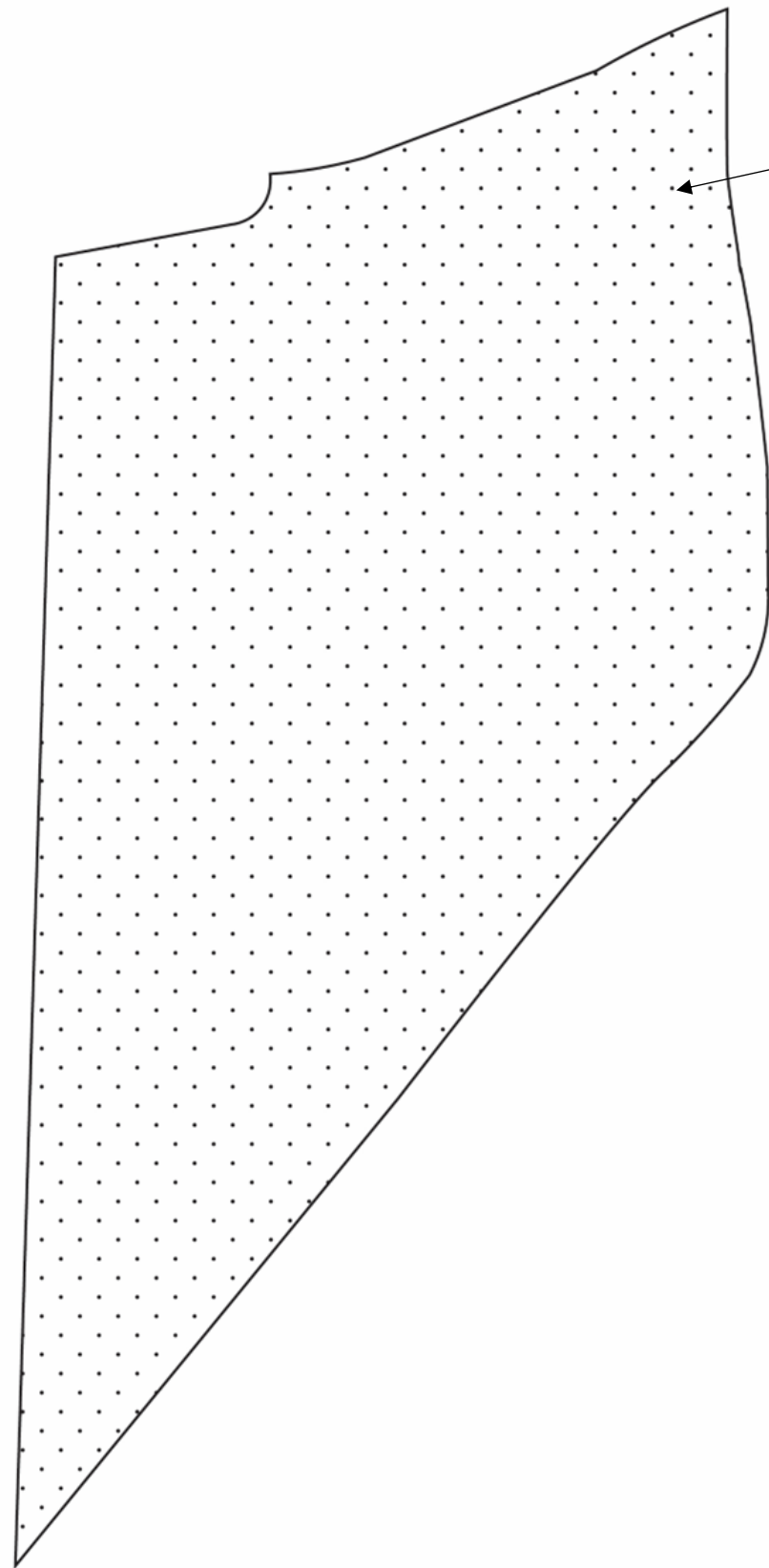




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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 5 : Indicative Layout Plan



Proposed Land Filling
Concrete Bed for a depth of
not more than 0.6 and an area
of about 395 sq.m.

Site level:

0m 5m 10m



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Figure 6 : Land Filling Plan

Approved Planning Application No. A/NE-MKT/35

Application Site



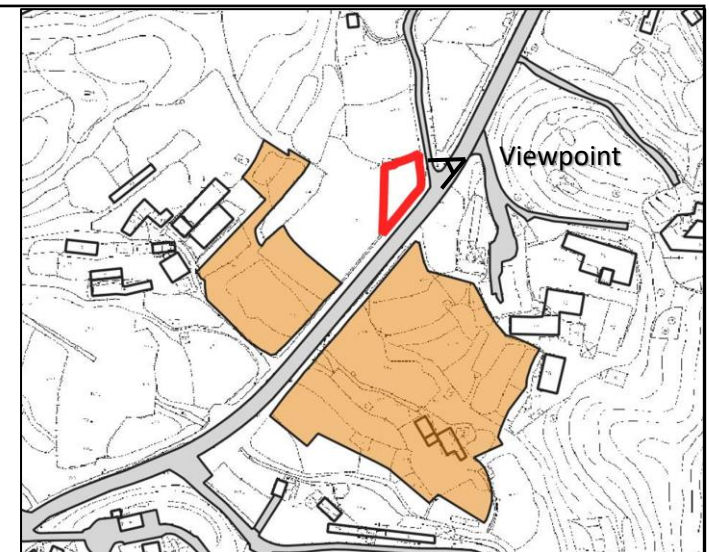
Current Condition (from Lin Ma Hang Road)

Approved Planning Application
No. A/NE-MKT/35

Proposed Temporary
Structures



Full Operation (from Lin Ma Hang Road)



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Figure 7 : Indicative Photomontage

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To



Demand and Supply Assessment Report

For

**Section 16 Application for Proposed Temporary Shop and Services
Use and Associated Filling of Land for a Period of 3 Years at the
Remaining Portion of Section A of Lot No. 610 in Demarcation District
90, Man Kam To**

Prepared by : LCH Planning & Development
Consultants Limited

April 2025
Report : Version 1.0



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Appendix 1	Sites of Interest
Appendix 2	Employment Locations



1 INTRODUCTION

This assessment aims to estimate the demand and supply of retail shops in the vicinity of the Proposed Development, to support the subject planning application.

2 METHODOLOGY

A site reconnaissance survey was undertaken in April 2025 to assess the latest demand and supply of retail shops in the vicinity of the Proposed Development. The field observations were subsequently validated through geospatial verification, utilizing Google Street View imagery and orthophoto mapping for temporal comparison.

Reference has been made to the Government's latest territorial development strategy of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"). The conceptual framework of accessibility was recommended to promote easy access to public transport, public amenities, neighbourhood facilities, jobs, recreational opportunities, nature, etc.. A 400-metre pedestrian catchment threshold for retail facilities was established under the Hong Kong 2030+.

The 400-metre pedestrian catchment echoes with the concept of a "15-minute neighborhood" in the New Development Areas (NDA) as recommended by the "Traffic and Transport Strategy Study" commenced by the Transport Department.

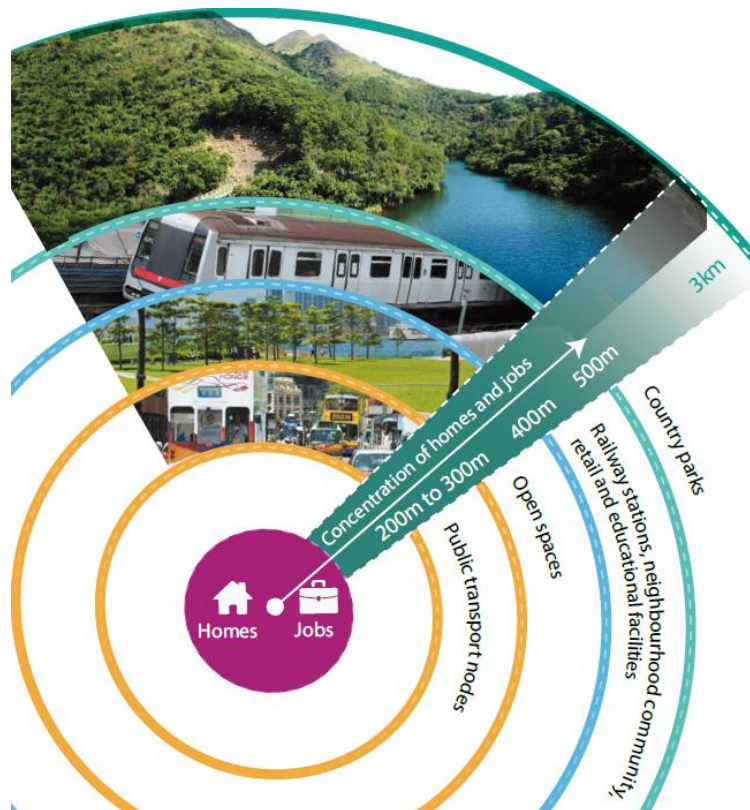


Diagram 1: The Conceptual Framework of Accessibility
(Source: Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030, Development Bureau and Planning Department)



The concept of a “15-minute neighborhood” has been widely adopted in the recent NDA developments, including the Northern Metropolis as well as the Kau Yi Chau Artificial Island. While the concept is to cluster residential areas, major activity nodes and public facilities within the 500-metre catchment of a railway station/public transport interchange at the town centre¹, it is considered to adopt 400-metre pedestrian catchment for rural area with less-developed pedestrian connections. Having said that, the section of Lin Ma Hang Road is also considered as within walkable distance from the Proposed Development.



Diagram 2: Concept of “15-minute neighborhood”
(Source: Land Use proposal of San Tin Technopole, Civil Engineering and Development Department and Planning Department)

In sum, the catchment area encompasses the Lin Ma Hang Road between San Uk Ling in the east and River Ganges Pumping Station in the west.

¹ Smart, Green and Resilient Strategies for the Northern Metropolis under LC Paper No. CB (1) 345/2024 (03)



3 RESIDENT'S DEMAND

There are three primary village clusters in the vicinity, namely Muk Wu Village, Muk Wu Nga Yiu, and San Uk Ling, mainly interspersed with low-density village houses. A contextual overview of these settlements is provided below:

3.1 Muk Wu Village

Muk Wu Village is a historic Punti walled village located in the jurisdiction of Ta Kwu Ling Rural Committee Area in the New Territories North, proximate to the Man Kam To boundary control point ("BCP") in Hong Kong's northern periphery. Adjacent to the village lies the Muk Wu Pumping Station, a critical freshwater distribution infrastructure node supplying over 70% of the territory's portable water.

In addition, Muk Wu occupies a unique cross-boundary adjacency, with its residents experiencing overlapping telecommunication service catchments (i.e. mobile phone, radio and television signals) from both Hong Kong and mainland China. Seasonal intergenerational clan gathering, particularly during the Ching Ming and Double Ninth Festival, underscoring its role as a cultural anchor for the various family clans. There are also external visitors during weekdays, when the movement patterns along Lin Ma Hang Road become considerable.

The village is only 10-minute walk from the Proposed Development.



Diagrams 3-6: Site Photos of Muk Wu Village



3.2 Muk Wu Nga Yiu

Muk Wu Nga Yiu is a village settlement within the jurisdiction of Ta Kwu Ling District Rural Committee, located to the northeast of Muk Wu and to the west of Ta Kwu Ling. The village retains a vestigial kiln structure, representing the last surviving archaeo-industrial heritage asset from a once-thriving network of tile and blue brick kilns that supplied vernacular building materials for regional construction. This kiln complex, adjacent to the previously referenced critical freshwater infrastructure node, is formally recognized as the Site of Archaeological Interest (“SAI”) in the Antiquities and Monuments Office registry, with documented material culture assemblages affirming its role in Hong Kong’s pre-industrial land use legacy.

The village is only a 10-minute walk from the Proposed Development.



Diagrams 7-10: Site Photo of Muk Wu Nga Yiu



3.3 San Uk Ling

San Uk Ling village is a statutorily recognized village situated within the Man Kam To administrative boundary of Hong Kong's North District, falling under the Ta Kwu Ling District Rural Committee's jurisdiction. The area sustains moderate residential density, with the existing built environment demonstrating immediate adjacent to the Proposed Development through a 3-minute pedestrian catchment radius.



Diagrams 10-14: Site Photos of San Uk Ling

According to the latest population census conducted in 2021 by the Census and Statistics Department (C&SD), there were approximately 1,980 residents in TPU Subunits 641/06-08 and 641/10-22, which are mainly distributed in the three primary village clusters.

Based on the 'Projections of Population Distribution 2023-2031' by the Planning Department (PlanD), the population projection for Teritary Planning Units (TPUs) 620, 622 & 641, will rise from 5,300 to 5,600, or about 5.7%, from year 2021 to year 2027.

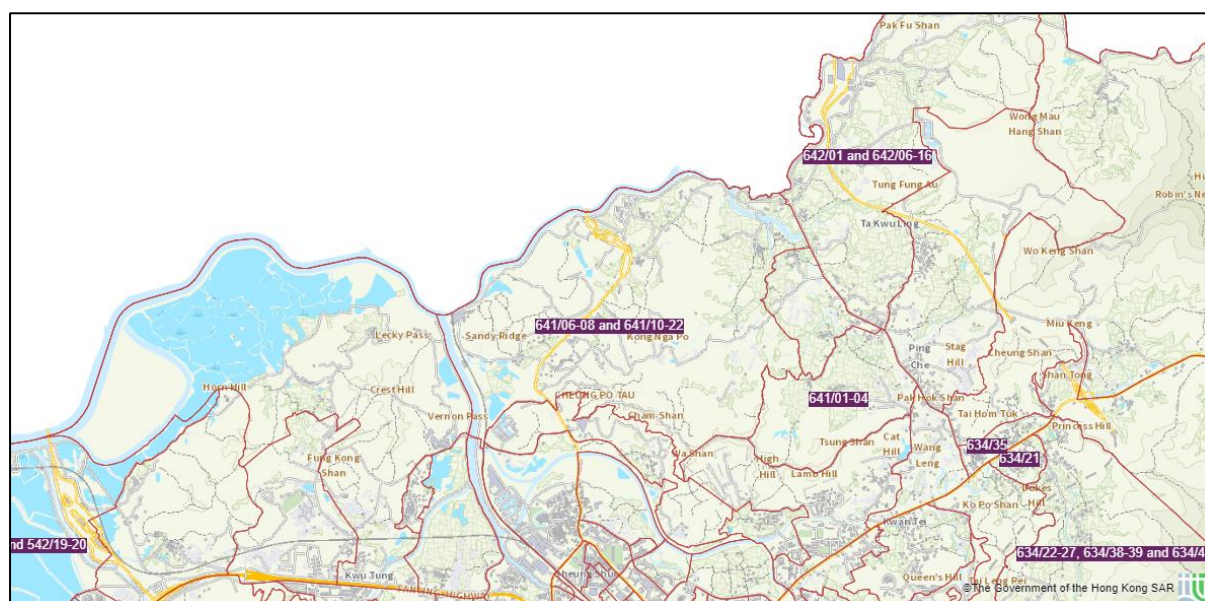
<u>TPUs 620, 622 & 641</u>	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027
Population projection	5,300	5,400	5,500	5,700	5,600	5,600	5,600

(Source: Table 15 Projected Population by Tertiary Planning Unit, 2023-2027, Projections of Population Distribution 2023-2031, Planning Department)

Thus, the projection of future growth of population is applied from year 2021 up to year 2027 in the Subunits 641/06-08 and 641/10-22. As there is currently no retail services found in the vicinity of Proposed Development, it is expected there is a pressing need for the Proposed Shop and Services to be provided in the area.

<u>Subunits 641/06-08 and 641/10-22</u>	<u>Number of Persons (2021)</u>		<u>Increment</u>	<u>Total Projected Number of Persons (2025)</u>
Gender	Male	Female		
Population	902	1,078	5.7%	2,093

(Source: 2021 Population Census, Census and Statistic Department)



(Source: 2021 Population Census, Census and Statistic Department)



4 VISITOR'S POPULATION

There are various sites of interest that would attract visitors, which are listed as below and refer to Figure 1 :

4.1 Hong Kong Seeing Eye Dog Training School

The organization (Registration #91/12149) incorporated on 11 January 2012, operates as a community-facing social infrastructure entity specializing in accessibility service provision. Its core mandate focuses on advancing guide dog programming as an integral component of inclusive mobility infrastructure, including localized breeding protocols and assistive animal training aligned with universal design principles.

Through its service delivery framework, the organization seeks to strengthen social capital by fostering pro-social behavioral norms around animal welfare stewardship and interspecies cohabitation paradigms. Concurrently, it functions as a public education platform to advance equitable access awareness, particularly regarding neurodiverse populations and persons with sensory or mobility impairments, thereby operationalizing Hong Kong's commitments under the Convention on the Rights of Persons with Disabilities within localized community planning contexts.

The Hong Kong Seeing Eye Dog Training School occupies a repurposed community infrastructure asset – the decommissioned Sam Wo Public School – spanning a site area of about 24,500 sq ft (about 2,276 sqm). The facility operates as a specialized accessibility services hub, with an operational capacity for 20 guide dogs in concurrent training, yielding an anticipated daily visitor throughput of approximately 10 users (including handlers, trainers, and public education participants).



Diagrams 16-17: Events of Hong Kong Seeing Eye Dog Training School

4.2 MacIntosh Fort and Lo Shue Ling

Lo Shue Ling, situated within the North District's Ta Kwu Ling, occupies a low-relief upland zone (about 75mPD) functioning as a strategic cross-boundary vantage point, offering panoramic sightlines to Robin's Nest Country Park and Wutong Mountain Scenic Area. To the immediate north of the Application Site is an existing grade 3 historic building 'MacIntosh Fort' as a colonial-era defensive infrastructure during British administration.



The area forms a critical node within the North District's interconnected trail networks and hiking routes, covering the MacIntosh Fort and Lo Shue Ling, to further extend to the Robin's Nest Country Park along the Wutong Mountain-Robin's Nest ecological corridor. In addition, the Proposed Development is covered by the Blue and Green Recreation, Tourism and Conservation Circle as proposed in the Northern Metropolis Action Agenda announced in 2023. With its strategic location, it is expected to bring opportunities for recreational and tourism development during weekdays and weekends/public holidays.

4.3 Sheung Ying Brick Works Ruins

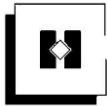
The Sheung Ying Brick Works Ruins, at the southeast of the Proposed Development, comprise a heritage-industrial site within San Uk Ling's adaptive re-use context. This decommissioned terracotta brick kiln, integral to Hong Kong's pre-modern construction material supply chain, serves as a historical attraction along the Lo Shue Ling recreational corridor. Visitors going along the Lo Shue Ling may also stop by the Sheung Ying Brick Works Ruins. It takes about 10-minute to walk from the Proposed Development.

4.4 Muk Wu Nga Yiu Ancient Kiln

Muk Wu Nga Yiu Ancient Kiln constitutes a heritage-industrial asset within the Ta Kwu Ling cultural landscape, representing one of Hong Kong's last surviving pre-colonial ceramic production sites. According to Section 3.2 above, Muk Wu Nga Yiu Ancient Kiln has been recognized as the SAI in the Antiquities and Monuments Office registry, which were used for brick and tile production with a history of approximately 100 years.






Diagrams 17-18: Site Photos of Muk Wu Nga Yiu Ancient Kiln



5 EMPLOYMENT POPULATION

Based on the on-site site survey, some brownfield operation were observed along the Lin Ma Hang Road as shown in Figure 2. Table 3 below shows the number of estimated employment on active brownfield sites by industry, referring to the findings from the Study on Existing Profile and Operation of Brownfield Sites in the New Territories - Feasibility Study ("Brownfield Study")².





Employment Location	Site Photo(s)	Estimated Employment
Site 1: Site area of about 2,963sqm		2,963 x 0.003687 = 11 persons
Site 2: Under Application No. A/NE-MKT/35 approved on 19.7.2024 with site area of about 20,563sqm		20,563 x 0.003687 = 76 persons
Site 3: Site area of about 5,928sqm		5,928 x 0.003687 = 22 persons

² According to Table 4.5.1 of the Brownfield Study, the total estimated employment is about 52,110 for about 1413.84 ha of site. Thus, the number of employment is 0.003687 per sqm/ 36.857 per ha.



Demand and Supply Assessment





For Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Site 4: Site area of about 797sqm		797 x 0.003687 = 3 persons
Site 5: Site area of about 6,330sqm		6,330 x 0.003687 = 24 persons
Site 6: Hong Kong Seeing Eye Dog Training School with site area of about 2,276sqm		2,276 x 0.003687 = 9 persons
Site 7: Under Application No. A/NE-MKT/34 approved on 20.9.2024 with site area of about 1,360sqm		1,360 x 0.003687 = 6 persons



Demand and Supply Assessment

For Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Site 8: Site area of about 2,867sqm		2,867 x 0.003687 = 11 persons
Site 9: Site area of about 7,202sqm		7,202 x 0.003687 = 27 persons
Site 10: Under Application No. A/NE-MKT/37 approved on 10.1.2025 with site area of about 2,950sqm		2,950 x 0.003687 = 11 persons
Site 11: Under Application No. A/NE-MKT/39 approved on 24.1.2025 with site area of about 1,500sqm		1,500 x 0.003687 = 6 persons



Demand and Supply Assessment

For Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To





Site 12: Site area of about 4,733sqm		4,733 x 0.003687 = 18 persons
Site 13 Site area of about 3,368sqm		3,368 x 0.003687 = 13 persons
Site 14: Site area of about 3,853sqm		3,853 x 0.003687 = 15 persons
Site 15: Site area of about 3,489sqm		3,489 x 0.003687 = 13 persons
Total		265 persons

Table 3: Number of Estimated Employment around the Application Site
(Source: Photos from on-site site survey)



6 THE SUPPLY OF SHOP AND SERVICES

The Application Site falls within an area of “Agriculture” zone on the Draft Man Kam To Outline Zoning Plan No. S/NE-MKT/5. The Application Site can be directly accessible via the Lin Ma Hang Road. Several village clusters under “Village Type Development” (“V”) zone are situated in the north and the southwest of the Application Site, namely Muk Wu and Muk Wu Nga Yiu respectively.

As mentioned in Section 3.4, there is no shops/ convenience stores are currently available in the vicinity. Despite “V” zone is intended to concentrate village type provision of infrastructures and services. However, the “V” zones are located further away from main road as well as the employment belt along the Lin Ma Hang Road. This creates accessibility constraints, resulting in absent retail amenities across Muk Wu and Ngau Yiu. In addition, the existing village houses in San Uk Ling are occupied for residential use, with no commercial tenancy vacancies available. It is expected there will be demand of commercial use serving the residents nearby.

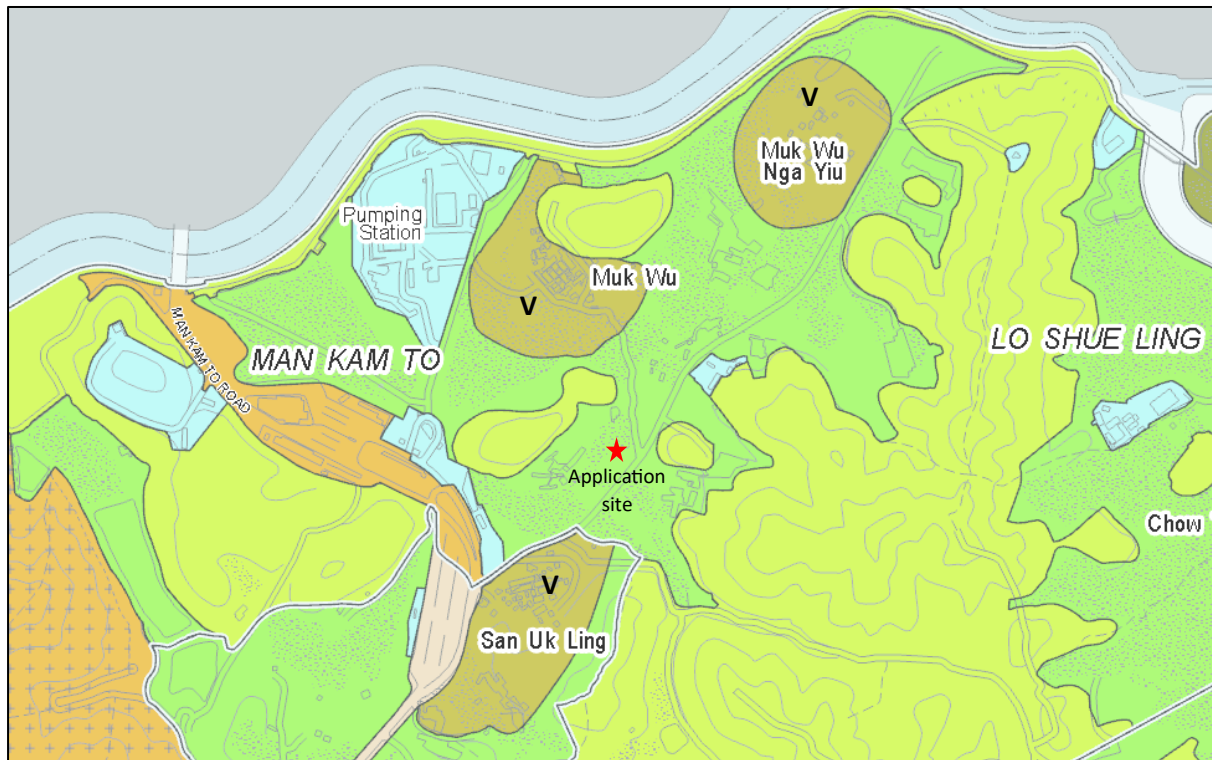


Diagram 19: Application Site Under Draft Man Kam To OZP No. S/NE-MKT/5
(Source: Town Planning Board, HKSAR Government)



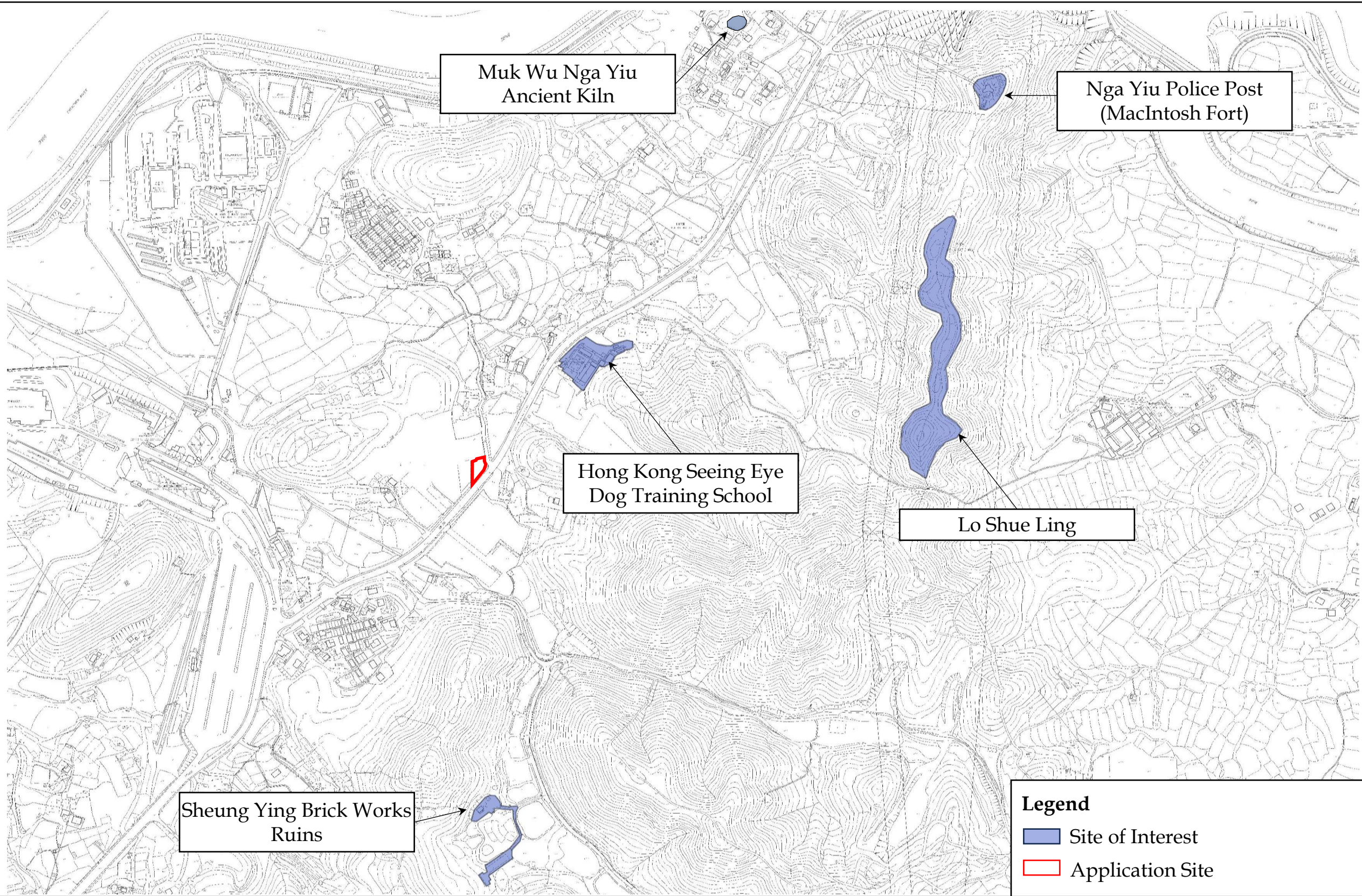
7 SUMMARY TABLE

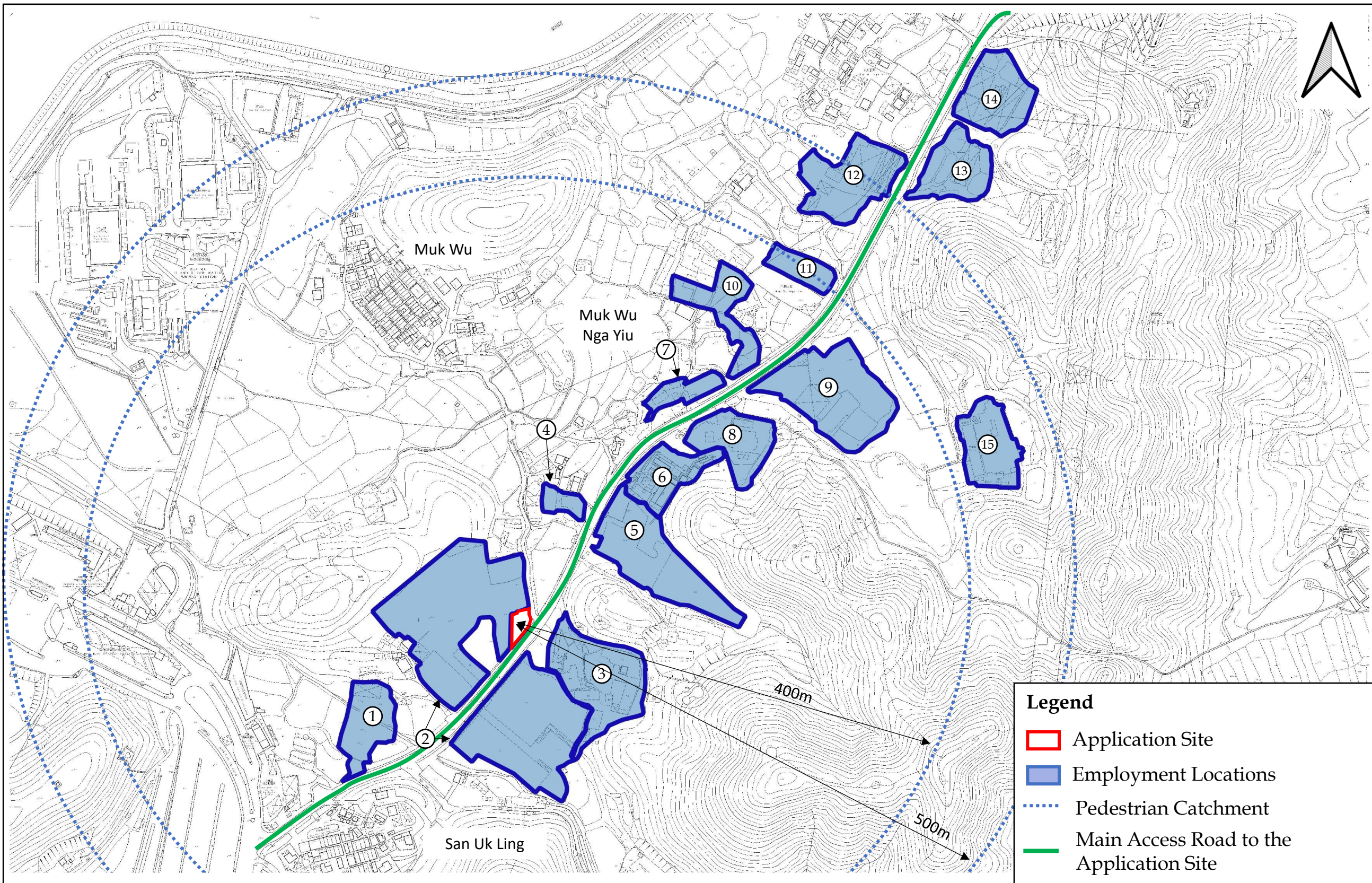
Demand Type	Population	Estimation/ Source
A. <u>Residents (on daily visiting basis)</u>		
Muk Wu Village	2,093 persons	Results of 2021 <i>Population Census</i> in Subunits 641/06-08 and 641/10-22 and projection from <i>Projections of Population Distribution 2023-2031</i>
Muk Wu Nga Yiu		
San Uk Ling		
B. <u>Visitors</u>		
HK Seeing Eye Dog Training School	10 Daily Visitors	Estimation
MacIntosh Fort and Lo Shue Ling	50 Visitors on weekend	Estimation
Sheung Ying Brick Works Ruins		
C. <u>Employment (on daily visiting basis)</u>		
Site 1	11 persons	From site visit and estimated in accordance with the <i>Brownfield Study</i>
Site 2 under Application No. A/NE-MKT/35	76 persons	
Site 3	22 persons	
Site 4	3 persons	
Site 5	24 persons	
Site 6 Hong Kong Seeing Eye Dog Training School	9 persons	
Site 7 under Application No. A/NE-MKT/34	6 persons	
Site 8	11 persons	
Site 9	27 persons	
Site 10 under Application No. A/NE-MKT/37	11 persons	
Site 11 under Application No. A/NE-MKT/39	6 persons	
Site 12	18 persons	
Site 13	13 persons	
Site 14	15 persons	
Site 15	13 persons	
Total	2,418 persons where 2,093 Residents, 265 Workers and 60 Visitors	
	= 2,418 x 3% = about 73 daily customers	Assuming 3% for daily demand only



8 CONCLUSION

As revealed from our survey, there is currently no supply of retail services in the study area. The demand of retail shops in the vicinity of the Proposed Development is estimated. The Application Site is situated within walking distance from nearby villages and is surrounded by a number of village clusters. Various sites of interest are also found in the vicinity of the Proposed Development that would attract visitors, including Hong Kong Seeing Eye Dog Training School, MacIntosh Fort and Lo Shue Ling, Sheung Ying Brick Works Ruins, and Muk Wu Nga Yiu Ancient Kiln. It is expected there is a great demand for retail amenities in the vicinity of the Proposed Development.





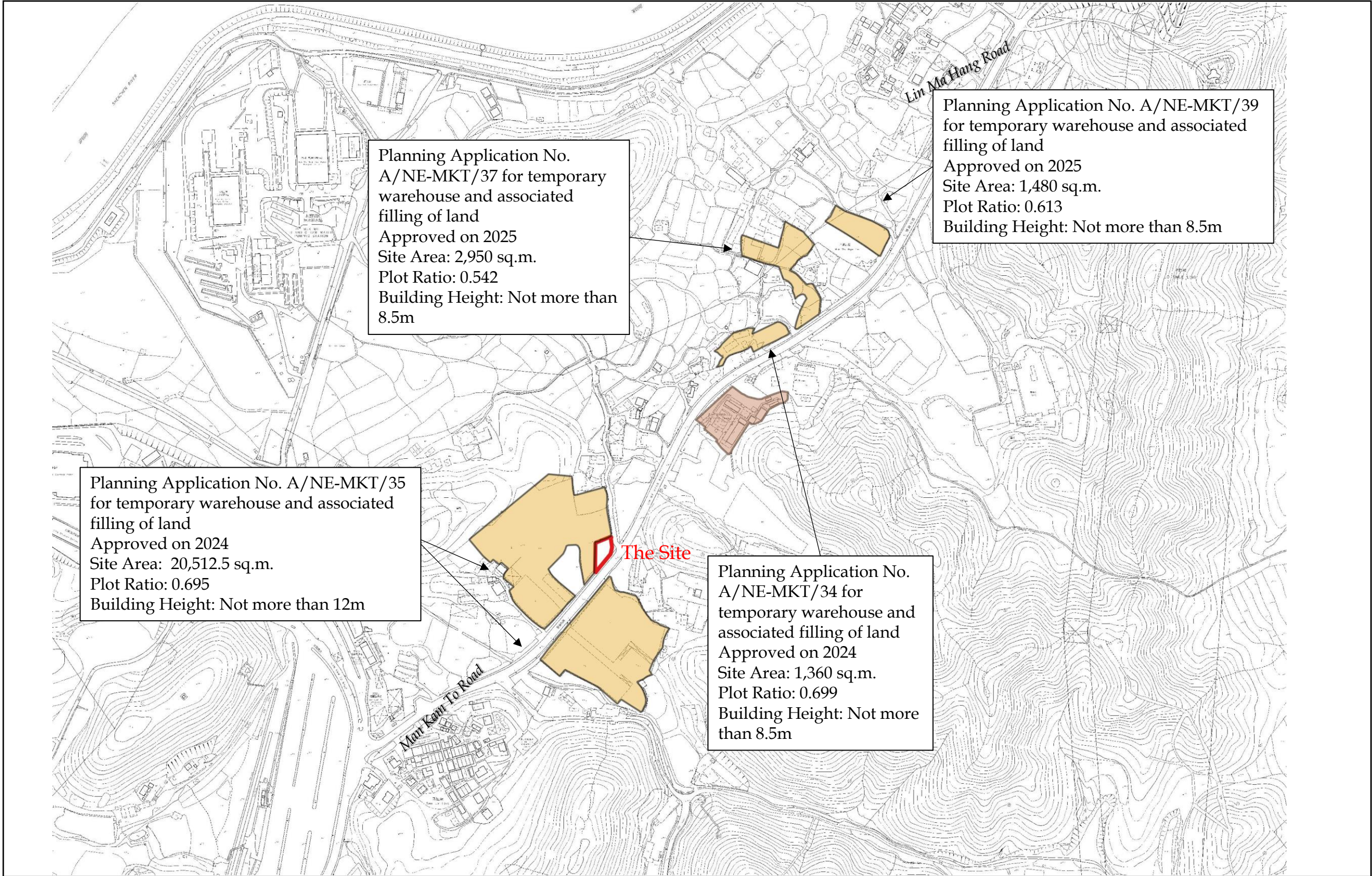
**LCH Planning and Development
Consultants Limited**

Figure 2 : Employment Locations

(For reference only. Not to scale.)

Demand and Supply Assessment
For Section 16 Application for Proposed Temporary Shop and Services Use and
Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A
of Lot No. 610 in Demarcation District 90, Man Kam To

(Source: HK GEODATA STORE, HKSAR Government)



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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 8 : Approved Planning Applications in “Agriculture” zone

Source: HK Geodata Store & Town Planning Board, HKSAR Government

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Cheryl Tsz Man TSANG/PLAND

寄件者: [REDACTED]
寄件日期: 2025年05月27日星期二 18:01
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Junior; 'larissa'
主旨: Supplement information of s.16 Planning application No. A/NE-MKT_47
類別: Internet Email

Dear Cheryl,

As we just spoken, the supplement information of the application is shown as below:

1. The usage of proposed development will be convenience store instead of pickup services point, whereas the details of the operation of the shop/shops has not been decided yet.
2. As the existing application site has no trees, the proposed trees will be planted after the filling of land.

Thank you.

Regards,
Ciel Au Yeung

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

[REDACTED]

[REDACTED]

[REDACTED]

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Cheryl Tsz Man TSANG/PLAND

寄件者: [REDACTED]
寄件日期: 2025年06月26日星期四 16:46
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Junior; [REDACTED]
主旨: Fwd: Planning Application No. A/NE-MKT/47-Further information
附件: RtoC_A_NE-MKT47.pdf; Figure 6_Replacement page.pdf; Figure 2a-2d_Swept Path Analysis.pdf; Figure 1_Location of the adjacent existing streamcourse.pdf

類別: Internet Email

Dear Cheryl,

For your information please.

Thank you.

Regards,
Ciel Au Yeung

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

Office: [REDACTED] | Fax: [REDACTED]

E-mail: [REDACTED] | Website: [REDACTED]

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From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc: "Junior" <[REDACTED]>

Sent: Thursday, June 26, 2025 4:43:50 PM

Subject: Planning Application No. A/NE-MKT/47-Further information

Dear Sir/Madam,

Enclosed please find the response to comments for your handling.

Thank you.

Regards,
Ciel Au Yeung

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

[REDACTED]

Office: [REDACTED] | Fax: [REDACTED]

E-mail: [REDACTED] | Website: [REDACTED]

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Section 16 Application for A_NE-MKT_47

Response to Departmental Comments Table

No.	Comments Received	Our Responses
A. Comments from CE/MN, DSD (Contact Person: Mr. Samuel WANG, Tel: 2300 1135)		
1.	The application site (the Site) is in the vicinity of existing streamcourse to the east of the Site. The applicant should identify the streamcourse and advise the clearance between the site boundary and the existing streamcourse. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse 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;	<p>Noted with thanks.</p> <p>The nearest existing streamcourse is more than 11 metres away from the boundary of application site, which there is sufficient buffer between the subject site and the top of the bank of the streamcourse.</p> <p>Please refer to the supplementary Figure 1 for reference.</p>
2.	Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure 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; and	<p>Noted with thanks.</p>
3.	The applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in the design and during construction; and	<p>Noted with thanks.</p> <p>Referring to the Planning statement Section 4.7, the latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites” will be observed and followed. It is anticipated that the construction and operation of the proposed temporary shop and services will not have adverse environment impacts.</p>



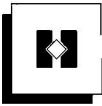
No.	Comments Received	Our Responses
4.	The Site is in an area where no public sewerage connection is available; and	<p>Noted with thanks.</p> <p>Referring to the Planning statement Section 6.7, by following the latest “Code of Practice on Handling the Environment Aspects of Temporary uses and Open Storage Sites”, the construction and operation of the proposed development will not have adverse environment impacts including noise, air quality, drainage and sewerage impacts.</p>
5.	<p>The applicant should be advised of the following general requirements in the drainage proposal:</p> <ul style="list-style-type: none">(i) surface channel with grating covers should be provided along the site boundary;(ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;(iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;(iv) 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 shall be provided;(v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;(vi) the applicant should 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	<p>Noted with thanks.</p> <p>The drainage proposal will be submitted in accordance of the approval condition of this planning application.</p>

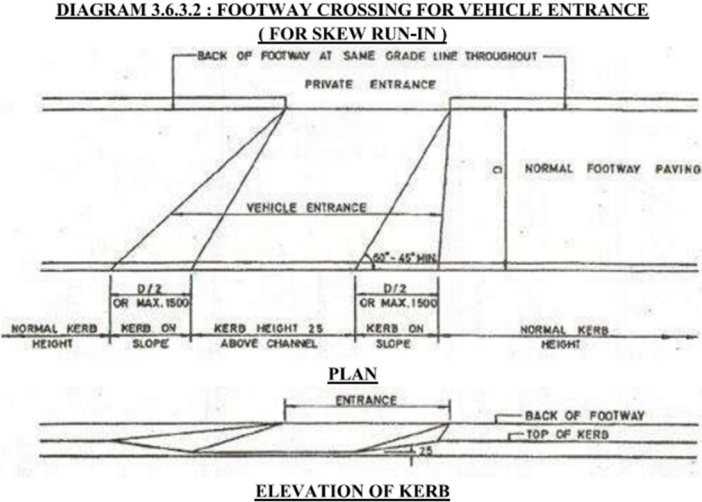


No.	Comments Received	Our Responses
	<p>discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;</p> <p>(vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral 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;</p> <p>(viii) the applicant is reminded 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;</p> <p>(ix) 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 the applicant's own expense;</p> <p>(x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/North, Lands Department and/or relevant private lot owners;</p>	



No.	Comments Received	Our Responses
	<p>(xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;</p> <p>(xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the applicant' s completed drainage works;</p> <p>(xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and</p> <p>(xiv) 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.</p>	
B. Commissioner for Transport (Contact Person: Mr. Eric TAM, Tel: 2399 2405)		
	<p>Please note our comments on the subject application below from a traffic engineering point of view:</p> <p>(i) The applicant should provide a proposal and advise its adequacy on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed use;</p>	<p>Noted with thanks.</p> <p>The run-in/out of application site will not be smaller than 7.3m with reference to the guideline of Transport Planning & Design Manual in 2023. A set of kerb will be also erected to fulfill the requirement for footway crossing for vehicle entrance. The applicant will submit the proposal and seek comment from the Highway Department upon receiving the approval of the application from the Town Planning Board.</p>



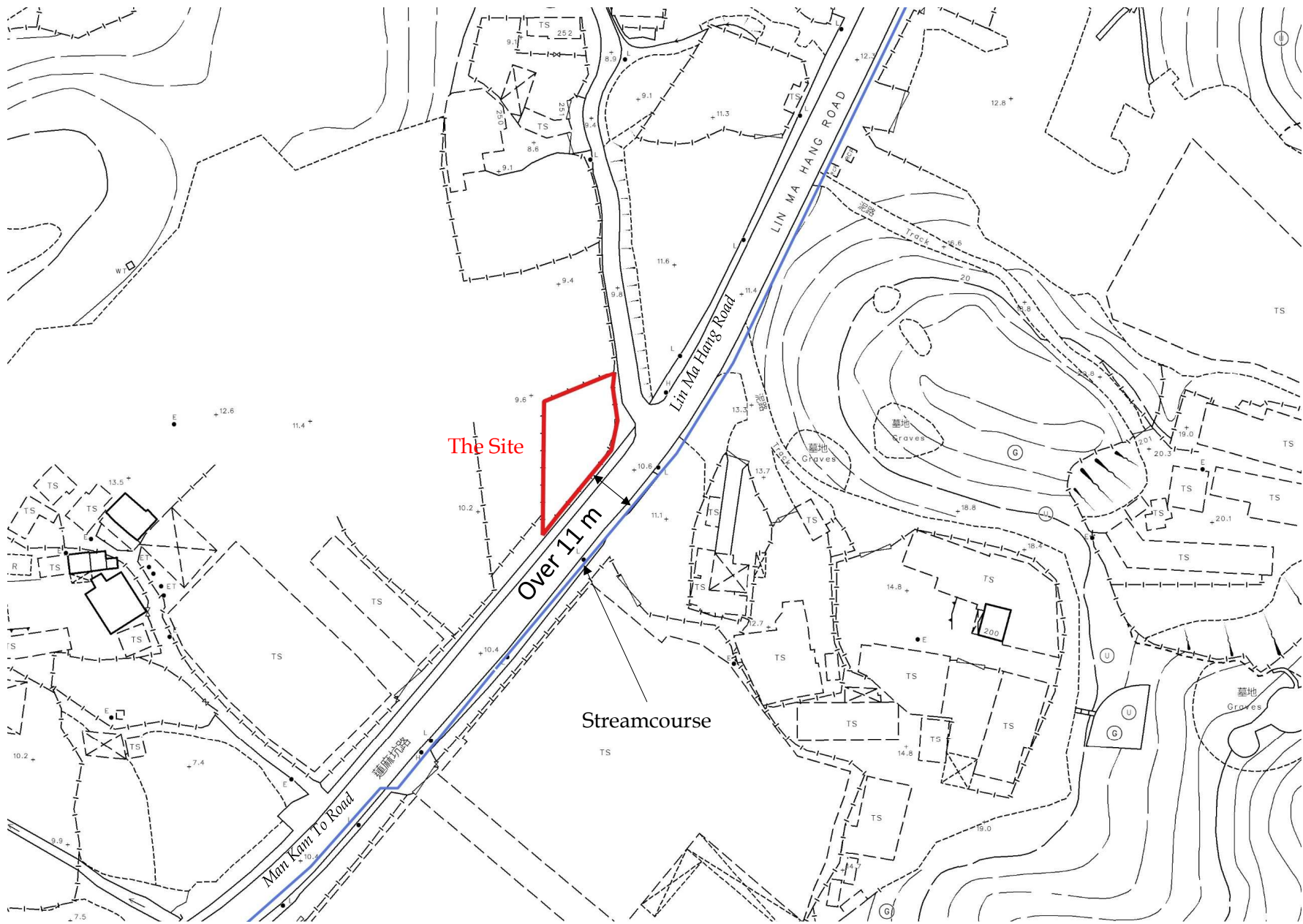
No.	Comments Received	Our Responses
		<p style="text-align: right;">December 2023 Edition</p> <p style="text-align: center;">DIAGRAM 3.6.3.2 : FOOTWAY CROSSING FOR VEHICLE ENTRANCE (FOR SKEW RUN-IN)</p>  <p style="text-align: center;">NOTE: ALL DIMENSIONS IN MILLIMETRES (Transport Planning & Design Manual in 2023)</p> <p>Swept path analysis is also conducted in Figure 2a-2d for the vehicular accesses and the proposed access road, indicating sufficient turning spaces for goods vehicles.</p> <p>In addition, signs will be set at the entrance of the Application Site, whenever vehicles are to be accessed to / exit from the Application Site.</p>
	(ii) The applicant should supplement further information such as swept path analysis to demonstrate the proposed 11.5m maneuvering circle is sufficient for goods vehicles entering and	Noted with thanks.



No.	Comments Received	Our Responses
	exiting the subject site, maneuvering within the subject site and into / out of the parking spaces;	Please refer to the Swept path analysis plan for run-in/out for both private cars and Light Goods Vehicles in the Figure 2a-2d for the vehicular accesses.
	(iii) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	<p>Noted with thanks.</p> <p>"Pedestrian Accidents Ahead" signs will be placed at the ingress/egress of the construction site respectively to warn drivers and pedestrians. With advance notice, drivers can be extra careful and more aware of potential hazards in their surroundings. Road pumps will also be installed at the entrances and exits and in parking lots to help control and reduce vehicle speeds, which will help reduce the risk of car accidents, especially in areas where pedestrians may be present.</p>
	(iv) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site; and	<p>Noted with thanks.</p> <p>It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car at peak hours for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing and interface issue with the upgrading works of Lin Ma Hang Road are anticipated.</p>
	(v) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	Noted with thanks.



No.	Comments Received	Our Responses
		<p>There are two vehicle parking spaces provided in the application site. The incoming vehicles can park on the site which shall not cause any illegal parking in the vicinity.</p> <p>Furthermore, A "No Parking" notice will be posted at the entrance to the application site, and arrange for traffic wardens to stand guard. The incoming vehicles can park on the site which shall not cause any illegal parking in the vicinity. If the vehicle fails to cooperate when parking, the illegal parking incident will be reported to the police station.</p>
C. Comments from DAFC (Contact Person: Mr. Chole NG, Tel: 2150 6931)		
1.	<p>The subject site falls within the “AGR” zone and is generally vacant. Agricultural infrastructures such as road access and water source are available in the area. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>Noted with thanks.</p> <p>The subject site falls outside of proposed Agricultural Priority Areas, suggesting that no negative impacts to the goal of developing agricultural area. The proposed use is intended for providing complementary support for the community to promote the long-term Intention of “AGR” zone.</p> <p>Please refer to Figure 8 of Annex 1, the application site is currently surrounded by several approved cases for temporary warehouse and associated filling of land which supported by Planning Department between 2024 and 2025. It is considered that the planning context of this area has changed significantly in the past few years. The site and its vicinity appear to have no agricultural rehabilitation.</p>

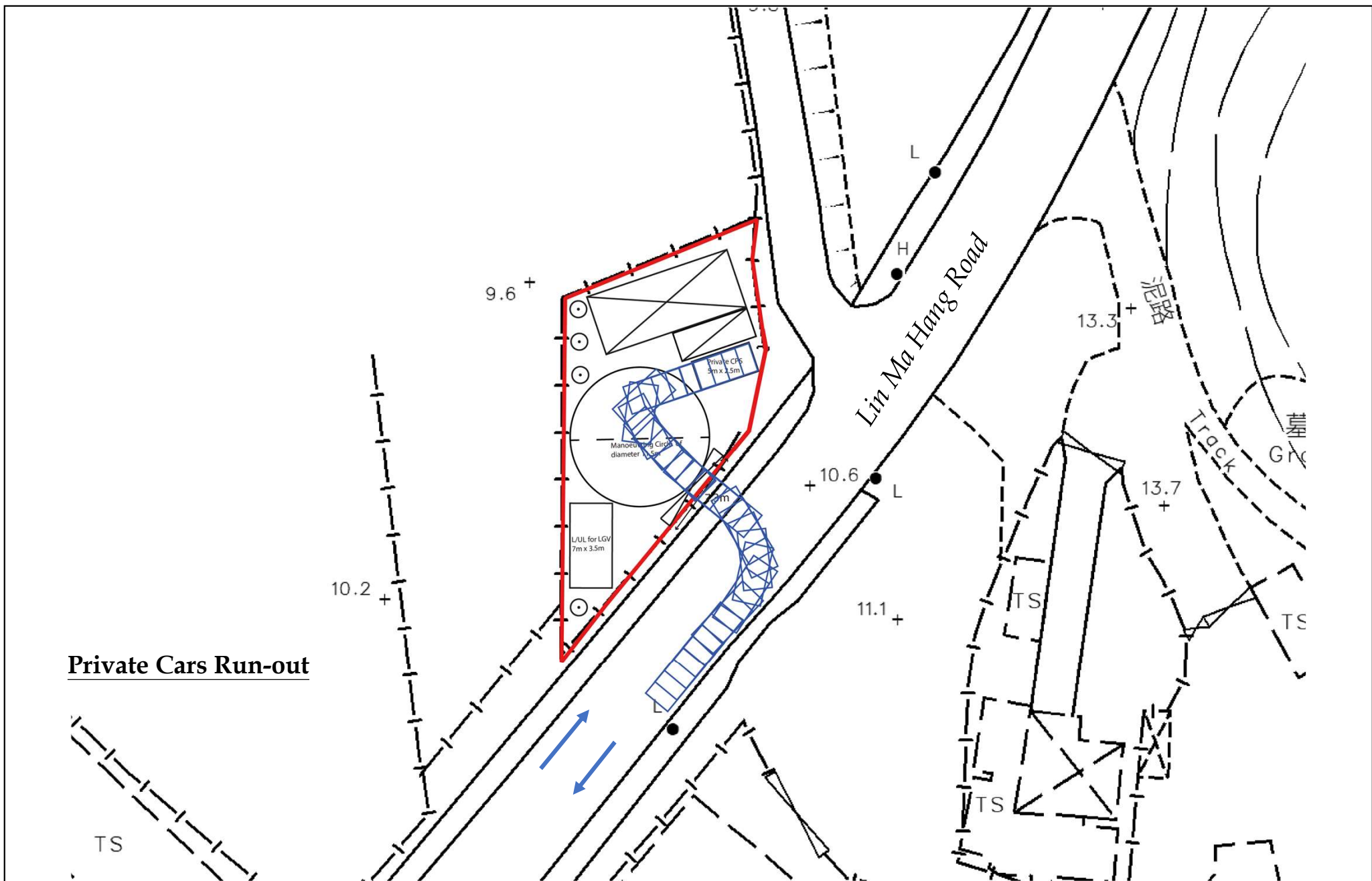


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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 1 : Location of the adjacent existing streamcourse

Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map

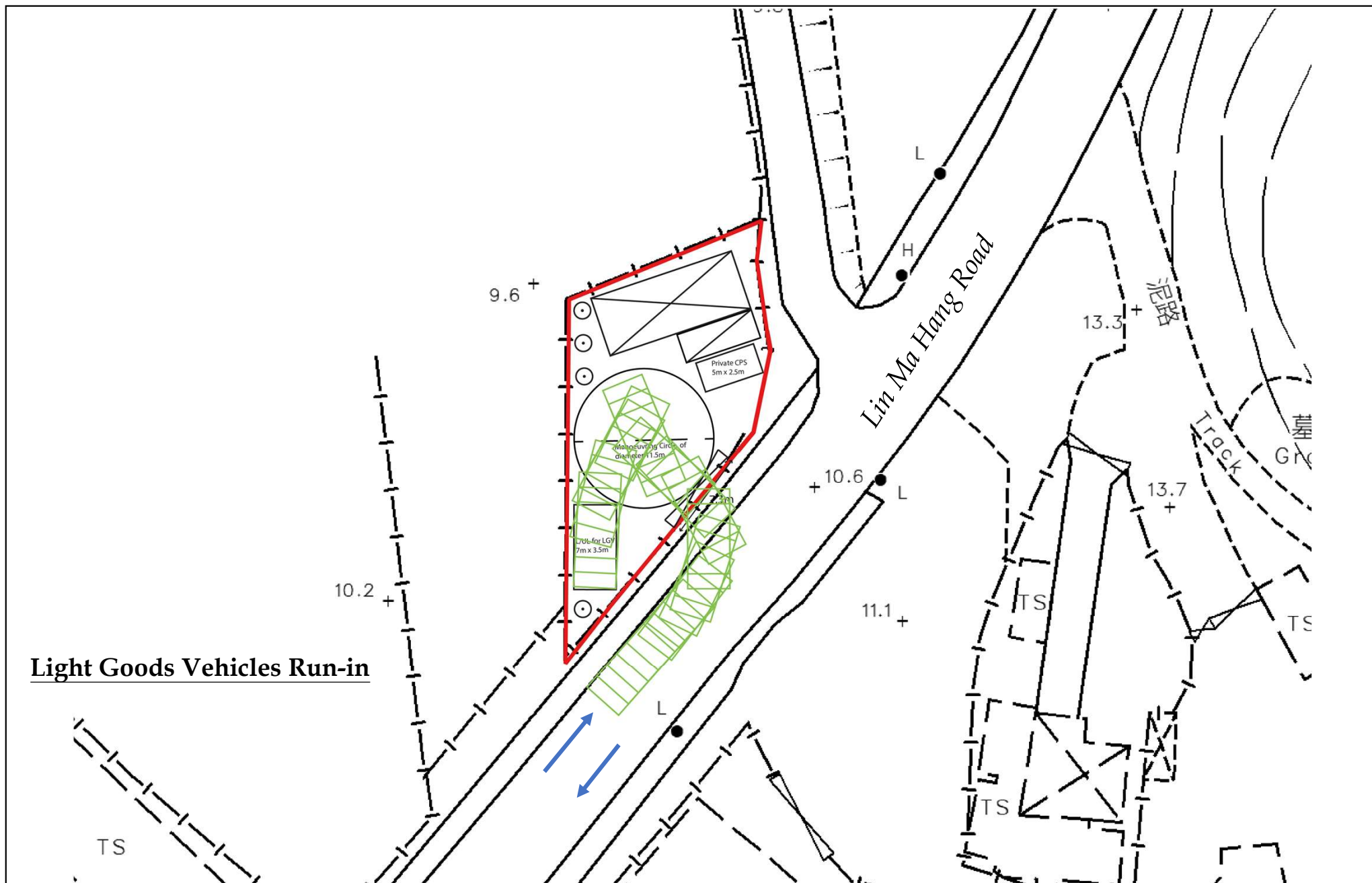


**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2b : Swept Path Analysis for application site

Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map

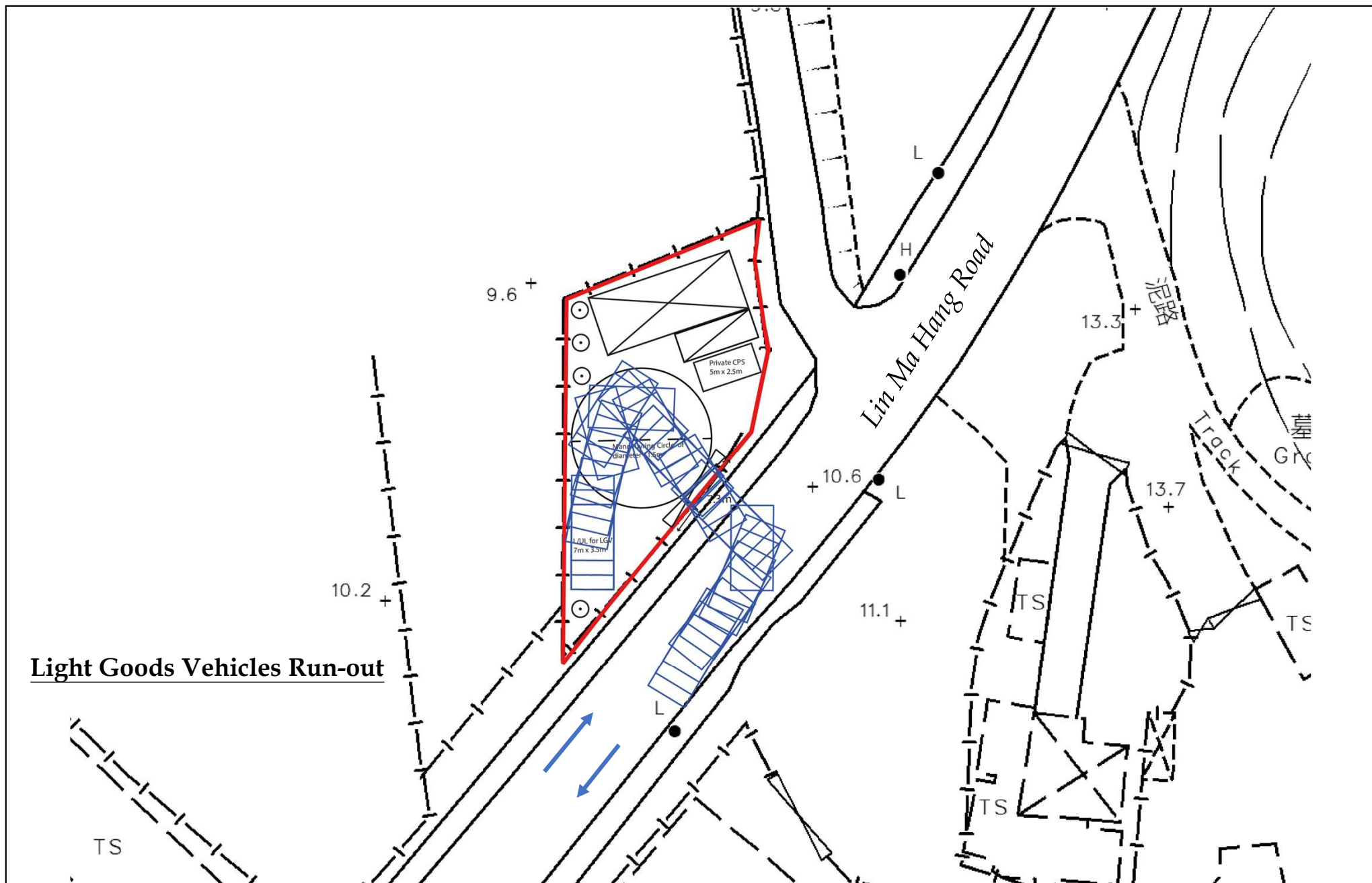


**LCH Planning and Development
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Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2c : Swept Path Analysis for application site

Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map

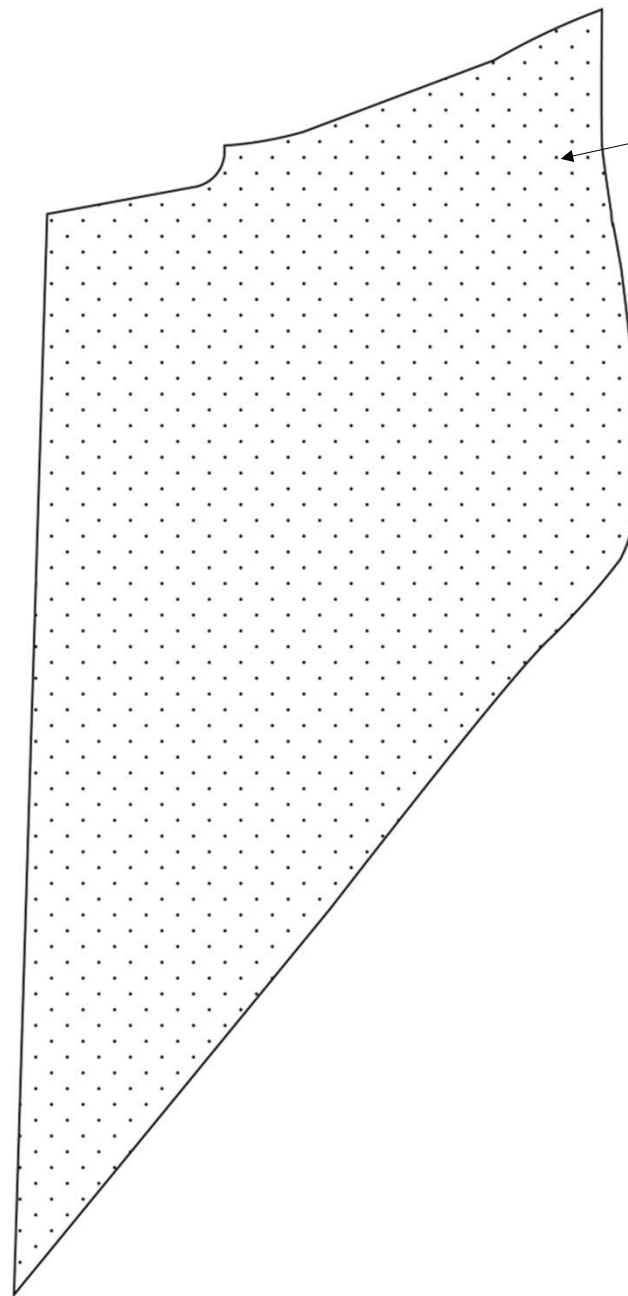


**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

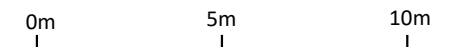
Figure 2d : Swept Path Analysis for application site

Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map



Proposed Land Filling
Concrete Bed for a depth of
not more than 0.6 m and an
area of about 395 sq.m.

Site level: about 10.2 m



LCH Planning and Development
Consultants Limited

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 6 : Land Filling Plan

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Cheryl Tsz Man TSANG/PLAND

寄件者: [REDACTED]
寄件日期: 2025年07月08日星期二 11:00
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Junior; 'Iarissa'; Kam Fai TAM/TD
主旨: S16 Planning Application No. A/NE-MKT/47 - Further Information (Withdrawal and Replacement Update)
附件: PD2503002_to TPB_20250708.pdf
類別: Internet Email

Dear Cheryl,

Please find attached our submission.

Regards,
Ciel Au Yeung

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

[REDACTED]

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**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2503002/02

Your Ref.:

8 July 2025

By Email

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

Dear Sir/ Madam,

SECTION 16 PLANNING APPLICATION NO. A/NE-MKT/47
FURTHER INFORMATION SUBMISSION

We would like to withdraw our submission dated 7 July 2025 and resubmit with the aforesaid.

In regard to the departmental comments received, we hereby attach the following documents for your information and consideration:-

- i. Further Response to Departmental Comments Table
- ii. Replacement page of Figure 1
- iii. Replacement page of Figure 2a-2d
- iv. Replacement page of Figure 5

Should you require further information or have any query, please feel free to contact the undersigned or Ciel Au-yeung at [REDACTED].

Yours faithfully,

For and on behalf of

LCH Planning & Development Consultants Limited

Junior Ho

Director

Encl.

c.c. the Applicant



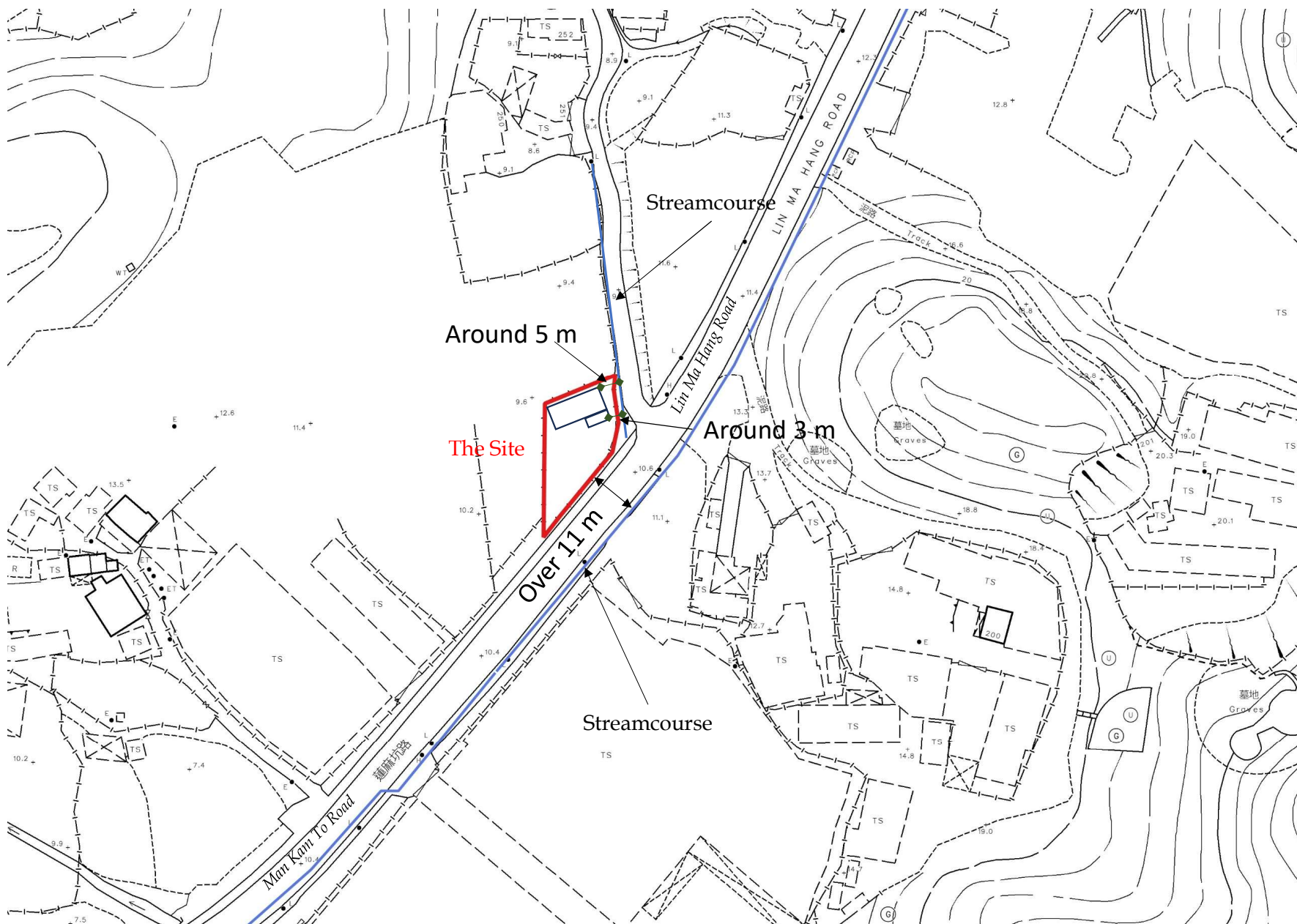
Section 16 Planning Application No. A/NE-MKT/47

Response to Departmental Comments Table

No.	Comments Received	Our Responses
A. Comments from CE/MN, DSD (Contact Person: Mr. Samuel WANG, Tel: 2300 1135)		
1.	Our previous comment 1 remain valid. The applicant should study the clearance with the streamcourse besides and underneath the village road to Muk Wu to the east of the application site. The applicant is advised to have site visit to identify the existing streamcourse and provide site photos for reference.	Noted with thanks. The layout has been updated, which shall provide sufficient buffer that is no less than 3m away from the top of the bank of the existing streamcourse. Please refer to the supplementary Figure 1 for reference.
B. Commissioner for Transport (Contact Person: Mr. Eric TAM, Tel: 2399 2405)		
	Please note our comments on the subject application below from a traffic engineering point of view: (i) The applicant should provide a proposal and advise its adequacy on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed use;	Noted with thanks. The run-in/out of application site will not be smaller than 7.3m with reference to the guideline of Transport Planning & Design Manual in 2023. A set of kerb will be also erected to fulfill the requirement for footway crossing for vehicle entrance. The applicant will submit the proposal and seek comment from Transport Department and Highway Department upon receiving the approval of the application from the Town Planning Board.



No.	Comments Received	Our Responses
		<div data-bbox="1160 284 2011 742"></div> <p data-bbox="1160 746 2018 815">(Drawing H1113C retrieved from Highways Department Standard Drawings as at 26 June 2025)</p> <p data-bbox="1144 858 2029 1038">Swept path analysis is also conducted in Figure 2a-2d for the vehicular accesses and the proposed access road with references to Drawing H1113C and Drawing H1114B from latest Section 1 of Highways Department Standard Drawings, indicating sufficient turning spaces for goods vehicles.</p> <p data-bbox="1144 1078 2029 1259">In addition, “STOP AND GIVE WAY” and “BEWARE OF PEDESTRIANS” signs will be set at the run-in/out, whenever vehicles are to be accessed to / exit from the Application Site. The above measures will be implemented and maintained upon approval of the application.</p>



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

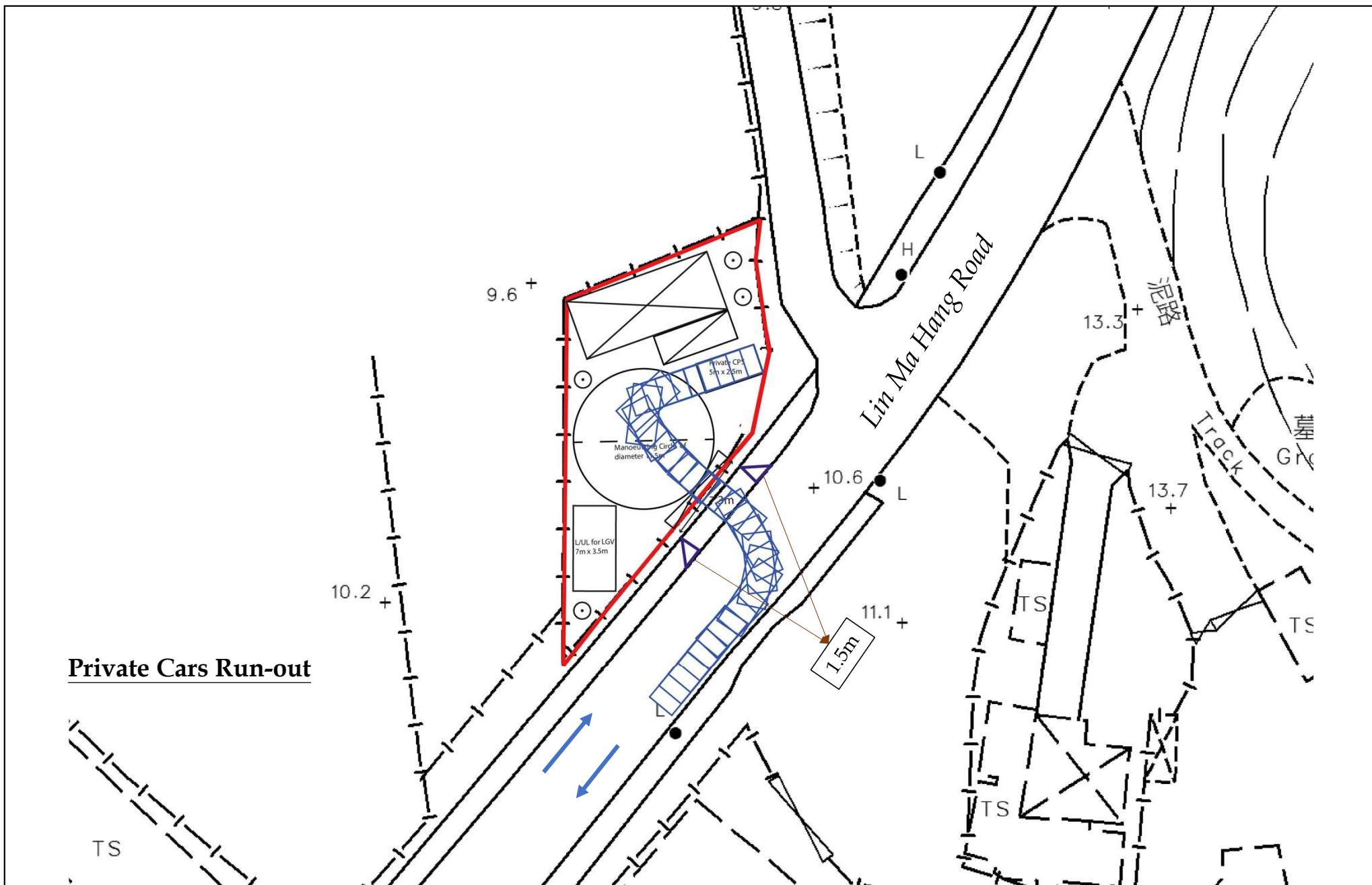
Figure 1 : Location of the adjacent existing streamcourse



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2a : Swept Path Analysis for application site

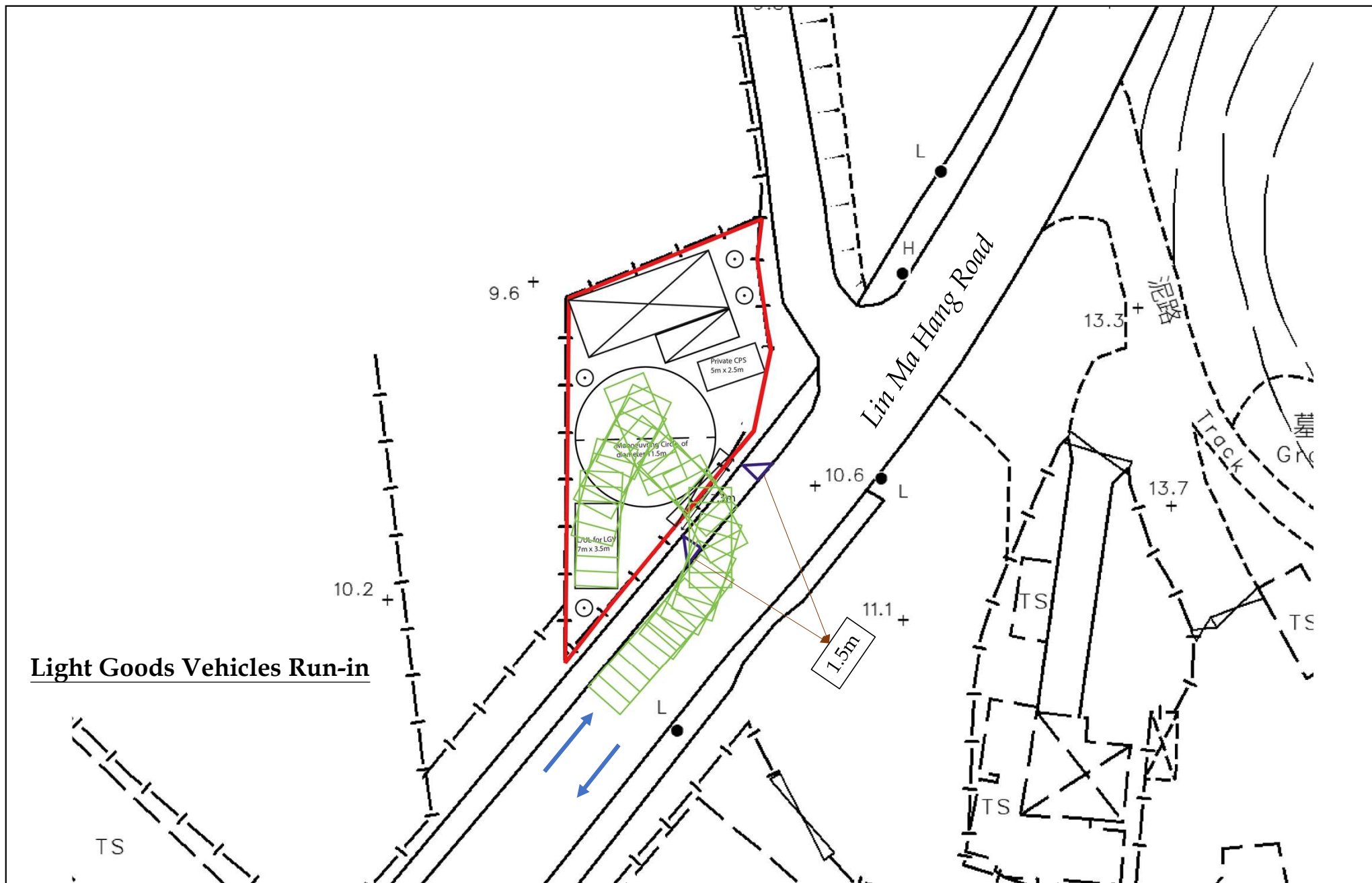


**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2b : Swept Path Analysis for application site

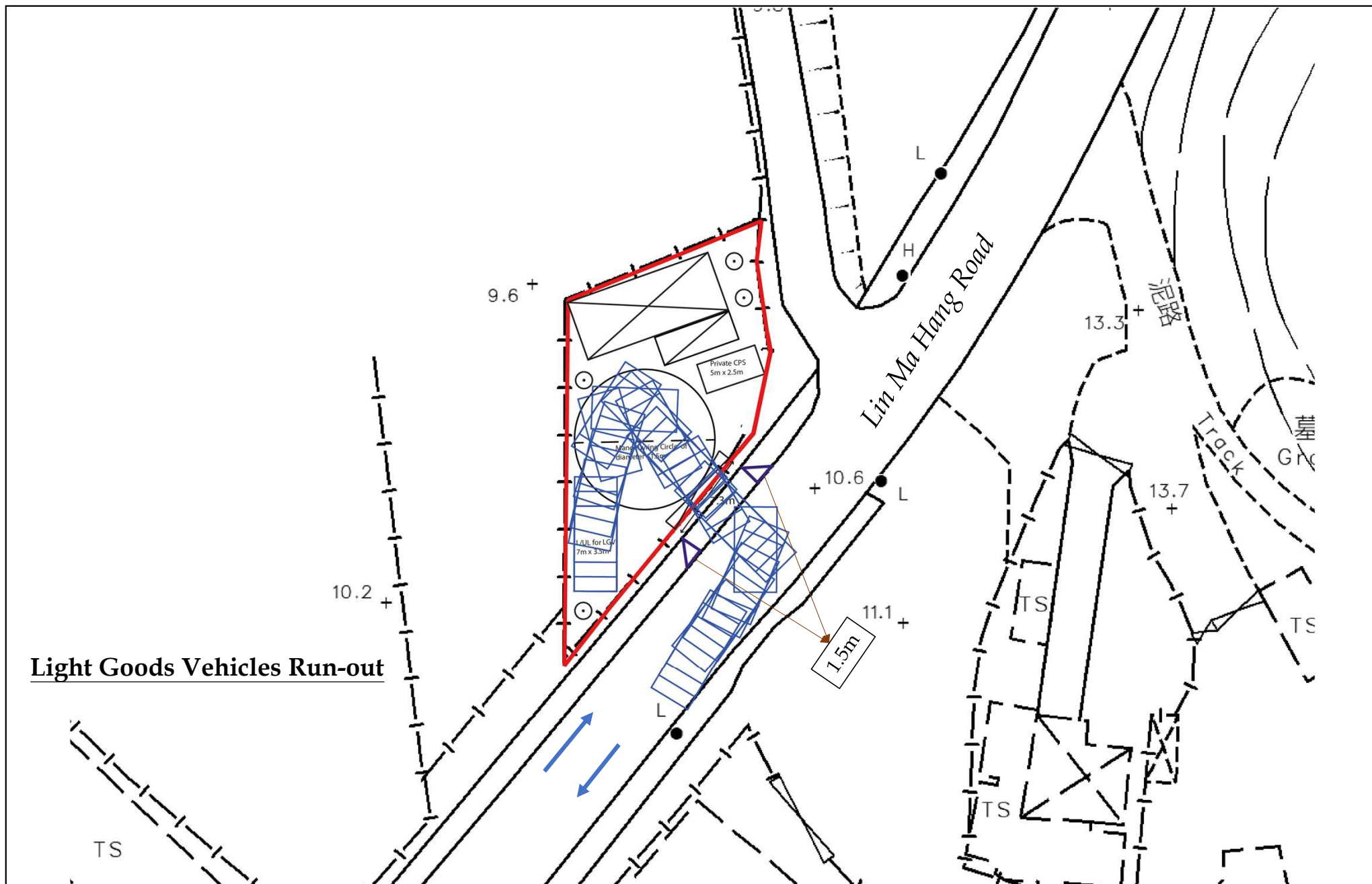
Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2c : Swept Path Analysis for application site



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No. 610 in Demarcation District 90, Man Kam To

Figure 2d : Swept Path Analysis for application site

Source: HK Geodata Store & Town Planning Board, HKSAR Government and Geoinfo Map

Proposed Structure 1

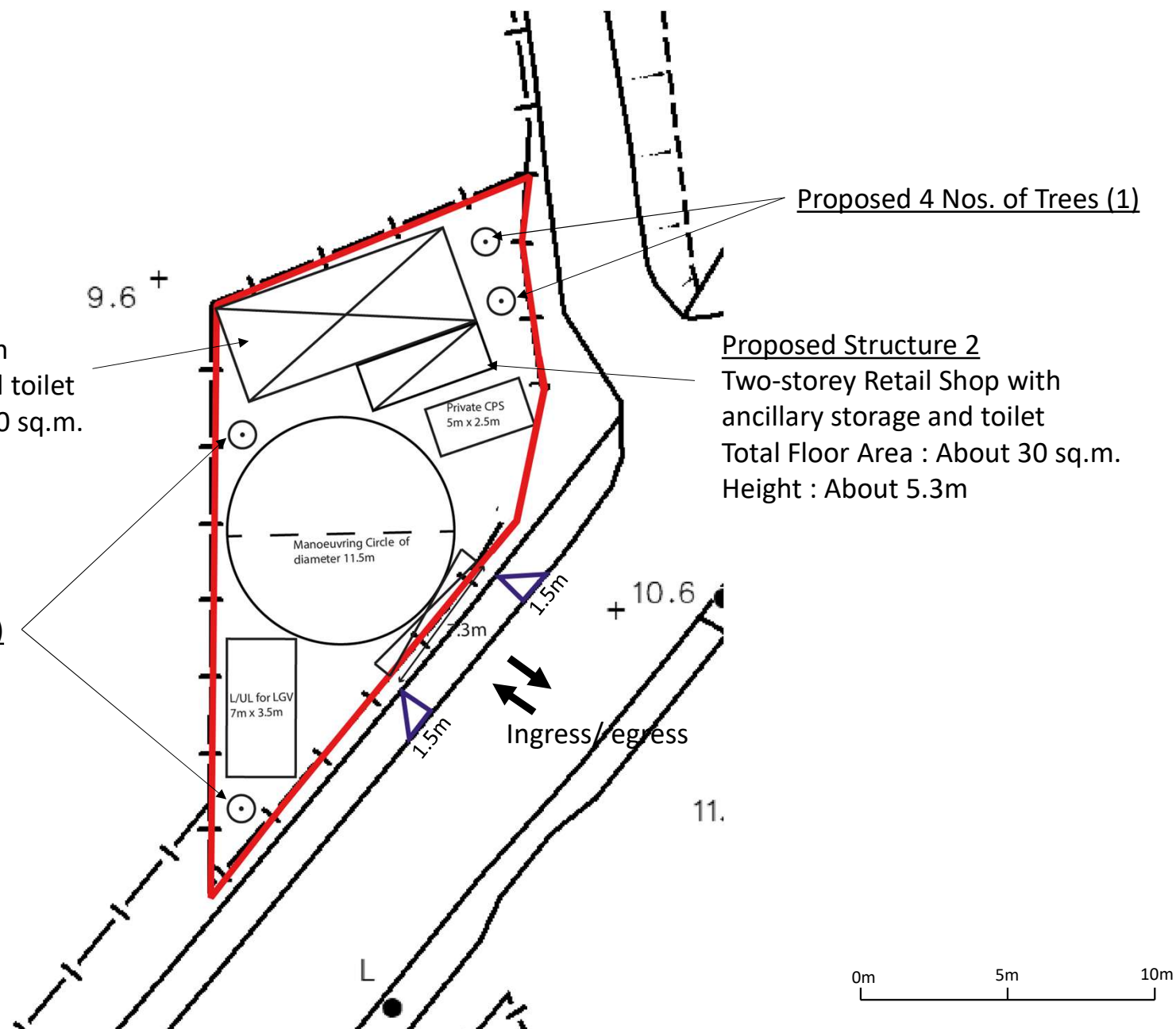
Two-storey Retail Shop with
ancillary office, storage and toilet
Total Floor Area : About 120 sq.m.
Height : About 5.3m

Proposed 4 Nos. of Trees (2)

Proposed 4 Nos. of Trees (1)

Proposed Structure 2

Two-storey Retail Shop with
ancillary storage and toilet
Total Floor Area : About 30 sq.m.
Height : About 5.3m



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Shop and Services Use and Associated
Filling of Land for a Period of 3 Years at the Remaining Portion of Section A of Lot No.
610 in Demarcation District 90, Man Kam To

Figure 5 : Indicative Layout Plan

Previous Applications

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/32	Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years	24.11.2023	R1-R2
A/NE-MKT/38	Proposed Temporary Office for a Period of Three Years	22.11.2024	R1

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” zone which was to retain primarily and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended 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 applicant failed to demonstrate in the submission that the development would not generate adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (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; and
- his detailed advisory comments on the application are at **Appendix IV**.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective;
- should the application be approved, conditions should be included to request the applicant to implement the proposed traffic management measures, and the implemented traffic management measures shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application from highway maintenance perspective;
- should the application be approved, conditions should be included to request the applicant to submit and construct the proposed vehicular run-in/run-out to the Site in accordance with the prevailing HyD standard drawings (i.e. H1113C and H1114B); and
- his detailed advisory comments on the application are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application including the proposed filling of land from environmental planning perspective;
- the Site was the subject of one substantiated environmental complaint in relation to water pollution in 2023, involving muddy water from the Site at Lin Ma Hang Road, near Muk Wu Tsuen road entrance. No illegal discharge of wastewater was observed on the Site during inspection. Small amount of mud was observed and was improved after his office's advisory. As

no violations of environmental legislation were identified, no enforcement action is deemed necessary; and

- his detailed advisory comments on the application are at **Appendix IV**.

4. 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 landscape character comprising clusters of tree groups, farmlands and scattered village houses. According to the aerial photos of 2020 to 2023, vegetation clearance has taken place since 2023. With reference to site photos taken on 30.5.2025, the Site is fenced off and generally vacant with some self-seeded vegetation within the Site. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her detailed advisory comments on the application are at **Appendix IV**.

5. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure 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; and
- her detailed advisory comments on the application are at **Appendix IV**.

6. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his detailed advisory comments on the application are at **Appendix IV**.

7. 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 two structures are 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 at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are buildings 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 unauthorised building works. An Authorised Person should be appointed as the coordinator for the proposed site formation in accordance with the BO; and
- his detailed advisory comments on the application are at **Appendix IV**.

8. Other Departments

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

- (a) Commissioner of Police (C of P);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Director of Food and Environmental Hygiene (DFEH);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) 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. 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) if the planning application is approved, the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the subject private lot. 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 waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement in the application should be subject to the Transport Department (TD)'s review and approval;
 - (ii) as there is no proper run-in/run-out for the ingress and egress of the Site, the applicant should submit the design of the run-in/run-out for his review upon TD's approval of the access management; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and

construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department, Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90" including percolation test and are duly certified by an Authorised Person. The applicant is reminded to implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Constructions Contracts during land filling and construction works; and

- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flood mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;
 - (ii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in the design and during construction;
 - (iii) the Site is in an area where no public sewerage connection is available; and
 - (iv) the applicant should be advised of the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - 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 shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should 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;

- the applicant is reminded that 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 applicant is reminded 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;
 - 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 the applicant's 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;
 - the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the applicant's completed drainage works;
 - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that 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 this Department for approval. In addition, the applicant should note that:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) 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;
 - (ii) 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;
 - (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the Buildings Department 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;
 - (iv) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for New Territories North 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, 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;
- (k) to note the comments of the Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD) that the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of the BO if found applicable; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by FEHD under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in Cap. 132X. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with Cap. 132 shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenient store may apply for under the Food Business

Regulation:

- if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory should be obtained;
 - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- (iv) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority. Applicants should satisfy FEHD that their premises applying for a food business licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;
- (v) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within the Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (vii) the refuse generated by the proposed use are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses.

3日 6月2025年 18時13分

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

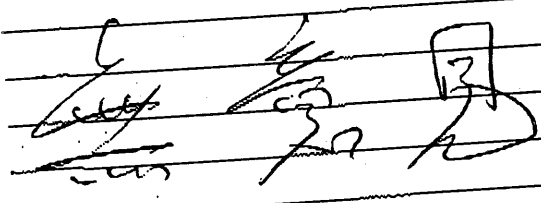
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/47

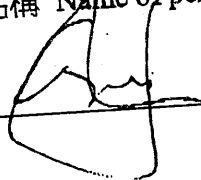
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2025.6.3

From: [REDACTED]
Sent: 2025-06-09 星期一 11:12:46
To: Ivan MK CHUNG/PLAND <imkchung@pland.gov.hk>; Amy Yuen Ting CHONG/PLAND <aytchong@pland.gov.hk>; Tom CK YIP/PLAND <tckyip@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: 反對規劃申請: 臨時商店及服務行業 (便利店) 及相關填土工程 (為期 3 年) 申請編號為 A/NE-MKT/47

致: 規劃署署長, 規劃署副處長及規劃署助理署長, 及規劃處專員

CC: 木湖村村代表 杜裕安先生

本人 [REDACTED] 於木湖村居住超過 35 年, 最近得知規劃處 發出規劃申請通知, 申請編號為 **A/NE-MKT/47**

地點位置:

上水新界文錦渡蓮麻坑路丈量約份第 90 約地段第 610 號 A 分段餘段

特來此函作出強烈反對該地段規劃之申請, 擬議臨時商店及服務行業 (便利店) 及相關填土工程 (為期 3 年)

木湖村(村口) 及蓮麻坑路段, 由於蓮塘關口正式啟用後, 該路段大型車流量高出 10 倍以上, 未來未知之數情況下, 學生, 老人, 小童出入已經增加了該路段生命危險及交通意外風險, 木湖村村民強烈反對木湖村村口增加臨時商店及服務行業 (便利店) 及相關填土工程及改變使用用途

另外, 所有駕駛者由木湖村, 進入蓮麻坑道往新屋嶺方向, 該地段(第 610 號 A 分段餘段), 從駕駛者 視覺上先已經嚴重遮蓋出口視線, 由於該路段 道路車輛行駛時速及車輛流量密集, 令到駕駛者從木湖村村口出蓮麻坑道難以判斷安全行車、目前狀況已經增加了一切行車及人命風險

若果該地段更改臨時商店及服務行業 (便利店) 及相關填土工程, 無形中代表將會有更多車輛出入, 導致木湖村駕駛者會造成嚴重出事率及交通意外風險

希望城規會及其他有關部門 使用兩個月甚至半年時間觀察該地段交通狀況,

懇請各規劃要員在審議 **A/NE-MKT/47**, 留意並尊重每一位村民的反對意見聲音。

在各種情況下，此地段不適宜改建為臨時商店及服務行業 (便利店) 及相關填土工程，避免有人只想改變土地使用用途作出第一個規劃變更 開啟綠燈，而作出此規劃申請。

強烈反對該地段之計劃申請，同時亦期待部門收到本人之反對作出電郵回覆確認。

此郵件分別一式三份給予各位署長，及規劃署專員，希盡快處理，謝謝

為保障本人私隱，請在你們在公開網上及會議上關閉 刪除本人姓名 [REDACTED]

木湖村村民 [REDACTED]
[REDACTED]

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-MKT/47

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請地盤位置正處於木洲村路口嚴重阻礙視線
而本村居民亦在路口搭車上落令到村民出入非常危險
亦令到村民車輛行人造成極大危險造成極大危險
經村民開會商討通過一致反對。

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

簽署 Signature

日期 Date

木洲村居民代表
日期 10-6-2025

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

4

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-MKT/47

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對！因申請地段正處於蕙麻坑路及木湖村路
交接處，便利店經營實不適宜，顧客購物時会造成
人車爭路，容易造成危險！

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

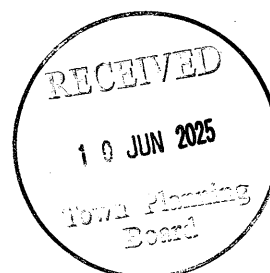
張伏泰

簽署 Signature



日期 Date

10-6-2025



5

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

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

A/NE-MKT/47

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請便利店，因為這位置^{處於}角位，
影響車輛出入，做成危險，影響村民
出入

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

簽署 Signature

鄭錦昌

日期 Date

13-6-2025

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

From: [REDACTED]
Sent: 2025-06-19 星期四 23:28:12
To: [REDACTED]; tpbpd/PLAND
<tpbpd@pland.gov.hk>
Subject: A/NE-MKT/47 DD 90 Lin Ma Hang Road

6

A/NE-MKT/47

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 395sq.m

Zoning: "Agriculture"

Applied use: Convenience Store / Filling of Land / 2 Vehicle Parking

Dear TPB Members,

Application 38 Rejected 22 Nov:

"The Site is subject to planning enforcement action (No. E/NE-MKT/46) against an unauthorised development (UD) involving land filling, dumping and site formation (Plan A-2). A

Reinstatement Notice (RN) was issued on 16.1.2024 requiring reinstatement of the concerned land, including the removal of leftovers, debris and fill materials (including hard paving) on the land; and grassing the land. As the Site has not been reinstated upon expiry of the RN, prosecution action is being taken by the Planning Authority.

During the statutory public inspection period, six public comments were received (Appendix V). Three from the representative and local villagers (with 17 villagers' signatures) from Muk Wu and the representative from San Uk Ling object to the application due to concerns on road safety associated with the proposed use."

So back with a application for a shop. However local residents are obviously not convinced about the intentions of the applicant, and their views are supported by the views of the site hidden from view by high barriers.

The eventual use of the site is questionable.

Previous objections relative and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 18 August 2024 2:24 AM HKT
Subject: A/NE-MKT/38 DD 90 Lin Ma Hang Road

A/NE-MKT/38

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 390sq.m

Zoning: "Agriculture"

Applied use: Office / **Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

As the saying goes, if at first you don't succeed, try, try again.

So 32 was rejected, but the transformation of Lin Ma Hang Road into Brownfield Road continues unabated.

Members should request aerial images of the site and questions why enforcement re unapproved operations has not been carried out.

Previous objections valid and upheld. Copy and paste text of previous rejection is required.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 2 November 2023 2:43 AM HKT
Subject: A/NE-MKT/32 DD 90 Lin Ma Hang Road

Dear TPB Members,

23 withdrawn and back with the true intention, a vehicle repair workshop, all the better to contaminate the land.

All the more reason to reject application. Lin Ma Hang Road cannot be allowed to become another Kam Sheung Road lined with ramshackle and rusting eyesores that pollute the environment.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 21 April 2023 1:32 AM CST
Subject: Re: A/NE-MKT/23 DD 90 Lin Ma Hang Road

Dear TPB Members,

PlanD should carefully study the Demand and Supply Report provided as it would appear that a number of developments listed have not been approved or are not being developed in compliance with approval conditions.

Providing services that support illegal activities is in fact a form of Joint Enterprise.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 23 December 2022 2:09 AM CST
Subject: A/NE-MKT/23 DD 90 Lin Ma Hang Road

A/NE-MKT/23

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 395sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Strong objections, retail can be accommodated in one of the nearby villagers. There is no residential close to the lot.

No previous history of approvals. Lin Ma Hang Road must not be allowed to become a long line of haphazard brownfield operations that was tolerated in other NT districts like Kam Tin.

There is no justification for approval.

Mary Mulvihill

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



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

From: [REDACTED]
Sent: 2025-06-20 星期五 21:54:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on FIVE planning applications
Attachment: 250620 s16 KTN 1120.pdf; 250620 s16 MKT 47.pdf; 250620 s16 TKL 798-799.pdf; 250620 s16 TKL 800.pdf



Dear Sir/ Madam,

Attached please see our comments regarding FIVE 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

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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)

20th June, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Shop and Services (Convenient Store) and Associated Filling
of Land for a Period of 3 Years
(A/NE-MKT/47)**

1. We refer to the captioned.
2. There are two rejected applications covering the site and the reasons used to reject the latest one (A/NE-MKT/38; Proposed Temporary Office for a Period of 3 Years) are shown below.

‘the proposed use is not in line with the planning intention of the “Agriculture” zone, which is primarily to retain and safeguard good quality 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 planning justification in the submission for a departure from such planning intention, even on a temporary basis’

3. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

