

2025年 6月 1 3日

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在 \_\_\_\_\_ 收到文件後才正式確認收到  
此文件。

13 JUN 2025

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

e-form No. S16-III  
電子表格第 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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/852
	Date Received 收到日期	13 JUN 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

WAI Siu Kan (Mr. 先生)  
WONG Ho Chu, Silvia (Mrs. 夫人)

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

Land Plus Development Consultancy Limited (Company 公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1828 (Part) in D.D. 76, Ma Mei Ha, 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 1125 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1492 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	“Agriculture” ( “AGR” )
(f) Current use(s) 現時用途	<p>a temporary golf training centre with a floor area of about 248sqm, which is the subject of a previously approved application (No. A/NE-LYT/822) for a period of three years with a validity up to 26.3.2027</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	Please refer to the attached planning statement, plans and appendices

#### 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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> 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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> 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<sup>&</sup>

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 Warehouse (excluding dangerous goods godown) and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年                      3 .....
	<input type="checkbox"/> month(s) 個月                      .....

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	373	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	752	sq.m <input checked="" type="checkbox"/> 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	0	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1492	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1492	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Please refer to the attached planning statement and plans		
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	0	
Motorcycle Parking Spaces 電單車車位	0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
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	0	
Coach Spaces 旅遊巴車位	0	
Light Goods Vehicle Spaces 輕型貨車車位	2	
Medium Goods Vehicle Spaces 中型貨車車位	0	
Heavy Goods Vehicle Spaces 重型貨車車位	0	
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
From 9:00 am to 6:00 pm, Monday through Friday, and occasionally on Saturday		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <u>Sha Tau Kok Road - Ma Mei Ha</u> <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)
	No 否	<input type="checkbox"/>

Proposed uncovered land area 擬議露天土地面積	373	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	752	sq.m	<input checked="" type="checkbox"/> 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	0	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1492	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1492	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

Please refer to the attached planning statement and plans

## 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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
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	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	

## Proposed operating hours 擬議營運時間

From 9:00 am to 6:00 pm, Monday through Friday, and occasionally on Saturday

(d) Any vehicular access to the site/subject building?  
是否有車路通往地盤／有關建築物？

Yes 是

- ☒ There is an existing access. (please indicate the street name, where appropriate)  
有一條現有車路。(請註明車路名稱(如適用))
- Sha Tau Kok Road - Ma Mei Ha
- ☐ 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)
- ☐

(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 checked="" type="checkbox"/> Please provide details 請提供詳情 <u>Please refer to the attached planning statement and plans</u>  No 否 <input 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 115 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 ..... 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 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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 type="checkbox"/>																															



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

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <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：  <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 822 1050 947"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 947" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="630 1319 1158 1355"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="630 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 .....         </div>

## 7. Justifications 理由

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

Please refer to the attached planning statement, plans, and appendices



## 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

Signed with recognised  
e-signature  
Signer: WAI Che Hong, Avery

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

Director .....

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員  
專業資格

☒ 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

Land Plus Development Consultancy Limited .....

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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。)				
<b>Application No.</b> 申請編號		(For Official Use Only) (請勿填寫此欄)		
<b>Location/address</b> 位置／地址		Lot 1828 (Part) in D.D. 76, Ma Mei Ha, New Territories		
<b>Site area</b> 地盤面積		1125 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)		
<b>Plan</b> 圖則		Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19		
<b>Zoning</b> 地帶		"Agriculture" ( "AGR" )		
<b>Type of Application</b> 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 _____		
<b>Applied use/development</b> 申請用途/發展		Proposed Temporary Warehouse (excluding dangerous goods godown) and Associated Filling of Land for a Period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米		Plot Ratio 地積比率
	Domestic 住用	0	<input checked="" 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	1492	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	0
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		0 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	13 m 米 <input checked="" 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	66.8 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 0 Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 2 Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) _____	



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Land Status Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Filling of Land Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Agricultural Priority Area Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Zoning Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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。

**Section 16 Planning Application**

**Proposed Temporary Warehouse (excluding dangerous goods godown) and  
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Lot 1828 (Part) in D.D. 76, Ma Mei Ha, New Territories**

**Planning Statement**

**June 2025**

## 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 proposed temporary warehouse (excluding dangerous goods godown) and associated filling of land for a period of 3 years (“**the Proposed Development**”) at Lot 1828 (Part) in D.D. 76, Ma Mei Ha, New Territories (“**the Application Site**”).

The Application Site, with a site area of 1,125 m<sup>2</sup> (about), falls within an area of “Agriculture” (“**AGR**”) zone on the Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (“**the OZP**”). Upon completion of the Proposed Development, it comprises one proposed structure for warehouse and one existing washroom. The proposed structure has a height of 2-storey/13m and footprint of 740m<sup>2</sup> (about) with a total gross floor area of 1,480m<sup>2</sup> (about). The existing washroom has a height 1-storey/3m and footprint of 12m<sup>2</sup> (about). Approximately 115m<sup>2</sup> of land is proposed to be filled with a concrete layer of about 0.3 metre in thickness.

The Site is located about 18 meters from Sha Tau Kok Road – Ma Mei Ha and is connected to it by a local road. The Proposed Development will operate from 9:00 am to 6:00 pm during weekday and occasionally on Saturday. There will be no operation on Sunday and public holidays.

Justification for the proposed development are as follows:

- This Application intends to provide warehouse to facilitate the relocation of the business operation affected by the Kwu Tung North/Fanling North New Development Area;
- The applicant has spent effort in identifying suitable sites for relocation;
- The Application Site does not fall within the Agricultural Priority Areas and the Proposed Development does not hinder the long-term planning intention of “AGR” zones. Similar applications in the “AGR” zones in the same OZP have also been considered and approved by the Board; and
- There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, 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，就新界馬尾下丈量約份第 76 約地段第 1828 號(部分) (“**申請地點**”) 的用地，向城市規劃委員會 (城規會) 申請作擬議臨時貨倉 (不包括危險品) 及相關填土工程 (為期 3 年) (“**擬議發展**”)。

申請地點現時於《龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE - LYT/19》 (“**大綱圖**”) 劃作「農業」地帶。擬議發展包括一個擬議構築物作臨時貨倉及一個現有洗手間。項目用地面積為 1,125 平方米 (約)，擬建構築物高度為 2 層/13 米，覆蓋面積為 740 平方米 (約)，總樓面面積為 1480 平方米 (約)。現有洗手間高度為 1 層/3 米，覆蓋面積為 12 平方米 (約)。擬議填土面積約為 115 平方米 (約)，填土厚度約為 0.3 米的混凝土層。

該地點位於距離沙頭角公路 - 馬尾下約 18 米，並通過一條本地道路與其連接。擬議發展的作業時間為星期一至五上午九時至下午六時，並於星期六有偶爾的作業時間。星期日及公眾假期不會營業。

擬議發展的申請理據如下：

- 申請旨在提供貨倉以安置受古洞北及粉嶺北新發展區影響的作業；
- 申請人曾經致力尋找合適的搬遷地點；
- 申請地點並不屬於農業優先區範圍內。擬議發展不會妨礙「農業」地帶的長規劃意向，且於同一分區計劃大綱核准圖的「農業」地帶亦已有相關申請曾被批准；及
- 擬議發展亦不會對交通、視覺、景觀、渠務和環境造成不利影響。

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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# 1 INTRODUCTION

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## 1.1 The Application

- 1.1.1 This planning application is submitted to the Town Planning Board (“**the Board**”) for Proposed Temporary Warehouse (excluding dangerous goods godown) and Associated Filling of Land for a Period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Lot 1828 (Part) in D.D. 76, Ma Mei Ha (**Figure 1**) (hereinafter referred to as the “**Application Site**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The proposed development is intended to accommodate existing operation affected by the Kwu Tung North and Fanling North Development Area (**Appendix 1 - Letter from the Lands Department X14/143-150**). The affected business operator has authorized the applicant to handle relevant planning and land matters for the proposed development in the application site. Upon obtaining the necessary approval, the proposed development will serve the affected business operation (**Appendix 2 - Authorization Letter from International Marble Works Co., Ltd**). An enquiry form “Assistance to Brownfield Operations Affected by Government’s Land Resumption and Clearance for Government Project” has been submitted to the Development Projects Facilitation Office of the Development Bureau (Case Ref.: BF0304). According to DPFO/DevB’s replies on 14 February and 1 April 2025, in general, there are no major adverse comments on the proposed development from the preliminary consultation for departmental comments and DPFO/DevB has no objection on further plan to submit this planning application to the TPB for consideration. Details of the affected site can be found in **Appendix 3 - Details of the Affected Business**.
- 1.1.3 With the fast-paced development projects in the Northern Metropolis, the demand for supporting facilities has surged in the Northern Area of Hong Kong. Therefore, the Proposed Development caters to the government’s development plans in the area.
- 1.1.4 The Application Site, covering an area of about 1,125 m<sup>2</sup>, falls within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (“**the OZP**”) (**Figure 5**). The Application Site is currently occupied by a temporary golf training centre, which is the subject of a previously approved application (No. A/NE-LYT/822) for a period of three years with a validity up to 26.3.2027. The Application Site does not fall within the proposed Agricultural Priority Areas (“**APA**”) (**Figure 7**) designated by the Agriculture Fisheries and Conservation Department (“**AFCD**”).
- 1.1.5 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- 1.1.6 According to the Notes of the OZP for “AGR” zone, any filling of land, including that to effect a change of use to any of those specified or excluded 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 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

## **2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL**

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### **2.1 Site Location and Current Condition**

- 2.1.1 The Application Site, located at the Ma Mei Ha area, covers an area of about 1,125 m<sup>2</sup>. The Site is situated on the immediate east of Ma Mei Ha Leng Tsui the south of Sha Tau Kok Road – Ma Mei Ha, connecting to Ping Che Road and Heung Yuen Wai Highway. There is a brownfield operation to the east of the Site existed since year 1993 (**Figure 1**).
- 2.1.2 The Site is currently occupied by a temporary golf training centre, which is the subject of a previously approved application (No. A/NE-LYT/822) for a period of three years with a validity up to 26.3.2027.

### **2.2 Accessibility**

- 2.2.1 The Site is located about 18 meters from Sha Tau Kok Road – Ma Mei Ha and is connected to it by a local road. It provides quick connections to Heung Yuen Wai Highway and Ping Che Road, which will form the backbone of the road network in NTN New Town. The existing ingress and egress point is provided on the northern side of the Application Site and is approximately 8 metres wide. There are bus and minibus stops on Sha Tau Kok Road – Ma Mei Ha, with a total of five routes to Fanling Station. These stops are within a 5-minute walking distance from the Application Site.

### **2.3 Land Status**

- 2.3.1 The Application Site falls within the boundary of Lot No. 1828 in Demarcation District 76, Ma Mei Ha, Fanling (“**the Lot**”) (**Figure 2**).
- 2.3.2 The subject lot is held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.06.2047. There is no user restriction in the lease apart from the standard non-offensive trade clause.
- 2.3.3 The Application Site had been approved for the use of temporary Golf Training Centre for a Period of 3 years from 2021. Before that, it had been erected with 2 single-storey structures for open storage for more than 10 years.

### **2.4 Surrounding Context**

- 2.4.1 The surrounding area of the Site is located in an area of rural inland plain landscape character comprising village houses, temporary structures, open storage use and vegetated areas. To the further north across Sha Tau Kok Road is Ma Mei Ha Public Toilet and a refuse collection point. To the immediate west is a vacant land within the same “AGR” zone with an approved planning application (Case No. A/NE-LYT/748) for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land. To the east is an approved Film Studios and Open Storage of Metals (Case No. A/DPA/NE-LYT/65). To the immediate south are agriculture greenhouse structure on hard paved land.

## 2.5 Proposed Site Configuration and Layout

- 2.5.1 The Application Site covers an area of about 1,125 m<sup>2</sup>. The Proposed Development will consist of a proposed 2-storey (no more than 13m) structure for warehouse purposes with a footprint of about 740 m<sup>2</sup> and a total GFA of about 1,480 m<sup>2</sup>. The Application Site also has an existing 1 storey (no more than 3m) washroom with a total GFA of about 12 m<sup>2</sup>. The loading/unloading activities will be conducted within the Site. A total of two loading/unloading bays will be provided for Light Goods Vehicles. No workshop activities will be conducted within the Application Site.

Parameters	Proposed Development
Site Area	About 1,125 sq.m.
No. of Structures	2
Covered Area	About 740 + 12 = 752 sq.m.
Maximum Height of Structure	13 m/ 2 storeys & 3m / 1 storey
Total GFA	About 1,480 + 12 = 1,492 sq.m.
Maximum Total Site Coverage	About 66.8%
Maximum Plot Ratio	About 1.3
No. of Parking Spaces for Light Goods Vehicles	2

- 2.5.2 The proposed structure will be built with aluminium frame and corrugated steel. Approximately 300 m<sup>2</sup> of land is proposed to be filled with a concrete layer of about 0.3 metre in thickness, in addition to the existing hard-paved area. The indicative layout plan of the Proposed Development is shown in **Figure 3** and the indicative land filling portion is shown in **Figure 4**.

## 2.6 Proposed Operation Arrangement

- 2.6.1 The Proposed Development will operate from 9:00 am to 6:00 pm from Monday to Friday and occasionally on Saturday. There will be no operation on Sunday and public holiday. During the operation hours, there will be an average of 2 staff on the Application Site, who will access the Application Site through public transportation.
- 2.6.2 The Proposed Development is intended solely for the storage of non-polluting and non-dangerous goods. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated. While the business operation in the affected site involves workshop activities, due to changing market conditions, the affected workshop activities has been relocated to Mainland China. The relocated business operation in the Application Site will be for storage purpose only and mainly serves Hong Kong market. While the affected site has a total GFA of about 1751 m<sup>2</sup>, after extensive site search for relocation, the Application Site with a total site area of about 1,125m<sup>2</sup> is considered as the only viable option so far. To avoid significant impact on the business operation due to the reduction in gross floor area, it is proposed to have a 2-storey structure with a total GFA of 1,480m<sup>2</sup>, in addition to the existing washroom structure, in the Application Site to accommodate the affected business operation.



- 2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.

### 3 PLANNING ASSESSMENT

#### 3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (**Figure 5**) (also known as the “OZP”). The planning intention of “AGR” zone is “*intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes*”.
- 3.1.2 According to the covering notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

S/NE-LYT/19

#### 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.

*(Source: Town Planning Board, HKSAR Government)*

- 3.1.3 According to the Notes of the OZP for “AGR” zone, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

- 3.1.4 Approval of this application on a temporary basis for a period of 3 years and associated filling of land would be complementary to the Northern Metropolis Development and would not jeopardize the long-term planning intention of the “AGR” zone. It also helps relocating existing operation to facilitate development process of the Kwu Tung North and Fanling North New Development Area.

## 3.2 Future Development in the New Territories North

- 3.2.1 According to “Hong Kong 2030+ Study”<sup>1</sup>, the Northern Metropolis Development Strategy involves four major zones in the Northern area of Hong Kong namely ‘High-end Professional Services and Logistics Hub’, ‘I&T Zone’, ‘Boundary Commerce and Industry Zone’ and ‘Blue and Green Recreation, Tourism and Conservation Circle’ which contribute to integration between Hong Kong and other cities in Greater Bay Area, the economic growth, innovation and technology, tourism as well as expansion of transport infrastructure, etc. Being the second economic engine of Hong Kong, the expansion in business and investment opportunities in the Northern Metropolis ensures long-term growth and enhances the overall competitiveness of Hong Kong.
- 3.2.2 The Application Site is situated next to the New Territories North (NTN) New Town, which is a part of Northern Metropolis Development Strategy. In addition to housing development in NTN New Town, a diverse range of economic activities has been proposed, such as industrial uses, innovative and technology, commercial/business and modern logistics. It is expected to accommodate an approximate population of at least 200,000 and generate about 130,000 job opportunities. The vision for the New Town entails creating a thriving and dynamic hub that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.
- 3.2.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. In regard to the future development of NTN, it is important to make efficient use of land to provide warehouses, with a view to supporting the anticipated storage/logistic needs arising from such development.

## 3.3 Similar Approved Applications for Warehouse and Open Storage

- 3.3.1 There are 4 similar applications (including renewal of planning approvals) approved by the Town Planning Board from 2017 to 2025 which fall within “AGR” zone of the Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan for Temporary Warehouse uses.

Application No.	Applied Use	Decision
A/NE-LYT/631	Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 14 July 2017

<sup>1</sup> Planning Department as at October 2021

[https://www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/hk2030plus/document/2030+\\_booklet.pdf](https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf)

Application No.	Applied Use	Decision
A/NE-LYT/804	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27 October 2023
A/NE-LYT/731	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18 September 2020
A/NE-LYT/816	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 16 January 2024

### 3.4 Drainage Consideration

- 3.4.1 The Application Site is served by an existing drainage system running along the site. The existing drainage condition and pattern of the area will not be altered. The surface run-off of the Application Site will be discharged directly into the existing drainage including catch pits and U-channels of in the site.
- 3.4.2 Considering the intended use is solely for the intended purposes, the proposed development is not anticipated to have any detrimental effects on drainage. Thus, the Proposed Development will not cause any adverse drainage impact onto the area.

### 3.5 Traffic Consideration

- 3.5.1 The Proposed Development comprises a total of 2 LGV loading/unloading bay. Sufficient manoeuvring space will be provided to ensure sufficient turning space for LGVs (see **Figure 6 - Swept Path Plan**). Only an average of 2 staff members will be arriving at the Application Site for operation. They will commute by public transport. There are bus and minibus stops on Sha Tau Kok Road – Ma Mei Ha, containing a total of 5 routes to Fanling Station, is within 5 minutes walking distance from the Application Site.
- 3.5.2 The ingress/egress (with a gate installed) located at the northern area of the Application Site is about 8.3m wide, which allows the vehicles to access to/from the local access road at the north of the site. Queuing up of vehicles at the ingress/egress is not anticipated with the provision of loading and unloading bays in the Application Site. Measures, such as opening of the gate prior to the arrival of vehicles, shall be implemented to avoid queuing of vehicles outside the Application Site.
- 3.5.3 It is estimated that there will only be 2 roundtrips of Light Goods Vehicle per peak operation hour for the commuting and delivery of materials 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.

Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Light Goods Vehicle	2	2

### *Pedestrian Safety Measures*

- 3.5.4 Appropriate road signs will be posted at the ingress/egress of the Application Site to remind drivers and road users to exercise extra caution and to be more attentive to surroundings, preventing potential traffic accidents.

### **3.6 Environmental Consideration**

- 3.6.1 As the Proposed Development accommodates storage of non-polluting and non-dangerous goods, it is not expected to generate any contaminated waste or pollution.
- 3.6.2 The Applicant will follow the relevant mitigation measures and requirements in the latest *"Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites"* to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happening. No adverse environmental impact is anticipated.
- 3.6.3 The Applicant will preserve the iron-sheet wall surrounded the Application Site to act as barrier to minimise any potential adverse environmental impact to nearby residents. In addition, the operation hour will be between 9:00 a.m. and 6:00 p.m. from Monday to Friday, with occasional operations on Saturday. There will be no operation on Sunday and public holiday.
- 3.6.4 The Proposed Development will preserve an existing washroom. The washroom was built some twenty years ago and a septic tank and soakaway system were constructed for sewage disposal. The washroom has been renovated in 2021 and regular maintenance will be provided to the existing septic tank to treat the sewage from the Application Site (see **Appendix 5 - Photos of Washroom and Septic Tank**).

### **3.7 Visual and Landscape Compatibility**

- 3.7.1 The Application Site is situated in rural area which are surrounded by brownfield operation, residential dwellings and temporary structures. Nevertheless, there is a minimum distance of at least 60 meters between the Application Site and the nearest dwelling, ensuring no impact on the existing environment. In addition, there are two existing trees near the site entrance which help soften the building footprint of the proposed development. The existing iron-sheeted wall erected alongside the Application Site will be remained after the construction of the proposed warehouse. Therefore, no adverse visual impact is anticipated.

## **4 PLANNING MERITS & JUSTIFICATIONS**

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- 4.1 **To facilitate the relocation of the business premises affected by the KTN/FLN NDA development**
- 4.1.1 With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse sites in Northern New Territories and North Eastern New Territories have been / will be resumed by the Government for development of New Development Areas/public works in the near future.

The shortage of warehouse sites has already become a key economic and logistics issue concerning the whole territory.

4.1.2 The current application intends to facilitate the relocation of the affected business premises in Kwu Tung North / Fanling North New Development Areas (formerly on Lots 758, 759 S.B, 761 S.B, and 762 S.B in D.D. 95, Kwu Tung, Sheung Shui, New Territories), which were reverted to the Government due to land resumption and to pave way for the development of the Kwu Tung North / Fanling North New Development Areas (KTN/FLN NDA). Further information of the affected business can be found in **Appendix 3 - Details of the Affected Business**. An enquiry form "Assistance to Brownfield Operations Affected by Government's Land Resumption and Clearance for Government Project" has been submitted to the Development Projects Facilitation Office of the Development Bureau (Case Ref.: BF0304). In general, there are no major adverse comments on the proposed development from the preliminary consultation for departmental comments and DPFO/DevB has no objection on further plan to submit this planning application to the TPB for consideration.

4.1.3 The affected business premises have been in operation for years in the New Territories. According to the implementation programme, the affected premises falls within the land resumption limit for the Remaining phase development of the KTN/FLN NDA. Therefore, the application can support the desperate relocation of affected business and the implementation of the Remaining phase development of the KTN/FLN NDA. While the workshop activities of the affected business has been relocated to Mainland China due to market conditions and business considerations, warehouse for storage of products in the application site is critical to the continuation of providing quality products to the local market.

## 4.2 Applicant's effort in identifying suitable site for relocation

4.2.1 Whilst the applicant has spent effort to relocate the affected business to alternative site. The alternative site is considered not suitable due to various issues. Comparison of the application site and alternative site is as follows:

	Application Site	Alternative Site 1	Alternative Site 2	Alternative Site 3
Location	Lot 1828 in D.D.76, Ma Mei Ha, New Territories	Various Lots in D.D.84, Hung Lung Hang, New Territories	Various Lots in D.D.83, Kwan Tei, New Territories	Lot 91 RP in D. D. 81, Man Uk Pin, New Territories
Site Area	About 1,125m <sup>2</sup>	About 3,763m <sup>2</sup>	About 945m <sup>2</sup>	About 1,660m <sup>2</sup>
Accessibility	Directly accessible from Sha Tau Kok Road (Ma Mei Ha)	Accessible from Ping Che Road via a local access	Connected to Sha Tau Kok Road - Lung Yeuk Tau through a local	Connected to Sha Tau Kok Road - Wo Hang through a local



	Application Site	Alternative Site 1	Alternative Site 2	Alternative Site 3
			road. However, part of the access is occupied by squatter, affecting vehicle access	road
Outline Zoning Plan	Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19	Approved Hung Lung Hang OZP No. S/NE-HLH/11	Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14	Approved Man Uk Pin Outline Zoning Plan No. S/ME-MUP/11
Zoning	"Agriculture"	"Agriculture"	"Open Storage"	"Agriculture"
Existing Condition	Generally hard-paved, fence-off and currently occupied by a temporary structure	Covered with vegetation and occupied by a temporary structure	Covered with vegetation and occupied by some squatters subject to land ownership dispute	Vacant and partly covered with vegetation
Surrounding Area	Mainly comprise village houses, temporary structures, open storage yards, active/fallow farmland and plant nursery	Mainly comprise tree clusters, woodland, active/fallow agricultural land and some temporary structures without brownfield operations	Mainly comprise village houses, temporary structures, open storage yards, active/fallow farmland and plant nursery	Mainly covered with trees and vegetation.  To the immediate northwest of the subject site are residential dwellings.
Suitability for Relocation	<u>Suitable</u> for relocation  - Not incompatible with the surrounding area  - Easily accessible	<u>Not suitable</u> for relocation  - Not compatible with the surrounding character	<u>Not suitable</u> for relocation  - Not accessible to major road network  - The site is subject to ownership dispute.	<u>Not suitable</u> for relocation  - Not compatible with the surrounding character  - Adverse traffic impact to local road

- 4.2.2 Given the length site-searching process and considering various factors including land use compatibility, environmental concerns and accessibility, the Application Site is considered a more suitable option for the relocation of the affected business comparing to the alternative site.

#### **4.3 Would not affect the Agricultural Priority Areas**

- 4.3.1 The Proposed Development is not located within the proposed Agricultural Priority Areas (APAs) as delineated by the Agriculture, Fisheries and Conservation Department (AFCD) (**Figure 6**). To support the sustainable development and industrial upgrading of the local agriculture sector, AFCD has proposed to designate certain high-quality farmland as APAs. Although the Site is situated in close proximity to the proposed APAs, it has not been included within their boundaries, indicating that it is either not considered suitable for agricultural purposes at present or has not been prioritised for agricultural preservation. As such, the Site is not regarded as quality farmland and its development is unlikely to pose significant adverse impacts on farmland conservation in Hong Kong. According to the FEEH Panel Paper<sup>2</sup>, for planning applications involving non-agricultural uses of farmland outside APAs, AFCD would generally not raise objections from an agricultural perspective.

#### **4.4 Would Not Jeopardize the Long-term Planning Intention**

- 4.4.1 Approval of the application on a temporary basis for a period of 3 years and associated filling of land would not jeopardize the long-term planning intention of the “AGR” zones. Optimizing the use of underutilized land resources for storage purposes can effectively cater the future development needs in the northern region.

#### **4.5 The Application Site is Unsuitable for Agricultural Rehabilitation**

- 4.5.1 Notwithstanding the Application Site falls within an area zoned “AGR”, the Application Site is unsuitable for agricultural rehabilitation. The Application Site has been used as open storage in the past for 13 years from 2005 to 2020, was later developed as temporary golf training centre from 2021 to 2024. The majority of the Application Site is either hard-paved or paved with artificial grass.
- 4.5.2 Having considered the long development history of the Application Site, the planning intention of “AGR” zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. In contrast, the Proposed Development in the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the brownfield operator affected by the government’s development plans.

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<sup>2</sup> FSEH Panel Paper

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

#### **4.6 Supported by Approvals of Similar Applications**

- 4.6.1 There were four similar applications of warehouse and/or open storage uses within the “AGR” zone of Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan approved with conditions on a temporary basis by the Rural and New Town Planning Committee in the past years. With the proximity of these planning approval for similar warehouse / open storage uses, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board.

#### **4.7 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

- 4.7.1 The Proposed Development is visually compatible with the surrounding environment, which is mainly composed of New Territories Exempted Houses, warehouses and temporary structures. The proposed development, with operational restrictions and the exclusion of workshop activities within the Application Site, is not anticipated to result in any adverse impact on the existing suburban landscape character. Hence, no adverse visual and landscape impact is anticipated.

#### **4.8 No Adverse Traffic Impact**

- 4.8.1 The Proposed Development will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is minimal with an estimation of less than 2 roundtrips per peak operation hour for Light Goods Vehicles. Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

#### **4.9 No Adverse Environmental Impact**

- 4.9.1 The Proposed Development will only accommodate storage of non-polluting and non-dangerous goods. No leakage of pollutant or contamination of water is anticipated.
- 4.9.2 The latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

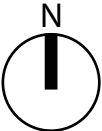
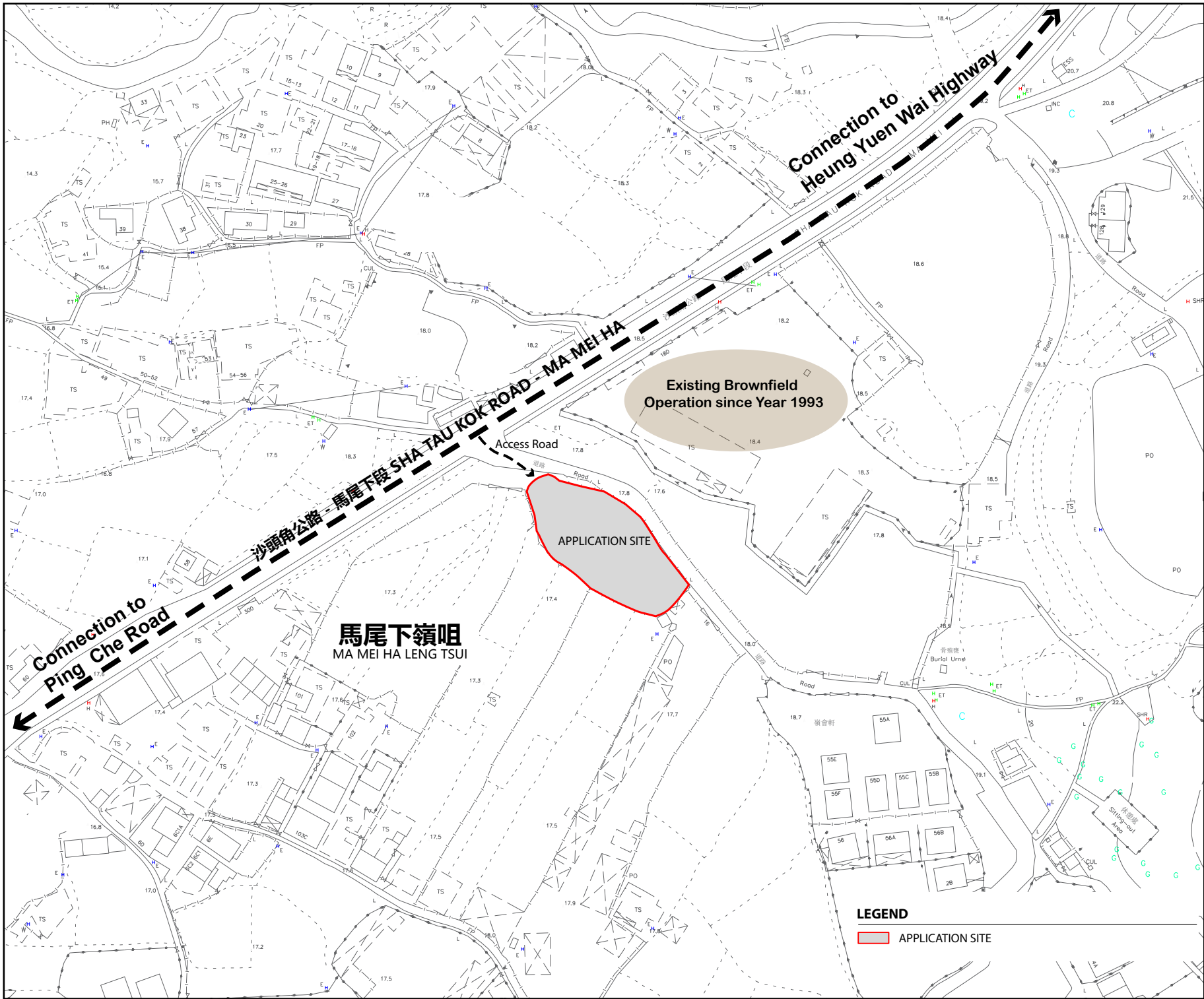
#### **4.10 No Adverse Drainage Impact**

- 4.10.1 The Proposed New Development in the Application will continue to use the existing drainage system. The existing drainage condition and pattern of the area will not be altered. Thus, no adverse drainage impact is anticipated.

## 5 CONCLUSION

---

- 5.1.1 The current application is intended to facilitate the relocation of the business premises in Kwu Tung, which will be affected by the land resumption for the development of the KTN/FLN NDA. The application site, situated near the distributor road Sha Tau Kok Road and adjacent to the planned industrial cluster within the NTN New Town, is considered suitable for the proposed temporary warehouse use. The warehouse is expected to support future development in NTN New Town.
- 5.1.2 Despite the fact that the Application Site falls within the “AGR” zone, active agricultural activities are not found at the Application Site, and the Application Site does not fall within the Agricultural Priority Areas. The planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently accompanied with warehouses, open storage sites and temporary structures, in which no interface problems will be arisen out of the proposed development. It will encourage optimization of the valuable land resources due to its locational and geographical advantages.
- 5.1.3 Given that similar applications for the same applied use have been approved by the Board within the “AGR” zone on the same OZP, therefore, approval of the current application would not set an undesirable precedent within the “AGR” zone.
- 5.1.4 No adverse impacts on the surrounding are anticipated based on the above assessments and the proposed development is also supported by local representatives (see **Appendix 4 - Supporting Letter from the Indigenous Representative**).
- 5.1.5 In view of the above, we respectfully seek the Board Members’ favourable consideration on this planning application.



**Proposed Development**

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**Site Location**

LOT 1828 (PART) IN D.D. 76, MA MEI HA, FANLING, NEW TERRITORIES

**Drawing Title**

LOCATION PLAN

**Scale**

1:1500 @ A4

**Drawing No.**

FIGURE 1



DEVELOPMENT PARAMETERS

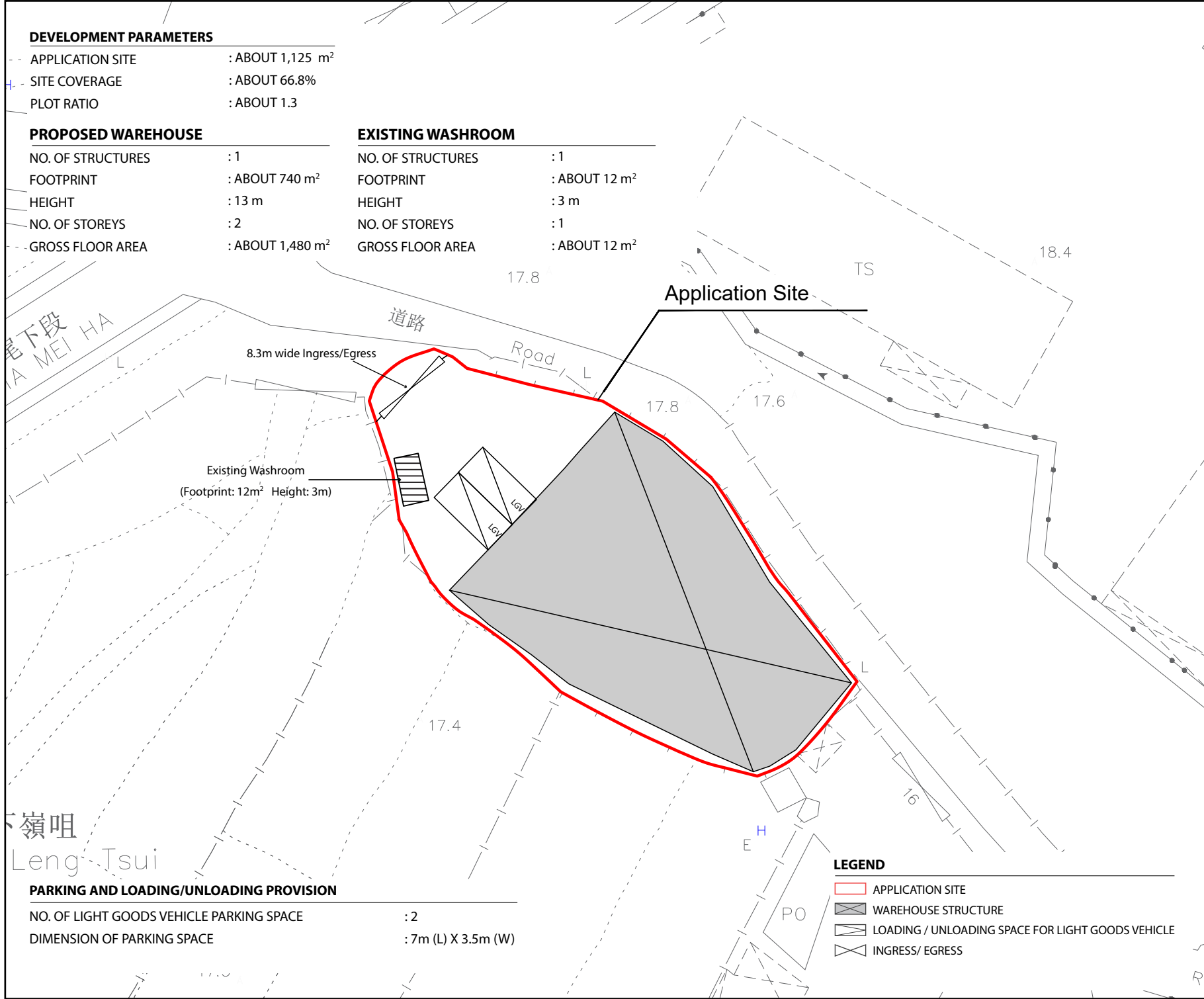
APPLICATION SITE	: ABOUT 1,125 m <sup>2</sup>
SITE COVERAGE	: ABOUT 66.8%
PLOT RATIO	: ABOUT 1.3

PROPOSED WAREHOUSE

NO. OF STRUCTURES	: 1
FOOTPRINT	: ABOUT 740 m <sup>2</sup>
HEIGHT	: 13 m
NO. OF STOREYS	: 2
GROSS FLOOR AREA	: ABOUT 1,480 m <sup>2</sup>

EXISTING WASHROOM

NO. OF STRUCTURES	: 1
FOOTPRINT	: ABOUT 12 m <sup>2</sup>
HEIGHT	: 3 m
NO. OF STOREYS	: 1
GROSS FLOOR AREA	: ABOUT 12 m <sup>2</sup>



Proposed Development

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS  
GODOWN) AND ASSOCIATED FILLING  
OF LAND FOR A PERIOD OF 3 YEARS

Site Location

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

Drawing Title

LAYOUT PLAN

Scale

1:500 @ A4

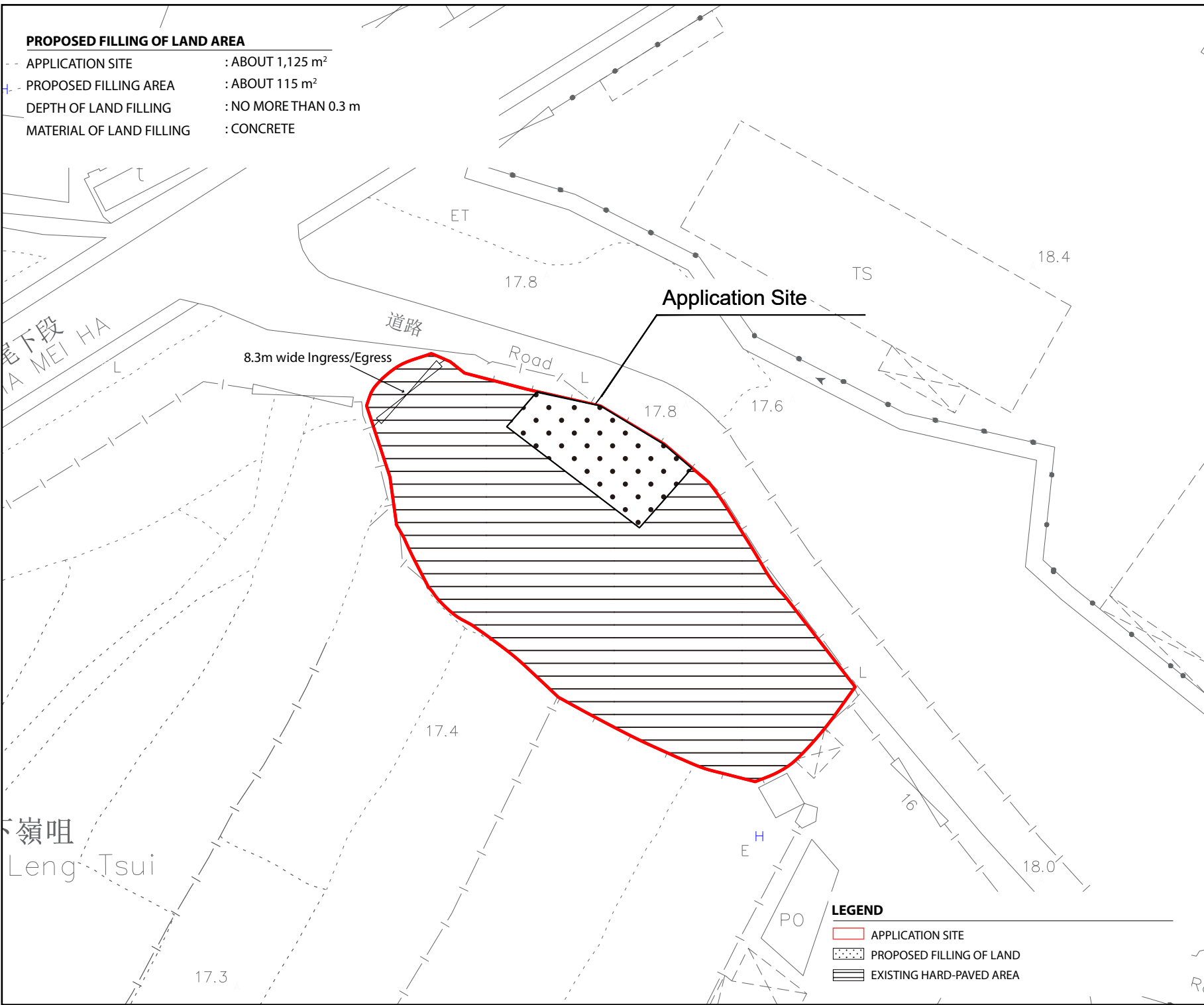
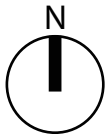
Drawing No.

FIGURE 3



**PROPOSED FILLING OF LAND AREA**

- APPLICATION SITE : ABOUT 1,125 m<sup>2</sup>
- PROPOSED FILLING AREA : ABOUT 115 m<sup>2</sup>
- DEPTH OF LAND FILLING : NO MORE THAN 0.3 m
- MATERIAL OF LAND FILLING : CONCRETE



**Proposed Development**

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS  
GODOWN) AND ASSOCIATED FILLING  
OF LAND FOR A PERIOD OF 3 YEARS

**Site Location**

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

**Drawing Title**

**FILLING OF LAND**

**Scale**

1:500 @ A4

**Drawing No.**

**FIGURE 4**

APPLICATION SITE	: ABOUT 1,125 m <sup>2</sup>
OUTLINE ZONING PLAN	: S/NE-LYT/19
ZONING	: AGR



**S/NE-TKL/14**

Pak Tin  
New Village

AGR

**AGR**

APPLICATION SITE

GB

**S/NE-LYT/19**

Proposed Development

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS  
GODOWN) AND ASSOCIATED FILLING  
OF LAND FOR A PERIOD OF 3 YEARS

## Site Location

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

Drawing Title

# ZONING PLAN




Scale

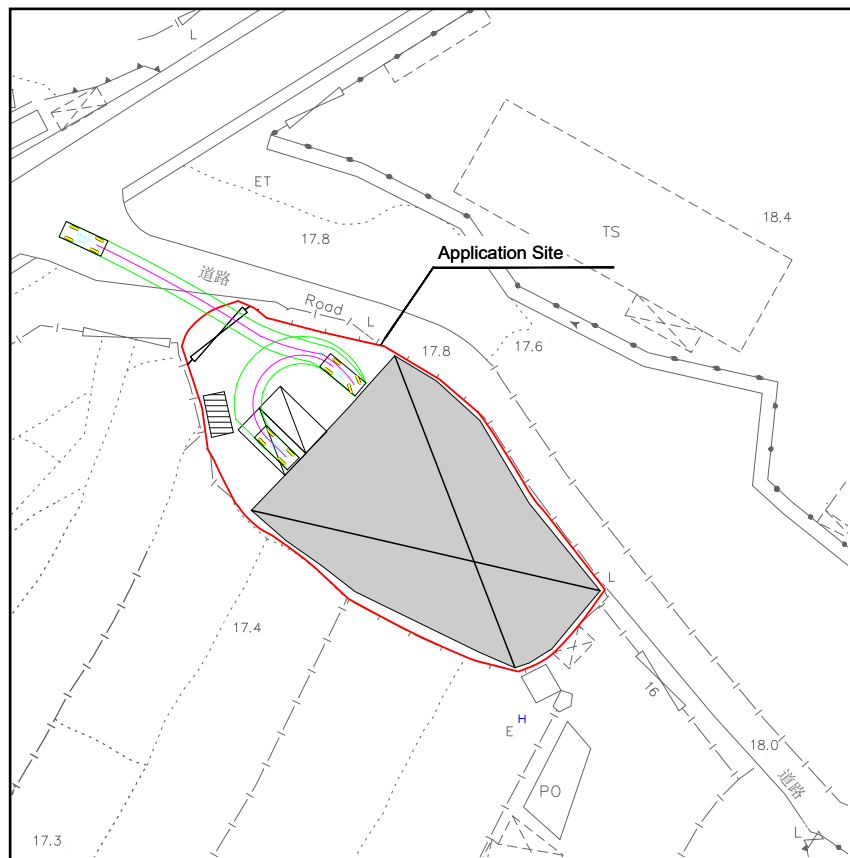
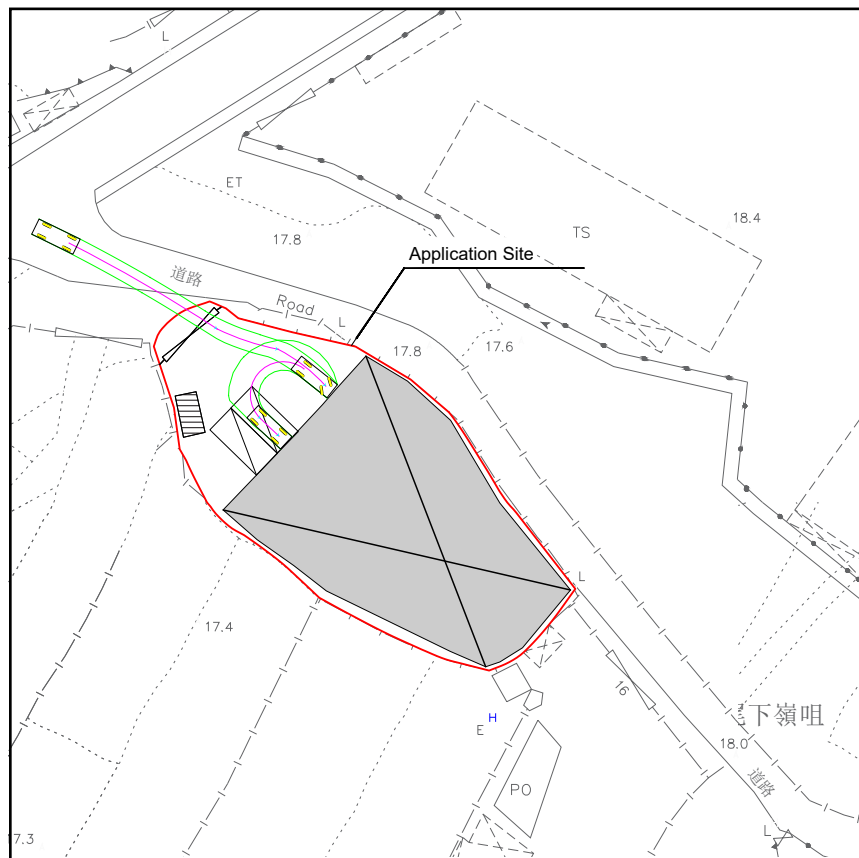
1:1500 @ A4

Drawing No.





FIGURE 5

## LEGEND

-  APPLICATION SITE  
 OUTLINE ZONING PLAN BOUNDARY  
 ZONING BOUNDARY



#### LEGEND

-  APPLICATION SITE
-  WAREHOUSE STRUCTURE
-  LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE
-  INGRESS/ EGRESS

#### Proposed Development

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS  
GODOWN) AND ASSOCIATED FILLING  
OF LAND FOR A PERIOD OF 3 YEARS

#### Site Location

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

#### Drawing Title

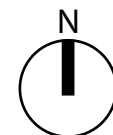
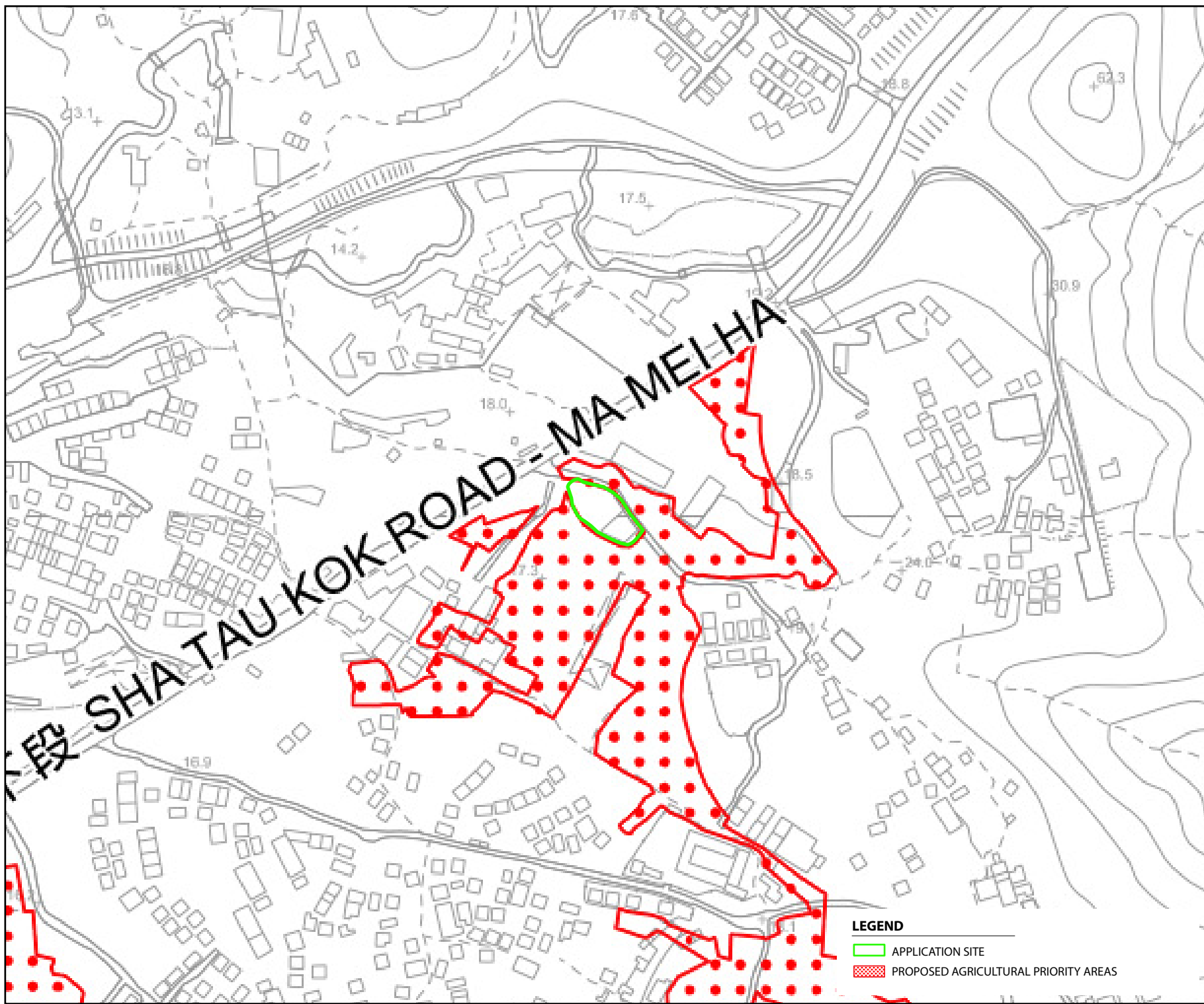
SWEPT PATH ANALYSIS

#### Scale

-

#### Drawing No.

FIGURE 6



**Proposed Development**

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS  
GODOWN) AND ASSOCIATED FILLING  
OF LAND FOR A PERIOD OF 3 YEARS

**Site Location**

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

**Drawing Title**

PROPOSED AGRICULTURAL PRIORITY  
AREAS WITHIN MA MEI HA

**Scale**

-

**Drawing No.**

FIGURE 7

**LEGEND**

 APPLICATION SITE

 PROPOSED AGRICULTURAL PRIORITY AREAS

## Appendix 1 – Letter from the Lands Department X14/143-150

電話 Tel: 3547 0722  
圖文傳真 Fax: 3547 0756  
電郵地址 Email: lep2@landsd.gov.hk  
本署檔號 Our Ref: (15) in LD NDA/POL/8/1/335  
來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

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

新界上水龍琛路39號上水廣場15樓1501至1510室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landso.gov.hk

香港灣仔  
駱克道387號裕安商業大廈  
19樓A-B室  
國際雲石有限公司  
(經辦人：何敏兒、周小姐)

郵寄及現場張貼

何敏兒、周小姐：

古洞北／粉嶺北新發展區餘下階段發展

丈量約份第95約地段第758號、  
第759號B分段、第761號B分段、  
及第762號B分段

露天／戶外業務清拆編號：X14/143-150

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。  
根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格  
後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年3月14日或之前向本辦事處提供下列文件（如適  
用）的副本，以便評核你／你們／貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證  
(c) 香港公司註冊證書
- (2) 有關業務在2014年1月16日至今的營運單據：
  - (a) 報稅單或繳稅單 (b) 營業損益表
  - (c) 火險保單單據 (d) 僱員保險單據
  - (e) 器材保養單據 (f) 商業登記證

(g) 供電單據  
(i) 供水單據

<sup>2</sup>  
(h) 電話單據  
(j) 資訊服務單據

(3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電：3547 0722與本信代行人聯絡。

地政總署  
總產業測量師／新發展區  
(張偉綸 代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

LOT NOS 761S.B(PART) & 762S.B.(PART) IN DD95 SHEK TSAI LENG KWU  
TUNG NT

2024年2月29日

## Appendix 2 – Authorization Letter from International Marble Works Co., Ltd

Date: 15 May 2025

Land Plus Development Consultancy Limited  
Unit A, 11/F,  
Tai Ping Industrial Centre Block 2,  
55 Ting Kok Road, Tai Po, N.T.,  
Hong Kong

Dear Sir/ Madam,

**Authorization Letter for S16 Planning Application in  
Lot 1828 in D.D. 76, Ma Mei Ha, Fanling, New Territories ("the subject site")**

We are the businessowner of the brownfield operation in DD95 Lot 758, DD95 Lot 759SB, DD95 Lot 761SB and DD95 Lot 762SB ("the affected site") affected by the government's land resumption and clearance work for Kwu Tung North/Fanling North New Development Areas (see attached "Letter from LandsD X14/143-150").

We hereby authorize *WAI Siu Kan* and *Wong Ho Chu, Silvia* ("the applicant") to handle the land and planning matters for a "Proposed Temporary Warehouse (excluding dangerous goods) and Associated Filling of Land for a Period of 3 Years" (S16 Planning Application and STW Application) in respect to the subject site on our behalf.

We understand that the applicant agreed that the proposed development at the subject site is intended to accommodate our business operation previously in the affected site.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**INTERNATIONAL MARBLE WORKS CO., LTD.**  
**國際雲石有限公司**

  
\_\_\_\_\_  
Authorized Signature(s)

\_\_\_\_\_  
International Marble Works Co., Ltd

Attachment: Letter from LandsD X14/143-150



### Appendix 3 - Details of the Affected Business Premises

Company Name: International Marble Works Co., Ltd  
國際雲石有限公司

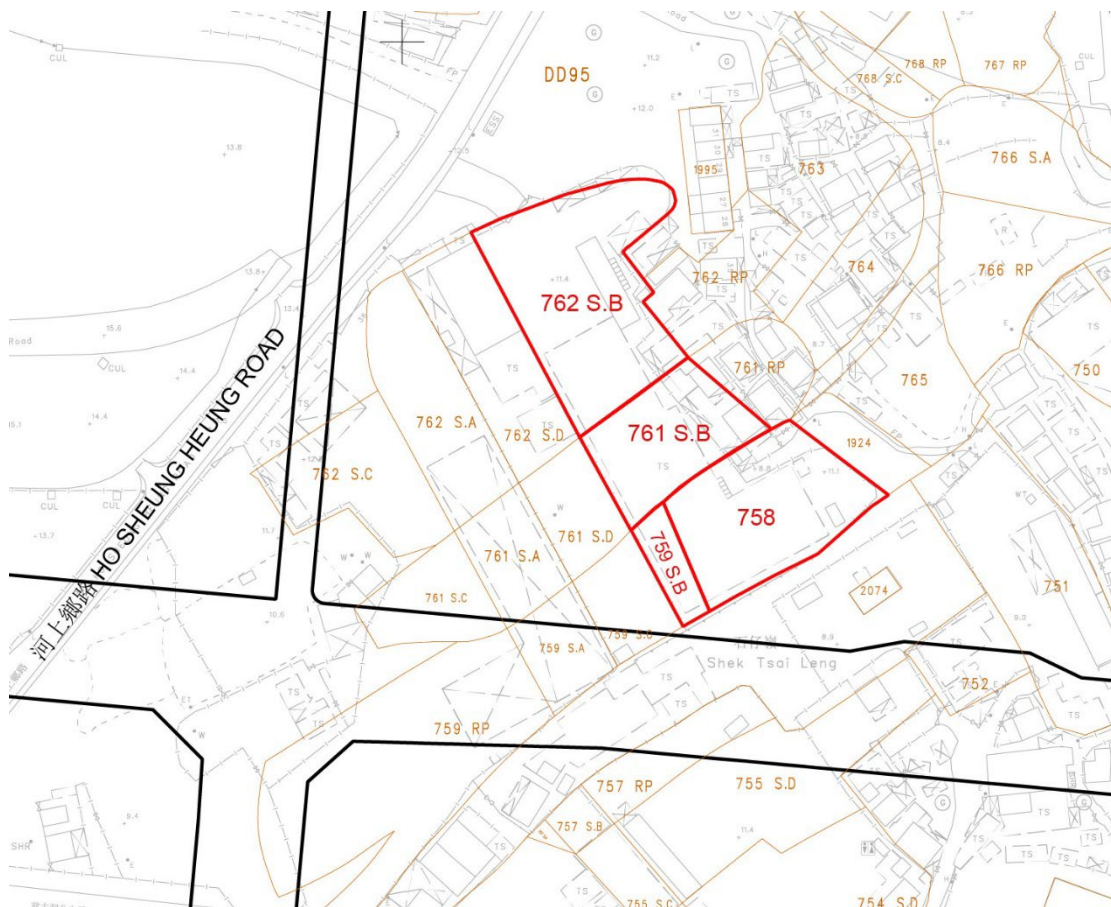
#### Details of the Affected Business Premises

Location: Lots 758, 759 S.B, 761 S.B, and 762 S.B in D.D. 95, Kwu Tung, Sheung Shui, New Territories

Use of Premises: Cutting workshop, storage Warehouse and Ancillary Office

Site Area: about 3,298 sqm

Floor Area Stated in the STW: 1,751 sqm



Location Plan of Lots Housing Affected Business Premises



Source: Google Map



Source: Google Map



香港北角渣華道 333 號  
北角政府合署15樓  
城市規劃委員會

敬啟者：

新界馬尾下丈量約份第 76 約地段第 1828 號(部分),  
用作臨時貨倉(不包括危險品)及相關填土工程(為期3年)的規劃申請

---

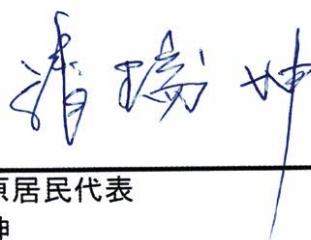
本人為嶺咀原居民代表。知悉標題地段正向 貴會申請用作臨時貨倉(不包括危險品)及相關填土工程(為期3年)以安置受北部都會區發展收地影響的作業者, 現特致函支持是次申請。

標題地段毗鄰嶺咀路, 並連接沙頭角公路 - 馬尾下段及香園圍公路。標題地段距離沙頭角公路 - 馬尾下段不足20米車程並且擬議發展只包括兩個輕型貨車上落位置。基於以上因素, 標題地段的地理位置合適用作臨時貨倉同時不會對村民使用嶺咀路造成影響。

本人所對馬尾下環境十分熟悉。申請地點的東面、北面沿沙頭角公路 - 馬尾下段均有棕地作業用途。申請地點距離南面嶺會軒的最近的住宅有超過60米距離。相信擬議發展不會對週邊環境造成明顯影響。

北部都會區發展在香港未來有不可或缺之地位。除了為新發展區帶來動力之外, 亦可帶動鄰近地區經濟發展, 豐富民生活動, 為廣大市民(包括嶺咀的鄉民)帶來更好的生活。

原居民代表一向重視民生, 作為政府與鄉民之間的橋樑。基於以上所提到之原因, 希望城規會批准是申請。



---

嶺咀原居民代表  
張瑞坤

2025年6月9日

## Appendix 5 - Photos of Washroom and Septic Tank



Photo taken on 1.11.2020



Photo taken on 4.3.2024



Photo taken on 27.3.2021



Photo taken on 4.3.2024



Photo taken 4.3.2024 – Existing septic tank

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

~~Copy~~ ~~Confidential~~

**Peter Pak Lun NGAN/PLAND**

---

寄件者: Avery  
寄件日期: 2025年07月09日星期三 9:05  
收件者: Peter Pak Lun NGAN/PLAND  
副本: Ryan Chi Kin HO/PLAND; Audrey Hiu Tung SOO/PLAND  
  
主旨: Re: Departmental Comments - A/NE-LYT/852  
附件: 20250708\_LYT852\_RtoC\_T.pdf

Dear Peter,

Attached please find the RtoC for your consideration.

Thank you and best regards,  
WAI Che Hong, Avery

## Response-to-Comment

### Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” zone Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling, New Territories (Application No. A/NE-LYT/852)

Departmental Comments	Applicant's Responses
<i>Comments from Development Bureau</i>	
1. Clarify their relationship with International Marble Works Co., Ltd.	<p>The Applicants are the registered land owners of the relocation site for International Marble Works Co., Ltd.</p> <p>International Marble Works Co., Ltd will be the tenant of the subject site if the planning application is approved.</p>
2. Reason for not submitting the application under the name of International Marble Works Co., Ltd.	<p>It is agreed between the land owners and tenant that the land owners will be responsible for the planning application and short-term waiver (STW) application of the proposed development. The Applicant will also be responsible for the follow up works and costs related to the planning and STW application (i.e. works related to the planning approval conditions and STW fee). Please refer to <b>Appendix I – Authorization Letter by International Marble Works Co., Ltd.</b></p>
3. To provide an undertaking that the site will be used by International Marble Works Co., Ltd. if approved	<p>Please refer to the attached <b>Appendix II – Undertaking Letter by Applicants.</b></p>
<i>Comments from Transport Department</i>	
1. The applicant should advise the dimensions of the driveway in the Site.	<p>The minimum width of the driveway within the site is 3.0m.</p>
2. The applicant shall advise the dimensions of vehicle used in swept path analysis.	<p>The dimensions of the light goods vehicle adopted are as follows:</p> <ul style="list-style-type: none"> <li>• <b>Overall length:</b> 5,265 mm</li> <li>• <b>Overall width:</b> 1,950 mm</li> </ul>

Departmental Comments	Applicant's Responses
3. The applicant shall supplement swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering the subject site from Sha Tau Kok Road and leaving the Site to Sha Tau Kok Road from each loading/unloading space.	Please refer to the updated <b>Figure 6 - Swept Path Analysis Plan</b> .
4. The vehicular access between the subject site and Sha Tau Kok Road is no managed by TD. The applicant should seek comment from the responsible party.	Noted.

## **Appendix I – Authorization Letter by International Marble Works Co., Ltd.**

Date: 15 May 2025

Land Plus Development Consultancy Limited  
Unit A, 11/F,  
Tai Ping Industrial Centre Block 2,  
55 Ting Kok Road, Tai Po, N.T.,  
Hong Kong

Dear Sir/ Madam,

**Authorization Letter for S16 Planning Application in  
Lot 1828 in D.D. 76, Ma Mei Ha, Fanling, New Territories ("the subject site")**

We are the businessowner of the brownfield operation in DD95 Lot 758, DD95 Lot 759SB, DD95 Lot 761SB and DD95 Lot 762SB ("the affected site") affected by the government's land resumption and clearance work for Kwu Tung North/Fanling North New Development Areas (see attached "**Letter from LandsD X14/143-150**").

We hereby authorize *WAI Siu Kan* and *Wong Ho Chu, Silvia* ("the applicant") to handle the land and planning matters for a "Proposed Temporary Warehouse (excluding dangerous goods) and Associated Filling of Land for a Period of 3 Years" (S16 Planning Application and STW Application) in respect to the subject site on our behalf.

We understand that the applicant agreed that the proposed development at the subject site is intended to accommodate our business operation previously in the affected site.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**INTERNATIONAL MARBLE WORKS CO., LTD.**  
**國際雲石有限公司**

  
\_\_\_\_\_  
Authorized Signature(s)

\_\_\_\_\_  
International Marble Works Co., Ltd

Attachment: Letter from LandsD X14/143-150



## **Appendix II – Undertaking Letter by Applicants**

Date: 15 May 2025

International Marble Works Co., Ltd  
Flat A & B, 19/F  
Yue On Comm. Bldg.,  
385 - 387 Lockhart Road, Wanchai,  
Hong Kong


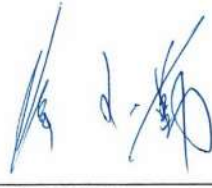
Dear Sir/ Madam,

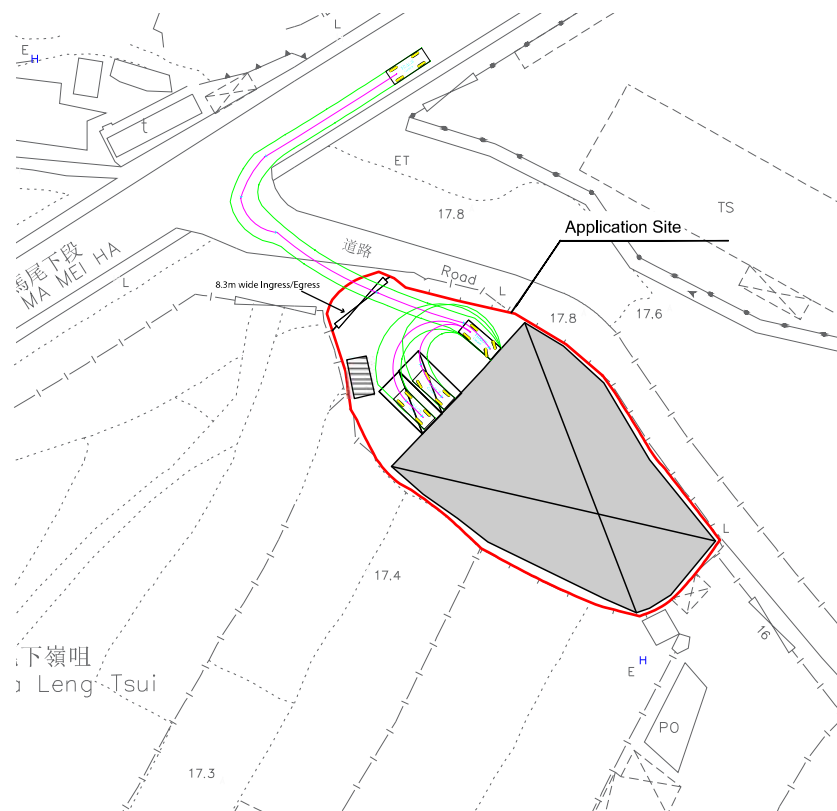
Undertaking Letter for S16 Planning Application and STW Application in  
Lot 1828 in D.D. 76, Ma Mei Ha, Fanling, New Territories

We, Mr. WAI Siu Kan and Ms. WONG Ho Chu, Silvia, the registered landowners of the subject land lot hereby undertake and commit to handle the land and planning matters (S16 Planning Application and STW Application) for a "Proposed Temporary Warehouse (Excluding Dangerous Goods) and Associated Filling of Land for a Period of 3 Years" in respect to the captioned land lot for the relocation of International Marble Works Co., Ltd. If the applications are approved, the subject site will be used by International Marble Works Co., Ltd.

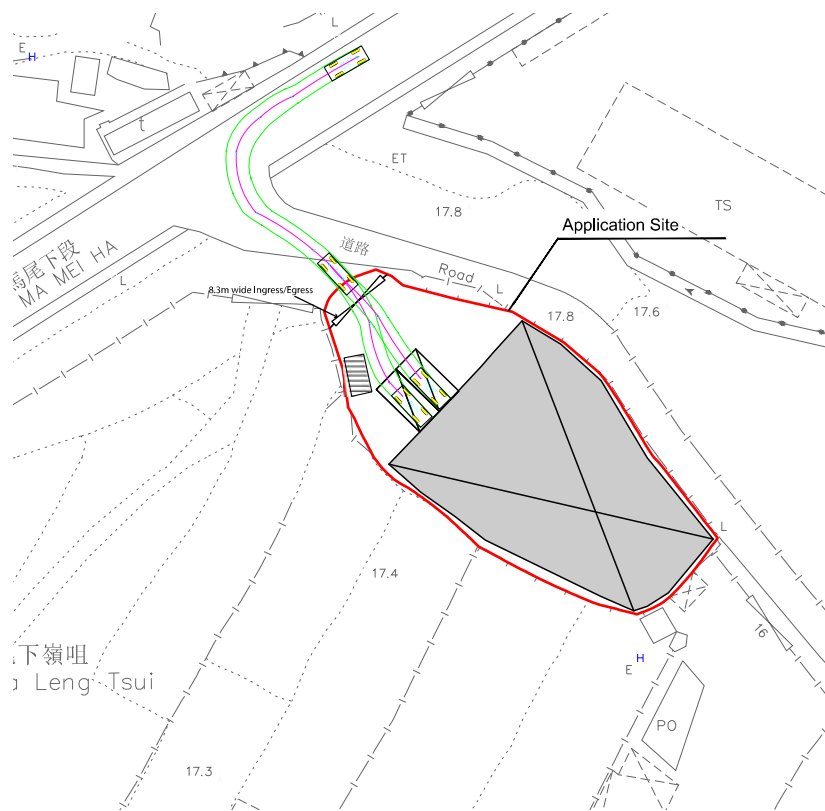
Thank you for your kind attention.

Yours faithfully,

  
\_\_\_\_\_  
\_\_\_\_\_







FROM SHA TAU KOK ROAD TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO SHA TAU KOK ROAD

#### LEGEND

-  APPLICATION SITE
-  WAREHOUSE STRUCTURE
-  LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE
-  INGRESS/ EGRESS

#### Proposed Development

PROPOSED TEMPORARY WAREHOUSE  
(EXCLUDING DANGEROUS GOODS) AND  
ASSOCIATED FILLING OF LAND FOR A  
PERIOD OF 3 YEARS

#### Site Location

LOT 1828 (PART) IN D.D. 76, MA MEI HA,  
FANLING, NEW TERRITORIES

#### Drawing Title

SWEPT PATH ANALYSIS

#### Scale

-

#### Drawing No.

FIGURE 6

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

**Peter Pak Lun NGAN/PLAND**

---

寄件者: Avery  
寄件日期: 2025年07月15日星期二 13:02  
收件者: Peter Pak Lun NGAN/PLAND  
副本: Ryan Chi Kin HO/PLAND; Audrey Hiu Tung SOO/PLAND; Johnny Chung Yin  
LAM/PLAND; Wai Adrian; icy  
主旨: Re: Departmental Comments - A/NE-LYT/852  
附件: 20250715\_LYT852\_RtoC 2\_aw.pdf

Dear Peter,


Please find the attached RtoC table responding to departmental comments in your emails dated 11.7.2025 and 15.7.2025.

Thank you and best regards,  
Avery WAI

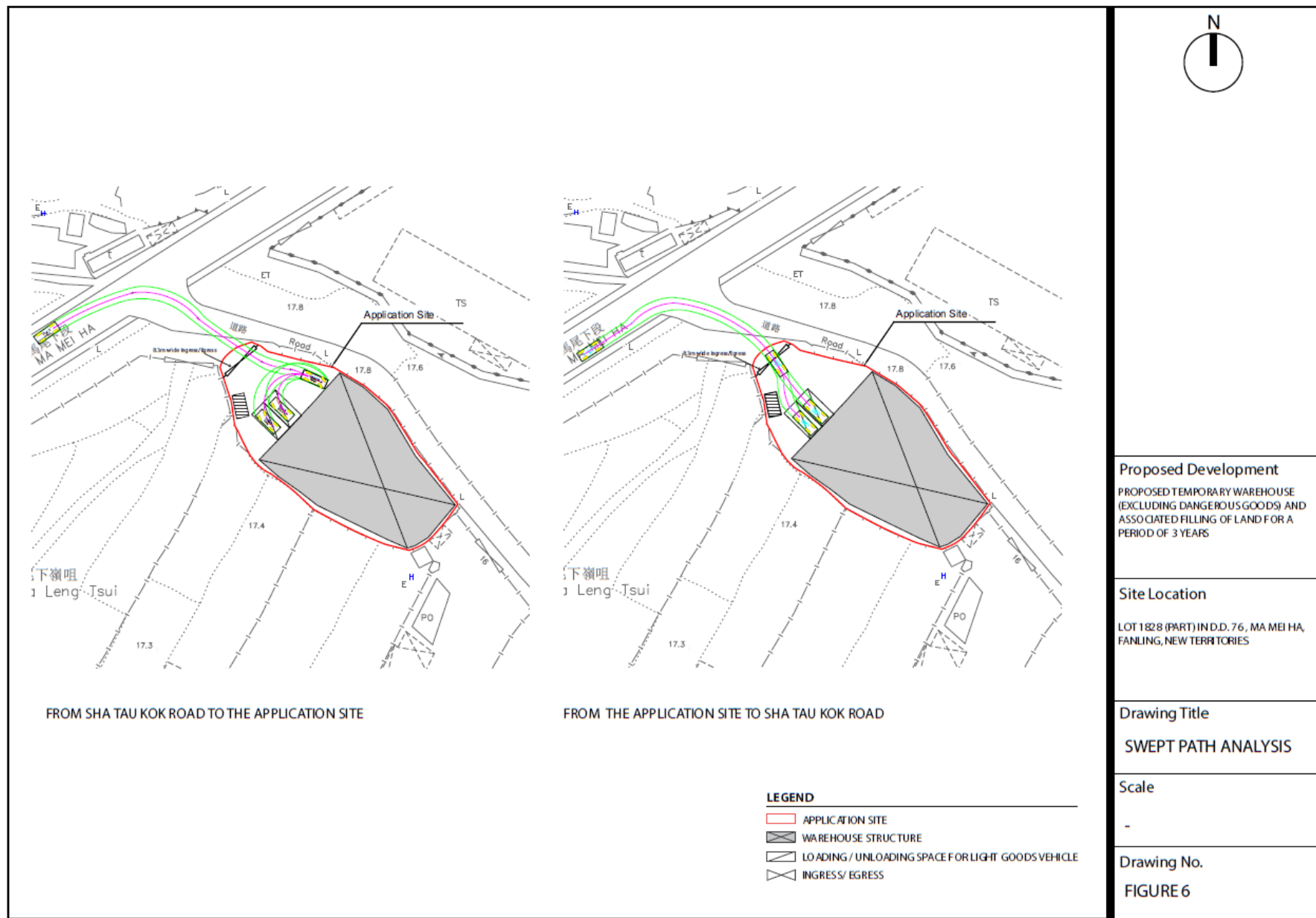
## Response-to-Comment

### Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in “Agriculture” zone Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling, New Territories (Application No. A/NE-LYT/852)

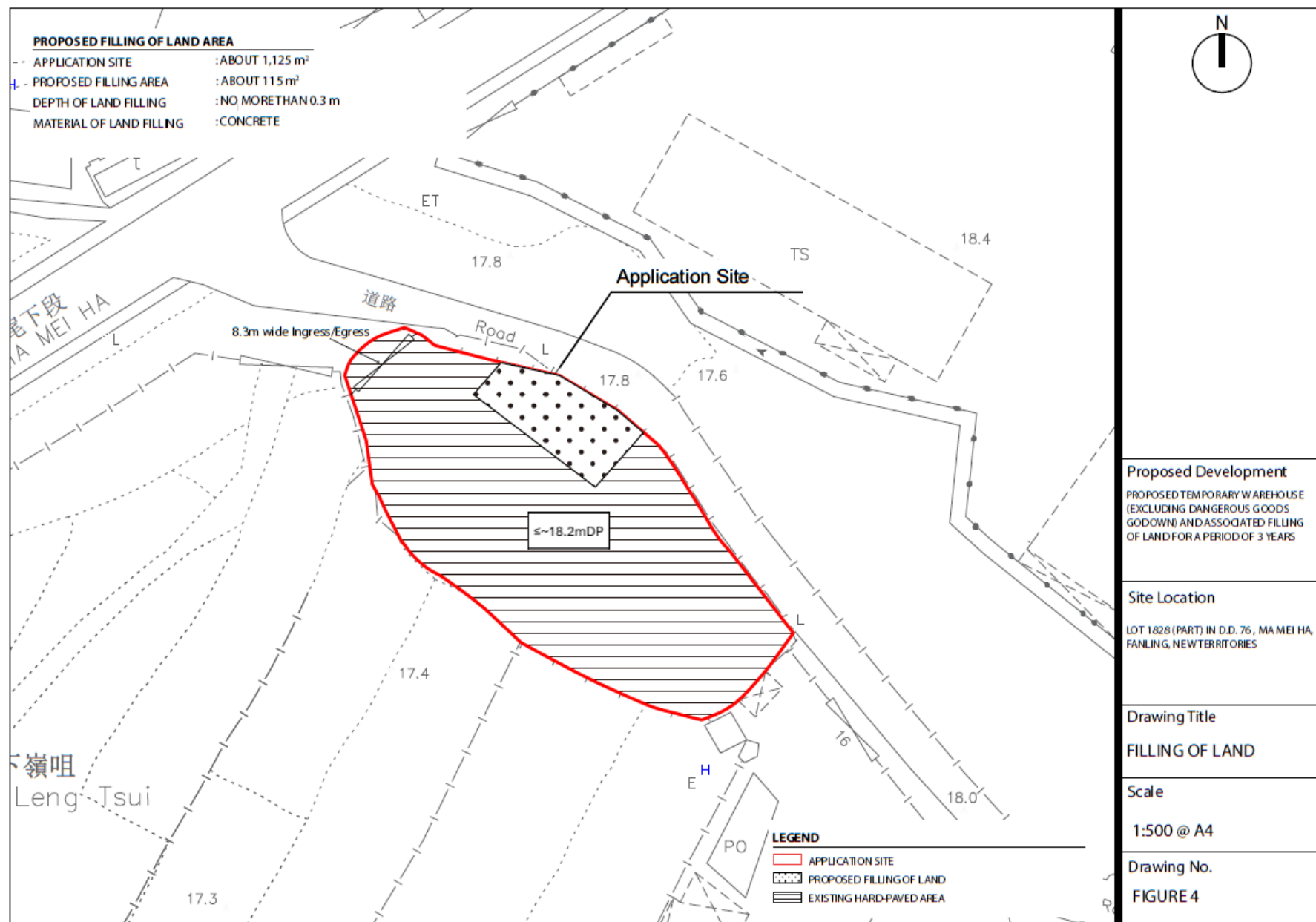
Departmental Comments	Applicant's Responses
<i>Comments from Transport Department</i>	
1. The applicant shall clarify whether light goods vehicles with larger dimensions will be travel inside the application site (the Site).	The dimensions of the two light goods vehicles of the operator are identical to the one adopted in the swept path analysis. There shall be no light goods vehicles with larger dimensions traveling inside the Site.
2. The applicant shall supplement swept path analysis to show the satisfactory maneuvering of vehicles entering the subject site from Sha Tau Kok Road northbound and exiting the Site to Sha Tau Kok Road southbound.	Please refer to the attached <b>Figure 6 Swept Path Analysis</b> for your reference.
<i>Comments from Agriculture, Fisheries and Conservation Department</i>	
The Site falls within the “Agriculture” zone and is generally vacant or abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	The Site has not been used for agricultural purpose at least since 1993. The Site is also not falling within the Agricultural Priority Areas. Considering the above, the rehabilitation potential of the Site is comparatively much lower than the surrounding areas.
<i>Comments from the Sha Tin, Tai Po and North District Planning Office of Planning Department</i>	
1. Please clarify if any workshop activities are still taking place at the original premise in Kwu Tung, Sheung Shui.	Workshop activities are no longer taking place at the original premise in Kwu Tung, Sheung Shui.

Departmental Comments	Applicant's Responses
<p>2. Please specify what type of good(s)/product(s) will be stored within the application site (the Site).</p>	<p>Marble products will be stored within the Site. Please refer to the reference photos below:</p> 
<p>3. Please confirm if the open area at the northwest part of the Site is solely for loading/unloading and circulation purposes.</p>	<p>Please be confirmed that the open area at the northwest part of the Site is solely for loading/unloading and circulation purposes.</p>
<p>4. Please advise if dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be conducted on-site.</p>	<p>The proposed development at the Site is solely for storage purpose only. No workshop activities will be carried out on-site.</p>
<p>5. Please advise if vehicle without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations will be allowed to be parked/stored at the Site</p>	<p>All vehicles entering and/or parked/store at the Site must have valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles).</p>
<p>6. Please advise the site formation level in term of mPD upon the filling of land, and reflect in the land filling plan as appropriate.</p>	<p>The existing site level is about 17.9mPD. As such, the site formation level upon the filling of land shall be about <math>\leq 18.2</math>mPD. Please refer to attached <b>Figure 4 – Land Filling Plan</b>.</p>
<p>7. Please advise the dimension of the existing iron-steel fencing (i.e. xx m in height).</p>	<p>The existing iron-steel fencing is about 2.5m in height.</p>

**Figure 6 – Swept Path Analysis**



**Figure 4 – Land Filling Plan**



**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-LYT/739	Proposed Temporary Golf Training Centre for a Period of 3 Years	26.3.2021
A/NE-LYT/822	Renewal of Planning Approval for Temporary Golf Training Centre for a Period of 3 Years	15.3.2024

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/93	Temporary open storage of construction materials for a period of 12 months	11.10.1996 (on review)	R1 to R3

**Rejection Reasons**

- R1. The applied use was not in line with the planning intention of the “Agriculture” zone for the area that was to retain and safeguard good agricultural land for agricultural purposes. In this regard, there was no strong justifications to merit a departure from such planning intention even on a temporary basis.
- R2. The applied use was not compatible with the surrounding land uses which were predominantly rural and agriculture in character.
- R3. The approval of the application would set an undesirable precedent for other similar applications.



**Similar S.16 Applications within the same “Agriculture” zone  
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19  
in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-LYT/741 <sup>[1]</sup>	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles and Warehouse for Storage of Construction Materials for a Period of 3 Years	10.9.2021 [Revoked on 10.6.2023]
A/NE-LYT/816 <sup>[1]</sup>	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	24.5.2024

<sup>[1]</sup> Applications No. A/NE-LYT/816 and A/NE-LYT/741 are in the same site.

**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 Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- the private lot is covered by Short Term Waiver (STW) No. 1659 for the purpose of Golf Training Centre. No right of access via GL is granted under the STW; and
- his advisory comments are at **Appendix V**.

**2. Traffic**

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

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

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix V**.

**4. Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

## 5. **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;
- the Site is located in an area of rural inland plains landscape character comprising village houses/domestic structures, temporary structures, farmlands, tree clusters or vegetated areas. Compared with the aerial photos in 2023 and 2021, there is no significant change in the landscape character surrounding the Site;
- based on site photos taken on 3.6.2025, the Site is largely hard-paved, fenced-off with no significant landscape resources. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix V**.

## 6. **Electricity Safety**

Comments of the Director of Electrical & Mechanical Services (DEMS):

- no particular comment on the application from electricity safety perspective; and
- his advisory comments are at **Appendix V**.

## 7. **Building Matters**

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

- no objection to the application; and
- his advisory comments are at **Appendix V**.

## 8. **Other Departments**

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

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (d) Commissioner of Police (C of P);

**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 unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
  - (ii) the lot owner will need to apply to his office for modification of the short term waiver (STW) conditions where appropriate. The application for STW modification 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 subject to such terms and conditions including the payment of administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) the applicants 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 the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Ma Mei Ha; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicants should comply with all environmental protection/pollution ordinances, and follow the requirements of the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - (i) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and

- (ii) the applicants should construct and maintain the proposed drainage facilities within or outside the Site at his/her own expense, and the implemented drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval;
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (ii) the applicants are reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Electrical & Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
  - (ii) the applicants should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (ii) 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;
  - (iii) 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;

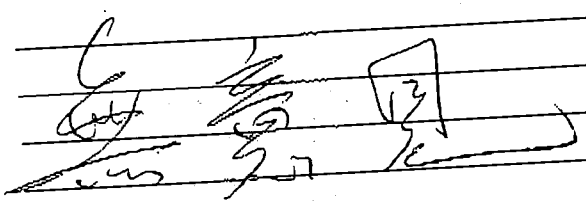
- (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBWs under BO and should not be designated for any proposed use under the application;
- (v) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the application site under BO;
- (vi) the headroom (13m) of the two-storey structure (i.e. warehouse) is considered excessive. It should be justified upon formal plan submission to BD;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：  
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓  
傳真：2877 0245 或 2522 8426  
電郵：tpbpd@pland.gov.hk

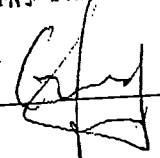
To : Secretary, Town Planning Board  
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong  
By Fax : 2877 0245 or 2522 8426  
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-LYT/852

意見詳情 (如有需要，請另頁說明)  
Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature  日期 Date 2025.6.26

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250627-112005-90342

提交限期

**Deadline for submission:**

11/07/2025

提交日期及時間

**Date and time of submission:**

27/06/2025 11:20:05

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-LYT/852

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Ms Cheung

意見詳情

**Details of the Comment :**

本人堅決支持 A/NE - LYT/852 規劃申請。香港土地資源寶貴，將其改建為貨倉，既能高效激活這些未被善用的土地資源，又能創造從貨倉建設到日常運營的諸多就業崗位。這一規劃不會影響農業發展，還能为香港帶來實實在在的經濟與就業效益，應盡快推進落實。

2



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250630-101349-68825

提交限期

**Deadline for submission:**

11/07/2025

提交日期及時間

**Date and time of submission:**

30/06/2025 10:13:49

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-LYT/852

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 潘先生

意見詳情

**Details of the Comment :**

支持善用閒置土地, 土地在公路旁, 位置方便, 沙頭角公路旁都有很多貨倉。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250630-102103-03995

提交限期

**Deadline for submission:**

11/07/2025

提交日期及時間

**Date and time of submission:**

30/06/2025 10:21:03

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-LYT/852

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Tam

意見詳情

**Details of the Comment :**

香港經濟欠佳, 若申請人符合政府條件, 應支持有關申請以創造更多就業機會予同區新住戶。

4

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

5

**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

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

A/NE-LYT/852

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見 ✓

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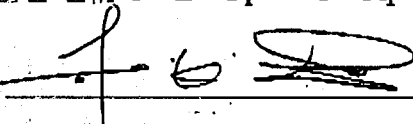
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「提意見人」姓名/名稱 Name of person/company making this comment 龍記有限公司 葉秉成

簽署 Signature



日期 Date

2/7/2005

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**From:** [REDACTED]  
**Sent:** 2025-07-10 星期四 01:43:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-LYT/852 DD 76 Ma Mei Ha Leng Tsui

6

Dear TPB Members,

849 withdrawn. Previous objections relevant and upheld.

The community was not consulted and has not shown support for the unbridled increase in brownfield activities under the excuse of relocation of premises when sizeable areas have already been designated for this purpose.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 3 June 2025 3:20 AM HKT  
**Subject:** A/NE-LYT/849 DD 76 Ma Mei Ha Leng Tsui

A/NE-LYT/849

Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling

Site area: About 1,125sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

739 for recreational use approved 26 Mar 2021 and renewed 15 Mar 2024 under 822.

Strong Objections. As usual the applicant is trotting out the abused saga of relocation and cannot find a suitable site.

However, a considerable amount of Agriculture land has been designated Cat 2 to accommodate the relocations. Ma Mei Ha is not included.

Moreover, in view of the downturn in the economy it is time to question why more and more land be devoted to warehouse use when the level of business is declining.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 22 December 2020 4:16 AM HKT  
**Subject:** A/NE-LYT/739 DD 76 Ma Mei Ha Leng Tsui

A/NE-LYT/739

Lot 1828 (Part) in D.D. 76, Ma Mei Ha Leng Tsui

Site area : About 1,072m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Golf Training Centre / 5 Vehicle Parking

Dear TPB Members,

Application 714 was withdrawn.

This is agriculture land that should be used for growing crops.

Last week President Xi decreed that as the sustainability of food production is critical, good quality agricultural land must be reserved and protected for cultivation.

As China faces potential food shortages, it is time for HK to recognize that the territory must follow national policy to avoid supply issues going forward.

The amount of land devoted to golf per capita is far greater than that allocated for activities that appeal to the majority of the community, like basketball courts.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Friday, October 4, 2019 2:44:14 AM

**Subject:** A/NE-LYT/714 DD 76 Ma Mei Ha Leng Tsui

A/NE-LYT/714

Lot 1828 (Part) in D.D. 76, Ma Mei Ha Leng Tsui

Site area : About 1,025m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : BBQ / 5 Vehicle Parking

Dear TPB Members,

The site has obviously been paved over for some time with some warehouses. Application is obviously to legitimize existing brownfield use.

The area to the left of the site is green and behind there is ongoing agricultural activity. It is clear that this site should be cleared and returned to some form of farming activity.

Members should reject the application.

Mary Mulvihill