

2025年 6月 0 9日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2025-06-09
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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/101
	Date Received 收到日期	2025-06-09

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

WONG HON SUN 黃瀚笙

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NOS. 410SBSS2 AND 410SBRP IN D.D.78, TSUNG YUEN HA, TA KWU LING, 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 465 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 234.6 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)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN (OZP) NO. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"GREEN BELT"
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" [#]& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 [#]& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" [#]& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 [#]& (請夾附業權證明文件)。
- ☒ is not a "current land owner" [#].
並不是「現行土地擁有人」 [#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)" [#].
已取得 名「現行土地擁有人」 [#] 的同意。

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

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

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

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

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

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

- ☒ published notices in local newspapers on 30/04/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&](請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 06/06/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&] (請見夾附由郵局發出的收條)

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	PROPOSED TEMPORARY SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	341.9sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	123.1sq.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	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	234.6sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	234.6sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) STRUCTURE 1 (G/F & 1/F): SHOP AND SERVICES (6M IN HEIGHT) (1/F): COVERED CONNECTION WALKWAY (3M HEADROOM) STRUCTURE 2 (G/F): GOD'S THRONE (2.5M IN HEIGHT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 (Cum Loading/Unloading Space)
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	NIL
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	NIL
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間

FROM 8 A.M. TO 8 P.M. DAILY (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<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)) LIN MA HANG ROAD <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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465..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ...0.2..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

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

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


ANSON LEE

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

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

09 JUN 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NOS. 410SBSS2 AND 410SBRP IN D.D.78, TSUNG YUEN HA, TA KWU LING, NEW TERRITORIES.	
Site area 地盤面積	465	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2	
Zoning 地帶	"GREEN BELT"	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	TEMPORARY SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	234.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.505 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 to 6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	26.47 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		1 (CUM L/UL)) 1 (CUM L/UL) NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NIL NIL NIL NIL NIL NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories**



Prepared by

LANBASE Surveyors Limited

March 2025

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 410SBss2 and 410SBRP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories. It directly abuts Lin Ma Hang Road at its south. The Site is applied for the use of "Temporary Shop and Services" and "Associated Filling of Land" for a period of 3 years. The Site occupies a site area of about 465m². In accordance with the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 dated 13.5.2016, the Site falls within an area zoned "Green Belt" ("GB").

A planning permission is sought to use the Site as "Temporary Shop and Services". Since the Site is small in scale, no adverse traffic and environmental impacts are anticipated.

The subject application for the planning permission is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Recent Planning Permissions for Similar Use near the Site; 3) Compatible with the Surrounding Land Uses; 4) In Support of Plant Nursery on Site; 5) Making Efficient Use of Vacant Land; 6) No Adverse Environmental Impact; and 7) No Adverse Traffic Impact.

申請摘要

申請場地乃新界打鼓嶺松園下丈量約份第78約地段第410號B段第2小分段及第410號B段餘段。申請場地南面前臨蓮麻坑路。現作三年臨時許可申請作「臨時商店及服務行業」用途及「相關的填土工程」。申請地段佔地共465平方米。是項申請地段位於打鼓嶺北分區計劃大綱核准圖編號S/NE-TKLN/2(發表於2016年5月13日)內之「綠化」地帶。

是項臨時許可申請把場地申請用作「臨時商店及服務行業」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1) 沒有違反長遠之規劃意向； 2) 在場地附近已有相類似用途的規劃申請獲批准； 3) 與附近的土地用途相容； 4) 支援申請場地的植物苗圃； 5) 善用空置土地；6)沒有不良的環境影響；及7)沒有不良的交通影響。

CONTENTS		Page
1.	Introduction.....	1
2.	Site Context.....	2
3.	Town Planning.....	3
4.	Proposed Development.....	4
5.	Justifications.....	6
6.	Conclusion.....	8
Appendices		

LIST OF APPENDICES

Appendix 1	Extract of Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 dated 13.5.2016 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Site Photo

1. INTRODUCTION

- 1.1 The Application Site ('the Site') comprises Lot Nos. 410SBss2 and 410SBRP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories. It directly abuts Lin Ma Hang Road at its south. The Site is applied for the use of "Temporary Shop and Services" and "Associated Filling of Land". The Site occupies a site area of about 465m². According to the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 dated 13.5.2016, the Site falls within an area zoned "Green Belt" ("GB"). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.
- 1.2 The current application is submitted for the use of "Temporary Shop and Services" and "Associated Filling of Land" for a period of 3 years. According to the Notes of the OZP, planning permission is required by the Town Planning Board ("the Board") for the subject temporary use.
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application for the use of "Temporary Shop and Services" and "Associated Filling of Land" for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing conditions of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board's consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lot Nos. 410SBss2 and 410SBRP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling, New Territories. The Site occupies a site area of about 465m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.2 Lease Particulars

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

2.3 Surrounding Land Uses

2.3.1 It directly abuts Lin Ma Hang Road at its south.

2.3.2 It is situated at a boundary location with the Shenzhen City to its north and mainly surrounded by the works areas / construction sites of a number of major Government projects.

2.3.3 To the west of the Site is the works area of the LT/HYW BCP.

2.3.4 To the immediate north is vacant land.

2.3.5 To the east is an access road and across the road are temporary structures for retail shop and office.

2.4 Accessibility

2.4.1 The Site is accessible from Lin Ma Hang Road to its south.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKL/2 dated 13.5.2016. Extract of the OZP are attached at **Appendix 1**.
- 3.2 The planning intention of the subject “GB” zone is primarily for defining the limited of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 3.3 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for “Temporary Shop and Services” in the “GB” zone.
- 3.4 The Site is the subject of two previous planning applications including:
 - a) Planning Application No. A/NE-TKLN/4 was approved on 14.9.2016 for “Temporary Canteen and Ancillary Office” for a period of 3 Years; and
 - b) Planning Application No. A/NE-TKLN/22 was approved on 6.9.2019 for “Temporary Canteen and Ancillary Office” for a period of 3 Years.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

4.1.1 The subject application is submitted for the use of “Temporary Shop and Services” and “Associated Filling of Land” on site for a period of 3 years.

4.1.2 The proposed “Temporary Shop and Services” is mainly a florist shop of the nursery planting on site for serving the local community.

4.2 Site Area

The Site has an area of about 465m².

4.3 Ancillary Facilities

There are two double-storey converted container structures for shop and services use, a single-storey open-sided metal structure being a shelter of the god’s throne, and 1 private car loading/unloading space for mini-van use for good delivery.

4.4 Operation Hours

The proposed “Temporary Shop and Services” would be operated from 8am to 8pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

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

4.5.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for private car (mainly mini-van) would be provided;
- (b) there would be only 1 to 2 times of good delivery by private car (mainly mini-van) per day;
- (c) the private car (mainly mini-van) would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.5.3 In addition, the Site is mainly to serve local community so that the main customers

can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

4.6 Landscape

As there are existing trees on the ground, they would be well preserved and maintained on site.

4.7 Drainage

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

4.8 Fire Precaution Measures

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

5. JUSTIFICATIONS

5.1 No Contravention to the Long Term Planning Intention

The subject “GB” zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Basically, approval of the proposed use on a temporary basis that will not prejudice the future long term planning of the area. Therefore, the proposed development is considered not contravene to the long-term planning intention.

5.2 Recent Permissions for Similar Use Near the Site

There is one similar planning application No. A/NE-TKLN/87 approved on 20.9.2024 for “Proposed Temporary Retail Shop, Canteen and Ancillary Office” falling within “REC” and “GB” zones next to the Site. Therefore, the proposed “Temporary Shop and Services” is considered acceptable.

5.3 Compatible with the Surrounding Land Uses

Temporary uses including retail shops, site office and public vehicle parks are located in the surroundings. Therefore, the proposed “Temporary Shop and Services” is considered compatible with the surrounding uses.

5.4 In Support of Plant Nursery on Site

The “Proposed Temporary Shop and Services” will form part of the plant nursery operation on site. It will provide product outlet of the plant nursery on site. Approval of the proposed temporary use with a temporary structures and ancillary shop and services use would definitely support the operation of the plant nursery on site.

5.5 Making Efficient Use of Vacant Land

The Site is now being a vacant. The proposed “Temporary Shop and Services” would make efficient use of the vacant land for supporting local needs in the surrounding area.

5.6 No Adverse Environmental Impact

It is considered that the proposed “Temporary Shop and Services” use is a less environmental sensitive use, and there would be appropriate drainage facilities

provided within the Site. Therefore, no adverse environmental impact is anticipated.

5.7 No Adverse Traffic Impact

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

5.7.2 There would be some traffic arrangement, as listed below:

- (a) a loading/unloading area for private car (mainly mini-van) would be provided;
- (b) there would be only 1 to 2 times of good delivery by private car (mainly mini-van) per day;
- (c) the private car (mainly mini-van) would be driven out from the Site after delivering goods;
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site; and
- (e) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.7.3 In addition, the Site is mainly to serve local community so that the main customers can reach the Site by walking. Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve planning application for the applied use under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- no contravention to the long term planning intention;
- recent planning permissions for similar use near the Site;
- compatible with the surrounding land uses;
- in support of plant nursery on site;
- make efficient use of vacant land;
- no adverse environmental impact; and
- no adverse traffic impacts,

the Board is requested to approve the planning application for the use of "Temporary Shop and Services" and "Associated Filling of Land" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Ta Kwu Ling North Outline Zoning
Plan (OZP) No. S/NE-TKLN/2 dated 13.5.2016 and its
Relevant Notes**



For Identification Only

GREEN BELT

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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

(Please see next page)

GREEN BELT (cont'd)

Planning Intention

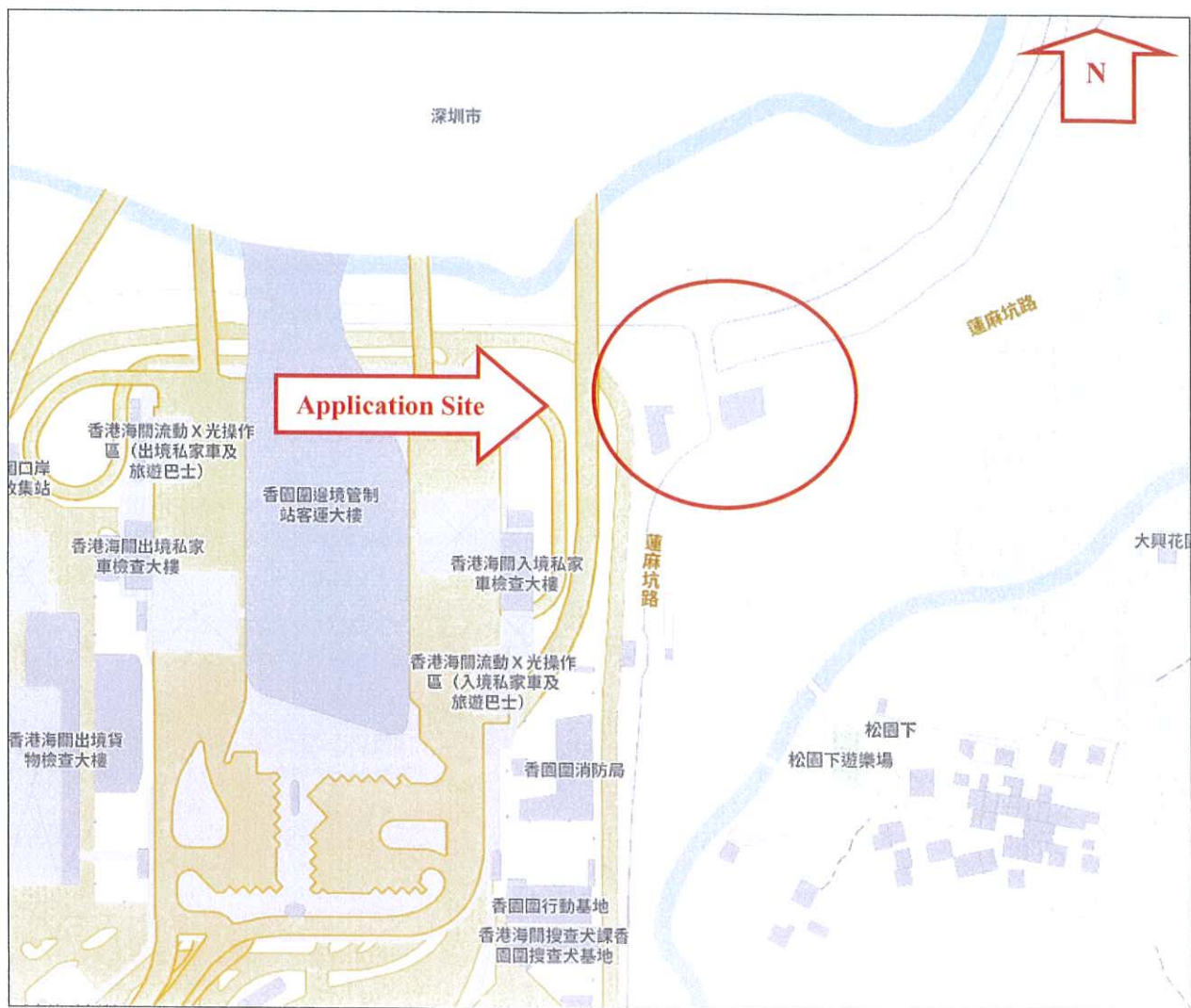
The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

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

APPENDIX 2

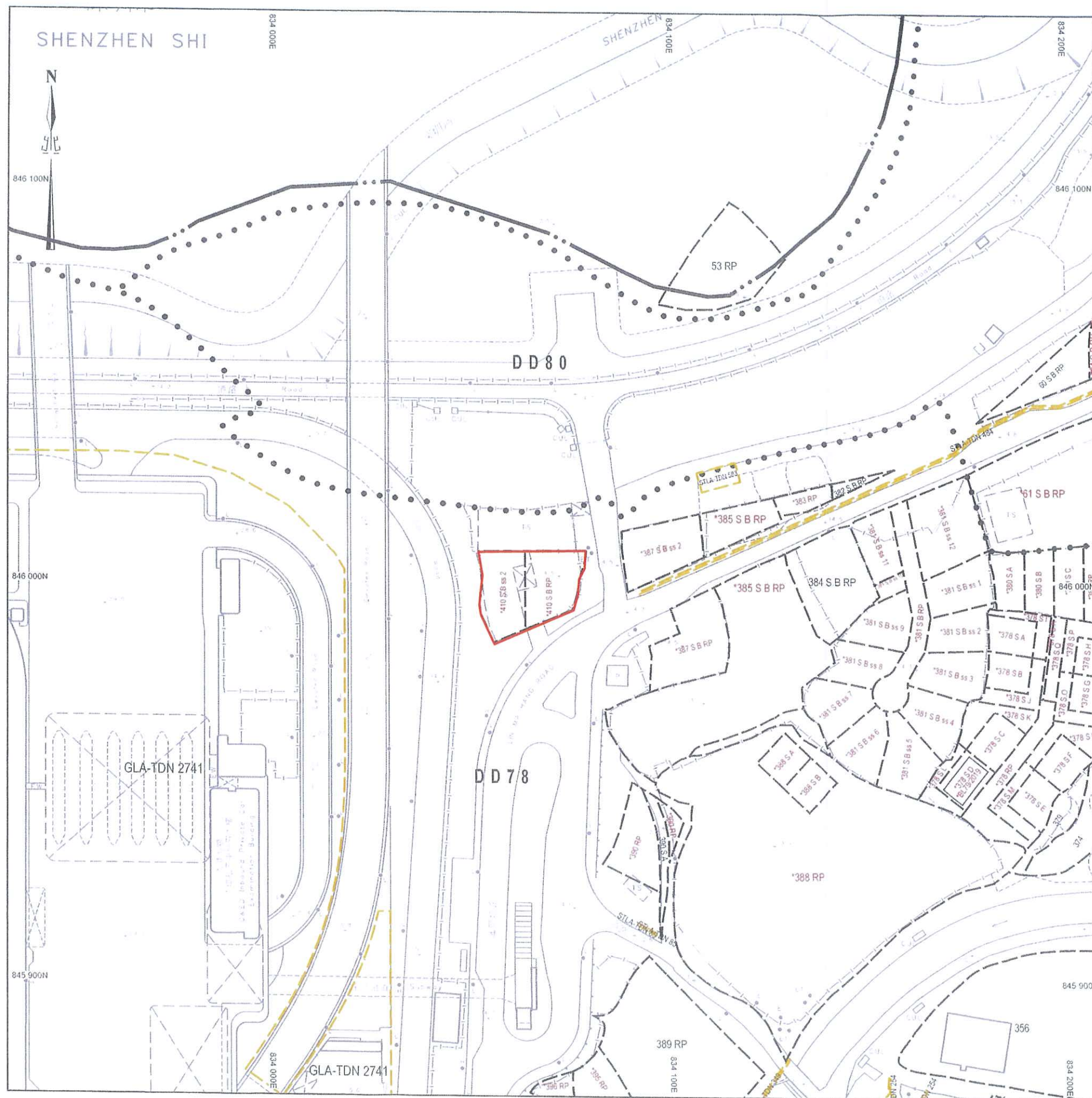
Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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

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



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Lands Department

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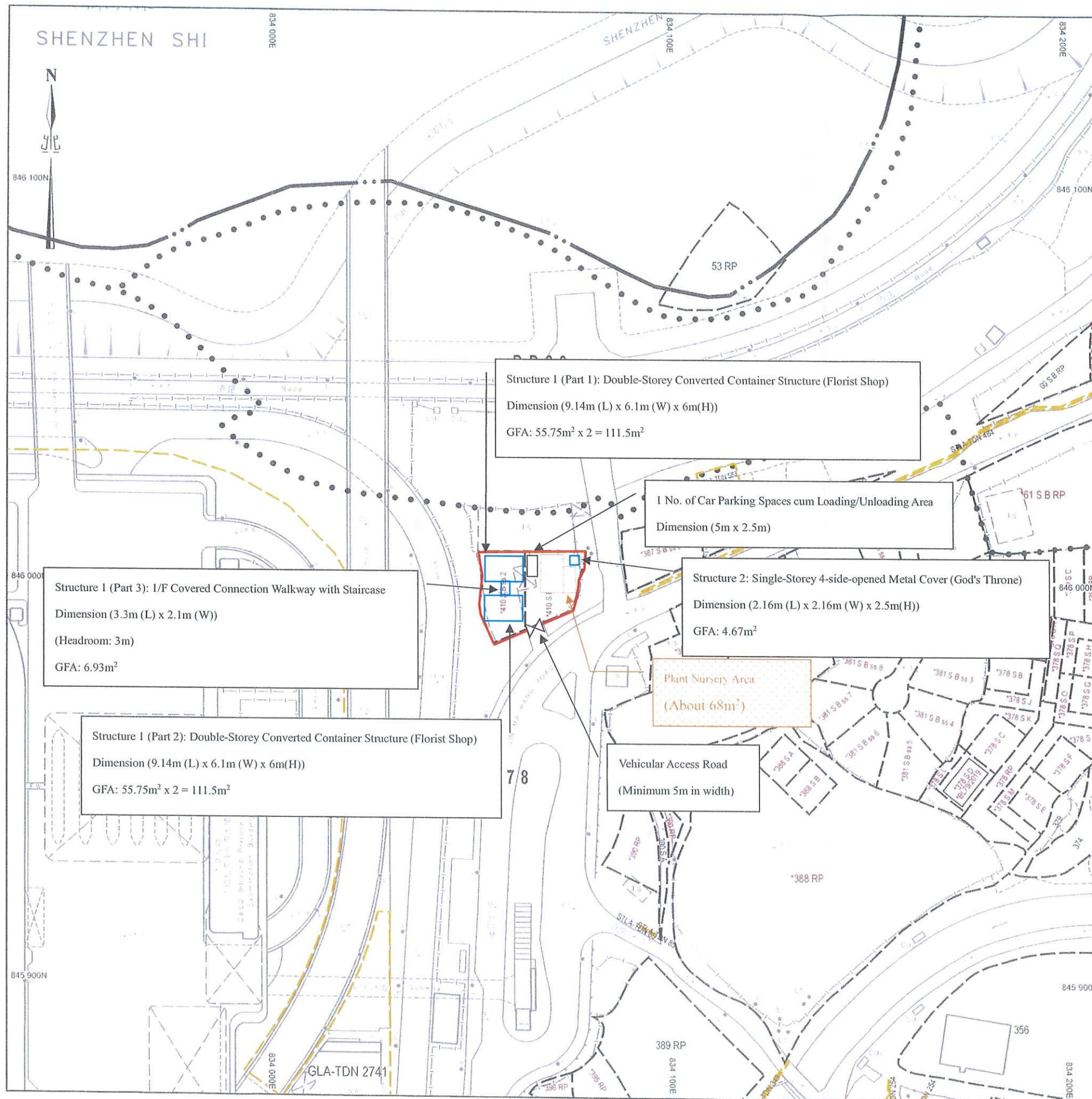
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metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000137731_0001
District Survey Office : Lands Information Center
Date : 16-Jan-2025
Reference No. : 3-NW-8D

 Application Site

APPENDIX 4

Proposed Layout Plan



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Locality :

Lot Index Plan No. : ags_S00000137731_0001

District Survey Office : Lands Information Center

Date : 16-Jan-2025

Reference No. : 3-NW-8D

 Application Site

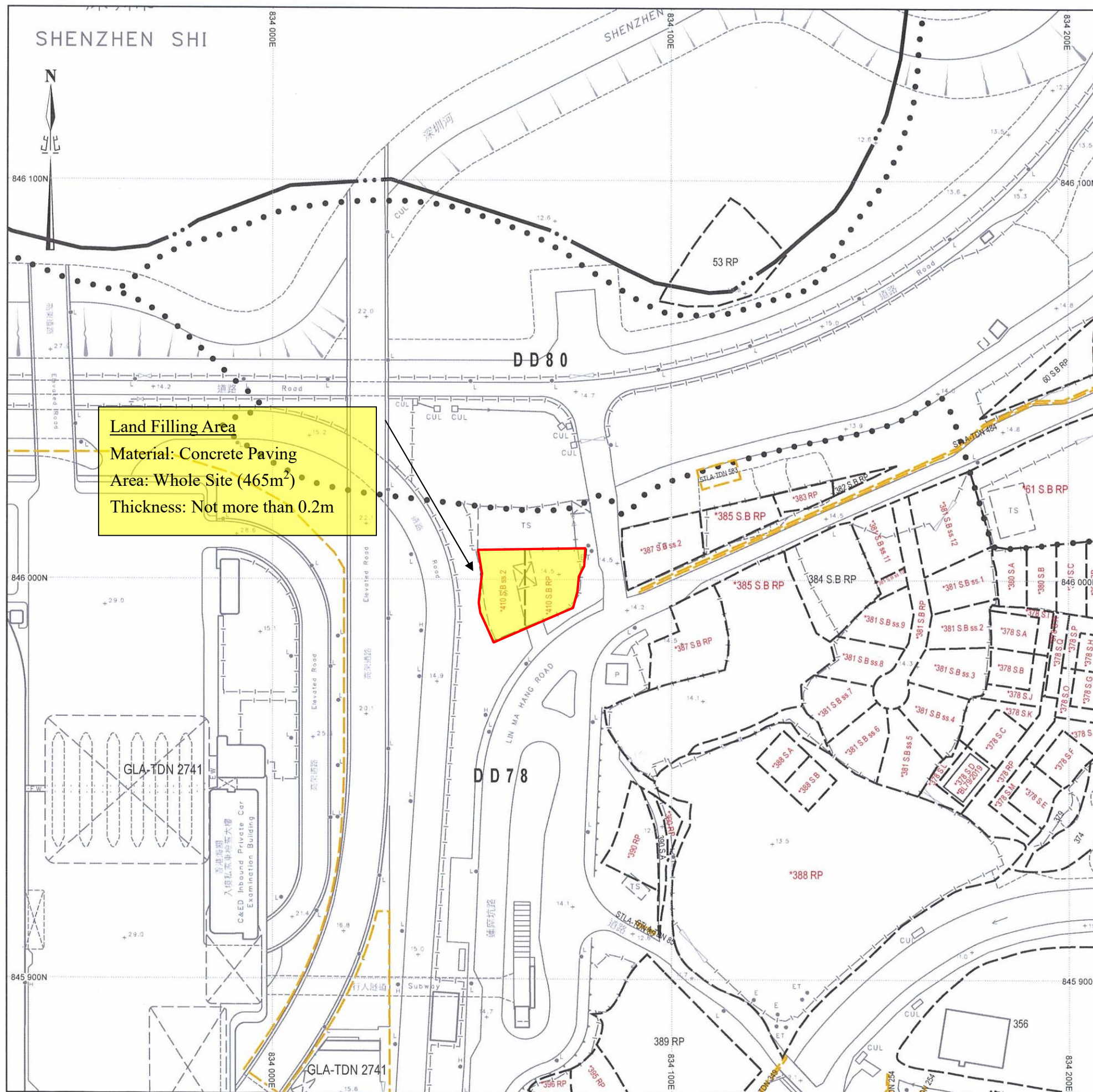
APPENDIX 5

Site Photo

Site Photo

Application Site





地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags_S00000137731_0001

District Survey Office : Lands Information Center

Date : 16-Jan-2025

Reference No. : 3-NW-8D

 Application Site

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

Timothy Wai Pui WU/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2025年07月07日星期一 15:07
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/101 - Further Information
附件: 2638AL04.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached further information for submission.. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2638A/L04

7 July 2025

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

By Post and Email

Dear Sir/Madam,

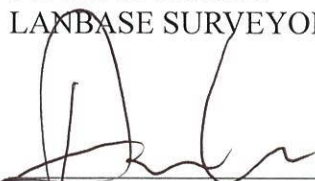
**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKLN/101)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in responding to the government departmental comment for the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.

DPO/ Sha Tin, Tai Po and North

(Attn.: Mr. Timothy Wu

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

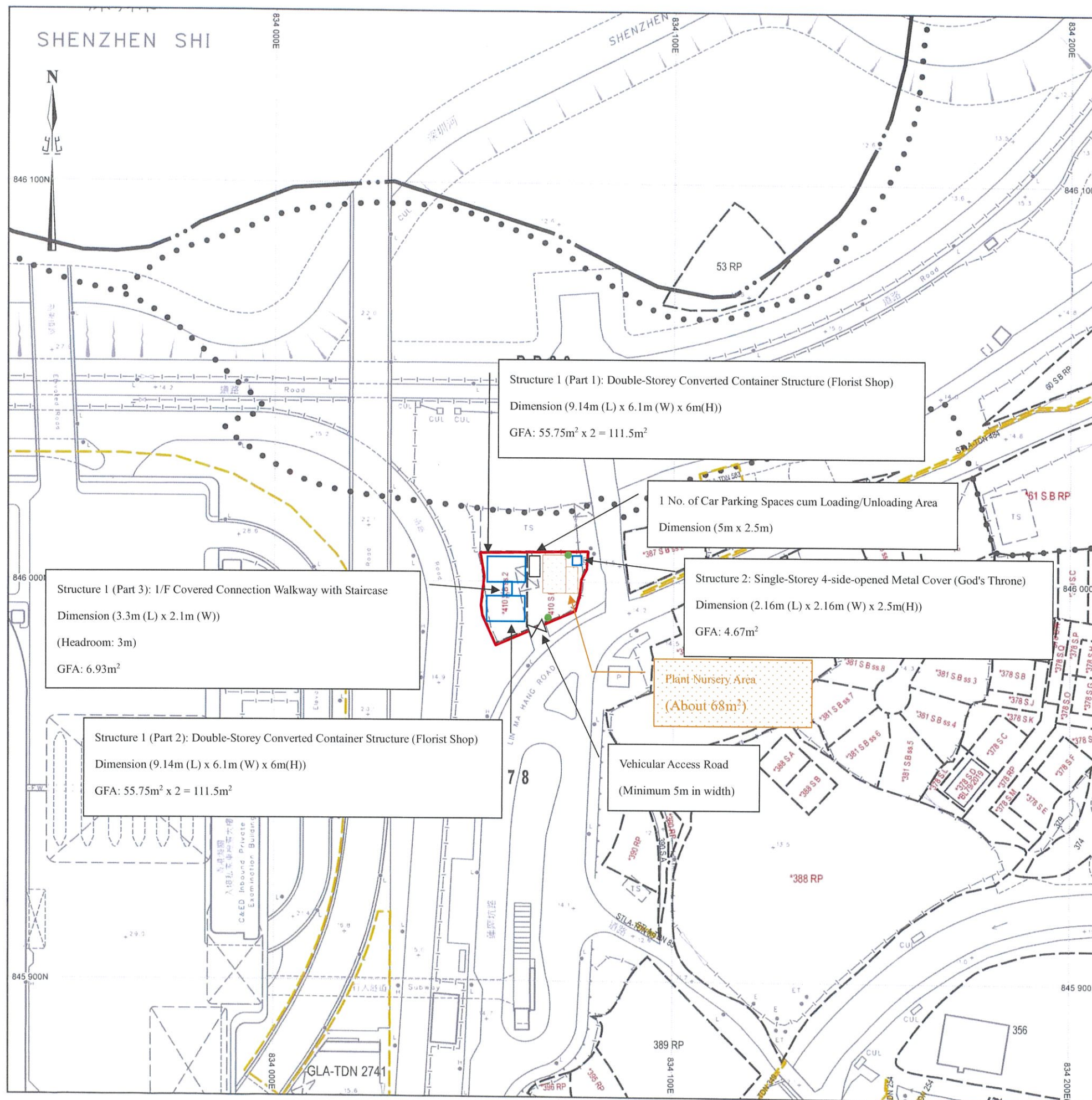


ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<u>DPO / Sha Tin, Tai Po and North DPO, PlanD</u>	
1.	Recent site visit revealed that there are some structures at the application site. Please advise us on their uses.	Please note that the existing structures are vacant and they would be demolished upon obtaining the planning permission.
2.	It is understood that the proposed use is mainly for a florist shop of the nursery planting. Please advise us on the varieties of flowers or plants that are intended to be planted and sold.	It is proposed provide a variety of nursery and landscape planting in support of the housing environment and the boundary area. Bauhinia (紫荆花), Camellia(茶花) and Lily百合花 are some of the flowers to be planted and sold.
	<u>Urban Design and Landscape Section, PlanD</u>	
	<u>General Comment</u>	
1.	Based on the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising clusters of tree groups, vegetated areas, the Liantong/Heung Yuen Wai Boundary Control Point to the west, and small houses within the “V” zone to the southeast. Compared with the aerial photos in 2023 and 2019, there is no significant change in the landscape character surrounding the site. With reference to our site records taken on 30.05.2025, the site is hard-paved with temporary structures.	Noted.
2.	Some trees of common species were observed within the site. According to the proposed development scheme, the whole site will be filled with concrete paving but it is stated in paragraph 4.7 of planning statement that the existing trees will be preserved and maintained on site. The applicant should clarify if the	<p>Please note that the site has been filled and no further land filling will be carried out on site. The existing tree(s) will not be affected.</p> <p>Please see the attached layout plan showing the location of the existing tree(s).</p>

	existing trees will be affected by the proposed land filling and indicate them on the proposed layout plan with the planting areas if they are to be retained.	
	<u>Advisory Comments</u>	
3.	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works	Noted.



Application Site Existing Trees

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000137731_0001
District Survey Office : Lands Information Center
Date : 16-Jan-2025
Reference No. : 3-NW-8D

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

Timothy Wai Pui WU/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2025年07月14日星期一 18:45
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/101 - Further Information
附件: 2638AL05.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached further information for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2638A/L05

14 July 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKLN/101)**

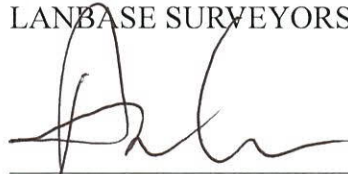
We refer to the captioned planning application.

We would like to clarify that the site has already been paved for site formation under previous planning applications. The current application involving associated filling of land is for regularization purpose only.

A set of "Response-to-Comments" is also submitted herewith for responding to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

C.C.
DPO/ Sha Tin, Tai Po and North

(Attn.: Mr. Timothy Wu)



Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u>	
1.	The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into / out of the parking preferably using the swept path analysis;	Please see the attached Swept Path Analysis for your reference.
2.	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	The Applicant will provide sensor alarm and indication light at the entrance of the site to alert the pedestrian when vehicle pass through the site for ensuring the pedestrian safety.
3.	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Please note that there are only 1 to 2 times loading/unloading activities for goods delivery by private car (mainly mini-van) per day and the private car (mainly min-van) would be driven out from the Site after delivering goods. Therefore, no queuing issue is anticipated. Nevertheless, a waiting space is provided within the site for avoiding queuing up on the public road. Please see the attached revised Proposed Layout Plan for reference.
4.	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	<p>The Site is to serve:</p> <p>(a) mainly local community so that the main customers can reach the Site by walking; and</p> <p>(b) some commercial customers by delivering services.</p> <p>Therefore, parking service to the customers is not necessary. The customers would be recommended to park their cars in the public vehicle park next to the Site, if necessary. In addition, the Applicant would alert the customers not to park the cars on</p>

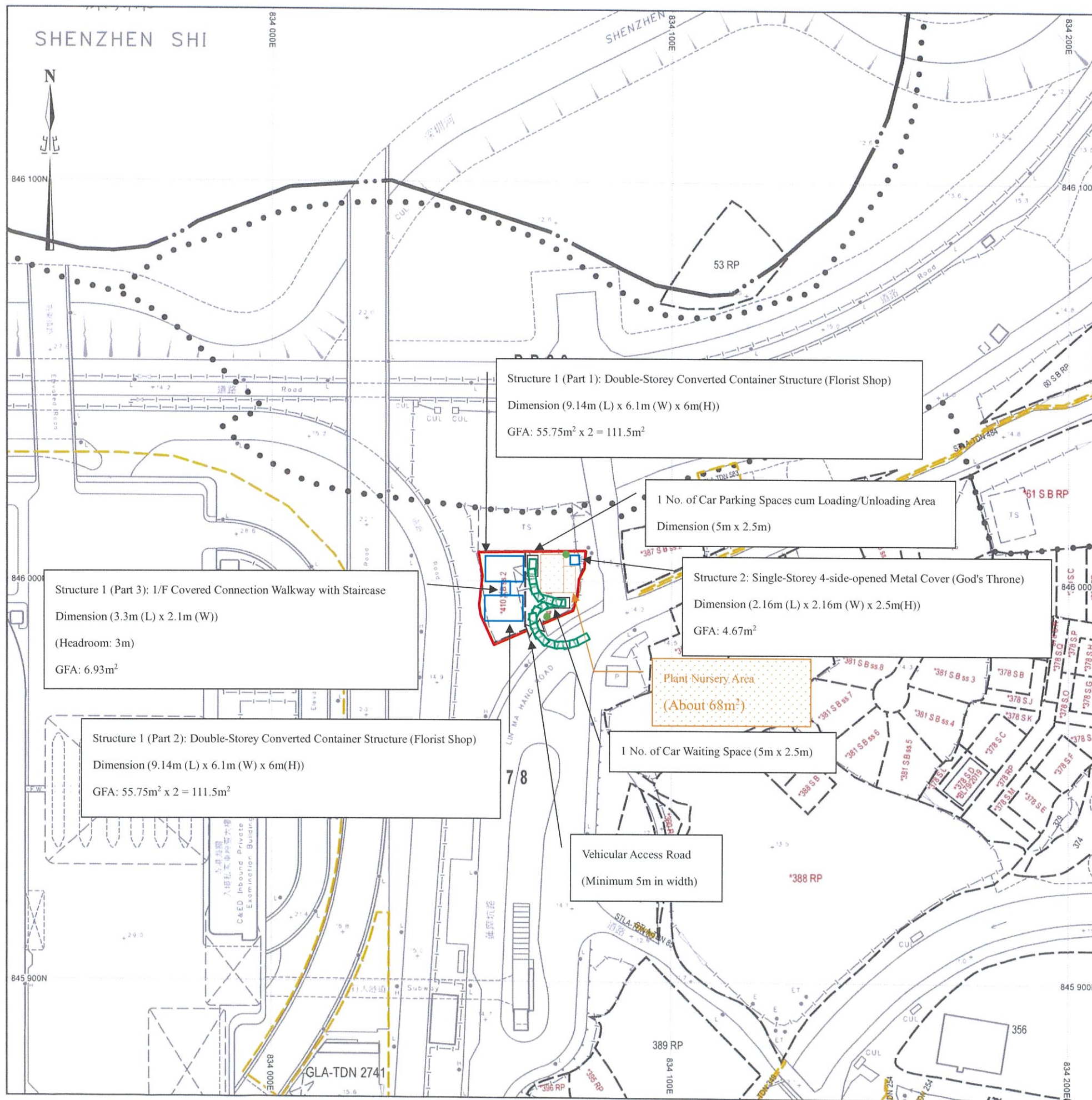
		public road for avoiding illegal parking.
	<u>Food and Environmental Hygiene Department (FEHD)</u>	
1.	Objects to the application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities.	Noted. The Applicant is willing to accept a shorter planning approval period for the application if see appropriate. In addition, The Applicant will do the site clearance and vacate the site when it is necessary to be resumed, and the Applicant would coordinate with the relevant government departments for the concerned issue when necessary.
2.	<p>According to the Development Proposals of the New Territories North New Town (NTN NT) and Man Kam To as announced in December 2024, and the proposed location of the Heung Yuen Wai Food Control Facilities (FCF) as announced in February 2025, the application site for the Proposed Temporary Shop and Services is within the Priority Development Area of NTN NT and would overlap with the FCF location. If this planning application is approved, the application site would have to be vacated for the site formation/construction works relating to the Priority Development Area of NTN NT and FCF. This Department does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above site formation/construction works. Please take note of the followings:</p> <p>The applicant should take into account the potential impact of NTN New Town development, including the relocation of food control facilities (FCF) to Heung Yuen Wai. It should also be noted that the FCF falls within the Priority Development Area (PDA) of NTN</p>	<p>We noted that the site falls within the Priority Development Area of the New Territories North New Town (NTN NT).</p> <p>However, please note that the proposed use under this application is temporary in nature. The Applicant will do the site clearance and vacate the site when it is necessary to be resumed, and the Applicant would coordinate with the relevant government departments for the concerned issue when necessary.</p> <p>According to the information provided, land reversion and site clearance are expected to commence around late 2026. There is still more than one year time before resumption. The Applicant is willing to accept a shorter planning approval period for the application if see appropriate.</p>

	<p>New Town. The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5 hectares, of which about 3 hectares of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18 February 2025. To take forward the FCF relocation exercise, this Department targets to submit a s.16 planning application under the Town Planning Ordinance (Cap. 131) in the second half of 2025. The statutory procedures for land resumption are planned to commence after obtaining TPB's permission. Subject to such procedures, land reversion and site clearance are expected to commence around late 2026. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments.</p>	
3.	No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.	Noted.
4.	Proper licence / permit issued by this Department is required if there is any food business /catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a	There is no food business / catering service / activities proposed in the application. Therefore, no relevant licence / permit is required.

	<p>restaurant, a food factory, etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.</p>	
5.	<p>Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story—telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.</p>	<p>There is no entertainment activities proposed in the application. Therefore, no relevant licence / permit is required.</p>
6.	<p>For any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses. There should be no encroachment on the public place and no</p>	<p>Noted.</p>

	environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment.	
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Swept Path Analysis



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Swept Path Analysis (Drive-in)



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Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :

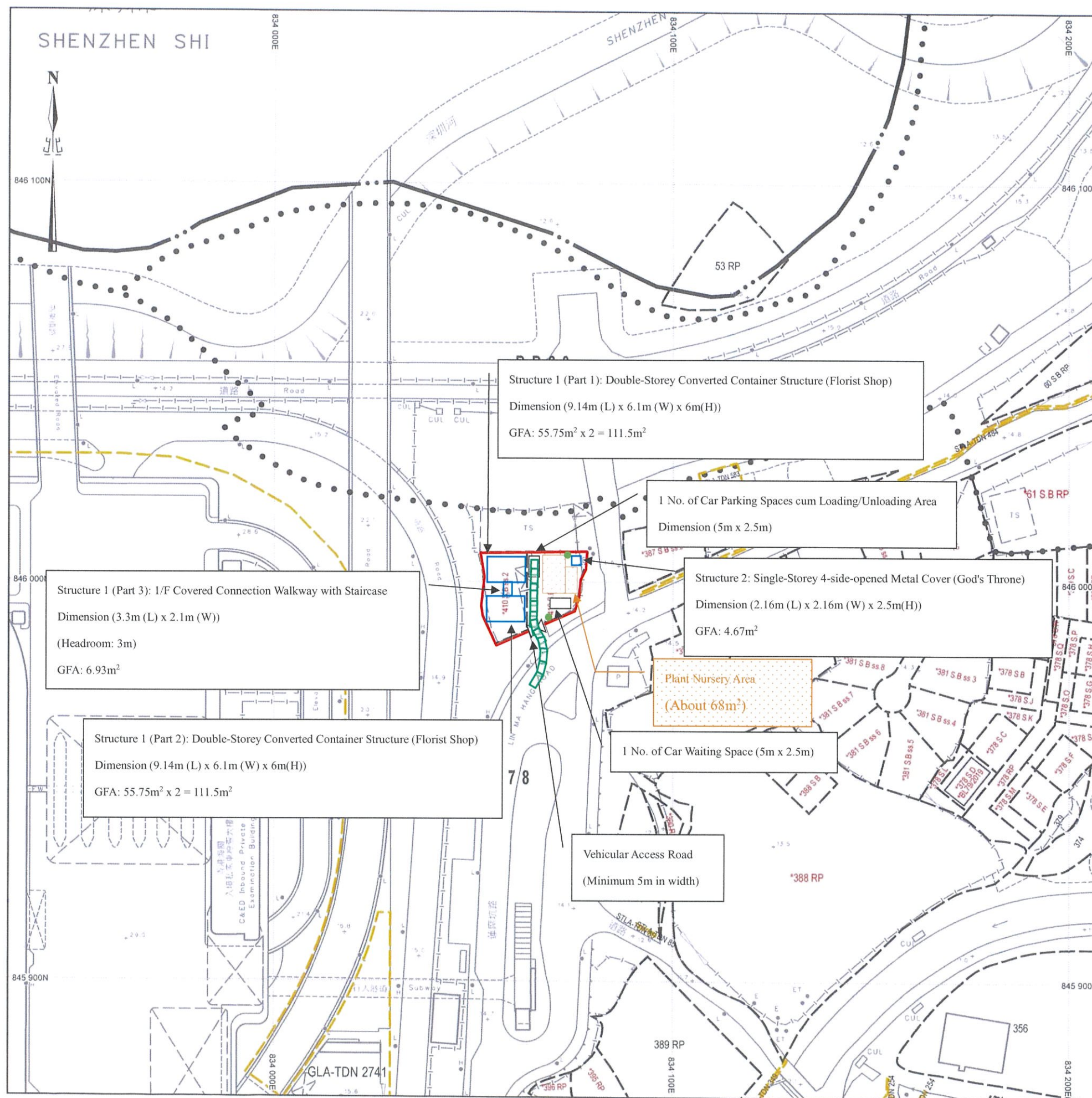
Lot Index Plan No. : ags_S00000137731_0001

District Survey Office : Lands Information Center

Date : 16-Jan-2025

Reference No. : 3-NW-8D

Application Site Existing Trees



Application Site ● Existing Trees

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Swept Path Analysis (Drive-out)



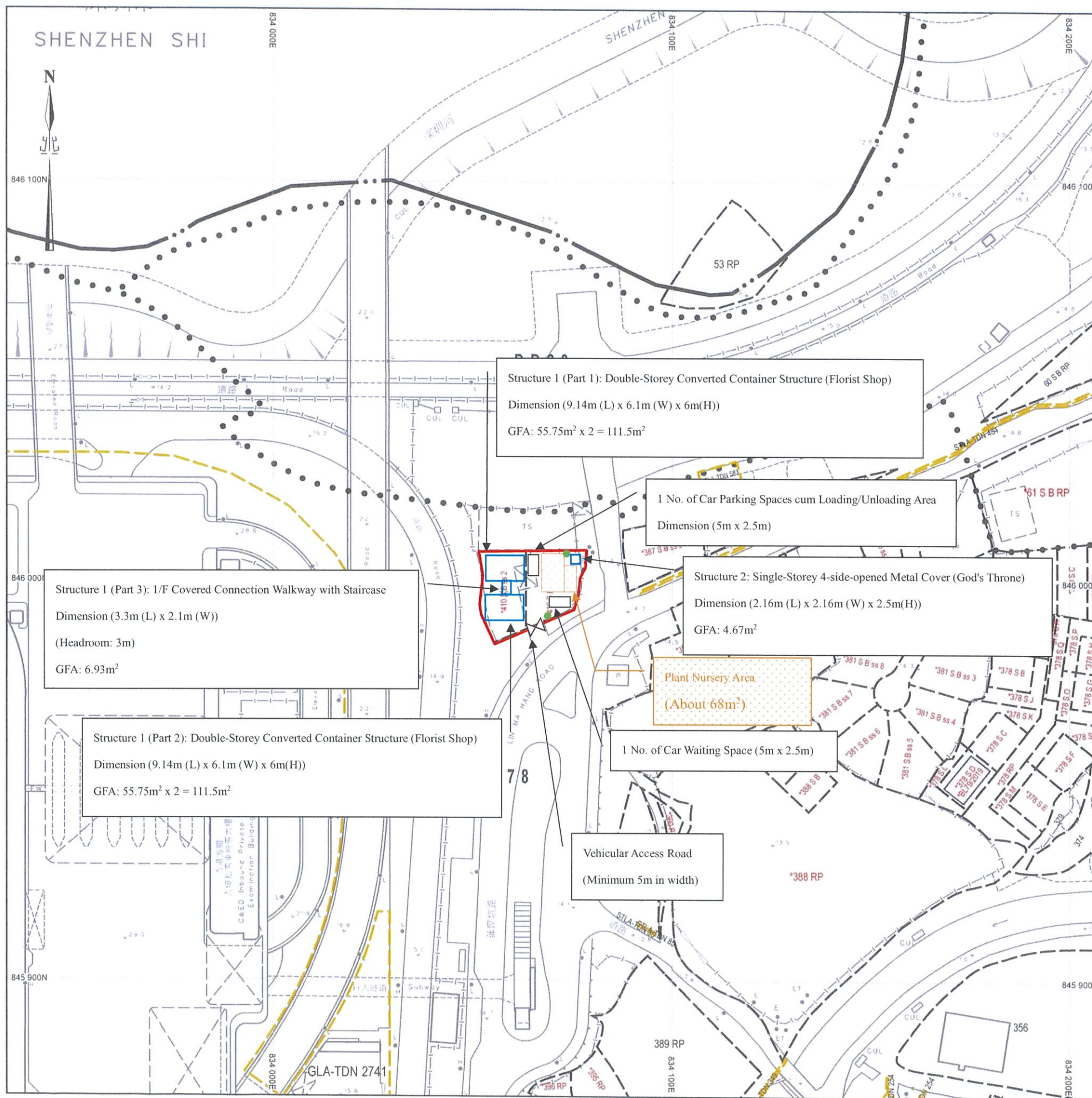
地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000137731_0001
District Survey Office : Lands Information Center
Date : 16-Jan-2025
Reference No. : 3-NW-8D

Revised Proposed Layout Plan



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags_S00000137731_0001

District Survey Office : Lands Information Center

Date : 16-Jan-2025

Reference No. : 3-NW-8D

Application Site Existing Trees

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

Timothy Wai Pui WU/PLAND

寄件者: Anson Lee <[REDACTED]>
寄件日期: 2025年07月16日星期三 15:42
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/101 - Further Information
附件: 2638AL06.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached further information for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2638A/L06

16 July 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services and Associated Filling of Land
for a Period of Three Years
Lot Nos. 410SBss2 and 410SBRP in D.D. 78
Tsung Yuen Ha, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKLN/101)**

We refer to the captioned planning application.

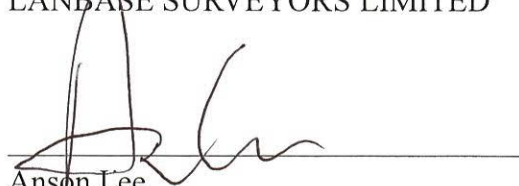
We would like to clarify the followings:

- (1) there is only one “car parking spaces cum loading/unloading space” proposed in the application; and
- (2) the proposed “waiting space” is for maneuvering of vehicles but it is not an actual parking and/or loading/unloading spot.

A set of “Response-to-Comments” is also submitted herewith for responding to the Lands Department’s comments for the captioned planning application.

Should you have any queries, please feel free to contact our Mr. Anson Lee at [REDACTED]
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.

DPO/ Sha Tin, Tai Po and North

(Attn.: Mr. Timothy Wu

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<u>Lands Department (LandsD)</u>	
1.	Objects to the application.	Noted.
2.	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL) but no right of access via GL is granted to the application site.	Noted. However, please also note that the location of the proposed ingress/egress is identical to previous Planning Application No. A/NE-TKLN/22 approved on 6.9.2019, which was required to pass through the Government Land (GL) to the application site.
3.	<p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p>Unauthorised structures within the said private lots covered by the planning application</p> <p>LandsD has reservation on the planning application since there are unauthorized structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify/regularize the lease breaches as demanded by LandsD.</p>	Noted. The existing unauthorized structures would be demolished and the lot owners would make Short Term Waiver application for the proposed structures on the application site after obtaining planning permission.
4.	If the planning application is approved, the lot owners shall apply to this office for Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot	Noted. The lot owners would make Short Term Waiver application for the proposed structures on the application site after obtaining planning permission.

	<p>basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date of the erection of the unauthorised structures and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
5.	<p>Unless and until the unauthorised structures are duly rectified by the lot owners, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	Noted.
6.	<p>The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.</p>	Noted.

**Relevant Extracts of Town Planning Board Guidelines on
Application for Development within Green Belt Zone
(TPB PG-No. 10)**

1. In assessing applications for development within “Green Belt” (“GB”) zone, the relevant planning criteria are summarised as follows:
 - (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
 - (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
 - (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
 - (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
 - (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
 - (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
 - (g) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
 - (h) the proposed development should not overstrain the overall provision of government/institution/community facilities in the general area; and
 - (i) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Previous S.16 Applications

Approved Applications

	<u>Application No.</u>	<u>Uses/Developments</u>	<u>Date of Consideration</u>
1.	A/NE-TKLN/4	Temporary Canteen and Ancillary Office for a Period of Three Years	14.9.2016
2.	A/NE-TKLN/22	Renewal of Planning Approval for Temporary Canteen and Ancillary Office for a Period of Three Years	6.9.2019

**Similar S.16 Applications for Temporary Shop and Services
in the vicinity of the application site within “Green Belt” Zone
in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/39 [#]	Temporary Retail Shop, Eating Place and Ancillary Office for a Period of Three Years	28.5.2021
2.	A/NE-TKLN/87 [#]	Proposed Temporary Retail Shop, Canteen and Ancillary Office for a Period of Three Years	20.9.2024

Remarks

[#] : Application Nos. A/NE-TKLN/39 and A/NE-TKLN/87 involve the same site.

Government Departments' General Comments

1. Traffic

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

- no comment on the application; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix VI**.

3. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix VI**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective noting that heavy vehicles and dusty operation will not be involved in the proposed use; and
- no environmental complaint against the Site has been received over the past three years; and
- his advisory comments are at **Appendix VI**.

Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising clusters of tree groups, vegetated areas, Heung Yuen Wai Boundary Control Point to the west, and small houses within the “Village Type Development” zone to the southeast. Compared with the aerial photos in 2023 and 2019, there is no significant change in the landscape character surrounding the Site. With reference to the site records taken on 30.5.2025, the Site is hard-paved with temporary structures; and
- her advisory comments are at **Appendix VI**.

5. Building Matters

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

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

6. Other Departments

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

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

Recommended Advisory Clauses

- (a) the application site (the Site) falls within the boundary of the Priority Development Area (PDA) of the proposed New Territories North (NTN) New Town and will overlap with the proposed Heung Yuen Wai Food Control Facilities (HYW FCF) of the Food and Environmental Hygiene Department (FEHD). The Site may be resumed by the Government and the proposed use at the Site may be terminated at any time during the planning approval period for implementation of Government projects;
- (b) to resolve any land issue relating to the proposed use with the concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance (TPO) and be subject to enforcement and prosecution actions;
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) according to the Development Proposals of NTN New Town as announced in December 2024, and the proposed location of HYW FCF as announced in February 2025, the Site for the proposed use is within the PDA of NTN New Town and would overlap with FCF location. The Site would have to be vacated for the site formation/construction works relating to PDA of NTN New Town and FCF;
 - (ii) the applicant should take into account the potential impact of NTN New Town development, including the relocation of FCF to HYW. It should also be noted that FCF falls within the PDA of NTN New Town. The proposed FCF relocation exercise will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5ha, of which about 3ha of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18.2.2025. To take forward FCF relocation exercise, his department targets to submit a section 16 planning application under TPO (Cap. 131) in the second half of 2025. The statutory procedures for land resumption are planned to commence after obtaining the Town Planning Board (the Board)'s permission. Subject to such procedures, land reversion and site clearance are expected to commence around late 2026. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments;
 - (iii) no FEHD's facilities should be affected;
 - (iv) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a food factory, etc.) The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (v) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (vi) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expense. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment;
- (e) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) the proposed use is located within the PDA of the proposed NTN New Town and will overlap with the proposed FCF at HYW;
 - (ii) the Development Proposals of NTN New Town was announced in December 2024 and the proposed location of HYW FCF was announced in February 2025; and
 - (iii) FEHD targets to submit a section 16 planning application under the TPO (Cap. 131) in the second half of 2025. The statutory procedures for land resumption would commence should the Board's permission for the proposed FCF be obtained. The proposed use will need to be vacated for the site formation and infrastructure works relating to the proposed FCF;
- (f) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
 - (ii) the following irregularity covered by the subject planning application has been detected by his office:
unauthorised structures within the said private lots covered by the planning application
LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify/regularise the lease breaches as demanded by LandsD;
 - (iii) the lot owners shall apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no

guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (iv) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (g) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by the Transport Department;
 - (ii) HyD is not/shall not be responsible for the maintenance of the section of access road connecting the Site and Lin Ma Hang Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slope etc. maintained by his office due to the proposed use shall be repaired to his satisfaction at the applicant's own costs;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans

incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following point:

- 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) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that two structures proposed in the application, before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) site formation works, i.e. land filling works, are building works under the control of the BO. Before the filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the site formation in accordance with the BO; and
 - (iii) the applicant's attention is drawn to the following points:
 - 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;
 - 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;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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
 - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

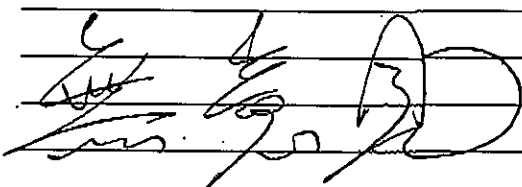
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/101

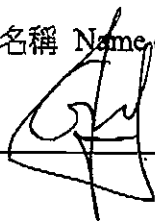
意見詳情 (如有需要，請另頁說明)

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 6-19

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

參考編號
Reference Number: 250620-161809-42531

提交限期
Deadline for submission: 08/07/2025

提交日期及時間
Date and time of submission: 20/06/2025 16:18:09

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/101

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 譚慧思

意見詳情
Details of the Comment :

2024年，本人已就DD80 LOT62土地違例改變用途一事向規劃署投訴，時至今日逾半年，違規狀況依舊未得到整改。更令人質疑的是，涉事方不僅未因違規遭檢控，竟仍可申請建設停車場。此外，A/NE-TKLN57及A/NE-TKLN36兩處停車場，長期忽視運營規則，各項設施皆未達標，負責人資質合法性存疑。

值得注意的是，上述土地已被納入食物管制設施收地範圍，若相關停車場申請獲批，未來政府收地勢必產生巨額支出。絕不能讓違規者逃避法律責任，同時又輕易獲得申請許可，這不僅破壞規劃秩序，更將導致公共資源的浪費。強烈反對此類申請，懇請相關部門嚴肅處理違規行為，維護規劃法規的權威性與公共利益。

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

參考編號

Reference Number:

250705-200314-84557

提交限期

Deadline for submission:

08/07/2025

提交日期及時間

Date and time of submission:

05/07/2025 20:03:14

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKLN/101

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 譚慧思

意見詳情

Details of the Comment :

致城規會及規劃署

尊敬的城規會及規劃署相關負責人：

您好！

近期，蓮麻坑路不斷有停車場獲批建設，但這些停車場大多存在不合規的情況。根據相關規定，停車場建設應滿足一系列規範要求，如場地尺寸、安全設施配備、消防標準等，可這些新建停車場卻無視規定，附屬條件一概不落實。

它們的存在，嚴重擠壓了我們合法合規停車場的生存空間。客源被大量分流，導致我們的經營收益大幅下滑，運營面臨極大困難。不僅如此，不合規停車場因管理混亂、設施缺失，還容易引發交通擁堵、車輛刮擦等問題，給周邊交通和居民生活帶來負面影響。

希望城規會及規劃署能加強對蓮麻坑路停車場建設的監管力度，對違規停車場進行整頓或取締，維護公平的市場環境，保障合法經營者的權益，也讓周邊交通和居民生活恢復有序狀態。

期待貴單位的積極回應與有效處理。

關於土地用途變更未履行公示義務的投訴

根據《城市規劃條例》相關規定，申請改變土地用途需在場地內張貼通知，向公眾公示詳情，以保障鄰近居民及利害關係人知情權。但經現場查核，的土地用途變更申請人未按要求在場內張貼公示文件，完全忽視法定程序。

此舉不僅違反規劃公示流程，更剝奪了公眾參與意見的機會，可能導致後續規劃與實際需求脫節，甚至引發爭議。為維護規劃程序的嚴肅性及公眾權益，懇請貴單位立即介入調查，要求申請人補正公示義務，並依法追究其未履行政程序的責任。

From: [REDACTED]
Sent: 2025-07-06 星期日 03:11:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKLN/101 DD 78 Tsung Yuen Ha GB

Dear TPB Members,

98 withdrawn. Previous objections relevant and upheld.

There is no justification for development on GB and the site should be restored.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 12 June 2025 3:32 AM HKT
Subject: A/NE-TKLN/98 DD 78 Tsung Yuen Ha GB

A/NE-TKLN/98

Lots 410 S.B ss.2 and 410 S.B RP in D.D. 78, Tsung Yuen Ha

Site area: About 465sq.m

Zoning: "Green Belt"

Applied use: Shop and Services / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

48 was withdrawn. While the applicant states that the site is vacant, this is contradicted by a description of

"There are two double-storey converted container structures for shop and services use, a single-storey open-sided metal structure being a shelter of the god's throne, and 1 private car loading/unloading space for mini-van use for good delivery."

As there is no current approval has any enforcement action been taken?

Now that the administration has declared that there is no further need to develop on 'GB' zoning, members have a duty to scrutinize all application for this zoning.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 25 November 2022 2:29 AM HKT
Subject: A/NE-TKLN/48 DD 78 Tsung Yuen Ha GB

A/NE-TKLN/48

Lots 410 S.B ss.2 and 410 S.B RP in D.D. 78, Tsung Yuen Ha

Site area: About 465sq.m

Zoning: "Green Belt"

Applied use: Animal Boarding Establishment / 5 Years

Dear TPB Members,

Application 46 withdrawn, the canteen front for brownfield use no longer plausible. So try again with a more reliable option, ABE.

That the site has already been trashed is no justification. The approved canteen use was to serve the construction of the border crossing. Now that construction is completed the GB should be restored and reinstated. This would be inline with PlanD's usual spiel that use is only temporary and will not impact planning intention of site.

Application should be rejected. This district should not be allowed to gradually degenerate into another eco disaster and eyesore as was allowed in other NT areas.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 14 August 2022 3:15 AM CST
Subject: A/NE-TKLN/46 DD 78 Tsung Yuen Ha GB

Dear TPB Members,

In 2019 you asked no questions and rolled over the approval.

However it is your duty to question why such a facility would be required when construction of the Control Point has been completed for some time and any amenities related to it should be incorporated into the development itself.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 August 2019 2:50 AM CST
Subject: A/NE-TKLN/22 DD 78 Tsung Yuen Ha GB

Dear TPB Members,

The Liantang/Heung Yuen Wai Boundary Control Point is scheduled to go into operation in Sept so there is no further need for canteen facilities to support construction workers..

There is no justification to approve another 3 years abuse of GB. The site should be cleared and restored to reflect its planning intention.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, August 18, 2016 1:20:23 AM
Subject: A/NE-TKLN/4 Tsung Yuen Ha

A/NE-TKLN/4
Lot 410 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling
Site area : About 465 m²
Zoning : "Green Belt"
Applied Development : Canteen

Dear TPB Members,

Another No Names Applicant. Is it Maxim's, Café de Coral or some small time operator? No indication is given as to the purpose of the canteen. Is it to serve construction workers? What project? This and other essential information should be provided on the Gist as TPB has pledged to make its online content more public user friendly.

The canteen would appear to be already in operation for some time although no approval history is provided. There is no indication that it is related to passive recreation.

However the proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Also the proposed development will have adverse impacts on the existing landscape of the area'

Approval of the application would set an undesirable precedent of encouraging further applications and incursion into the GB.

Mary Mulvihill