

2025年 7月 8 日

Appendix I of RNTPC  
Paper No. A/NE-HLH/83

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

This document is received on - 8 JUL 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2501040

13/5 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/83
	Date Received 收到日期	- 8 JUL 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

洗愛興 SIN OI HING

### 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 )

廣奇利五金 KWONG KEI LEE HARDWARE

### 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)	新界恐龍坑丈量約份第87約地段第289號
(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 ..... 620 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 100 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	恐龍坑分區計劃大綱核准圖編號S/NE - HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	空置  (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"<sup>##</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>##</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>##</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>##</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>##</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>##</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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/發展擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	520	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	100	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	100	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	100	sq.m	<input checked="" type="checkbox"/> About 約

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

辦公室 1個, 每個約186平方米, 一層約4米高

遮陰/擋雨棚 2個

流動廁所 1個, 每個約1.35平方米, 一層約2.45米高

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 星期一至星期六: 早上9時至下午6時, 星期日及公眾假期: 休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))	
	No 否	<input checked="" 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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 620 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 不超過 1.2 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	..... .....		



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

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





**8. Declaration 聲明**

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

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

Signature  
簽署



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

廣奇利五金  
KWONG KEI LEE HARDWARE

董事

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

廣奇利五金 KWONG KEI LEE HARDWARE

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

Date 日期

13/05/2025

(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	新界恐龍坑丈量約份第87約地段第289號
Site area 地盤面積	2709 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1461 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	恐龍坑分區計劃大綱核准圖編號S/NE - HLH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時露天存放建築機械及材料連附屬設施 以及進行相關的填土工程(為期3年)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.161 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	16.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 N/A N/A N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		N/A N/A 2 N/A N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點圖, 車路圖, 填土範圍, 車輛行車線分析圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input 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。



## 補充資料

### 1) 背景

1.1 申請人向城市規劃委員會（以下稱“城規會”）尋求規劃許可，以使用位於新界恐龍坑丈量約份第 87 約地段第 289 號（以下稱“此地點”），用作“擬議臨時露天存放建築機械及材料連附屬設施以及進行相關的填土工程(為期 3 年)”用途 (圖 1)。

### 2) 規劃背景

此地點屬於經核准的恐龍坑分區計畫大綱圖編號: S/NE-HLH/11 中規劃為「農業」(「AGR」)的區域。同時，亦處於 2023 年 4 月頒布的城市規劃委員會指引第 13G 號《根據城市規劃條例第 16 條申請露天倉儲及港口後備用途》內的第 2 類地區。附近亦曾經有類似的申請並獲得批准。

### 3) 發展建議

3.1 場地 (圖 4) 總面積約 620 平方米。地點的擬議營運時間為週一至週六 09:00 至 18:00,週日及公眾假期休息。場地擬建 4 個建築物，分別為 2 個遮陰/擋雨棚(用作存放建築機械及建築材料)及 1 個辦公室，每個均為 1 層高。另設有 1 個流動廁所，總樓面面積約 100 平方米。露天土地亦會放置其餘不怕沾濕的材料。場地只用作露天存放用途，不涉及任何維修、工場等作業。當有存貨或提貨時，預計將有不多於 3 名工作人員同時在現場工作。開發參數詳情如下表 1 所示:

表 1 – 主要發展參數

場地總面積	約 620 平方米
露天土地面積	約 520 平方米
上蓋土地面積	約 100 平方米
地積比率	約 16%
建築物	4
總樓面面積	約 100 平方米
➤ 住用樓面面積	無
➤ 非住用樓面面積	約 100 平方米

3.2 此地點可沿缸瓦甫路往恐龍坑方向 (圖 2)，然後沿擬議路綫便可到達。此地點共提供 1 個私家車停車位和 2 個上落客輕型貨車車位，供員工及提存貨時使用，詳情如下表 2:

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 私家車車位 [5 米長, 2.5 米闊]	1
➤ 上落客輕型貨車車位 [7 米長, 3.5 米闊]	2

### 3.3 交通方面

場地內有足夠的空間供車輛行駛，確保車輛不會倒塞及折回缸瓦甫路(圖 5 及圖 6)。所有根據道路交通條例所定義的重型貨車均不會於規劃批准期間的任何時候停放或進出場地。由於擬議發展建議所產生的預計出行量極少 (如下表 3 所示)，因此相信建議之停車位和上落客貨車位的數目和規定足以滿足現場運營的需要，亦預計不會對周圍道路網絡產生不利的交通影響。

表 3 – 擬議發展建議吸引的預計車輛流量

時段	預計產生車輛流量				
	私家車		中型貨車		雙向總數
	入	出	入	出	
上午繁忙時段 (08:00-09:00)	0	0	0	0	0
09:00-10:00	1	0	1	0	2
10:00-11:00	0	0	1	1	2
11:00-12:00	0	0	0	0	0
12:00-13:00	0	1	0	0	1
13:00-14:00	1	0	1	0	2
14:00-15:00	0	0	0	1	1
15:00-16:00	0	0	0	0	0
16:00-17:00	0	1	0	0	1
下午繁忙時段 (17:00-18:00)	0	0	0	0	0



### 3.4 其他方面

**填土** 由於現時申請場地地勢高低不平，高低差距接近約 1.1 米，故亦計劃需進行填土工程以處理有關排水問題。(圖 3)

**其餘** 同時將會提供足夠的緩解措施，即在委員會批准規劃後，提交排水及消防設施建議等，以減輕擬議發展所產生的任何不利影響。

## 4) 總結

4.1 申請人深信擬議發展不會對週邊地區造成重大滋擾。同時將會提供足夠的緩解措施 (例如提交消防裝置建議等等)，以減輕在獲得城規會批准後所產生的任何不利影響。

4.2 鑑於上述情況，希望城規會批准是次“擬議臨時露天存放建築機械及材料連附屬設施以及進行相關的填土工程(為期 3 年)”的規劃申請。

## 圖則、繪圖清單

圖 1 申請地點圖

圖 2 車路圖

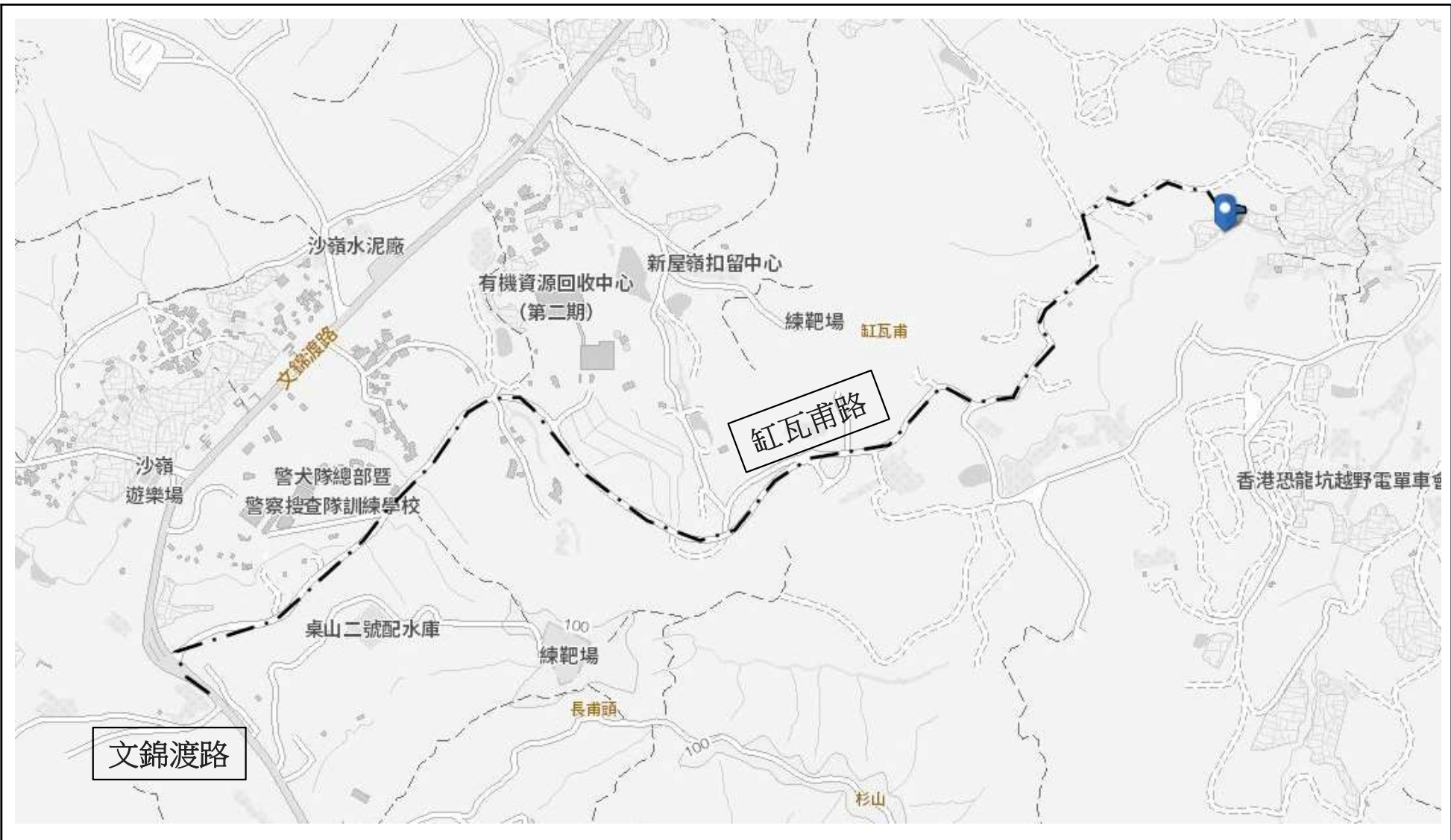
圖 3 填土範圍

圖 4 佈局圖

圖 5 車輛行車線分析圖 (進入申請場地)

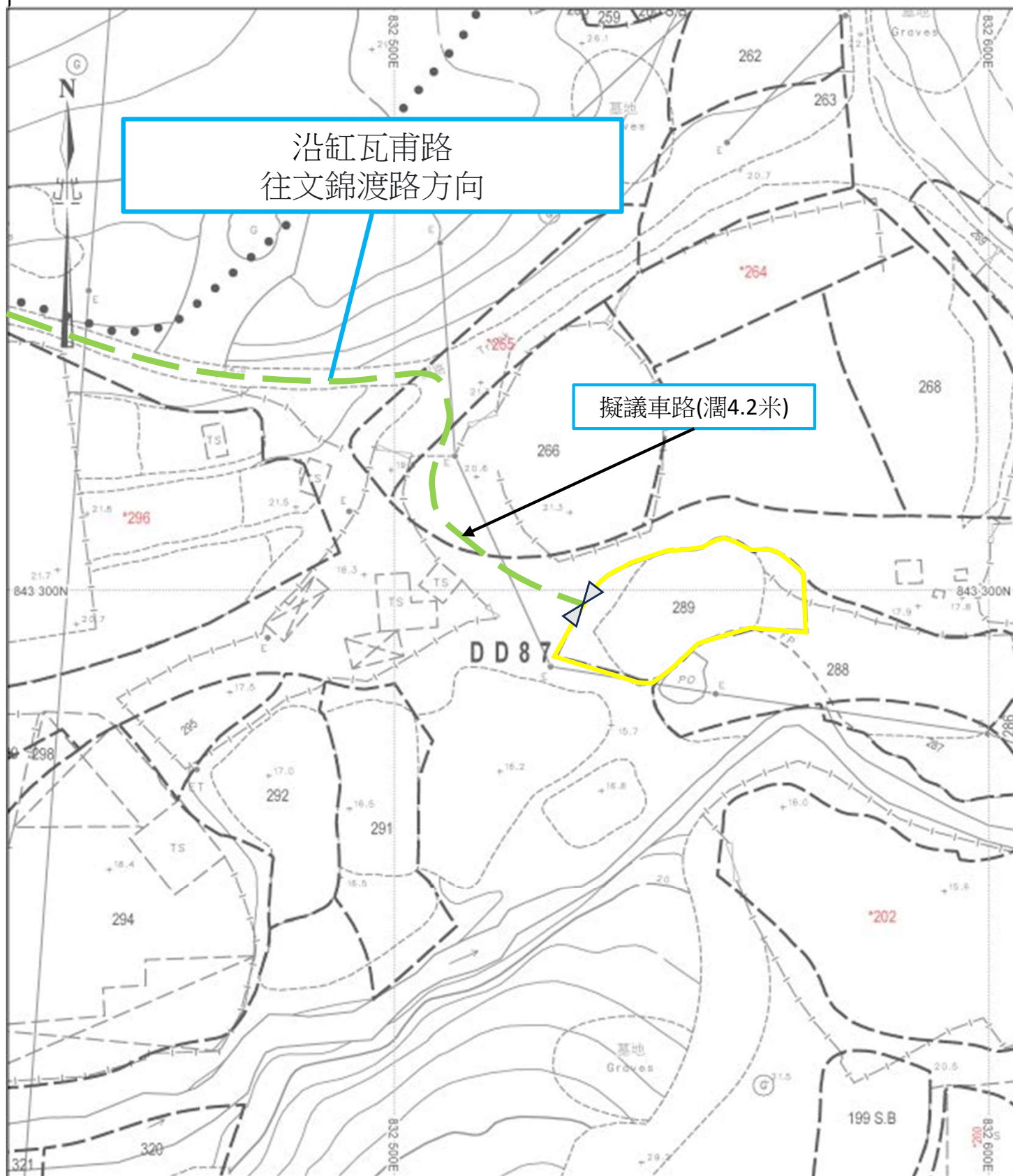
圖 6 車輛行車線分析圖 (離開申請場地)

<p>項目:</p> <p>新界恐龍坑丈量約份第87約地段第289號</p> <p>擬議臨時露天存放建築機械及材料連附屬設施 以及進行相關的填土工程(為期3年)</p>	<p>圖目:</p> <p>申請地點圖</p>	<p>圖號:</p> <p>圖 1</p>
		<p>比例:</p> <p>1 : 10,000</p>





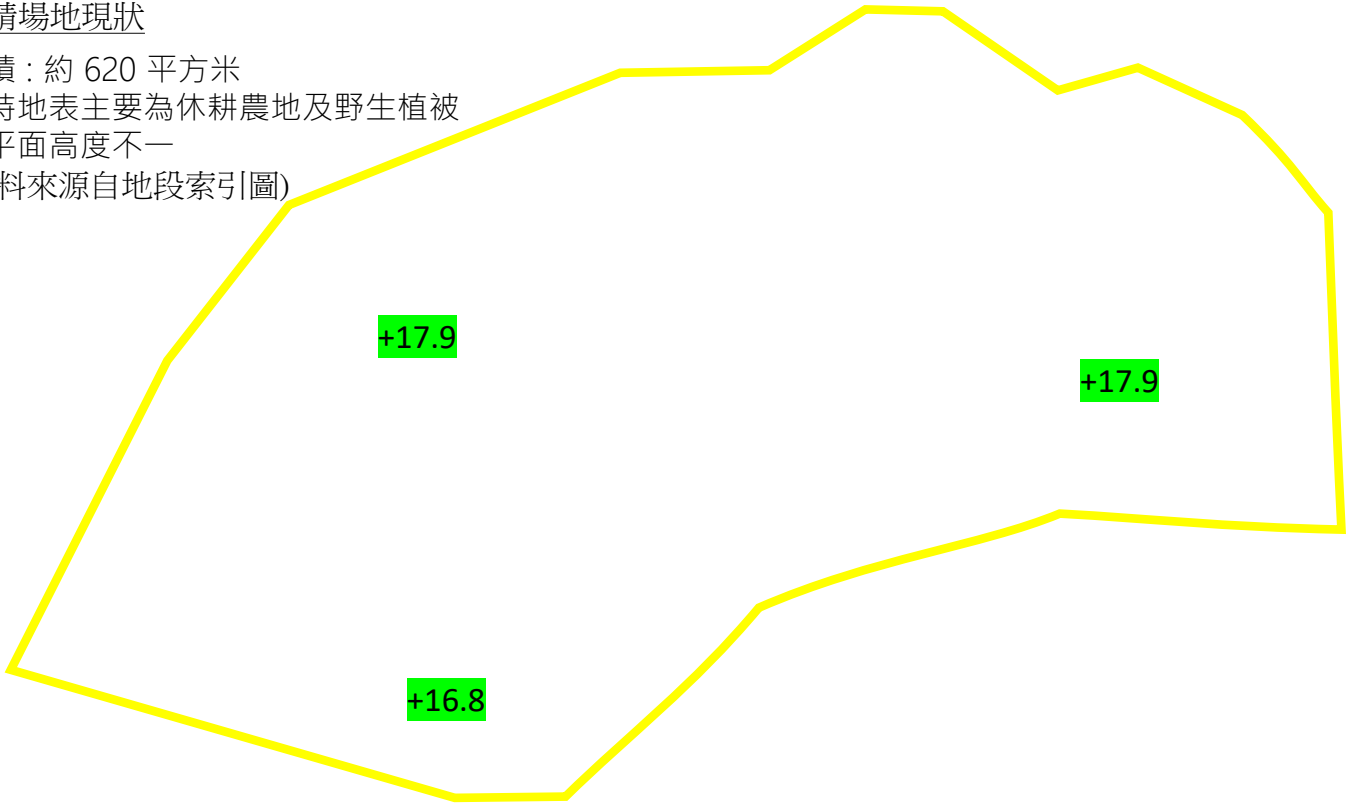
<p>項目: 新界恐龍坑丈量約份第87約地段第289號</p> <p>擬議臨時露天存放建築機械及材料連附屬設施 以及進行相關的填土工程(為期3年)</p>	<p>圖目: 車路圖</p>	<p>圖號: 圖 2</p>
		<p>比例: 1:1000</p>



項目： 新界恐龍坑丈量約份第87約地段第289號  擬議臨時露天存放建築機械及材料連附屬設施 以及進行相關的填土工程(為期3年)	圖目： 填土範圍	圖號： 圖 3
		比例： 1 : 250

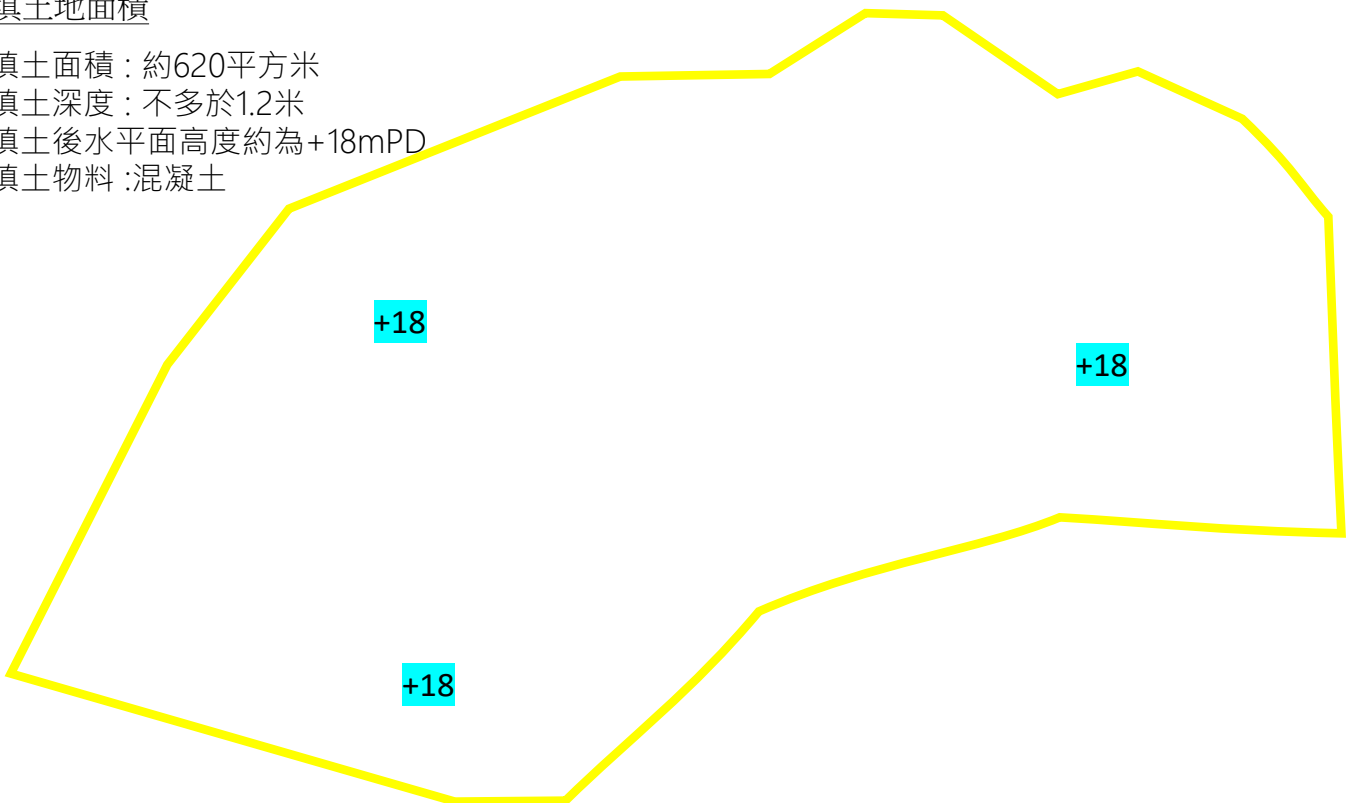
申請場地現狀

面積：約 620 平方米  
現時地表主要為休耕農地及野生植被  
水平面高度不一  
(資料來源自地段索引圖)



擬填土地面積

擬填土面積：約620平方米  
擬填土深度：不多於1.2米  
擬填土後水平面高度約為+18mPD  
擬填土物料：混凝土





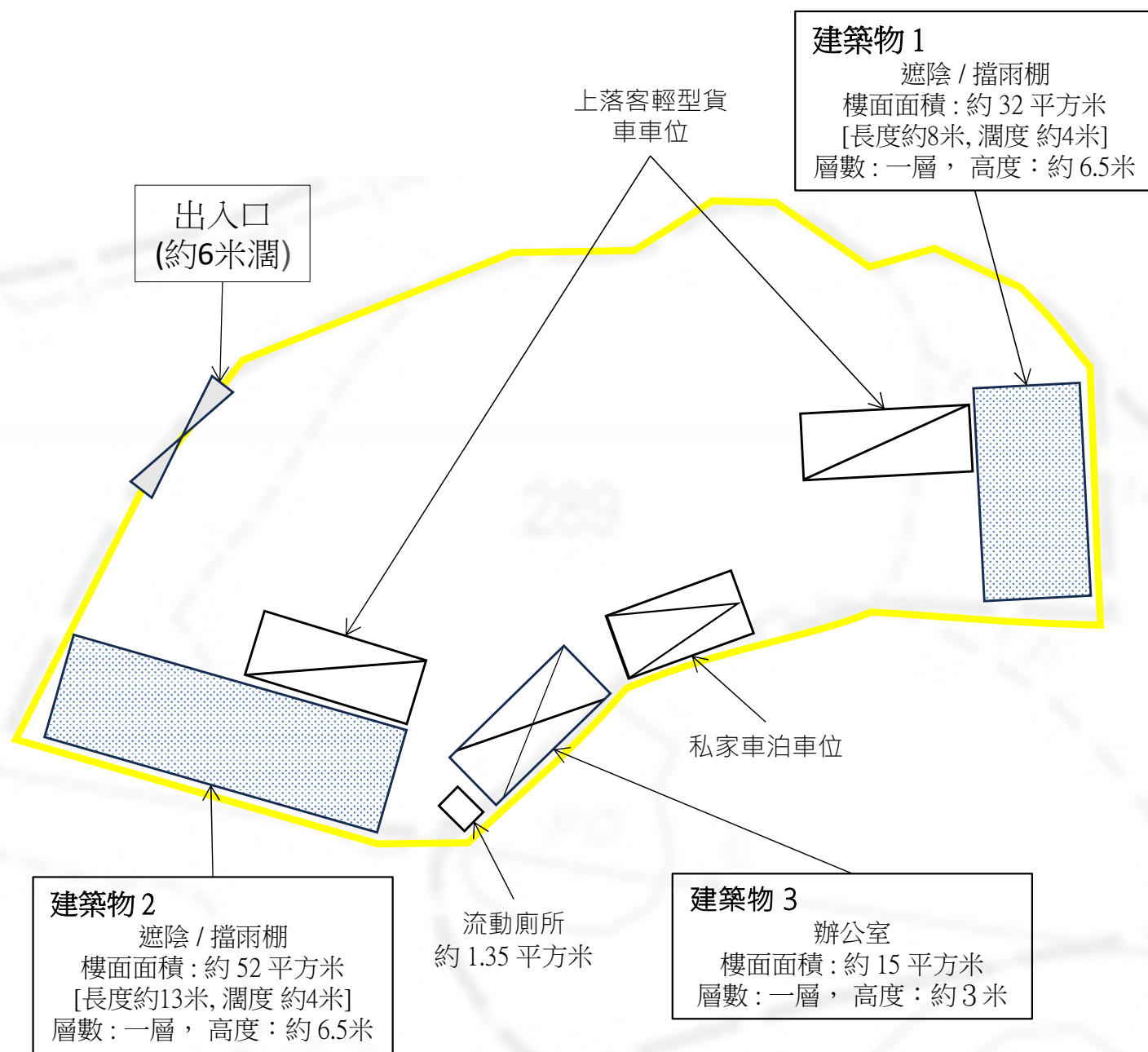
項目：  
新界恐龍坑丈量約份第87約地段第289號

圖目：  
佈局圖

圖號：  
圖 4

擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

比例：  
1 : 250



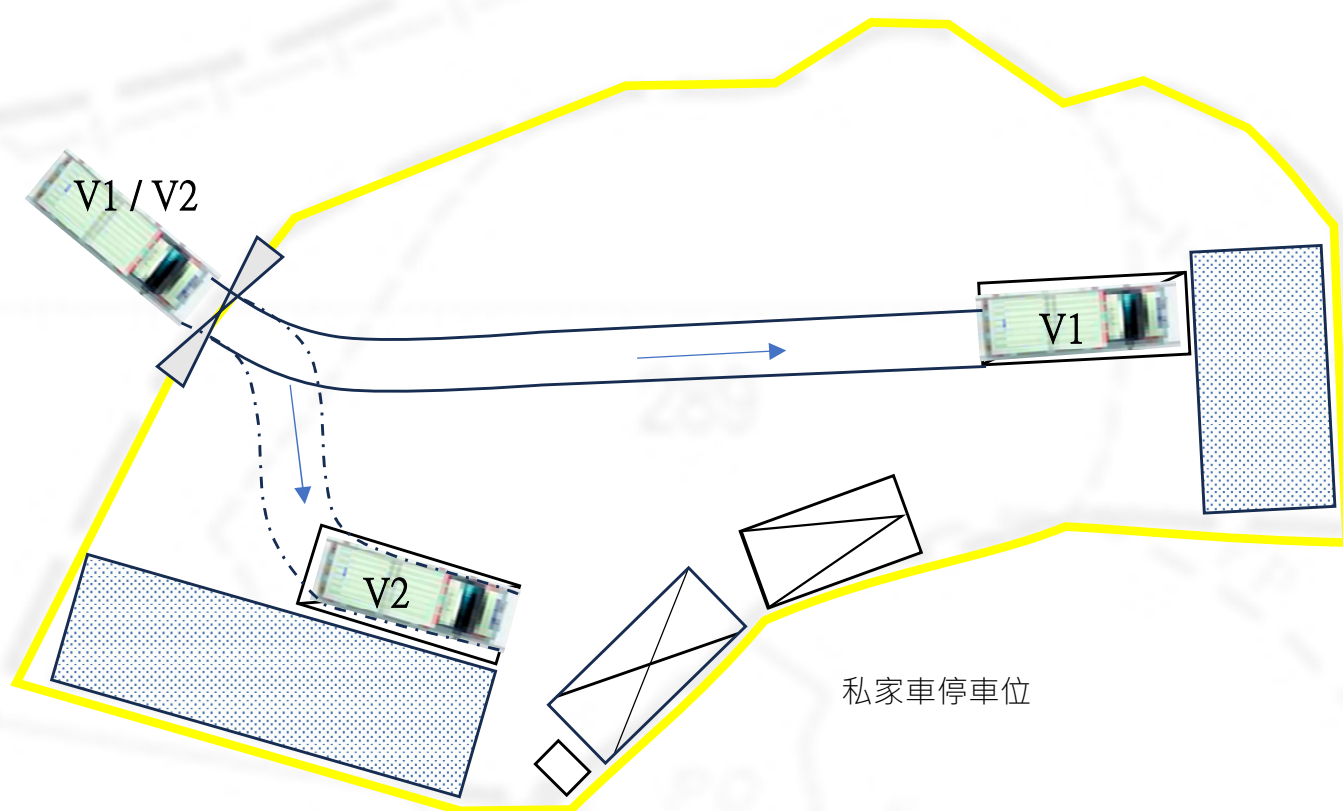
#### 車位及上落客貨車位標準

私家車車位數目：1 個， 每個5米(長), 2.5米(濶)  
上落客輕型貨車車位數目：2個， 每個7米(長), 2.5米(濶)






項目：  
新界恐龍坑丈量約份第87約地段第289號  
擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

圖目：  
車輛行車線分  
析圖  
(進入申請場地)

圖號：  
圖 5  
比例：  
1 : 250



### 圖例

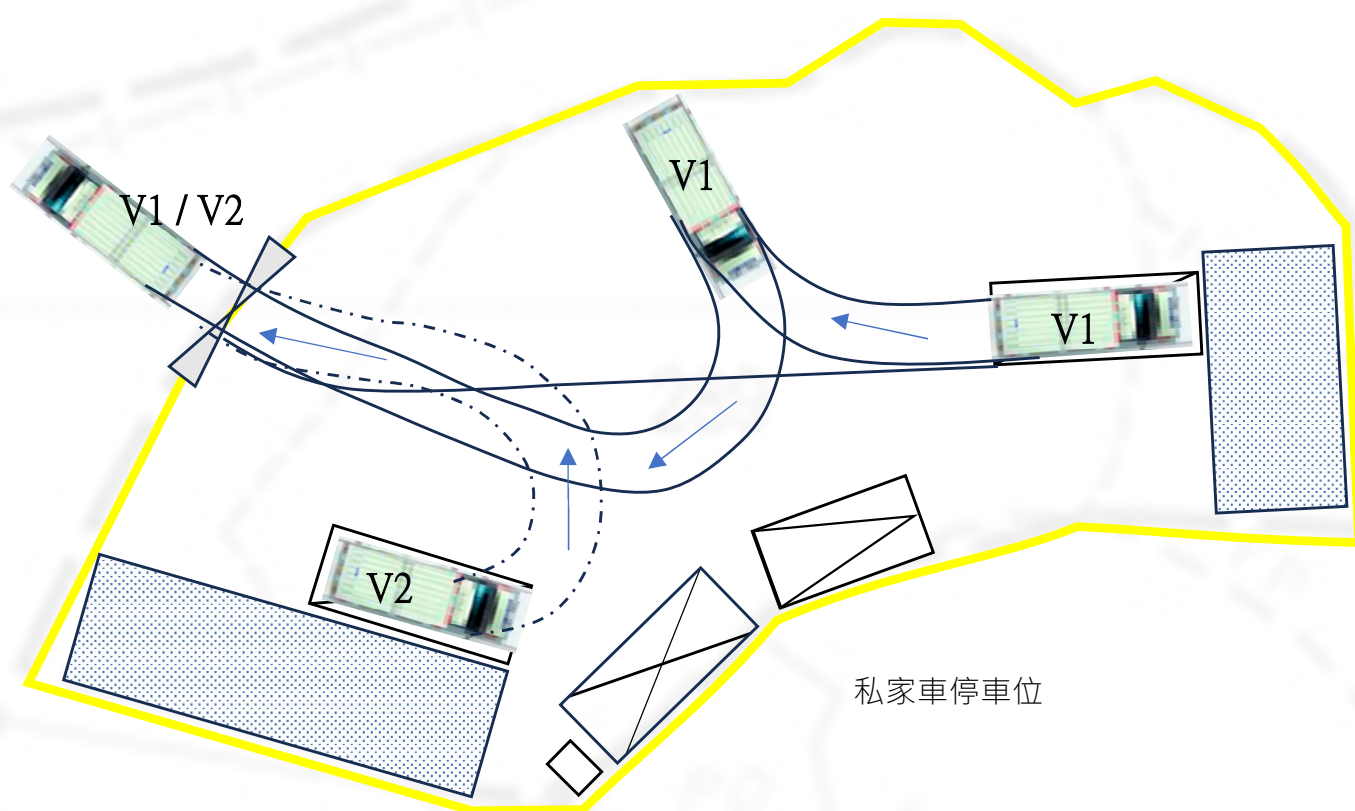
-  遮陰 / 擋雨棚
-  辦公室 / 儲物室
-  私家車車位
-  上落客輕型貨車車位
-  流動廁所








項目：  
新界恐龍坑丈量約份第87約地段第289號  
擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

圖目：  
車輛行車線分  
析圖  
(離開申請場地)

圖號：  
圖 6  
比例：  
1 : 250



### 圖例

-  遮陰 / 擋雨棚
-  辦公室 / 儲物室
-  私家車車位
-  上落客輕型貨車車位
-  流動廁所

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

---

**From:** Audrey Hiu Tung SOO/PLAND <ahtsoo@pland.gov.hk>  
**Sent:** 2025-07-14 星期一 10:33:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Subject:** Fw: Submission of S16 Application No. A/NE-HLH/83  
**Attachment:** 補充資料 Page 2.pdf; 佈局圖.pdf; App Form Page 5 and 10.pdf

From: [REDACTED]  
Sent: Monday, July 14, 2025 10:10 AM  
To: Audrey Hiu Tung SOO/PLAND <[ahtsoo@pland.gov.hk](mailto:ahtsoo@pland.gov.hk)>  
Subject: Re: Submission of S16 Application No. A/NE-HLH/83

Hi Audrey,

Attached amended files for your processing.  
thx~

Regards,  
Warren

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	擬議臨時露天存放建築機械及材料連附屬設施以及進行相關的填土工程(為期3年)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 520 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 100 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4 .....
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 100 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 100 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... 辦公室 1個，約15平方米，一層約3米高 ..... ..... 遮陰/擋雨棚 2個，當中一個約32平方米，一層約6.5米高，另一個約52平方米，一層約6.5米高 ..... ..... 流動廁所 1個，約1.35平方米，一層約2.45米高 ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 1 .....
Motorcycle Parking Spaces 電單車車位	..... N/A .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... N/A .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A .....
Coach Spaces 旅遊巴車位	..... N/A .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 2 .....
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... N/A .....



<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will 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	新界恐龍坑丈量約份第87約地段第289號
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>620</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>
Plan 圖則	恐龍坑分區計劃大綱核准圖編號S/NE - HLH/11
Zoning 地帶	農 業
Type of Application 申請類別	<div> <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  <div style="display: flex; justify-content: space-around;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <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  <div style="display: flex; justify-content: space-around;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
Applied use/ development 申請用途/發展	擬議臨時露天存放建築機械及材料連附屬設施 以及進行相關的填土工程(為期3年)

3.2 此地點可沿缸瓦甫路往恐龍坑方向 (圖 2)，然後沿擬議路線便可到達。此地點共提供 1 個私家車停車位和 2 個上落客輕型貨車車位，供員工及提存貨時使用，詳情如下表 2:

表 2- 停車位及上落客貨車位

車位種類	數目
➤ 私家車車位 [ 5 米長, 2.5 米闊 ]	1
➤ 上落客輕型貨車車位 [ 7 米長, 3.5 米闊 ]	2

### 3.3 交通方面

場地內有足夠的空間供車輛行駛，確保車輛不會倒塞及折回缸瓦甫路(圖 5 及圖 6)。所有根據道路交通條例所定義的重型貨車均不會於規劃批准期間的任何時候停放或進出場地。由於擬議發展建議所產生的預計出行量極少 (如下表 3 所示)，因此相信建議之停車位和上落客貨車位的數目和規定足以滿足現場運營的需要，亦預計不會對周圍道路網絡產生不利的交通影響。

表 3- 擬議發展建議吸引的預計車輛流量

時段	預計產生車輛流量				
	私家車		輕型貨車		雙向總數
	入	出	入	出	
上午繁忙時段 (08:00-09:00)	0	0	0	0	0
09:00-10:00	1	0	1	0	2
10:00-11:00	0	0	1	1	2
11:00-12:00	0	0	0	0	0
12:00-13:00	0	1	0	0	1
13:00-14:00	1	0	1	0	2
14:00-15:00	0	0	0	1	1
15:00-16:00	0	0	0	0	0
16:00-17:00	0	1	0	0	1
下午繁忙時段 (17:00-18:00)	0	0	0	0	0

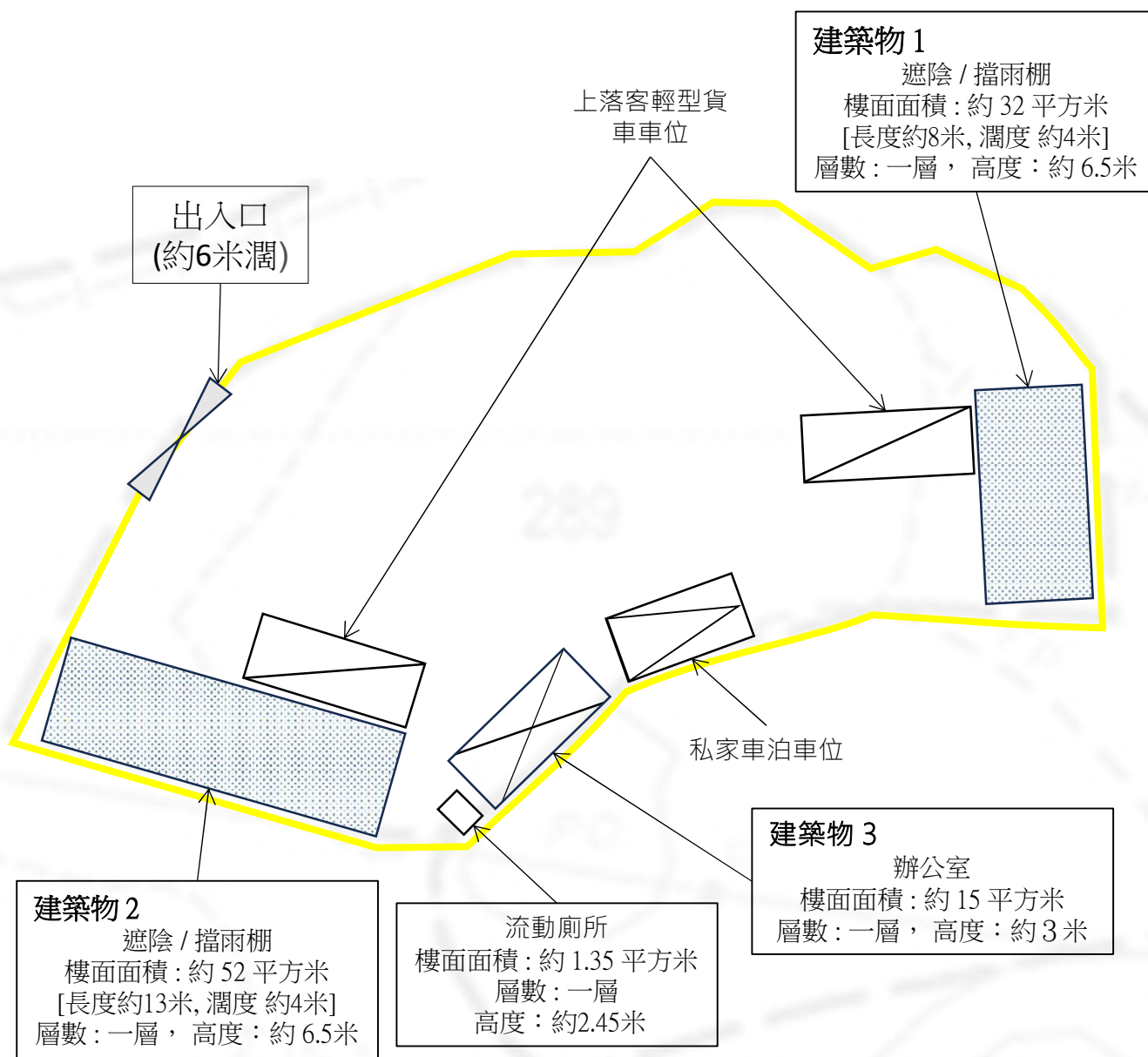
項目:  
新界恐龍坑丈量約份第87約地段第289號

擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

圖目:  
佈局圖

圖號:  
圖 4

比例:  
1 : 250



#### 車位及上落客貨車位標準

私家車車位數目: 1 個. 每個5米(長), 2.5米(闊)  
上落客輕型貨車車位數目: 2 個. 每個7米(長), 2.5米(闊)



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**From:** WARREN WONG [REDACTED]  
**Sent:** 2025-08-21 星期四 12:21:10  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Re: A/NE-HLH/83 - departmental comments

Hi Shirley,

I cross check both plan layout and plan statement, there should be some mistake / overlook on it.

The correct dimensions of loading/unloading space for light goods vehicle. are 7m (L) x 2.5m (W).

Sorry for any inconvenience,

Regards  
Warren

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**From:** WARREN WONG [REDACTED]  
**Sent:** 2025-08-22 星期五 17:23:49  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>; [REDACTED]  
**Subject:** Response of TD Comments as at 14 August [ S16# A/NE-HLH/83 ]  
**Attachment:** Departmental comments Response (TD) - HLH 83 [ 14 AUG ].pdf; 附圖 R4, R5, R6.pdf

Hi Shirley,

I'd like to reply the TD comment on 14 August,2025.

Feel free to call me if any questions, thx~

Regards,  
Warren

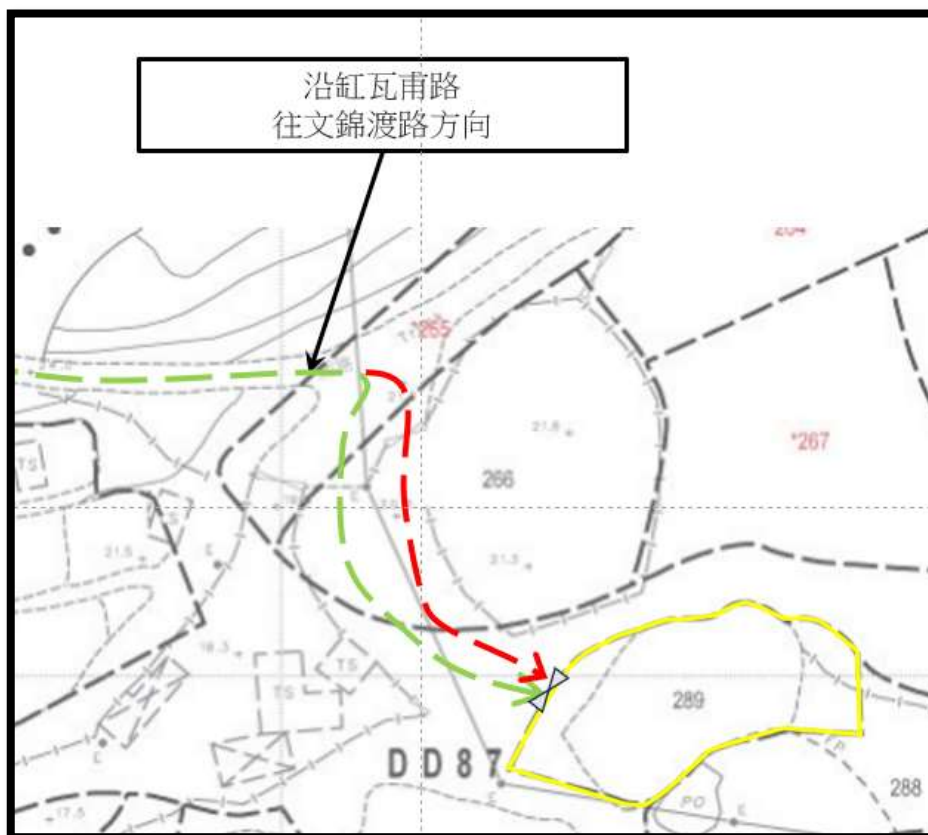
Response to the comments of Transport Department (as at 14 August, 2025)

(i) The applicant shall update the layout plan to indicate the open storage area for the proposed development in addition to the parking spaces and loading/unloading spaces;

包含露天儲物範圍 (2 部分共約 68 平方米) 的佈局圖及車輛行車線分析圖已更新。見附圖 R4, R5 及 R6 等三個附件。

(ii) The applicant should provide a proposal and advise its adequacy on the vehicular access arrangement including the local access road leading to the development through private land and unallocated and unleased Government land. The applicant should also seek comments/approvals from the responsible parties to validate the feasibility for vehicular access at these locations;

知悉。跟據先前提文的 圖 2 - 車路圖，申請者已取得因車輛進出申請場地時需經過及使用到地段 265 及 266 的業主同意。另外，申請者亦與業主洽談租務中，若此申請獲批的話，會租用地段 266 一併作貨倉之用。及增加多一條行車路線選擇使用(如下圖)。





(iii) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;

1. 申請者將在申請場地門外設立清晰明確指示牌，以確保行人安全
2. 基於安全考慮，場館入口會採用內推式設計
3. 出口附近亦會安裝閃光燈，以作提醒行人注意

(iv) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;

將安排人員在出入口指導貨車進入申請場地。確保在目標地點外沒有車輛排隊或停車。

(v) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.

由於申請場地用途為內部倉儲，所有進入申請場地的車輛均為自家輕型貨車及沒有訪客。而貨物進出不頻繁，每次僅安排一輛貨車進行上落貨，由於場地不大，輕型貨車不打算停泊在申請場地內。同時，場地外會張貼告示，提醒外來人員請勿違規停車。

(vi) The proposed vehicular access between Kong Nga Po Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.

知悉。

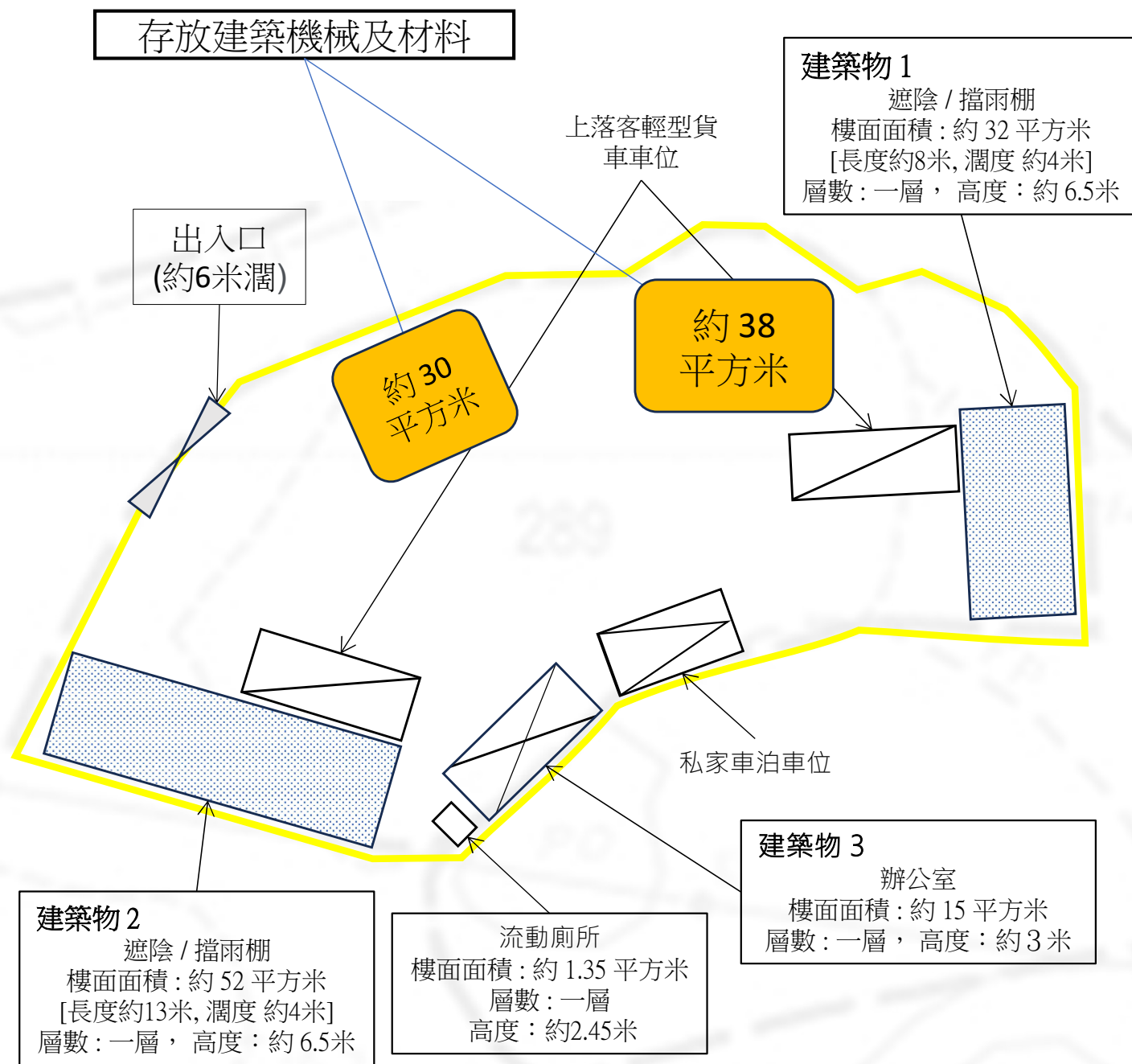
項目：  
新界恐龍坑丈量約份第87約地段第289號

圖目：  
佈局圖

圖號：  
圖 R4

擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

比例：  
1 : 250



#### 車位及上落客貨車位標準

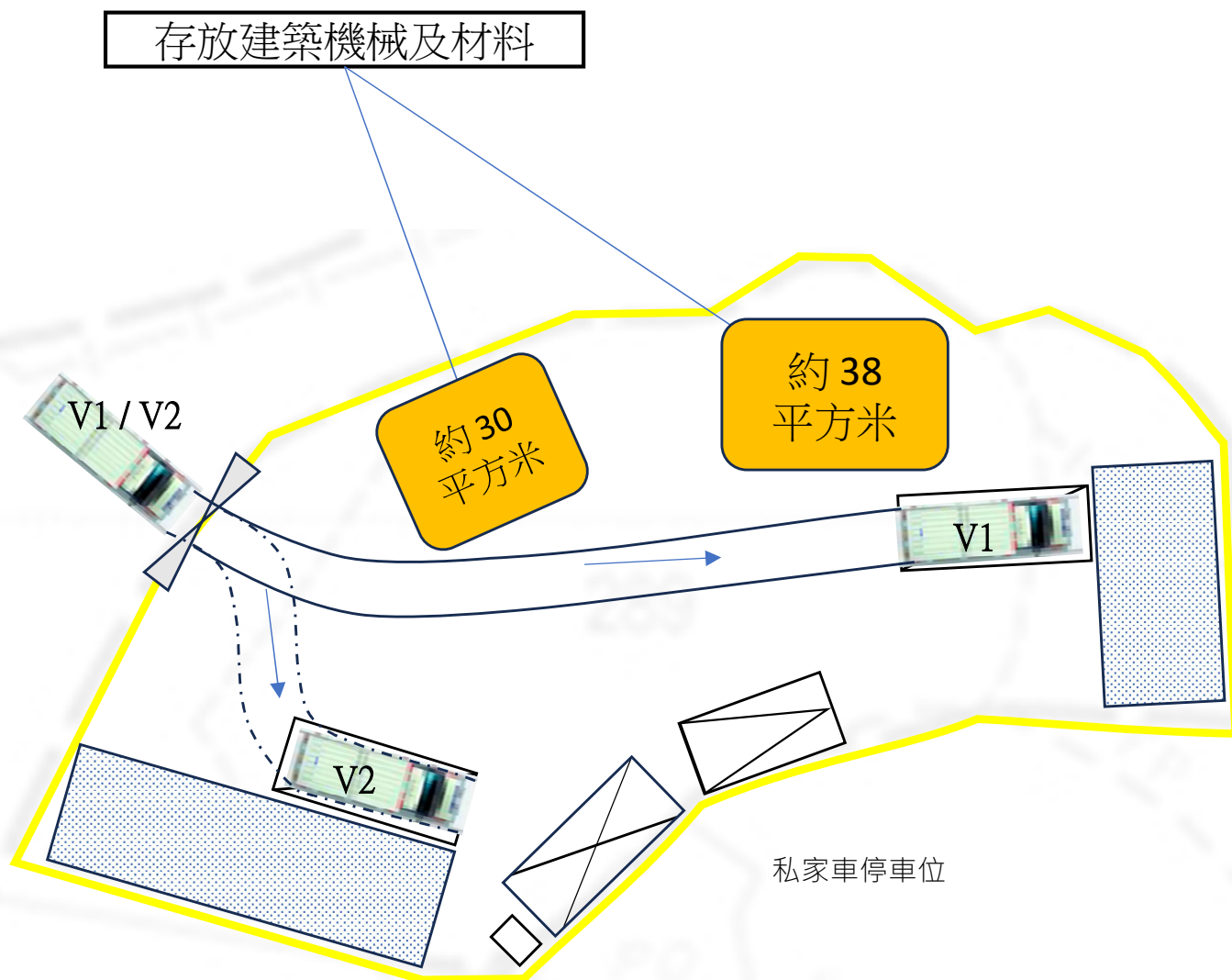
私家車車位數目: 1 個, 每個5米(長), 2.5米(闊)  
上落客輕型貨車車位數目: 2 個, 每個7米(長), 2.5米(闊)

項目：  
新界恐龍坑丈量約份第87約地段第289號  
擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

圖目：  
車輛行車線分析圖  
(進入申請場地)

圖號：  
圖 R5

比例：  
1 : 250



### 圖例

- 遮陰 / 擋雨棚
- 辦公室 / 儲物室
- 私家車車位
- 上落客輕型貨車車位
- 流動廁所

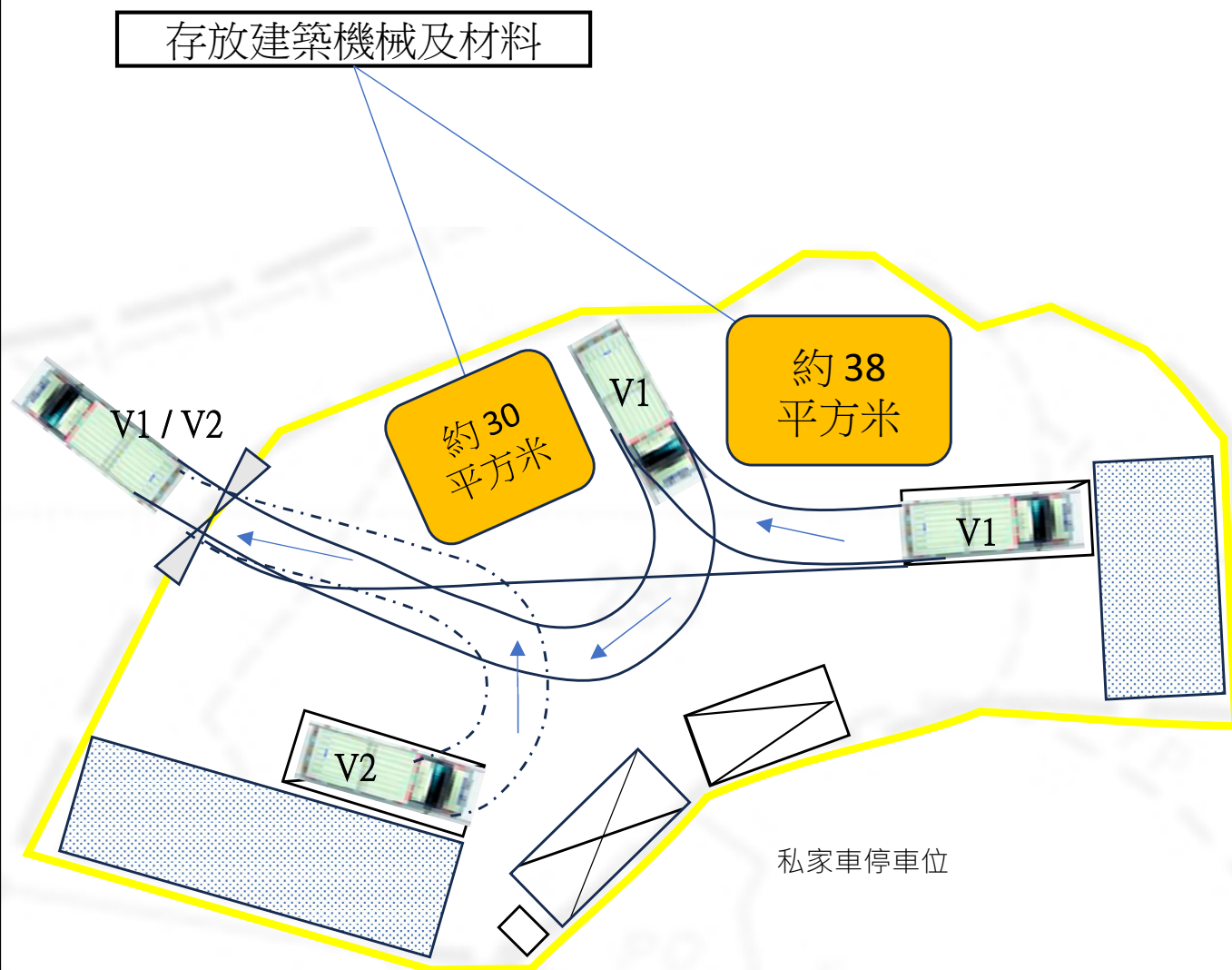


項目：  
新界恐龍坑丈量約份第87約地段第289號  
擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

圖目：  
車輛行車線分  
析圖  
(離開申請場地)

圖號：  
圖 R6

比例：  
1 : 250



### 圖例

- 遮陰 / 擋雨棚
- 辦公室 / 儲物室
- 私家車車位
- 上落客輕型貨車車位
- 流動廁所

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**From:** WARREN WONG [REDACTED]  
**Sent:** 2025-08-28 星期四 10:18:55  
**To:** Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Re: A/NE-HLH/83 - departmental comments  
**Attachment:** 附圖 R4.1.pdf

Hi Shirley,

上落客輕型貨車車位 濶度是 3.5 米濶. 私家車車位先係 2.5 米濶. 已更新.  
附圖號為 R4.1  
謝謝~

*Regards,  
Warren*

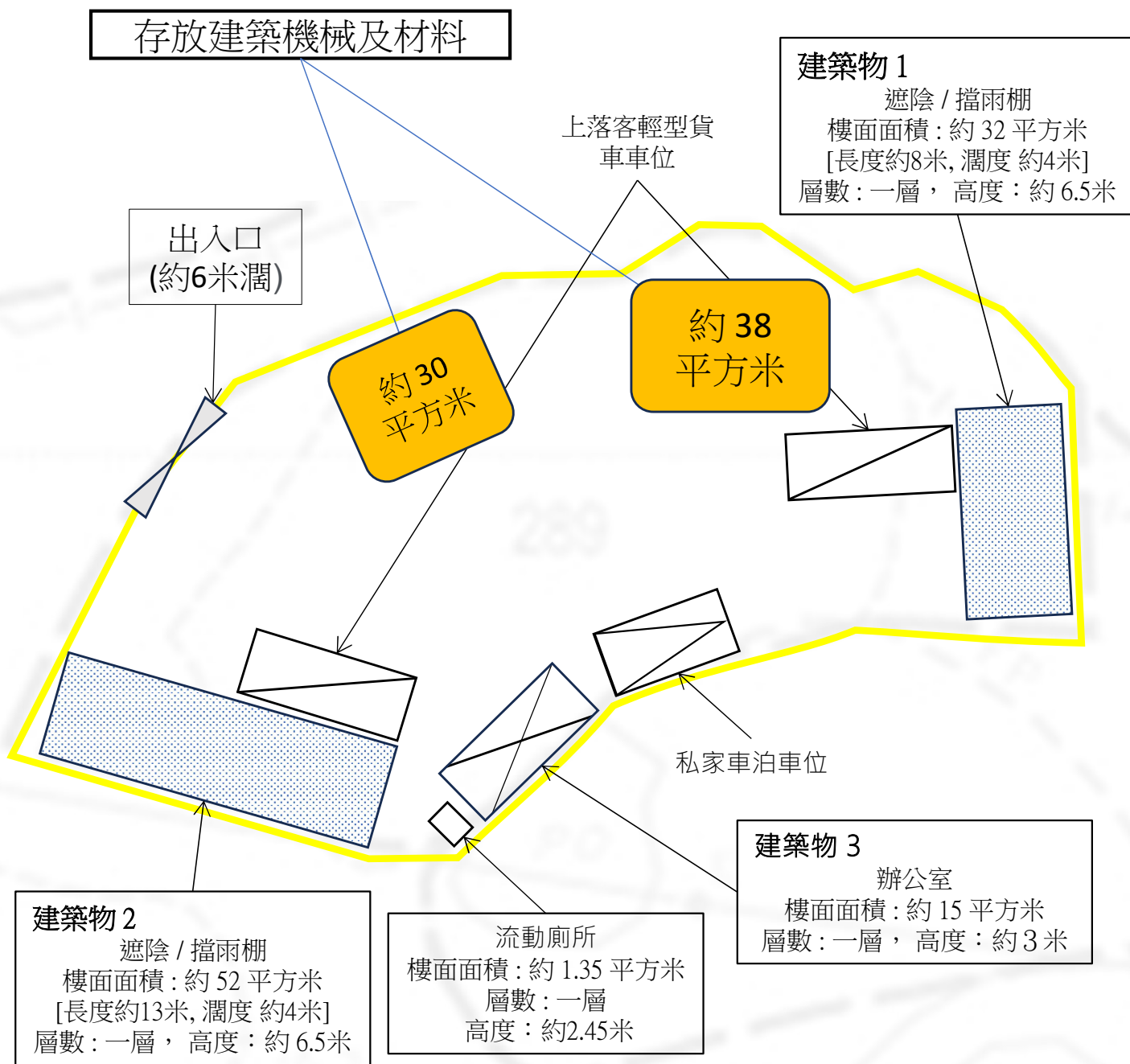
項目：  
新界恐龍坑丈量約份第87約地段第289號

圖目：  
佈局圖

圖號：  
圖 R4.1

擬議臨時露天存放建築機械及材料連附屬設施  
以及進行相關的填土工程(為期3年)

比例：  
1 : 250



#### 車位及上落客貨車位標準

私家車車位數目: 1 個, 每個5米(長), 2.5米(闊)  
上落客輕型貨車車位數目: 2 個, 每個7米(長), 3.5米(闊)

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

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



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

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

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

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-HLH/51 <sup>*1</sup>	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.5.2023)
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/55 <sup>*2</sup>	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023 (Revoked on 3.8.2024)
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023 (Revoked on 9.12.2024)
A/NE-HLH/61	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023 (Revoked on 24.8.2025)
A/NE-HLH/64 <sup>*3</sup>	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (Revoked on 3.11.2023)
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.12.2023
A/NE-HLH/68 <sup>*1</sup>	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of 3 Years	24.5.2024
A/NE-HLH/70 <sup>*3</sup>	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of 3 Years and Associated Filling of Land	10.5.2024
A/NE-HLH/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	6.12.2024

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/76 <sup>*2</sup>	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/NE-HLH/81	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	20.6.2025

### **Rejected Application**

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/48	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1-R3

#### **Remarks**

<sup>\*1</sup>: Application nos. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

<sup>\*2</sup>: Application nos. A/NE-HLH/55 and A/NE-HLH/76 involved the same site.

<sup>\*3</sup>: Application nos. A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

### **Rejection Reasons**

- R1 The applied use was not in line with the planning intention of the “Agriculture” zone which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines No. 13F for ‘Application for Open Storage and Port Back-up Uses’ in that there was no previous approval for open storage granted at the site and there were adverse departmental comments and local objections.
- R3 The applicant failed to demonstrate that the applied case would not cause adverse traffic impact on the surrounding area.

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 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; and
- his advisory comments are at **Appendix V**.

**2. Traffic**

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

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

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

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

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**4. Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities



at the Site shall be maintained at all times during the planning approval period;

- according to record, the Site is in the vicinity of an existing pond to the south of the Site. The applicant shall be required to place all the proposed works including land filling works at least 3m away from the pond. All the proposed works in the vicinity of the pond and associated streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;
- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing pond and associated streamcourse in his design and during construction. DEP and Director of Agriculture, Fisheries and Conservation should be consulted on the possible environmental and/or ecological impacts of the proposed use;
- the Site is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments on the general requirements in the drainage proposal are at **Appendix V**.

## 5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes and rural inland plains landscape character comprising temporary structures, open storages, clusters of tree groups, vegetated areas and densely vegetated woodland within the “Green Belt” zones to the north and south of the Site. According to the application form, no tree felling is anticipated. No tree survey information is provided in the application. Based on site photos taken on 18.7.2025, the Site is covered by existing wild grasses and self-seeded vegetation (including plants of undesirable species). Only visual inspection could be carried out due to difficulty of access. No significant/sensitive resources within the Site were observed in general. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix V**.

## 6. **Fire Safety**

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

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

## 7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

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

## 8. Building Matters

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

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

## 9. Other Departments

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

- Project Manager (North), North Development Office, Civil Engineering and Development Department; and
- District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
  - (ii) the lot owner shall apply to his office for Short Term Waiver (STW) to permit the structures to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iii) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department; the land status of the local access road should be checked with LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practice and precautionary measures to avoid adverse impacts on vegetation on GL as well as nearby watercourses and ponds as far as possible;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should employ licensed waste collector to regularly collect and dispose of the sewage from portable toilets properly; follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department; and implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) during land filling;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
- (i) the Site is in the vicinity of an existing pond to the south of the Site. The applicant shall be required to place all the proposed works including land filling works at least 3m away from the pond. All the proposed works in the vicinity of the pond and associated streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction; and
  - (ii) to minimize the possible adverse environmental impacts on the existing pond and associated streamcourse in his/her design and during construction;
  - (iii) to note the following general requirements on the drainage proposal:
    - surface channel with grating covers should be provided along the site boundary;
    - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
    - the cover levels of proposed channels should be flush with the existing adjoining ground level;
    - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
    - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
    - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
    - where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
    - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;



- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
  - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
  - to make good all the adjacent affected areas upon the completion of the drainage works;
  - to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
  - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
  - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary open storage of construction machinery and materials with ancillary facilities and associated filling of land for a period of three years is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the Site, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and

- (l) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that four structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, 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 proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed site formation works in accordance with the BO;
  - (iii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
  - (iv) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
  - (v) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
  - (vi) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
  - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R;
  - (viii) the headroom (6.5m) of the proposed rain shelter is considered excessive. It should be justified upon formal plan submission to BD; and
  - (ix) detailed checking under the BO will be carried out at building plan submission stage.

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

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**From:** [REDACTED]  
**Sent:** 2025-07-29 星期二 01:48:29  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-HLH/83 DD 87 Hung Lung Hang

A/NE-HLH/74

Lots 289 in D.D. 87 and Adjoining Government Land, Hung Lung Hang

Site area: About 620sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machinery and Materials / 3 Vehicle Parking /  
**Filling of Land**

Dear TPB Members,

74 withdrawn, back with smaller footprint and GL dropped.

Locations close to watercourses and ponds should not be used for open storage in view of the ever-increasing potential for flooding.

The application should be rejected as it is obviously the first step in an attempt to degrade the area by introducing brownfield operations.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 10 April 2024 3:16 AM HKT  
**Subject:** A/NE-HLH/74 DD 87 Hung Lung Hang

A/NE-HLH/74

Lots 289 and 292 (Part) in D.D. 87 and Adjoining Government Land, Hung Lung Hang

Site area: About 2,709sq.m Includes Government Land of about 1,461sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machinery and Materials / 6 Vehicle Parking /  
**Filling of Land**

Dear TPB Members,

Strong objections, no previous history of approvals, two sites not adjoining, more than 50% of the lots is Government Land and the justification that approval has been given for similar operations is unacceptable. Moreover, access is over government land, a hillock is to be excavated and there is clearly an issue with regard to open storage alongside the Ping Yuen river.

To further approve tree felling and encroachment and filling in of land along the river course is unacceptable. Reading the minutes indicates that there is no consideration re the long term negative impact of filling in significant tracts of land when drainage will be a major consideration re the looming issues of climate change. No data provided on number of trees to be removed.

The administration pledged to phase out the inefficient land use brownfield operations via the development of high rise, high tech and custom built industrial parks. But the reality is that there is no onus on operators to upgrade and invest in such premises when under the 'streamline' formula EVERY APPLICATION FOR FILLING IN OF AGRICULTURE LAND IS AUTO APPROVED.

Mary Mulvihill



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-HLH/83

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and text on lined paper.

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

簽署 Signature

Handwritten signature.

日期 Date

18 JUL 2025