

2025年 8月 4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
申請的口頭。

Appendix I of RNTPC
Paper No. A/NE-HLH/85

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

250 1465

2025.7.2

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-H4H/85
	Date Received 收到日期	-4 AUG 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)

李林榮&姚麗平

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)

英盛 (合和) 工程有限公司 (YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT529S.A, in D.D. 84, HUNG LUNG HANG, 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 1320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 480 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	APPROVED HUNG LUNG HANG OUTLINE ZONING PLAN NO. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

Details of the “current land owner(s)”[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Warehouse for Storing Car Parts with
Ancillary Office and Associated Filling of Land for a
Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 Three years
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 840sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 480sq.m ☒About 約

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

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 480sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 480sq.m ☒About 約

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

The three buildings are single-story structures with a height not exceeding 5 meters. One is designated as a warehouse for storing automotive parts, another is intended as a canopy for private car parking spaces, and the third is allocated as office space.

.....

.....

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 3

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 0

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 8am to 5pm in every Monday to Friday, excluding weekend 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	<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)) KONG NGA PO 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"/>	
	No 否		
(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 1320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 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 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"/>		

	<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>
--	--

(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>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

In accordance with Section 16 of the Hong Kong Town Planning Ordinance (Cap 131), I am submitting an application to the Town Planning Board to establish a proposed "Temporary Warehouse for Storing Car Parts with an Ancillary Office and Associated Filling of Land" for a period of three years. This application is based on the operational needs of the local automotive parts trade and aims to provide a suitable storage space to support business growth.

As the demand for automotive parts continues to grow in Hong Kong, particularly in the areas of vehicle maintenance and parts replacement, the need for specialized warehouse space has become increasingly urgent. The proposed site is located in a convenient area with several vehicle repair shops and storage facilities in the vicinity, which can effectively support the storage and operation of automotive parts. The area surrounding the warehouse has high vehicle traffic, and logistics and distribution activities are frequent, making it an ideal location for setting up the warehouse. Given the current traffic flow, the establishment of the warehouse will not negatively impact nearby residents' daily lives or traffic conditions.

Additionally, the site's strategic location near major roads and logistics hubs facilitates easy access for vehicles and goods. The establishment of the warehouse will not only reduce operational costs but also improve logistics and distribution efficiency, thus promoting the rapid development of the business. The surrounding infrastructure and transportation networks will effectively support the operation of the warehouse, and it will create a synergistic effect with other vehicle and storage businesses in the area.

Most importantly, the proposed use is for a temporary warehouse operation for a period of three years and will not impact the long-term development or planning of the land. During the operation, we will ensure that the warehouse complies with environmental protection requirements, maintains cleanliness, and conducts regular facility inspections. The surrounding area will not involve any major construction, minimizing any potential impact on the community and environment.

This site will not engage in any industrial processes and will solely be used for storage purposes. The goods will be organized by drivers, and no high noise or pollution operations will take place. Additionally, to maintain cleanliness, a mobile toilet will be set up on-site which includes in the Office, and workers will be assigned to clean the toilet regularly, ensuring the site remains hygienic and free from unpleasant odors, in compliance with relevant health and environmental regulations. Moreover, this application will not include any filling engineering.

In summary, the selection of this site for temporary warehouse use takes into account the existing traffic, logistics infrastructure, and the synergistic effect with surrounding businesses, which will positively contribute to both business operations and community development. We hope the Town Planning Board will approve this application.

.....

.....

.....

.....

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


.....
黃鉅盛

Project Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

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



Date 日期

27.06.2025

(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。

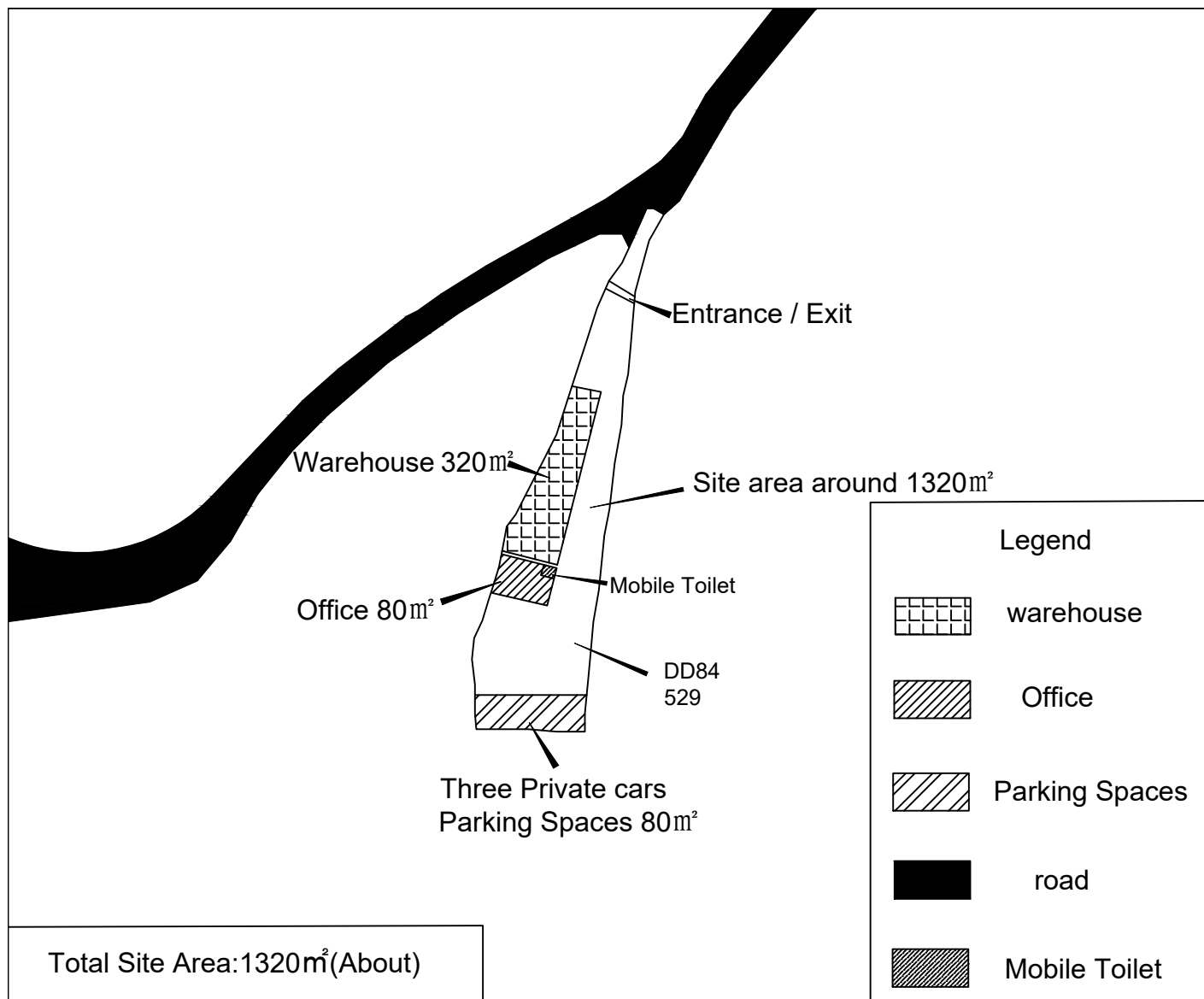
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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	LOT529S.A in D.D. 84, HUNG LUNG HANG, TA KWU LING, New Territories
Site area 地盤面積	1320 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED HUNG LUNG HANG OUTLINE ZONING PLAN NO. S/NE-HLH/11
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>Three years</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	Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	480 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	36 % <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		3
	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) _____ _____		3 0 0 0 0
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0

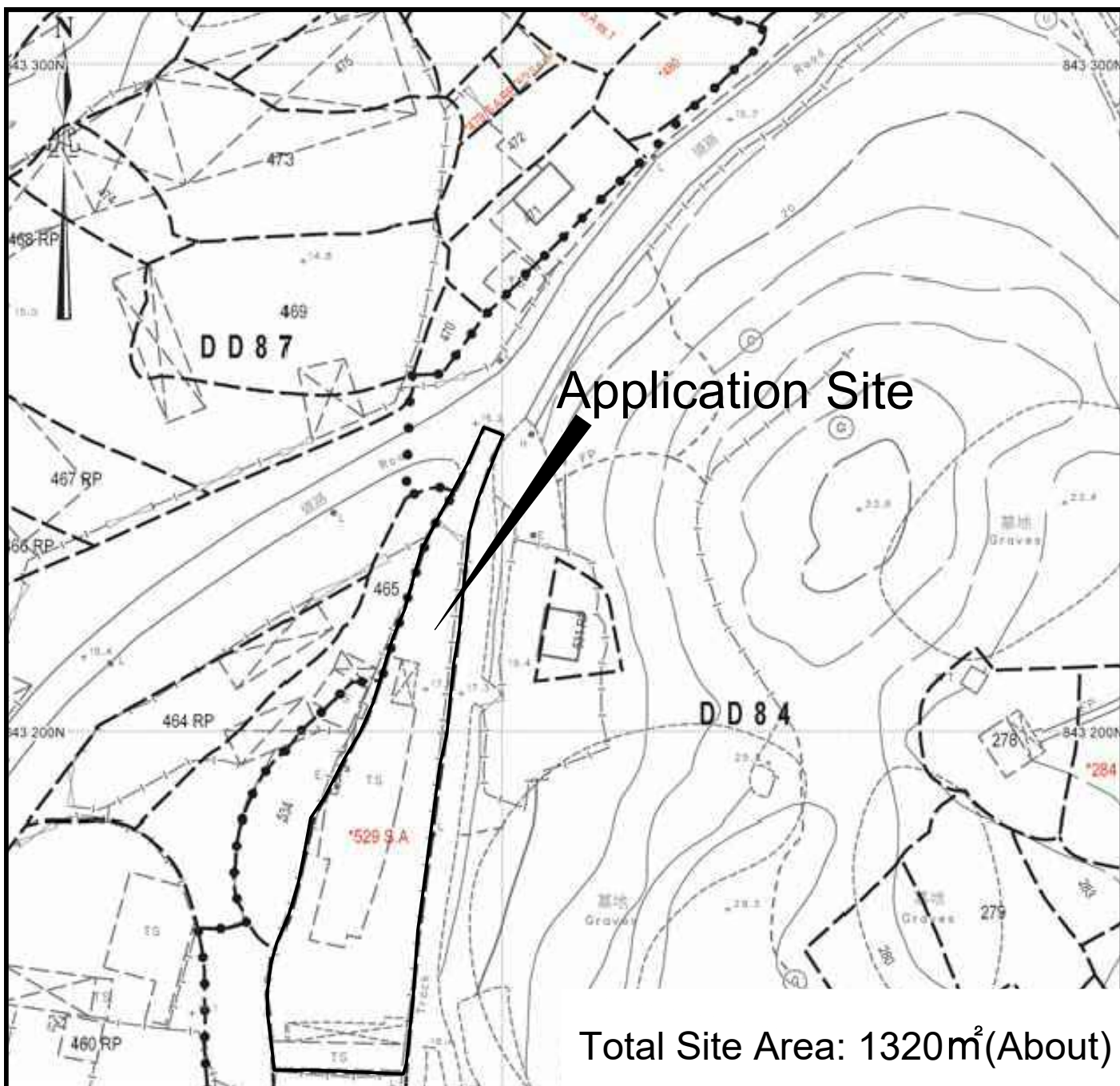
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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 Swept Path Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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。

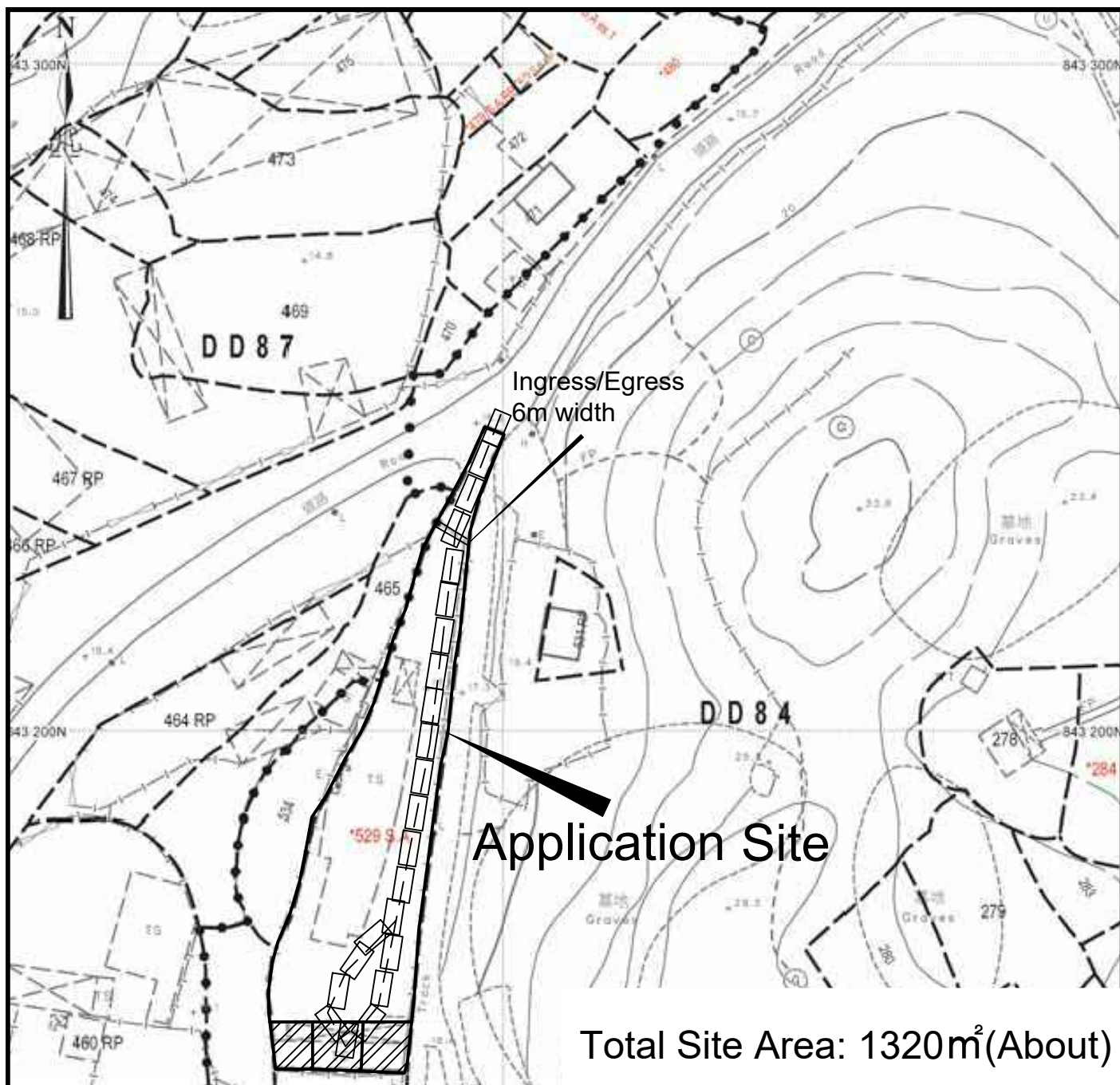


June 2025	<p>Layout Plan</p> <p>Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Filling of Land for a Period of 3 years at Lot 529 S.A in D.D. 84, Hung Lung Hang, Ta Kwu Ling, New Territories</p>	YING SHING (HOPEWELL) ENGINEERING CO.LTD.
Not to scale		Annex 1



Approved HUNG LUNG HANG to Outline Zoning Plan No. S/NE-HLH/11

<p>June 2025</p>	<p>Location Plan</p>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<p>Not to scale</p>	<p>Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Filling of Land for a Period of 3 years at Lot 529 S.A in D.D. 84, Hung Lung Hang, Ta Kwu Ling, New Territories</p>	<p>Annex 2</p>



Approved HUNG LUNG HANG to Outline Zoning Plan No. S/NE-HLH/11

<p>June 2025</p>	<p>Swept Path Plan</p>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<p>Not to scale</p>	<p>Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Filling of Land for a Period of 3 years at Lot 529 S.A in D.D. 84, Hung Lung Hang, Ta Kwu Ling, New Territories</p>	<p>Annex 3</p>

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

From: December Huang [REDACTED]
 Sent: 2025-09-04 星期四 18:13:04
 To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
 Subject: Re: A/NE-HLH/85 - departmental comments

Re: DD 84, Lot 529 S.A — Response to Departmental Comments

We refer to the departmental comments received in respect of the captioned planning application. Our consolidated responses are provided below for the Board's and departments' consideration.

A. Director of Environmental Protection (DEP)

A1. Mobile toilet and sewage disposal

The proposed mobile toilet will be a sealed-unit chemical toilet. All effluent will be contained within an integral holding tank; **no discharge to ground, drains, watercourses or surrounding land will occur**. A **licensed waste contractor** will be appointed to provide routine servicing and off-site disposal to approved facilities. Key management measures are as follows:

- **Servicing frequency:** at least **once per week** in normal operation (and immediately if levels approach 80% tank capacity).
- **Records:** we will keep **service logs and disposal receipts** on site for inspection.
- **Spill prevention:** the unit will be placed on a **level, hardstand base** with bunded trays; absorbent materials and a spill kit will be maintained on site.
- **Compliance:** operations will adhere to the **Water Pollution Control Ordinance** and relevant EPD/FEHD requirements for mobile sanitary facilities.

A2. Material for filling of land

The Site proposes a **minor, uniform surface levelling** of **~0.1 m** over the existing ground for safety and dust control. The specification is:

- **Material:** **clean, inert granular fill** (e.g., well-graded sand/crushed fines; max particle size ≤ 50 mm); **no construction/demolition waste** or contaminated material will be used.
- **Method:** geotextile separator (where needed) over existing surface, then 0.1 m of **permeable granular fill** lightly compacted to provide a stable, free-draining surface.
- **Purpose:** housekeeping only; **no change to natural drainage patterns** and no interference with existing watercourses.

B. Chief Town Planner / Urban Design & Landscape (PlanD)

B1. Compatibility and existing trees

We note PlanD's observation that the area is rural inland plains with mixed uses and that the proposed temporary use is not incompatible. Within the Site, **existing boundary trees will be preserved**. The applicant confirms **no tree felling** is involved.

B2. Tree impact and mitigation under 0.1 m filling

Although the proposed fill is shallow, we will implement the following **tree protection method statement** to avoid adverse impacts:

1. Baseline & supervision

- Undertake a **tree tally and condition check** prior to works (species, DBH, condition), led by an experienced landscape practitioner/arborist.
- **Arboricultural supervision** during initial setup and at key stages of works.
- 2. **Tree Protection Zones (TPZs)**
 - Erect **rigid protective fencing** around each retained tree prior to works (indicatively at **12× DBH** or a **minimum 1.5 m radius** from the trunk where space is constrained).
 - **No storage, mixing, parking, or refuelling** inside TPZs; ground levels at the stem/root flare will **not be raised**.
- 3. **No-dig, root-friendly surface near trees**
 - Within TPZs and within **1.0 m of any trunk**, **no fill** will be placed.
 - Where level transitions are needed near roots, adopt a **no-dig build-up**: geotextile over existing grade, **cellular confinement or timber edging**, and **free-draining granular topping** (no concrete/asphalt).
 - Maintain **permeability and aeration**; ensure finished levels **do not cover buttress roots** or bark.
- 4. **Execution controls**
 - **Hand tools only** for works within TPZ perimeters; no excavation for the 0.1 m surface levelling.
 - **Avoid trenching** within TPZs; any unavoidable service runs will be **micro-routed outside TPZs**.
 - Provide **temporary surface drains** to prevent ponding around trees; maintain the existing overland flow paths.
- 5. **Maintenance & compensatory planting**
 - **Watering** during the establishment/operation period and remedial pruning only if required for safety.
 - Should any tree be unexpectedly and unavoidably affected, we will propose **like-for-like compensatory planting** on-site (or at locations agreed with departments), with species typical of the surrounding landscape.

B3. Clarification on tree impact

Given the above, the **0.1 m permeable topping** and **no-dig protocol** will not adversely affect existing trees.

C. Summary of Commitments

- **No effluent discharge; licensed collection** of sanitary waste from the mobile toilet with **service logs and receipts** kept on site.
- **Clean, inert, permeable fill** at **~0.1 m** for housekeeping and safety; no change to natural drainage.
- **No tree felling; TPP and no-dig measures** to protect existing boundary trees; **arboricultural supervision** at key stages; **compensatory planting** if ever required.

We trust the above addresses the departments' concerns. Should further particulars (e.g., the TPP sketch, servicing contract particulars, or materials data sheets) be required, we will provide them promptly.

Yours faithfully,

December Wong

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

YING SHING (HOPEWELL)ENGINEERING CO.LTD.

4/9/2025

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

From: December Huang [REDACTED]
Sent: 2025-09-06 星期六 17:39:38
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-HLH/85 - departmental comments

Ref.: A/NE-HLH/85

Date: [06-09-2025]

Commissioner for Transport

(Attn: Mr. TAM Kam-fai)

Transport Department

Re: DD84, Lot 529 S.A — Response to Transport Department Comments on S.16 Application

Dear Mr. Tam,

Further to your comments, please see our consolidated responses below.

(i) Traffic generation/attraction and traffic impact

- **Nature & hours:** Small, staff-only warehouse (no retail / no public walk-ins).
08:00– 17:00, Mon– Fri; closed Weekend/PH.
- **Trip rate (management-capped):** 3– 6 vehicle trips/day (arrivals+departures), ≤2 vehicles in any peak hour. Arrivals are predominantly staff shift changes; any material movement is minor and infrequent.
- **Impact:** Given the very low trip volume and staff-only operation, changes to link/junction V/C are de-minimis. Vehicles enter/exit in forward gear within the site, with swept paths to be demonstrated for private cars and short-wheelbase light vans (<5.5t).

(ii) Width of vehicular ingress/egress

- The vehicular access is set at **6.0 m clear width** (two-way for PCs/light vans) with **≥6.0 m gate set-back** so a vehicle can wait entirely off-street without affecting traffic. Visibility splays at the access will be kept free of obstruction.

(iii) Adequacy of 3 PC spaces with no goods L/UL bay

- **Proposed provision:** 3 on-site private-car parking spaces sized for standard PCs; no dedicated loading/unloading bay is proposed.
- **Operational justification:**
 - **No bulky items:** The warehouse stores small parts only; no large or heavy components are handled.
 - **Delivery mode:** All parts are brought by private cars or short-wheelbase light vans (<5.5t) suitable for staff use. On arrival, on-site staff park in

the **3 PC spaces** and **hand-carry** the parts directly into the warehouse; **no third-party freight or HGVs** will attend.

- **Throughput & timing:** With **3– 6 trips/day** and ≤ 2 veh/h, the 3 PC spaces provide ample capacity for the very light, staggered operations.
- **Management controls:** House rules restrict vehicle types (no MGV/HGV/containers), require staff-only vehicles, and schedule any van arrival **off-peak** to avoid overlap.

On this basis, the **3 PC spaces** are operationally adequate and a separate goods L/UL bay is unnecessary.

(iv) Pedestrian facilities and safety management

- **Internal 1.2 m+ pedestrian path** from gate to office; **5 km/h** internal speed limit and **speed hump** near the gate.
- **Painted crossing** within the site and a **convex mirror** at the gate.
- **Gate-side warning:** flashing amber light + audible alert during entry/exit; “ **Beware of Vehicles / Give Way to Pedestrians**” signage.

(v) Measures to avoid queuing outside the site

- **No barrier/drop-arm** at the gate (free-flow entry).
- **Staggered staff arrivals** (shift-based) to keep peak ≤ 2 veh/h.
- **Internal holding within the 6.0 m set-back** so any short dwell occurs **off-street**.
- **Driver hotline** to coordinate timing and prevent early arrivals.

(vi) Measures to prevent illegal parking outside the site

- **Frontage signage:** “ **No Parking / No Waiting — Staff Vehicles Only**” .
- **House rules/undertakings** with staff prohibiting any kerbside waiting; non-compliance subject to disciplinary measures.
- **Gate notice with contact number** for immediate clearance if needed; **periodic patrols** during start/end of shifts.

(vii) Off-site access not managed by TD

- We note the section of access between **Kong Nga Po Road / Ping Che Road** and the Site is not under TD. We will liaise with the **Highways Department** (run-in matters) and **District Lands Office (North)** (land status/consents/waivers/right-of-way as necessary) and provide their feedback in our Further Information.

Summary of key design/management commitments

1. **3 PC spaces only; no goods L/UL bay.**

2. **Small parts only;** deliveries by **private cars** or **short-wheelbase light vans (<5.5t)** used by **on-site staff**, who hand-carry items to the warehouse.
3. **Very low trip volume:** 3– 6 veh/day, ≤ 2 veh/h at peak; **no HGVs**.
4. **6.0 m-wide access,** ≥ 6.0 m **gate set-back**, visibility kept clear.
5. **Pedestrian path,** internal crossing, **5 km/h** limit, convex mirror, and gate warning devices.
6. **Queue-free operations:** no barrier, staggered arrivals, internal off-street holding, hotline coordination.
7. **Illegal parking prevention:** signage, house rules, patrols.
8. **Liaison with DLO(N)** on the off-site access.

We trust the above addresses the Department' s concerns. Please let us know if any further clarification is required.

Yours faithfully,

December Wong,

YING SHING(HOPEWELL)ENGINEERING CO.LTD.

Previous s.16 Applications

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/DPA/NE-HLH/3	Temporary Storage of Construction Machinery and Mechanical Spare Parts for a period of 3 Years	8.2.2002	R1 – R3
A/NE-HLH/1	Temporary Open Storage/Storage of Construction Machinery and Mechanical Spare Parts for a Period of 3 Years	6.9.2002 (on review)	R3, R4
A/NE-HLH/2	Temporary Open Storage/Storage of Construction Machinery and Mechanical Spare Parts for a Period of 3 Years	4.7.2003 (on review)	R1, R3, R5
A/NE-HLH/17	Temporary Open Storage of Construction Machinery and Mechanical Spare Parts for a Period of 3 Years	27.12.2012 (dismissed on appeal)	R1, R6, R7

Rejection Reasons

- R1 The use under application was not in line with the planning intention of “Agriculture” (“AGR”) for the area, which was to retain and safeguard agricultural land for agricultural purposes and to retain fallow agricultural land with good potential for rehabilitation for cultivation purposes. No strong justifications had been provided in the submission for a departure from the planning intention, even on a temporary basis.
- R2 No technical assessments/proposals had been provided in the submission to demonstrate that the use under application would not generate adverse drainage and environmental impacts on the surrounding areas.
- R3 The approval of the application would have set an undesirable precedent for other similar applications.
- R4 There were some domestic structures to the east and south-east of the application site. No technical assessments/proposals had been provided in the submission to demonstrate that the use under application would not generate adverse drainage and environmental impacts on the surrounding areas.

- R5 There was insufficient information in the submission to demonstrate that the use under application would not generate adverse drainage and landscape impacts on the surrounding areas.
- R6 The use under application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous planning approval had been granted to the application site and the applicant had failed to demonstrate that the development under application would not have adverse environmental impact on the surrounding areas.
- R7 The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone, the cumulative impact of approving similar applications would result in a general degradation of the environment in the area.

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

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/51*	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/68*	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of Three Years	24.5.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of Three Years and Associated Filling of Land	10.5.2024
A/NE-HLH/79	Temporary Warehouse for Storage of Office Stationery and Equipment Supplies for a Period of 3 Years	14.3.2025

Remarks

*: Application nos. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

Government Departments' General Comments

1. 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**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

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

3. 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 applicants 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;
- 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**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising open storage, temporary structures, scattered tree groups, vegetated areas, farmlands and woodlands. The proposed use is not incompatible with the surrounding area;
- with reference to site photos taken on 19.8.2025, the Site is generally hard-paved, fenced-off and occupied by some temporary structures. There are some existing trees of common species in various locations along the fence within the site boundary. It is noted that the existing trees will be preserved and no tree felling is involved. 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**.

5. **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**.

6. **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**.

7. **Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on its suitability for the proposed use;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to be carried out on site, prior approval and consent of the 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 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**.

8. Other Departments

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

- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager (North), North Development Office, CEDD (PM(N), CEDD); 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 following irregularity covered by the subject planning application has been detected by his office:
 - Unauthorised structures within the said private lot covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the following irregularity not covered by the subject planning application has been detected by his office:
 - Unauthorised structures extended from the said private lot to adjoining Lot 534 in D.D. 84 not covered by the planning application

there are unauthorised structures extended from the said private lot to adjoining Lot 534 in D.D. 84 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the lot owner shall either remove the unauthorised structures not covered by the planning application immediately or include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification and amendment as aforesaid required, 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 back-dated waiver fee 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
 - (v) the applicants 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 Environmental Protection (DEP) that the applicants 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) during land filling;
- (f) 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 tree protection, pruning (including root and crown pruning due to the proposed land filling), transplanting, felling and compensatory/new tree planting. The applicants should seek approval for any proposed tree works, including the proposed tree protection method statement (**Appendix Ia**), from relevant government departments prior to commencement of the works;
- (g) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) on the general requirements on the drainage proposal that:
 - (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - (vi) 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 applicants should also ensure that the flow from the Site will not overload the existing drainage system;

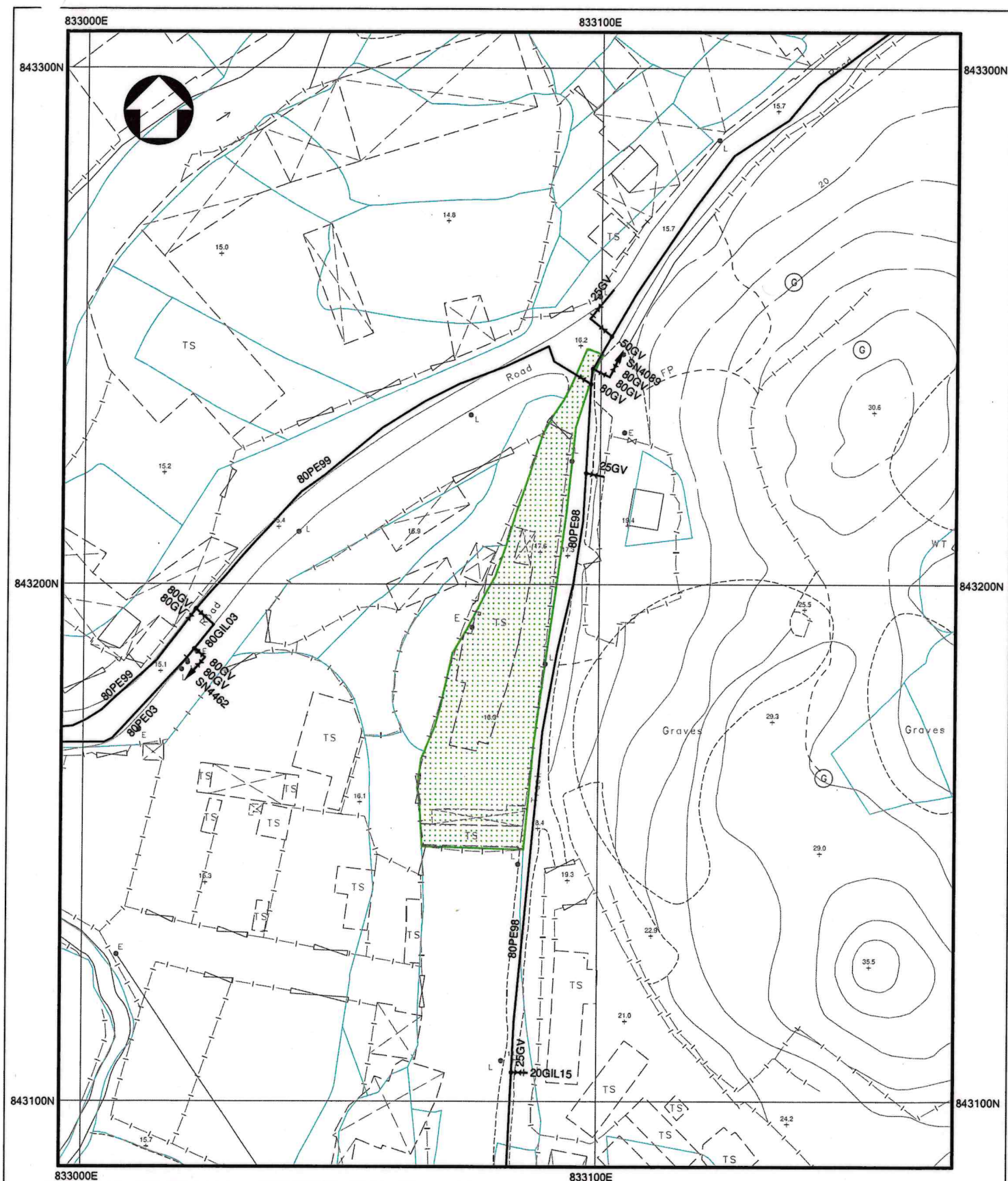
- (vii) where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - (viii) 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 applicants 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;
 - (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicants and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
 - (x) for works to be undertaken outside the lot boundary, the applicants should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - (xi) to make good all the adjacent affected areas upon the completion of the drainage works;
 - (xii) to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
 - (xiii) the applicants and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (h) 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 applicants should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicants 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;
- (i) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary warehouse for storing car parts with ancillary office 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 applicants are reminded that subject to the land use planning in the P&E Study, the proposed use, may need to be vacated for the site formation works;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Fresh Water Mains Record Plan (MRP) (**Attachment 1**) may be affected. The applicants are required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the MRP and no development with requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) as shown on the MRP. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planting within the Water Works Reserve or in the vicinity of the water main(s) as shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to the water mains; and
- (k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings and demolition, etc.) are to

be carried out on 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) 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;
- (vi) 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
- (vii) the headroom (5m) of the structures proposed is considered excessive. It should be justified upon formal plan submission to BD; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-17D, 18C, 22B & 23A

FILE REF: (28) IN WSD/M/SP 3051/505/4S/02 PT.1

REF. CODE: 33W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

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

From:

Sent:

2025-09-01 星期一 03:14:48

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/NE-HLH/85 DD 84 Hung Lung Hang

A/NE-HLH/85

Lot 529 S.A in D.D. 84, Hung Lung Hang, Ta Kwu Ling

Site area: About 1,320sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Previous applications for brownfield use on this and adjoining lots were rejected. Vehicle repair requires the use of toxic materials and poses the risk of contamination that would render the land unsuitable for agriculture use in due course.

No relocation sob story and site is not Cat 2 designated.

There is no justification to approve the application.

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

2

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

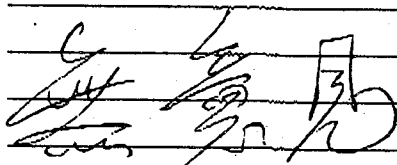
By e-mail : tpbpd@pland.gov.hk

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

A/NE-HLH/85

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

2025.8.16