

2025年 8月 1 2日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

2025-08-12

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 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

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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-7KLN/105
	Date Received 收到日期	2025-08-12

- 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)

Tsim Lee Hing Sita 詹梨卿

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)

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)	Lots 489, 490 (Part) in D.D.80 and nearby government land
(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 1852 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1204 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)	123 sq.m 平方米 <input checked="" 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	S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation 康樂
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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 17-07-2025 (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
08-07-2025 (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 Storage of Construction Materials for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....3.....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....648.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....1204.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....1.....	
Proposed domestic floor area 擬議住用樓面面積	.....0.....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....1204.....	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....1204.....	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)		
The warehouse is no more than 8 meters high, single-story, for Storage of Construction Materials and requires no filling.		
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....2.....	
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																	
Operating hours are Monday to Saturday, 8:00 to 19:00. Closed on Sundays 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)) Lin Ma Hang Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input 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 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 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 checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>.....</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。

I am seeking to activate this land for practical use, responding to an existing market demand. I have already received rental inquiries from parties demonstrating this need. Consequently, I am submitting this application to rezone the land for warehouse use, which will more effectively meet this demonstrated market demand.

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


.....
Tsim Lee Hing Sita

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

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

Date 日期

2025年7月25日 (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。

☒ 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，其地址為香港北角灣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 489, 490 (Part) in D.D.80 and nearby government land
Site area 地盤面積	1852 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-TKLN/2
Zoning 地帶	Recreation 康樂
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials 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	<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	1204 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 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	65 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2

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"/>
<u>Location Plan, Site Plan, Routing Plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Planning Statement

Proposes Temporary Warehouse For Storage Construction Material For a Period of 3 Years

1 Project Overview

- 1.1 Project Name: Temporary Warehouse
- 1.2 Site Location: Lot Numbers 489,490(Part) in D.D. 80 And Nearby Government Land ,Lin Ma Hang Road ,Ta Kwu Ling North New Territories, Hong Kong
- 1.3 Land Use: Recreation
- 1.4 Site Area: 1,852 square meters
- 1.5 Gross Floor Area: 1,204 square meters
- 1.6 Purpose: Temporary storage of construction materials

2 Proposed Purpose

- 2.1 I am seeking to activate this land for practical use, responding to the existing market shortage and demand, as several rental inquiries from parties demonstrating this need are in receipt. Consequently, I am submitting this application to rezone the land for warehouse use, which will more effectively meet this demonstrated market demand. The establishment of this warehouse will effectively solve the shortage of material storage and alleviate the storage pressure on nearby construction sites.

3 Project Details

- 3.1 Usage: The warehouse will be used primarily for storing construction materials, including but not limited to cement, steel bars, wood, bricks, tiles, etc.
- 3.2 Operation Method: The warehouse will adopt a simple receiving, storage, and dispatch process. All goods will be stored in accordance with standard stacking methods to ensure safety and cleanliness.
- 3.3 Operating Hours: The warehouse operating hours will be from 8:00 AM to 7:00 PM, Monday to Saturday, and closed on Sundays and public holidays.

3.4 Traffic Arrangement

3.4.1 Road Access: The road access to the warehouse is Lin Ma Hang Road.

3.4.2 Traffic Impact: Due to the low traffic volume on this section of the road, this project is not expected to have a significant impact on existing traffic. Trucks are expected to enter and exit approximately once per hour, without imposing a burden on road traffic. The warehouse entrance and exit do not pass-through residential areas, avoiding disturbance to residents.

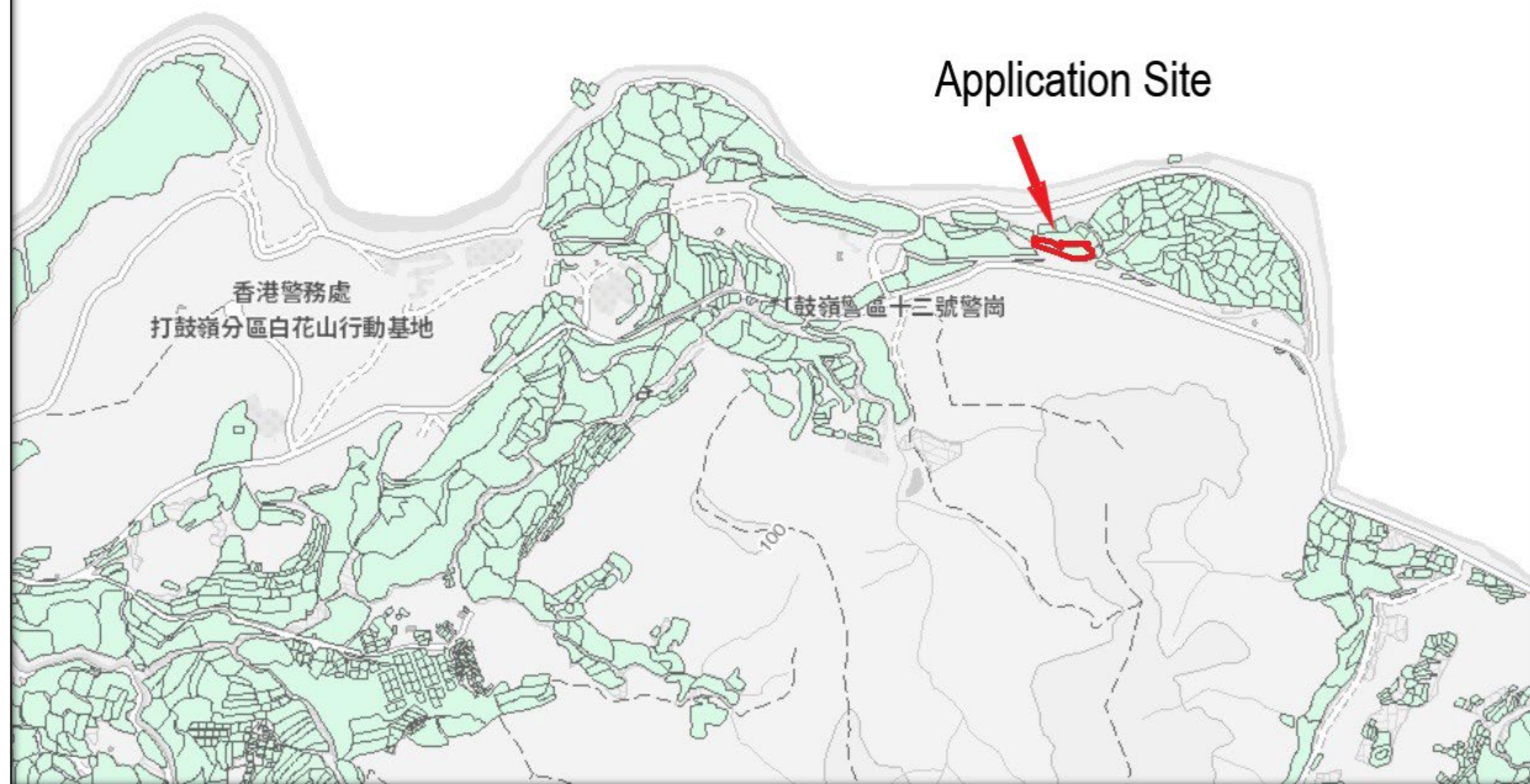
3.5 Surrounding Environment: Similar storage facilities already exist in the vicinity of the application site, ensuring that the project is in harmony with the surrounding environment.

3.6 Warehouse Design: The warehouse will be designed as a closed structure to effectively block dust, noise and rainwater, preventing materials from affecting the surrounding environment.

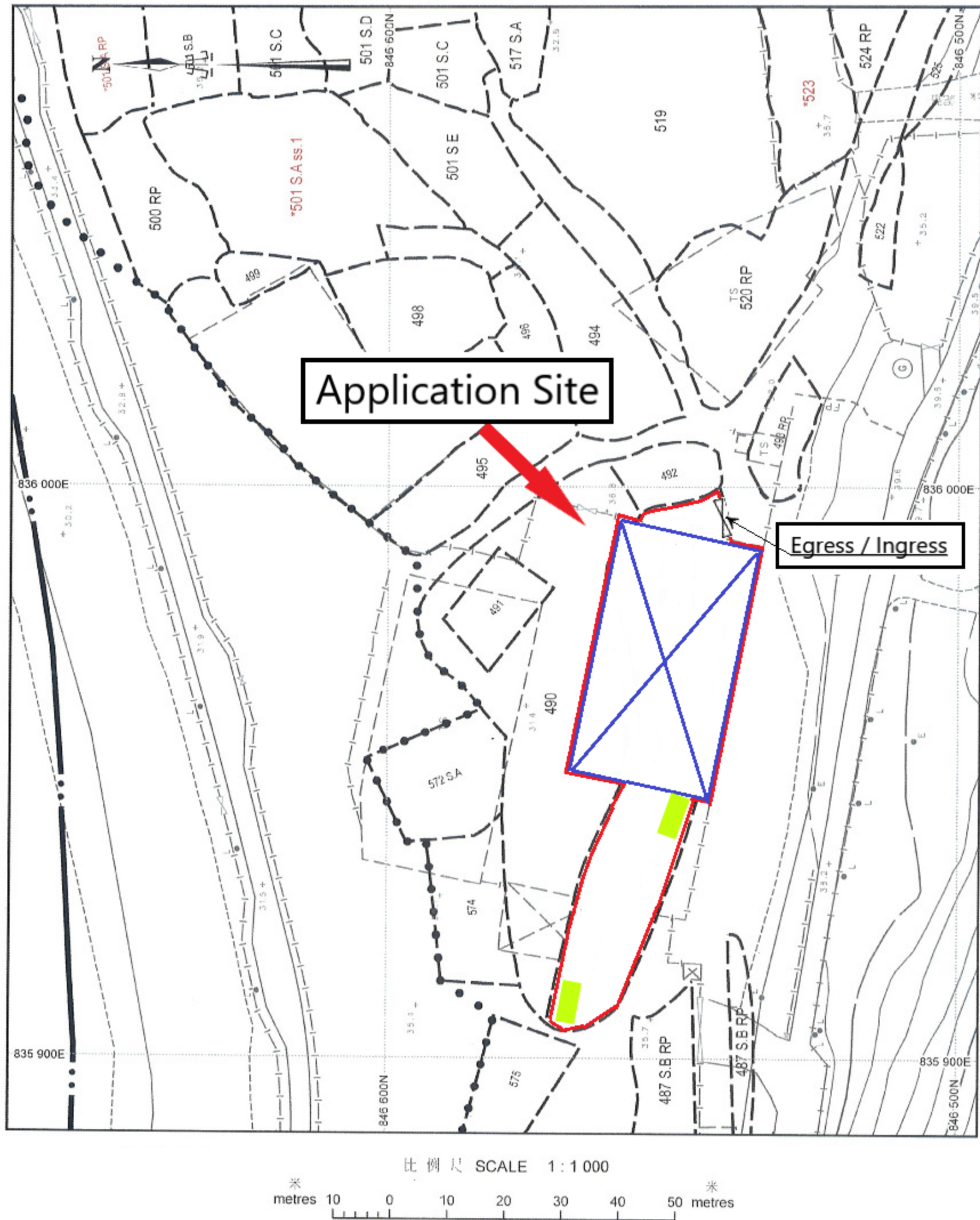
3.7 Noise Control: The project will take measures to control noise to minimize the impact on the surrounding environment.

3.8 Drainage Facilities: The project will construct a complete drainage system to effectively handle rainwater and prevent flooding.

Location Plan



Layout Plan



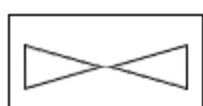
Legend:



Warehouse Area 1,204m², single-storey, no more than 8m in height



Loading Bay for LGV (3.5m x 7m)

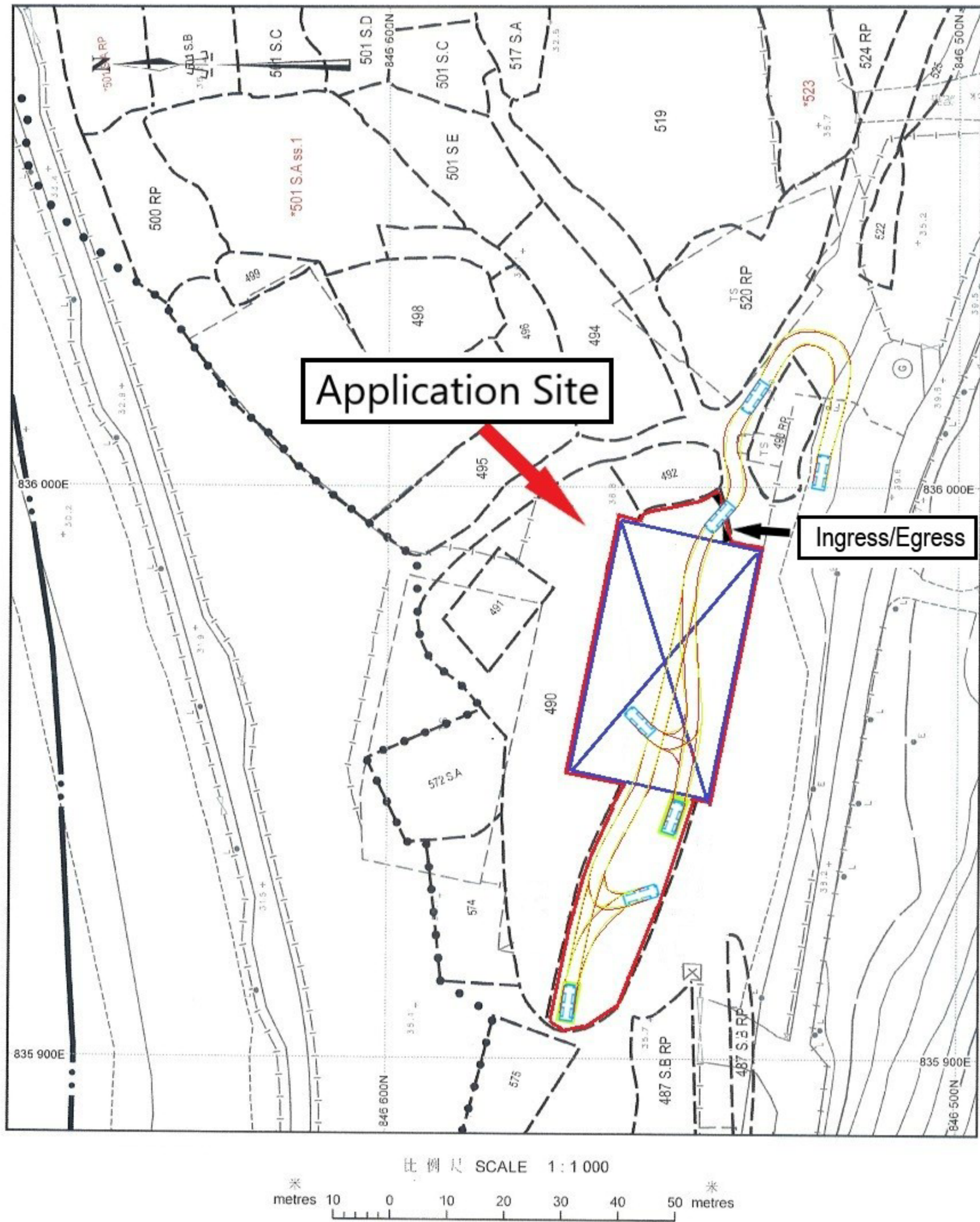


Egress / Ingress

The map shows a topographic representation of the Application Site and surrounding areas. Key features include:

- Application Site:** A red-outlined area in the center-right of the map, indicated by a red arrow.
- Contour Lines:** Dashed lines representing elevation, with labels such as 490, 495, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600.
- Spot Heights:** Numerical values indicating specific elevations, such as 31.2, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0.
- Land Parcels:** Various areas labeled with numbers and letters, such as 500 RP, 501 S.A, 501 S.B, 501 S.C, 501 S.D, 501 S.E, 501 S.F, 501 S.G, 501 S.H, 501 S.I, 501 S.J, 501 S.K, 501 S.L, 501 S.M, 501 S.N, 501 S.O, 501 S.P, 501 S.Q, 501 S.R, 501 S.S, 501 S.T, 501 S.U, 501 S.V, 501 S.W, 501 S.X, 501 S.Y, 501 S.Z, 502 S.A, 502 S.B, 502 S.C, 502 S.D, 502 S.E, 502 S.F, 502 S.G, 502 S.H, 502 S.I, 502 S.J, 502 S.K, 502 S.L, 502 S.M, 502 S.N, 502 S.O, 502 S.P, 502 S.Q, 502 S.R, 502 S.S, 502 S.T, 502 S.U, 502 S.V, 502 S.W, 502 S.X, 502 S.Y, 502 S.Z, 503 S.A, 503 S.B, 503 S.C, 503 S.D, 503 S.E, 503 S.F, 503 S.G, 503 S.H, 503 S.I, 503 S.J, 503 S.K, 503 S.L, 503 S.M, 503 S.N, 503 S.O, 503 S.P, 503 S.Q, 503 S.R, 503 S.S, 503 S.T, 503 S.U, 503 S.V, 503 S.W, 503 S.X, 503 S.Y, 503 S.Z, 504 S.A, 504 S.B, 504 S.C, 504 S.D, 504 S.E, 504 S.F, 504 S.G, 504 S.H, 504 S.I, 504 S.J, 504 S.K, 504 S.L, 504 S.M, 504 S.N, 504 S.O, 504 S.P, 504 S.Q, 504 S.R, 504 S.S, 504 S.T, 504 S.U, 504 S.V, 504 S.W, 504 S.X, 504 S.Y, 504 S.Z, 505 S.A, 505 S.B, 505 S.C, 505 S.D, 505 S.E, 505 S.F, 505 S.G, 505 S.H, 505 S.I, 505 S.J, 505 S.K, 505 S.L, 505 S.M, 505 S.N, 505 S.O, 505 S.P, 505 S.Q, 505 S.R, 505 S.S, 505 S.T, 505 S.U, 505 S.V, 505 S.W, 505 S.X, 505 S.Y, 505 S.Z, 506 S.A, 506 S.B, 506 S.C, 506 S.D, 506 S.E, 506 S.F, 506 S.G, 506 S.H, 506 S.I, 506 S.J, 506 S.K, 506 S.L, 506 S.M, 506 S.N, 506 S.O, 506 S.P, 506 S.Q, 506 S.R, 506 S.S, 506 S.T, 506 S.U, 506 S.V, 506 S.W, 506 S.X, 506 S.Y, 506 S.Z, 507 S.A, 507 S.B, 507 S.C, 507 S.D, 507 S.E, 507 S.F, 507 S.G, 507 S.H, 507 S.I, 507 S.J, 507 S.K, 507 S.L, 507 S.M, 507 S.N, 507 S.O, 507 S.P, 507 S.Q, 507 S.R, 507 S.S, 507 S.T, 507 S.U, 507 S.V, 507 S.W, 507 S.X, 507 S.Y, 507 S.Z, 508 S.A, 508 S.B, 508 S.C, 508 S.D, 508 S.E, 508 S.F, 508 S.G, 508 S.H, 508 S.I, 508 S.J, 508 S.K, 508 S.L, 508 S.M, 508 S.N, 508 S.O, 508 S.P, 508 S.Q, 508 S.R, 508 S.S, 508 S.T, 508 S.U, 508 S.V, 508 S.W, 508 S.X, 508 S.Y, 508 S.Z, 509 S.A, 509 S.B, 509 S.C, 509 S.D, 509 S.E, 509 S.F, 509 S.G, 509 S.H, 509 S.I, 509 S.J, 509 S.K, 509 S.L, 509 S.M, 509 S.N, 509 S.O, 509 S.P, 509 S.Q, 509 S.R, 509 S.S, 509 S.T, 509 S.U, 509 S.V, 509 S.W, 509 S.X, 509 S.Y, 509 S.Z, 510 S.A, 510 S.B, 510 S.C, 510 S.D, 510 S.E, 510 S.F, 510 S.G, 510 S.H, 510 S.I, 510 S.J, 510 S.K, 510 S.L, 510 S.M, 510 S.N, 510 S.O, 510 S.P, 510 S.Q, 510 S.R, 510 S.S, 510 S.T, 510 S.U, 510 S.V, 510 S.W, 510 S.X, 510 S.Y, 510 S.Z, 511 S.A, 511 S.B, 511 S.C, 511 S.D, 511 S.E, 511 S.F, 511 S.G, 511 S.H, 511 S.I, 511 S.J, 511 S.K, 511 S.L, 511 S.M, 511 S.N, 511 S.O, 511 S.P, 511 S.Q, 511 S.R, 511 S.S, 511 S.T, 511 S.U, 511 S.V, 511 S.W, 511 S.X, 511 S.Y, 511 S.Z, 512 S.A, 512 S.B, 512 S.C, 512 S.D, 512 S.E, 512 S.F, 512 S.G, 512 S.H, 512 S.I, 512 S.J, 512 S.K, 512 S.L, 512 S.M, 512 S.N, 512 S.O, 512 S.P, 512 S.Q, 512 S.R, 512 S.S, 512 S.T, 512 S.U, 512 S.V, 512 S.W, 512 S.X, 512 S.Y, 512 S.Z, 513 S.A, 513 S.B, 513 S.C, 513 S.D, 513 S.E, 513 S.F, 513 S.G, 513 S.H, 513 S.I, 513 S.J, 513 S.K, 513 S.L, 513 S.M, 513 S.N, 513 S.O, 513 S.P, 513 S.Q, 513 S.R, 513 S.S, 513 S.T, 513 S.U, 513 S.V, 513 S.W, 513 S.X, 513 S.Y, 513 S.Z, 514 S.A, 514 S.B, 514 S.C, 514 S.D, 514 S.E, 514 S.F, 514 S.G, 514 S.H, 514 S.I, 514 S.J, 514 S.K, 514 S.L, 514 S.M, 514 S.N, 514 S.O, 514 S.P, 514 S.Q, 514 S.R, 514 S.S, 514 S.T, 514 S.U, 514 S.V, 514 S.W, 514 S.X, 514 S.Y, 514 S.Z, 515 S.A, 515 S.B, 515 S.C, 515 S.D, 515 S.E, 515 S.F, 515 S.G, 515 S.H, 515 S.I, 515 S.J, 515 S.K, 515 S.L, 515 S.M, 515 S.N, 515 S.O, 515 S.P, 515 S.Q, 515 S.R, 515 S.S, 515 S.T, 515 S.U, 515 S.V, 515 S.W, 515 S.X, 515 S.Y, 515 S.Z, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 516 S.F, 516 S.G, 516 S.H, 516 S.I, 516 S.J, 516 S.K, 516 S.L, 516 S.M, 516 S.N, 516 S.O, 516 S.P, 516 S.Q, 516 S.R, 516 S

Routing Plan



Legend:



Warehouse



Loading Bay (3.5m x 7m)

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

Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月14日星期日 22:10
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105
附件: CarRoad.png; Occ.pdf

類別: Internet Email

Dear Mr. Wu,

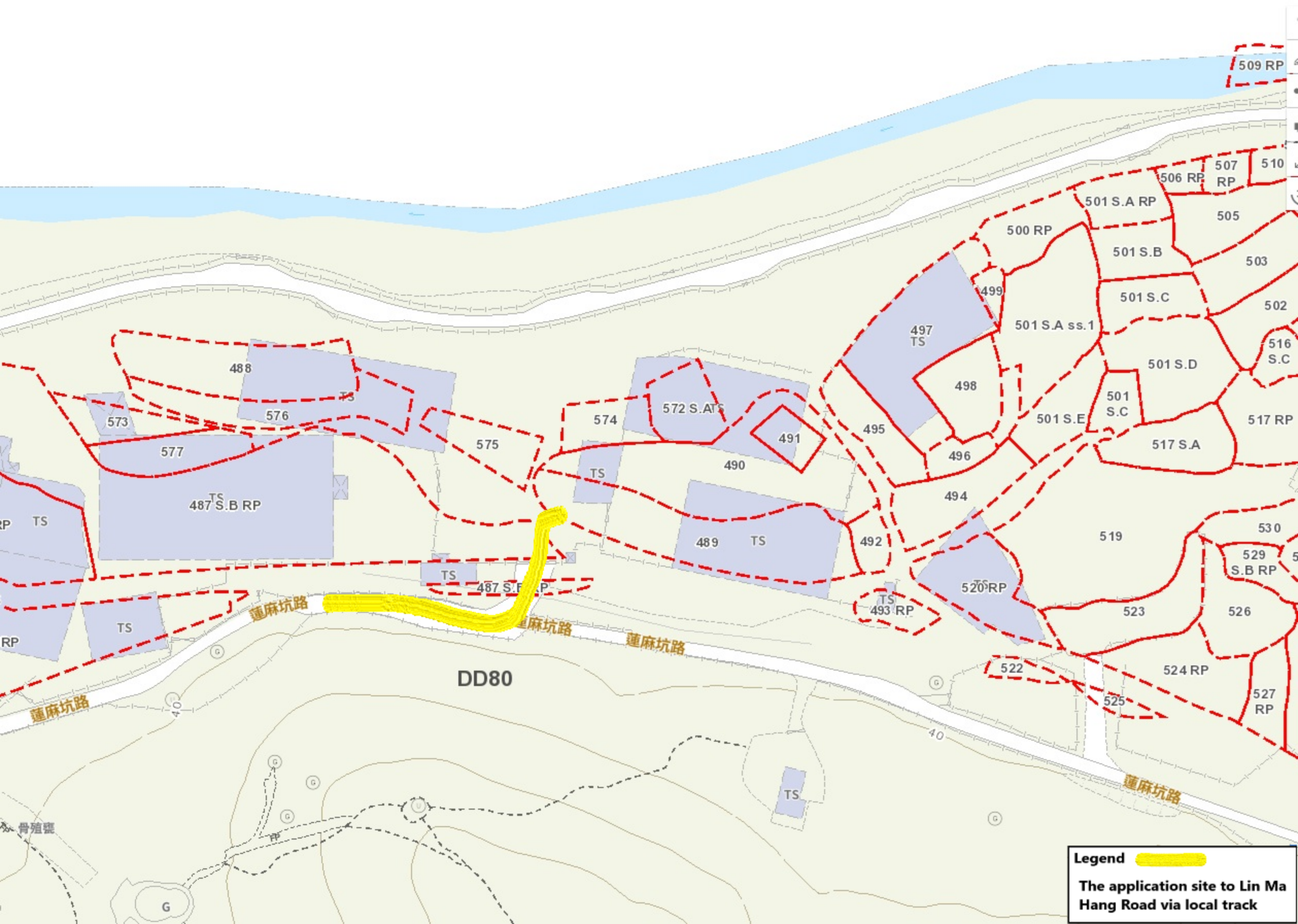
Re: **Planning Department**

1. No dangerous goods as specified in Section 3 of the Dangerous Goods Ordinance (Chapter 295) will be placed or stored at the application location.
2. Stacking will be carried out in a safe manner, according to the guidelines of the Occupational Safety & Health Council as per attachment. (Occ)
3. Please see the attachment.(CarRoad)
4. The warehouse will use a enclosed design for storage to minimize noise during loading and unloading. Vehicle horns are prohibited upon arrival at the warehouse


Thank You

Ms Tsim

[REDACTED]



Legend

 The application site to Lin Ma Hang Road via local track

貨物的安全堆疊

引言

貨物的包裝形式按照貨物的種類而變化，堆疊方法亦會不同。貨堆倒塌既損壞貨物，招致經濟損失，更可能造成人命傷亡。今期通訊介紹較常見貨種的安全堆疊方法，希望業內人士加以注意。

大捆貨物

紡織原料如棉花、農業作物如稻草和煙葉、工業廢料如廢紙和鐵料都會被捆扎成圓形或方形的貨物。堆疊大捆貨物應注意的要點如下：

- 堆疊不高於該貨堆最短邊線的1.5倍。
- 每隔一段高度便重疊貨物層。

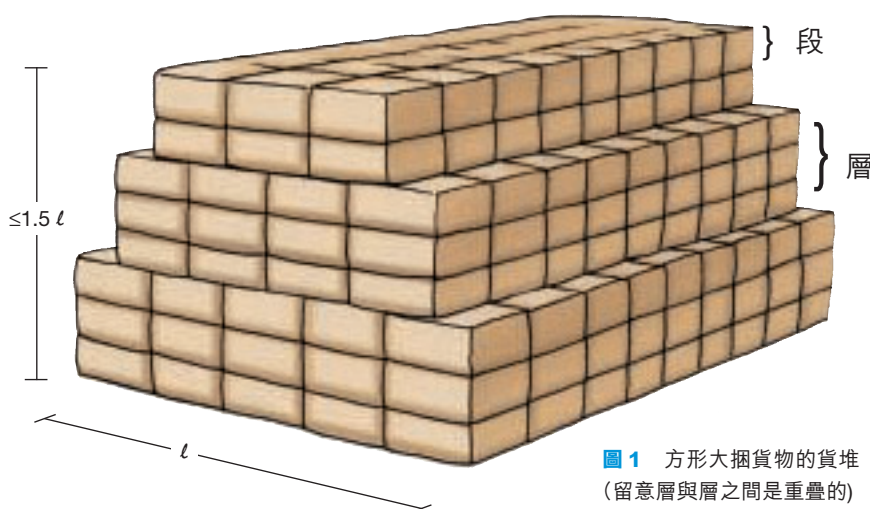


圖1 方形大捆貨物的貨堆
(留意層與層之間是重疊的)

- 將圓形捆疊作金字塔貨堆時，堆疊不過 4 個捆高，最底層外圍應該加上墊塊。
- 不可堆疊企立的圓形大捆貨物。
- 為了避免捆貨下挫，卸下次序應和堆疊次序相反。
- 如貨堆可能受到雨水的影響而變得上重下輕，應在頂層蓋上防水布。
- 如鼠患可能危及貨堆的穩定，便要作出控制。
- 戶外擺放的貨堆一旦失火而可能危及附近的建築物，安放貨堆至少遠離建築物 6 米。貨堆之間相隔至少 24 米，並且一字排開與風向成直角。

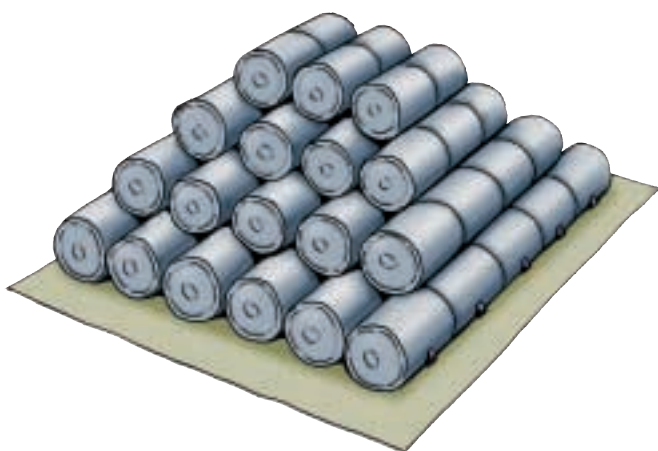


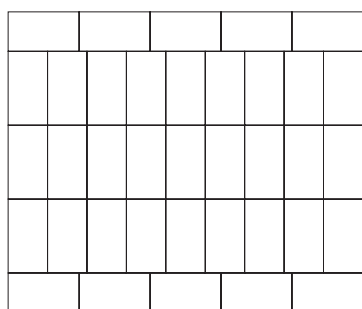
圖 2 圓形捆作的金字塔貨堆（請留意底排外圍的圓捆都加上墊塊）



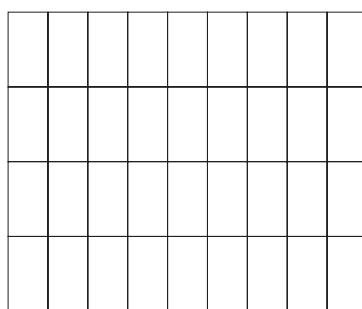
圖 3 不可企立堆疊圓形捆

袋裝貨物

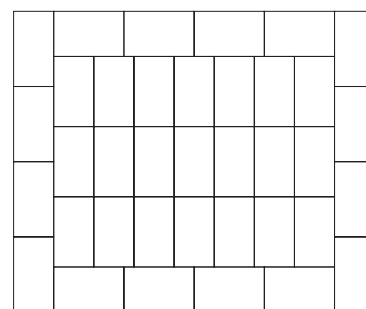
袋裝貨物裝載米、肥料、膠粒、混凝土等鬆散物料。良好的貨堆必須交織結合。單數段須和雙數段輪流堆放，每六至八段的雙數段便要改以結合段代替。每段先放好外邊，再放內裏。最好在地面劃上邊線，使底層的袋裝貨有足夠空間壓平。此方法能容許最高堆放 30 段。



單數段



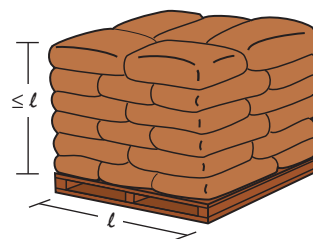
雙數段



結合段

卡板上的貨物

卡板上不應堆放貨物高逾卡板最長的邊線。圍上收縮膠紙或網紮膠紙（俗稱「保鮮紙」），可令整個卡板變得更穩妥。因此堆放貨物的高度可以超逾此規定。將貨物放上卡板時，通常有以下四種排列方法：

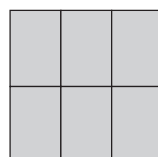


平面圖

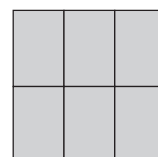
側面圖

(1) 塊狀物堆放

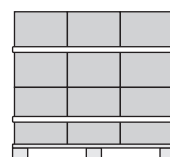
貨物全部排列成同一方向，各層亦均依照同樣的排列。此一堆放法通常很容易崩塌，必須扣緊紮帶。



單數段

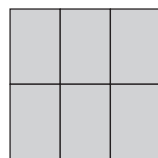


雙數段

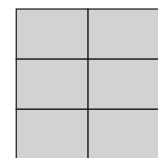


(2) 交叉排列堆放

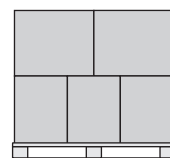
正方形托架上，每一層貨物之排列應全部順着同一方向，而每層均變換直角之方向予以堆放。若為正方形以外之貨物，則都很不易崩塌，好處是容易堆放，亦易用紮帶扣緊。



單數段

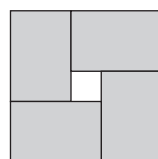


雙數段

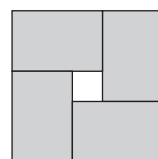


(3) 風車型堆放

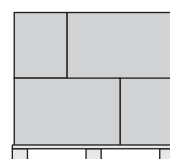
組合貨物之橫直排列成風車型，而各層之排列則將方向予以相反堆放。此一方法適用於在正方形托架上堆放正方形以外之貨物。



單數段

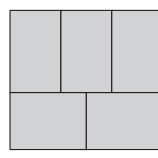


雙數段

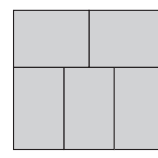


(4) 磚型堆放

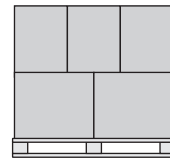
把貨物排列成縱橫之組合。各層之形狀雖然相同，但方向則變換 180 度。



單數段



雙數段



一般卡板貨物
堆至四個高

一般而言，堆疊卡板荷物（即貨物擺放一起和卡板成為一體）的高度不多於四個荷物高。視乎荷物的高度、力度和穩定性，更高的高度也是可能的，但是最高亦不可超逾六個高。

總結

大家要採用適當的方法堆疊貨物。擺放貨物上卡板的排列方法要正確，同時貨物不應堆疊過高，引致貨物倒塌。



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

Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月19日星期五 0:30
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)
附件: CarRoad.jpg
類別: Internet Email

Dear Mr. Wu

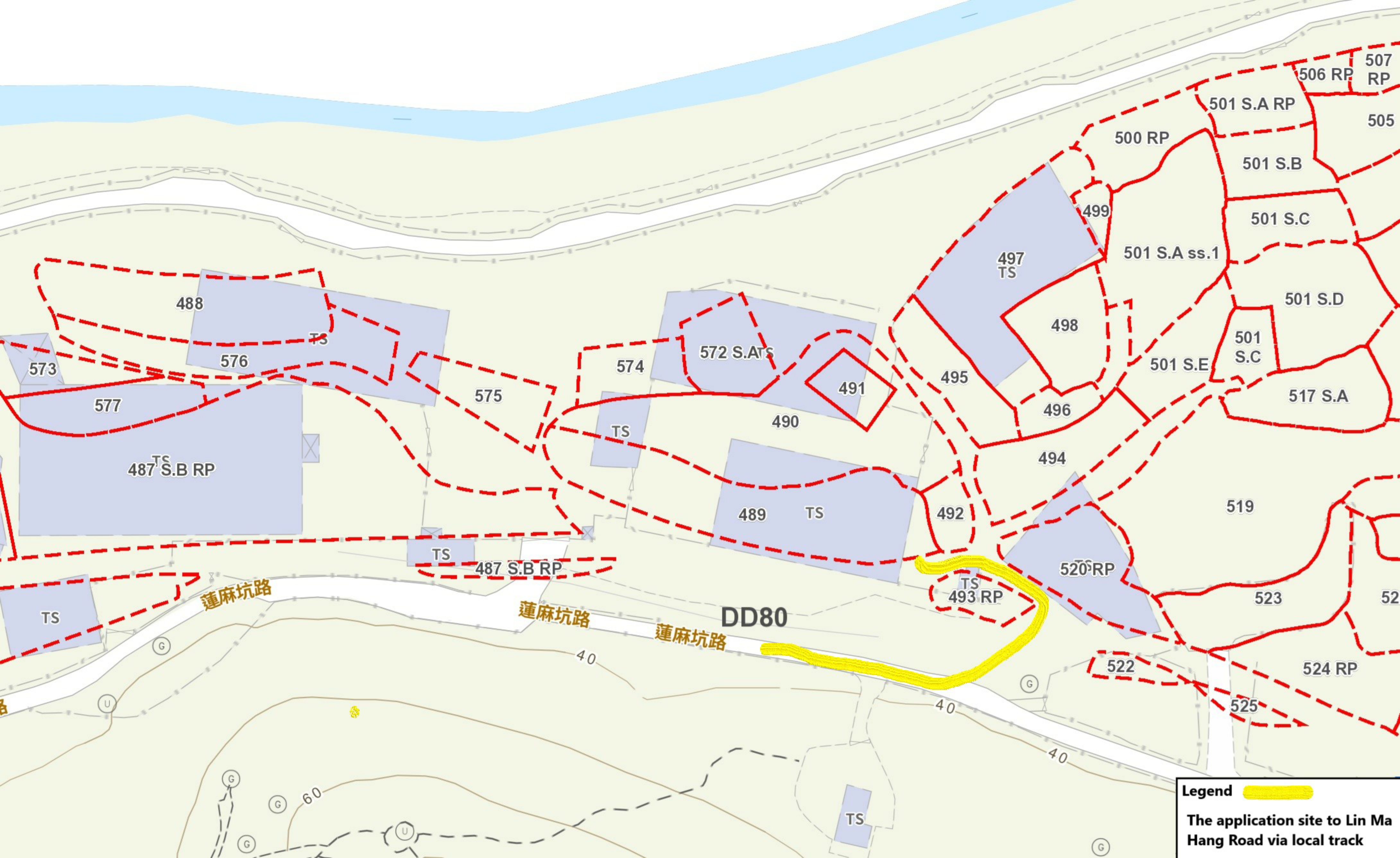
Re: **Planning Department**

1. Due to the existence of multiple routes to the requested location, we are revising and supplementing the originally submitted route map (CarRoad attachment). We are also withdrawing the CarRoad map submitted on September 14th. Please accept our apologies for any inconvenience caused. Thank you for your understanding.


2. Regarding the structure (circled in blue), please be clarified that this area is not within the scope of our application. We will demolish any structure located within the application site straddling Lot 489 as well as some metal wall.

Thank You

Ms Tsim
[REDACTED]



Legend

 The application site to Lin Ma Hang Road via local track

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

Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月19日星期五 11:07
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)

類別: Internet Email

Dear Mr.Wu

Re: **LandsD**

- 1.This item is to be handled by the Town Planning Board.
2. We will liaise with Mr. Ko (Tel:26710510) from the Lands Department on the captioned matter (Ref No. C/TC/000921/21/NT and C/TC/000922/22/NT)) and the government lands to handle and complete in accordance with the authority's instruction.
3. The unauthorised structures within the said private Lots 489 and 490 are irrelevant to the planning application and will be demolished.
4. The concerned matter will be coordinated with Mr. Ko (Tel:26710510) from the Lands Department, the government lands adjacent to Lot 490 are not related to, or covered by the planning application.
5. We will also liaise with the Lands Department on this matter for the handling and rectifying of concerned illegality issues.

To: Town Planning Board

We will liaise with the Lands Department on the above issues at the earliest opportunity and are committed to rectifying any illegality concerns in order to comply with regulations. We would be very grateful for your expedited assistance and approval on the planning application.

Thank You!

Ms.Tsim
[REDACTED]

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

Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月26日星期五 0:47
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)
附件: 02.jpg; 03.jpg; A.jpg; 01.pdf
類別: Internet Email

Dear Mr. Wu

Re: **Transport Department**

1. Vehicle count surveys were conducted manually on a weekday in early September at two locations. Please refer to Attachment 01.
2. Please refer to Attachment 02.
3. Ingress/Egress Width is 8 Meters Please refer to Attachment 03.
4. On site traffic supervisor will be in place to monitor incoming and outgoing vehicles. Incoming traffic will be guided from the junction of Lin Ma Hang Road into the local track and into the ingress, and vice versa. The width of the vehicular access points A and B on the local tracking leading to the application site is 3.0 m and 3.3 m, respectively. This provides adequate space for the turning and maneuvering of LGV.. Please refer to Attachment A.
5. It has been confirmed that the interior of the warehouse is available for vehicles to be manoeuvred and parked.
6. Upon arrival at the site, company staff shall direct and guide all vehicles into the warehouse, thereby preventing the formation of any queues outside.
7. Warning signs shall be posted in a prominent, visible area outside the warehouse and at road junctions to prevent illegal parking of visitors' vehicles and trespassing on the site.
8. To be handled by the Town Planning Board.

Thank You

Ms Tsim
[REDACTED]

Vehicle Count Survey

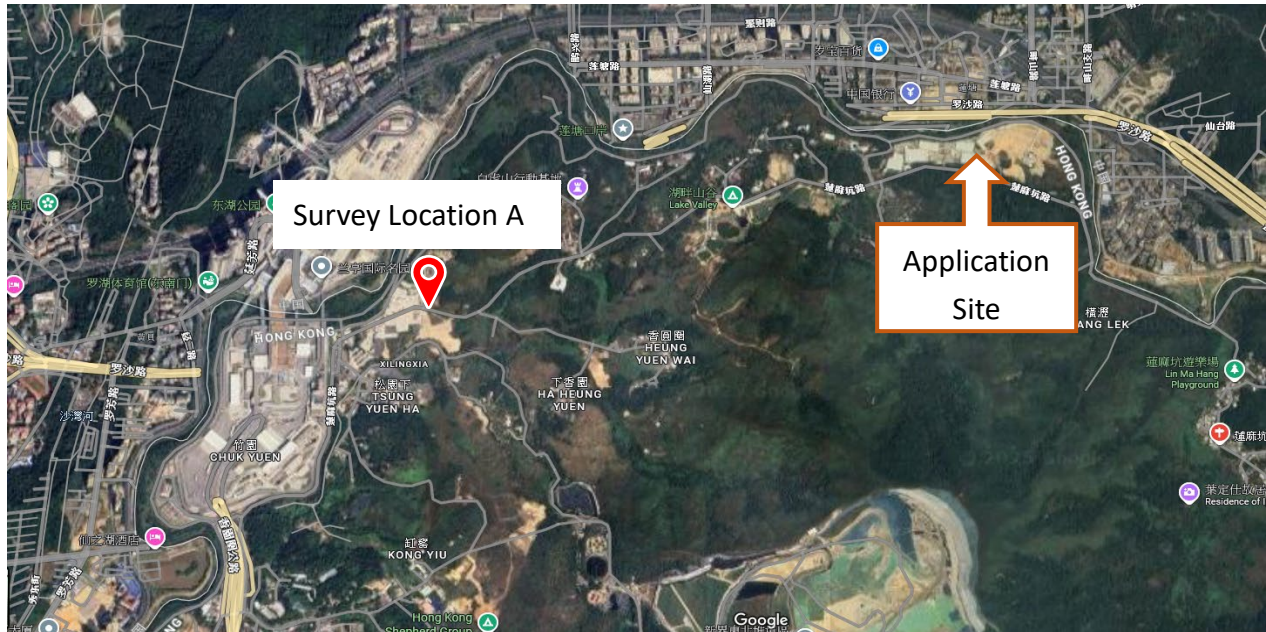
Survey Location A

Location: Lamp post no.EB5199 beside Park Nature Hillside on Lin Ma Hang Road

Date: 12th, 13th, 15th and 17th September 2025

Duration: 10 hours total; from 08:00 to 19:00

Vehicle Count: Both directions



Date: Friday, 12th September 2025

Time	Type of Vehicle					
	Private Car/Taxi	Green Minibus	Light Goods Vehicle	Med./Heavy Goods Vehicle	Others	
08:00 to 09:00	2	2	1	0	0	
09:00 to 10:00	3	2	2	1	1	
10:00 to 11:00	4	2	2	2	0	
11:00 to 12:00	6	2	4	2	2	
12:00 to 13:00	7	2	2	1	0	
13:00 to 14:00	3	2	2	1	1	
14:00 to 15:00	4	2	1	0	0	
15:00 to 16:00	3	2	2	2	1	
16:00 to 17:00	2	2	3	1	0	
17:00 to 18:00	4	2	2	1	0	
18:00 to 19:00	1	2	1	0	0	Total
	39	22	22	11	5	99
	Overall Average/Hour					9

Date: Saturday, 13th September 2025

Time	Type of Vehicle					
	Private Car/Taxi	Green Minibus	Light Goods Vehicle	Med./Heavy Goods Vehicle	Others	
08:00 to 09:00	1	2	1	0	0	
09:00 to 10:00	1	2	2	1	1	
10:00 to 11:00	4	3	2	2	0	
11:00 to 12:00	4	3	1	1	1	
12:00 to 13:00	3	2	2	1	1	
13:00 to 14:00	2	2	2	0	1	
14:00 to 15:00	1	2	1	0	0	
15:00 to 16:00	2	2	2	0	1	
16:00 to 17:00	1	3	1	0	0	
17:00 to 18:00	1	3	2	1	1	
18:00 to 19:00	0	2	1	0	0	Total
	20	26	17	6	6	75
	Overall Average/Hour					7

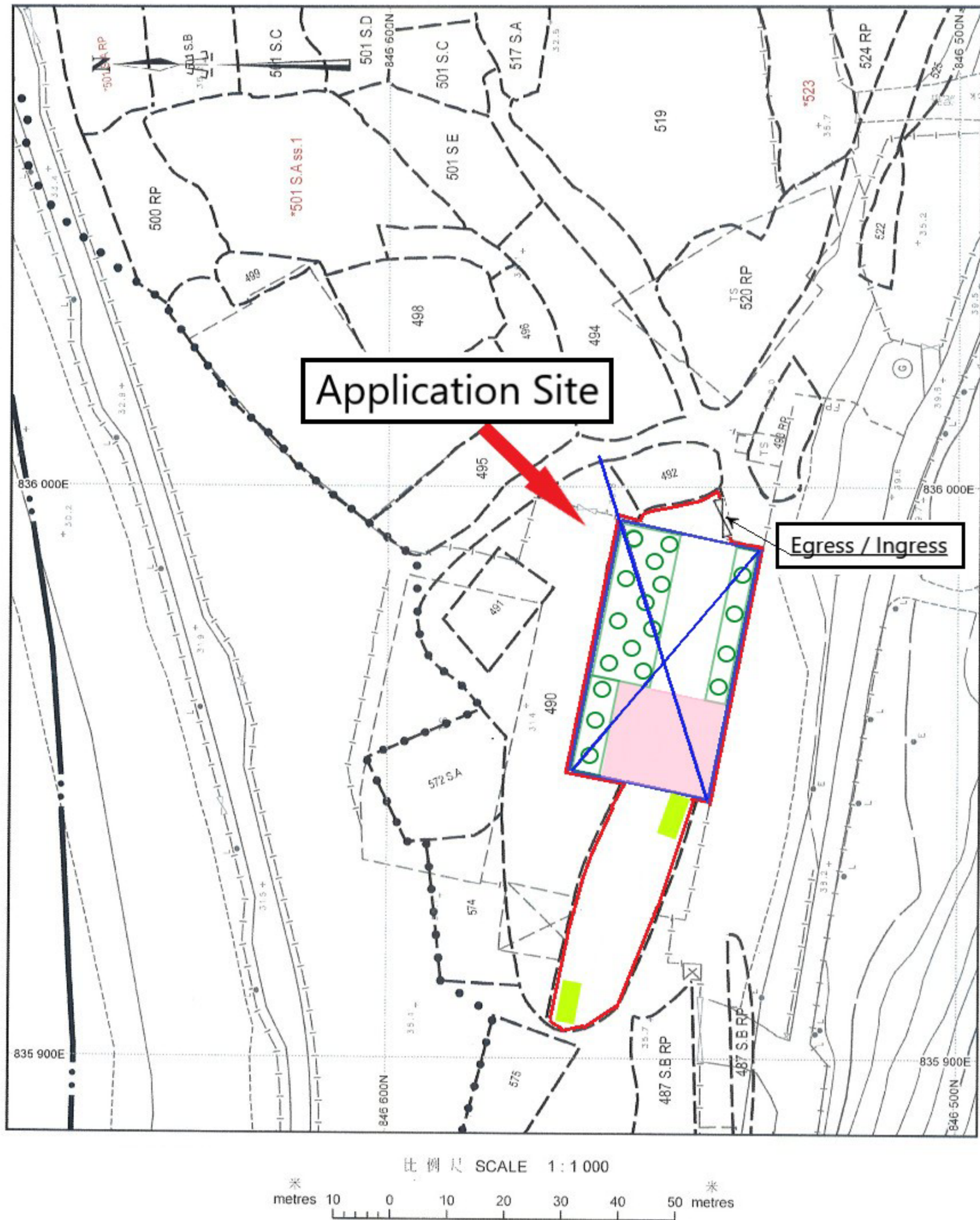
Date: Monday, 15th September 2025

Time	Type of Vehicle					
	Private Car/Taxi	Green Minibus	Light Goods Vehicle	Med./Heavy Goods Vehicle	Others	
08:00 to 09:00	2	2	1	1	1	
09:00 to 10:00	3	2	3	2	1	
10:00 to 11:00	5	2	2	1	0	
11:00 to 12:00	7	2	2	2	0	
12:00 to 13:00	6	2	2	1	1	
13:00 to 14:00	3	2	3	1	0	
14:00 to 15:00	3	2	2	1	1	
15:00 to 16:00	2	2	0	1	1	
16:00 to 17:00	1	2	3	2	0	
17:00 to 18:00	2	2	2	1	0	
18:00 to 19:00	1	2	0	0	0	Total
	35	22	20	13	5	95
	Overall Average/Hour					9

Date: Wednesday, 17th September 2025

Time	Type of Vehicle					
	Private Car/Taxi	Green Minibus	Light Goods Vehicle	Med./Heavy Goods Vehicle	Others	
08:00 to 09:00	2	2	2	0	0	
09:00 to 10:00	3	2	2	2	1	
10:00 to 11:00	4	2	3	1	0	
11:00 to 12:00	6	2	3	2	1	
12:00 to 13:00	5	2	2	1	0	
13:00 to 14:00	3	2	1	1	1	
14:00 to 15:00	2	2	1	0	1	
15:00 to 16:00	2	2	2	1	0	
16:00 to 17:00	2	2	2	2	0	
17:00 to 18:00	2	2	2	2	1	
18:00 to 19:00	1	2	2	0	1	Total
	32	22	22	12	6	94
	Overall Average/Hour					9

Layout Plan



Legend:



Warehouse Area 1,204m², single-storey, no more than 8m in height



Loading Bay for LGV (3.5m x 7m)



Egress / Ingress

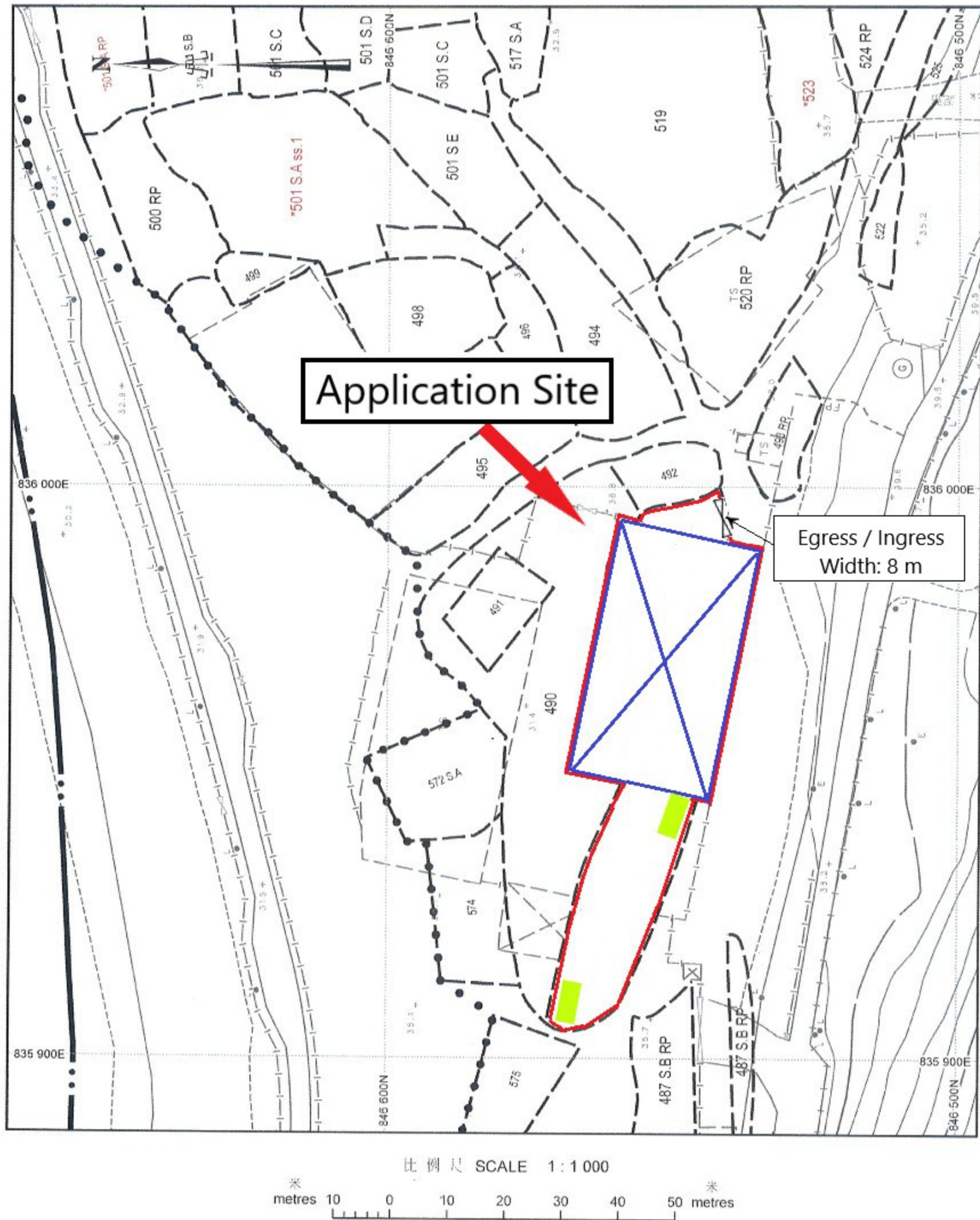


Storage



Loading / Unloading Area

Layout Plan



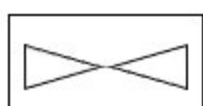
Legend:



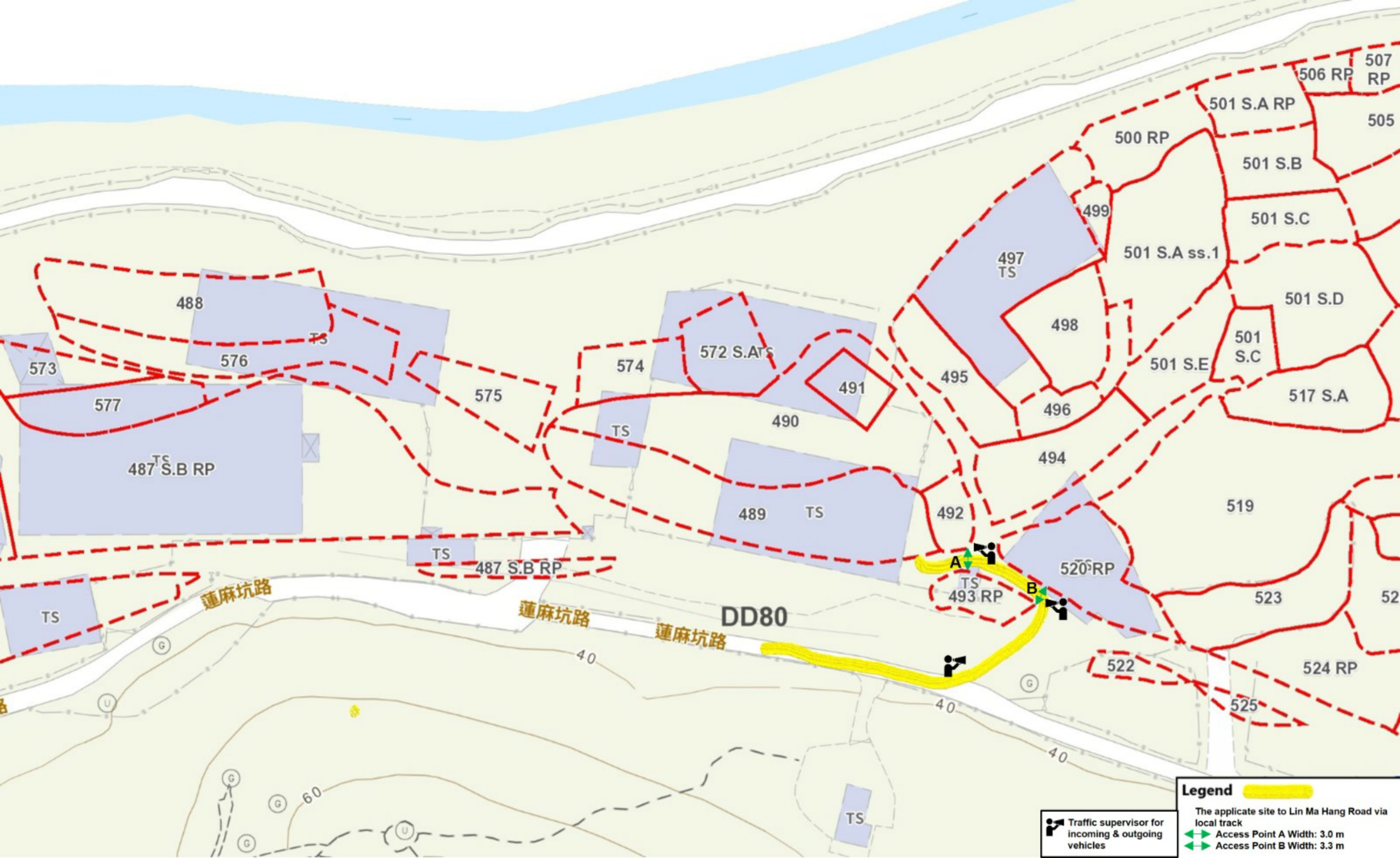
Warehouse Area 1,204m², single-storey, no more than 8m in height



Loading Bay for LGV (3.5m x 7m)



Egress / Ingress



Legend

- The appucate site to Lin Ma Hang Road via local track
- Access Point A Width: 3.0 m
- Access Point B Width: 3.3 m

Traffic supervisor for incoming & outgoing vehicles

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Timothy Wai Pui WU/PLAND

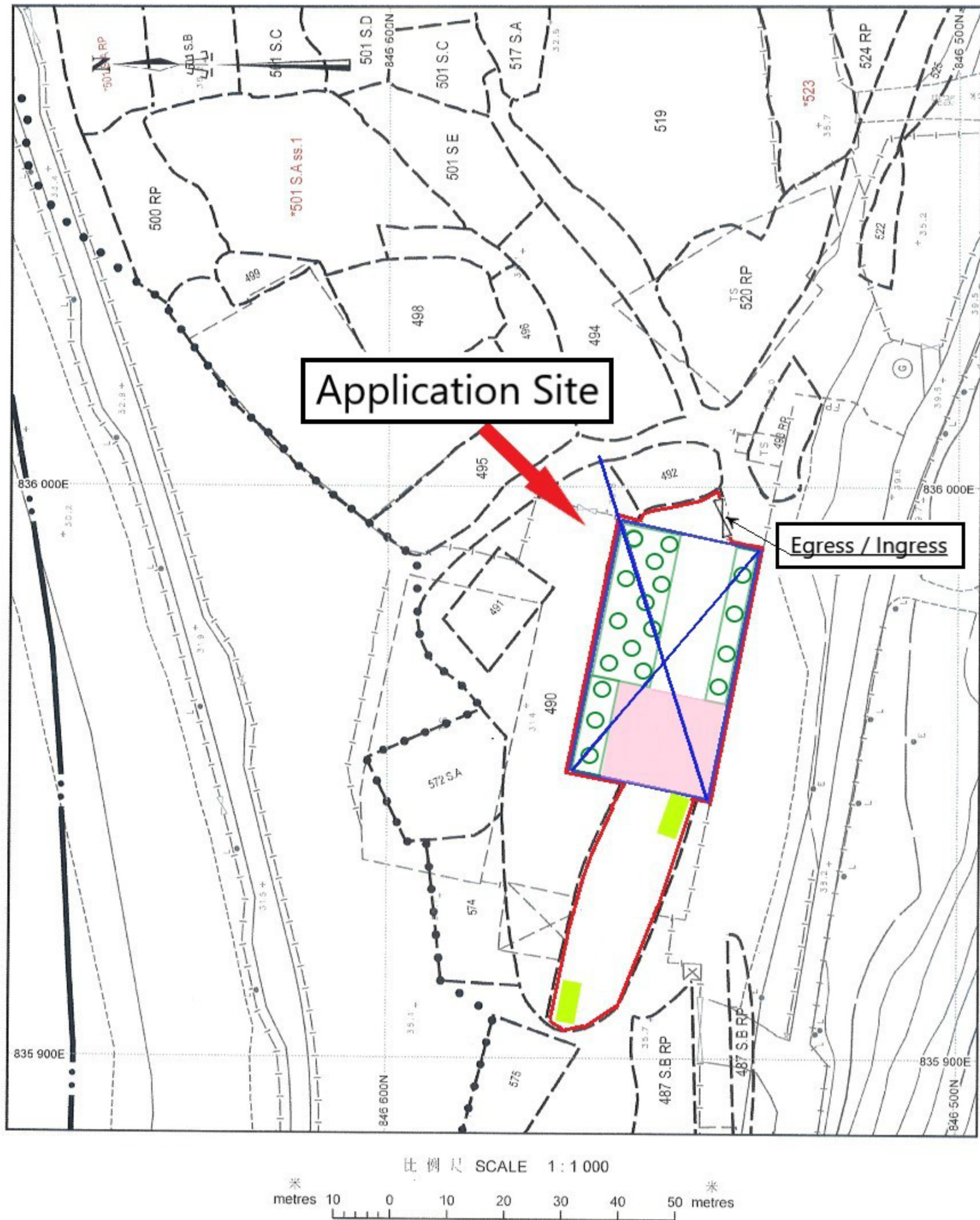
寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月30日星期二 1:45
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)
附件: 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; Layout .jpg
類別: Internet Email

Dear Mr.Wu

The application site will only be fenced off in the covered area,all other areas will remain open.
We are in full compliance with the Lands Department's directives regarding the removal of unauthorized structures.
Demolition work is underway until the Lands Department's acceptance is obtained, please find the supporting
photographs are attached. (1,2,3,4,5). Kindly refer to the attached Layout Plan, being revised as per your feedback
pertaining to the Loading / Unloading Vehicle Waiting Area.

Thank You
Ms. Tsim
[REDACTED]

Layout Plan



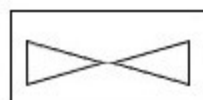
Legend:



Warehouse Area 1,204m², single-storey, no more than 8m in height



Loading / Unloading Vehicle Waiting Area



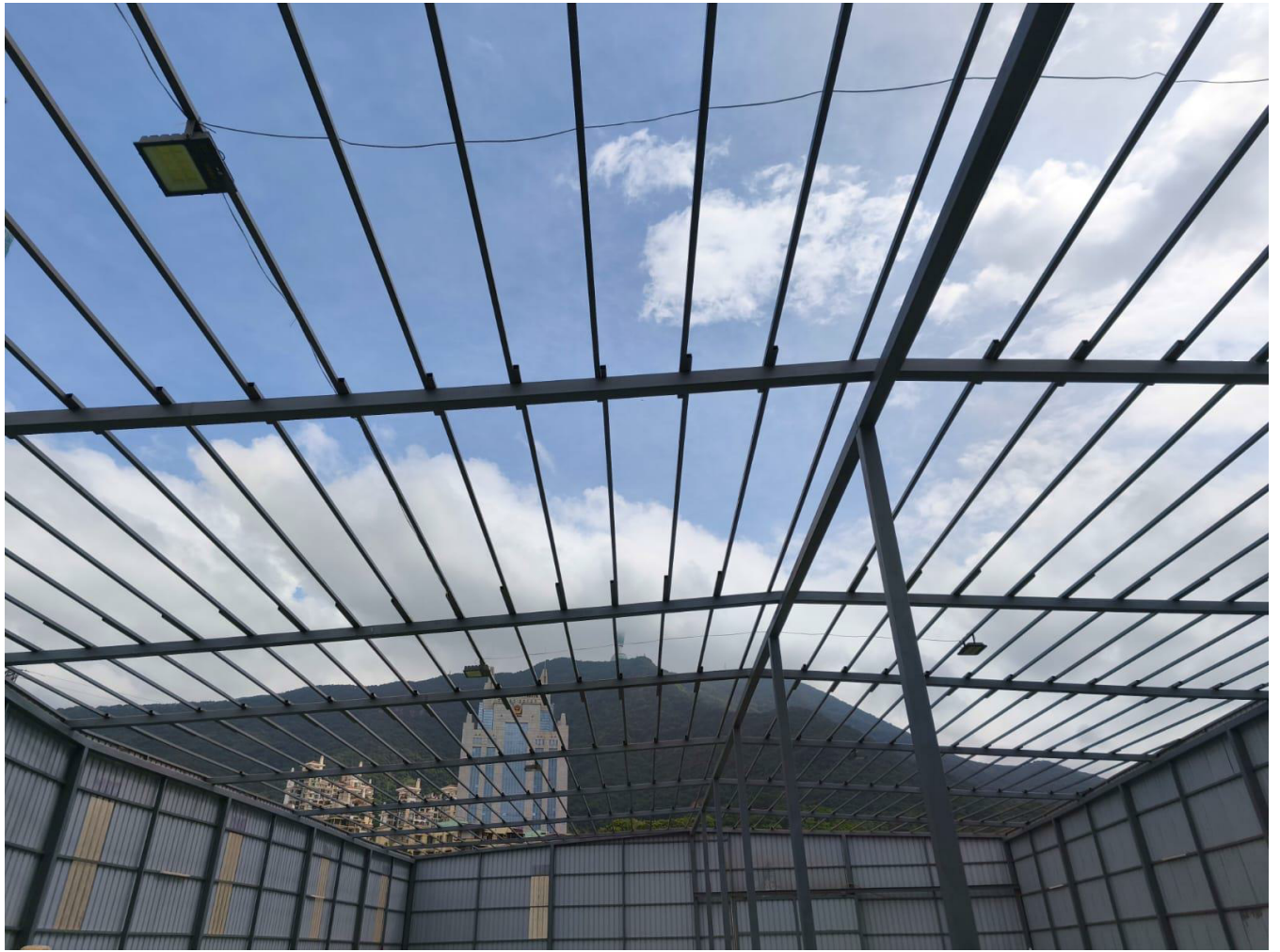
Egress / Ingress

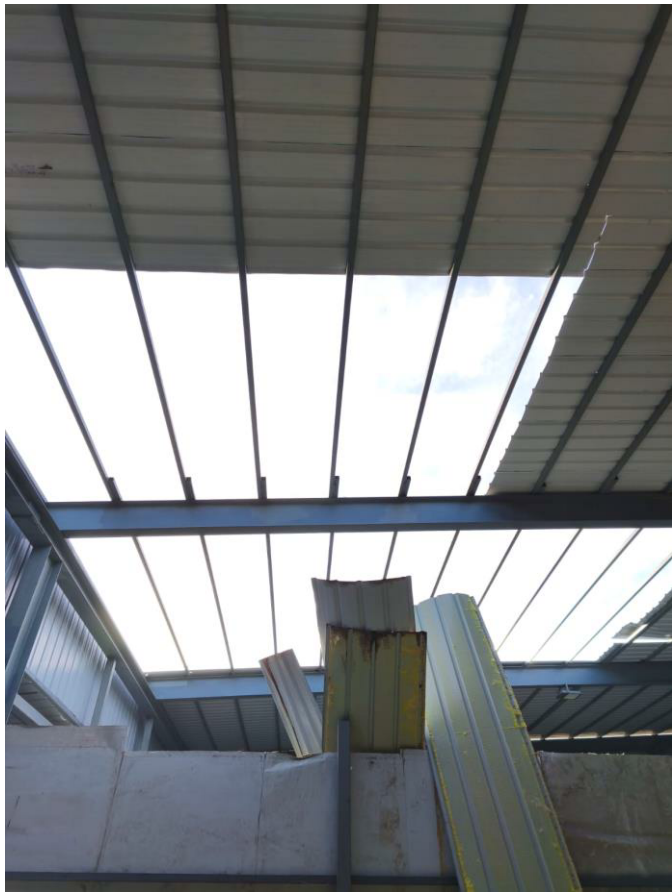


Storage



Loading / Unloading Area





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Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年09月30日星期二 11:32
收件者: Timothy Wai Pui WU/PLAND
主旨: Re: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)

類別: Internet Email

Dear Mr.Wu

Please retract the reply to the first point of my response to the Transportation Department's email sent at 12:47 AM on September 26th, and substitute the reply as below.

Re: **Transport Department**

1.Vehicle count surveys were conducted manually on a weekday in mid September . Please refer to Attachment 01.

Ms.Tsim
[REDACTED]

Ma sky <[REDACTED]> 於 2025 年 9 月 26 日 週五 上午 12:47 寫道 :

Dear Mr.Wu

Re: **Transport Department**

1. Vehicle count surveys were conducted manually on a weekday in early September at two locations. Please refer to Attachment 01.
2. Please refer to Attachment 02.
3. Ingress/Egress Width is 8 Meters Please refer to Attachment 03.
4. On site traffic supervisor will be in place to monitor incoming and outgoing vehicles. Incoming traffic will be guided from the junction of Lin Ma Hang Road into the local track and into the ingress, and vice versa. The width of the vehicular access points A and B on the local tracking leading to the application site is 3.0 m and 3.3 m, respectively. This provides adequate space for the turning and maneuvering of LGV.. Please refer to Attachment A.
5. It has been confirmed that the interior of the warehouse is available for vehicles to be manoeuvred and parked.
6. Upon arrival at the site, company staff shall direct and guide all vehicles into the warehouse, thereby preventing the formation of any queues outside.
7. Warning signs shall be posted in a prominent, visible area outside the warehouse and at road junctions to prevent illegal parking of visitors' vehicles and trespassing on the site.
8. To be handled by the Town Planning Board.

Thank You

Ms Tsim
[REDACTED]

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

Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年10月06日星期一 10:16
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105
附件: Car.pdf

類別: Internet Email

Dear Mr.Wu

Please retract the reply to the first point of my response to the Transportation Department's email sent at 12:04 PM on October 3 rd, and substitute the reply as below.

Re:Transport Department.

Q1 Please find the supplemental vehicle count survey conducted on Friday, 26th September 2025 as per attachment at Location A as specified therein.

Q2 The traffic flow generated and attracted to the application site is expected to be between Monday to Friday during 12:00 to 15:00, with one LGV access every one to two hours, coping with the warehouse operational peak hours, it will not cause substantial traffic impact to the surrounding road network and the adjacent single track Lin Ma Hang Road.

Vehicle Count Survey

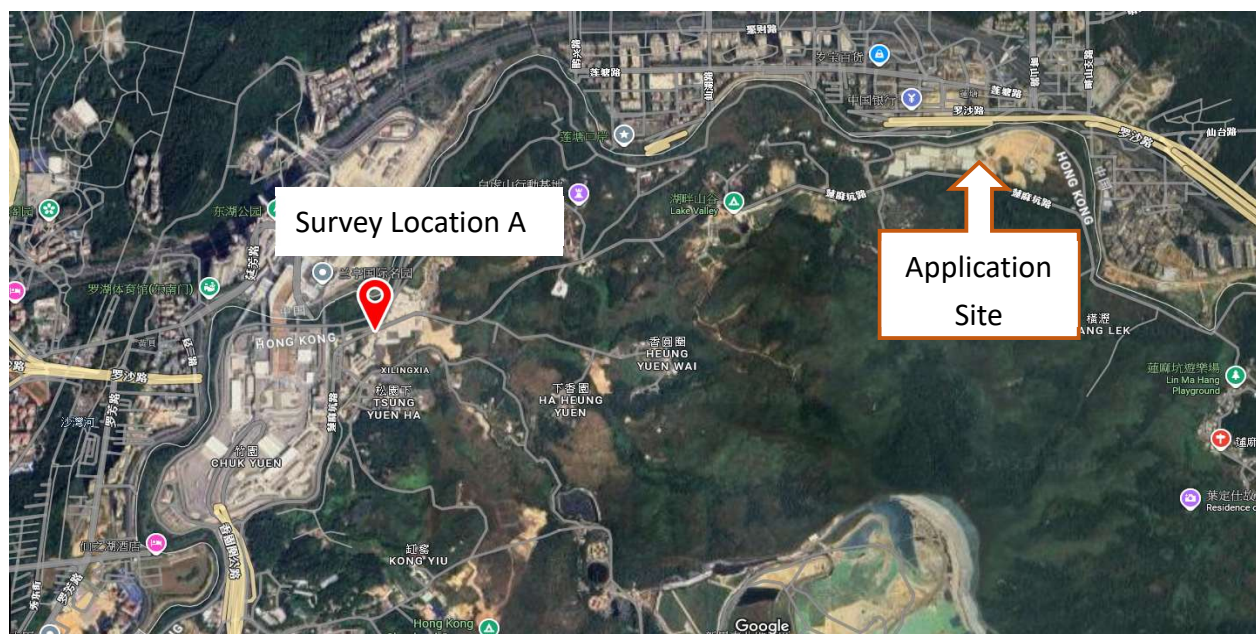
Survey Location A

Location: Outside Chung Kee Parking on Lin Ma Hang Road, around Lamp post no. EA3127

Date: 26th September 2025

Duration: 8 hours total; from 09:00 to 17:00

Vehicle Count: Both directions



Date: Friday, 26th September 2025

Time	Type of Vehicle						
	Private Car/Taxi	Green Minibus	Coach Bus	Light Goods Vehicle	Med./Heavy Goods Vehicle	Others	
09:00 to 10:00	49	4	1	4	2	1	
10:00 to 11:00	51	4	2	7	4	2	
11:00 to 12:00	69	4	4	9	5	0	
12:00 to 13:00	65	4	3	8	0	1	
13:00 to 14:00	60	4	2	3	3	2	
14:00 to 15:00	56	4	0	2	2	2	
15:00 to 16:00	66	4	1	3	1	1	
16:00 to 17:00	69	4	0	4	3	0	
Total	485	32	13	40	20	9	

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Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年10月11日星期六 16:05
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105
附件: P.6.pdf

類別: Internet Email

Dear Mr.Wu

We hereby confirm our revised business hours are from 9:00 AM to 5:00 PM, Monday to Friday. We are closed on Saturdays, Sundays, and public holidays. Please refer to attachment P.6 for information.

Thank You

Ms Tsim
[REDACTED]

Proposed operating hours 擬議營運時間					
Operating hours are Monday to Friday 9:00 to 17:00. Closed on Saturdays, Sundays and public holidays.....					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>			
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input 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／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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 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			
(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"/> _____ _____			

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Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年10月11日星期六 16:12
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105

類別: Internet Email

Dear Mr.Wu

Re:Transport Department.

The Town Planning Board has been informed of our update on the operation hours of the application site as follows:
Monday to Friday 9:00 AM to 5:00 PM; closed on Saturdays, Sundays, and public holidays.

Thank you!

Ms.Tsim
[REDACTED]

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Timothy Wai Pui WU/PLAND

寄件者: Ma sky <[REDACTED]>
寄件日期: 2025年11月11日星期二 0:53
收件者: Timothy Wai Pui WU/PLAND
主旨: Planning Application No. A/NE-TKLN/105 (規劃申請編號 A/NE-TKLN/105)

類別: Internet Email

Dear Mr.Wu

The access route from Lin Ma Hang Road to the application site will not require tree removal. This route on government land is open to the public and was previously in use.

Thank You

Ms Tsim
[REDACTED]

Previous S.16 Applications

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKLN/31	Proposed Temporary Logistics Warehouse for a Period of Three Years	6.3.2020	R1-R3
A/NE-TKLN/34	Proposed Temporary Private Club (Skateboard Training Ground and Golf Driving Range) with Ancillary Office for a Period of Two Years	10.7.2020	R3-R5

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Recreation” (“REC”) zone which was intended primarily for low-density recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments might be permitted subject to planning permission. There was no strong planning justification for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed development would not cause adverse traffic and drainage impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for similar applications within the same “REC” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4 The proposed development was not in line with the planning intention of the “REC” zone which was intended primarily for low-density recreational developments for the use of the general public. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R5 The applicant failed to demonstrate in the submission that the proposed development would not cause adverse traffic, environmental and drainage impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Warehouse
in the Vicinity of the Application Site within “Recreation” Zone in the Past Five Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-TKLN/89	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years	2.5.2025
A/NE-TKLN/103	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years Years	7.11.2025

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reason
A/NE-TKLN/79	Proposed Temporary Warehouse for Storage of Construction Material for a Period of Three Years and Associated Filling of Pond	19.7.2024	R1

Rejection Reason

- R1 The proposed use was not in line with the planning intention of the “Recreation” zone, which was primarily for low-density recreation developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Government Departments' General Comments

1. Traffic

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

- no comment on the application;
- taking into consideration the context of the application site (the Site) including its location and the existing traffic conditions on Lin Ma Hang Road, should the application be approved, an approval condition requiring that no operation on Saturdays, Sundays and public holidays as proposed by the applicant is allowed on the Site during the planning approval period should be included; 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 point of view; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

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

3. Fire Safety

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

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

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

5. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that a structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on the Site, prior approval and consent of the 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; and
- his advisory comments are at **Appendix V**.

6. **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 uplands and hillsides landscape character comprising woodland at the south within the “Green Belt” (“GB”) zone, clusters of tree groups, vegetated areas and temporary structures at the west. The proposed use is not entirely incompatible with the surrounding area since there are already some temporary structures near the Site;
- with reference to the site photos taken on 18.8.2025, the Site is generally occupied by existing temporary structures with some existing self-seeded vegetation of common/undesirable species. No significant landscape resources are observed within the Site. According to the Application Form, no tree felling is anticipated. Significant adverse impact on existing resources arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix V**.

7. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
 - (ii) the following irregularities covered by the planning application have been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD. According to the records at the Land Registry, statutory orders (No. C/TC/000921/21/NT and C/TC/000922/22/NT) under the Buildings Ordinance (BO) were registered against the unauthorised structures. Such unauthorised building works (UBW) cannot be considered for the Short Term Waiver (STW) application;

unlawful occupation of GL adjoining the said private lots with unauthorised structure covered by the planning application

there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iii) the following irregularities not covered by the planning application have been detected by his office:

unauthorised structures within the said private lots and adjoining private lot not covered by the planning application

there are unauthorised structures within the said private lots and adjoining private lot not covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

unlawful occupation of GL not covered by the planning application

the GL adjoining the said private Lot No. 490 in D.D. 80 has been fenced-off/illegally occupied with unauthorised structure without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (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 the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant parties/authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and traffic routing plan should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes, etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes, etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (f) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning 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. Subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans; and

- as the nearest street fire hydrant is not available within 400m from the Site, additional fire safety measures shall be imposed; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (h) 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 departments prior to commencement of the works;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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 planning application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - the headroom (8m) of the warehouse is considered excessive. It should be justified upon formal plan submission to BD;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

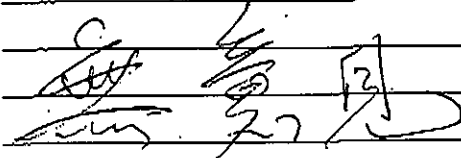
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/105

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. 22

From:
Sent: 2025-09-07 星期日 03:47:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKLN/105 DD 80 Lin Ma Hang Roaf

A/NE-TKLN/105

Lots 489 and 490 (Part) in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Site Area: 1,852sq.m Includes Government Land of about 123 sq.m.

Zoning: "Recreation"

Applied use: Warehouse for Storage of Construction Materials / 2 Vehicle Parking

Dear TPB Members,

The inexorable degradation of Lin Ma Hang Road continues.

Despite the rejection of numerous similar applications, it is quite clear that much of the area has been cleared of vegetation and trees and that there is rampant illegal land use.

These lots were part of previously rejected or withdrawn applications.

Has any enforcement action been taken?

Mary Mulvihill