

2025年 12月 3 日  
此文件在 收到・城市規劃委員會  
只會在收到有關的資料及文件後才正式確認收到  
申請的資料。

This document is received on - 3 DEC 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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



250 2407

21/10

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	2505 130 A / NE-FTA / 270
	Date Received 收到日期	- 3 DEC 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 )

Able New Development Limited 力新發展有限公司

### 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 )

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 335 and 337 in D.D. 87 and adjoining Government Land, Hung Lung Hang, 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 ..... 1,352 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 328 ..... 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)	..... 318 ..... 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	Approved Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
12/09/2025 - 26/09/2025 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/10/2025 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development  
擬議用途/發展

Temporary Warehouse and Open Storage of Construction Materials and Machinery 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 ..... 3  
☐ month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 1,024 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 328 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

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

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 328 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 328 .....sq.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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	184 m <sup>2</sup> (ABOUT)	184 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	184 m <sup>2</sup> (ABOUT)	184 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		328 m <sup>2</sup> (ABOUT)	328 m <sup>2</sup> (ABOUT)	

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 ..... 2

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A

Heavy Goods Vehicle Spaces 重型貨車車位 ..... 1

Others (Please Specify) 其他 (請列明) .....



Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation 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)) Accessible from Kong Nga Po Road via a local access.																															
	No 否	<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	<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 ..... 1,352 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

Please refer to the supplementary statement.



**8. Declaration 聲明**

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

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

Signature  
簽署

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

Michael WONG

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

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

20/10/2025

(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	Lots 335 and 337 in D.D. 87 and adjoining Government Land, Hung Lung Hang, New Territories		
Site area 地盤面積	1,352	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	318	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/18		
Zoning 地帶	"Agriculture" Zone		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Warehouse and Open Storage of Construction Materials and Machinery 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	328 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <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	2	
(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	8 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	24 % <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		2
	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) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 1 N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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>Plans showing location/zoning/land status/filling of land of/at the Site; Plan showing the application site under TPB PG No. 13G; and Swept path analysis.</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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。



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 335 and 337 in D.D. 87 and adjoining Government Land (G.L.), Hung Lung Hang, New Territories* (the Site) for '**Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the development) (**Plans 1 to 3**).
- 1.2 In view of the pressing demand for indoor and outdoor storage space in New Territories in recent years, the applicant would like to use the Site partly to operate a warehouse for storage and open storage of construction materials (i.e. tiles, pipes, bricks etc.) and machinery (i.e. excavator, diesel generator, air compressor etc.) to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within area zoned "Agriculture" ("AGR") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No.: S/NE-FTA/18. According to the Notes of the OZP, '*warehouse*' and '*open storage*' are neither Column 1 nor Column 2 uses within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses and open storage yards in the vicinity.
- 2.3 Although the Site falls within "AGR" zone, as there is no active agricultural activities within and around the Site. The Site also falls within Category 2 area under the Town Planning Board Planning Guideline No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.4 Furthermore, various similar S.16 planning applications for '*warehouse*' and '*open storage*' uses were also approved by the Board within the same "AGR" zone. The latest approved

application of 'warehouse' use (No. A/NE-FTA/257) was approved by the Board on a temporary basis for 3 years in 2024; whilst the latest approved application of 'open storage' use (No. A/NE-FTA/244) was also approved by the Board on a temporary basis for 3 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

### 3) Development Proposal

3.1 The site occupies an area of 1,352 m<sup>2</sup> (about), including 318 m<sup>2</sup> (about) of GL (**Plan 3**). Two structures are provided at the Site for warehouse (excluding Dangerous Goods Godown (D.G.G.)), site office and washroom uses with total gross floor area (GFA) of 328 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. The proposed warehouse is intended for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machinery (i.e. excavator, diesel generator, air compressor etc.). Site office and washroom in structure B2 are intended to support the daily operation of the Site. The total area of two open storage areas are 233 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. 4 staff would be working at the Site. As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1** - Major Development Parameters

<b>Application Site Area</b>	1,352 m <sup>2</sup> (about), including 318 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	328 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,024 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.24 (about)
<b>Site Coverage</b>	24 % (about)
<b>Number of Structures</b>	2
<b>Total GFA</b>	328 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	328 m <sup>2</sup> (about)
<b>Building Height</b>	8 m (about)
<b>No. of Storey</b>	1
<b>Open Storage Area</b>	233 m <sup>2</sup> (about)



<b>Height of Stacking</b>	Not more than 3 m
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- 3.2 The Site had partly been hard-paved (about 722 m<sup>2</sup>) with concrete with a site level of +26.3 mPD (about); whilst the remaining area (about 630 m<sup>2</sup>) are filled with gravel with a site level of +26.1 mPD (about). The applicant proposed the Site to be wholly filled with concrete of not more than 0.2 m in depth to a site level of +26.3 mPD (about) for site formation of structures, open storage area, parking and loading/unloading (L/UL) area and circulation area (**Plan 6**). The application serves to regularise the existing hard-paving of concrete of about 722 m<sup>2</sup>; also, the proposed site formation is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A total of 2 parking spaces for private cars (PC), as well as 2 L/UL spaces for light goods vehicles (LGV) and heavy goods vehicles (HGV) are provided at the Site for staff and transportation of goods use (**Plan 5**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Details of parking and L/UL spaces provisions are shown at **Table 2** below:

**Table 2 - Parking and L/UL Provisions**

Type of Space(s)	No. of Space(s)
Parking spaces for PC - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1
L/UL space for HGV - 3.5 m (W) x 11 m (L)	1

- 3.4 The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Kong Nga Po Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Kong Nga Po Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below:

**Table 3 - Trip Generation and Attraction of the Development**

Time Period	PC		LGV		HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	1	0	1	4
Traffic trip per hour (10:00 - 18:00)	1	1	1	1	1	1	6

- 3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The construction materials (i.e. tiles, pipes, bricks, etc.) and machinery will only be openly stored at the designated area (i.e. about 233 m<sup>2</sup>) with stacking height of not more than 3 m during the planning approval period.
- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impact arising from the development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**October 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Plan showing the Site under TPB PG No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Land Filling Plan
<b>Plan 7</b>	Swept Path Analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,352 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

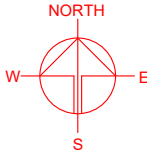
ACCESSIBLE FROM KONG NGA PO ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM KONG  
NGA PO ROAD VIA A LOCAL  
ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE AND  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 335 AND 337 IN D.D. 87  
AND ADJOINING GOVERNMENT  
LAND, HUNG LUNG HANG, NEW  
TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY MN	DATE 16.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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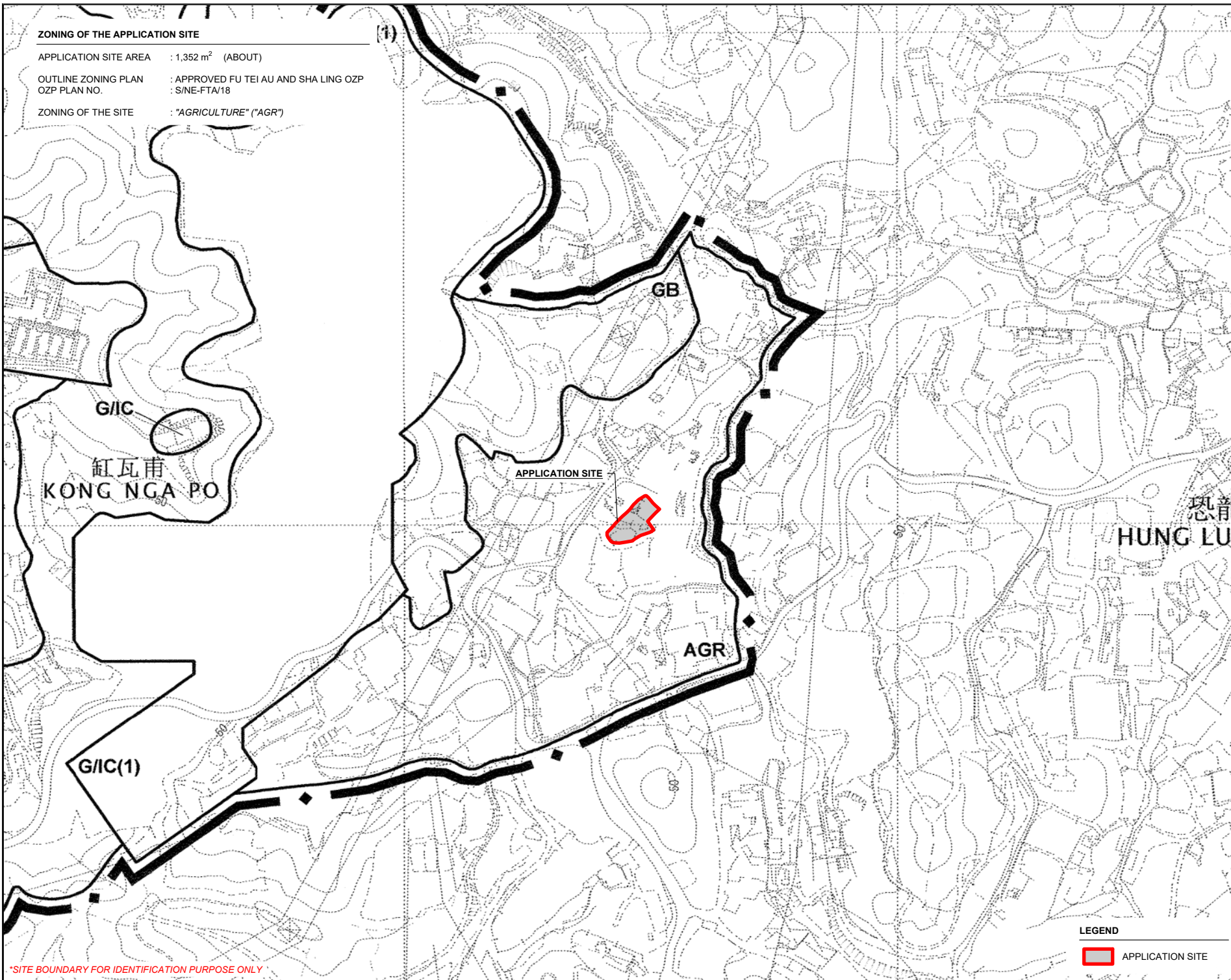
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

# ZONING OF THE APPLICATION SITE

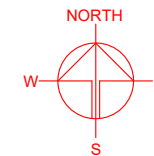
APPLICATION SITE AREA : 1,352 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP  
OZP PLAN NO. : S/NE-FTA/18

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE AND  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 335 AND 337 IN D.D. 87  
AND ADJOINING GOVERNMENT  
LAND, HUNG LUNG HANG, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY MN	DATE 16.10.2025
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REVISED BY	DATE
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APPROVED BY	DATE
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LEGEND

 APPLICATION SITE

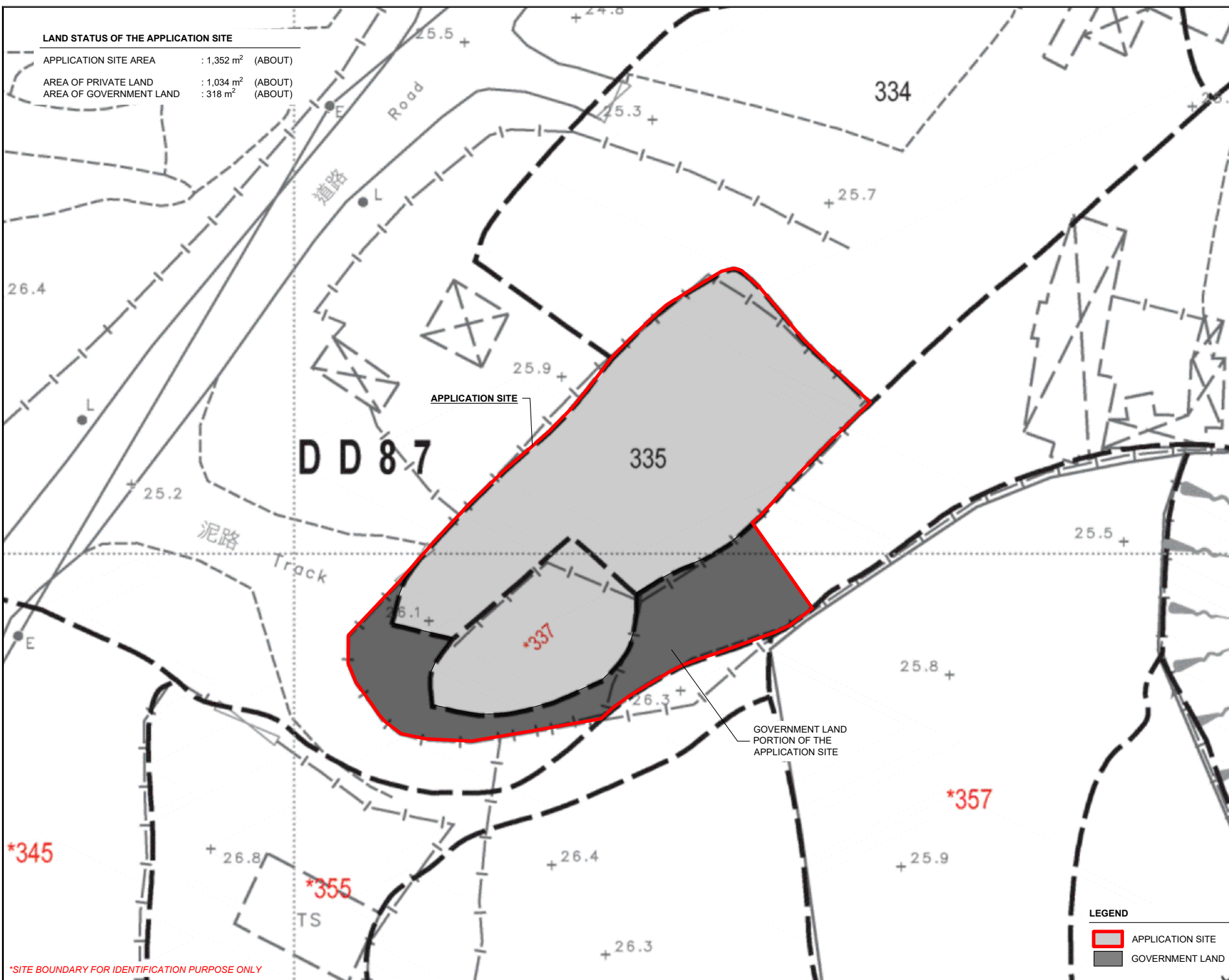
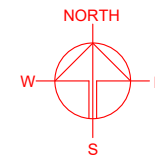
DWG. TITLE  
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,352 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,034 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 318 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 335 AND 337 IN D.D. 87 AND ADJOINING GOVERNMENT LAND, HUNG LUNG HANG, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY MN	DATE 16.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

## LEGEND

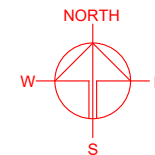
APPLICATION SITE  
 GOVERNMENT LAND



TOWN PLANNING BOARD GUIDELINES NO. 13G FOR  
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES  
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 1,352 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



APPLICATION SITE

Open  
Storage

Pigsty

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE AND  
OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 335 AND 337 IN D.D. 87  
AND ADJOINING GOVERNMENT  
LAND, HUNG LUNG HANG, NEW  
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

16.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001



# DEVELOPMENT PARAMETERS

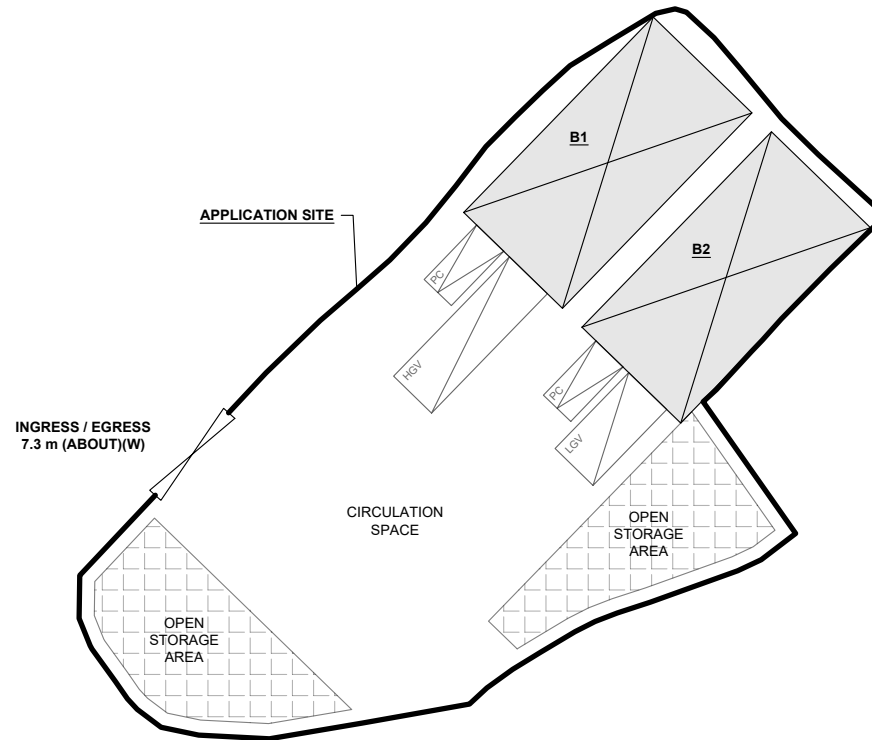
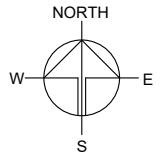
APPLICATION SITE AREA	: 1,352 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 328 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,024 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)

NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 328 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 328 m <sup>2</sup>	(ABOUT)

BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

OPEN STORAGE AREA	: 233 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	164 m <sup>2</sup> (ABOUT)	164 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	164 m <sup>2</sup> (ABOUT)	164 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		328 m <sup>2</sup> (ABOUT)	328 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (HGV)

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 335 AND 337 IN D.D. 87 AND ADJOINING GOVERNMENT LAND, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 16.10.2025

REVISED BY DATE

APPROVED BY DATE

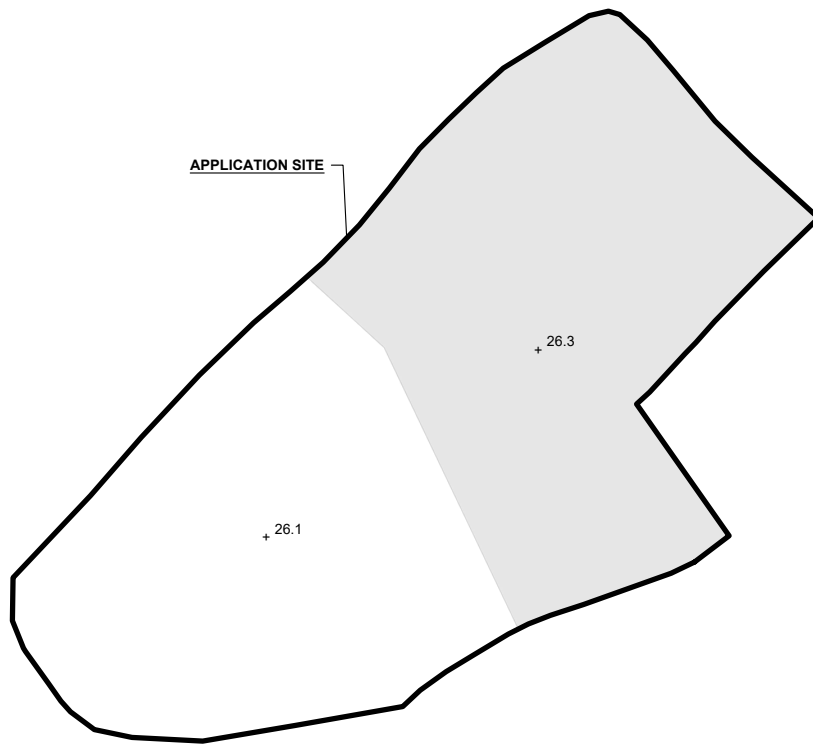
DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 5 VER. 001

### EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,352 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 722 m <sup>2</sup>	(ABOUT)
MATERIAL OF GROUND SURFACE	: CONCRETE	
REMAINING AREA OF THE SITE	: 630 m <sup>2</sup>	(ABOUT)
SURFACE OF REMAINING AREA OF THE SITE	: GRAVEL	
EXISTING SITE LEVEL	: +26.1 mPD TO + 26.3 mPD	(ABOUT)



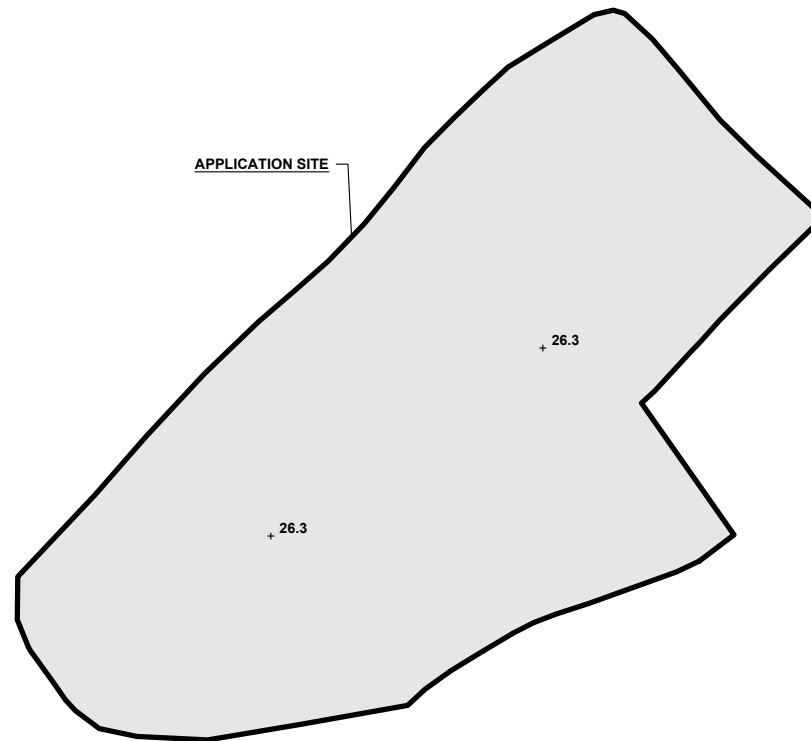
#### LEGEND

	APPLICATION SITE
	EXISTING FILLED AREA
+26.1	EXISTING SITE LEVEL

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

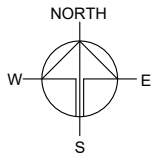
### PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 1,352 m <sup>2</sup>	(ABOUT)
PROPOSED LAND FILLING AREA	: 1,352 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +26.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, OPEN STORAGE AREA, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION AREA	



#### LEGEND

	APPLICATION SITE
	PROPOSED FILLING OF LAND AREA
+26.3	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 335 AND 337 IN D.D. 87 AND ADJOINING GOVERNMENT LAND, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	16.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND AREA

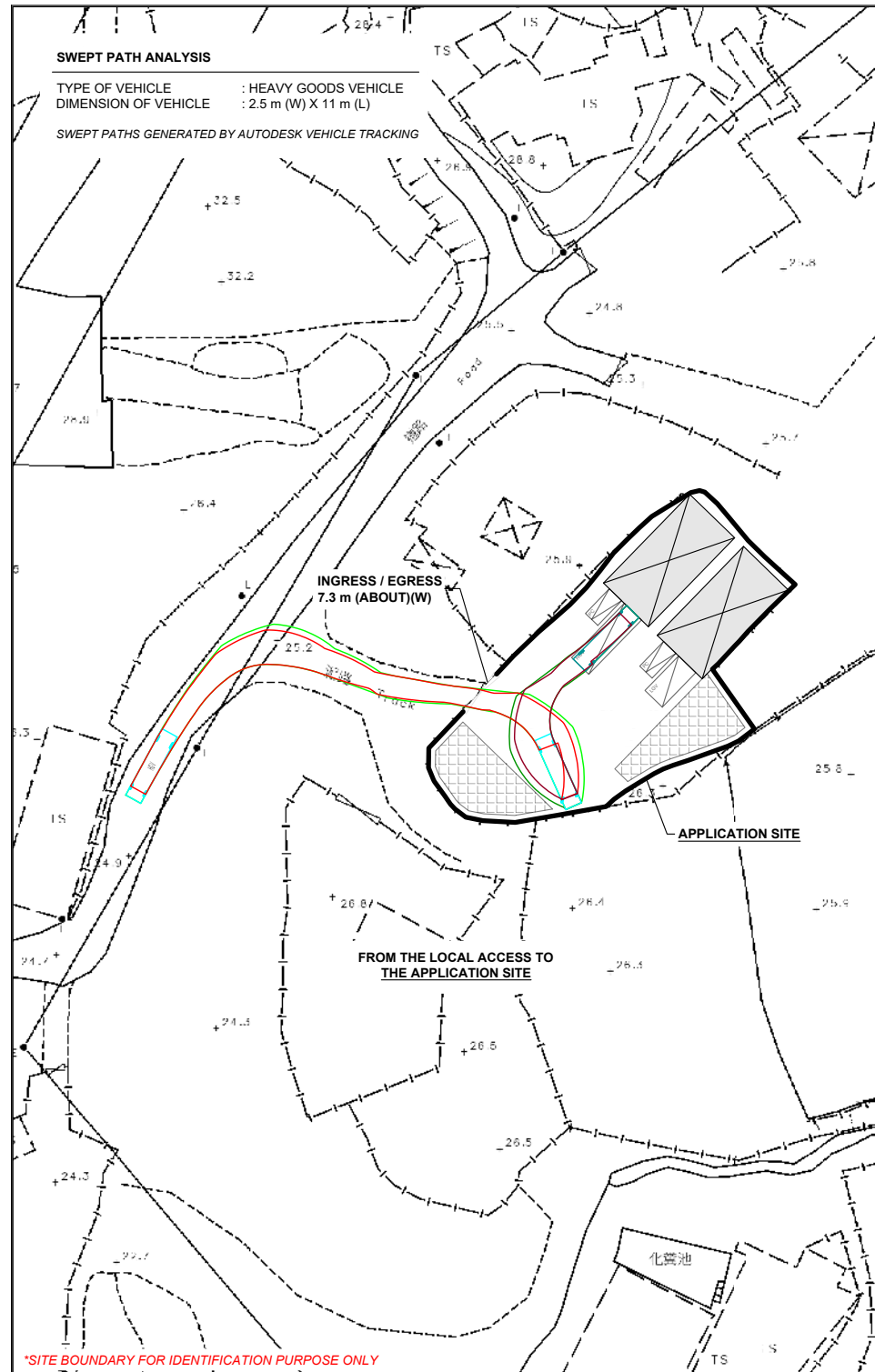
DWG NO.	VER.
PLAN 6	001



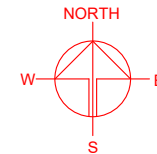
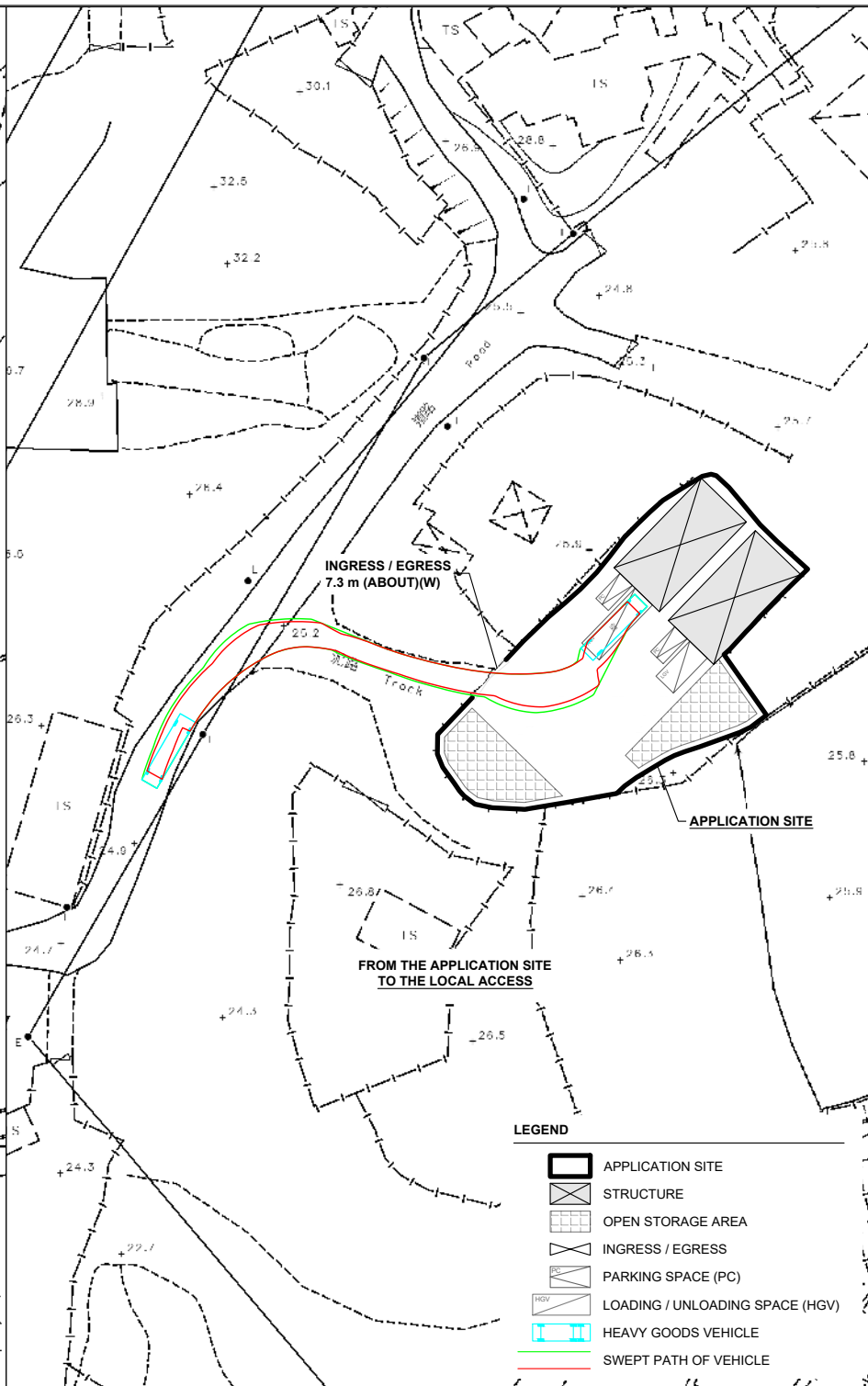
# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PROJECT  
 TEMPORARY WAREHOUSE AND  
 OPEN STORAGE OF  
 CONSTRUCTION MATERIALS  
 AND MACHINERY AND  
 ASSOCIATED FILLING OF LAND  
 FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 335 AND 337 IN D.D. 87  
 AND ADJOINING GOVERNMENT  
 LAND, HUNG LUNG HANG, NEW  
 TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 16.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 7	VER. 001

## LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (HGV)
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE

Our Ref. : DD87 Lot 335 & VL  
Your Ref. : TPB/A/NE-FTA/270

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

**By Email**

5 January 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and  
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-FTA/270)**

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Shirley CHAN  
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk  
email: ehlli@pland.gov.hk)



1<sup>st</sup> Further Information

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and  
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-FTA/270)**

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

<b>Comments of the Commissioner of Transport (C for T)</b> <b>(Contact Person: Mr. LAM Hung Wai, Tel.: 2399 2405)</b>		
(1)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance.
(2)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	<p>Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Kong Nga Po Road via the local access (Plans 1 and 7 of the original submission).</p> <p>All vehicles entering/exiting the Site would be arranged by the applicant at different time periods. This is to avoid extensive traffic flow at the Site.</p> <p>Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. All queuing vehicles for the Site will be asked to leave, if possible. This is to ensure no queuing of vehicles outside the Site.</p>
(3)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	<p>Please be confirmed that parking provision is sufficient to meet the operational need of the applicant.</p> <p>As the Site is for 'warehouse' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site.</p>



(4)	The proposed vehicular access between Kong Nga Po Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
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Our Ref. : DD87 Lot 335 & VL  
Your Ref. : TPB/A/NE-FTA/270

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

**By Email**

20 January 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and  
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories**

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We are writing to submit further information to respond to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Shirley CHAN  
(Attn.: Ms. Esther LI

email: skkchan@pland.gov.hk  
email: ehlli@pland.gov.hk)



2<sup>nd</sup> Further Information

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and  
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Lots 335 and 337 in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories**

**(S.16 Planning Application No. A/NE-FTA/270)**

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

<b>Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)</b> <b>(Contact Person: Ms. F. S. SIN, Tel.: 2675 1796)</b>		
(1)	<p>The application 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 application site is required to pass through Government land (GL) but no right of access via GL is granted to the application site.</p>	<p>Noted. The applicant will apply for Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use on the application site (the Site) and the adjoining GL respectively after planning permission has been granted from the Board. No structure is proposed for domestic use.</p>
(2)	<p>I must point out that the following irregularity covered by the subject planning application has been detected by this office:</p> <p><u>Unauthorised structures within Lot No. 335 in D.D. 87 covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is an unauthorized structure on Lot No. 335 in D.D. 87 which is already subject to lease enforcement actions according to case priority. The lot owner should be rectify the lease breaches as demanded by LandsD.</p>	



	<p><u>Unlawful occupation of Government land adjoining the said private lots with unauthorized structures covered by the planning application</u></p> <p>The GL within the application site (about 381 m<sup>2</sup> as mentioned in the application form) has been fenced off/illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL and remove the unauthorized structures as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	
(3)	<p>The lot owner/applicant remove the unauthorized structure and cease the illegal occupation of the GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for Short Term Waiver (STW) to permit the structures erected/to be erected. 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 the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners</p>	

	for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(4)	Unless and until the unauthorized structure and unlawful occupation of GL are duly rectified by the lot owners, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
(5)	This applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	

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

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



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

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

**Similar s.16 Applications for Temporary Warehouse and Open Storage  
in the vicinity of the Site within the “Agriculture” zone  
in the Fu Tei Au and Sha Ling Area**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/NE-FTA/244	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/NE-FTA/245	Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond	20.12.2024
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	25.10.2024
A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	4.10.2024
A/NE-FTA/253	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/NE-FTA/257	Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.12.2024
A/NE-FTA/260	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	19.12.2025

**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;
- although heavy vehicle is involved, the identified residential dwelling is about 100m from the application site (the Site) and no residential use is within 50m of the access road;
- there were two substantiated environmental complaints pertaining to the Site received in the past three years, which were related to metal recycling process and recycling workshop activities, evolving air pollutants in the form of dust and emanating noise. Prosecution action has been taken under the Air Pollution Control Ordinance (Cap. 311); 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 applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- 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 uses; and
- her advisory comments 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; and
- based on the aerial photo of 2025 and site photos taken on 17.12.2025, the Site is situated in an area of rural inland plains landscape character comprising temporary structures, warehouses, vegetated area and tree clusters. Majority of the Site is hard-paved with temporary structures and containers. The proposed uses are considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Adverse landscape impact arising from the proposed uses are not anticipated.

#### 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. **Building Matters**

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

- no objection to the application;
- it is noted that two structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works 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 under the BO are at **Appendix V**.

#### 7. **Other Departments**

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

- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) the permission is given to the uses under application. It does not condone any other use which currently exists on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the following 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 subject planning application have been detected by his office:
    - Unauthorised structure within Lot 335 in D.D. 87 covered by the planning application

LandsD has reservation on the planning application since there is an unauthorised structure on Lot 335 in D.D. 87 which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;
    - Unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

the GL within the Site (about 318m<sup>2</sup> as mentioned in the Application Form) has been fenced off/illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner 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 lot owner/applicant shall remove the unauthorised structure and cease the illegal occupation of the GL immediately and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. 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 the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structure was erected

and administrative fee as considered appropriate to be imposed 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 breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed uses are temporary in nature, only erection of temporary structures will be considered; and

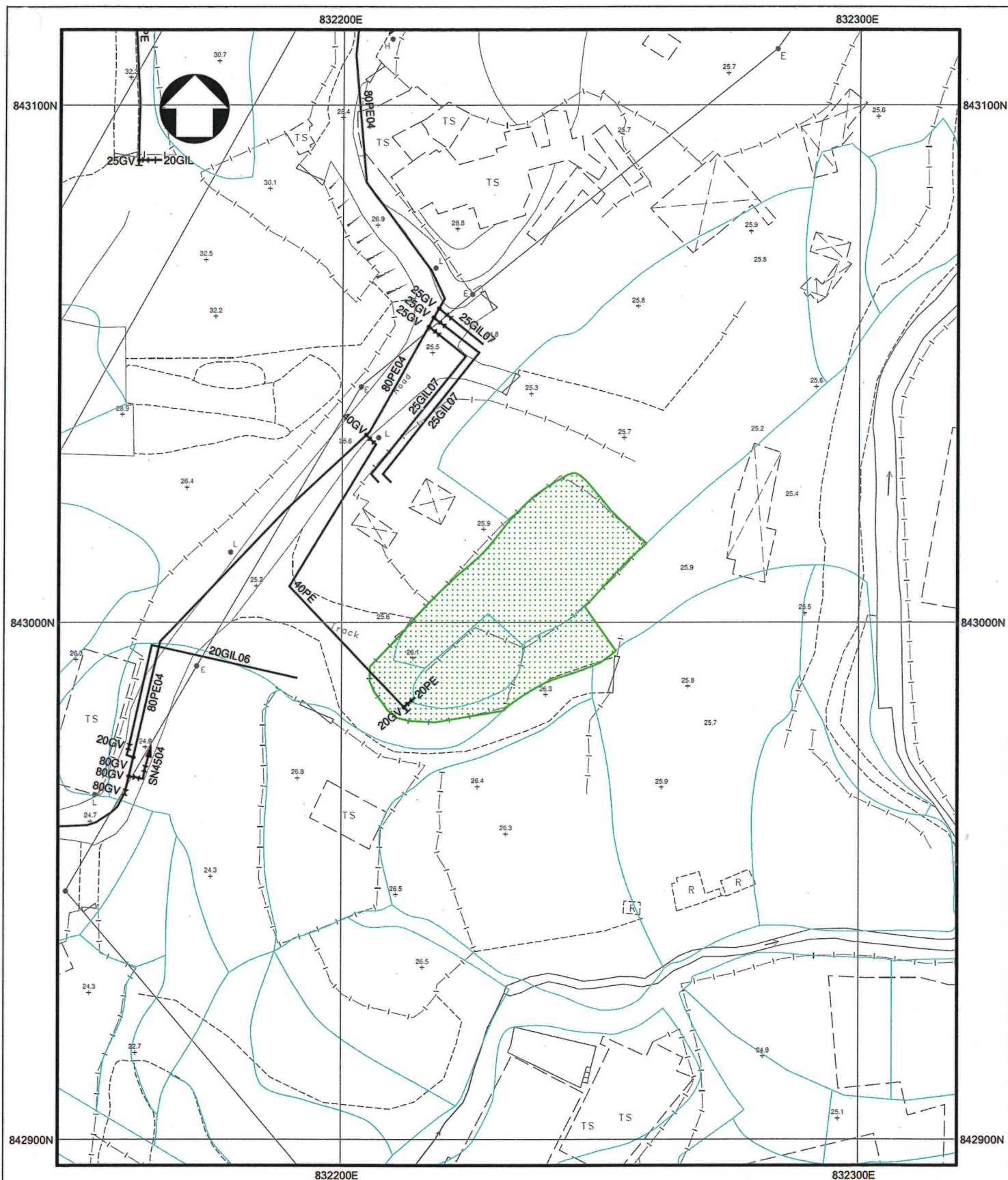
- (iv) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section 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; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) 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;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should 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 (EPD); implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) during land filling; and meet the requirements of ProPECC PN 1/2023 ‘Drainage Plans subject to Comment by EPD’ and duly certified by an Authorized Person (AP) or employ licensed waste collectors to dispose of the sewage proposed by the proposed use properly;
- (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 and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (i) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) 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 applicant 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 applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
  - (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
  - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
  - (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 applicant 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;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and 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;
- (k) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed uses, if approved, may need to be vacated for the site formation works;
- (l) 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 applicant is 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 applicant; and the applicant 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
- (m) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that two structures and land filling are proposed in the application. Before any new building works 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 AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulation (B(P)R);
  - (iii) 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;
  - (iv) if any existing structure is 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 application;
  - (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 UBW on the Site under the BO;
  - (vi) the 8m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
  - (vii) 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-22A &amp; 22B

FILE REF: (12) IN WSD/M/SP 3051/446/21S/00 PT.1

REF. CODE: 51W25M

SHEET 1 OF 1

SCALE 1:1000



水務署  
Water Supplies Department

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

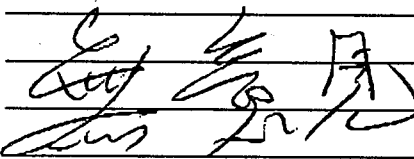
By Fax : 2877 0245 or 2522 8426

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-FTA/270**

**意見詳情 (如有需要，請另頁說明)**

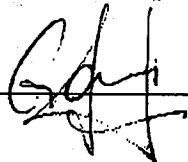
**Details of the Comment (use separate sheet if necessary)**

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

「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

2025.12.15



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

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月01日星期四 21:06  
收件者: tpbpd/PLAND  
主旨: A/NE-FTA/270. DD 87, Ta Kwu Ling  
類別: Internet Email

A/NE-FTA/270

Lots 335 and 337 in D.D. 87, Ta Kwu Ling, New Territories

Site area: About 1,352sq.m including 318m2 Government Land

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. 245 was approved for adjoining lots on 25 Oct 2024 – conditions not fulfilled, and 269 is awaiting a decision.

The combined filling in of land under the operator would amount to more than 7,550sq.m. This at lots in close proximity to watercourses. The outcome in view of the increasing level of rainfall will be adverse drainage and environmental impact.

No previous history of applications. No mention of resumption. GL involved that appears to be have issues of unapproved filling in of land and occupation without permit.

There is no justification for approval.

Mary Mulvihill