

此文件在 2025年11月25日 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。

This document is received on 25 NOV 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

250 2554

10/11

by Post
Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HLH/88
	Date Received 收到日期	25 NOV 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)

皓朗發展有限公司

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)

M&D Planning and Construction Consultant Limited
現代規劃及建築顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 189RP(Part) in D.D.87, Hung Lung Hang, N.T. 新界恐龍坑丈量約份第87約地段第189號餘段(部分)
(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 1203 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 8.25 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)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上述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之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之同意所採取之合理步驟

- 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之合理步驟

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

Others 其他

- others (please specify)
其他（請指明）
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage of Construction Machinery and Materials Associated Filling of Land for a Period of 3 Years 臨時露天存放建築機械及材料及相關填土工程 (為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1194.75 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	8.25 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	8.25 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	8.25 .....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)	
構築物A 電錶房 3.75平方米 (一層2.5米高)	
構築物B 流動洗手間 2.25 平方米 x 2 組(一層2.5米高)	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
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	2(共用上落貨車位)
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	.....
Medium Goods Vehicle Spaces 中型貨車車位	2(共用泊車位)
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 營業時間為星期一至星期日時間為早上9時至下午6時,公眾假期照常營業。																															
(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)) 坪原路 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 1203 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-1.5 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 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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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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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p style="text-align: center;">A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p style="text-align: right;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p style="text-align: right;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Leo Wong

Planning Consultant

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

M&D Planning and Construction Consultant Limited 現代規劃及建築顧問有限公司



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

Date 日期

6 - 11 - 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 189RP(Part) in D.D.87, Hung Lung Hang, N.T. 新界恐龍坑丈量約份第87約地段第189號餘段(部分)
Site area 地盤面積	1203 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
Zoning 地帶	Agriculture
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 Open Storage of Construction Machinery and Materials Associated Filling of Land for a Period of 3 Years 臨時露天存放建築機械及材料及相關填土工程 (為期 3 年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NIL <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	8.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0069 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NIL	<input type="checkbox"/> (Not more than 不多於) m 米
		NIL	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	0.69 %		<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		4
	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 2(共用上落貨車位)
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2(共用泊車車位)	

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

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

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

申請理由：

背景：

申請地點面積約 1,203 平方米，位於恐龍坑，現時為空置土地。根據《恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11》，該地段規劃為「農業」地帶。目前，申請地點及其周邊土地主要作鄉郊用途，並混合露天貯物場、貨倉及空置土地等。根據《城市規劃委員會規劃指引編號 13G》，申請地點座落於「第 2 類地區」。若擬議的露天貯物用途不會對附近地區造成不良的排水、交通、視覺、景觀和環境影響，且政府部門未有提出負面意見，附近居民亦不予反對，則有關申請可獲批為期最長 3 年的臨時規劃許可。此外，城市規劃委員會過往亦曾批准該地段作臨時露天存放建築機械及材料之用（為期 3 年），是次申請性質相近，故不會構成不良先例。

營運詳情：

擬議發展主要用作露天貯存建築機械及材料，場內將設置一個電錶房及兩個流動洗手間。

擬議發展對交通,排水,消防及景觀緩解方案:

交通設施:

申請地點的主要出入口設於南面，並提供以下設施：

- 員工私家車車位 2 個
- 中型貨櫃車泊車位 / 共用上落貨車位 2 個
- 車輛緩衝區 - 提供足夠空間供車輛移動及作業，避免車輛在場外排隊，從而確保不會對附近交通造成影響。

預計車輛進出數量

時段	私家車		中型貨車		出入 總車次(每日)
	進	出	進	出	
上午非繁忙時段 車次 (上午 8:00-上午 9:00)	2	0	2	0	4
上午繁忙時段 車次 (上午 9:00-上午 10:00)	0	0	0	2	2
非繁忙時段 (上午 10:00-下午 5:00)	2	2	2	0	6
下午繁忙時段 車次 (下午 5:00-6:00)	0	0	0	2	2
非繁忙時段 (下午 6:00-上午 9:00)	0	2	0	0	2

景觀:

擬議發展的性質、形式及佈局均與周邊環境協調。由於場內構築物極少，能最大限度地減低對景觀和視覺的衝擊，因此不會影響附近環境的原有風貌。

排水及污水系統:

~ 按照渠務署規格設置 U 型排水渠收集雨水,集水井及隔沙井等排水設備;

消防裝置:

~場內加裝消防滅火筒;

申請地點營業時間為星期一至星期六早上 9 時至下午 6 時,公眾假期及星期日休息。

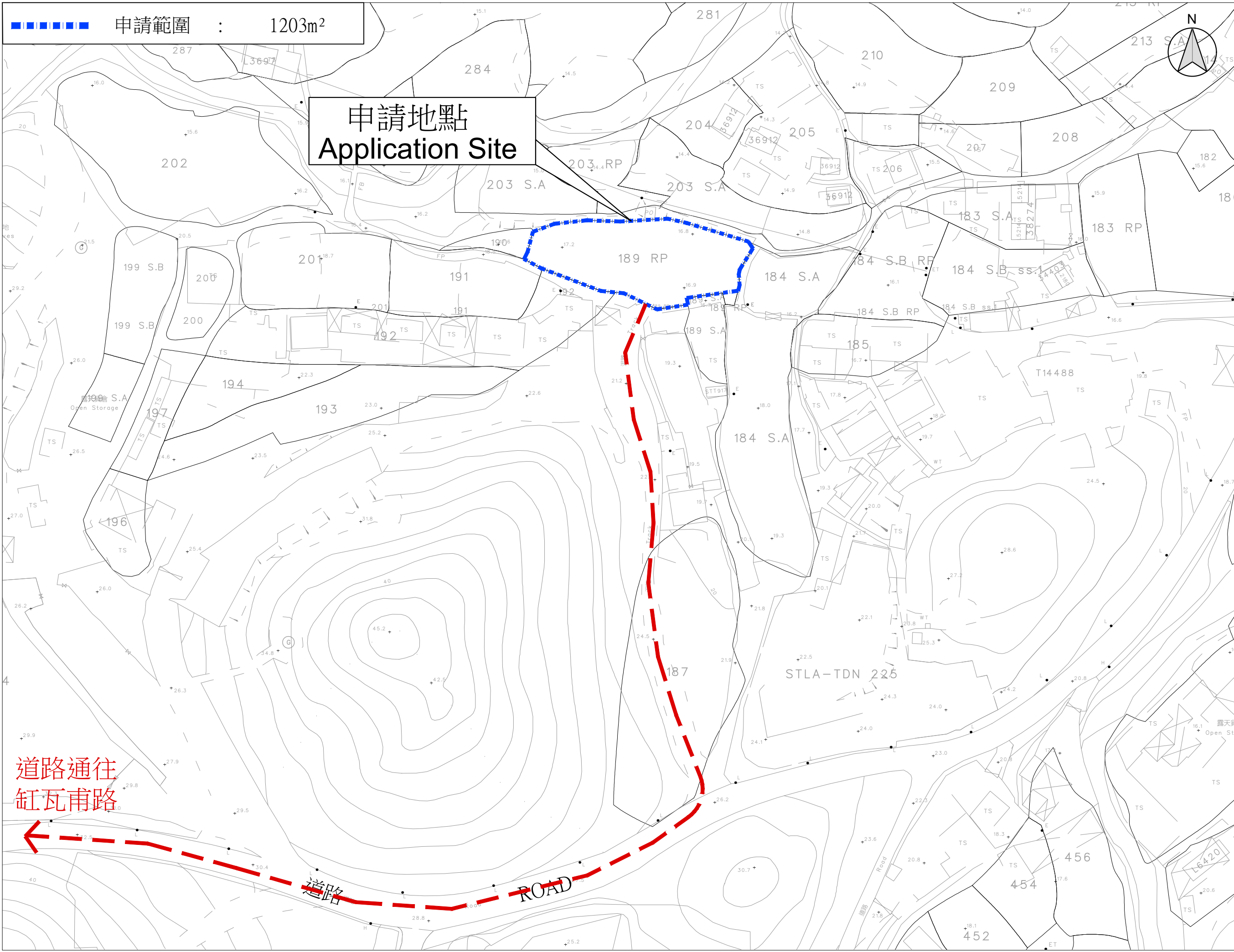
總結:

綜上所述，是次規劃申請具備充分理據支持，包括：

- a. 擬議發展符合《城市規劃委員會規劃指引編號 13G》的相關規定；
- b. 擬議發展與鄰近土地用途互相協調；
- c. 擬議發展能善用寶貴的土地資源，為地區帶來經濟活動及創造就業機會；
- d. 擬議發展不會對附近的交通、環境、排水及其他方面構成不良影響；
- e. 擬議發展範圍內將加設消防安全設備，對火警救援工作不會構成影響；
- f. 擬議發展的露天貯存用途（建築機械及材料）已獲城市規劃委員會過往批准，具備合規先例；
- g. 擬議發展屬臨時性質，不會影響地區的長遠規劃意向，並可隨時恢復作農業用途。

基於上述申請的理據，我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

申請範圍 : 1203m²



申請地點
Application Site



B.D. Reference	電子圖庫
M.W. Reference	小型工程圖
L.D. Reference	地政圖庫
F.S.D. Reference	測圖圖庫

Notes
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REV	DESCRIPTION	DATE

M&D
Planning and Construction
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
DD87 LOT 189RP

Application
擬議臨時露天存放建築機械及材料
及相關填土工程為期三年
申請地段: 新界元朗坑口丈量約份第87
約地段第189號餘段(部分)

Drawing Title
LOCATION PLAN

Scale	比例	Revisions	修訂
1:1000 (A3)		-	
Designed by	設計	Drawn by	繪圖
LW		Arthur	
Checked by	檢核	Date	日期
LW		06-NOV-2025	
Job No.	工程項目	Drawing No.	圖號
-		LC-01	

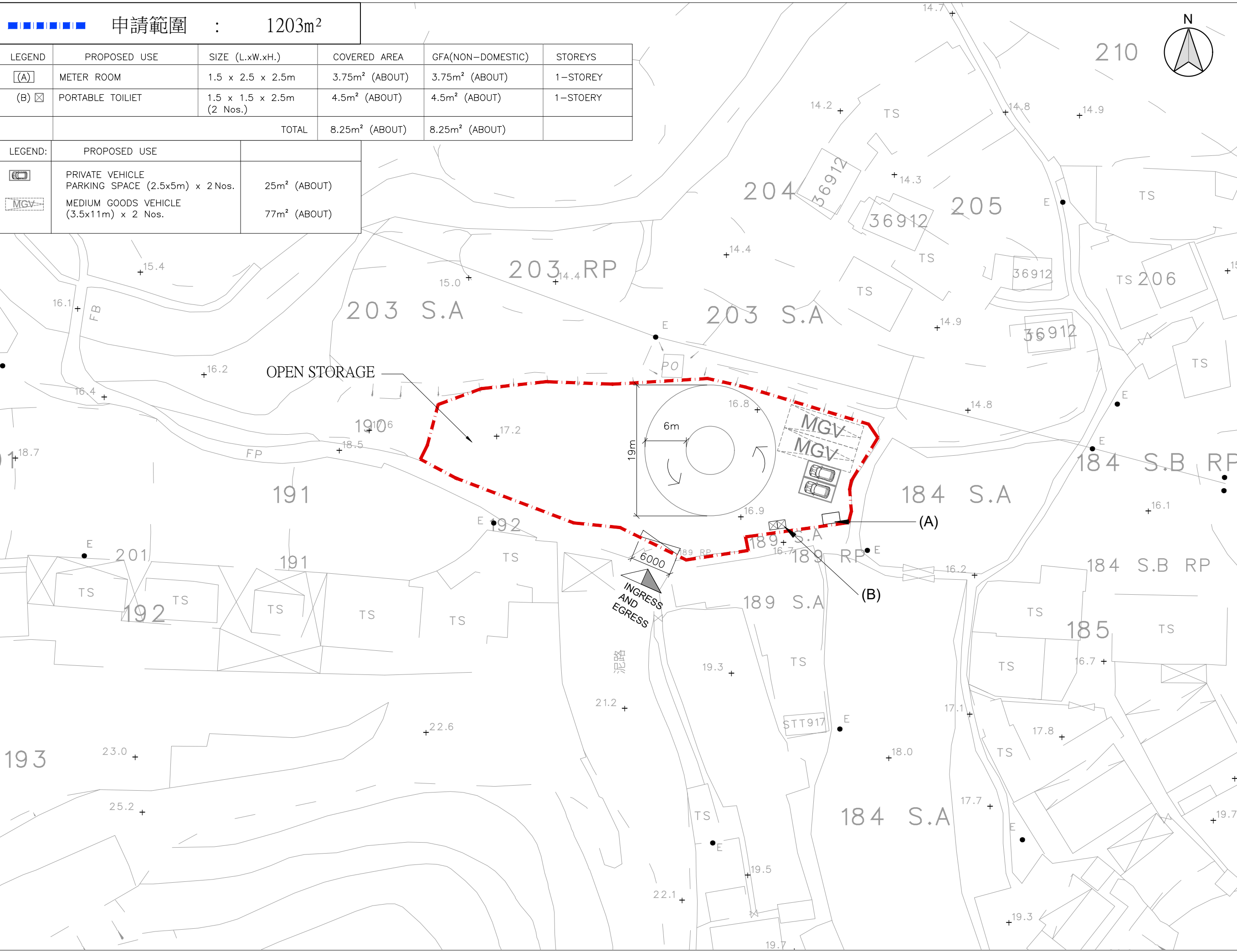
道路通往
缸瓦甫路

道路 ROAD

申請範圍 : 1203m²

LEGEND	PROPOSED USE	SIZE (L.xW.xH.)	COVERED AREA	GFA(NON-DOMESTIC)	STOREYS
(A)	METER ROOM	1.5 x 2.5 x 2.5m	3.75m ² (ABOUT)	3.75m ² (ABOUT)	1-STOREY
(B)	PORTABLE TOILET	1.5 x 1.5 x 2.5m (2 Nos.)	4.5m ² (ABOUT)	4.5m ² (ABOUT)	1-STOERY
TOTAL			8.25m ² (ABOUT)	8.25m ² (ABOUT)	

LEGEND:	PROPOSED USE	
	PRIVATE VEHICLE PARKING SPACE (2.5x5m) x 2 Nos.	25m ² (ABOUT)
	MEDIUM GOODS VEHICLE (3.5x11m) x 2 Nos.	77m ² (ABOUT)



B.D. Reference	部字編號
M.W. Reference	小型工程編號
L.D. Reference	地政署編號
F.S.D. Reference	消防編號

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REV	DESCRIPTION	DATE

M&D
Planning and Construction Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk





Project
DD87 LOT 189RP

Application
擬議臨時露天存放建築機械及材料
及相關填土工程為期三年
申請地段: 新界恐龍坑丈量約份第87
約地段第189號餘段(部分)

Drawing Title
LAYOUT PLAN

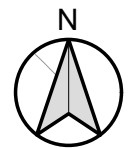
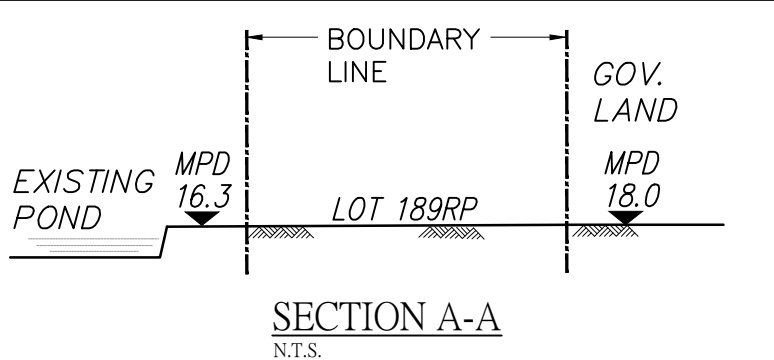
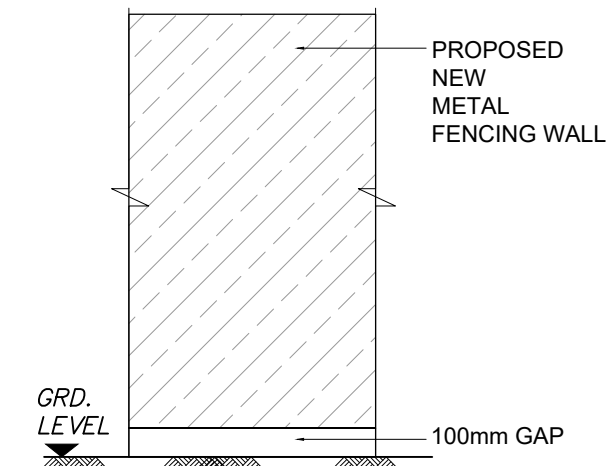
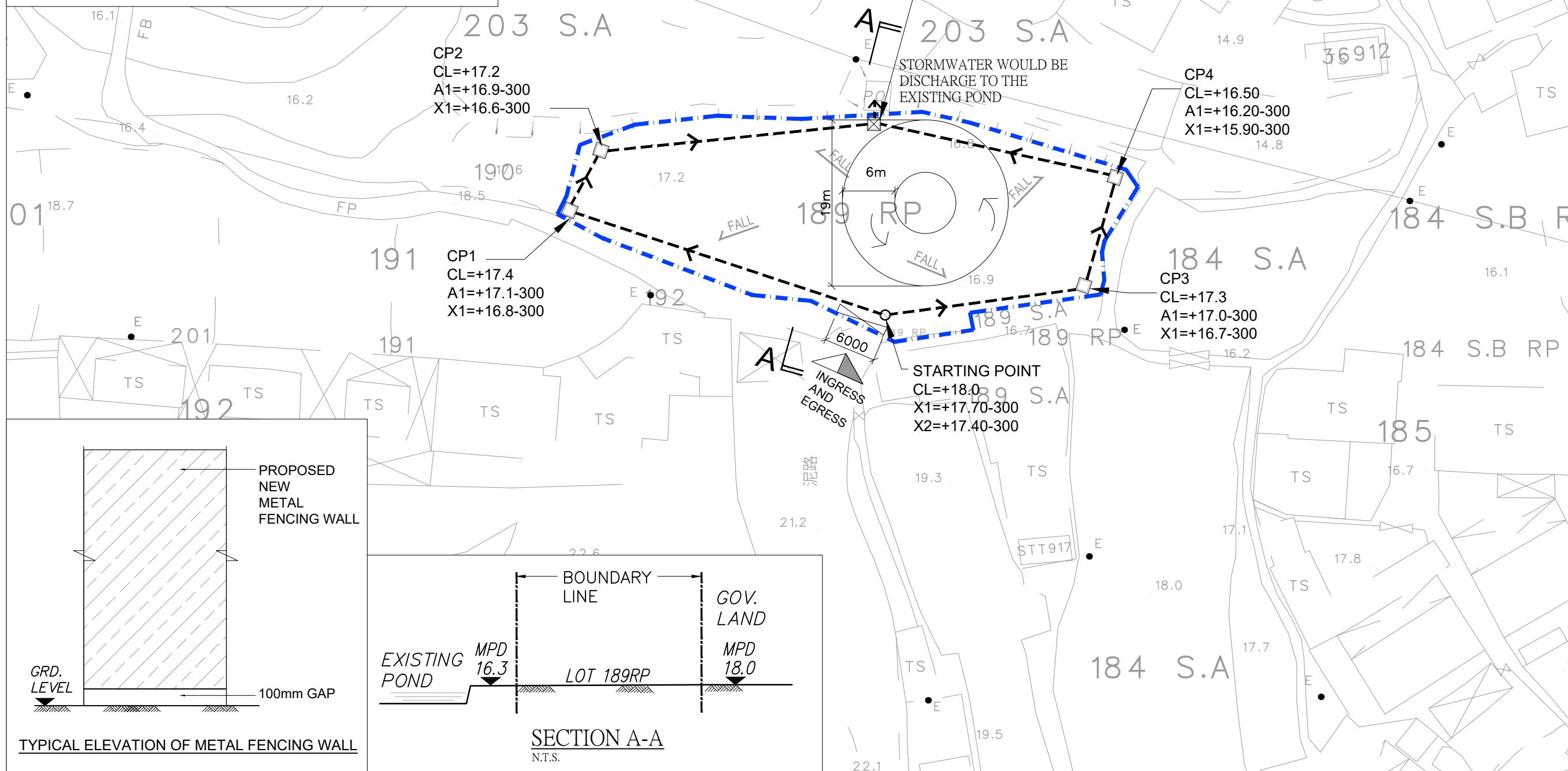
Scale	1:500 (A3)	Revisions	-
Designed by	LW	Drawn by	Arthur
Checked by	LW	Date	06-NOV-2025
Job No.	-	Drawing No.	P-01

LEGEND

-  RUNOFF FLOW DIRECTION
-  CATCHPIT WITH TRAP
-  PROPOSED PERIPHERAL CHANNEL (U-SHAPE WITH GRATING COVER) (0.3m x 0.3m) 1:200
-  PERIPHERAL CHANNEL TOTAL LENGTH: 137m (About)

Catchment Area
 Site Catchment Area : 1203m²
 = 0.001203 Km²
 Peak runoff in m³/s = 0.278 x 0.95 x 250mm/hr x 0.001203
 = 0.0794m³/s
 = 4766 liter/min

Peak runoff in liter/min = 4766 liter/min
 According to (Figure 8.7 Chat for the rapid design of channels)
 For gradient 1:200, 300UC will be suitable



B.D. Reference	部字樣號
M.W. Reference	小型工程圖號
L.D. Reference	地政圖號
F.S.D. Reference	測繪圖號

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REV	DESCRIPTION	DATE

M&D
 Planning and Construction
 Consultant Ltd.

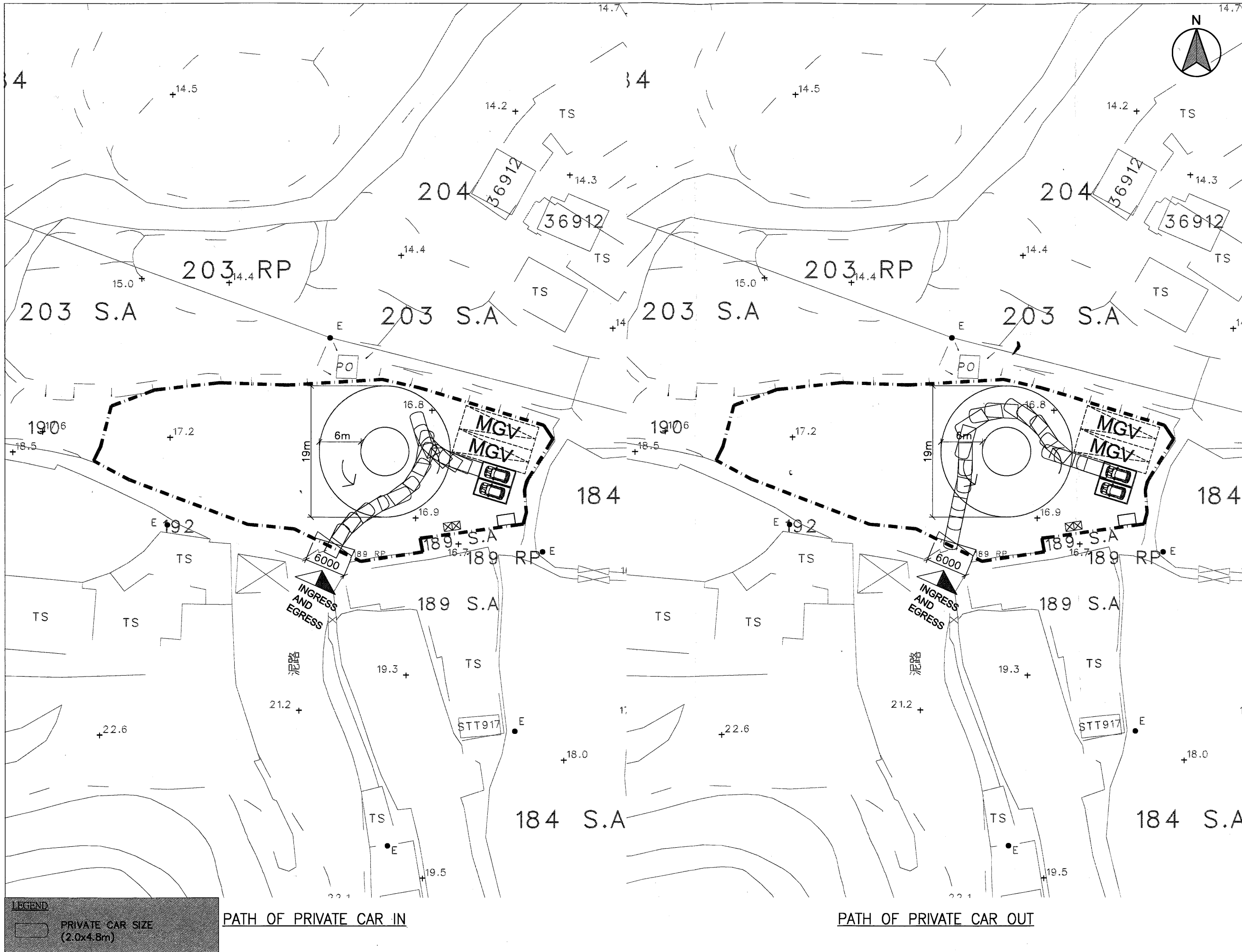
Tel: 2191 4088
 Fax: 3105 0810
 Email: sales@moderneng.com.hk

Project 項目
 DD87 LOT 189RP

Application 申請
 擬議臨時露天存放建築機械及材料
 及相關填土工程為期三年
 申請地段: 新界恐龍坑丈量約份第87
 約地段第189號餘段(部分)

Drawing Title 圖名
 PROPOSED DRAINAGE LAYOUT
 PLAN

Scale 比例	1:500 (A3)	Revisions 修訂	—
Designed by 設計者	LW	Drawn by 繪圖人	Arthur
Checked by 檢核	LW	Date 日期	16-NOV-2025
Job No. 工程項目	—	Drawing No. 圖號	DP-01



B.D. Reference	數字編號
M.W. Reference	小型工程編號
L.D. Reference	地盤編號
F.S.D. Reference	消防編號

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REV	DESCRIPTION	DATE



Tel: 2191 4088
 Fax: 3105 0800
 Email: sales@modernm.com.hk

Project
 DD87 LOT 189RP

Application
 擬議臨時露天存放建築機械及材料
 及相關填土工程為期三年
 申請地段: 新界元朗坑口丈量約份第87
 約地段第189號餘段(部分)

Drawing Title
 PROPOSED SWEEP
 PATH ANALYSIS
 (PRIVATE CAR)

Scale
 1:500 (A3)

Designed by
 LW

Checked by
 LW

Job No.
 -

Drawn by
 Arthur

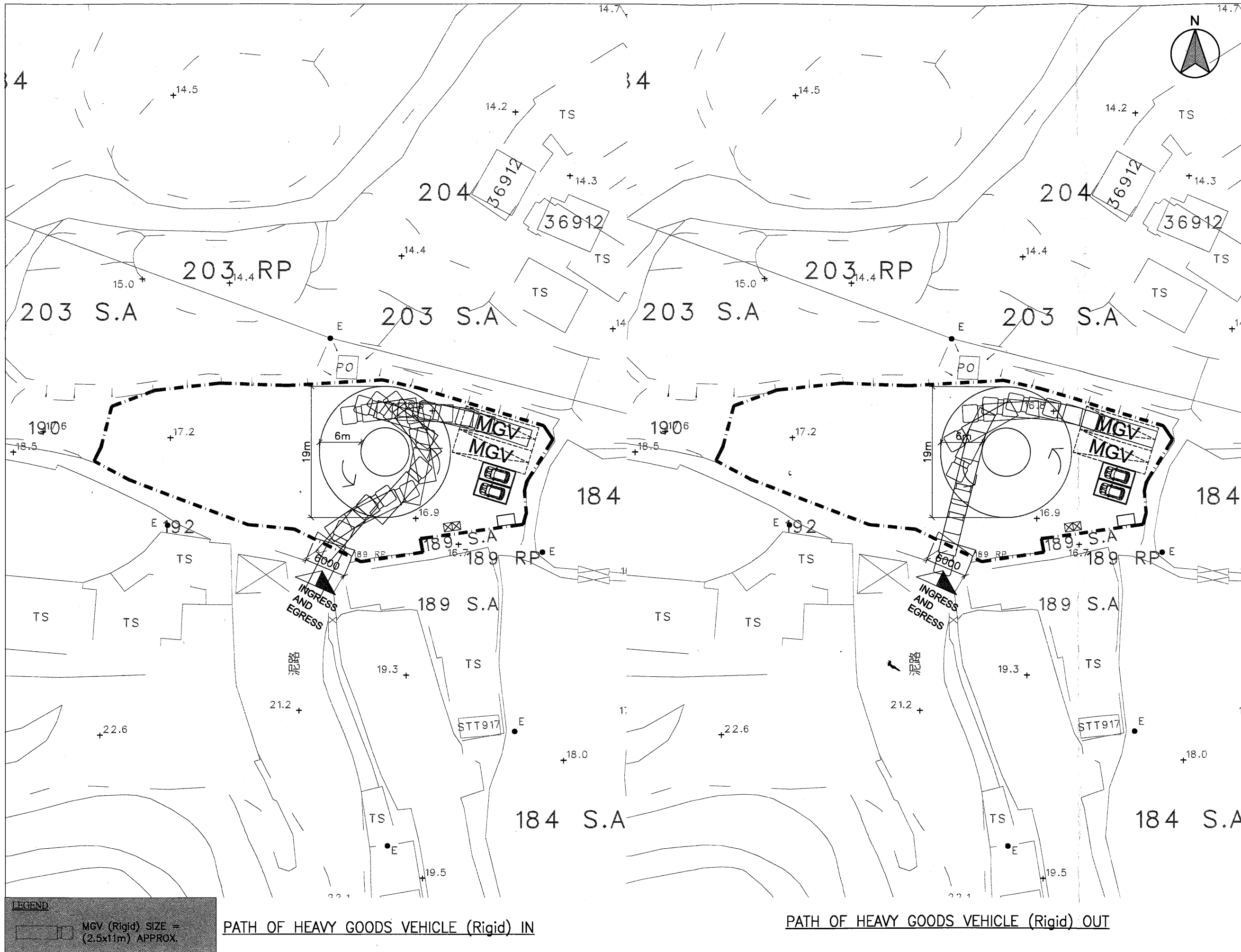
Date
 06-NOV-2025

Drawing No.
 P-01

LEGEND
 PRIVATE CAR SIZE
 (2.0x4.8m)

PATH OF PRIVATE CAR IN

PATH OF PRIVATE CAR OUT



B.D. Reference	基本圖則
M.W. Reference	小型工程圖則
L.D. Reference	地政署圖則
F.S.D. Reference	消防處圖則

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REV	DESCRIPTION	DATE

M&D
 Planning and Construction
 Consultants Ltd.

Tel: 2191 4088
 Fax: 3105 0803
 Email: sales@m&deng.com.hk

Project
 DD87 LOT 189RP

Application
 擬議臨時露天存放建築機械及材料
 及相關填土工程為期三年
 申請地段: 新界荃灣坑口丈量約份第87
 約地段第189號餘段(部分)

Drawing Title
 PROPOSED SWEEP
 PATH ANALYSIS
 (MEDIUM GOODS VEHICLE)

Scale
 1:500 (A3)

Designed by
 LW

Checked by
 LW


Job No.
 -

Revisions
 -

Drawn by
 Arthur

Date
 06-NOV-2025

Drawing No.
 P-02

LEGEND
 MGV (Rigid) SIZE = (2.5x11m) APPROX.

PATH OF HEAVY GOODS VEHICLE (Rigid) IN

PATH OF HEAVY GOODS VEHICLE (Rigid) OUT

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Shirley Ka Kei CHAN/PLAND

寄件者: stndp/PLAND
寄件日期: 2025年11月28日星期五 9:28
收件者: Shirley Ka Kei CHAN/PLAND; Ryan Chi Kin HO/PLAND
主旨: Fw: Supplementary information of A/NE-HLH/88 (DD87 189RP)
附件: revised planning statment.pdf; P6 of S16 form.pdf; DD87 LOT189RP LAYOUT PLAN_2025-11-27.pdf

From: [REDACTED]
Sent: Thursday, November 27, 2025 5:24 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Audrey Hiu Tung SOO/PLAND <ahtsoo@pland.gov.hk>
Subject: Supplementary information of A/NE-HLH/88 (DD87 189RP)

Dear Town Planning Board

CC: Ms. Audrey

Attached with the revised application document for your record.

Regards

Leo Wong

景觀:

擬議發展的性質、形式及佈局均與周邊環境協調。由於場內構築物極少，能最大限度地減低對景觀和視覺的衝擊，因此不會影響附近環境的原有風貌。

排水及污水系統:

~ 按照渠務署規格設置 U 型排水渠收集雨水,集水井及隔沙井等排水設備;

消防裝置:

~場內加裝消防滅火筒;

申請地點營業時間為星期一至星期六早上 8 時至下午 9 時,公眾假期及星期日休息。

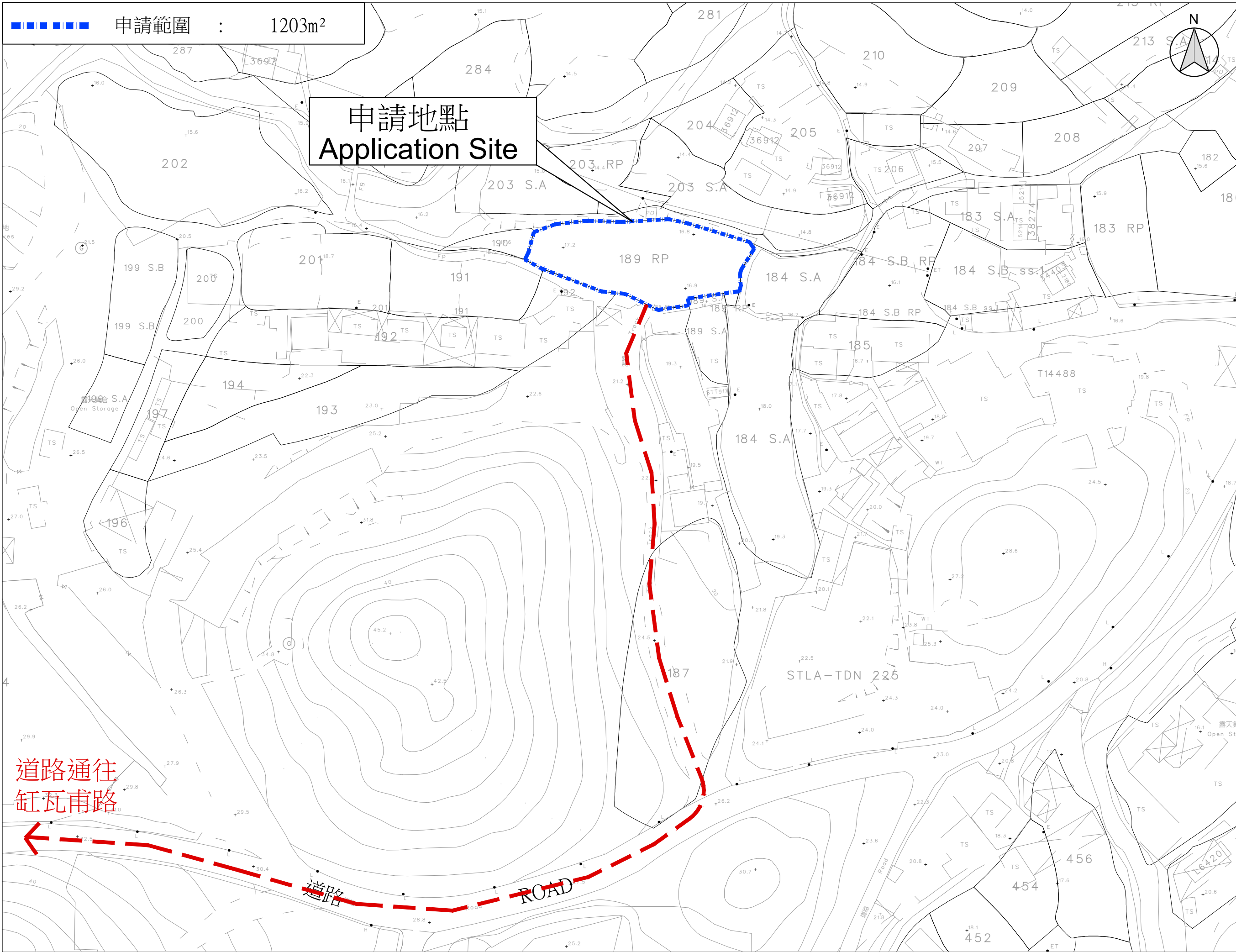
總結:

綜上所述，是次規劃申請具備充分理據支持，包括：

- a. 擬議發展符合《城市規劃委員會規劃指引編號 13G》的相關規定；
- b. 擬議發展與鄰近土地用途互相協調；
- c. 擬議發展能善用寶貴的土地資源，為地區帶來經濟活動及創造就業機會；
- d. 擬議發展不會對附近的交通、環境、排水及其他方面構成不良影響；
- e. 擬議發展範圍內將加設消防安全設備，對火警救援工作不會構成影響；
- f. 擬議發展的露天貯存用途（建築機械及材料）已獲城市規劃委員會過往批准，具備合規先例；
- g. 擬議發展屬臨時性質，不會影響地區的長遠規劃意向，並可隨時恢復作農業用途。

基於上述申請的理據,我們希望城規會及有關政府部門能從優考慮這宗規劃申請。

申請範圍 : 1203m²



申請地點
Application Site



B.D. Reference	電子圖庫
M.W. Reference	小型工程圖庫
L.D. Reference	地政圖庫
F.S.D. Reference	測圖圖庫

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REV	DESCRIPTION	DATE

M&D
Planning and Construction
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
DD87 LOT 189RP

Application
擬議臨時露天存放建築機械及材料
及相關填土工程為期三年
申請地段: 新界元朗坑口丈量約份第87
約地段第189號餘段(部分)

Drawing Title
LOCATION PLAN

Scale	比例	Revisions	修訂
1:1000 (A3)		-	
Designed by	設計	Drawn by	繪圖
LW		Arthur	
Checked by	檢核	Date	日期
LW		06-NOV-2025	
Job No.	工程項目	Drawing No.	圖號
-		LC-01	

道路通往
缸瓦甫路

道路 ROAD

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: [REDACTED]
Sent: 2025-12-29 星期一 17:32:42
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: RE: A/NE-HLH/88 - departmental comments

Dear Shirley Chan

Planning Application No. A/NE-HLH/88

Response the Comment of the Commissioner for Transport (Contact Person: Mr Poon Man-ho, Tel: 2399 6933).

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

[The applicant will arrange for traffic wardens to direct traffic and ensure pedestrian safety](#)

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

[The application site has sufficient space for maneuver and a traffic wardens is on hand to direct traffic and ensure that vehicles do not queue outside the application site.](#)

; (iii) the applicant shall advise the measures to preventing illegal parking of visitors' vehicles outside the subject site; and

[A "No Parking" sign will be posted at the entrance of the application site. Any illegal parking will be reported to the police.](#)

(iv) The proposed vehicular access between the Fu Tei Au Road and the application site is not managed by the TD. The applicant should seek comments from the responsible party.

[Noted.](#)

Regards
Leo

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: [REDACTED]
Sent: 2026-01-08 星期四 13:40:34
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: RE: A/NE-HLH/88 - departmental comments
Attachment: Response the Comments from the Director of Agriculture.pdf;
回應北區地政專員.pdf

Dear Shirley ,

Response the comment from the Planning Department:

The previously approved planning permit application (A/NE-HLH/59) has been revoked because the original tenant of the application site has moved out without fulfilling the conditions attached to the planning permit application (A/NE-HLH/59). The applicant undertakes that, should this application be approved, it will actively fulfill all requirements put forward by various departments.

Regards
Leo

Response the Comments from the Director of Agriculture, Fisheries and Conservation (Contact Person: Mr. LAU Yun-kwan, Tel. 2150 6931)

- (i) From nature conservation perspective: the applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.

During construction and operation, sandbags were installed at the boundary, and the pond was boarded up to prevent dust and waste from flowing in and causing pollution.

回應北區地政專員 (聯絡人：冼女士，電話：2675 1796) 的意見

(規劃申請編號 A/NE-HLH/88)

根據申請人提供的資料，我的意見 / 觀察如下：

1. 申請地點包括根據地段政府租約持有的舊批農地，該租約載有未經政府事先批准不得建造任何建築物的限制。申請地點擬議的進出口需穿過政府土地，但申請地點並未獲授予經政府土地通行的權利。

2. 我必須指出，本處已發現此規劃申請所涵蓋的以下違規事項：

規劃申請所涵蓋的所述私人地段內的未經授權建築物。

地政總署對此規劃申請有所保留，因為所述私人地段上存在未經授權的建築物，且根據個案優先次序，該地段已受租契執行行動影響。地段業主應按照地政總署的要求糾正違反租契的行為。

有關現場構築物將拆除並清走，場內只安裝 1 個電錶房及流動洗手間，申請位置出入口在地界範圍內，該政府土地屬唯一通往道路的通道，如需要申請人可向貴署申請短期租約及繳付相關費用。

3. 本處已發現此規劃申請未涵蓋的以下違規事項：

規劃申請未涵蓋的非法佔用政府土地。

毗鄰所述私人地段的政府土地在未經許可的情況下被圍起。被非法佔用的政府土地並未包括在此申請中。任何未經政府事先批准而佔用政府土地的行為均屬違反《土地 (雜項條文) 條例》 (第 28 章) 的罪行。本處保留權利，無需另行通知，即可對該非法佔用政府土地的行為採取必要的土地管制行動。

申請人將根據規劃申請之範圍糾正佔用政府土地的位置。

4. 地段業主應立即停止非法佔用政府土地，並在取得城市規劃委員會批准已反映上述所需糾正措施的規劃申請後，向本處申請短期豁免書，以允許已建造 / 將建造的建築物。政府將以業主身分考慮短期豁免書的申請，並且不保證其會獲得批准。如獲批准，短期豁免書將以整幅地段為基礎，並須遵守地政總署認為適宜施加的條款及條件，包括支付自建築物首日建造起追溯計算的豁免費用及行政費用。此外，地政總署保留權利，可就地段業主任何違反租契條件的行為 (包括已存在或在未來任何時間發現的違規行為) 採取執行行動，並可就任何非法佔用政府土地的行為採取土地管制行動。另外，鑒於擬議用途屬臨時性質，只會考慮臨時建築物的建造。

5. 除非及直至地段業主妥善糾正非法佔用政府土地的情況，否則請將此視為本處對該申請的反對意見，在城市規劃委員會審議該申請時，必須提請其注意。

申請人將承諾立即停止非法佔用政府土地，並在取得城市規劃委員會批准已反映上述所需糾正措施的規劃申請後，如需要向貴處申請短期豁免書。

**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.

Previous s.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023 (Revoked on 3.8.2024)

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

Approved Applications

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

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/76* ²	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/NE-HLH/81	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	20.6.2025
A/NE-HLH/83	Proposed Temporary Open Storage of Construction Machinery and Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/NE-HLH/84	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.9.2025

Remarks

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

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

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

Government Departments' General Comments

1. Traffic

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

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

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 VI**.

2. Drainage

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

- no objection in principle 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 revised 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 application site (the Site) is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix VI**.

3. 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 2.12.2025, the Site is situated in an area of rural inland plains landscape character comprising warehouses, farmlands, temporary structures, vegetated areas and tree clusters. The Site is hard-paved and largely vacant with containers. The proposed use is considered not entirely incompatible with the landscape character of its surrounding. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

4. **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 VI**.

5. **Building Matters**

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

- no objection to the application;
- it is noted that three structures, drainage 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 unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, 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 VI**.

6. **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) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:
- Unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on the said private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;
- (iii) the following irregularity not covered by the subject planning application has been detected by his office:
- Unlawful occupation of GL not covered by the application

the GL adjoining the said private lot has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without the Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
- (iv) the lot owner/applicant shall cease the illegal occupation of 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 his office for Short Term Waiver (STW) to permit the structure(s) 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 whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the 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 owner 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 structure(s) will be considered; and

- (v) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (d) 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;
- (e) 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;
- (f) 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) during land filling; and employ licensed waste collector to properly dispose of the sewage regularly to avoid causing nuisance to the nearby environment;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (h) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in the vicinity of an existing pond to the north of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the pond. All the proposed works in the vicinity of the pond should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary, shall be provided at the resources of the applicant to her satisfaction;
 - (ii) 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 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;
 - (iii) to minimise the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction;
 - (iv) the proposed drainage works, whether within or outside the Site, 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;

- (v) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the completed drainage works;
 - (vi) the applicant and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on GL when so required;
 - (vii) 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; and
 - (viii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; 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;
- (j) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department 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. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and
- (k) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
 - (ii) 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 B(P)R at building plan submission stage;
 - (iii) if any existing structure is erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) 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; and
- (v) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月22日星期一 3:19
收件者: tpbpd/PLAND
主旨: A/NE-HLH/88 DD 87 Hung Lung Hang
類別: Internet Email

Dear TPB Members,

59 was streamlined and approved 3 Feb 2023. This despite "**Enforcement Notice (EN) was issued on 3.3.2021 requiring the discontinuation of the unauthorized development by 3.5.2021. As the requirement of the EN was not complied with upon expiry of the notice, prosecution action is being taken.**"

This indicates that the applicant is not reliable.

and "The Indigenous Inhabitant Representative (IIR) Chow Tin Tsuen objects to the application while the Resident Representative (RR) of Chow Tin Tsuen, an Indigenous Inhabitant Representative (IIR) of Tai Po Tin and the First Vice-chairman of Ta Kwu Ling District Rural Committee object to the application as the applied use would be an improper use which would cause adverse traffic impacts."

LEGITIMATE OBJECTIONS OF LOCAL RESIDENTS IGNORED JUST LIKE THE COMPLAINTS OF RESIDENTS AT WANG FUK COURT WITH REGARD TO THE RENOVATION WORK THAT LED TO TRAGEDY.

Revoked 3 Aug 2024 for failure to fulfill a number of conditions.

Solution, procrastinate for over a year and back with a fresh application.

The failure to adhere to the guidelines that the concerns of residents be considered can no longer be tolerated.

The applicaiton should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 3 January 2023 2:44 AM HKT
Subject: A/NE-HLH/59 DD 87 Hung Lung Hang

A/NE-HLH/59

Urgent Return receipt Expand Group Restricted Prevent Copy
Lot 189 RP (Part) in D.D. 87, Hung Lung Hang

Site area:1,200sq.m (amended to 1,203sq.m)

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machinery and Material / 4 Vehicle Parking

Dear TPB Members,

Strong objections, no previous history of applications.

The administration has pledged to phase out brownfield operations. TPB has to play its part by rejecting fresh applications for such land use.

The OZP has clearly defined the planning objectives for this district.

To retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes, as well as to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes, about 121.20 hectares of land is zoned "Agriculture".

Mary Mulvihill