

2025年 12月 16日
此文件在 收到。城市規劃委員會
只會在 收到有關申請及文件後才正式確認收到
申請。

This document is received on 16 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

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

502606 8/12 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/89
	Date Received 收到日期	16 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)

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界打鼓嶺丈量約份第87約地段第175號餘段(部份)及第173號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 3,659 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,300 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	存放物料 (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 2025 年 11 月 13 日的記錄，這宗申請共牽涉 3 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 2 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)
1	丈量約份第87約地段第175號餘段(部份)	2/12/2025
1	丈量約份第87約地段第173號(部份)	2/12/2025

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區或受規管地區土地上及/或建築物，其用途/發展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，請填表(B)部分)

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

臨時貨倉（危險品倉庫除外）及露天存放貨物連附屬設施及相關填土工程（為期三年）

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,359 sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 1,300 sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 4
不適用

Proposed domestic floor area 擬議住用樓面面積 1,300 sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,300 sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 1,300 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)

建築物1: 貨倉約300平方米, 1層, 高6米

建築物2: 寫字樓約70平方米, 1層, 高2米

建築物3: 寫字樓約100平方米, 1層, 高2米

建築物4: 貨倉約830平方米, 1層, 高6米

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

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

2 停車位及上落貨位共用

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

Heavy Goods Vehicle Spaces 重型貨車車位

2 停車位及上落貨位共用

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至星期六:早上9時至下午6時 星期日及公眾假期:休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	☒ 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)) 坪輦路	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,659 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.15 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	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) 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)
--	--

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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。

申請臨時貨倉（危險品倉庫除外）及露天存放貨物連附屬設施及相關填土工程理由如下

1. 現場周邊範圍大多屬於貨倉及露天存放用途，是次申請不會與周邊環境產生不協調。
2. 申請地點已經平整。
3. 是次申請只是臨時規劃許可，不會與長遠規劃用途有影響。
4. 臨時貨倉不會構成任何嘈音及環境影響。
5. 申請地點直接通往兩條道路，工作地點在北區，車輛並不經常出入，不會構成交通不良影響。
6. 申請地點貨倉內主要存放貨物，貨倉外之露天存放貨物作緩沖及預先搬運相關貨物，以等待貨車運走。

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

Otto Leung

Clerk

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

皓朗發展有限公司

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

Date 日期

2/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

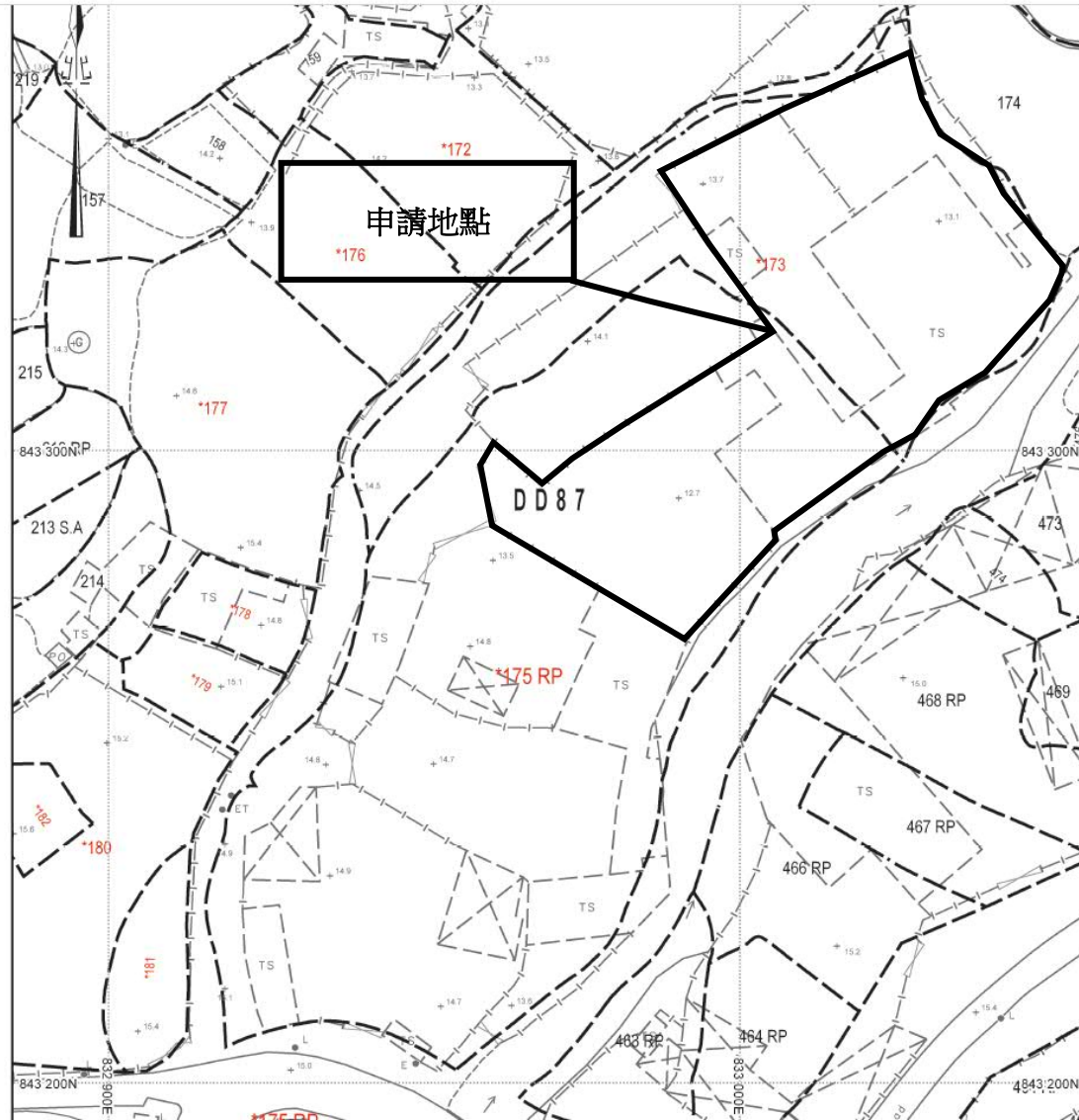
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界打鼓嶺丈量約份第87約地段第175號餘段(部份)及第173號(部份)
Site area 地盤面積	3,659 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11
Zoning 地帶	農業
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	臨時貨倉（危險品倉庫除外）及露天存放貨物連附屬設施及相關填土工程（為期三年）

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,300 ☒ About 約 ☐ Not more than 不多於	0.355 ☐ About 約 ☒ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	6	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	35.5 % ☒ 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 停車位及上落貨位共用
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 停車位及上落貨位共用

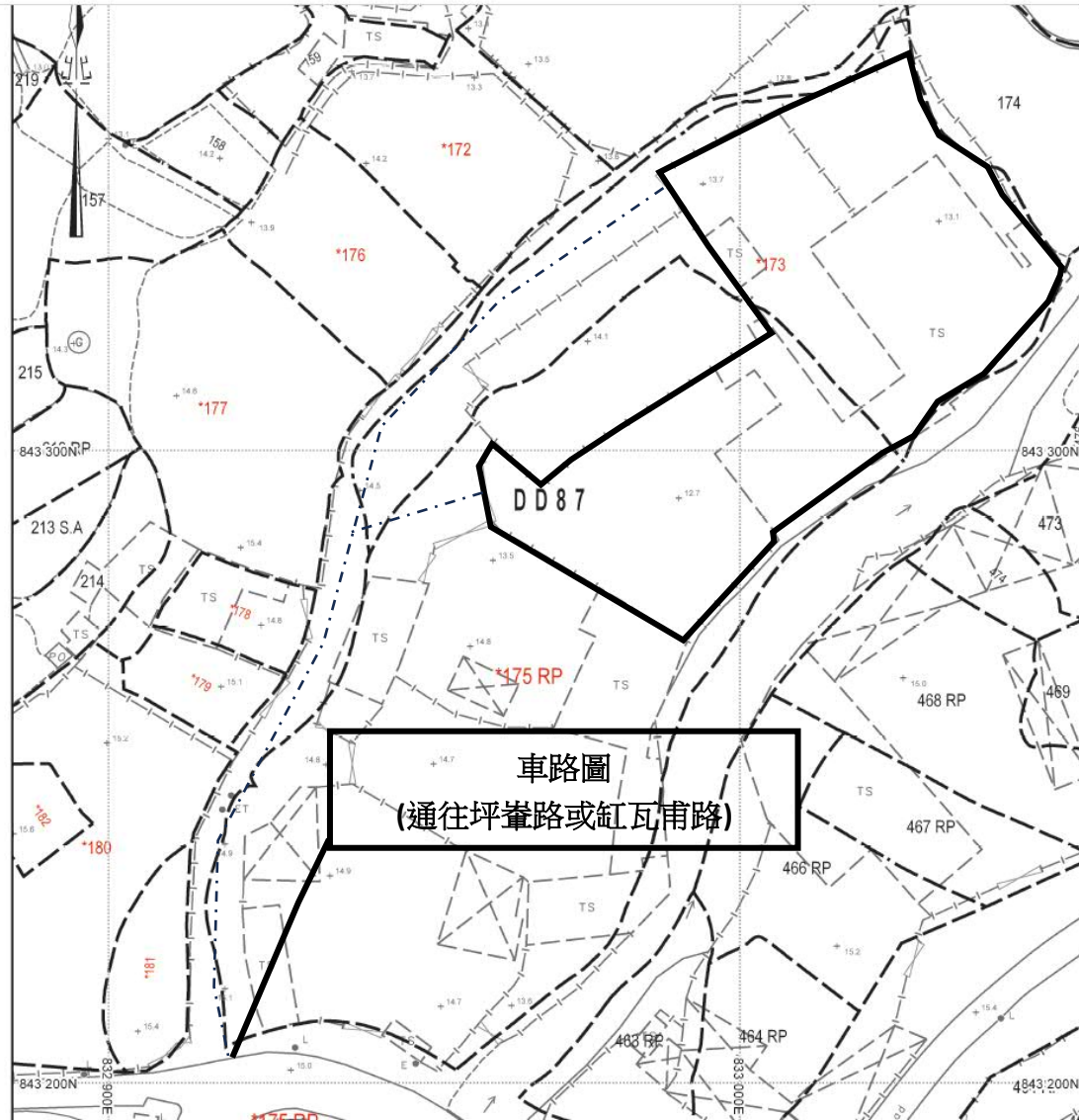
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☒	☐
地點位置圖, 車路圖, 車輛出入分析圖, 填土範圍圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

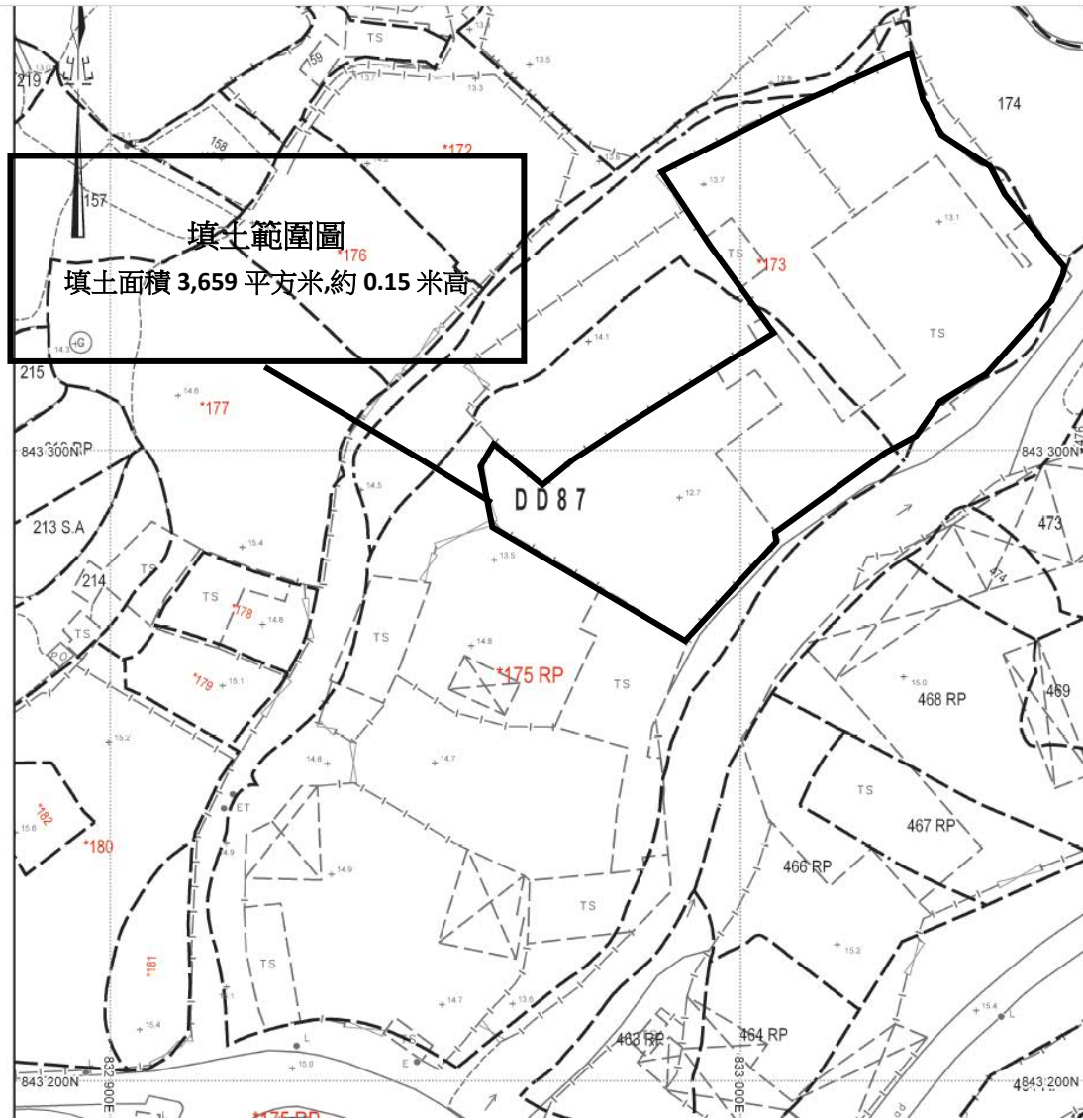


項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 申請地點位置圖
圖號: 1	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 車路圖
圖號: 2	備注:

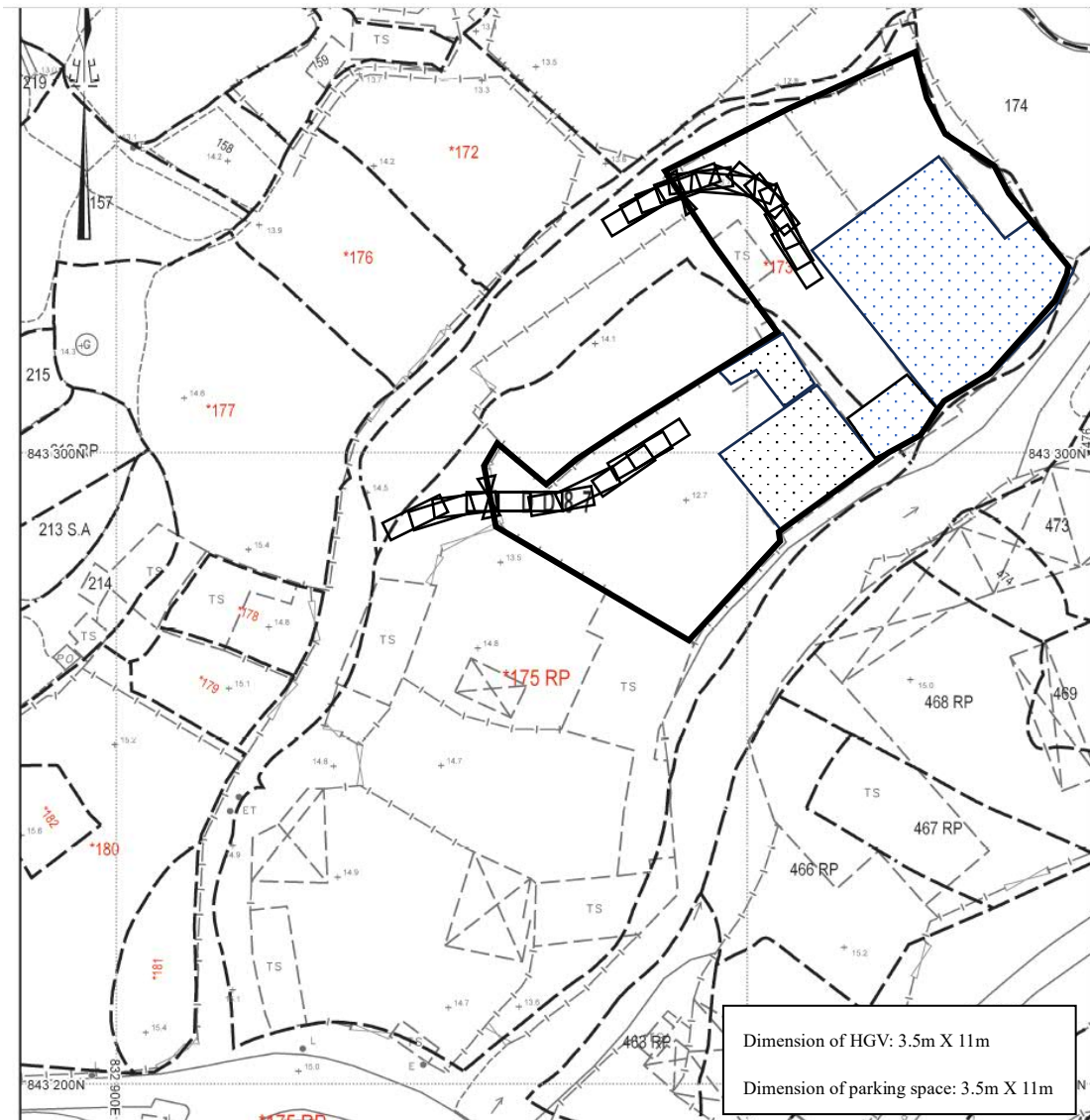
佈局圖 2 個重型貨車泊車位 2 個私家車泊車位 7.3 米大門 露天存放約 950 平方米 建築物 1: 貨倉約 300 平方米, 1 層, 不超過 6 米高 建築物 2: 寫字樓約 70 平方米, 1 層, 不超過 2 米高 建築物 3: 寫字樓約 100 平方米, 1 層, 不超過 2 米高 建築物 4: 貨倉約 830 平方米, 1 層, 不超過 6 米高	
項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 佈局圖
圖號: 3	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 填土範圍圖
圖號: 4	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 交通行車線分析圖(入車)
圖號: 5	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放貨物連附屬設施及相關填土工程(為期三年)	圖目: 交通行車線分析圖(出車)
圖號: 6	備注:

From the view of transport of the proposed application

1. There will be 2 private car parking spaces of 5m x 2.5m for staff and two parking spaces of 11m x 3.5m for heavy goods vehicles.
2. The loading and unloading activity is not frequent which is two trips maximum per day. There are no foreign visitors to the site. The traffic impact should be minimal. The traffic generation will be estimated as below table

Time period	Trip Generation	
	Private car	HGV
9am-12am	2	1
12am-3pm	0	1
3pm-6pm	2	2

3. The operator will widen the vehicular access and the gate at least 7.3m
4. Figure 5 and 6 is to demonstrated the ingressing and departing of the vehicles.

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

Audrey Hiu Tung SOO/PLAND

寄件者: LEUNG LEUNG <[REDACTED]>
寄件日期: 2025年12月19日星期五 17:56
收件者: Audrey Hiu Tung SOO/PLAND
主旨: A/NE-HLH/89 Application
附件: DD87LOT175173項目圖.pdf; DD87LOT175&173申請表格.pdf

類別: Internet Email

Dear Audrey,

Attached please find the updated information.

Regards

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	新界打鼓嶺丈量約份第87約地段第175號餘段(部份)及第173號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☒ Site area 地盤面積 3,659 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,300 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	存放物料 (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 2025 年 11 月 13 日的記錄，這宗申請共牽涉 3 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 2 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)
1	丈量約份第87約地段第175號餘段(部份)	2/12/2025
1	丈量約份第87約地段第173號(部份)	2/12/2025

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

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

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

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

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

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

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

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

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

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	臨時貨倉（危險品倉庫除外）及露天存放雜類貨品連附屬設施及相關填土工程（為期三年） (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2,359 sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	1,300 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4 不適用
Proposed domestic floor area 擬議住用樓面面積	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,300 sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1,300 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) 建築物1: 貨倉約300平方米, 1層, 高6米 建築物2: 寫字樓約70平方米, 1層, 高2米 建築物3: 寫字樓約100平方米, 1層, 高2米 建築物4: 貨倉約830平方米, 1層, 高6米	
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	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	2 停車位及上落貨位共用
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	
Heavy Goods Vehicle Spaces 重型貨車車位	2 停車位及上落貨位共用
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 星期一至星期六:早上9時至下午6時 星期日及公眾假期:休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) 經區內小徑連接缸瓦甫路	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,659 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.15 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ _____ _____		

	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) 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)
--	--

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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）。

申請臨時貨倉（危險品倉庫除外）及露天存放貨物連附屬設施及相關填土工程理由如下

- 1.現場周邊範圍大多屬於貨倉及露天存放用途，是次申請不會與周邊環境產生不協調。
- 2.申請地點已經平整。
- 3.是次申請只是臨時規劃許可，不會與長遠規劃用途有影響。
- 4.臨時貨倉不會構成任何嘈音及環境影響。
- 5.申請地點直接通往兩條道路，工作地點在北區，車輛並不經常出入，不會構成交通不良影響。
- 6.申請地點貨倉內主要存放貨物，貨倉外之露天存放貨物作緩沖及預先搬運相關貨物，以等待貨車運走。

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

.....
Otto Leung
.....

Clerk
.....

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

皓朗發展有限公司

代表

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

Date 日期

2/12/2025

..... (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。

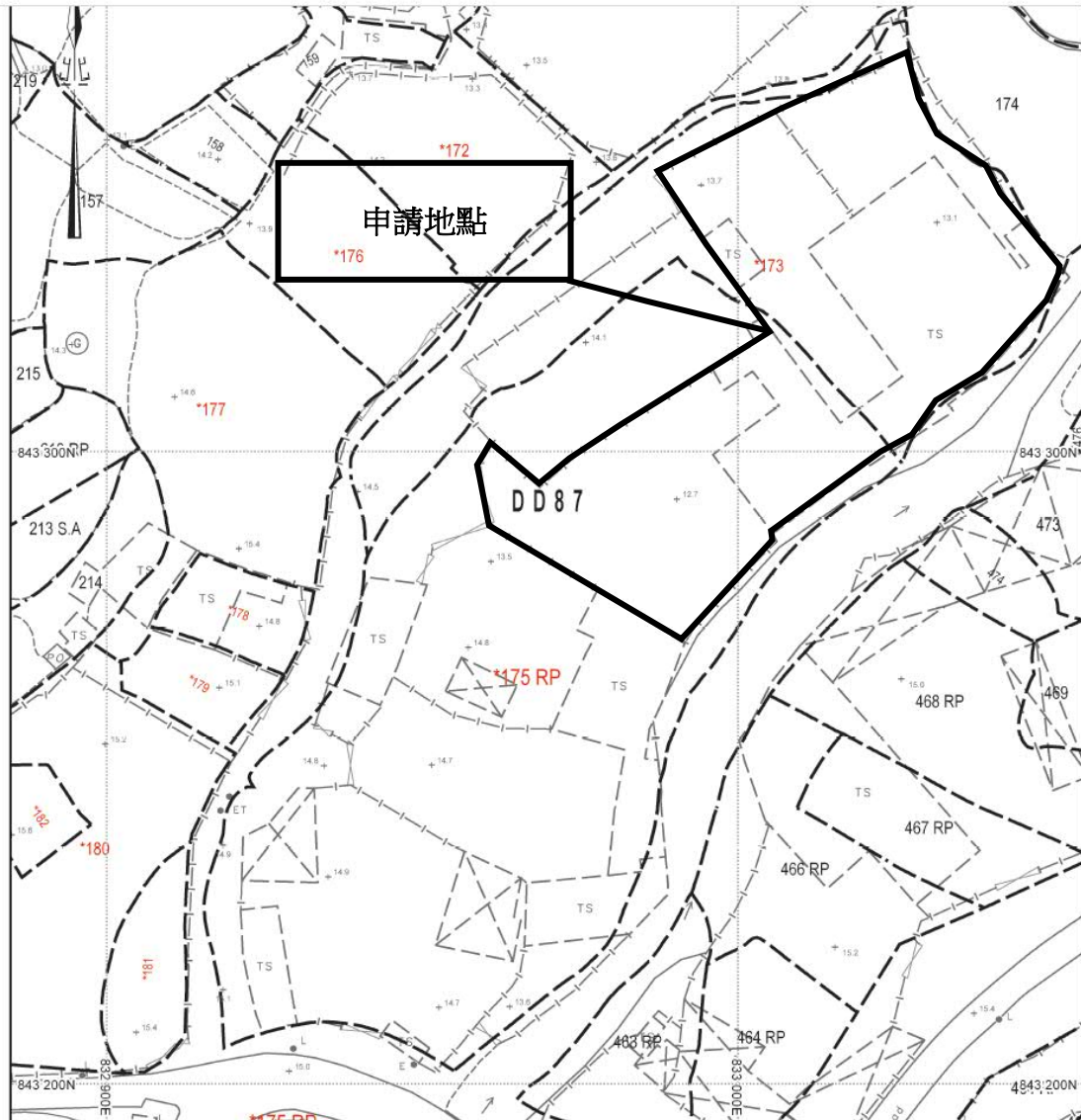
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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	新界打鼓嶺丈量約份第87約地段第175號餘段(部份)及第173號(部份)
Site area 地盤面積	3,659 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	恐龍坑分區計劃大綱核准圖編號S/NE-HLH/11
Zoning 地帶	農業
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉（危險品倉庫除外）及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)

(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,300 ☒ About 約 ☐ Not more than 不多於	0.355 ☐ About 約 ☒ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	6	m 米 ☒ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	35.5 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 2 2 停車位及上落貨位共用
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 停車位及上落貨位共用

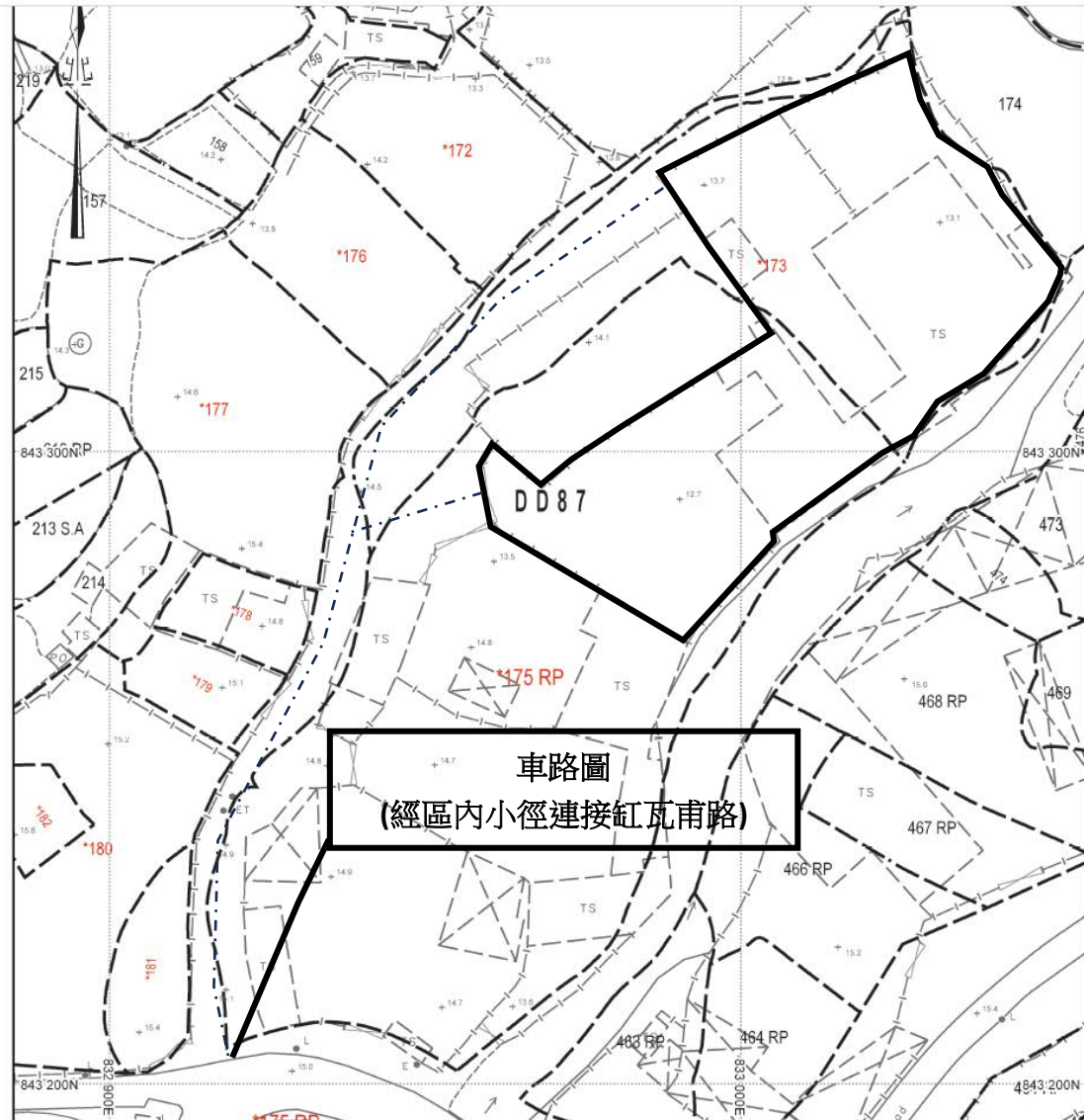
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☒	☐
地點位置圖, 車路圖, 車輛出入分析圖, 填土範圍圖		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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.

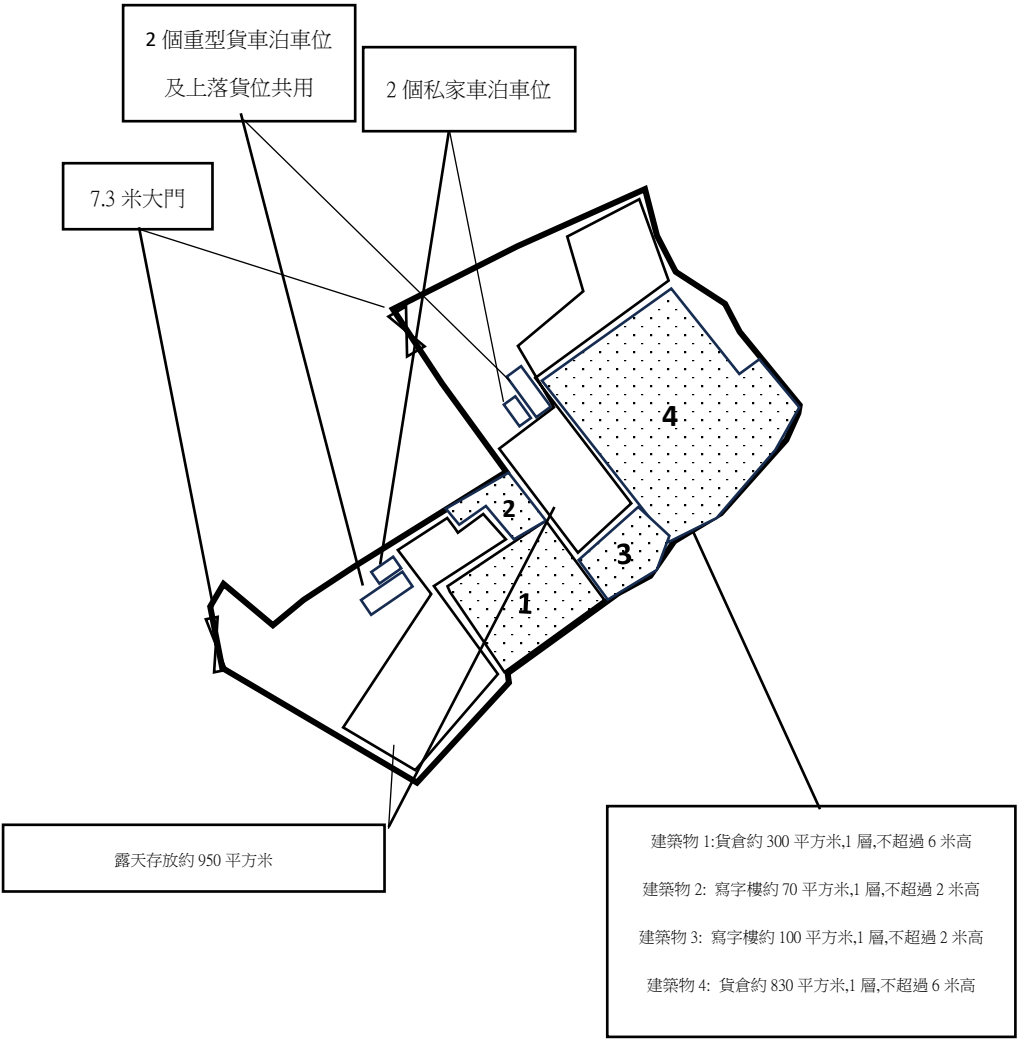
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)(為期三年)	圖目: 申請地點位置圖
圖號: 1	備注:

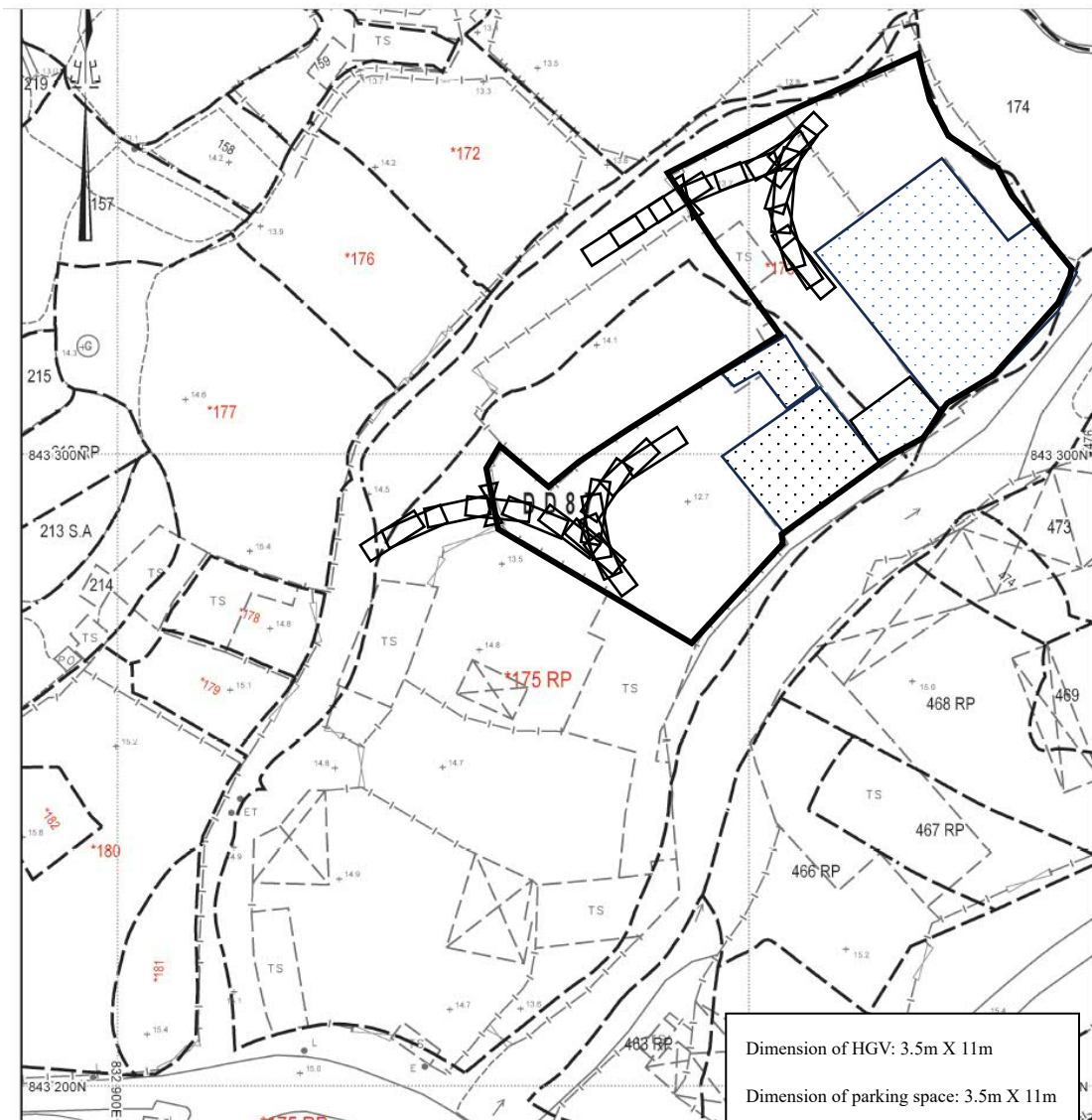


項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 車路圖
圖號: 2	備注:

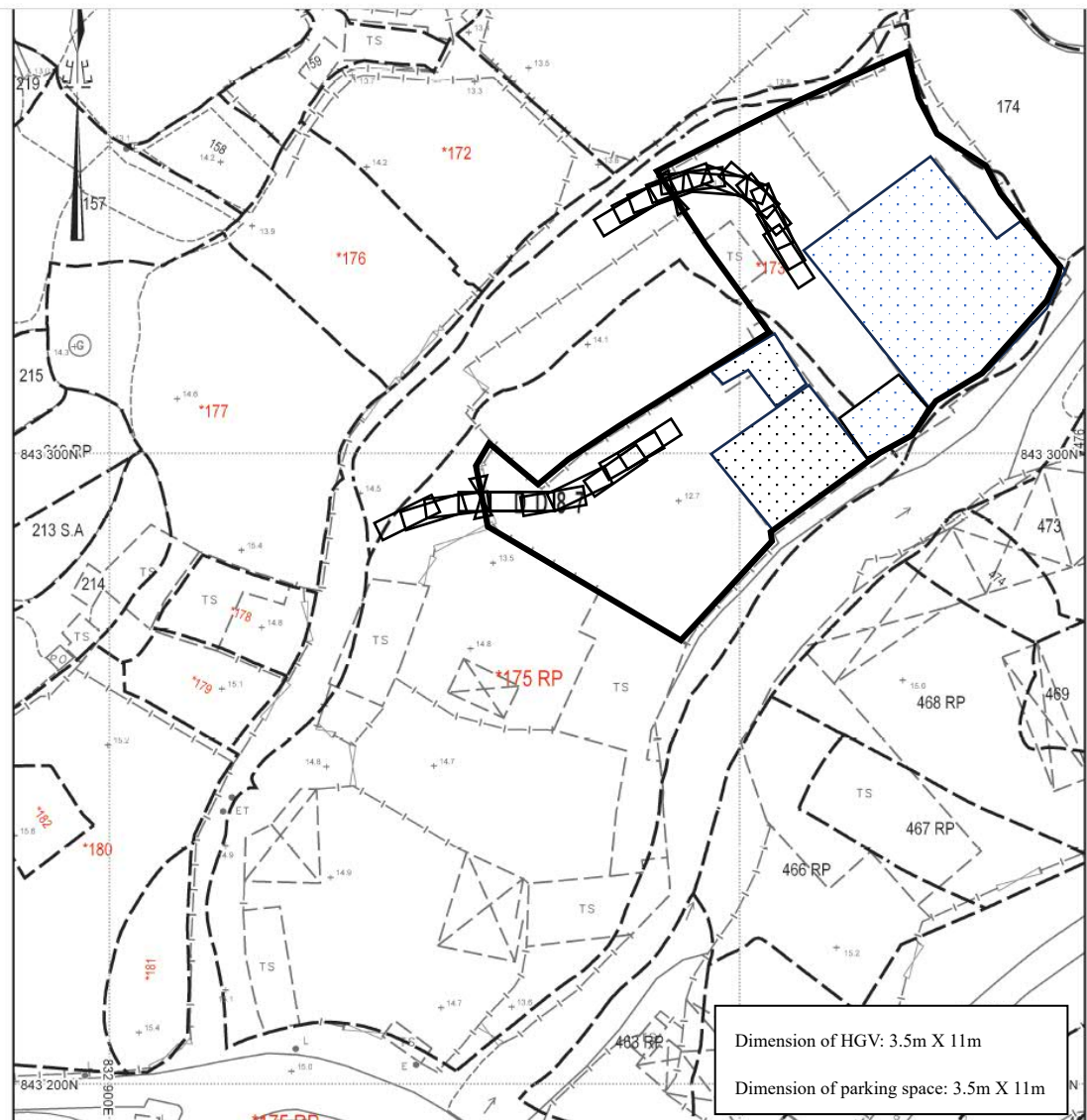
佈局圖  The diagram illustrates the site layout with the following features: 2 個重型貨車泊車位及上落貨位共用 (2 heavy truck parking spaces and shared loading/unloading area) 2 個私家車泊車位 (2 private car parking spaces) 7.3 米大門 (7.3m gate) 露天存放約 950 平方米 (Open storage area of approximately 950 sqm) 建築物 1: 貨倉約 300 平方米, 1 層, 不超過 6 米高 (Building 1: Warehouse approx. 300 sqm, 1 floor, max height 6m) 建築物 2: 寫字樓約 70 平方米, 1 層, 不超過 2 米高 (Building 2: Office approx. 70 sqm, 1 floor, max height 2m) 建築物 3: 寫字樓約 100 平方米, 1 層, 不超過 2 米高 (Building 3: Office approx. 100 sqm, 1 floor, max height 2m) 建築物 4: 貨倉約 830 平方米, 1 層, 不超過 6 米高 (Building 4: Warehouse approx. 830 sqm, 1 floor, max height 6m)	
項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 佈局圖
圖號: 3	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 填土範圍圖
圖號: 4	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 交通行車線分析圖(入車)
圖號: 5	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 交通行車線分析圖(出車)
圖號: 6	備注:

From the view of transport of the proposed application

1. There will be 2 private car parking spaces of 5m x 2.5m for staff and two parking spaces of 11m x 3.5m for heavy goods vehicles.
2. The loading and unloading activity is not frequent which is two trips maximum per day. There are no foreign visitors to the site. The traffic impact should be minimal. The traffic generation will be estimated as below table

Time period	Trip Generation	
	Private car	HGV
9am-12am	2	1
12am-3pm	0	1
3pm-6pm	2	2

3. The operator will widen the vehicular access and the gate at least 7.3m
4. Figure 5 and 6 is to demonstrated the ingressing and departing of the vehicles.

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

From: LEUNG LEUNG [REDACTED]
Sent: 2026-01-23 星期五 11:07:09
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-HLH/89 - departmental comments
Attachment: ANE-HLH89-ReplyToDepartmentalComments.pdf

Dear Shirley

We would like to supersede our previous email.

Best regards

LEUNG LEUNG [REDACTED] 於 2026 年 1 月 22 日 週四 下午 12:48 寫道：
Dear Shirley

Attached please find our reply to various departmental comments. Feel free to call me if needed.

regards

YOUR REF: A/NE-HLH/89

Date:22/1/2026

TOWN PLANNING BOARD
DEAR SIR/MADAM,

Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years At Lots 175RP (Part) &173(Part) In DD87 TKL , N.T.

Comments from the Commissioner for Transport		
(i)	The swept path of heavy goods vehicle encroaches on the open storage area. The applicant should update the swept path analysis shown in the layout plan with all buildings/storage areas/facilities/car parking spaces for clarity. The swept path analysis of private car is also required.	Attached please find the updated swept path analysis diagram 7 , 8 (heavy vehicle) 9 , 10 (private car)
(ii)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	The applicant will be erected “STOP AND GIVE WAY” and “BEWARE OF PEDESTRIANS” signs at the ingress/egress to ensure pedestrian safety.
(iii)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff will be employed at site to direct all vehicles In & Out. As there are two trips maximum per day, and all vehicles are registered in advance for smooth maneuvering within the application site.
(iv)	The proposed vehicular access between Kong Nga Po Road/Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted

Comments from the Director of Agriculture, Fisheries and Conservation	
(i) From nature conservation perspective: the applicant should implement measures to avoid adverse impacts to nearby watercourses.	All construction work will be set back 3m from the watercourses. The boundary will be installed 2.5m high solid metal fencing along the site to make sure relevant development wont compose adverse impacts to nearby watercourses.

Comments from the Director of Environmental Protection	
(i) The route of access to the site.	Attached please find the updated diagram 2 . All vehicles will be bypass local track to Kong Nga Po Road.
(ii) Whether toilet will be provided within the site. And if yes, the sewage treatment facility.	The applicant will set up mobile toilet at site. Once the sewage tank is full, the vacuum truck contactor will be hired to desludge regularly.
(iii) The material used for filling of land.	The applicant is proposed to regularize relevant development, and no additional land filling is needed.

Comments from the Chief Engineer/Mainland North, Drainage Services Department	
(i) The application site (the Site) is in the vicinity of existing streamcourse to the east of the Site. Please advise the clearance with the existing streamcourse. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if	The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after the planning approval has been granted by board. The proposed drainage system has been designed to be handling all water runoff within the site. Once the drainage proposal approved , the applicant will implement the drainage facility such as peripheral u-channel, catchpits and sandtrap, and maintained to avoid blockage and deterioration.

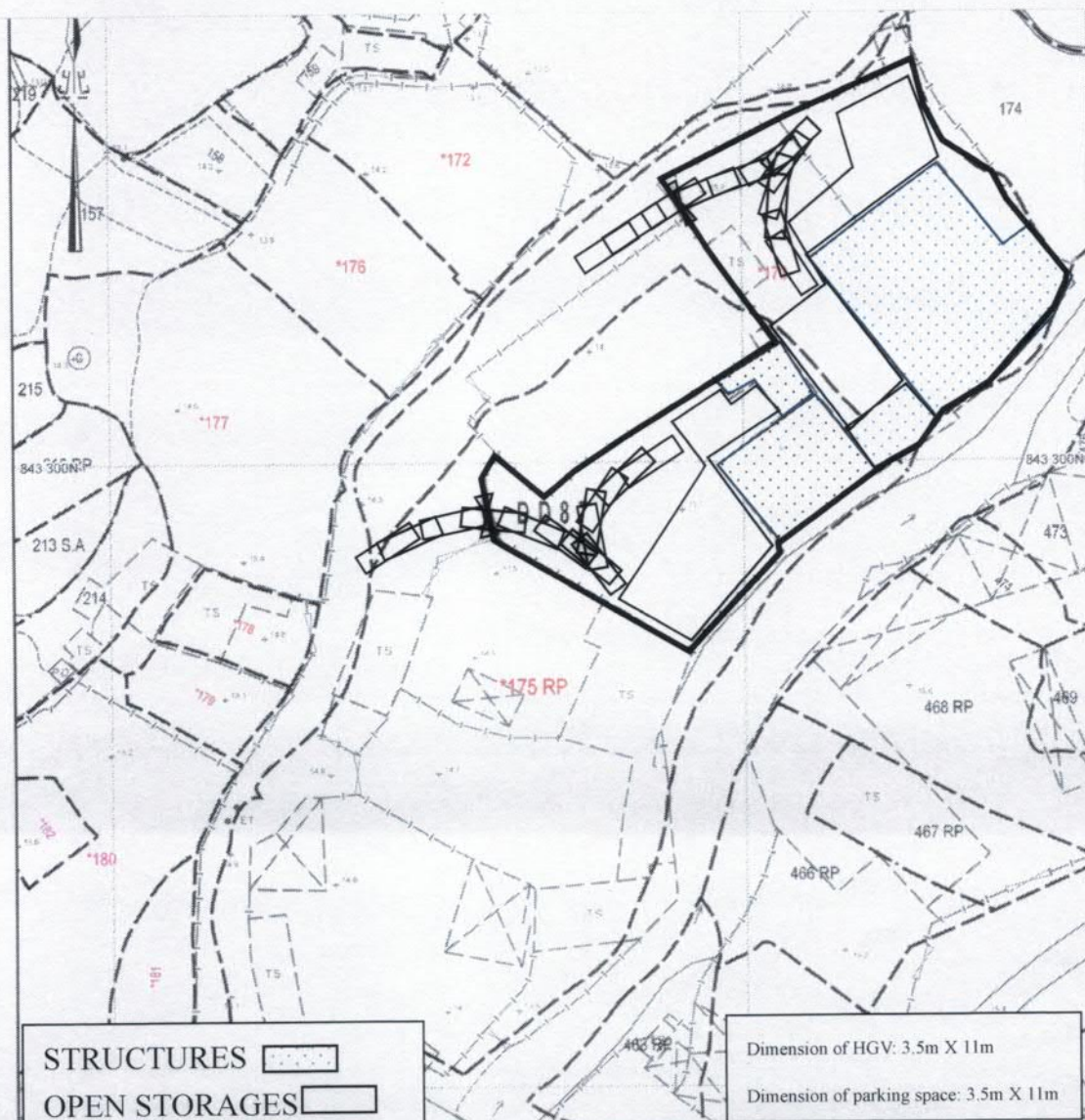
necessary shall be provided at the resources of the applicant to her satisfaction.	
(ii) The applicant should minimise the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction.	Noted
(iii) The Site is in an area where no public sewerage connection is available.	Noted.
(iv) Please elaborate if any works would be planned near the existing streamcourse. Also, please advise measures to prevent the streamcourse being affected during construction and operation stage.	All construction works will be set back 3m from the existing watercourse. 2.5m high solid, metal, periphery fencing will be erected along the site boundary to separate the proposed development and watercourse to avoid nuisance during construction and operation stage.

Please feel free to call me if needed.

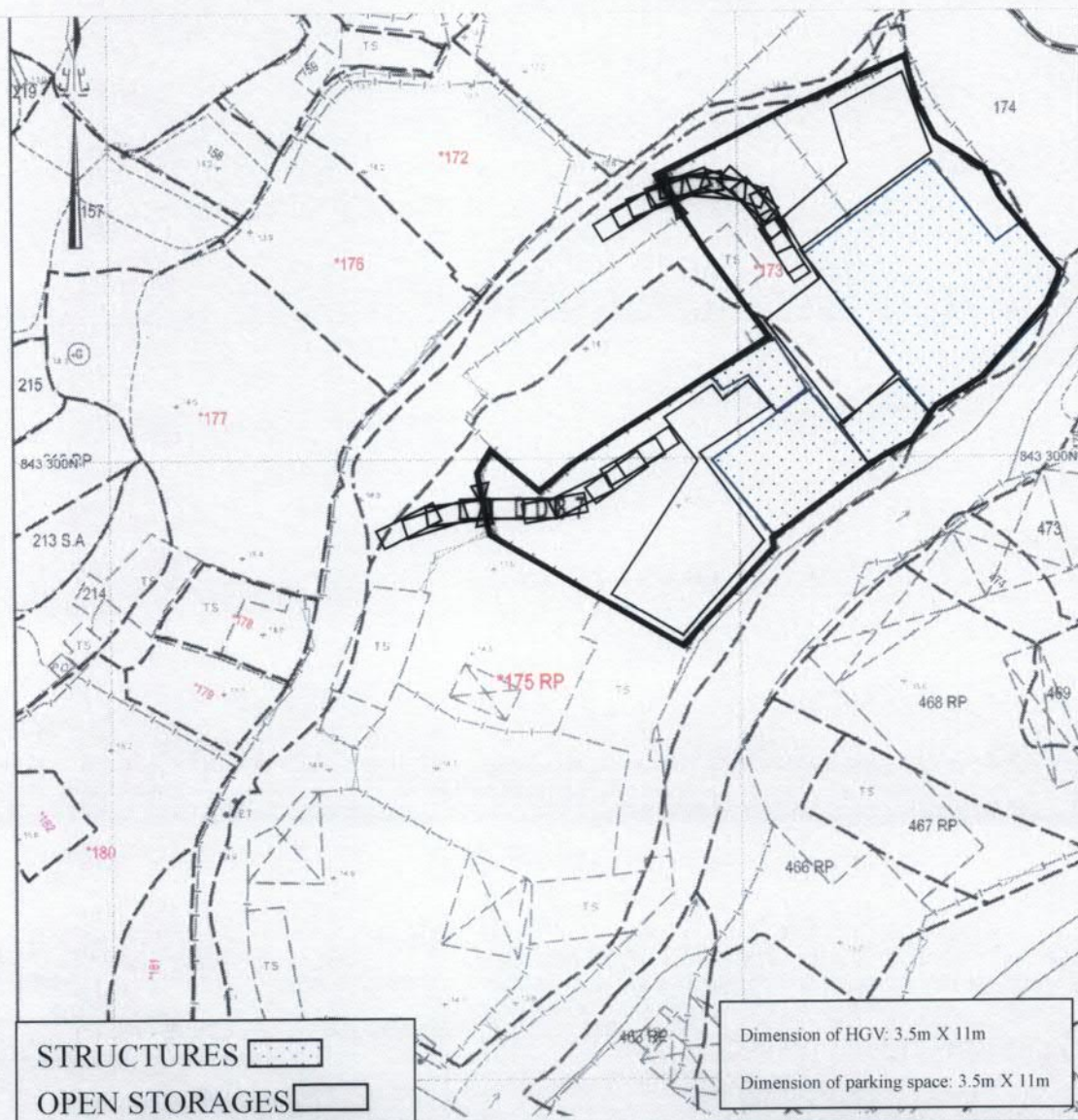
Your Faithfully,

Otto Leung

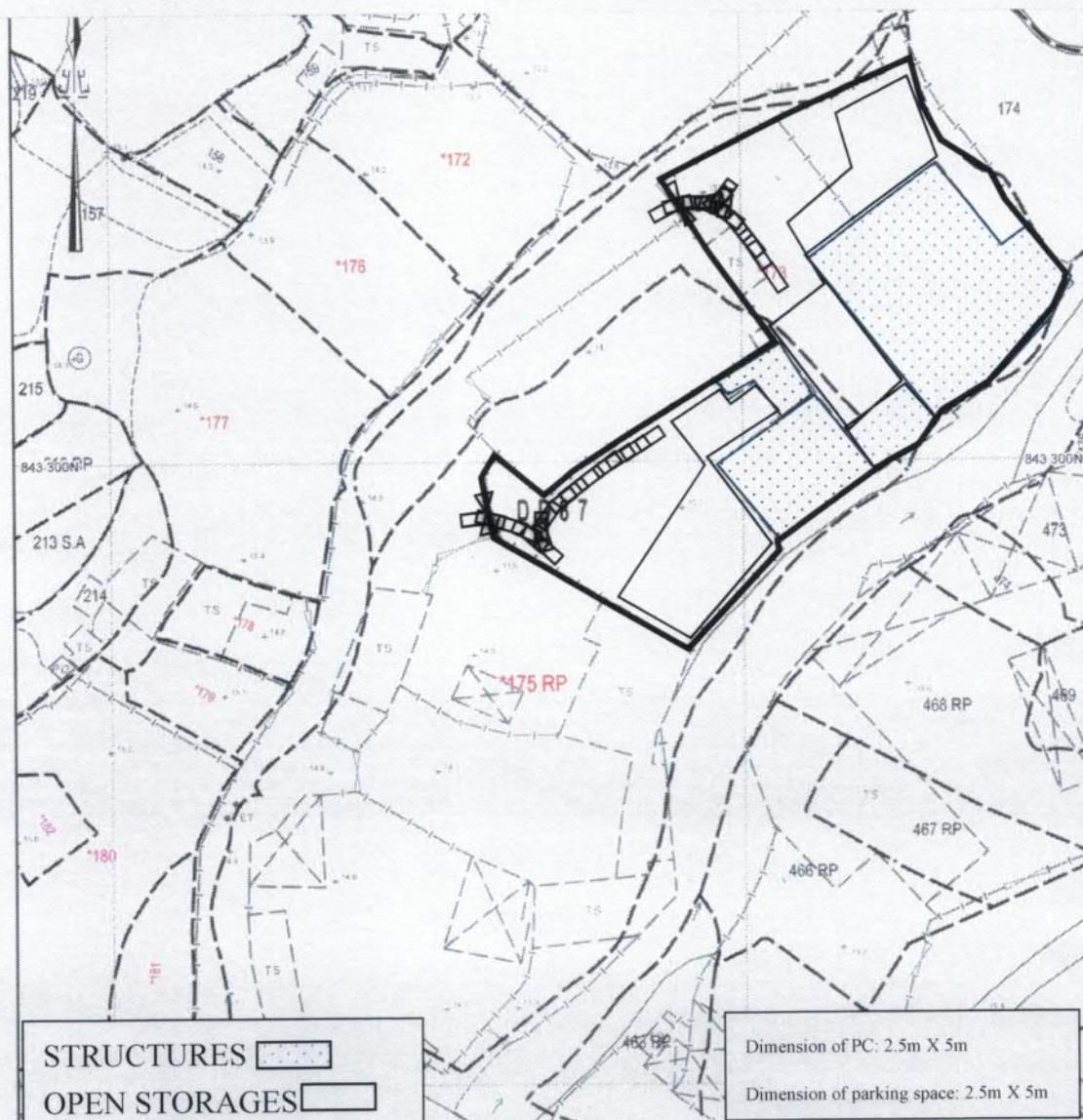




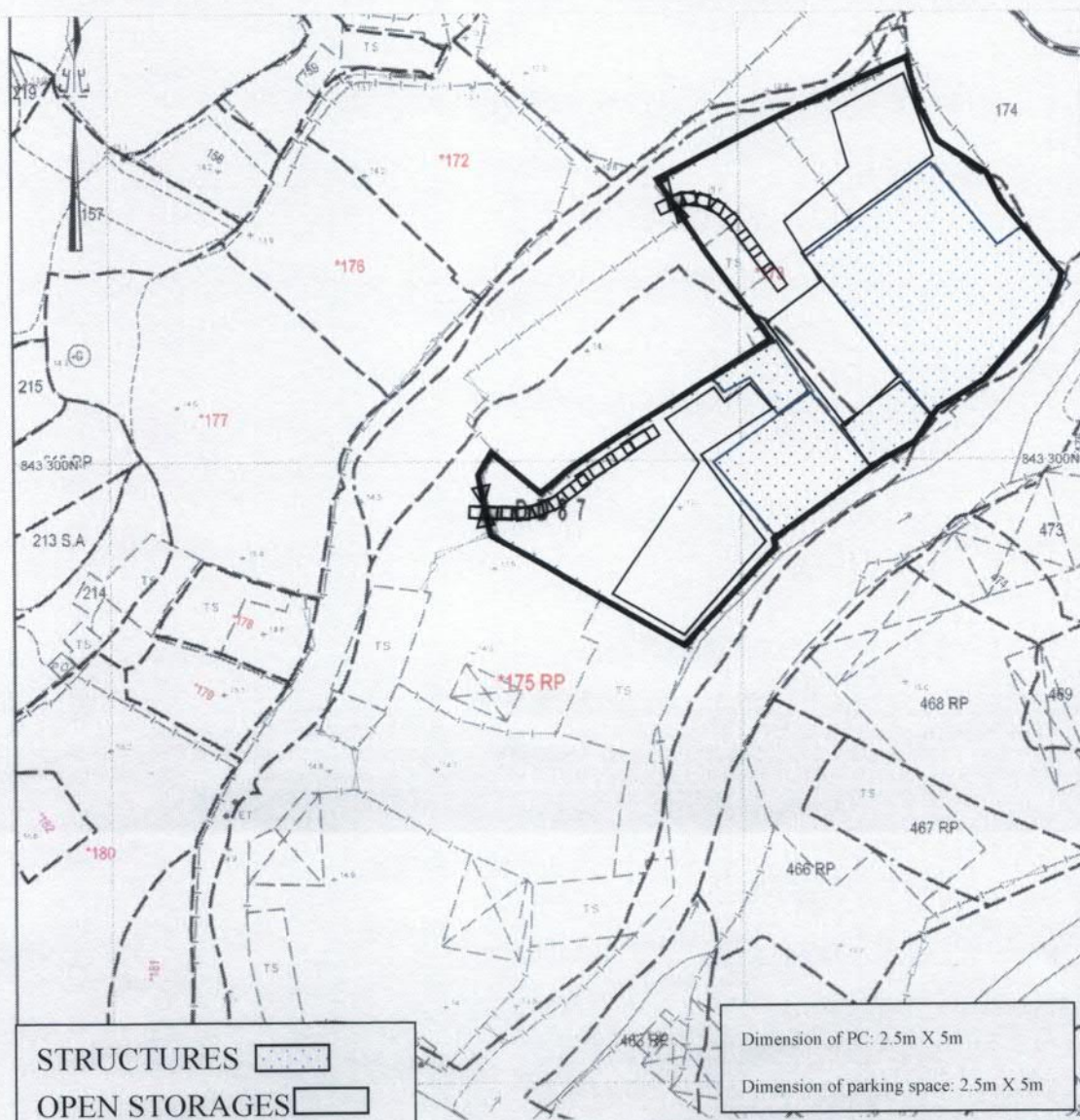
項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)(為期三年)	圖目: 交通行車線分析圖(入車)
圖號: 7	備注:



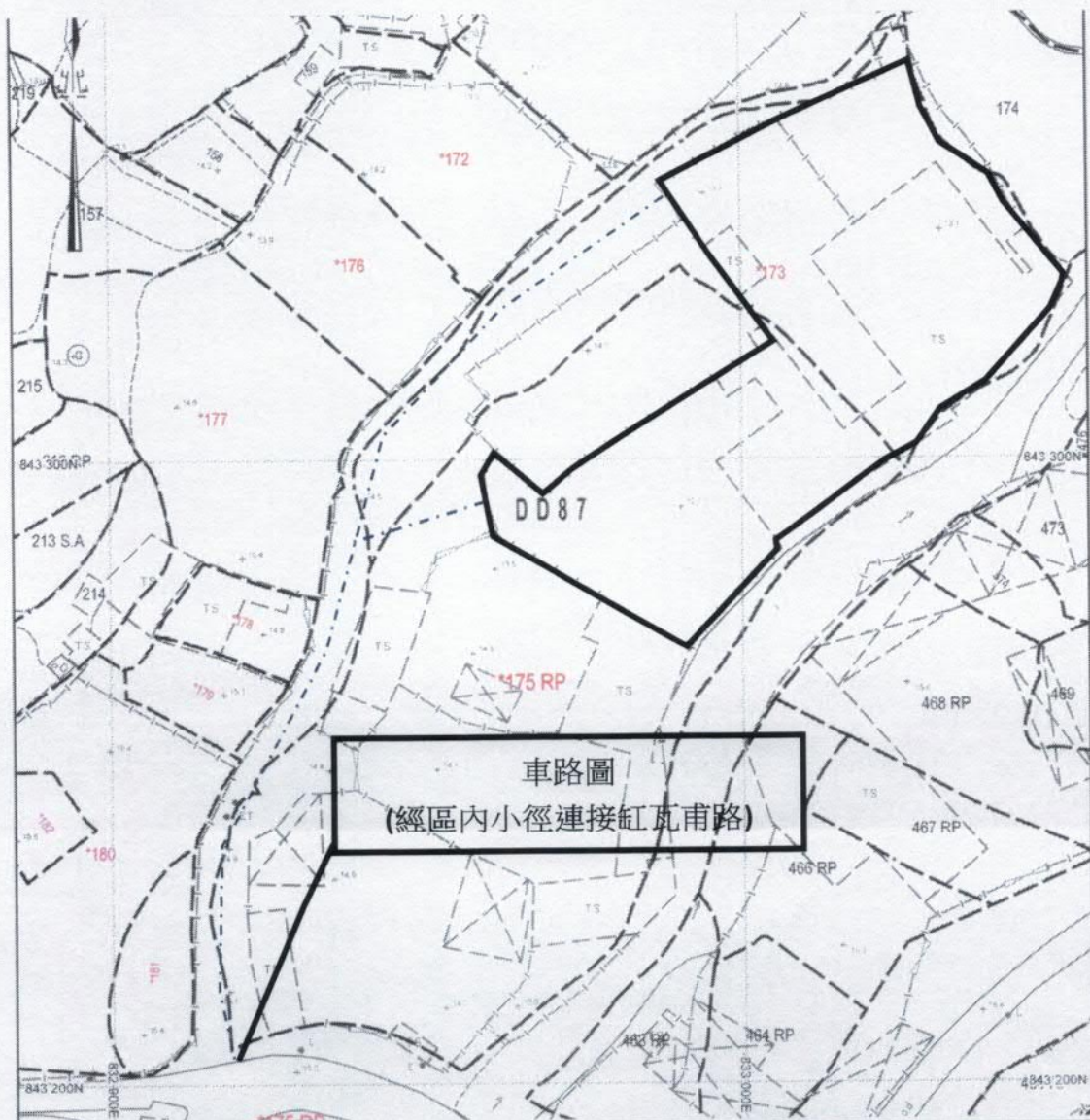
項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)(為期三年)	圖目: 交通行車線分析圖(出車)
圖號: 8	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)(為期三年)	圖目: 交通行車線分析圖(入車)
圖號: 9	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年)(為期三年)	圖目: 交通行車線分析圖(出車)
圖號: 10	備注:



項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存 放雜類貨品連附屬設施及相關填土工程(為期 三年)(為期三年)	圖目: 車路圖
圖號: 2	備注:

From: LEUNG LEUNG [REDACTED]
Sent: 2026-01-27 星期二 10:42:25
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-HLH/89 - departmental comments
Attachment: DD87LOT175173 項目圖.pdf

Dear Shirley

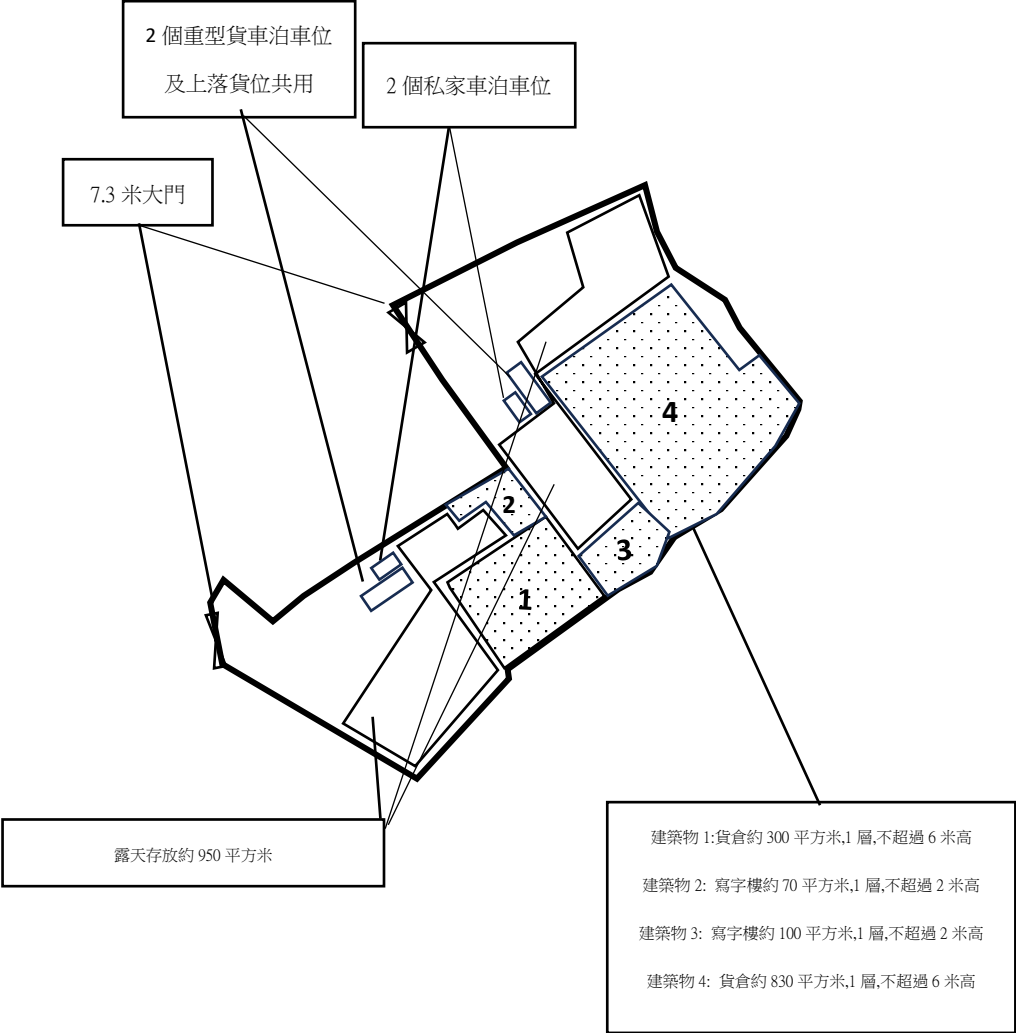
We would like to supersede our previous email.

Best regards

LEUNG LEUNG [REDACTED] 於 2026 年 1 月 26 日週一下午 2:09 寫道：
Dear Shirley

Attached please find the updated diagram3 for your information

Best regards

佈局圖  2 個重型貨車泊車位 及上落貨位共用 2 個私家車泊車位 7.3 米大門 露天存放約 950 平方米 - 建築物 1: 貨倉約 300 平方米, 1 層, 不超過 6 米高 - 建築物 2: 寫字樓約 70 平方米, 1 層, 不超過 2 米高 - 建築物 3: 寫字樓約 100 平方米, 1 層, 不超過 2 米高 - 建築物 4: 貨倉約 830 平方米, 1 層, 不超過 6 米高	
項目: DD87 LOT175 餘段(部份)及 173(部份) 擬議臨時貨倉 (危險品倉庫除外) 及露天存放雜類貨品連附屬設施及相關填土工程(為期三年) (為期三年)	圖目: 佈局圖
圖號: 3	備注:

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

From: LEUNG LEUNG [REDACTED]
Sent: 2026-01-30 星期五 11:21:52
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Re: A/NE-HLH/89 - departmental comments
Attachment: ANE-HLH89-ReplyToLands.pdf

Dear Shirley

We would like to supersede our previous email.

Best regards

LEUNG LEUNG [REDACTED] 於 2026 年 1 月 29 日週四 下午 12:38 寫道：
Dear Shirley,

Attached please find the reply to lands department.

Regards

YOUR REF: A/NE-HLH/89

Date:29/1/2026

TOWN PLANNING BOARD
DEAR SIR/MADAM,

Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years At Lots 175RP (Part) & 173(Part) In DD87 TKL , N.T.

We are writing to reply the comments from lands department by followings:

The applicant will remove the unauthorized structures and retreat from the GL and submit Short Term Waivers(STW) applications if needed to rectify the found irregularity upon the planning approval has been obtained from the board.

The applicant is proposed to regularize relevant development, and no additional land filling is needed.



**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

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/6	Temporary Open Storage of Construction Equipment for a Period of 3 Years	17.3.2006	R1-R2

Rejection Reasons

- R1 The application site had fallen within an area zoned “Agriculture” (“AGR”). The planning intention of the “AGR” zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention.
- R2 The development did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that the use was not compatible with the rural character of the surrounding areas and the adjacent domestic structures; there was no previous planning approval granted to the site; and no information has been submitted to demonstrate that the proposed development would not generate adverse drainage, traffic, visual, landscaping, and environmental impacts on the surrounding areas and sensitive receivers.

**Similar s.16 Applications for Temporary Warehouse and/or Open Storage
in the vicinity of the application 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 ^{*3}	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 ^{*4}	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 ^{*5}	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 (Revoked on 22.6.2025)
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 ^{*5}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024 (Revoked on 19.1.2026)
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 (Revoked on 10.11.2025)
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/77	Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/NE-HLH/79	Temporary Warehouse for Storage of Office Stationery and Equipment Supplies for a Period of 3 Years	14.3.2025
A/NE-HLH/80	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	11.4.2025
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/82 ^{*4}	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	5.9.2025
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 for a Period of 3 Years	5.9.2025
A/NE-HLH/85	Proposed Temporary Warehouse for Storing Car Parts with Ancillary Office and Associated Filling of Land for a Period of 3 Years	5.9.2025
A/NE-HLH/88 ^{*3}	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	23.1.2026

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/59 and A/NE-HLH/88 involved the same site.

^{*4}: Application nos. A/NE-HLH/61 and A/NE-HLH/82 involved the same site.

^{*5}: 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;
- should the application be approved, approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board, and shall be maintained at all time during the planning approval period shall be imposed; 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. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no residential dwellings are identified within 100m from the site boundary and 50m from the access road, although heavy vehicle is involved;
- no environmental complaints pertaining to the application site (the Site) was received in the past three years; and
- his advisory comments are at **Appendix VI**.

3. 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 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 applied uses; and
- her advisory comments are at **Appendix VI**.

4. **Landscape**

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

- as the Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance, landscape assessment is not required according to the Guidance Notes for application for permission under Section 16 of the Town Planning Ordinance; and
- the applied uses would not likely result in adverse impacts on distinctive landscape character/resources.

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 VI**.

6. **Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied uses;
- it is noted that four 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 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 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**.

7. **Other Departments**

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

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Principal Government Engineer, Railway Development Office, Highways Department (PGE/RD, HyD);

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) 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;
- (c) to resolve any land issue relating to the development with other concerned owners of the Site;
- (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 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. No right of access via Government land (GL) is granted to the Site;
 - (ii) the Site consists of Lot 173 (Part) and 175 RP (Part) in D.D. 87 with unauthorised structures erected and illegal occupation of adjoining GL as further elaborated in sub-paragraphs (iii) and (iv) below. The subject planning application only covers 26% (about) of the business operation of the application lots. Such partitioning approach should not be encouraged;
 - (iii) the following irregularity covered by the subject planning application has been detected by his office:
 - Unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the said private lot which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;
 - (iv) the following irregularities not covered by the subject planning application have been detected by his office:
 - Unauthorised structures within the said private lots not covered by the planning application

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

the GL adjoining the said private lots has been fenced off or illegally occupied with structures 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;

- (v) the lot owners/applicant shall either remove the unauthorized structures and cease the illegal occupation of GL not covered by the subject planning application immediately, or include the unauthorized structures and the adjoining GL being illegally occupied in the subject planning application for further consideration by the relevant departments 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 Waivers (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorized structures were erected and the occupation of GL, as well as 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 breaches 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 applied uses temporary in nature, only erection of temporary structures will be considered; and
- (vi) 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; sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (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; and employ licensed waste collector to properly dispose of the sewage regularly to avoid causing nuisance to the nearby environment in particular the nearby waterbody;
- (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, DSD) that:

- (i) the Site is in the vicinity of an existing streamcourse to the east 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 streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary, shall be provided at the resources of the applicant to her satisfaction;
- (ii) to minimise the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction;
- (iii) the Site is in an area where no public sewerage connection is available;
- (iv) to note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense
 - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;

- to make good all the adjacent affected areas upon the completion of the drainage works;
- to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required 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; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(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), Civil Engineering and Development Department that:

- (i) the Site 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; and
- (ii) the Site also falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&E Study, the applied uses, if approved, would need to be vacated for the site formation works. The applicant should take account of the above if the applied uses are pursued; and

(l) 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 emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulation (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 Building Authority (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 applied uses 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;
- (v) the 6m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

1

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月13日星期二 2:15
收件者: tpbpd/PLAND
主旨: A/NE-HLH/89 DD 87 Ta Kwu Ling
類別: Internet Email

A/NE-HLH/89

Lots 173 (Part) and 175 RP (Part) in D.D. 87, Ta Kwu Ling

Site area: About 3,659sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong Objections. Although the area is Cat 3, Application 80 on adjacent lots was approved because of support from DevB that can make black white and override all planning guidelines and zoning intention.

However, this application is not a RELOCATION SOB STORY. There can therefore be no policy support.

In addition, the applicant states that the site is already levelled. In other words, Destroy to Build as there is no record of any previous approval.

There is therefore no justification to approve this application.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251226-184619-17678

提交限期

Deadline for submission:

13/01/2026

提交日期及時間

Date and time of submission:

26/12/2025 18:46:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-HLH/89

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳

意見詳情

Details of the Comment :

反對, 現有上蓋未經申請而違法興建. 以上位置申請也可被批准?

2

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

3

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-HLH/89

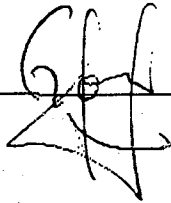
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「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

2025.12.24