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2025年 11月 1 4日

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此文件在 _____ 收到。城市規劃委員會
只會在此日期前或在此日期前文件修才正式接收收到
申請的資料。

This document is received on 14 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE - MKT / 56
	Date Received 收到日期	14 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)

德暉電子有限公司

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)	Lot 664 S.A and adjoining Government Land in D.D. 90, Man Kam To, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2135 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1000 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)	..... 85 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' (AGR)
(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^{29/09/2025}..... (DD/MM/YYYY), this application involves a total of¹..... "current land owner(s)"[#].
根據土地註冊處截至²⁰²⁵..... 年⁹..... 月²⁹..... 日的記錄，這宗申請共牽涉¹..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of¹..... "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)
1	LOT NO.: SECTION A OF LOT NO. 664 IN D.D. 90	31/10/2025

(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/或建築物內進行為期不超過三年的臨時用途/發展

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	..... 3 Years
	<input type="checkbox"/> month(s) 個月	.....
(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	..... 1135 .....	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1000 .....	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2	
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1000 .....	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1000 .....	.....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)		
Proposed structure 1 for warehouse, one storey and the height not exceeding 7m		
Proposed structure 2 for warehouse, one storey and the height not exceeding 7m		
.....		
.....		
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	..... Nil	
Motorcycle Parking Spaces 電單車車位	..... Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil	
Others (Please Specify) 其他 (請列明)	..... N/A	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	..... Nil	
Coach Spaces 旅遊巴車位	..... Nil	
Light Goods Vehicle Spaces 輕型貨車車位	..... Nil	
Medium Goods Vehicle Spaces 中型貨車車位	..... 1	
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil	
Others (Please Specify) 其他 (請列明)	..... N/A	

Proposed operating hours 擬議營運時間 Mon to Fri, 8 am to 5pm (excluding the Sat, Sun and public holiday)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p style="text-align: center;">LI MA HANG ROAD (蓮麻坑路)</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .2073..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度^{0.2}..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(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> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

曾順琪

Draftsman

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 德暉電子有限公司
代表



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

Date 日期

17/10/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 664 S.A in D.D.90 and adjoining Government Land, Man Kam To, New Territories
Site area 地盤面積	2135 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 85 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
Zoning 地帶	'Agriculture' (AGR)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>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	Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1000 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<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	47	%	<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		Nil
	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) _____ _____		Nil Nil Nil Nil Nil N/A
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1	
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) _____ _____		Nil Nil Nil 1 Nil N/A	

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Location Plan Filling of Land Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

Planning Statement
S.16 Application for the
Proposed Temporary Warehouse for the Storage of Car Parts
And
Associated Filling of Land
for
A Period of 3 Years
At
Lot 664 S.A and Adjoining Government Land
In
DD 90
Man Kam To, New Territories

1. Introduction

The applicant, “德暉電子有限公司” seeks planning permission to use the site at Lots 664 S.A and adjoining government land in D.D. 90, Man Kam To, New Territories, for a “Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land” for a period of three years.

Previously, the applicant operated a similar warehouse at Lot 677 in D.D. 125, Ha Tsuen, Yuen Long. This site has been largely resumed by the government for Stage 2 of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). The applicant was the lessee of Lot 677 under a tenancy agreement valid until September 2027. However, only approximately 60 m² of the original 3,000 m² land remains, rendering it insufficient for continued operations.

Due to the land resumption, the applicant conducted an extensive search for alternative sites in Yuen Long and Lin Ma Hang, evaluating eleven potential locations. The proposed site at Lots 664 S.A and adjoining government land in D.D. 90 was identified as the most suitable. The applicant now eagerly awaits the outcome of this planning application.

2. The Application Site and Its Surroundings

The application site is located within the “Agriculture” (AGR) zone on the draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6. According to the Notes of the Plan, the proposed temporary warehouse use is neither a Column 1 nor Column 2 use in the AGR zone, requiring planning permission from the Town Planning Board (TPB).

The site covers an area of 2,135 m², including 85 m² of government land. It is divided into two portions separated by a stream course, with a 2.1 m x 4 m platform constructed and decked over the stream. The site is accessible via Lin Ma Hang Road to the south. Although zoned as AGR, the site is currently vacant, and similar planning uses, such as temporary warehouses, are already present in the vicinity.

3. Planning Justifications

3.1. Precedents of Similar Approved Uses

The Town Planning Board has previously approved similar temporary planning uses for three-year periods in the vicinity, including temporary warehouses and rural workshops (refer to application nos. A/NE-MKT/17, 34, 35, and 37). These approvals demonstrate that such uses are technically and operationally feasible and align with the TPB's planning considerations for the area. These precedents strongly support this application, confirming the site's suitability for temporary warehouse use and its compatibility with the surrounding environment and planning intentions.

3.2. Nature of Proposed Use

The proposed warehouse will be used exclusively for storing car parts, with no mechanical manufacturing, car maintenance, or other production activities. Consequently, it will not generate metallic contamination. The applicant will implement measures to minimize noise from storage activities, such as loading and unloading, to prevent noise pollution.

3.3. Traffic Management

According to the applicant's operational plan, warehouse transport activities will be confined to Monday through Friday (excluding Saturdays, Sundays, and public holidays), with only one medium-sized lorry scheduled daily for loading and unloading automotive components. An assessment was carried out and indicates that this low-frequency transport arrangement will not significantly impact existing traffic flows or the road network. Loading and unloading operations will be scheduled during off-peak hours to avoid disrupting rush-hour traffic. A comprehensive traffic management plan will be provided, including on-site parking arrangements and a dedicated lorry dispatcher to ensure efficient and non-disruptive operations.

3.4. Short-Term and Long-Term Planning Compatibility

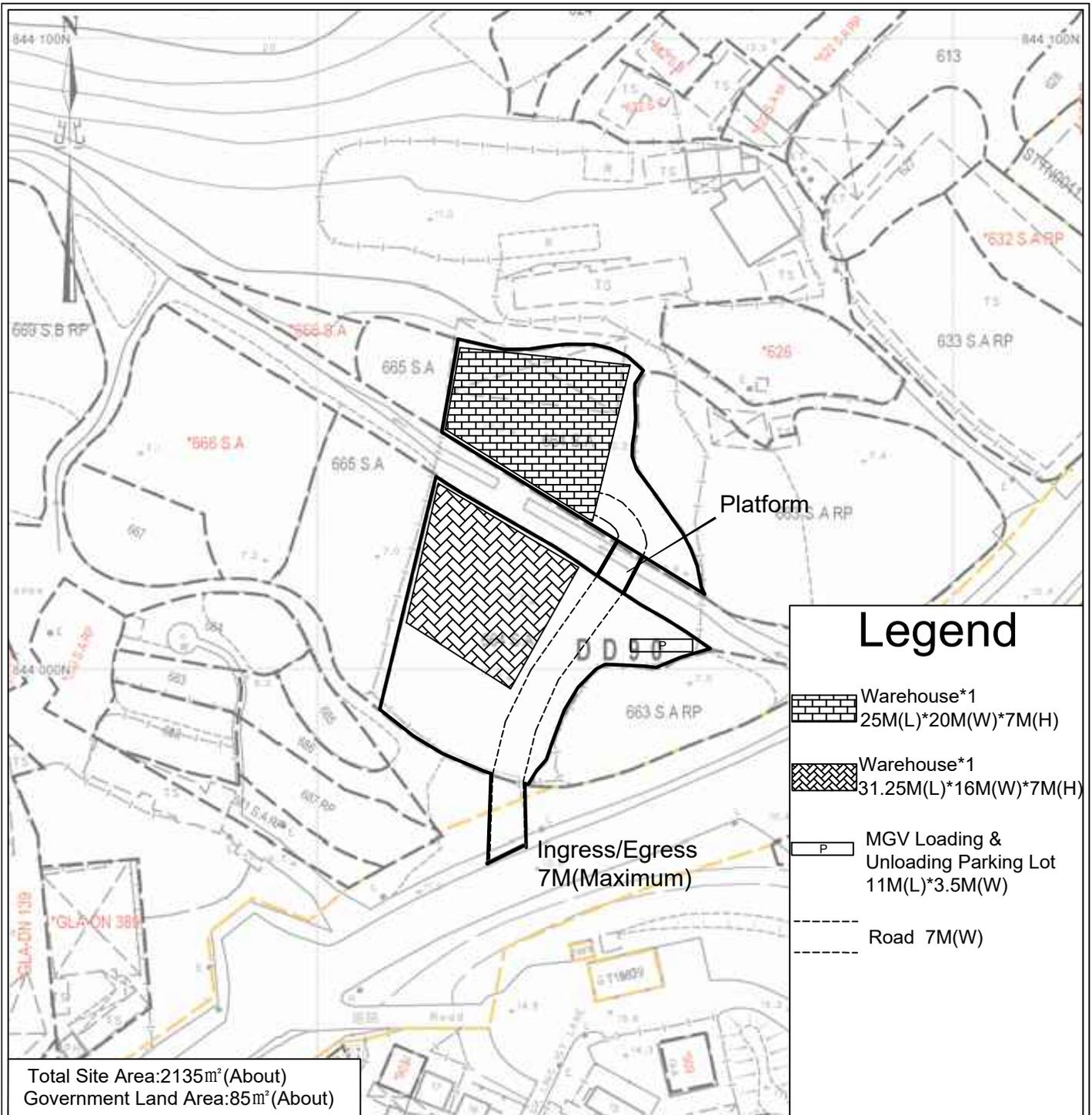
The application site does not currently farm extensive cultivation of economically valuable crops which commonly grown in Hong Kong. Therefore, the proposed temporary use will not have a short-term impact on agricultural development in the area. As the application involves only a temporary three-year use, the long-term planning intentions for the AGR zone would not be jeopardized. Also, the temporary nature of the warehouse allows for the flexible restoration of agricultural use in the future, aligning with the Urban Planning Committee's long-term development objectives for the area.

3.5. No Undesirable Precedent

Similar to other approved applications (e.g., A/NE-MKT/ 34, 35, and 37), this application has the similar situation as the above applications. Approval of this application would not set an undesirable precedent, as it aligns with the circumstances of previously approved cases.

4. Conclusion

The proposed temporary warehouse use has been thoroughly assessed for environmental, transport, and planning compatibility, with effective mitigation measures proposed. Supported by precedents of similar approved applications in the vicinity, this application demonstrates high feasibility and reasonableness. It addresses the applicant's relocation needs due to the HSK-HTNDA development while ensuring no adverse impact on the long-term planning intentions for the AGR zone. The applicant commits to implementing stringent environmental and transport management measures to minimize potential impacts. Approval of this application will enable the continuation of the applicant's operations while maintaining compatibility with the area's planning framework.



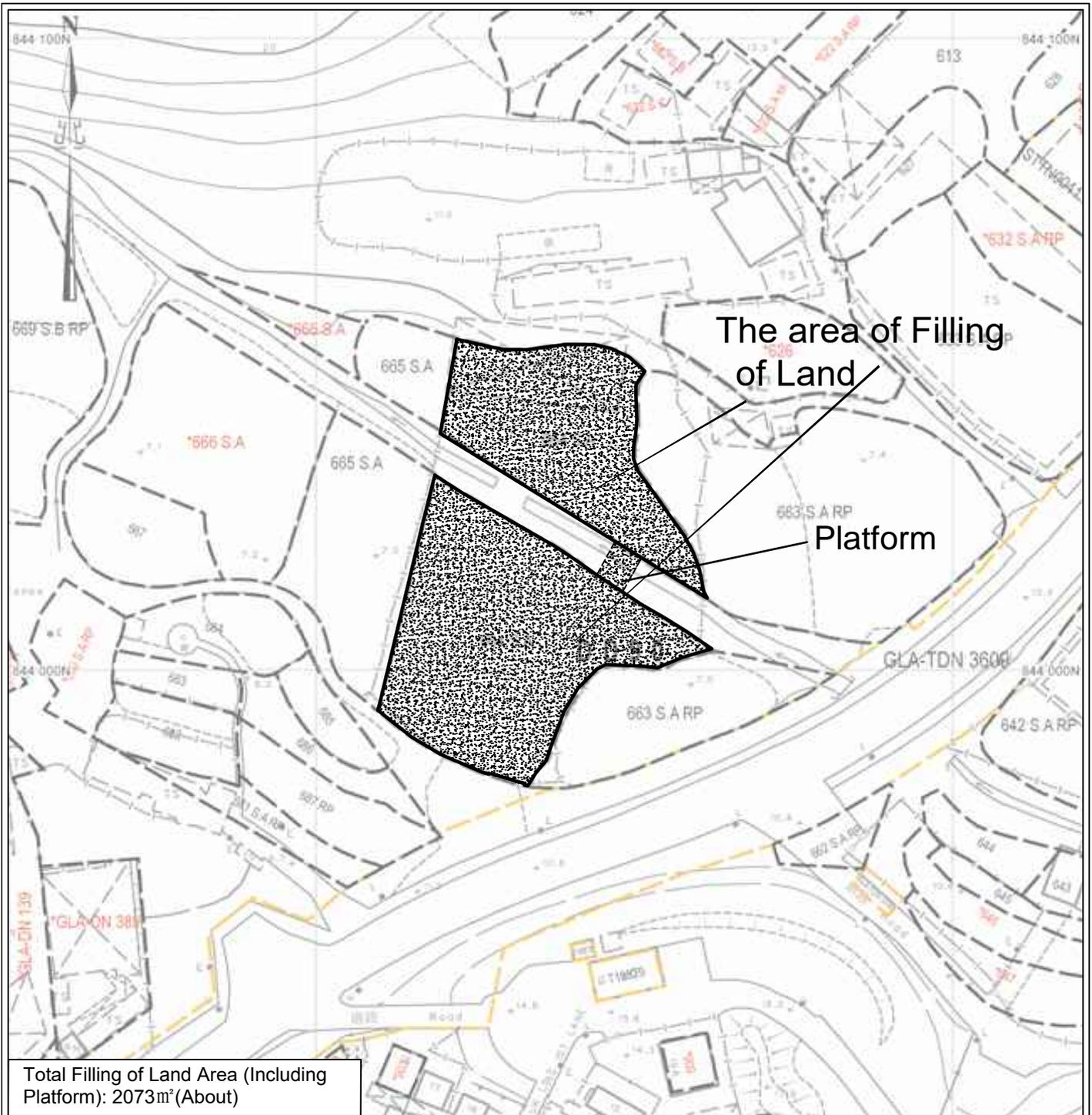
September
2025

Layout plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 1



<p>November 2025</p>	<p>Filling of Land Plan</p>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<p>Not to Scale</p>		<p>Annex 3</p>

電話 Tel: 3565 1379
圖文傳真 Fax: 3565 1865
電郵地址 Email: lep24@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA/HSK/SBUT/0251
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界上水龍琛路 39 號上水廣場 15 樓 1501 室至 1510 室
Units 1501-1510, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories
網址 Website: www.landsd.gov.hk

現場派遞

德輝電子

敬啟者：

洪水橋／厦村新發展區第二期發展工程

你在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。
根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請你於 2024 年 4 月 2 日 或之前向本署提供下列文件的副本，以便評核你是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日(即 2018 年 5 月 10 日)前 2 年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求你提供一切其他所需資料及文件。

如你對此事有任何查詢，請於辦公時間內致電 3565 1379 與地政主任洪焯銳先生聯絡。

地政總署
總產業測量師／新發展區

(洪焯銳  代行)

2024年3月15日

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年11月19日星期三 11:27
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Submission of revised No. A/NE-MKT/56 document
類別: Internet Email

Dear Sir/Madam,

Further to the telephone discussion with your colleagues, I submitted the revised documents for the subject planning application(Application No. A/NE-MKT/56) to supersede the delivered application documents on 14/11/2025 for your further review .

The key revisions are summarised below for easy reference:

1. Planning Statement

- Section 2: Revised the dimensions (length and width) of the proposed platform, and added description of its proposed usage and construction materials.
- Section 3.3: Added description of the proposed vehicle turning area.

2. Drainage Impact Assessment (DIA) Report

- DIA report is newly submitted.

3. Layout Plan

- Revised the figure of the site area and Government land; and
- Clearly indicated the proposed vehicle turning area.

4. Application Form (Form No. S16)

- Page 2: Revised the site area and the area of Government land involved.
- Page 6: Revised the area of “Filling of Land”.

In addition, we would like to withdraw the two hard copies of mail previously submitted documents that were delivered to the Town Planning Board Secretariat earlier:

2024年5月30日L D NDA/HSK/N/3

2025年4月8日 25/C (NDA) /HSK/001

Please find the above updated/revised documents via link below:

<https://fespld.pland.gov.hk/FsShare?key=ec49bc2ca9421761f960379671a210c897182a30b98cd2b94c366de68b54f932>

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Thank you for your kind attention.

Yours faithfully

Tsang Shun Ki

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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
德暉電子有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 664 S.A and adjoining Government Land in D.D. 90, Man Kam To, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2145 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1000 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)	..... 95 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Proposed operating hours 擬議營運時間 Mon to Fri, 8 am to 5pm (excluding the Sat, Sun and public holiday)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p style="text-align: center;">LI MA HANG ROAD (蓮麻坑路)</p> <p>.....</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ...2078..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ...No More than 3.15... m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(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> <p>.....</p> <p>.....</p>	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"/>																													

Planning Statement
S.16 Application for the
Proposed Temporary Warehouse for the Storage of Car Parts
And
Associated Filling of Land
for
A Period of 3 Years
At
Lot 664 S.A and Adjoining Government Land
In
DD 90
Man Kam To, New Territories

1. Introduction

The applicant, “德暉電子有限公司” seeks planning permission to use the site at Lots 664 S.A and adjoining government land in D.D. 90, Man Kam To, New Territories, for a “Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land” for a period of three years.

Previously, the applicant operated a similar warehouse at Lot 677 in D.D. 125, Ha Tsuen, Yuen Long. This site has been largely resumed by the government for Stage 2 of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). The applicant was the lessee of Lot 677 under a tenancy agreement valid until September 2027. However, only approximately 60 m² of the original 3,000 m² land remains, rendering it insufficient for continued operations.

Due to the land resumption, the applicant conducted an extensive search for alternative sites in Yuen Long and Lin Ma Hang, evaluating eleven potential locations. The proposed site at Lots 664 S.A and adjoining government land in D.D. 90 was identified as the most suitable. The applicant now eagerly awaits the outcome of this planning application.

2. The Application Site and Its Surroundings

The application site is located within the “Agriculture” (AGR) zone on the draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6. According to the Notes of the Plan, the proposed temporary warehouse use is neither a Column 1 nor Column 2 use in the AGR zone, requiring planning permission from the Town Planning Board (TPB).

The site covers an area of 2,145 m², including 95 m² of government land. It is divided into two portions separated by a stream course. The site is accessible via Lin Ma Hang Road to the south. Although zoned as AGR, the site is currently vacant, and similar planning uses, such as temporary warehouses, are already present in the vicinity.

There is an existing platform spanning the stream, serving as an access. The applicant now proposes to demolish the existing platform and reconstruct a new platform measuring 4 m (width) × 7 m (length) at a relocated position. The new platform will have a steel plate deck and be supported by steel structures. It will be for pedestrian traffic and the conveyance of goods by hand-pushed trolleys only, with vehicular access strictly prohibited and continuing to serve as an access to both sides of the stream.

3. Planning Justifications

3.1. Precedents of Similar Approved Uses

The Town Planning Board has previously approved similar temporary planning uses for three-year periods in the vicinity, including temporary warehouses and rural workshops (refer to application nos. A/NE-MKT/17, 34, 35, and 37). These approvals demonstrate that such uses are technically and operationally feasible and align with the TPB's planning considerations for the area. These precedents strongly support this application, confirming the site's suitability for temporary warehouse use and its compatibility with the surrounding environment and planning intentions.

3.2. Nature of Proposed Use

The proposed warehouse will be used exclusively for storing car parts, with no

mechanical manufacturing, car maintenance, or other production activities. Consequently, it will not generate metallic contamination. The applicant will implement measures to minimize noise from storage activities, such as loading and unloading, to prevent noise pollution.

3.3. Traffic Management

According to the applicant's operational plan, warehouse transport activities will be confined to Monday through Friday (excluding Saturdays, Sundays, and public holidays), with only one medium-sized lorry scheduled daily for loading and unloading car parts. This low-frequency transport arrangement will not significantly impact existing traffic flows or the road network. Loading and unloading operations will be scheduled during off-peak hours to avoid disrupting rush-hour traffic. A comprehensive traffic management plan will be provided, including on-site parking arrangements and a dedicated lorry dispatcher to ensure efficient and non-disruptive operations.

A manoeuvring and standing area (turning area) for medium-size lorry is provided immediately adjacent to the site vehicular access to provide sufficient space for medium goods vehicles to turn around within the site and to enter from and exit to the adjoining public road in forward gear at all times.

3.4. Short-Term and Long-Term Planning Compatibility

The application site does not currently farm extensive cultivation of economically valuable crops which commonly grown in Hong Kong. Therefore, the proposed temporary use will not have a short-term impact on agricultural development in the area. As the application involves only a temporary three-year use, the long-term planning intentions for the AGR zone would not be jeopardized. Also, the temporary nature of the warehouse allows for the flexible restoration of

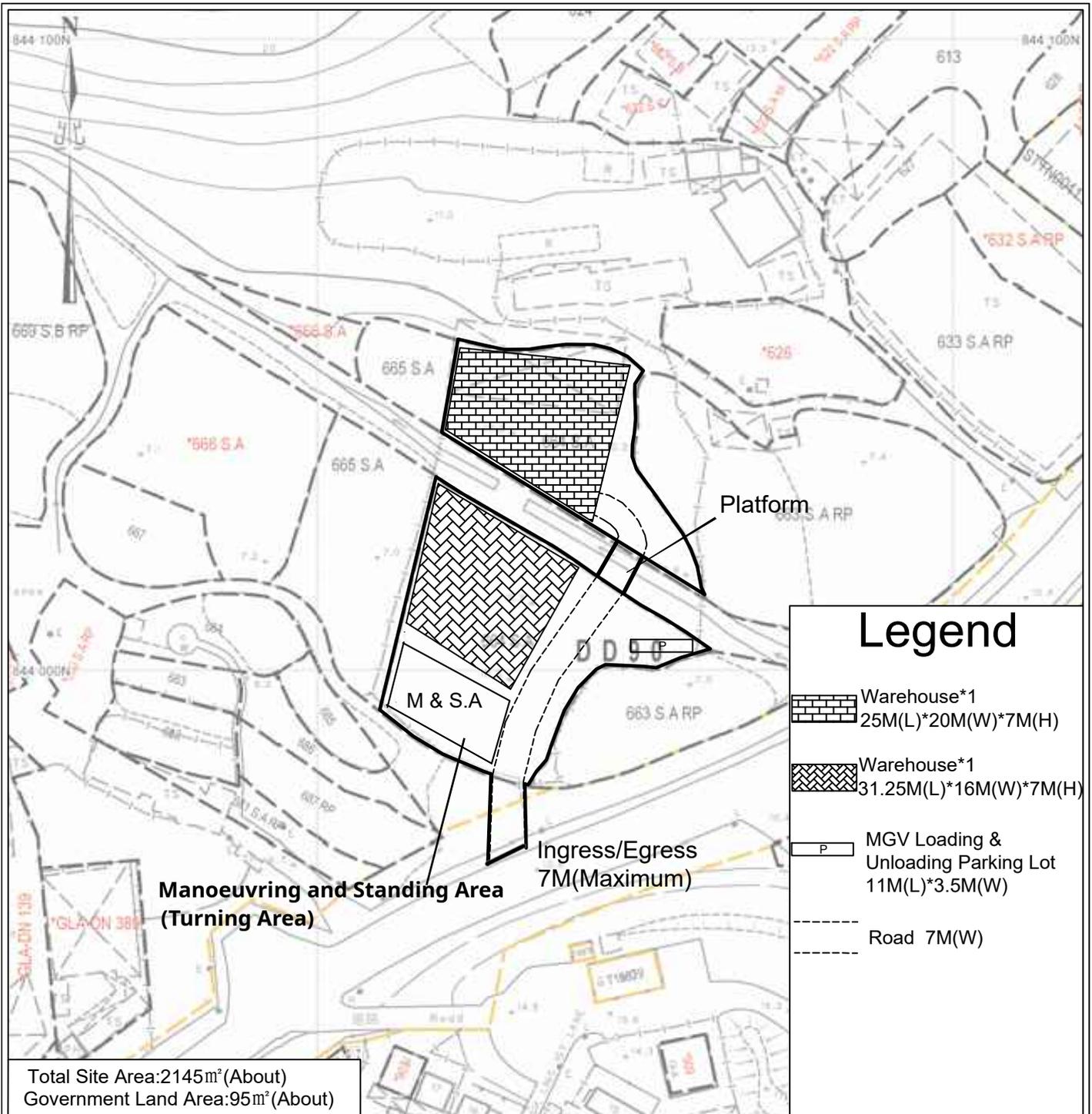
agricultural use in the future, aligning with the Urban Planning Committee's long-term development objectives for the area.

3.5. No Undesirable Precedent

Similar to other approved applications (e.g., A/NE-MKT/ 34, 35, and 37), this application has the similar situation as the above applications. Approval of this application would not set an undesirable precedent, as it aligns with the circumstances of previously approved cases.

4. Conclusion

The proposed temporary warehouse use has been thoroughly assessed for environmental, transport, and planning compatibility, with effective mitigation measures proposed. Supported by precedents of similar approved applications in the vicinity, this application demonstrates high feasibility and reasonableness. It addresses the applicant's relocation needs due to the HSK-HTNDA development while ensuring no adverse impact on the long-term planning intentions for the AGR zone. The applicant commits to implementing stringent environmental and transport management measures to minimize potential impacts. Approval of this application will enable the continuation of the applicant's operations while maintaining compatibility with the area's planning framework.



Legend

-  Warehouse*1
25M(L)*20M(W)*7M(H)
-  Warehouse*1
31.25M(L)*16M(W)*7M(H)
-  MGV Loading & Unloading Parking Lot
11M(L)*3.5M(W)
-  Road 7M(W)

Total Site Area:2145m²(About)
Government Land Area:95m²(About)

<h2>September 2025</h2>	<h2>Layout plan</h2>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<h2>Not to Scale</h2>		<h2>Annex 1</h2>

DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling

DATE: Oct 2025

DRAINAGE IMPACT ASSESSMENT

Contents

1. INTRODUCTION

- 1.1 Project Background
- 1.2 Objectives of the Report
- 1.3 Structure of the Report

2. PROJECT DESCRIPTION

- 2.1 Site Location
- 2.2 Existing Condition

3. DRAINAGE IMPACT ASSESSMENT

- 3.1 Introduction
- 3.2 Methodology
- 3.3 Design Assumption and Parameters
- 3.4 Existing Drainage System
- 3.5 Proposed Drainage System
- 3.6 Drainage Impact Assessment

4. CONCLUSION

Appendix A – LOCATION PLAN

Appendix B – PHOTOS

Appendix C – DRAINAGE PROPOSAL

Appendix D – CALCULATION OF PROPOSED 375UC AND 375PIPE WITHIN THE SITE

Appendix E – CALCULATION OF MODIFIED 3m(W)X2.1m(D) TRAPEZOIDAL OPEN CHANNEL

1. Introduction

1.1 Project Background

Ching Wan Engineering Consultants Company was appointed by the client of the captioned site to conduct a drainage impact assessment (DIA) for a Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling (Location Plan is shown in Appendix A).

The proposed use is under S.16 planning application. This DIA report is prepared in support of the planning application.

This DIA is to assess the likely impacts of the proposed development on the existing drainage system, form the drainage connection point and recommend the necessary improvement/upgrading works.

1.2 Objectives of the Report

The report is to present the Drainage Impact Assessment (DIA) due to the proposed warehouse development. It includes formulation of proposed storm drain systems and mitigation measures with the aim to minimize the impacts to the existing drainage system, minimizing flood risk within and around the site.

The objectives of this report are set out as follows:

- To assess the existing flooding susceptibility;
- To assess the flooding susceptibility of the proposed development;
- To assess the likely impacts of the proposed development on the existing drainage system upon completion;
- To carry out schematic design of the drainage system arising from the proposed development including carrying out all necessary hydraulic analysis to substantiate the proposed scheme;
- To formulate drainage connection point and details for the proposed development to illustrate the hydraulic feasibility of the proposed connection point; and
- To formulate and recommend suitable mitigation measures including necessary improvement/upgrading works to existing drainage system for

the proposed development.

1.3 Structure of the Report

The structure of this report is as follows:

Section 1 – Introduces the background of the study, as well as the purpose of this report

Section 2 – Presents the key data of the proposed development on which the impact assessment is based.

Section 3 – Assess the impacts on the existing and designed storm drain systems due to the development and formulate corresponding mitigation measures.

Section 4 – Conclusion

2. PROJECT DESCRIPTION

2.1 Site Location

The project site is located right in the north of Lin Ma Hang Road. Vehicles shall enter the site via Kung Um Road. Location Plan is shown in Appendix A.

2.2 Existing Condition

The site is currently a vacant land.

Lin Ma Hang Road is right in the southern side of the site. There is an existing stream passing through the site from the southeastern, the portion of this existing stream that passing the site was modified into an open channel. The existing stream is the final discharge point of the runoff generated from the proposed development.

In the east, south and west of the site, there are other warehouses, natural vegetation, burial grounds and graves

3 DRAINAGE IMPACT ASSESSMENT

3.1 Introduction

Site inspection was carried out and the existing drainage facility inside and in the vicinity of the site was recorded. Desk study was carried out to identify the final discharge point.

3.2 Methodology

The following approach is adopted in carrying out the DIA.

- Identify the scope of development
- Identify the existing drainage systems within the site.
- Design a drainage system for the proposed development.
- Examine the potential impacts arising from the development on the drainage condition upon completion; and
- Recommend mitigation of the potential impacts including improvement or upgrading of exiting drainage system.

3.3 Design Assumption and Parameters

The following is referred in the DIA:

- i. Stormwater Drainage Manual (SDM) for Planning, Design and Management (2018)
- ii. SDM Corrigendum No. 1/2022: Rainfall increase due to climate change
- iii. SDM Corrigendum No. 1/2024 for updated storm constants.
- iv. Catchment area is defined based on the topographical information is DLO's geoinfo map.

The following rainfall runoff parameters are adopted in this study

- Runoff coefficients $C=0.95$ for paved and rood surfaces
- Runoff coefficient $C=0.25$ for permeable surface
- Storm constant $a=474.6$, $b=2.90$ and $c=0.371$ for 50 years return period is adopted (Table 3d).
- 16% increase of design runoff will be adopted for the consideration of climate change according to SDM Corrigendum No. 1/2022.

Manning equation is applied for open channel and stream hydraulic analysis. The roughness coefficient for Manning equation is 0.018 for existing and modified open channel.

200mm sediment thickness is adopted for the calculation of maximum capacity of open channel.

3.4 Existing Drainage System

There is an existing stream passing through the site from the southeastern, the portion of this existing stream that passing the site was modified into an 2.1m(W)x2.3m(D) open channel (Photo 1 in Appendix B shows the photos of existing 2.1m(W)x2.3m(D) open channel). Steel members are found in the existing 2.1m(W)x2.3m(D) open channel. After passing through the site, there is an existing stream course collecting the runoff from this existing 2.1m(W)x2.3m(D) open channel (the area of this existing stream course is inaccessible), then the runoff is finally discharged to Shenzhen River via another existing open channel in the northwestern side of the site (Photo 3 in Appendix B shows the photos of that another existing open channel)

The immediate upstream of the existing 2.1m(W)x2.3m(D) open channel is a natural stream in the south of lot 663S.A. RP. The further upstream is a main drain from Chau Tin Tsuen.

Flooding is found in the immediate upstream of the existing 2.1m(W)x2.3m(D) open channel, i.e. in the south of lot 663S.A. RP (Photo 2 in Appendix B shows the photos of the flooding).

3.5 Proposed Drainage System

A 375UC is proposed peripherally along the boundary of the application site to prevent runoff escaped from the site. (Appendix C shows the Drainage Proposal of the site)

In order to solve the flooding problem in the immediate upstream of the existing 2.1m(W)x2.3m(D) open channel, i.e. in the south of lot 663S.A. RP, All the steel members inside the existing 2.1m(W)x2.3m(D) open channel shall be removed and the existing 2.1m(W)x2.3m(D) open channel shall be modified to a 3m(W)x2.3m(D) trapezoidal open channel to increase its flow capacity.

3.6 Drainage impact Assessment

The proposed 375UC is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix D shows the detailed calculation).

The modified open channel is checked. It is capable to collect the runoff generated from the site. No flooding risk. However, (Appendix E shows the detailed calculation).

Other recommendation:

It is recommended that the hoarding, if any, should be open-bottom to allow runoff to be collected the overland flow.

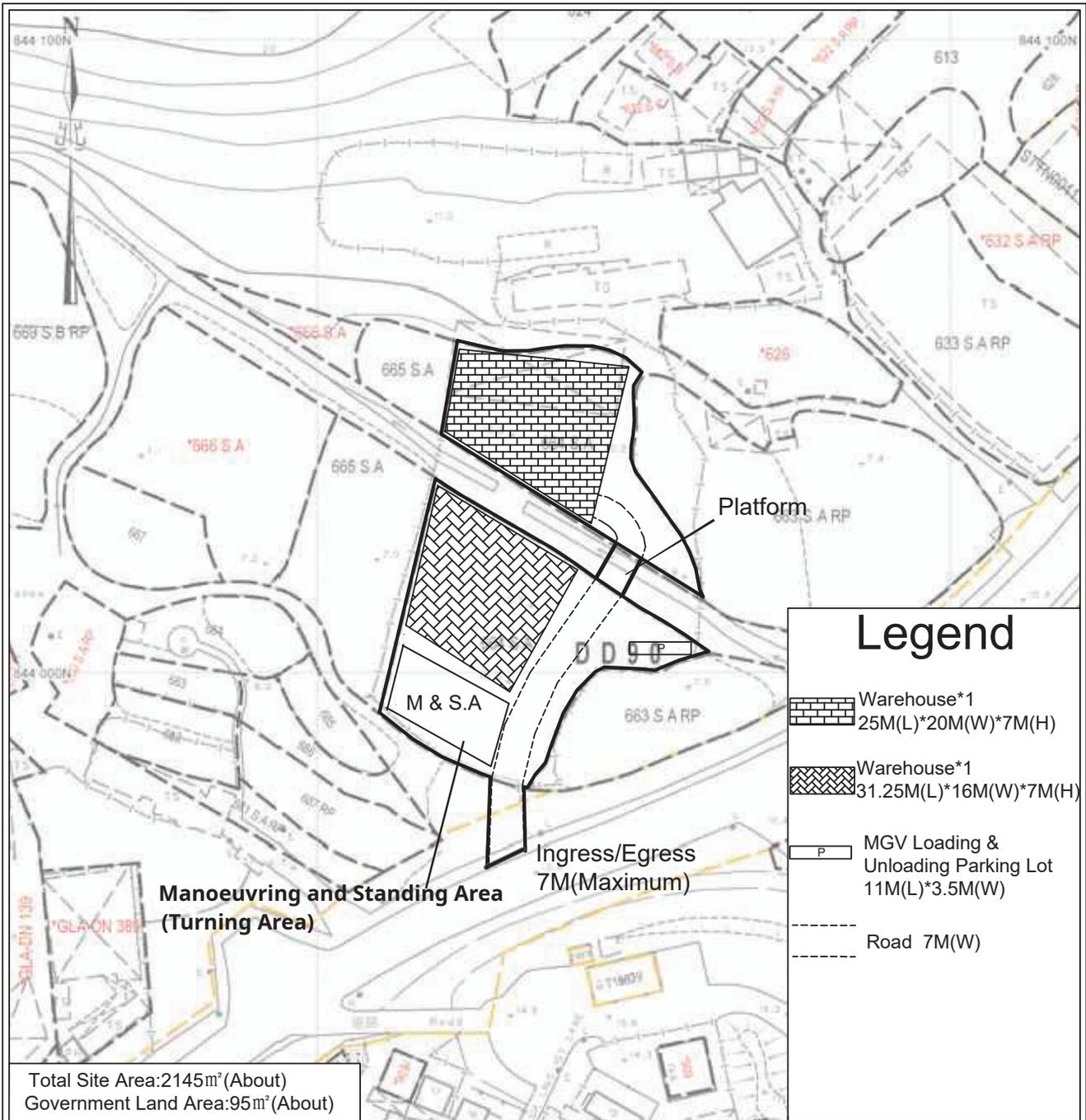
It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity.

After the modification of the open channel, it is recommended that no structure is allowed beyond the 3m line offset from the top bank of the trapezoidal open channel.

4. Conclusion

- A warehouse development is proposed in the site.
- Proposed 375UC and 375pipe is capable to collect the design runoff.
- Existing 2.1m(W)x2.3m(D) open channel is recommended to be modified to 3m(W)x2.3m(D) Trapezoidal open channel. And all the steel struts inside the 2.1m(W)x2.3m(D) open channel shall be removed.
- All drains are finally discharged to Shenzhen River.
- Hoarding, if any, is recommended to be open-bottom type to collect the overland flow.
- It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,
- With the designed drains and recommendations, the proposed development would not cause any flooding to any existing/proposed drains.

Appendix A – LOCATION PLAN



September
2025

Layout plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 1

Appendix B –PHOTOS

Photo 1



Existing 2.3m x 2.1m (D) open channel to be modified to 3m (W) x 2.3m (D) trapezoidal open channel

All steels shall be removed

Photo 2



THE SITE

Flooding is observed at the south of Lot663S.A.RP

2025/8/28 上午9:56

香港, 新界 - Google 地圖

Google Photo 3

香港, 新界

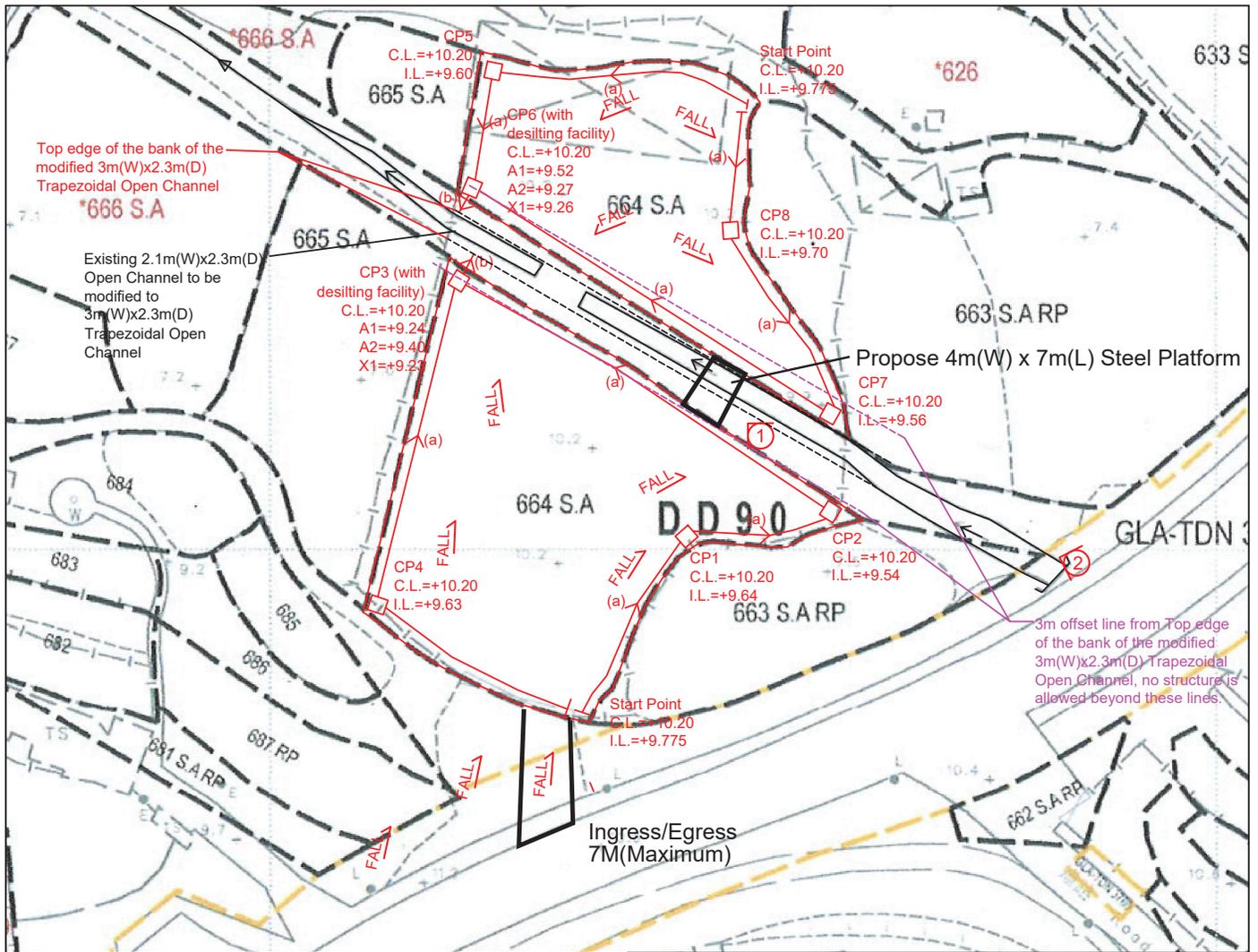


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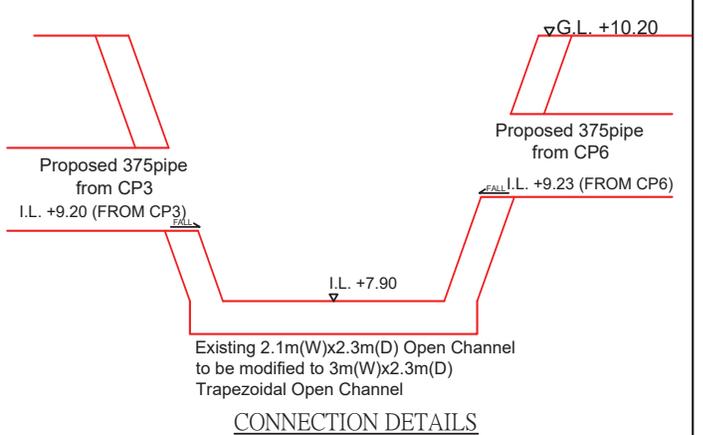
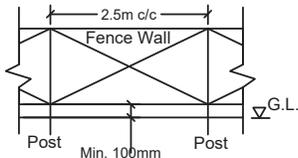
Appendix C –DRAINGAE PROPOSAL



Note:

- Catchpits (CP3 & CP6) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Open-bottom type Fence Wall to be erected.
- No site formation works/ massive land filling works to be carried out. Minor filling works to be carried to leveling the site.

- CP Proposed CatchPit
- Proposed 375UC (1:150) with Cast Iron Cover
- Proposed 375mm dia. concrete pipe (1:100)
- Existing 2.1m(W)x2.3m(D) Open Channel to be modified to 3m(W)x2.3m(D) Trapezoidal Open Channel
- Photo Viewport



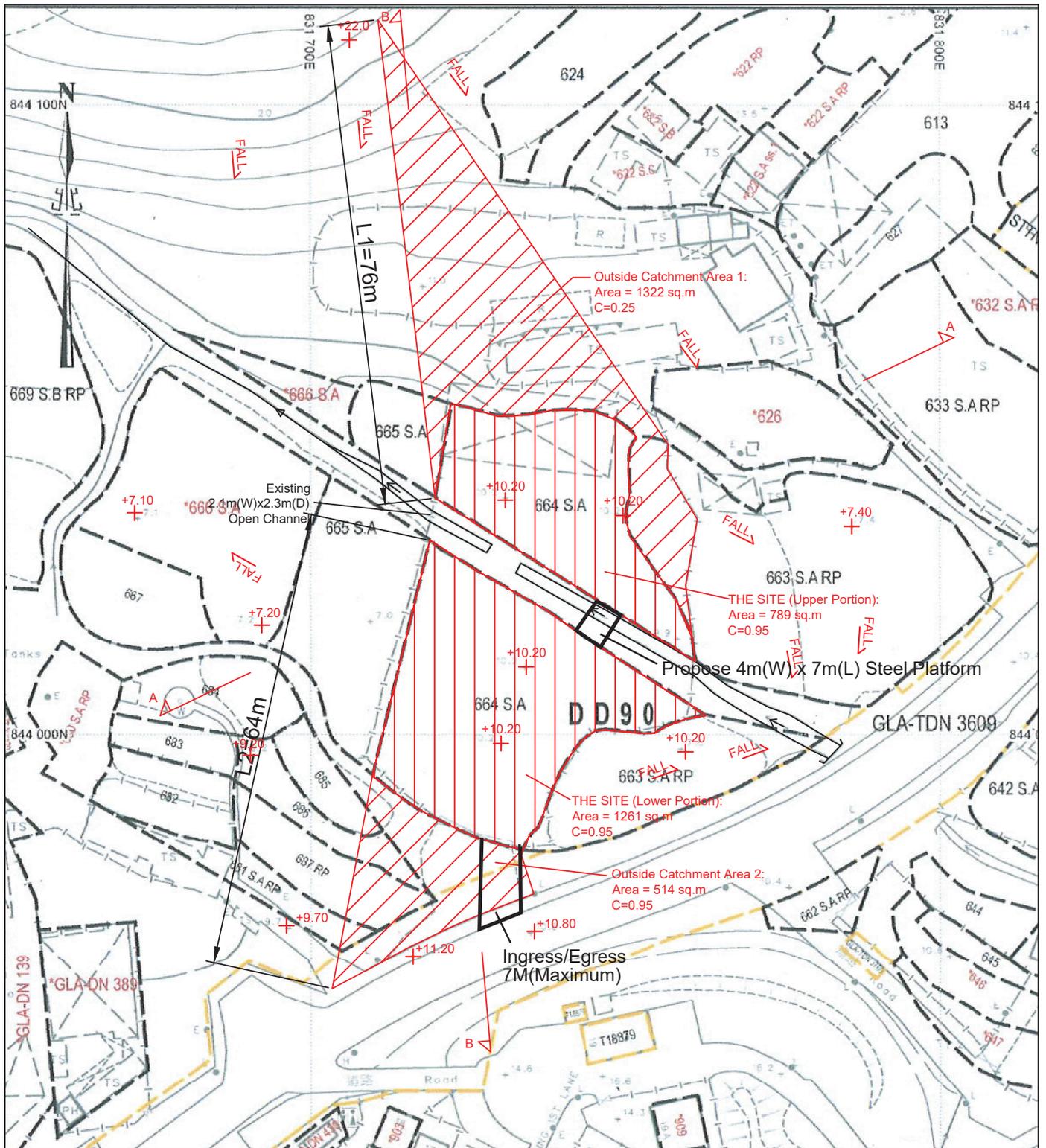
正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project
Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for A Period of 3 Years At Lot 664 S.A and Adjoining Government Land In DD 90 Man Kam To, New Territories

(Application No.:)

Title: Drainage Proposal - LAYOUT		D01
Drawn by: DM	Date: 6-10-2025	
Check by: DM	Scale: ---	



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project
Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for A Period of 3 Years At Lot 664 S.A and Adjoining Government Land In DD 90 Man Kam To, New Territories

(Application No.:)

Title:

Drainage Proposal -
 CATCHMENT AREA PLAN

D02

Drawn by:

DM

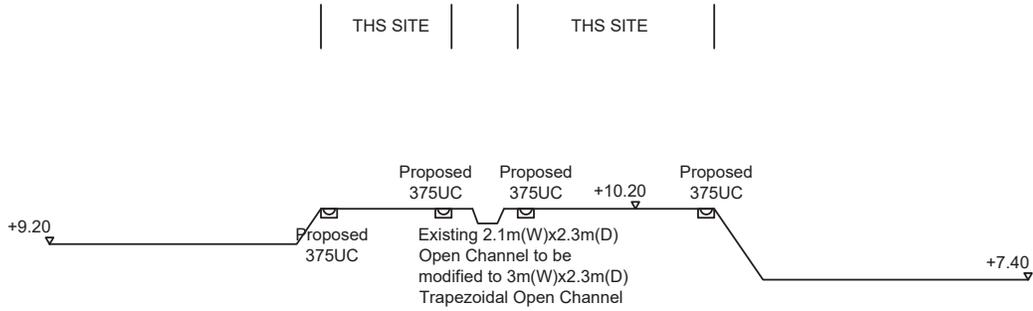
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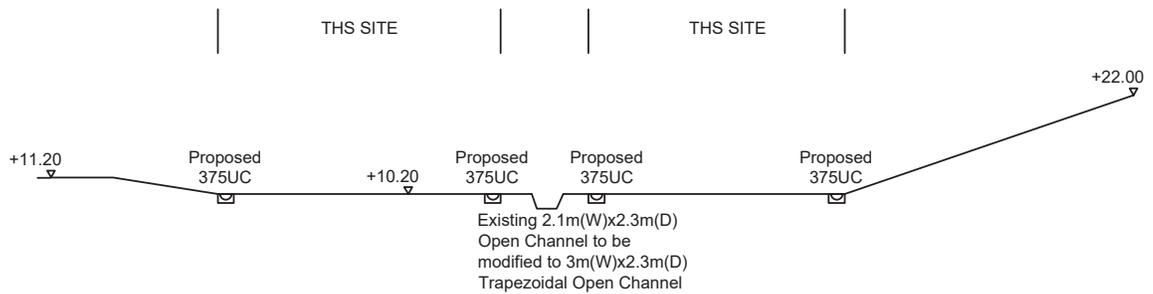
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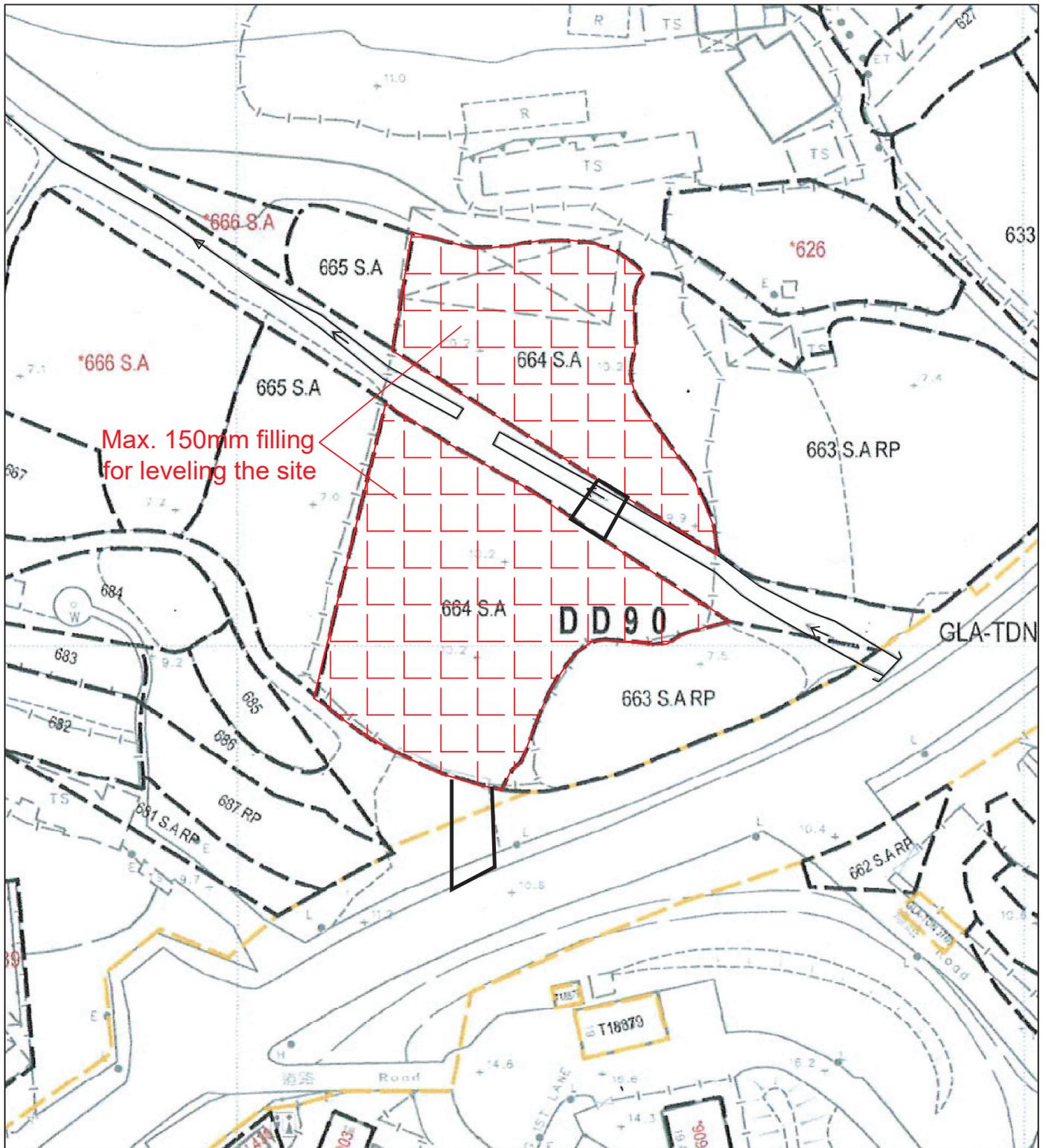


SECTION A-A



SECTION B-B

<p>正宏工程顧問公司</p> <p>CHING WAN ENGINEERING CONSULTANT COMPANY</p>	<p>Title: Drainage Proposal - SECTIONS</p>		<p>D03</p>
	<p>Drawn by: DM</p>	<p>Date: 6-10-2025</p>	
<p>Project: Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for A Period of 3 Years At Lot 664 S.A and Adjoining Government Land In DD 90 Man Kam To, New Territories</p> <p>(Application No.:)</p>	<p>Check by: DM</p>	<p>Scale: -----</p>	



<p>正宏工程顧問公司</p> <p>CHING WAN ENGINEERING CONSULTANT COMPANY</p>	<p>Title:</p> <p style="text-align: center;">Drainage Proposal SITE FORMATION PLAN</p>		<p>D04</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">6-10-2025</p>	
<p>Project:</p> <p>Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for A Period of 3 Years At Lot 664 S.A and Adjoining Government Land In DD 90 Man Kam To, New Territories</p> <p>(Application No.:)</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">---</p>	

Appendix D –CALCULATION OF PROPOSED 375UC AND 375PIPE
WITHIN THE SITE

Outside Catchment Area 1, Area	= 1322	m ²	(C= 0.25)
Outside Catchment Area 2, Area	= 514	m ²	(C= 0.95)
THE SITE (Upper Portion), Area	= 789	m ²	(C= 0.95)
THE SITE (Lower Portion), Area	= 1261	m ²	(C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains of the Upper Portion of the site, Outside Catchment Area 1 + The Site (Upper Portion)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1322+789 \quad \text{m}^2$$

$$= 2111$$

$$= 0.002111 \quad \text{km}^2$$

$$t = 0.14465 L1/ H^{0.2} A^{0.1}$$

$$= 0.14465*76/1^{0.2}*2111^{0.1}$$

$$= 5.113 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3d, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*474.6/(5.113+2.90)^{0.371}$$

$$= 254.4 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*254.4*0.001322+0.278*0.95*254.4*0.000789$

$$= 0.0764 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{4583} \quad \text{lit/min}$$

Provide 375UC (1:150) is OK

For the design of drains of the Lower Portion of the site, Outside Catchment Area 2 + The Site (Lower Portion)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 514+1261 \quad \text{m}^2$$

$$= 1775 \quad \text{km}^2$$

$$t = 0.14465 L2/ H^{0.2} A^{0.1}$$

$$= 0.14465*64/1^{0.2}*1775^{0.1}$$

$$= 4.381 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3d, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*474.6/(4.381+2.90)^{0.371}$$

$$= 263.6 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*263.6*0.000514+0.278*0.95*263.6*0.001261$

$$= 0.1236 \quad \text{m}^3/\text{sec}$$

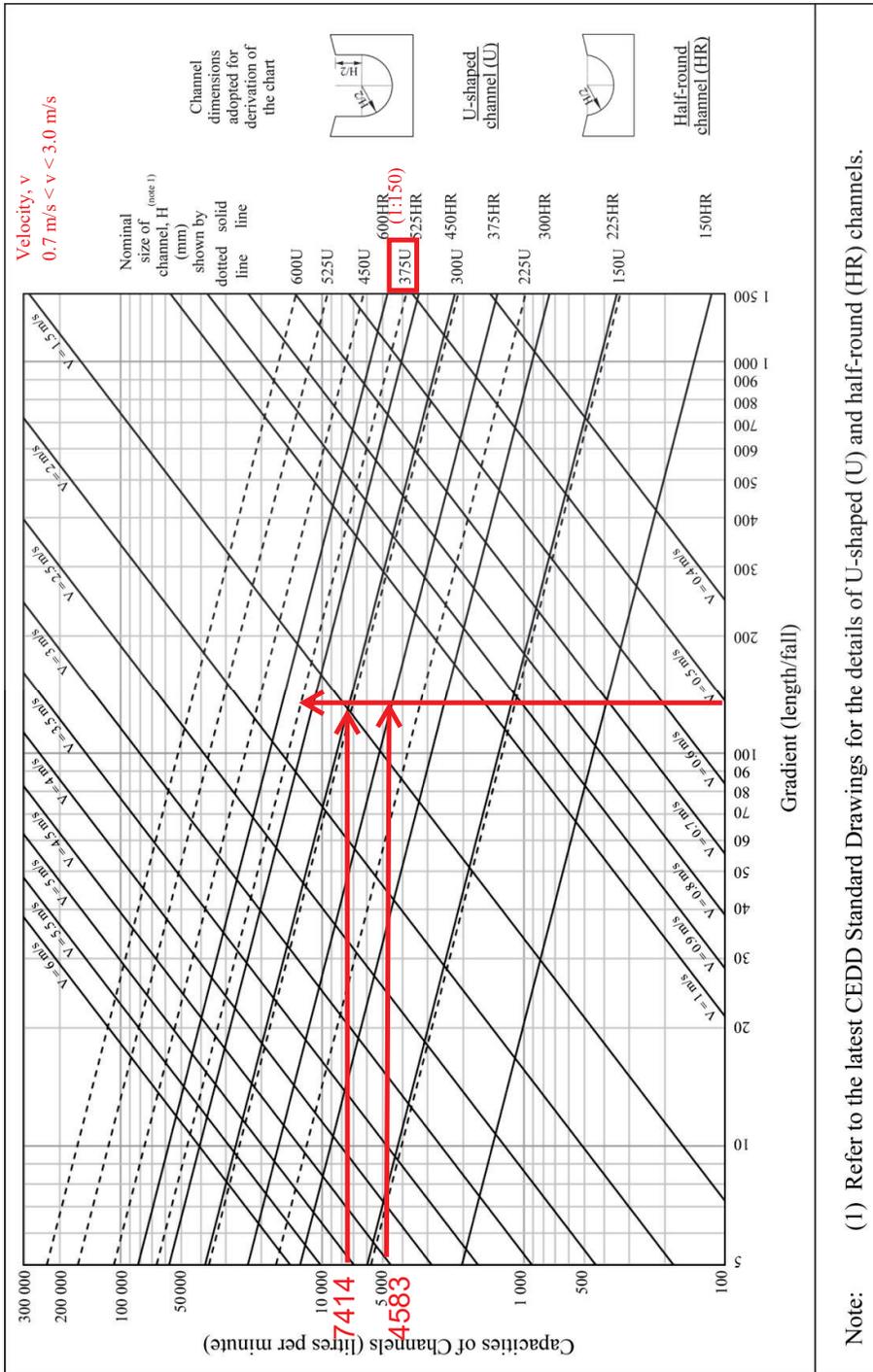
$$= \mathbf{7414} \quad \text{lit/min}$$

Provide 375UC (1:150) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 375mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.375	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient

Therefore, design V of pipe capacity = 2.0971 m/s

Q=0.8VA		(0.8 factor for sedimentation)
= 0.185	m ³ /s	
= 11118	lit/min	
> Max (7414, 4583)	lit/min	Ok
= 7414	lit/min	Ok

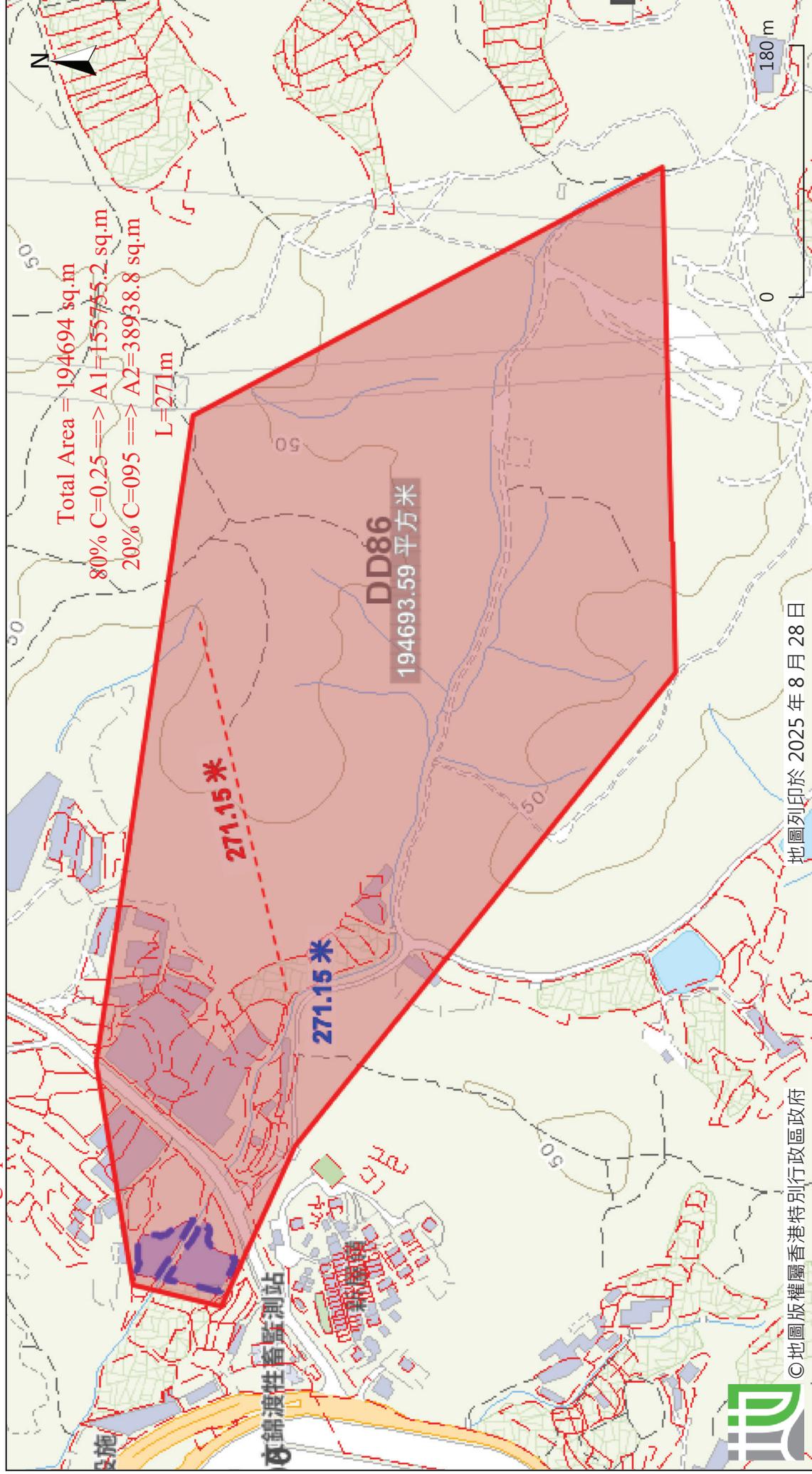
Appendix E –CALCULATION OF MODIFIED 3m(W)X2.1m(D)

TRAPEZOIDAL OPEN CHANNEL



前往地圖: <https://www.map.gov.hk/gm/geo:22.5342,114.1340?z=4514>

Catchment area of existing open channel



©地圖版權屬香港特別行政區政府

地圖列印於 2025 年 8 月 28 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。



前往地圖: <https://www.map.gov.hk/gm/geo:22.5342,114.1342?z=4514>

Justification of C value for the existing open channel, 80% of catchment area is undeveloped, i.e. 80% C=0.5, 20% C=0.95



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

A1, Area = 155755.2 m² (C= 0.25)
A2, Area = 38938.8 m² (C= 0.95)

Check Modified 3m(W)x2.3m(D) Open Channel

Calculation of Design Runoff of the Proposed Development.

$$\Sigma Q = \Sigma 0.278 C_i A$$

A = 155755.2+38938.8 m²
= 194694
= 0.194694 km²

t = 0.14465 L/ H^{0.2} A^{0.1}
= 0.14465*271/1^{0.2}*194694^{0.1}
= 11.597 min

i = 1.16*a/(t+b)^c (50 yrs return period, Table 3d, Corrigendum 2024, SDM) and (16% increase due to climate change)
= 1.16*474.6/(11.597+2.90)^{0.371}
= 204.2 mm/hr

Therefore, Q = 0.278*0.25*204.2*0.1557552+0.278*0.95*204.2*0.0389388
= 4.3093 m³/sec
= **258561** lit/min

Calculation Maximum Capacity of Modified 3m(W)x2.3m(D) Open Channel

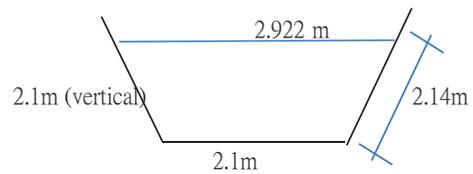
Manning Equation V = R^{2/3}*S_f^{0.5}/n

where R = A/(2E+B) D=2.3-0.2= 2.1 m (200mm freeboard is considered)
= 0.8265 Inclined edge, E= 2.14 m
W= 2.922 m
A= 5.2731 m²
B= 2.1 m

n = 0.018 s/m^{1/3} (Talbe 13 of Stormwater Drainage Manual)

S_f = 0.00333 (1:300)

Therefore, V = 0.8265^{2/3}*0.00333^{0.5}/0.018
= 2.825 m/sec



Maximum Capacity (Q_{max}) = V*A
= 14.896 m³/sec
= **893746** lit/min
> **258561** lit/min

OK

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年11月20日星期四 10:54
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Resubmitting the application documents
附件: A_NE_MKT_56_Application form_Page 6 .pdf; Filling of Land Plan for Recyclable Material.pdf

類別: Internet Email

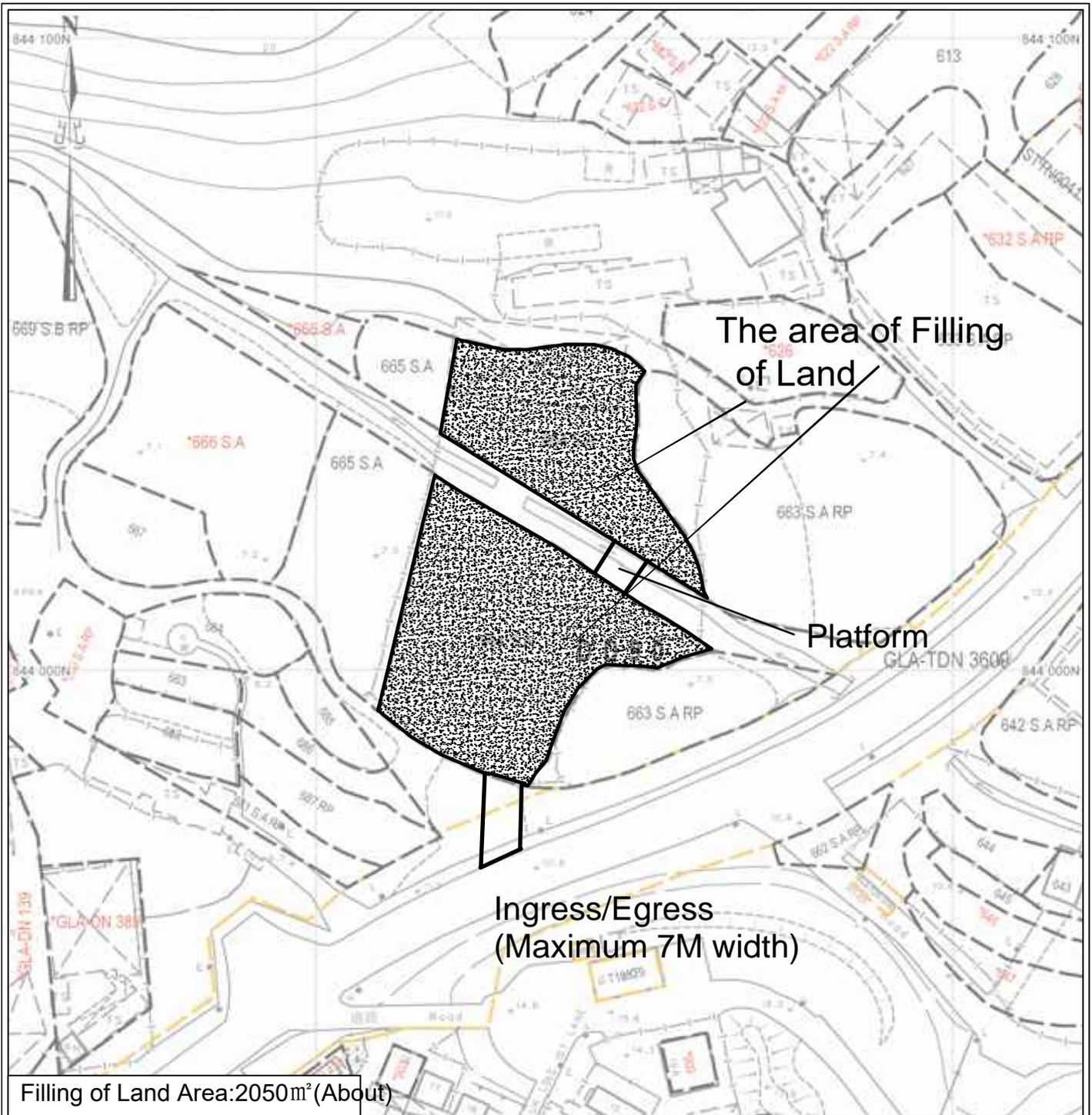
Dear Sir/Madam,

I revised Filling of Land Plan and Application Form Page.6 for the subject planning application(Application No. A/NE-MKT/56) to supersede the delivered application documents on 14/11/2025 for your further review .

Please find attachment for your review.

Regards

Tsang shun Ki



<p>September 2025</p>	<p>Filling of Land Plan</p>	<p>YING SHING (HOPEWELL) ENGINEERING CO.LTD.</p>
<p>Not to Scale</p>		<p>Annex 3</p>

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Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年11月24日星期一 11:32
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Submission of revised No. A/NE-MKT/56 document
附件: A_NE_MKT_56_Application form_Page 5 .pdf

類別: Internet Email

Dear Sir/Madam,

I updated the Application Form Page.5 about the Proposed uncovered land area for correction. Please find attachment for your review.

Thanks & Regards

Tsang shun ki

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 Years <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	..... 1145 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1000 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
Proposed domestic floor area 擬議住用樓面面積	..... N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1000 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1000 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)	
Proposed structure 1 for warehouse, one storey and the height not exceeding 7m	
Proposed structure 2 for warehouse, one storey and the height not exceeding 7m	
.....	
.....	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	N/A

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年12月10日星期三 12:12
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years

類別: Internet Email

Dear Madam,

Please find our responses to the raised comments below for your further review.

(i) Clarification on “off-peak hours” for loading and unloading operations

The applicant confirms that all loading and unloading activities associated with the proposed planning use will be carry out in the following off-peak hours on Mondays to Fridays:

- 09:00 – 12:00 and 14:00 – 17:00

No loading/unloading will be carried out before 09:00, between 12:00–14:00, after 17:00 on weekdays, nor at any time on Saturdays, Sundays and public holidays.

(ii) Toilet and sewage treatment facilities

No staff will be stationed on site on a long-term basis and the proposed use does not involve any workshop activities. Only a small number of drivers/labourers (maximum 2–3 persons) will visit the site temporarily for loading/unloading. Therefore, No toilet or sewage treatment facility is provided because considered not necessary within the site. Workers can use those provided at their respective offices/depots.

(iii) Further filling of land

The filling of land area & the depth of filling are proposed in submitted application form & filling of land plan, which is filling 2050 m² area of land & the depth no more than 3.15m. No further filling of land in this application.

Please feel free to contact me if you have any questions or need further information.

Thanks & Regards

Tsang shun ki
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年12月19日星期五 14:39
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years
附件: A_NE_MKT_56_Application form_Page 2.pdf.pdf; A_NE_MKT_56_Application form_Page 5 .pdf.pdf; Pages from DD 90 664 S.A(Revised).pdf.pdf; Pages from DD 90 664 S.A(Revised)(1)(1).pdf.pdf; A_NE_MKT_56_Layout_Plan.pdf.pdf
類別: Internet Email

Dear Sir/Madam,

Regarding to the DSD comments, we note and we agree to extend the site area to include proposed drainage improvements works for consistency purpose. The updated Layout Plan & Application form are attached for your review.

Thanks & Regards

Tsang shun ki
[REDACTED]

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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
德暉電子有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 664 S.A and adjoining Government Land in D.D. 90, Man Kam To, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2409 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1000 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)	..... 359 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 Years <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	.....1409.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....1000.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....1000.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....1000.....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)	
Proposed structure 1 for warehouse, one storey and the height not exceeding 7m	
Proposed structure 2 for warehouse, one storey and the height not exceeding 7m	
.....	
.....	
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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	N/A

Gist of Application 申請摘要

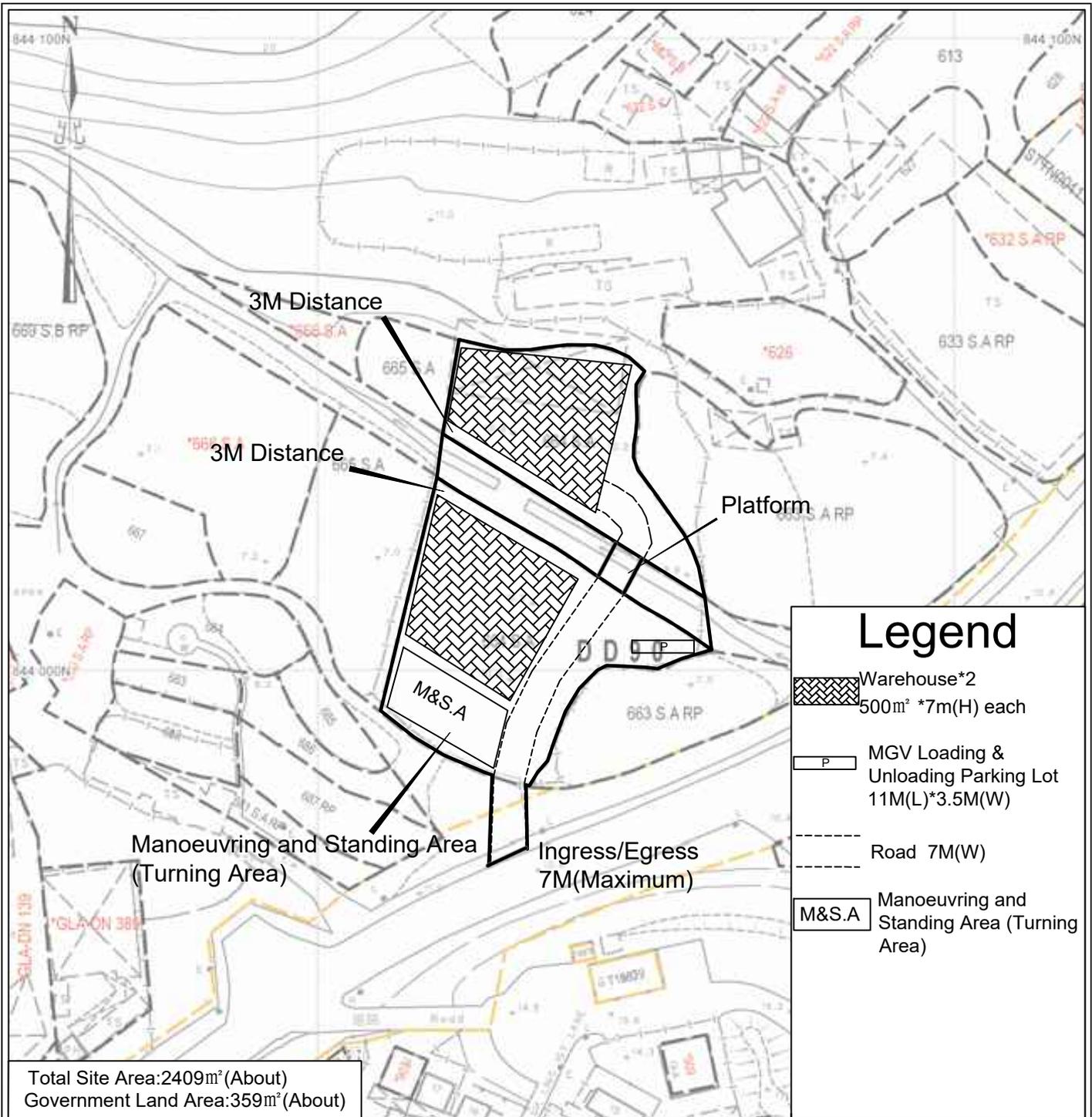
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general 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	Lot 664 S.A in D.D.90 and adjoining Government Land, Man Kam To, New Territories
Site area 地盤面積	2409 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 359 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
Zoning 地帶	'Agriculture' (AGR)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>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	Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1000 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<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	41	%	<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		Nil
	Private Car Parking Spaces 私家車車位		Nil
		Motorcycle Parking Spaces 電單車車位	Nil
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
		Others (Please Specify) 其他 (請列明)	N/A

		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
		Taxi Spaces 的士車位	Nil
		Coach Spaces 旅遊巴車位	Nil
		Light Goods Vehicle Spaces 輕型貨車車位	Nil
		Medium Goods Vehicle Spaces 中型貨車車位	1
		Heavy Goods Vehicle Spaces 重型貨車車位	Nil
		Others (Please Specify) 其他 (請列明)	N/A



December
2025

Layout plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 1

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2025年12月30日星期二 13:32
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years
附件: A_NE_MKT_56_TD comments & response.pdf; Table 1.pdf.pdf; Vehicular Access Arrangement proposal.pdf; A_NE_MKT_56_Layout_Plan.pdf.pdf; A_NE_MKT_56_swept path plan for entering .pdf.pdf; A_NE_MKT_56_swept path plan for existing .pdf.pdf
類別: Internet Email

Dear Sir/Madam,

Regarding to the comments from **Transport Department**. We note and response to all the comments. Please find attachment.

Thanks & Regards

Tsang shun Ki
[REDACTED]

Department	Date	Comments	Response to comments
Transport Department	16-12-2025	(i) The applicant should advise and substantiate the traffic generation from and attraction to the Site and the traffic impact to the nearby road links and junctions.	<p>There will be only one MGV parking space for loading and unloading activities.</p> <p>The loading and unloading activities will be scheduled by applicant between 09:00 to 12:00 and 14:00 to 17:00 for avoiding peak hours. Two trips generation per day and the resulting traffic flow should be minimized.</p> <p>Consequently, it is anticipated that proposed development will not generate adverse traffic impacts.</p> <p>The Estimated Trips Generation/Attraction show in Table 1</p>
		(ii) The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces for the operation so provided by relating to the number of vehicles visiting the Site.	<p>The loading/unloading space provided is sufficient to accommodate daily operation. The space measuring 11 m in length and 3.5 m in width is enough to park a MGV to carry out loading/unloading activities. Show in layout plan</p> <p>Private parking spaces are not available on site. Visitors can access the site via public transport.</p>

		<p>(iii) The applicant shall provide a proposal on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed use;</p>	<p>Refer to the Vehicular Access Arrangement proposal.</p>
		<p>(iv) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and existing the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p>	<p>Refer to the Swept Path Plan</p>

		<p>(v) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p>	<p>1. At ingress/egress point, road sign and banner will erect up such as 'Caution pedestrians' and 'Beware of Vehicle entering/Exiting'.</p> <p>2. Outdoor convex mirrors will be installed at gates and site entrances to assist pedestrians in detecting vehicle movements.</p>
		<p>(vi) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and</p>	<p>1. The site entrance gate will remain open from 08:00 to 17:00, thereby can eliminate the waiting time for opening the gate.</p> <p>2. Sufficient space is provided for vehicles to smoothly enter or exit the Site. Ensures vehicles do not cause traffic congestion.</p> <p>3. Loading and unloading operations shall be conducted using only one MGV at any one time, eliminating the need to wait for vehicles to enter or exit the site. To ensure no queuing of vehicles outside the site.</p>

		<p>(vii) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site.</p>	<p>1.The applicant will Install highly visible signs stating, "No Parking," at site entrance and nearby area.</p> <p>2.Posting notices to inform visitors that parking outside the site is illegal.</p>
--	--	---	---

Due to the proposed warehouse only for storage of car parts and no workshop activities. The loading and unloading activities will be scheduled by applicant between 09:00 to 12:00 and 14:00 to 17:00. **There will be only one MGV parking lot for loading and unloading activities,** which is adequate for the operation. No private car parking lot is provided on site for other visitors. The traffic impact should be minimized.

Only Medium-Goods Vehicle allows to visit the site

The traffic generation will be estimated as below the table.

Time Period (AM per hour)	Estimated Trips Generation/Attraction	
	MGV	
	IN	OUT
09:00-10:00	1	0
10:00-11:00	0	1
11:00-12:00	0	0

Time Period (PM per hour)	Estimated Trips Generation/Attraction	
	MGV	
	IN	OUT
14:00-15:00	1	0
15:00-16:00	0	0
16:00-17:00	0	1

S.16 Application for the
Proposed Temporary Warehouse for the Storage of Car Parts
And
Associated Filling of Land
for
A Period of 3 Years
At
Lot 664 S.A and Adjoining Government Land
In
DD 90
Man Kam To, New Territories

Vehicular Access Arrangement proposal

Entering the Site:

- 1.The Medium-Goods Vehicle will drive along the Lin Ma Hang Road.
- 2.Upon reaching the designated ingress/egress point, turn into the way and proceed straight through the gateway. (the site gate is already opened)
3. Use the Maneuvering and Standing Area (Turning Area) to reverse the vehicle. (To avoid the vehicle entering too deeply to resulting in insufficient maneuvering space for safe reversing and parking)
4. Slowly and carefully reverse into the parking space, making slight adjustments to the direction angle if necessary.
- 5.Park the vehicle fully within the designated parking space without crossing the boundary lines.
6. Workers will load/unload the goods (car parts) and transport them to the warehouse using a pallet truck or hand trolley.

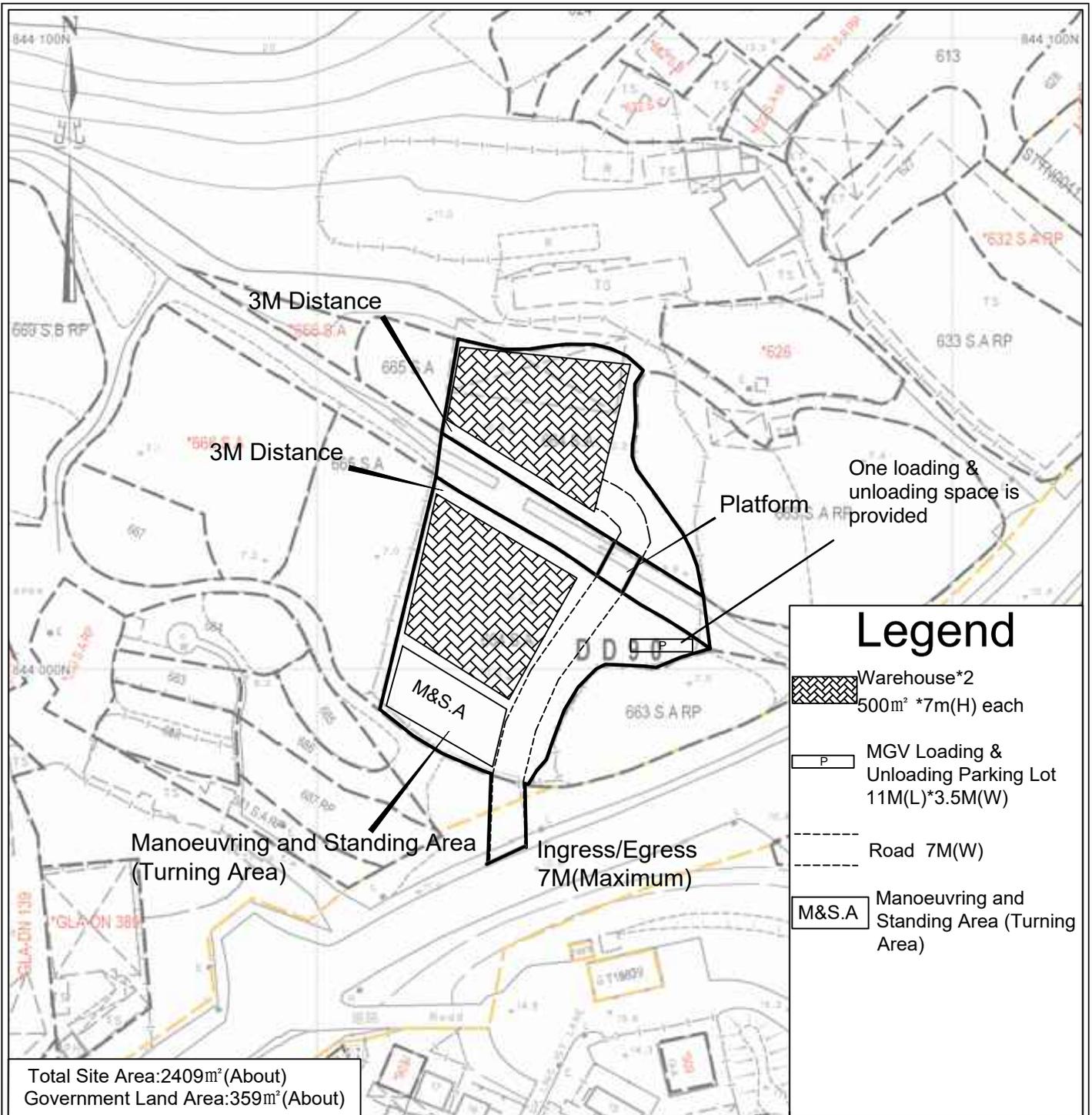
Leaving the Site:

1. Pull the vehicle forward onto the internal site road from the parking space.
- 2.Turn left and drive forward along the site road.
- 3.Upon reaching the designated ingress/egress point at the site boundary, Crossing the line onto the Lin Ma Hang Road to the direction of Man Kam To Control Point.

Remind:

At all times, the driver shall use the rearview mirrors to check behind and around the vehicle.

Before manoeuvring, ensure it is safe to proceed. If safe, activate the appropriate indicator signal in advance and confirm that the movement will not cause other road users to break suddenly or change direction abruptly. Drivers must comply with on-site regulations and arrangements.



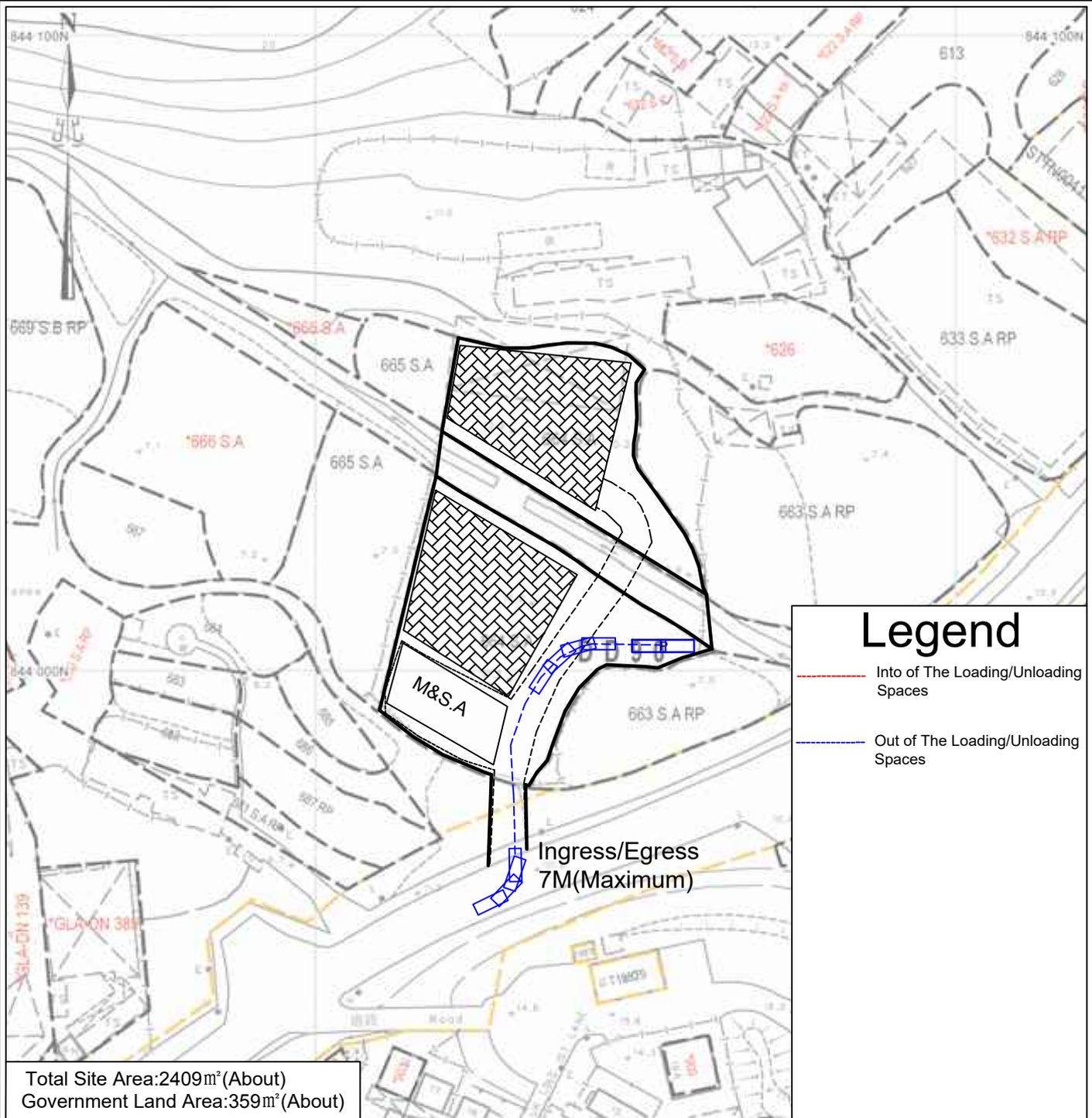
December
2025

Layout plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 1



Legend

- Into of The Loading/Unloading Spaces
- Out of The Loading/Unloading Spaces

Ingress/Egress
7M(Maximum)

December
2025

Swept Path Plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 5

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年01月12日星期一 11:29
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: 回复 : Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years
附件: A_NE_MKT_56_AFCD comments & response.pdf; A_NE_MKT_56_DSD comments & response-01.pdf
类别: Internet Email

Dear Sir/Madam,

Please find the revised documents for DSD & AFCD in attachment.

Thanks & Regards

Tsang shun ki
[REDACTED]

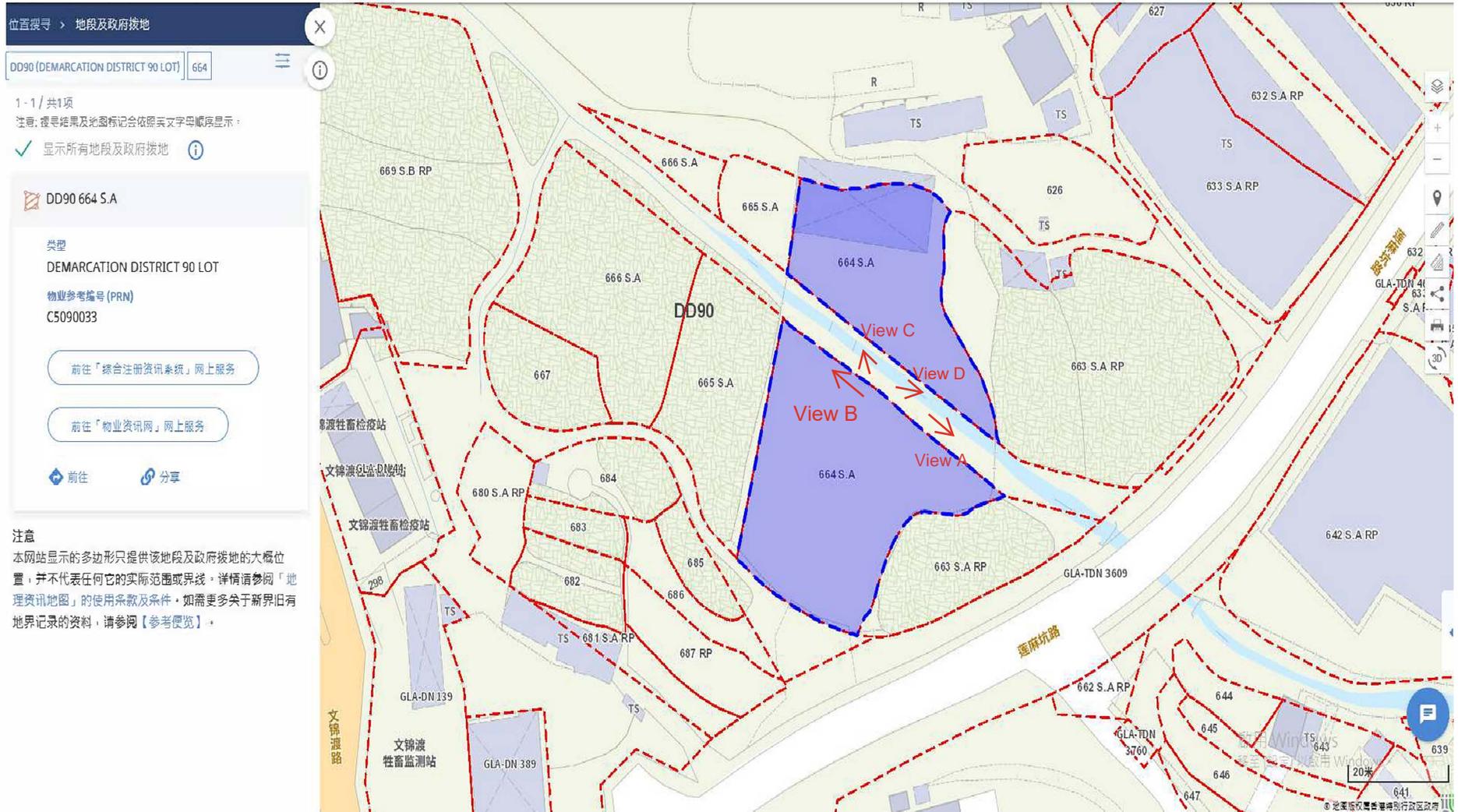
Department	Date	Comments	Response to comments
Director of Agriculture, Fisheries and Conservation	16-12-2025	<p>From agricultural perspective</p> <p>The application site (the Site) falls within the "Agriculture" zone and is generally vacant. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective.</p>	<p>Noted, this purposed planning is of a temporary nature, and the applicant will comply with all comments raised by the departments to minimize any potential impacts.</p>

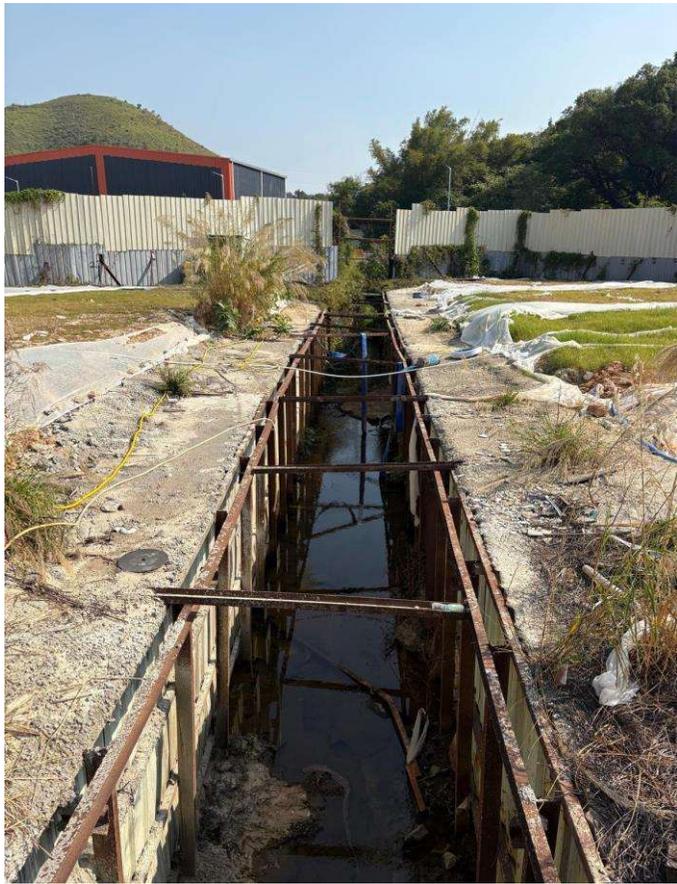
		<p>From nature conservation perspective</p> <p>The applicant should implement good site practice and measures to protect nearby watercourses from adverse impacts during the construction and operational phases.</p>	<p>Construction Phase :</p> <ol style="list-style-type: none"> 1.The applicant will fine the contractor if any dispose of construction waste and debris into nearby watercourses. 2.The applicant will regularly remove silt and debris to keep waterways clear and minimize pollutant buildup. 3.The applicant will be placing sandbags or silt curtains to prevent any adverse impacts on the stream water qualities.
			<p>Operation Phase:</p> <ol style="list-style-type: none"> 1. The applicant will regularly remove silt and debris to keep waterways clear and minimize pollutant buildup. 2. No open storage activities, maintenance, dismantling, repairing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

	05-01-2026	<p>The applicant should provide more site photos with different viewpoints to confirm whether the whole watercourse within the application site is already modified.</p>	<p>The whole watercourse within the application site be constructed to an existing 2.1m(W) x2.7m(D) open channel.</p> <p>In this S16 application, the applicant has submitted a proposal to the Drainage Services Department to modify the existing open channel into a trapezoidal channel. Construction has not yet commenced.</p> <p>All site photos refer to Appendix A</p>

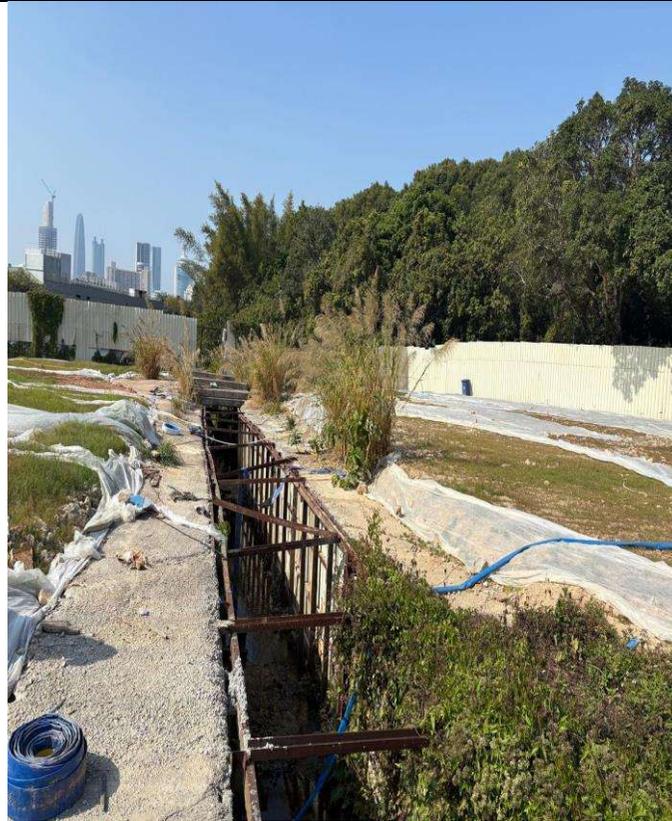
		<p>(ii) The applicant should also confirm whether the proposed drainage improvement works or modification works will not be implemented at the immediate upstream, which is a natural stream.</p>	<p>No drainage improvement work will implement at the immediate upstream which is outside the site boundary.</p>

Appendix A - Site Photos





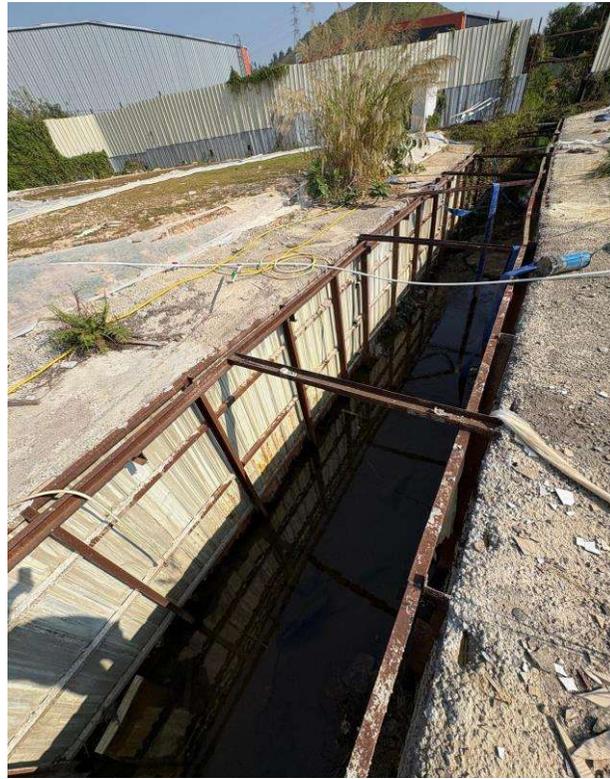
View A (Existing Open Channel)



View B (Existing Open Channel)



View C (Existing Open Channel)



View D (Existing Open Channel)

Department	Date	Comments	Response to comments
Chief Engineer/Mainland North, Drainage Services Department (DSD)	16-12-2025	<p>a. The Site is located adjacent to an existing streamcourse with a platform desked over. The Site area is considered as a complicated site and the applicant should submit a comprehensive Drainage Impact Assessment (DIA) referring to DSD Advise Note No. 1 ‘Application of the Drainage Impact Assessment Process to Private Sector Projects’. Please review if the current assessment has covered the relevant requirements. Particularly, the completed DIA should be signed and certified by the qualified engineer in charge before it is submitted to DSD for comment;</p>	<p>Noted. The DIA has been revised and signed by RPE. Please refer to Appendix C</p>
		<p>b. The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas</p>	<p>Adequate measures are provided and presented in the DIA</p>

		<p>would not be adversely affected by the proposed use and to avoid the Site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be provided and maintained by the applicant to the satisfaction of her office;</p>	
		<p>c. Drawing D01 refers. Please provide details including alignment, extent and invert levels of the proposed trapezoidal open channels. Also, please review if the invert level can effectively discharge the upstream surface runoff. If the drainage improvement works are to be conducted at the streamcourse within the fencing, please consider extend the area of the Site to include</p>	<p>The alignment, extent and invert levels of the proposed trapezoidal open channels have been presented in Drawing D01.</p>

		such works area for consistency purpose;	
--	--	--	--

		d. As reflected in Photo 1, there is existing platform with steel truss structure underneath which could block the flow path. Please review if the platform and steel truss can be removed;	All the steel truss structures shall be removed.
		e. Please provide more photos to demonstrate the condition of the existing streamcourse, immediate upstream and further downstream, and surrounding environment of the Site;	More photos are provided.
		f. Layout plan refers. Please advise whether the proposed new platform shall have any supporting structure erected within the proposed trapezoidal channel, which may affect the hydraulic performance;	The new platform stated in the layout plan to solely above the proposed trapezoidal channel that would not affect the hydraulic performance.
		g. Drawing D02 refers. According to record, the ground level at Lot 663 S.A RP in D.D. 90 is around +7.5mPD rather than +10.2mPD. Please justify the flow path within Lot 663 S.A RP in D.D. 90. Also, the flooding situation as reflected in Photo 2 can be related to the elevated site formation level at the Site, where the	It is revised accordingly. With the modified channel, the invert level will be lowered such that the overland flow from Lot 633 S.A RP in D.D.90 can be collected and discharged properly.

		<p>overland flow cannot path through. Mitigation measures to reinstate or divert the original flow path should be provided;</p>	
		<p>h. The applicant shall be required to place all the proposed works 3m away from existing streamcourse between the Site. 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;</p>	Noted.
		<p>i. Please ensure that no site debris/untreated runoff is allowed to be dumped and/or washed into the streamcourse/proposed channel. If any refuse or other materials are found to have been deposited in the streamcourse/proposed channel as a result of the applicant's works, the applicant shall take immediate actions to remove them without undue delay;</p>	Noted.
		<p>j. The applicant should be reminded to</p>	Noted.

		minimize the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction;	
--	--	---	--

		<p>k. The applicant is reminded that 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;</p>	<p>Noted.</p>
		<p>l. The applicant is reminded that 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;</p>	<p>Noted.</p>

		<p>m. 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;</p>	Noted.
		<p>n. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;</p>	Noted.
		<p>o. The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;</p>	Noted.
		<p>p. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/North of Lands Department and/or relevant private lot owners;</p>	Noted.

		q. The applicant should make good all the adjacent affected areas upon the completion of the drainage works; and	Noted.
		r. The site is in an area where no public sewerage connection is available.	Noted.

DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling

DATE: Jan 2026

A handwritten signature in black ink, appearing to read 'J. Tang' followed by some initials, possibly 'JAB'. The signature is written in a cursive style with a large loop at the top.



ENGINEERS REGISTRATION BOARD
工程師註冊管理局

Registered Professional Engineer Card
註冊專業工程師註冊證明書

TANG SZE WO
(CVL)

Last 3 Digits of HKID Card:	----045	Good Thru
Registration No	Valid From	Last Day of
██████████	01/09/25	08/26

DRAINAGE IMPACT ASSESSMENT

Contents

1. INTRODUCTION

- 1.1 Project Background
- 1.2 Objectives of the Report
- 1.3 Structure of the Report

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- 2.1 Site Location
- 2.2 Existing Condition

3. DRAINAGE IMPACT ASSESSMENT

- 3.1 Introduction
- 3.2 Methodology
- 3.3 Design Assumption and Parameters
- 3.4 Existing Drainage System
- 3.5 Proposed Drainage System
- 3.6 Drainage Impact Assessment

4. CONCLUSION

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Appendix B – PHOTOS

Appendix C – DRAINAGE PROPOSAL

Appendix D – CALCULATION OF PROPOSED 375UC AND 375PIPE WITHIN THE SITE

Appendix E – CALCULATION OF MODIFIED 3m(W)X3.2m(D) TRAPEZOIDAL OPEN CHANNEL

1. Introduction

1.1 Project Background

Ching Wan Engineering Consultants Company was appointed by the client of the captioned site to conduct a drainage impact assessment (DIA) for a Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling (Location Plan is shown in Appendix A).

The proposed use is under S.16 planning application. This DIA report is prepared in support of the planning application.

This DIA is to assess the likely impacts of the proposed development on the existing drainage system, form the drainage connection point and recommend the necessary improvement/upgrading works.

1.2 Objectives of the Report

The report is to present the Drainage Impact Assessment (DIA) due to the proposed warehouse development. It includes formulation of proposed storm drain systems and mitigation measures with the aim to minimize the impacts to the existing drainage system, minimizing flood risk within and around the site.

The objectives of this report are set out as follows:

- To assess the existing flooding susceptibility;
- To assess the flooding susceptibility of the proposed development;
- To assess the likely impacts of the proposed development on the existing drainage system upon completion;
- To carry out schematic design of the drainage system arising from the proposed development including carrying out all necessary hydraulic analysis to substantiate the proposed scheme;
- To formulate drainage connection point and details for the proposed development to illustrate the hydraulic feasibility of the proposed connection point; and
- To formulate and recommend suitable mitigation measures including necessary improvement/upgrading works to existing drainage system for the proposed development.

1.3 Structure of the Report

The structure of this report is as follows:

Section 1 – Introduces the background of the study, as well as the purpose of this report

Section 2 – Presents the key data of the proposed development on which the impact assessment is based.

Section 3 – Assess the impacts on the existing and designed storm drain systems due to the development and formulate corresponding mitigation measures.

Section 4 – Conclusion

2. PROJECT DESCRIPTION

2.1 Site Location

The project site is located right in the north of Lin Ma Hang Road. Vehicles shall enter the site via Kung Um Road. Location Plan is shown in Appendix A.

2.2 Existing Condition

The site is currently a vacant land with concrete paving.

Lin Ma Hang Road is right in the southern side of the site. There is an existing stream passing through the site from the southeastern, the portion of this existing stream that passing the site was modified into an open channel. The existing stream is the final discharge point of the runoff generated from the proposed development.

In the east, south and west of the site, there are other warehouses, natural vegetation, burial grounds and graves

3 DRAINAGE IMPACT ASSESSMENT

3.1 Introduction

Site inspection was carried out and the existing drainage facility inside and in the vicinity of the site was recorded. Desk study was carried out to identify the final discharge point.

3.2 Methodology

The following approach is adopted in carrying out the DIA.

- Identify the scope of development
- Identify the existing drainage systems within the site.
- Design a drainage system for the proposed development.
- Examine the potential impacts arising from the development on the drainage condition upon completion; and
- Recommend mitigation of the potential impacts including improvement or upgrading of exiting drainage system.

3.3 Design Assumption and Parameters

The following is referred in the DIA:

- i. Stormwater Drainage Manual (SDM) for Planning, Design and Management (2018)
- ii. SDM Corrigendum No. 1/2022: Rainfall increase due to climate change
- iii. SDM Corrigendum No. 1/2024 for updated storm constants.
- iv. Catchment area is defined based on the topographical information is DLO's geoinfo map.

The following rainfall runoff parameters are adopted in this study

- Runoff coefficients $C=0.95$ for paved and rood surfaces
- Runoff coefficient $C=0.25$ for permeable surface
- Storm constant $a=474.6$, $b=2.90$ and $c=0.371$ for 50 years return period is adopted (Table 3d).
- 16% increase of design runoff will be adopted for the consideration of climate change according to SDM Corrigendum No. 1/2022.

Manning equation is applied for open channel and stream hydraulic analysis. The roughness coefficient for Manning equation is 0.018 for existing and modified open channel.

200mm sediment thickness is adopted for the calculation of maximum capacity of open channel.

3.4 Existing Drainage System

There is an existing stream passing through the site from the southeastern, the portion of this existing stream that passing the site was modified into an 2.1m(W)x2.7m(D) open channel (Photo 1 in Appendix B shows the photos of existing 2.1m(W)x2.7m(D) open channel). Steel members are found in the existing 2.1m(W)x2.7m(D) open channel. After passing through the site, there is an existing stream course collecting the runoff from this existing 2.1m(W)x2.7m(D) open channel (the area of this existing stream course is inaccessible), then the runoff is finally discharged to Shenzhen River via another existing open channel in the northwestern side of the site (Photo 3 in Appendix B shows the photos of that another existing open channel)

The immediate upstream of the existing 2.1m(W)x2.7m(D) open channel is a natural stream in the south of lot 663S.A. RP. The further upstream is a main drain from Chau Tin Tsuen.

Flooding is found in the immediate upstream of the existing 2.1m(W)x2.7m(D) open channel, i.e. in the south of lot 663S.A. RP (Photo 2 in Appendix B shows the photos of the flooding).

3.5 Proposed Drainage System

A 375UC is proposed peripherally along the boundary of the application site to prevent runoff escaped from the site. (Appendix C shows the Drainage Proposal of the site)

Topographical survey was carried out on 30-12-2025, it is presented in drawing D01a. It can be observed that the flooding problem is due to the insufficient depth of the existing 2.1m(W)x2.7m(D) open channel. In order to solve the flooding problem in the immediate upstream of the existing 2.1m(W)x2.7m(D) open channel, i.e. in the south of lot 663S.A. RP, All the steel members inside the existing 2.1m(W)x2.7m(D) open channel shall be removed and the existing 2.1m(W)x2.7m(D) open channel shall be modified to a 3m(W)x3.2m(D) trapezoidal open channel to increase its flow capacity and depth.

3.6 Drainage impact Assessment

The proposed 375UC is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix D shows the detailed calculation).

The modified open channel is checked. It is capable to collect the runoff generated from the site. No flooding risk. However, (Appendix E shows the detailed calculation).

Other recommendation:

It is recommended that the hoarding, if any, should be open-bottom to allow runoff to be collected the overland flow.

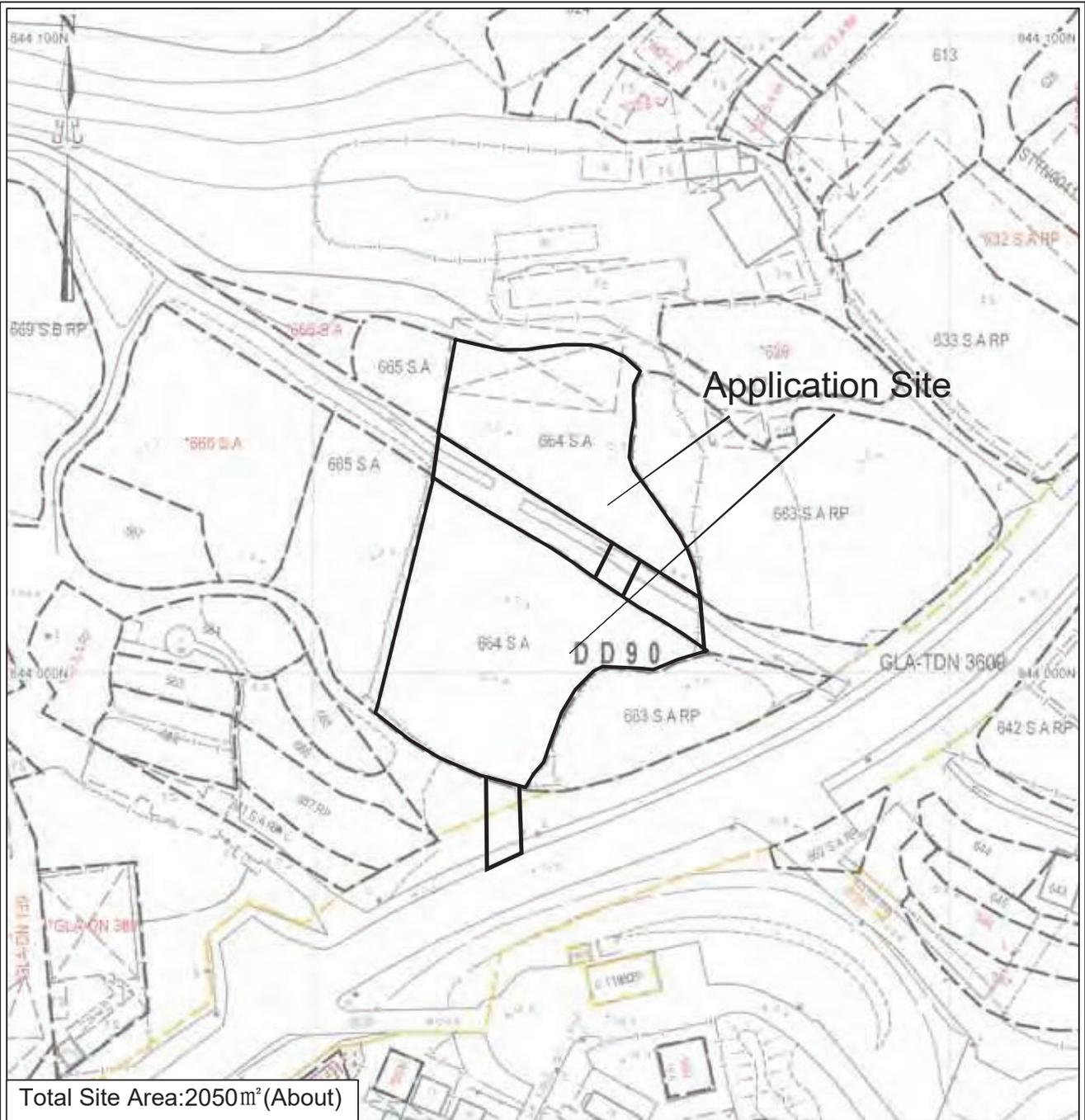
It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity.

It is also recommended the existing 2.1m(W)x2.7m(D) open channel shall be modified to a 3m(W)x3.2m(D) trapezoidal open channel, it is recommended that no structure is allowed beyond the 3m line offset from the top bank of the trapezoidal open channel.

4. Conclusion

- A warehouse development is proposed in the site.
- Proposed 375UC and 375pipe is capable to collect the design runoff.
- Existing 2.1m(W)x2.7m(D) open channel is recommended to be modified to 3m(W)x3.2m(D) Trapezoidal open channel. And all the steel struts inside the 2.1m(W)x2.7m(D) open channel shall be removed.
- All drains are finally discharged to Shenzhen River.
- Hoarding, if any, is recommended to be open-bottom type to collect the overland flow.
- It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,
- With the designed drains and recommendations, the proposed development would not cause any flooding to any existing/proposed drains.

Appendix A – LOCATION PLAN



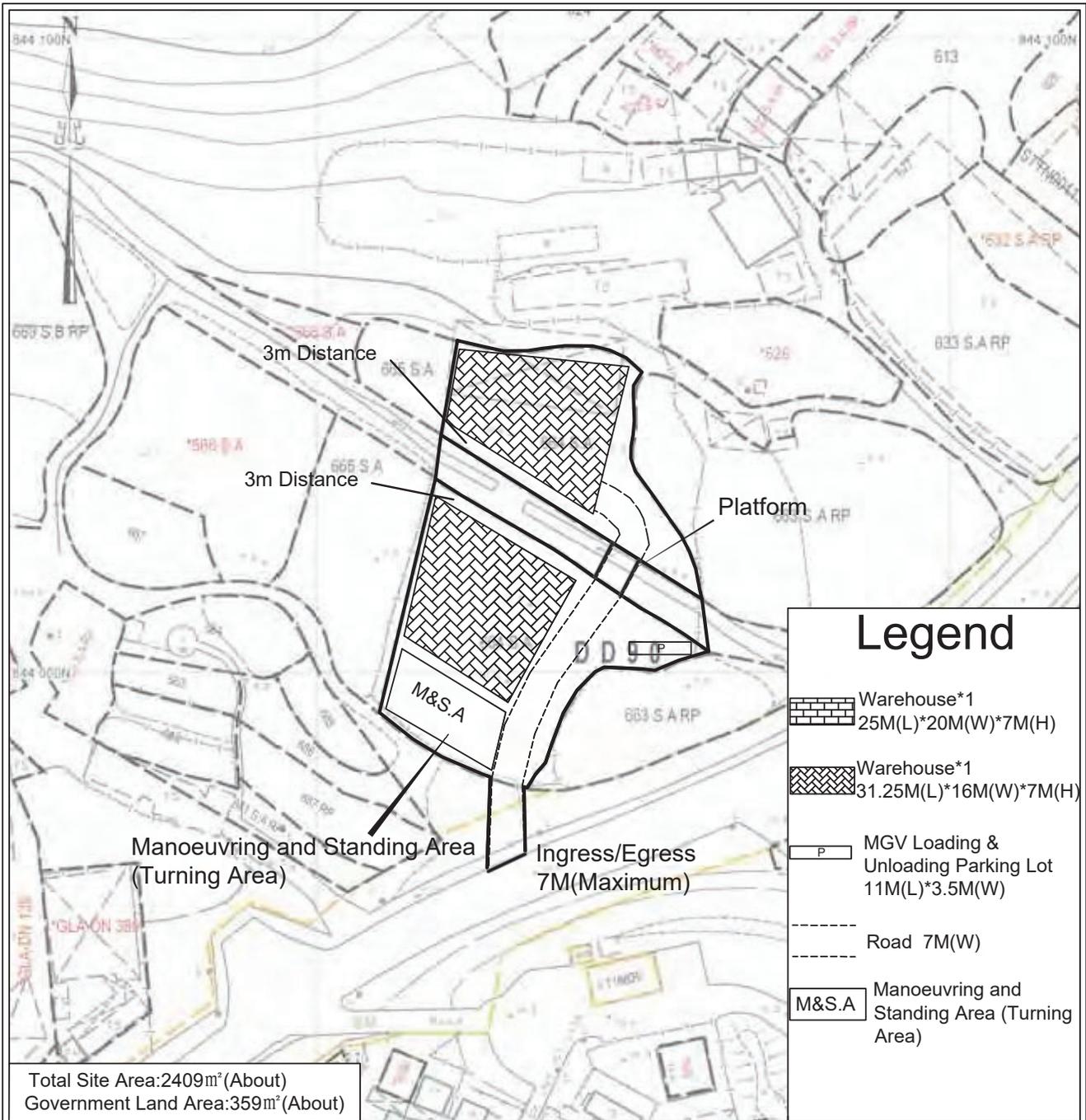
September
2025

Location Plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 2



December
2025

Layout plan

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Not to Scale

Annex 1

Appendix B –PHOTOS

Photo 1



All steels shall be removed

Existing 2.1m x 2.7m(D) open channel to be modified to 3m(W) x 3.2m(D) trapezoidal open channel

All steels shall be removed

Photo 2



THE SITE

Flooding is observed at the south of Lot663S.A.RP

Google Photo 3

香港, 新界

Google 街景服務

2024年4月 查看更多日期



Photo 4



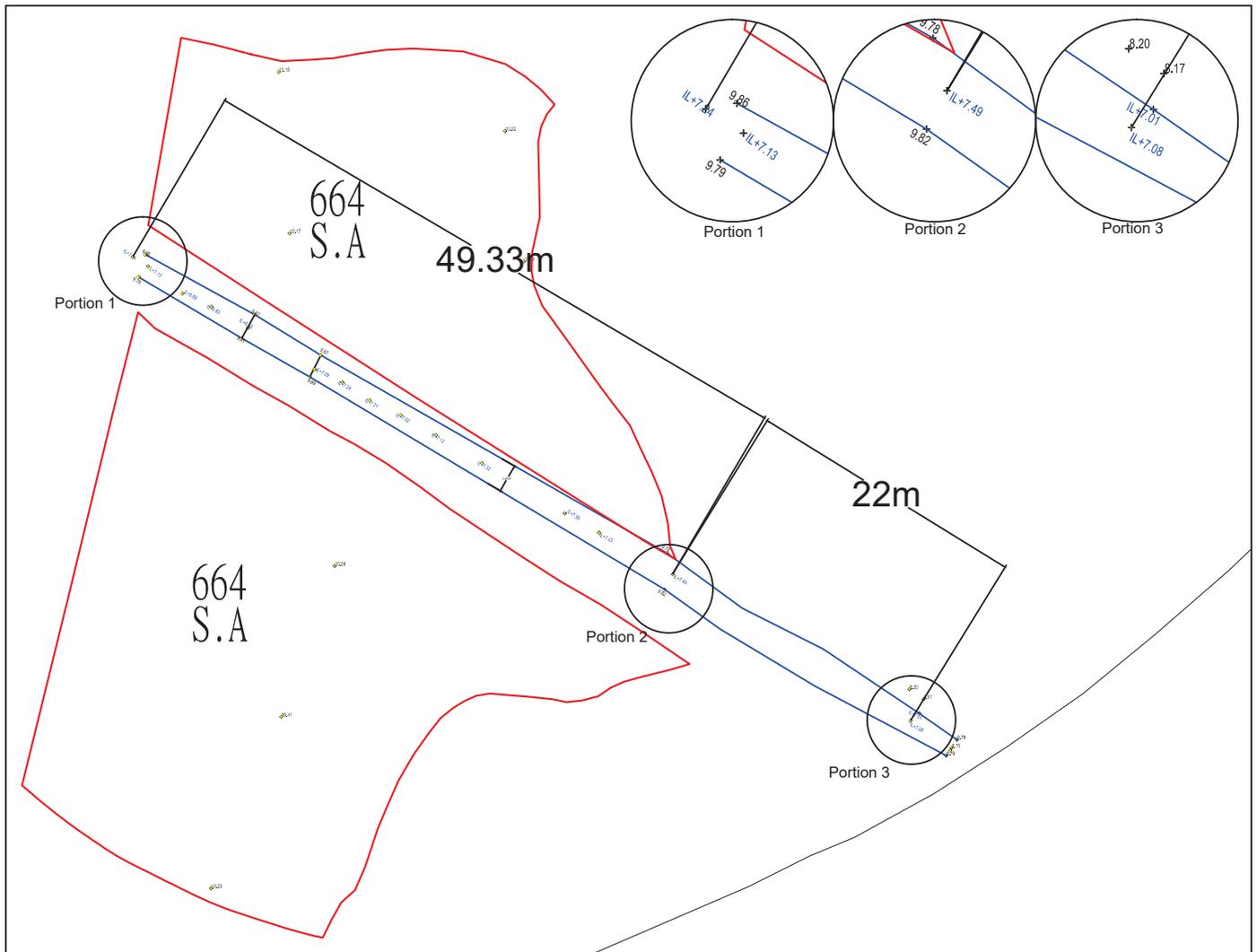
Upstream

Photo 5

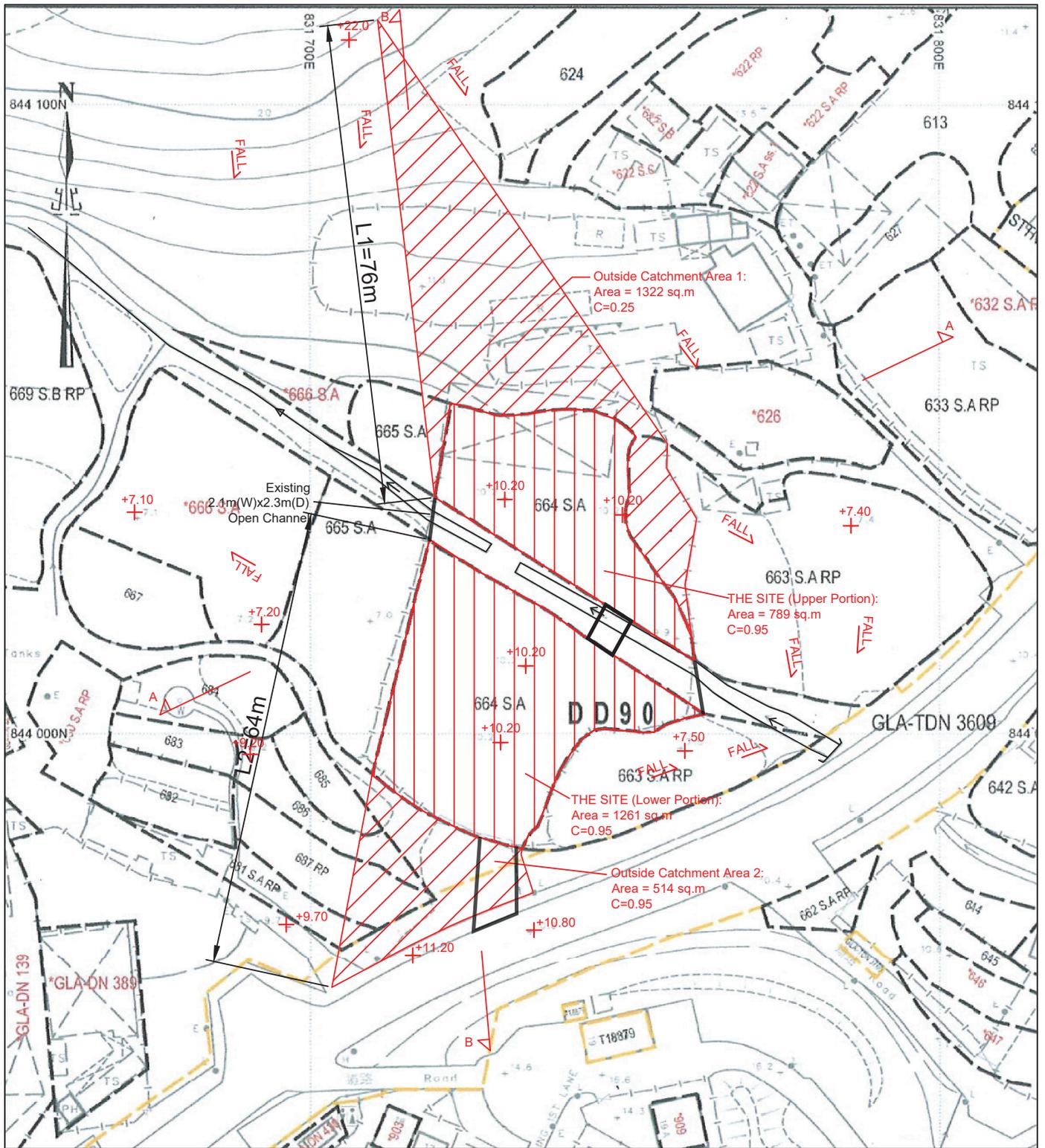


Downstream

Appendix C –DRAINGAE PROPOSAL



<p>正宏工程顧問公司</p> <p>CHING WAN ENGINEERING CONSULTANT COMPANY</p>	<p>Title:</p> <p style="text-align: center;">Topographical Survey</p>		<p>D01a</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>		<p>Date:</p> <p style="text-align: center;">9-1-2026</p>
<p>Project</p> <p>Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang</p> <p>(Application No.:)</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>		<p>Scale:</p> <p style="text-align: center;">-----</p>



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project

Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang

(Application No.:)

Title:

Drainage Proposal -
CATCHMENT AREA PLAN

D02

Drawn by:

DM

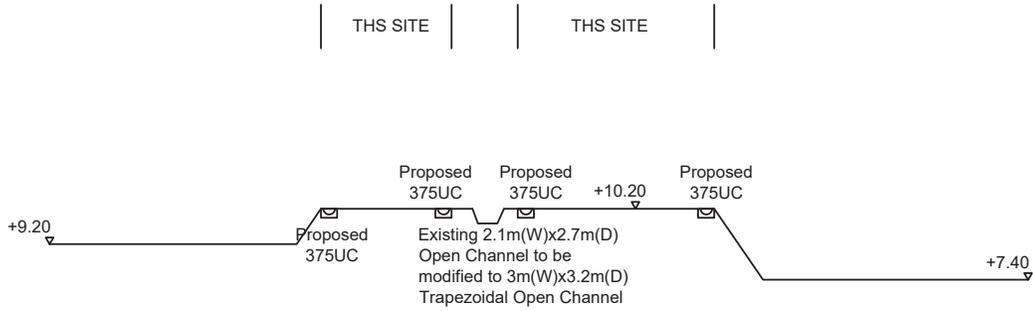
Date:

9-1-2026

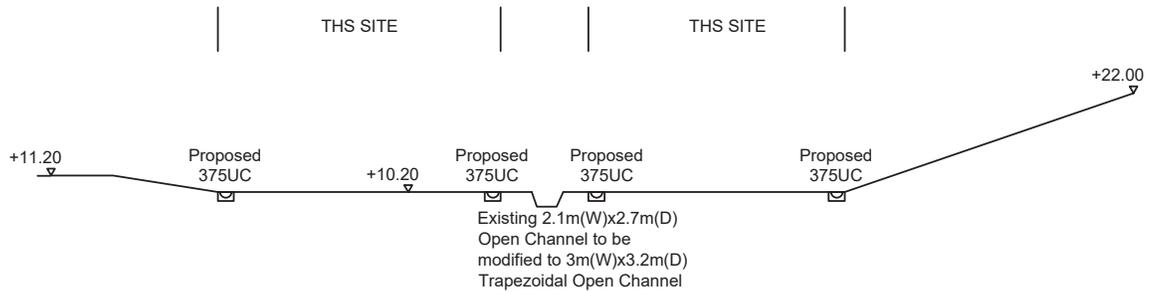
Check by:

DM

Scale:

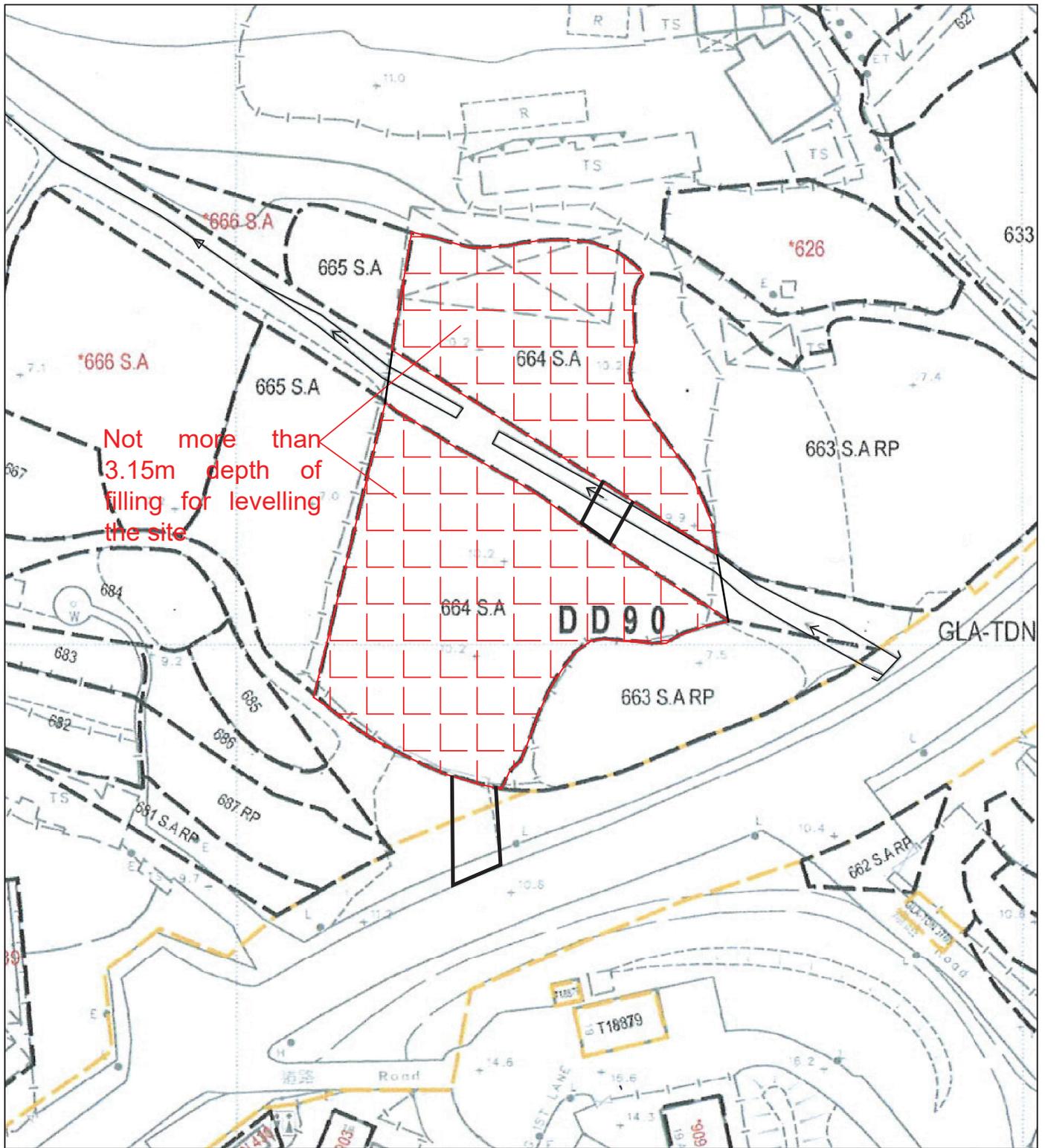


SECTION A-A



SECTION B-B

<p>正宏工程顧問公司</p> <p>CHING WAN ENGINEERING CONSULTANT COMPANY</p>	<p>Title: Drainage Proposal - SECTIONS</p>		<p>D03</p>
	<p>Drawn by: DM</p>	<p>Date: 9-1-2026</p>	
<p>Project: Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang</p> <p>(Application No.:)</p>	<p>Check by: DM</p>	<p>Scale: -----</p>	



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project

Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang

(Application No.:)

Title:

Drainage Proposal
SITE FORMATION PLAN

D04

Drawn by:

DM

Date:

6-10-2025

Check by:

DM

Scale:



Further downstream of existing 2.1m(W)x2.7m(D) Open Channel



Appendix D –CALCULATION OF PROPOSED 375UC AND 375PIPE
WITHIN THE SITE

Outside Catchment Area 1, Area	= 1322	m ²	(C= 0.25)
Outside Catchment Area 2, Area	= 514	m ²	(C= 0.95)
THE SITE (Upper Portion), Area	= 789	m ²	(C= 0.95)
THE SITE (Lower Portion), Area	= 1261	m ²	(C= 0.95)

Calculation of Design Runoff of the Proposed Development.

For the design of drains of the Upper Portion of the site, Outside Catchment Area 1 + The Site (Upper Portion)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 1322+789 \quad \text{m}^2$$

$$= 2111$$

$$= 0.002111 \quad \text{km}^2$$

$$t = 0.14465 L1/ H^{0.2} A^{0.1}$$

$$= 0.14465*76/1^{0.2}*2111^{0.1}$$

$$= 5.113 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3d, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*474.6/(5.113+2.90)^{0.371}$$

$$= 254.4 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*254.4*0.001322+0.278*0.95*254.4*0.000789$

$$= 0.0764 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{4583} \quad \text{lit/min}$$

Provide 375UC (1:150) is OK

For the design of drains of the Lower Portion of the site, Outside Catchment Area 2 + The Site (Lower Portion)

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 514+1261 \quad \text{m}^2$$

$$= 1775 \quad \text{km}^2$$

$$t = 0.14465 L2/ H^{0.2} A^{0.1}$$

$$= 0.14465*64/1^{0.2}*1775^{0.1}$$

$$= 4.381 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3d, Corrigendum 2024, SDM) and (16\% increase due to climate change)}$$

$$= 1.16*474.6/(4.381+2.90)^{0.371}$$

$$= 263.6 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*263.6*0.000514+0.278*0.95*263.6*0.001261$

$$= 0.1236 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{7414} \quad \text{lit/min}$$

Provide 375UC (1:150) is OK

Check 375mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.375	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient

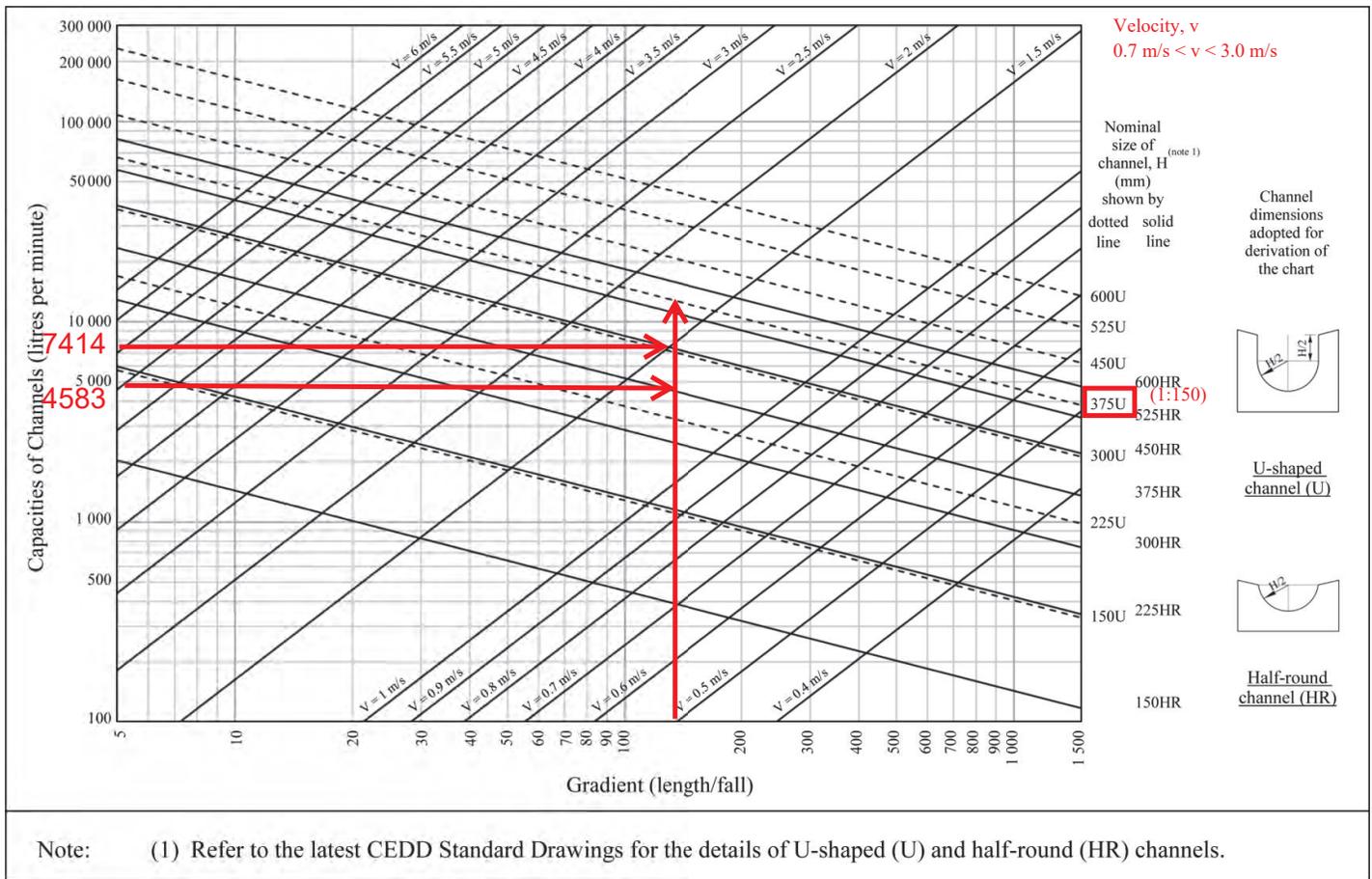
Therefore, design V of pipe capacity = 2.0971 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.185	m ³ /s	
= 11118	lit/min	
> Max (7414, 4583)	lit/min	Ok
= 7414	lit/min	Ok

**GEO Technical Guidance Note No. 43 (TGN 43)
 Guidelines on Hydraulic Design of U-shaped and Half-round Channels on
 Slopes**

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

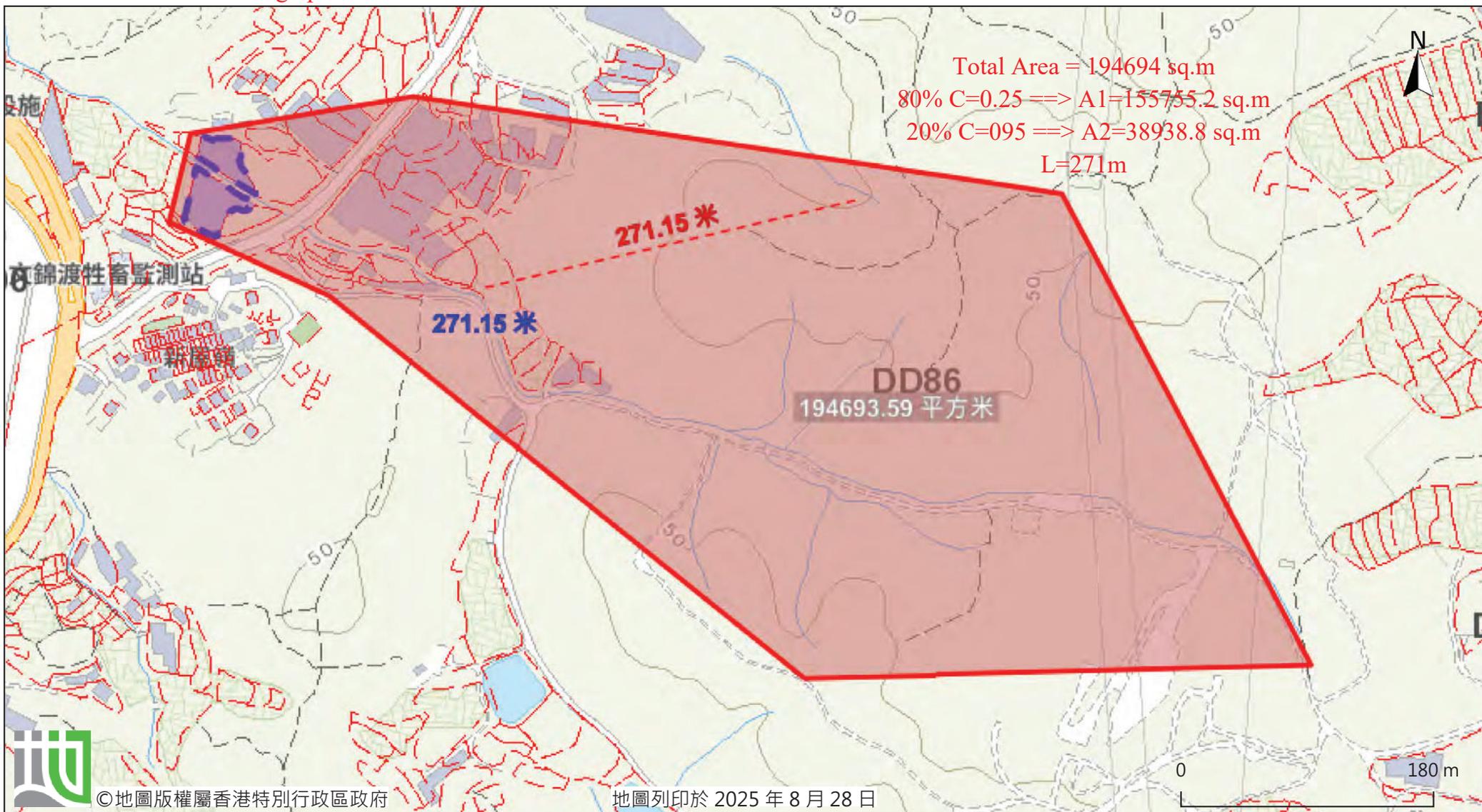


Appendix E –CALCULATION OF MODIFIED 3m(W)X3.2m(D)

TRAPEZOIDAL OPEN CHANNEL



Catchment area of existing open channel



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。



Justification of C value for the existing open channel, 80% of catchment area is undeveloped, i.e. 80% C=0.5, 20% C=0.95



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

A1, Area = 155755.2 m² (C= 0.25)
A2, Area = 38938.8 m² (C= 0.95)

Check Modified 3m(W)x3.2m(D) Open Channel

Calculation of Design Runoff of the Proposed Development.

$\Sigma Q = \Sigma 0.278 C_i A$

A = 155755.2+38938.8 m²
= 194694
= 0.194694 km²

t = 0.14465 L/ H^{0.2} A^{0.1}
= 0.14465*271/1^{0.2}*194694^{0.1}
= 11.597 min

i = 1.16*a/(t+b)^c (50 yrs return period, Table 3d, Corrigendum 2024, SDM) and (16% increase due to climate change)
= 1.16*474.6/(11.597+2.90)^{0.371}
= 204.2 mm/hr

Therefore, Q = 0.278*0.25*204.2*0.1557552+0.278*0.95*204.2*0.0389388
= 4.3093 m³/sec
= **258561** lit/min

Calculation Maximum Capacity of Modified 3m(W)x3m(D) Trapezoidal Open Channel

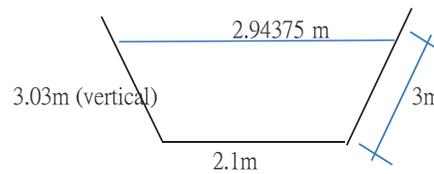
Manning Equation V = R^{2/3}*S_f^{0.5}/n

where R = A/(2E+B) Inclined edge, E= 3.029518 m (200mm freeboard is considered)
= 0.9273 W= 2.94375 m
A= 7.565625 m²
B= 2.1 m

n = 0.018 s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

S_f = 0.00286 (1:350)

Therefore, V = 0.8265^{2/3}*0.00333^{0.5}/0.018
= 2.824 m/sec



Maximum Capacity (Q_{max}) = V*A
= 21.364 m³/sec
= **1281819** lit/min
> **258561** lit/min

OK

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年01月12日星期一 11:31
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: 回复 : Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years
附件: DD90 Lot664A Run-in out Proposal 11-1-2026.pdf
類別: Internet Email

Dear Sir/Madam,

Please find the revised documents for TD run in/out proposal in attachment.

Thanks & Regards

Tsang shun ki
[REDACTED]

Submission of a Run-in/out Proposal

Proposed Temporary Warehouse for the Storage of Car Parts and Associateed Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, New Territories

(Application No. A/NE-MKT/56)

Date: Jan 2026

1. Introduction

Planning Application (No. A/NE-MKT/56) for Proposed Temporary Warehouse for the Storage of Car Parts and Associated Filling of Land for the period of 3 years at Lots 664S.A. in DD 90 and Adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, New Territories was received by the Town Planning Board. The purpose of this submission of a run-in/out proposal is to provide a proposal on the vehicular access arrangement for the run-in/out design for the vehicles leaving/entering the proposed use

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the northern side of Lin Ma Hang Road. (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the southern side of the Application Site, about 7metres wide and is currently soil ground. It is approximately 800mm lower than the level of Lin Ma Hang Road (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that *"where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete"*). The

design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113C and 1114AB (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

The following construction procedures will be adopted, (photos below are indicative only, not the site condition):



(1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



(2) Excavation of the run-in/out after making arrangements for any utilities division.



(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving

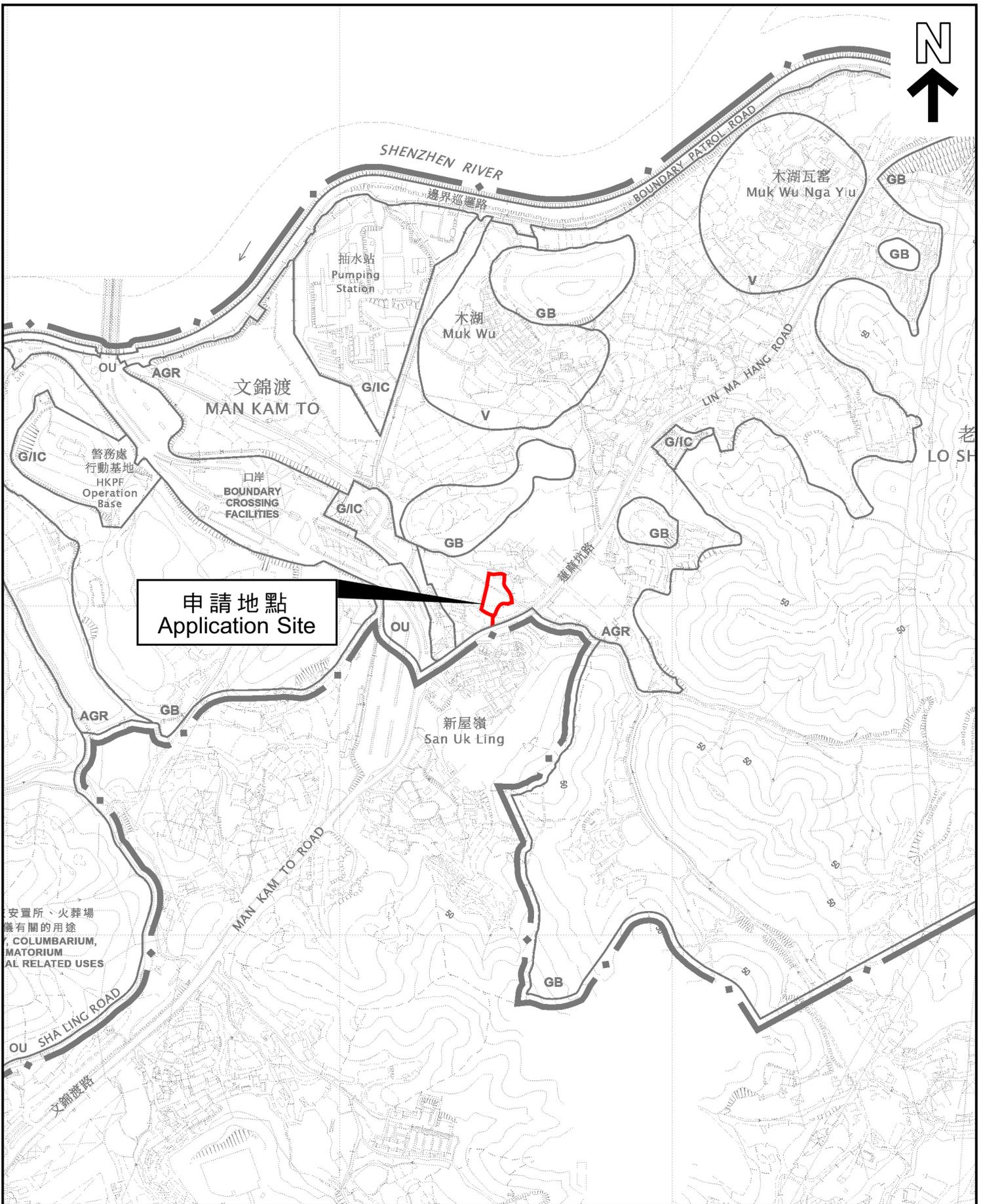


(6) Spare PVC ducts marked on the footway thus C↑D

5. Conclusion

For the Planning Application (No. A/NE-MKT/56), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

Jan 2026



申請地點
Application Site

位置圖 LOCATION PLAN

因應於2025年12月19日接獲的進一步資料而修訂的位置圖
REVISED LOCATION PLAN
IN VIEW OF FURTHER INFORMATION
RECEIVED ON 19.12.2025

SCALE 1 : 7 500 比例尺



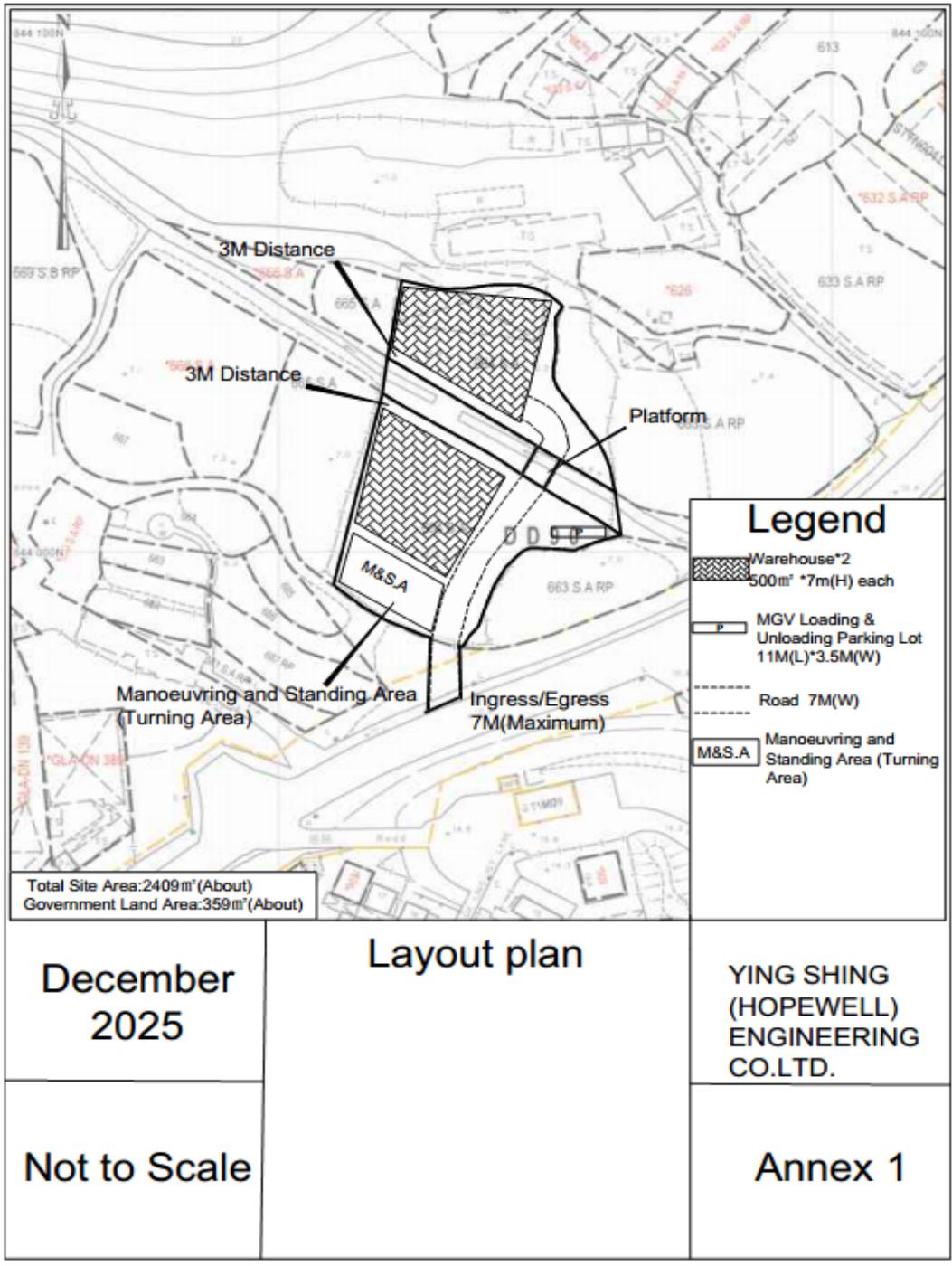
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/NE-MKT/56

本摘要圖於2025年12月24日擬備，
所根據的資料為於2025年10月28日
核准的分區計劃大綱圖編號S/NE-MKT/7
EXTRACT PLAN PREPARED ON 24.12.2025
BASED ON OUTLINE ZONING PLAN No.
S/NE-MKT/7 APPROVED ON 28.10.2025

Appendix 2



Site Plan

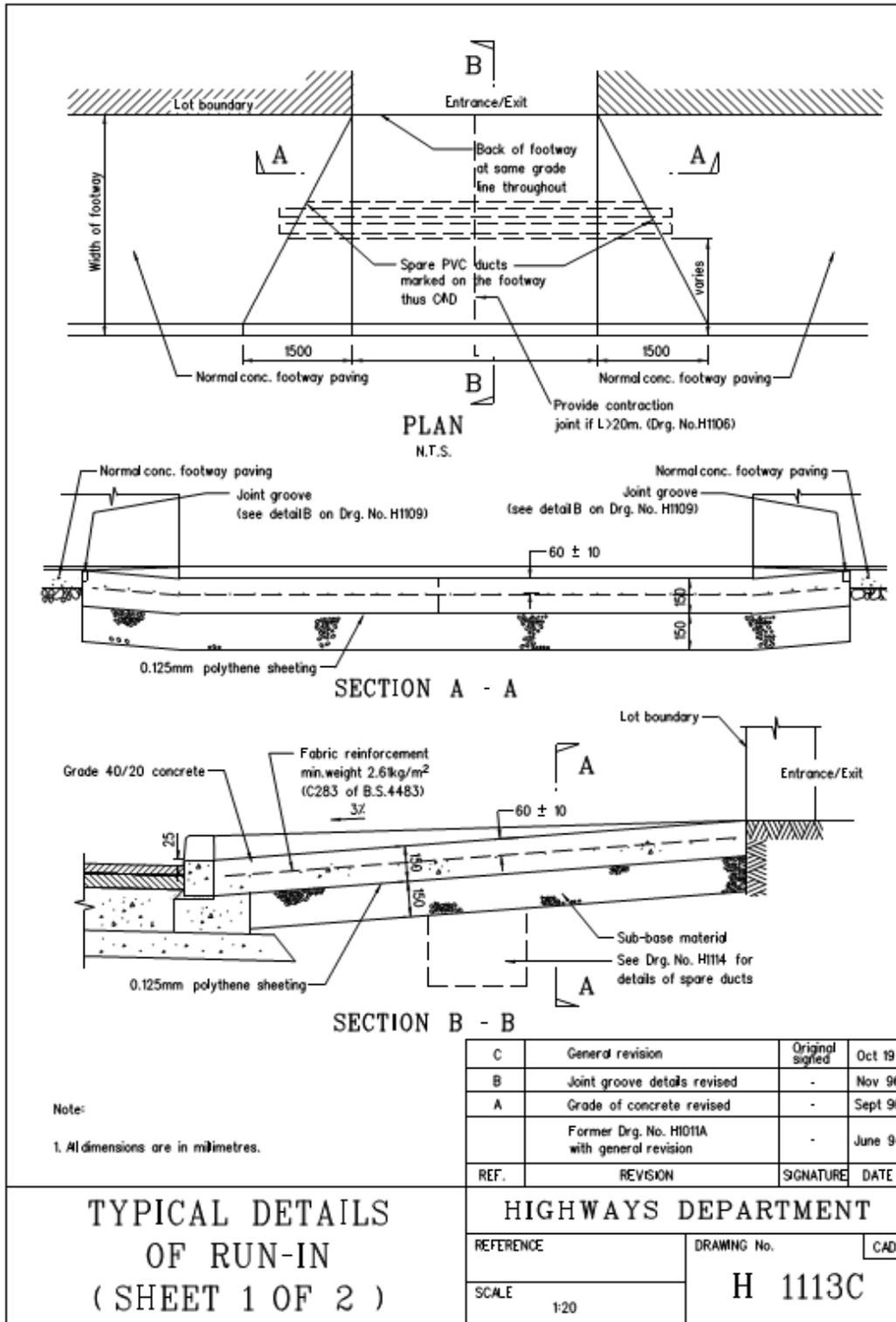
Appendix 3

7m width Run in/out

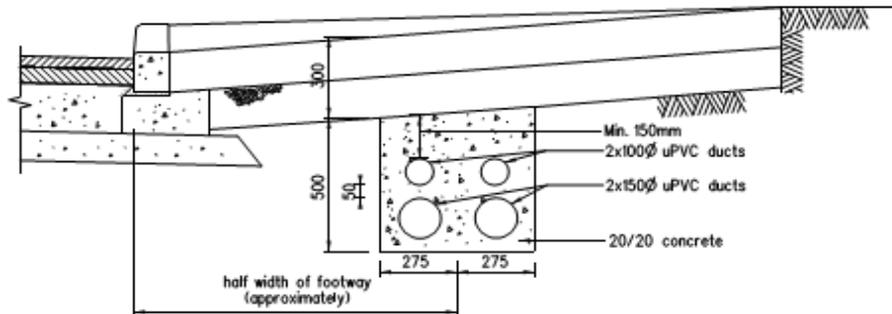


Photos of Existing Run-in/Out

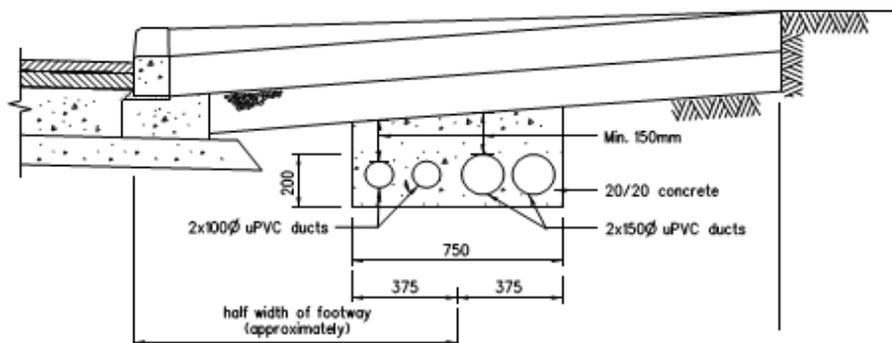
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年01月13日星期二 13:29
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: 回复 : Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years
附件: A_NE_MKT_56_Lands comments & response.pdf
类别: Internet Email

Dear Sir/Madam,

Regarding to the comments from **Lands Department**. We note and response to all the comments. Please find attachment.

Thanks & Regards

Tsang shun Ki
[REDACTED]

Department	Date	Comments	Response to comments
District Lands Officer/North, Lands Department	07-01-2026	<p>a) he objects to the application;</p>	<p>We noted. This purposed planning is of a temporary nature, and the applicant will comply with all comments raised by the Lands Department.</p>
		<p>(b) the application site (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;</p>	<p>We noted. The proposed ingress/egress areas are included in and mentioned within the S16 planning application, related plans, and planning statement.</p>

	<p>(c) no consent is given for inclusion of GL in the Site. However, part of the adjoining GL within an existing watercourse has been filled and fenced off without any permission. Any disturbance and occupation of GL without Government's prior approval are offences under law. The lot owner/applicant shall immediately cease the illegal occupation of the GL and reinstate the watercourse to government's satisfaction;</p>	<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the reinstatement works for the unauthorized filling on the Government Land adjoining the existing watercourse within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>
<p>(d) for direct grant of Short Term Tenancy (STT) of the adjoining GL to the applicant for temporary uses, prior policy support from the relevant bureau has to be obtained. As the applicant does not provide any details on the policy support, the applicant should seek comments from the relevant bureau, especially noting that the application highlights the original business operation of the applicant is affected by the development of Hung Shui Kiu/Ha Tsuen New Development Area;</p>	<p>We noted the comments. We have consulted the views of other relevant departments through the Section 16 planning application, including DSD, TD, EPD, and AFCD, and all departmental comments have been received and addressed. We sincerely hope that these responses satisfy all requirements.</p> <p>Supplementary documents have been provided in support of the applicant, demonstrating that the applicant's original business operations have been affected by the development of the Hung Shui Kiu/Ha Tsuen New Development Area.</p>	

		<p>(e) the following irregularities covered by the subject planning application have been detected by his office:</p> <p>Unauthorised structure within the said private lot covered by the planning application</p> <p>LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority.</p> <p>The lot owner should rectify the lease breaches as demanded by LandsD; and</p> <p>Unlawful occupation of GL with unauthorised</p>	
			<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the demolition works for the unauthorized structure within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>

	<p>structure covered by the planning application</p> <p>LandsD objects to the planning application since there are illegal land filling and occupation of GL in which regularisation would not be considered according to the prevailing policy. The lot owner should immediately reinstate the watercourse falling within GL, cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;</p>	
--	---	--

	<p>(f) the lot owner/applicant shall reinstate the watercourse falling within GL, cease the illegal occupation of the GL immediately and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required and the availability of the policy support of the direct grant STT, apply to his office for a Short Term Waiver (STW) and STT to permit the structures erected/to be erected and occupation of GL. The applications for STW/STT will be considered by the Government in its capacity as a landlord and there is not guarantee that it will be approved. The STW, if approved, will be on whole lot basis and the STW/STT will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in</p>	<p>We have carefully reviewed and fully understood the comments provided by the Lands Department in respect of the subject planning application.</p> <p>As the lot tenant, we sincerely regret the unauthorized filling and erection of structures on Government land</p> <p>We undertake to fully cooperate with the Department and to rectify the irregularities as soon as possible. In accordance with the Department's requirements, we are actively carrying out the reinstatement of works and have immediately ceased all unauthorized occupation of Government land. We will make every effort to complete the necessary reinstatement and remedial measures in the shortest possible time. Upon approval of the planning application by the Town Planning Board, we will immediately submit a formal application to the Lands Department for a short-term waiver and short-term tenancy to regularize the structures erected/to be erected on Government land.</p> <p>We fully accept that the application will be processed on a whole-lot basis and will be subject to all relevant terms and conditions, including payment of retrospective waiver fees/rent (calculated from the date the unauthorised</p>
--	--	--

future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;

structures were first erected) and any administrative fees as determined by the Lands Department at its discretion.

We remain committed to complying with all governmental requirements and sincerely appreciate the Department's guidance in this matter.

		<p>(g) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval; and</p>	<p>We Noted.</p>
		<p>(h) unless and until the disturbance and the unlawful occupation of GL are duly rectified by the lot owner/applicant, it should be taken as his office objects to the application which must be brought to the attention of the Town Planning Board when it considers the application.</p>	<p>After receiving the comments from the Lands Department on 7 January 2026, we immediately started the reinstatement works within the site.</p> <p>We are fully cooperative and compliant with instructions from all relevant government departments. As the work requires time to complete, we will do our utmost to finish the reinstatement as early as possible.</p>

Supplementary Document

Supplementary statement for Sympathetic Consideration of Genuine Difficulties Arising from the Hung Shui Kiu/Ha Tsuen New Development Area Project

Dear Sir/Madam,

The applicant's original business operations have been significantly impacted by the development of the Hung Shui Kiu/Ha Tsuen New Development Area. The attached documents clearly demonstrate that the relevant land parcels were used for lawful purposes prior to the announcement and implementation of the New Development Area. The progressive land resumption and infrastructure works associated with the New Development Area have directly affected the applicant's years of effort, operational space, and viability of the applicant's long-standing business at its original location. Consequently, the applicant was compelled to relocate in order to sustain business operations and livelihood. Given the circumstances described above, we earnestly hope that relevant departments will take into consideration the genuine hardship faced by the applicant arising from the New Development Area project. We will fully cooperate with all requirements and rectify the non-compliant situation as soon as possible. We sincerely appreciate your committee and relevant departments understanding and support in this matter.

(申請人的原有業務運作因洪水橋 / 廈村新發展區的發展而受到重大影響。隨附文件清楚顯示，有關地段在新發展區宣布及實施之前，曾用作合法用途。新發展區相關的土地逐步收回及進行基建工程，直接影響申請人於原址經營多年的業務的心血、營運空間及可行性。因此，申請人被迫遷址以維持業務運作及生計。

鑒於上述情況，我們殷切期盼相關部門能體恤申請人因新發展區計劃所衍生的真實困境。我們將全力配合各項要求，並盡快糾正違規狀況，同時衷心感謝貴委員會和相關部門對此事宜的理解與支持。)

Yours faithfully,



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電話 Tel: 3547 0726
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep7@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA HSK/SBUT/0251
來函檔號 Your Ref:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

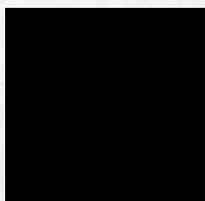
新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

來函請註明本署檔號
Please quote our reference in your reply

Topfaith Electronics Limited (德暉電子有限公司)

(經辦人：梁志強 先生)



梁先生：

洪水橋／厦村新發展區第二期發展工程
業務經營者：Topfaith Electronics Limited (德暉電子有限公司)

清拆編號：H29/401-404 and 404A-M

你／貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出。

有關你／貴公司露天／戶外業務經營者的特惠津貼評估正審核中，本署會稍後通知你／貴公司審核結果。

如你／貴公司對此事有任何查詢，請於辦公時間內致電 3547 0719 與本人聯絡。

總產業測量師／新發展區

(劉妙萍



代行)

2026 年 1 月 8 日

Previous Applications

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/25	Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of Three Years	11.9.2023	R1-R3
A/NE-MKT/33	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	16.8.2024	R1-R2

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed use with/without associated filling of land would not generate adverse traffic, drainage, environmental and/or landscape impacts on the surrounding areas.
- R3 The proposed use did not comply with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval has been granted to the site and there were adverse departmental comments and local objections.

**Similar Applications for Temporary Warehouse
within/partly within the same “Agriculture” zone in the vicinity of the Application Site**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	20.9.2024 <i>(revoked on 20.9.2025)</i>
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years and Associated Filling of Land	19.7.2024
A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of Three Years and Associated Filling of Land	10.1.2025
A/NE-MKT/39	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years and Associated Filling of Land	24.1.2025
A/NE-MKT/40	Proposed Temporary Warehouse for Storage of Construction Materials and Furniture for a Period of Three Years and Associated Filling of Land	2.5.2025
A/NE-MKT/46	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	18.7.2025

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of Three Years and Associated Filling of Land	1.12.2023 <i>(on review)</i>	R1-R2
A/NE-MKT/29	Temporary Warehouse for Storage of Construction Material for a Period of Three Years	10.11.2023	R1-R2
A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of Three Years and Filling of Land	27.10.2023	R1-R3

Rejection Reasons

- R1 The proposed/applied use was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

- R2 The applicant failed to demonstrate in the submission that the proposed/applied use would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The proposed use did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

Government Departments' General Comments

1. Fire Safety

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

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

2. 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 for the existing structure at the application site (the Site), he is not in a position to offer comments on its suitability for the use proposed in the application; and
- his detailed advisory comments are at **Appendix V**.

3. Traffic

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

- no adverse comment on the application from traffic engineering perspective;
- should the application be approved, conditions should be included to request the applicant to implement the proposed traffic management measures, and the implemented traffic management measures shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application from highway maintenance perspective;
- no comment on the design of the proposed vehicular run-in/run-out, which complies with HyD standard drawings (i.e. H1113 and H1114). Should the application be approved, condition should be included to request the applicant to construct the proposed vehicular run-in/run-out to the Site in accordance with the proposal to the satisfaction of his office; and
- his detailed advisory comments on the application are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising tree clusters, woodlands, small houses and temporary structures. The proposed use is not entirely incompatible with the surrounding environment;
- with reference to site photos taken in November 2025 and her site records taken in August 2025, the Site is largely fenced-off with no significant landscape resources. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- her detailed advisory comments on the application are at **Appendix V**.

5. Drainage

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

- in order to streamline the process and act as a facilitator for the relocation of affected operator affected by New Development Area, she has no in-principle objection to the application from public drainage viewpoint provided that a revised Drainage Impact Assessment (DIA) would be submitted afterwards;
- should the application be approved, the applicant shall provide a revised DIA and flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be implemented and maintained to the satisfaction of DSD; and
- her detailed advisory comments on the application are at **Appendix V**.

6. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Commissioner of Police (C of P);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Principal Government Engineer/Railway Development, HyD (PGE/RD, HyD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed land filling works at the application site (the Site);
- (b) to resolve any land issues relating to the development with other concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) no consent is given for inclusion of GL in the Site. However, part of the adjoining Government Land (GL) within an existing watercourse has been filled and fenced off without any permission. Any disturbance and occupation of GL without Government's prior approval are offences under law. The lot owner/applicant shall immediately cease the illegal occupation of the GL and reinstate the watercourse to government's satisfaction;
- (ii) for direct grant of Short Term Tenancy (STT) of the adjoining GL to the applicant for temporary uses, prior policy support from the relevant bureau has to be obtained. As the applicant does not provide any details on the policy support, the applicant should seek comments from the relevant bureau, especially noting that the application highlights the original business operation of the applicant is affected by the development of Hung Shui Kiu/Ha Tsuen New Development Area;
- (iii) the following irregularities covered by the subject planning application have been detected by his office:

Unauthorised structure within the said private lot covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD; and

Unlawful occupation of GL with unauthorised structure covered by the planning application

LandsD objects to the planning application since there are illegal land filling and occupation of GL in which regularisation would not be considered according to the prevailing policy. The lot owner should immediately reinstate the watercourse falling within GL, cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owner/applicant shall reinstate the watercourse falling within GL, cease the illegal occupation of the GL immediately and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required and the availability of the policy support of the direct grant STT, apply to his office for a Short Term Waiver (STW) and STT to permit the structures erected/to be erected and occupation of GL. The applications for STW/STT will be considered by the Government in its capacity as a landlord and there is not guarantee that it will be approved. The STW, if approved, will be on whole lot basis and the STW/STT will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when

the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the low owner/applicant 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 proposed use is temporary in nature, only erection of temporary structures will be considered; and

- (v) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practice and measures to protect nearby watercourses from adverse impacts during the construction and operational phases;
- (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' to avoid causing nuisance to the surroundings;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicant should note that:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two one-storey structures, a steel platform for pedestrian traffic and land filling are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (i.e. Lin Ma Hang Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any approved use under the captioned application;

- 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;
 - the 7m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the applicant should ensure no visitor/pedestrian at the Site when the medium goods vehicle is reversing into the parking space; and
 - (ii) it is noted that new steel platform is intended solely for pedestrian traffic and the conveyance of goods by hand-pushed trolley, not for vehicular access. The applicant is reminded to submit a proposal for approval to the responsible parties including BD if the use of the access is changed;
- (j) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
- (i) the proposed access arrangement should be commented by the Transport Department (TD);
 - (ii) as there is no proper run-in/out for the proposed ingress and egress of the Site, the applicant should submit a design of the run-in/out for his office's review upon TD's approval of the access arrangement; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (l) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) for the Drainage Impact Assessment (DIA) provided by the applicant, the applicant should find her comments as follows:
 - appendix E – the applicant should elaborate the methodology to delineate the catchment area of existing open channel. Particularly, the applicant should review if the San Uk Ling area and runoff from the mountain to the south of San Uk Ling should be included in the catchment area plan;
 - appendix E – the applicant should justify the depth adopted for calculation of the capacity of the proposed trapezoidal channel. The nominal depth of trapezoidal channel is large as the proposed platform at top edges is elevated to around +10mPD with landfilling works. However, the effective depth with the trapezoidal channel for drainage flow shall be less than nominal depth as the adjoining ground level at upstream and downstream streamcourse is still around +7mPD. The applicant should review the calculation and justify if the proposed modification works is sufficient;

- drawing D01 – the applicant should advise the fall ratio of the proposed trapezoidal open channel. The applicant should also study the invert level of immediate upstream and downstream streamcourse. Appropriate improvement works to level the flow path should be planned;
 - drawing D01 – the applicant should review if flap valve is required for the proposed 375mm diameter pipe;
 - drawing D02 – the applicant should provide substantiation on the flow path to the south and east of the Site. As the elevated platform may block original flow path to the existing streamcourse within the Site, the applicant should ensure all the existing flow paths can be diverted to the proposed trapezoidal open channel;
 - drawing D03 – the applicant should indicate the original ground level and proposed ground level. If the ground level at external area as shown in Section A-A (i.e. +9.2mPD and +7.4mPD) is higher than original ground level while lower than the proposed ground level, original overland flow should be collected by the proposed drainage facilities. The applicant is reminded that 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; and
 - in view of the current ponding situation as identified in Photo 2, improvement works to the existing drainage channel as recommended from the DIA shall be prioritised so as to mitigate the flooding risk in the vicinity;
- (ii) the applicant should ensure that no site debris/untreated runoff is allowed to be dumped and/or washed into the streamcourse/proposed channel. If any refuse or other materials are found to have been deposited in the streamcourse/proposed channel as a result of the applicant's works, the applicant shall take immediate actions to remove them without undue delay;
- (iii) the applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his/her design and during construction;
- (iv) the applicant is reminded that 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;
- (v) 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;
- (vi) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- (vii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;
- (viii) 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;

- (ix) the applicant should make good all the adjacent affected areas upon the completion of the drainage works; and
- (x) the Site is in an area where no public sewerage connection is available;
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Water Mains Record Plan (MRP) (**Attachment 1**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum of 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains;
- (n) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & 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, subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works; and

- (o) to note the comments of the Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD) that the applicant should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to BD for approval as required by the provision of the BO if found applicable.

831700E

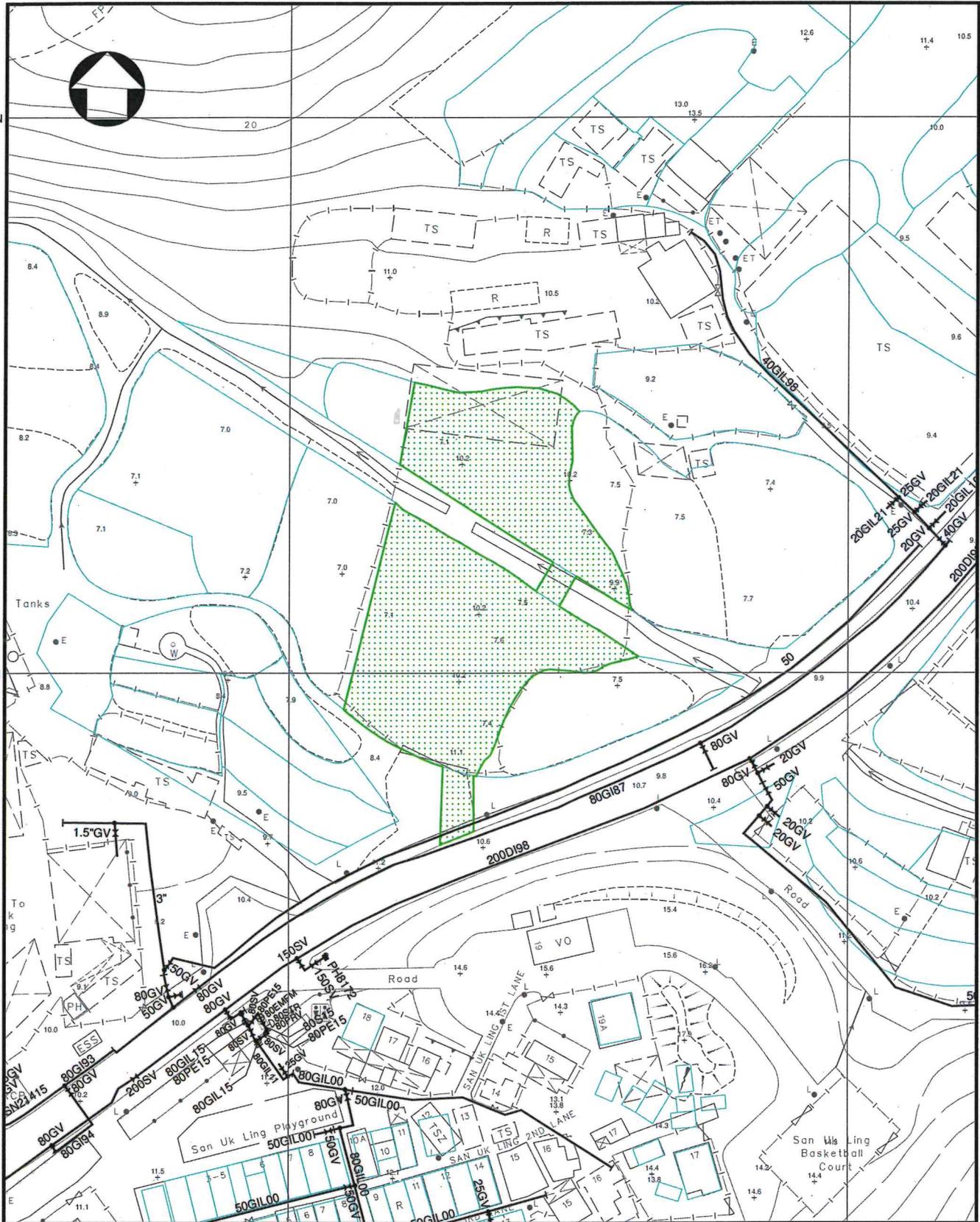
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NOTES:

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

SUBJECT SITE



PRIVATE LOT BOUNDARY (FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-17A

FILE REF: (31) IN WSD/M/SP 3051/528/6S/18 PT.2

REF. CODE: 47W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月10日星期三 3:25
收件者: tpbpd/PLAND
主旨: Re: A/NE-MKT/56 DD 90 Lin Ma Hang Road
類別: Internet Email

A/NE-MKT/56

Lot 664 S.A in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 2,145sq.m Includes Government Land of about 95sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

50 withdrawn and back with yet another reconfiguration of the site.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 16 August 2025 4:01 AM HKT
Subject: A/NE-MKT/50 DD 90 Lin Ma Hang Road

A/NE-MKT/50

Lots 663 S.A RP (Part), 664 S.A, 681 S.A RP (Part), 685 (Part), 686 (Part) and 687

RP (Part) in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 2,832sq.m Includes Government Land of about 400sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Scrap Metals / 1 Vehicle Parking / **Filling of Land**

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

Review of Application 25 did not go ahead. But applicant appears to have assurance that by prevailing the operation will be eventually approved.

So back with an even larger footprint for open storage of scrap metals, a very polluting operation, particularly when the location is on both sides of a waterway.

The relocation sob story has been trotted out. Note that the applications quoted are all for warehouses and that, surprise, surprise, none of the three have fulfilled conditions to date.

In view of the unpredictable weather patterns and dangers of flooding, it is unacceptable that open storage be approved closed to a waterway. To introduce open storage to the Lin Ma Hang that up to a few years ago had zero brownfield operations is a betrayal of the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 November 2023 3:11 AM HKT
Subject: Re: A/NE-MKT/25 DD 90 Lin Ma Hang Road

Dear TPB Members,

Rejected on 11 Sept. There is no justification in allowing Lin Ma Hang Road to become another stretch of ramshackle brownfield operations.

Rural development should be First Class not Third World.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 18 April 2023 2:24 AM HKT
Subject: A/NE-MKT/25 DD 90 Lin Ma Hang Road

A/NE-MKT/25

Lot 664 S.A in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 2,040sq.m

Urgent Return receipt Expand Group Restricted Prevent Copy

Zoning: "Agriculture"

Applied use: Warehouse and Open Storage for Construction Materials / 4 Vehicle Parking /
Filling of Land

Dear TPB Members,

Strong Objections. This is a 'Destroy to Build' application, to clear the land for brownfield use.

Erection of warehouses would require extensive filling of land. No data on how many trees would be felled.

Members must not allow Lin Ma Hang Road to become another planning disaster on the lines of Kam Tin where all the roads are lined with ramshackle sheds surrounded by piles of lapsap.

Approval would set a most undesirable precedent of trashing yet another corner of the territory.

Mary Mulvihill

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

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

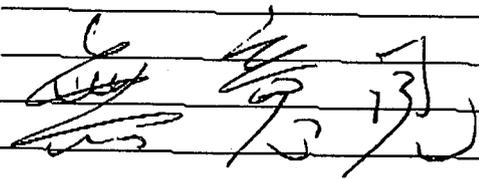
By e-mail : tpbpd@pland.gov.hk

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

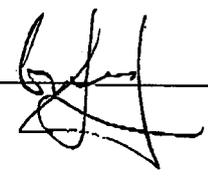
A/NE-MKT/56

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature  日期 Date 2025.11.21

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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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-MKT/56

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請地點位置正處於蓮麻路及文錦渡路交界附近
對蓮麻路口交通十分大影響，經常出入嚴重
阻塞，對附近環境生態環境也破壞。因此反對
在此地點申請興建如填土工程。
楊子

「提意見人」姓名/名稱 Name of person/company making this comment 楊子村振興民村

簽署 Signature 楊子

日期 Date 8-12-2021

Urgent Return receipt Expand Group Restricted Prevent Copy

4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月11日星期四 10:13
收件者: tpbpd/PLAND
主旨: 反對規劃申請 - A/NE-MT/56 (新屋嶺村代表)
附件: 反對規劃申請 - A-NE-MKT-56.pdf
類別: Internet Email

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MKT/56

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對上述申請已遭本村村民及本人多次反對，實情現時
該地段已填土多時，將原有河道嚴重收窄至上游土地及
民居每逢暴雨即遭水浸，居民多次報警求助。



「提意見人」姓名/名稱 Name of person/company making this comment

張永全 (村代表)

簽署 Signature

[Handwritten Signature]

日期 Date

8-12-2025

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

5

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-MKT/56

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對，歡成道路繁忙，對小孩，居民造成不便
危險，又造成空氣污染

「提意見人」姓名/名稱 Name of person/company making this comment

鄭鄧高

簽署 Signature

鄭鄧高

日期 Date

11-12-2025

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6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月02日星期二 17:25
收件者: tpbpd/PLAND
主旨: WWF s16_A/NE-MKT/56 Man Kam To
附件: s16_A_NE-MKT_56 20251202 WWF.pdf
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application s16_A/NE-MKT/56 20251202 WWF.

Thank you for your attention.

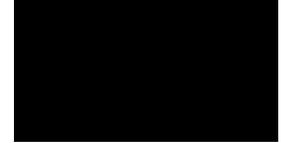
Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong



02 Dec 2025

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Board Members,

RE: Proposed Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years in the "Agriculture" at Lin Ma Hang Road in Ta Kwu Ling (A/NE-MKT/56)

Suspected unauthorised development

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth (Fig 1), it is likely that the application site was well covered with vegetation. According to the image captured in Nov 2023, the project site seemed undergoing massive vegetation with site formation. It was likely already used as an open storage with materials placing in the site for a year, and continued the same use in 2024. In this case, we suspect a "Destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 2011¹, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

¹ TPB Press Release. Available at:
<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

together possible™

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,



Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong
[REDACTED]

Figure 1. Aerial photos showing the changes of landscape and land use at the application site since March 2022



Source: Google Earth (Accessed on 02 Dec 2025)

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7

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月12日星期五 20:49
收件者: tpbpd/PLAND
主旨: KFBG's comments on one planning application
附件: 251212 s16 MKT 56.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

12th December, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of
Land for a Period of 3 Years
(A/NE-MKT/56)**

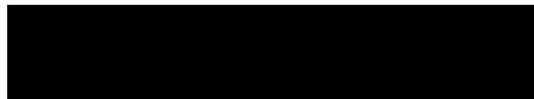
1. We refer to the captioned.
2. There is a rejected application covering the application site. The reasons for rejection are reproduced below (A/NE-MKT/25; Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years; rejected in 2023):

(a) the development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the development does not comply with Town Planning Board Guidelines PG-No. 13G for "Application for Open Storage and Port Back-up Uses" in that no previous approval has been granted to the site and there are adverse departmental comments and local objections; and

(c) the applicant fails to demonstrate in the submission that the development would not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

3. We recommend the Board rejecting this application as it is not in line with the planning



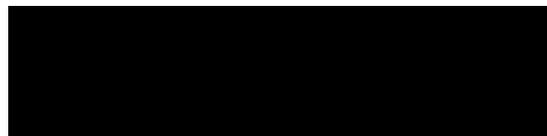


嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

intention of the Agriculture zone. In addition, the Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then whether this should be set as an approval condition.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Seg. 3 8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

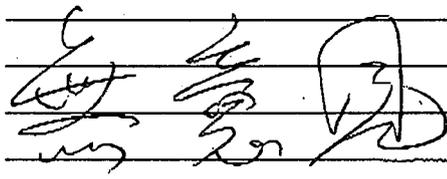
By e-mail : tpbpd@pland.gov.hk

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

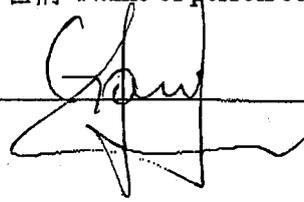
A/NE-MKT/56 Received on 19/12/2025

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature  日期 Date 2025.12.30

9

Date No.

致城市規劃委員會秘書:

有關的規劃申請編號: A/NE-MKT/56

意見詳情:

我等居住於新界文錦渡達麻坑路 D.D.90. LOT 665A, 666A, 667, 669B及 685地段附近之村民. 現聯名反對有某公司在上述地段申請填土及建臨時貨倉存放汽車零件. 理由如下:

2023年有人在 D.D.90. LOT 664A地段私自填土用作露天貨場引致原有河道收窄及淤塞. 結果年尾一場洪雨將上游及附近農田產屋淹浸. 雖未造成人命傷亡, 但令到他們損失慘重. 此情此境現仍還歷歷在目. 所以遇有下雨, 我們都提心吊胆. 現某公司又想在 D.D.90 LOT 664A地段附近填土(即申請地段)作臨時貨倉存放汽車零件將會加深水患, 所以我們聯名誓死反對.

提意見人姓名: 張亞明
簽署: 麥劍偉 蔡焯 黃紀元 黃劍剛
黎秀儀 杜貴有 杜直 張育東
張靜敏 張育欣 杜樹安
顏美玲 張詠茵 張玉歡
張海斌

日期: 05-01-2026

10

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-MKT/56

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人居住於申請編號 A/NE-MKT/56 工程的上游位置，現反對此工程實施。因填土工程於排水處加了很多縱橫交錯的工字鐵，導致雨天時雨水不能正常排走。引致，上游位置多次水浸，需報警求助。於 2023 年，暴雨下私家水浸位置高至腰部，導致財物損失嚴重，家人的精神也受到嚴重的創傷，患上雨天 PTSD。不明白當初地政處為何會批准填土至 2 米高，是否有考慮過雨天排水的問題。

望貴處能體恤民情加以阻止。

另附上工字鐵及 2023 年水浸的照片。

「提意見人」姓名/名稱 Name of person/company making this comment

鄭運光

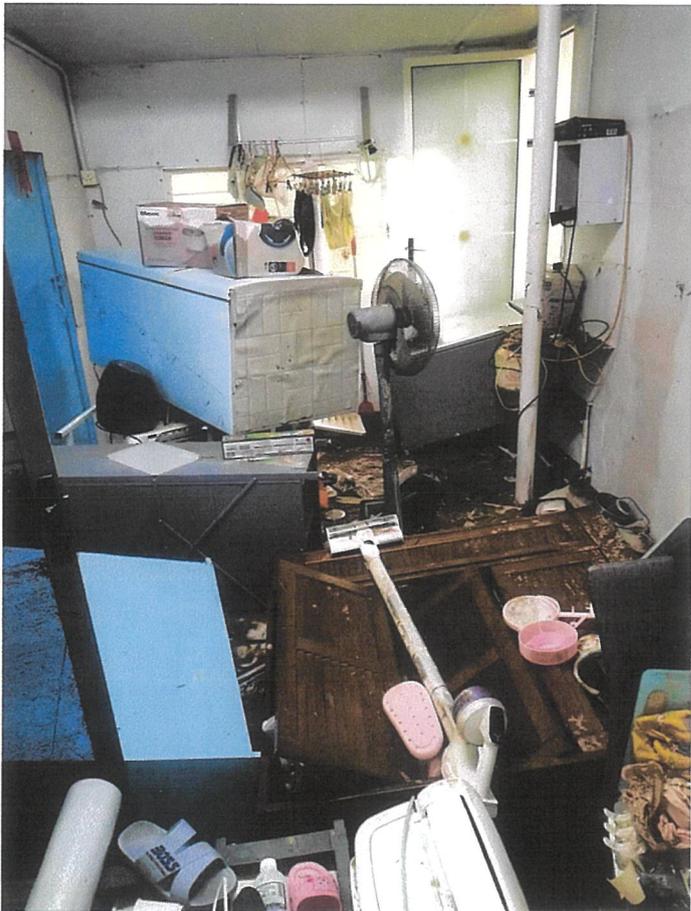
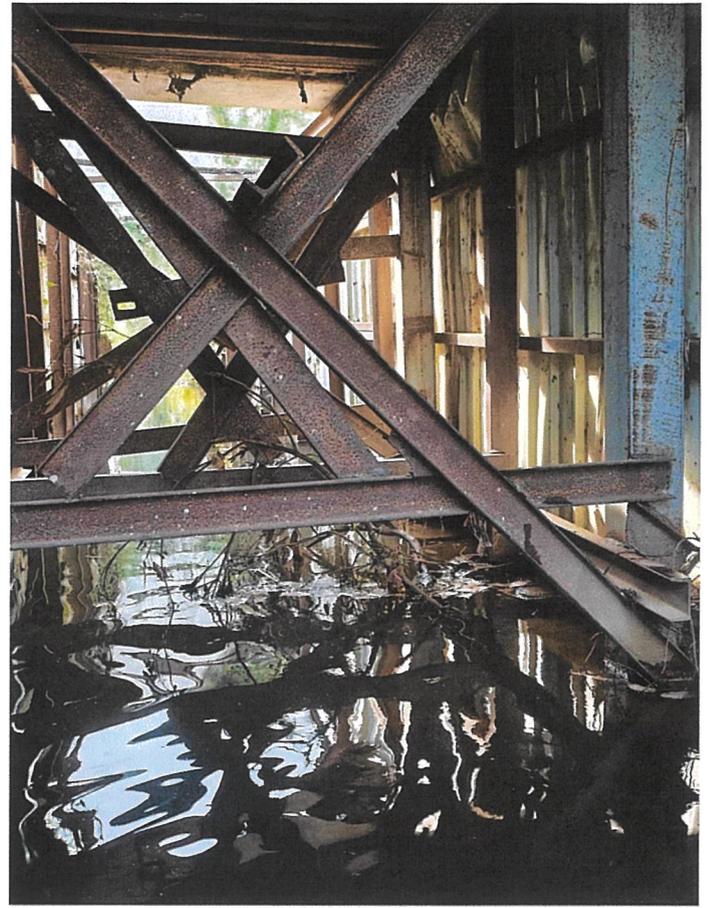
簽署 Signature

鄭光

日期 Date

2026-1-13





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Seg. 3

11

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月20日星期二 16:29
收件者: tpbpd/PLAND
主旨: KFBG's comments on SIX planning applications
附件: 260120 s16 TKL 827, 828 & 829.pdf; 260120 s16 MKT 56.pdf; 260120 s16 KTN 1135 & 1136.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

20th January, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of
Land for a Period of 3 Years
(A/NE-MKT/56)**

1. We refer to the captioned.
2. There is a rejected application covering the application site. The reasons for rejection are reproduced below (A/NE-MKT/25; Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years; rejected in 2023):

(a) the development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

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(c) the applicant fails to demonstrate in the submission that the development would not generate adverse traffic, drainage and environmental impacts on the surrounding areas.





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

3. We recommend the Board rejecting this application as it is not in line with the planning intention of the Agriculture zone. In addition, the Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then consider whether this should be set as an approval condition.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

