

2025年 12月 9日

此文件在 2025-12-09 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-12-09.
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

2502691

25/11 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KLN/116
	Date Received 收到日期	2025-12-09

1. 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。
2. 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樓及新界沙田上禾輋路1號沙田政府合署14樓)索取。
3. 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)
New Peak Investment Limited 新高峰投資有限公司

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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tai Wah Development Consultants Limited 大華發展顧問有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1363 S.B RP (Part), 1479 S.B RP, 1484 S.B RP, 1485 RP, 1486 RP, 1487, 1488, 1489, 1490, 1492 RP, 1493 S.B RP, 1498 S.B RP, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507 S.A, 1507 S.B, 1508, 1509, 1510 RP, 1511 RP, 1512 RP, 1513, 1514 RP, 1515 S.A RP, 1515 S.B RP, 1516, 1518 RP (Part), 1519 RP (Part), 1534 S.A RP, 1534 RP, 1536, 1538, 1540, 1542 RP, 1585 RP, 1586 RP (Part), 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606 S.A, 1606 S.B, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1615 (Part), 1617, 1618 (Part), 1621 (Part), 1631 RP (Part), 1714 (Part) and 1715 (Part) in D.D. 78; and Lots 78 S.B RP, 79 RP (Part), 80 (Part), 81 (Part), 82 (Part), 812, 814 (Part), 816 (Part), 817 (Part), 818 (Part), 834 (Part), 835, 836, 837, 838, 839, 840, 841, 842 S.A, 842 S.B, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859 S.A ss.1, 859 S.A RP, 859 S.B, 860, 861, 862, 863, 864, 865 S.A, 865 S.B, 865 S.C, 865 S.D, 866, 867 (Part), 868, 869, 870, 871, 872, 873, 874, 875, 876, 877 S.A, 877 RP, 878, 879, 880, 881 (Part), 882, 883, 884 (Part), 885 S.A (Part) and 885 RP (Part) in D.D. 82 and adjoining Government Land, Ta Kwu Ling, 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 123,320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 120,642 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)	..... 6,634 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

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

The applicant 申請人 –

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{# &} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{# &} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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 19/11/2025 (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 20/11/2025 (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 Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3	<input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表		

Proposed uncovered land area 擬議露天土地面積	.....	62,999	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	60,321	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	6	.....	
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	.....	120,642	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	120,642	.....	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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	.....
B1	OFFICE AND WASHROOM	1,581 m ² (ABOUT)	3,182 m ² (ABOUT)	7 m (ABOUT)(2-STORY)	.....
B2	LOGISTICS CENTRE	23,006 m ² (ABOUT)	46,012 m ² (ABOUT)	15 m (ABOUT)(2-STORY)	.....
B3	LOGISTICS CENTRE	22,842 m ² (ABOUT)	45,284 m ² (ABOUT)	15 m (ABOUT)(2-STORY)	.....
B4	WAREHOUSE (EXCL. D.G.G.)	3,840 m ² (ABOUT)	7,680 m ² (ABOUT)	15 m (ABOUT)(2-STORY)	.....
B5	WAREHOUSE (EXCL. D.G.G.)	4,985 m ² (ABOUT)	9,930 m ² (ABOUT)	15 m (ABOUT)(2-STORY)	.....
B6	WAREHOUSE (EXCL. D.G.G.)	4,277 m ² (ABOUT)	8,554 m ² (ABOUT)	15 m (ABOUT)(2-STORY)	.....
TOTAL		60,321 m ² (ABOUT)	120,642 m ² (ABOUT)		.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	.....	16	.....
Motorcycle Parking Spaces 電單車車位	.....	N/A	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	N/A	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	N/A	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	N/A	.....
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces	33	.....

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

Taxi Spaces 的士車位	.....	N/A	.....
Coach Spaces 旅遊巴車位	.....	N/A	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....	N/A	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....	N/A	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....	N/A	.....
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces	53	.....

<p>Proposed operating hours 擬議營運時間 Mondays to Saturdays from 07:00 to 20:00. No operation on Sundays and public holidays.</p>																							
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p>No 否</p>	<p><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)) <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>(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。)</p>																							
<p>(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>		<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p><input checked="" type="checkbox"/></p>																				
<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>		<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</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><input checked="" type="checkbox"/></p>																				
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																						
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																						
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																						

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(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): 託人仍未履行下列附帶條件： <hr/> <hr/> <hr/>
	Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/> (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

7. Justifications 理由

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

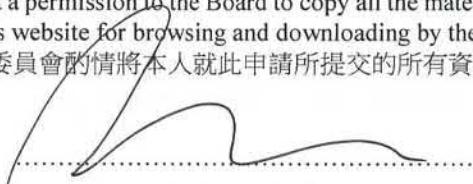
Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

Matthew NG

Planning Consultant

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) 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

MRTP, MPIA, MCIP-I, CMILT

on behalf of
代表

Tai Wah Development Consultants Limited 大華發展顧問有限公司



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

Date 日期

21/11/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1363 S.B RP (Part), 1479 S.B RP, 1484 S.A RP, 1485 RP, 1486 RP, 1487, 1488, 1489, 1490, 1492 RP, 1493 S.B RP, 1498 S.B RP, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507 S.A, 1507 S.B, 1508, 1509, 1510 RP, 1511 RP, 1512 RP, 1513, 1514 RP, 1515 S.A RP, 1515 S.B RP, 1516, 1518 RP (Part), 1519 RP (Part), 1534 S.A RP, 1534 RP, 1536, 1538, 1540, 1542 RP, 1585 RP, 1586 RP (Part), 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606 S.A, 1606 S.B, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1615 (Part), 1617, 1618 (Part), 1621 (Part), 1631 RP (Part), 1714 (Part) and 1715 (Part) in D.D. 78; and Lots 78 S.B RP, 79 RP (Part), 80 (Part), 81 (Part), 82 (Part), 812, 814 (Part), 816 (Part), 817 (Part), 818 (Part), 834 (Part), 835, 836, 837, 838, 839, 840, 841, 842 S.A, 842 S.B, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859 S.A ss.1, 859 S.A RP, 859 S.B, 860, 861, 862, 863, 864, 865 S.A, 865 S.B, 865 S.C, 865 S.D, 866, 867 (Part), 868, 869, 870, 871, 872, 873, 874, 875, 876, 877 S.A, 877 RP, 878, 879, 880, 881 (Part), 882, 883, 884 (Part), 885 S.A (Part) and 885 RP (Part) in D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories
Site area 地盤面積	123,320 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 6,634 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2
Zoning 地帶	"Recreation" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities 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 □ About 約 □ Not more than 不多於	N/A □ About 約 □ Not more than 不多於
	Non-domestic 非住用	120,642	□ About 約 □ Not more than 不多於	0.98 □ About 約 □ Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		N/A
		Non-domestic 非住用		6
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 □ (Not more than 不多於)
			N/A	Storeys(s) 層 □ (Not more than 不多於)
		Non-domestic 非住用	7 - 15 (about)	m 米 □ (Not more than 不多於)
			2	Storeys(s) 層 □ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		49	% □ 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		49
		Private Car Parking Spaces 私家車車位		16
		Motorcycle Parking Spaces 電單車車位		N/A
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
		Others (Please Specify) 其他 (請列明)		
		Container Vehicle Spaces		33
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		53
		Taxi Spaces 的士車位		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

<u>Chinese</u>	<u>English</u>
中文	英文

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Plans showing location/zoning/land status of/at the Site; Plan showing the affected business premises; Aerial Photo; Plan showing the Site under TPB PG No. 13G; Swept path analysis; drainage and FSIs proposals; Accepted drainage and run-in/out proposals and accepted traffic management measures under the previous application No. A/NE-TKLN/77

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

SECTION 16 PLANNING APPLICATION

PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN “RECREATION” ZONE

**VARIOUS LOTS IN D.D. 78 AND D.D. 82 AND ADJOINING GOVERNMENT LAND,
TA KWU LING, NEW TERRITORIES**

PLANNING STATEMENT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

**NOV 2025
VERSION 1.0**

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EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) to use *Various Lots in D.D. 78 and D.D. 82 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) (D.G.G.) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned as "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2. The Site area is 123,320 m² (about), including 6,634 m² (about) of Government Land (GL). A total of 6 two-storey structures are proposed at the Site for logistics centre, warehouse (excluding D.G.G.), office and washroom uses with total GFA of 120,642 m² (about), the remaining area is reserved for parking and loading/unloading (L/UL) spaces for private cars and container vehicles, and circulation area.
- The Site is accessible from Heung Yuen Wai Highway via Lin Ma Hang Road. The operation hours of the proposed development are Mondays to Saturdays from 07:00 to 20:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - The current application is intended to facilitate the relocation of the applicant's business premises affected by the implementation of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA) and Kwu Tung North (KTN) NDA, and public housing development in Sha Po;
 - The current application is similar to the previously approved S.16 planning application No. A/NE-TKLN/77;
 - The proposed development is only for a temporary basis, approval of the application will not frustrate the long-term planning intention of the "REC" zone;
 - The proposed development is not incompatible with surrounding land use; and
 - No significant adverse impact is anticipated from the development.

- Details of development parameters are as follows:

Application Site Area	123,320 m ² (about), including 6,634 m ² (about) of GL
Covered Area	60,321 m ² (about)
Uncovered Area	62,999 m ² (about)
<hr/>	
Plot Ratio	0.98 (about)
Site Coverage	49 % (about)
<hr/>	
Number of Structure	6
Total GFA	120,642 m ² (about)
- <i>Domestic GFA</i>	Not applicable
- <i>Non-Domestic GFA</i>	120,642 m ² (about)
<hr/>	
Building Height	7 m - 15 m (about)
No. of Storey	2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，向城市規劃委員會提交有關新界打鼓嶺丈量約份第 78 約及第 82 約多個地段及毗鄰政府土地的規劃申請，於上述地點作「擬議臨時物流中心、貨倉(危險品倉庫除外)及貨櫃車停車場連附屬設施(為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2》上劃為「康樂」用途地帶。申請地盤面積為 123,320 平方米(約)，包括 6,634 平方米(約)的政府土地。申請地點將設有 6 座兩層高的構築物作物流中心、貨倉(危險品倉庫除外)、辦公室及洗手間用途，構築物的總樓面面積合共為 120,642 平方米(約)，其餘地方將預留作私家車及貨櫃車停車位和上落客貨車位及流轉空間。
- 申請地點可從香園圍公路經蓮麻坑路前往。擬議發展的作業時間為星期一至六上午七時至下午八時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 本申請旨在協助申請人原來的經營處所受政府洪水橋/廈村新發展區、古洞北新發展區發展及元朗沙埔公營房屋收地影響而需遷移業務處所；
 - 是次申請與先前已獲批之規劃申請(編號：A/NE-TKLN/77)大致相同；
 - 擬議發展只屬臨時性質，批出規劃許可將不會影響「康樂」用途地帶的長遠規劃意向；
 - 擬議發展與周邊土地用途並非不相容；及
 - 擬議發展不會對周邊地區帶來重大負面影響。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	123,320 平方米(約) (包括 6,634 平方米(約)的政府土地)
上蓋總面積：	60,321 平方米(約)
露天地方面積：	62,999 平方米(約)
地積比率：	0.98(約)
上蓋覆蓋率：	49%(約)
樓宇數目：	6 座
總樓面面積	120,642 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	120,642 平方米(約)
構築物高度：	7 米 - 15 米(約)
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **Tai Wah Development Consultants Limited** has been commissioned by **New Peak Investment Limited** (the applicant) to make submission on its behalf to the Board under the S.16 of the Ordinance in respect to *Lots 1363 S.B RP (Part), 1479 S.B RP, 1484 S.B RP, 1485 RP, 1486 RP, 1487, 1488, 1489, 1490, 1492 RP, 1493 S.B RP, 1498 S.B RP, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507 S.A, 1507 S.B, 1508, 1509, 1510 RP, 1511 RP, 1512 RP, 1513, 1514 RP, 1515 S.A RP, 1515 S.B RP, 1516, 1518 RP (Part), 1519 RP (Part), 1534 S.A RP, 1534 RP, 1536, 1538, 1540, 1542 RP, 1585 RP, 1586 RP (Part), 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606 S.A, 1606 S.B, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1615 (Part), 1617, 1618 (Part), 1621 (Part), 1631 RP (Part), 1714 (Part) and 1715 (Part) in D.D. 78 and Lots 78 S.B RP, 79 RP (Part), 80 (Part), 81 (Part), 82 (Part), 812, 814 (Part), 816 (Part), 817 (Part), 818 (Part), 834 (Part), 835, 836, 837, 838, 839, 840, 841, 842 S.A, 842 S.B, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859 S.A ss.1, 859 S.A RP, 859 S.B, 860, 861, 862, 863, 864, 865 S.A, 865 S.B, 865 S.C, 865 S.D, 866, 867 (Part), 868, 869, 870, 871, 872, 873, 874, 875, 876, 877 S.A, 877 RP, 878, 879, 880, 881 (Part), 882, 883, 884 (Part), 885 S.A (Part) and 885 RP (Part) in D.D. 82 and Adjoining GL, Ta Kwu Ling, New Territories (the Site) (Plans 1 to 3).*
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Logistics Centre, Warehouse (Excluding D.G.G.) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years**' (the proposed development). The Site currently falls within an area zoned as "REC" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**Plan 2**). According to the Notes of the OZP, the proposed uses, i.e. '*logistics centre*', '*warehouse (excluding D.G.G.)*' and '*container vehicle park*' are neither column one nor two uses within the "REC" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 8 and Appendices I to VI**). Sets of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government bureaux/departments and members of the Board.

2. JUSTIFICATIONS

To Facilitate the Relocation of the Applicant's Business Premises Affected by the Implementation of HSK/HT NDA and KTN NDA, and Public Housing Development in Sha Po

- 2.1 The current application is intended to continue to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu, Kwu Tung and Sha Po due to land resumption to pave way for the development of HSK/HT NDA, KTN NDA, and public housing development in Sha Po (**Plan 4**).
- 2.2 Whilst the applicant had previously spent effort to relocate their premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership, accessibility or site area being too small. After a lengthy site search process, the application site of the previous application (No. A/NE-TKLN/77) was identified for relocation in 2023, as it is relatively flat and easily accessible from Heung Yuen Wai Highway via Lin Ma Hang Road (**Plans 1 and 3**).
- 2.3 The applicant subsequently submitted a planning application (No. A/NE-TKLN/77) to comprehensively relocate the applicant's affected business premises in Hung Shui Kiu, Kwu Tung and Sha Po to the Site¹. The previous application involves the operation of logistics centre, warehouse (excluding D.G.G.) and container vehicle park with ancillary facilities to support the daily operation of the Site. The application was later approved by the Board with conditions for a period of 3 years in March 2024.
- 2.4 Since the approval of the previous application, the applicant has been proactively liaising with relevant stakeholders with the aim to maximise the efficiency and the smoothly delivery of the project. The applicant has been able to obtain consent to include another private lot into the Site (i.e. *Lot 1479 S.B RP in D.D. 78*) for better vehicular circulation within the Site in 2025.
- 2.5 Furthermore, an Authorized Person (AP) has been appointed by the applicant to conduct relevant building works, including designing of the internal layout, preparing for submission of General Building Plan (GBP) to the Buildings Authority for approval etc.; relevant land preparation works, i.e. land survey, topographic survey, geotechnical investigation works are also currently being conducted at the Site. In addition, relevant applications in relations to lands matter, i.e. Short Term Waiver (STW) and Short Term Tenancy (STT) have also been submitted to the Lands Department (LandsD) in May 2024 by the applicant. Since then, the applicant has been actively liaising with the LandsD regarding the lands matter.

¹ The major site boundary difference between the Site and the application site of the previous application No. A/NE-TKLN/77 include the inclusion of 1 more private lot (i.e. *Lot 1479 S.B RP in D.D. 78*) and the GL portion where the run-in/out is proposed at the Site.

2.6 During the planning approval period of the previous application (No. A/NE-TKLN/77), the applicant has shown effort in complying with the planning approval conditions in regards to drainage, fire safety and traffic aspects. All submission-related conditions were successfully complied with by the applicant. Details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-TKLN/77	Date of Compliance
(c) The provision of 2.5 m high solid metal wall	Not complied with
(d) The submission of a drainage proposal	17.09.2024
(e) The provision of drainage facilities	Not complied with
(g) The submission of proposals for fire service installations and water supplies for firefighting	25.07.2024
(h) The implementation of proposals for fire service installations (FSIs) and water supplies for firefighting	Not complied with
(i) The submission of the design of vehicular run-in/run-out to the Site	26.06.2024
(j) The provision of vehicular run-in/run-out to the Site	Not complied with
(k) The submission of a proposal for traffic management measures	14.08.2024
(l) The implementation of the traffic management measures	Not complied with

2.7 In view of the aforesaid works in relations to buildings and lands matters, the applicant intends to commence all the construction works (i.e. site formation work, erection of structures, implementation of proposals and provision of boundary walls) within the same timeframe to maximise the efficiency of the project delivery.

2.8 In support of the application, the applicant has submitted the accepted run-in/out and traffic management measures proposals of the previous application (No. A/NE-TKLN/77, updated drainage and FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant Government bureaux/departments and members of the Board (**Appendices II, IV to VI**).

The Current Application is Similar to the Previously Approved S.16 Planning Application No. A/NE-TKLN/77

2.9 As previously stated, the Site is the subject of one previous S.16 planning application (No. A/NE-TKLN/77) for the same use, which was submitted by the same applicant. When comparing with the previous application, there are slight changes along the western boundary of the Site with larger site area; whilst GFA and site coverage are slightly reduced, with the same building height and no. of storey. The changes are intended to meet the operation needs of the proposed development so as to maximise the operation efficiency. The nature and operation of the applied use

remain unchanged. Detailed differences in development parameters are shown at **Appendix I** and **Table 2** below:

Table 2 - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKLN/77) (a)	Current Application (b)	Differences (b) - (a)
Site Area	122,819 m ² (about), incl. 6,371 m ² of GL (about)	123,320 m ² (about), incl. 6,634 m ² of GL (about)	+501 m ² , +0.40 % (about)
Plot Ratio	1.07 (about)	0.98 (about)	-0.09, -8.41 % (about)
No. of Structure	6	6	<i>No Change</i>
GFA	130,848 m ² (about)	120,642 m ² (about)	-10,206 m ² , -7.80 % (about)
Building Height	7 m - 15 m (about)	7 m - 15 m (about)	<i>No Change</i>

2.10 Since the major development parameters and operation mode of the current application is similar to the previously approved application (No. A/NE-TKLN/77), approval of the current application is considered in line with the Board’s previous decision.

Approval of the Application on a Temporary Basis Would Not Frustrate the Long-term Planning Intention of the “REC” Zone

2.11 Although the Site falls within area zoned as “REC” on the Approved Ta Ku Ling North OZP No. S/NE-TKLN/2, there is no known long-term recreational development at the Site. Furthermore, due to the Site’s proximity to the Heung Yuen Wai Boundary Control Point (BCP), operating cost could be advanced by reducing transportation costs for frequent deliveries and enhancing efficiency of the overall supply chain. The proposed site office will allow the applicant to attract more business clients, creating employment opportunities and economic benefits for the New Territories while optimising the use of valuable land resources. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone and would better utilise deserted land in the New Territories.

2.12 Despite the fact that the proposed development is not in line with planning intention of the “REC” zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set

an undesirable precedent for the "REC" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to drainage, fire service and traffic aspects, to minimise potential adverse impact arisen from the proposed development.

The Proposed Development is Not Incompatible with Surrounding Land Use

2.10 The Site is located at an area predominated by temporary structures for warehouses and workshops, village houses, vacant land and woodland. The Heung Yuen Wai BCP is also located north of the Site. Two similar S.16 planning applications are also located at the vicinity of the Site: applications (No. A/NE-TKLN/85 and 93) for '*warehouse (excluding D.G.G.)*' use which were approved by the Board in 2024 and 2025 respectively. Thus, the proposed development is considered not incompatible with its surrounding land use.

The Proposed Development Would Not Create Significant Adverse Impact to the Surrounding Area

2.11 In order to determine the technical feasibility and suitability of the proposed development at the Site, technical assessments have been conducted on traffic, environmental, drainage, traffic, fire safety, etc.. The proposed development will not induce adverse impacts with proper operation and maintenance practices. The applicant has submitted previously accepted run-in/out and traffic management measures proposals and an updated drainage and FSIs proposal regarding the proposed development so that significant adverse impacts towards the surrounding environments would be minimised upon implementation stages.

3. SITE CONTEXT

Site Location

3.1 The Site is located approximately 550 m south of Heung Yuen Wai BCP; 3.3 km east of Man Kam To Boundary Control Point; 9.1 km north of Fanling MTR Station; and 10.6 km east of Sha Tau Kok BCP (**Plan 1**).

Accessibility

3.2 The Site is accessible from Heung Yuen Wai Highway via Lin Ma Hang Road (**Plan 1**).

Existing Site Condition

3.3 The Site is generally flat, partially hard-paved and the remaining area is covered by vegetation.

Surrounding Area

3.4 The Site is mainly surrounded by vacant land, woodland, public roads, temporary structures, warehouses and village houses (**Plans 1 and 3**).

3.5 To its immediate north is the Heung Yuen Wai Highway and the application site of an approved application (No. A/NE-TKLN/85) for 'warehouse (excluding D.G.G.)' use. To its further north is the Heung Yuen Wai BCP.

3.6 To its immediate east is the Heung Yuen Wai Highway. To its further east across the Heung Yuen Wai Highway are vacant land covered by vegetation, woodland and Chuk Yuen Tsuen.

3.7 To its immediate south are vacant land and some village houses. To its further south are some vacant land covered by vegetation, woodland and village settlement of Kan Tau Wai.

3.8 To its immediate west is Lin Ma Hang Road, which connects the Site with Heung Yuen Wai Highway. To its further west is an application site for an approved application (No. A/NE-TKLN/93) for 'warehouse (excluding D.G.G.)' use, and some vacant land covered by vegetation and Kaw Liu Village.

4. PLANNING CONTEXT

Zoning of the Application Site

4.1 The Site falls within an area zoned as "REC" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**Plan 2**). According to the Notes of the OZP, '*logistics centre*', '*warehouse (excluding D.G.G.)*' and '*container vehicle park*' uses are neither a column 1 nor column 2 use within the "REC" zone, which requires permission from the Board.

Planning Intention

4.2 The planning intention of the subject "REC" zone is *intended primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.*

Previous Application

4.3 The Site is the subject of a previous S.16 planning application (No. A/NE-TKLN/77) for 'Proposed Temporary Logistic Centre, Warehouse (Excluding D.G.G.) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years' use, which was approved by the Board in 2024.

Similar Application

4.4 There are two similar S.16 planning applications within the same "REC" zone. Applications (No. A/NE-TKLN/85 and 93) both for '*warehouse (excluding D.G.G.)*' uses, which were approved by the Board in 2024 and 2025 respectively.

Town Planning Board Guidelines No. (TPB PG-No.) 13G

4.5 The Site falls within category 3 area, which are areas outside the Category 1, 2 and 4 areas. *Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the*

departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4.6 Although the Site falls within category 3 area of the TPB PG-No. 13G (**Plan 6**), the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the implementation of HSK/HT NDA, KTN NDA and public housing development in Sha Po, approval of the current application would not set undesirable precedent within the subject category 3 area and should be considered on an individual merit given its special background of the Site.

Land Status of the Application Site

4.7 The Site mostly consisting private lots, i.e. Lots 1363 S.B RP (part), 1479 S.B RP, 1484 S.B RP, 1485 RP, 1486 RP, 1487, 1488, 1489, 1490, 1492 RP, 1493 S.B RP, 1498 S.B RP, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507 S.B, 1507 S.A, 1508, 1509, 1510 RP, 1511 RP, 1512 RP, 1513, 1514 RP, 1515 S.A RP, 1515 S.B RP, 1516, 1518 RP (part), 1519 RP (part), 1534 S.A RP, 1534 RP, 1536, 1538, 1540, 1542 RP, 1585 RP, 1586 RP (part), 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606 S.A, 1606 S.B, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1615 (part), 1617, 1618 (part), 1621 (Part), 1631 RP (part), 1714 (Part) and 1715 (Part) in D.D. 78 and Lots 78 S.B RP, 79 RP (part), 80 (part), 81 (part), 82 (part), 812, 814 (part), 816 (part), 817 (part), 818 (part), 834 (part), 835, 836, 837, 838, 839, 840, 841, 842 S.A, 842 S.B, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859 S.A ss.1, 859 S.A RP, 859 S.B, 860, 861, 862, 863, 864, 865 S.A, 865 S.B, 865 S.C, 865 S.D, 866, 867 (part), 868, 869, 870, 871, 872, 873, 874, 875, 876, 877 S.A, 877 RP, 878, 879, 880, 881 (part), 882, 883, 884 (part), 885 S.A (part) and 885 RP (part) in D.D. 82 with total land area of 116,686 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**). The remaining area, i.e. 6,634 m² (about), are GL (**Plan 3**).

4.8 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department to make way for erection of the proposed structures and occupation of GL at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The site consists of an area of 123,320 m² (about), including 6,634 m² (about) of GL. Details of development parameters are shown at **Table 3** below.

Table 3 - Development Parameters of the Proposed Development

Application Site Area	123,320 m ² (about), including 6,634 m ² (about) of GL
Covered Area	60,321 m ² (about)
Uncovered Area	62,999 m ² (about)
Plot Ratio	0.98 (about)
Site Coverage	49 % (about)
Number of Structure	6
Total GFA	120,642 m ² (about)
- <i>Domestic GFA</i>	Not applicable
- <i>Non-Domestic GFA</i>	120,642 m ² (about)
Building Height	7 m - 15 m (about)
No. of Storey	2

5.2 A total of 6 two-storey structures are proposed at the Site for logistics centre, warehouse (excluding D.G.G.), office and washroom with total GFA of 120,642 m² (about), the remaining area is reserved for parking and loading/unloading (L/UL) spaces of private cars and container vehicles, as well as circulation area (**Plan 7**). Details of structures are shown at **Table 4** below:

Table 4 - Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Office and Washroom	1,591 m ²	3,182 m ²	7 m (2-storey)
B2	Logistics Centre	23,006 m ²	46,012 m ²	
B3	Logistics Centre	22,642 m ²	45,284 m ²	
B4	Warehouse (excluding D.G.G.)	3,840 m ²	7,680 m ²	
B5	Warehouse (excluding D.G.G.)	4,965 m ²	9,930 m ²	
B6	Warehouse (excluding D.G.G.)	4,277 m ²	8,554 m ²	

Total	60,321 m² (about)	120,642 m² (about)	-
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**D.G.G. - Dangerous Goods Godown*

Operation Mode

5.3 The structures within the Site will be used as logistics centre, warehouse (excluding D.G.G.) for storage of miscellaneous goods, including but not limited to packaged food, packaged beverage, apparel, footwear, electronic goods, etc.. While the uncovered area will be used as parking and L/UL spaces of private cars and container vehicles, as well as circulation area. The operation hours of the proposed development are Mondays to Saturdays from 07:00 to 20:00. There will be no operation on Sundays and public holidays.

5.4 It is estimated that the Site would be able to accommodate not more than 40 staff. The site office and washroom are intended to provide indoor office space for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.5 The Site is accessible from Heung Yuen Wai Highway via Lin Ma Hang Road (**Plan 1**). One 20m (about) wide ingress/egress is provided at the western boundary of the Site (**Appendix V** and **Plan 7**). A total of 102 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

Table 5 - Parking and L/UL Provisions

Type of Parking Space:	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) X 5 m (L)	16
Container Vehicle (CV) Parking Space - 3.5 m (W) X 16 m (L)	33
Type of L/UL Space:	No. of Space
L/UL Space for CV - 3.5 m (W) X 16 m (L)	53

5.6 The applicant submitted a traffic survey during previous application No. A/NE-TKLN/77. Given that there is no change in parking and L/UL provision within the Site, with traffic flows and conditions in and around the site remain largely unchanged, the findings of the previous traffic survey are still valid for the current application and represent a conservative approach.

5.7 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 8**). Staff is deployed to station at the ingress/egress of the

Site to direct incoming/outgoing vehicles to enhance pedestrian safety (**Appendix VI**). The breakdown of estimated trip generation and attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	16	0	44	20	80
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	16	20	44	80
Traffic trip per hour (average)	3	3	25	25	56

5.8 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will also comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

5.10 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/94 to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.

5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of

sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

5.12 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for circulation purpose, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

5.14 The applicant submitted an updated drainage proposal in accordance with the revised site boundary (inclusive of additional Lot (i.e. Lot 1479 S.B RP in D.D. 78) for run-in/out purpose) to mitigate the potential drainage impact generated from the proposed development (**Appendix II**). The current drainage proposal has only been slightly amended based on the approved drainage proposal under the previous application (No. A/NE-TKLN/77) (which is enclosed at **Appendix III** for relevant departments' reference). The submitted proposal has demonstrated that no potential drainage impact would be made to the surroundings. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department or the Board.

Fire Safety Aspect

5.15 The applicant submitted a FSIs proposal for enhancing fire safety within the Site (**Appendix IV**). The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Director of Fire Services or the Board.

6. CONCLUSION

6.1 The Site is subject of a previous application (No. A/NE-TKLN/77) for the same use and was submitted by the same applicant. The application was approved with conditions by the Board on a temporary basis in 2024. Approval of the current application is in line with the Board’s previous decision. Given that the applicant has been proactively liaising with relevant stakeholders in terms of securing extra private lot for better vehicle circulation, land matters, as well as the ongoing building works conducted by AP currently, the applicant has shown one’s effort in complying with approval conditions of the previous application (No. A/NE-TKLN/77). Furthermore, as the current application is intended to facilitate the relocation of affected business premises due to land resumption for NDAs and public housing development in Sha Po, sympathetic consideration could be given by the Board.

6.2 Despite the fact that the Site falls within Category 3 Area under TPB PG-No. 13G, the applicant has submitted drainage, FSIs and run-in/out proposals; as well as traffic mitigation measures to mitigate potential impacts to the surrounding areas (**Plan 6**). Therefore, approval of the current application would not set undesirable precedent within the subject category 3 area and should be considered on its own merits.

6.3 Although the proposed development is neither a column one nor column two use within the “REC” zone, there is no known long-term implementation programme for the “REC” zone (**Plan 2**). Similar applications have also been approved by the Board within the same “REC” zone on the OZP. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “REC” zone and would better utilise deserted land in the New Territories.

6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of updated drainage and FSIs proposals; and accepted drainage, run-in/out and traffic management measures proposals in the previous application to mitigate any adverse impact arising from the proposed development (**Appendices II to VI**). The applicant will also strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.

6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years**’.

Tai Wah Development Consultants Limited

November 2025

APPENDICES

Appendix I	Comparison Between the Current Application and the Previous Application No. A/NE-TKLN/77
Appendix II	Drainage Proposal
Appendix III	Accepted Drainage Proposal under the Previous Application No. A/NE-TKLN/77
Appendix IV	Fire Service Installations Proposal
Appendix V	Accepted Run-in/out Proposal under the Previous Application No. A/NE-TKLN/77
Appendix VI	Accepted Traffic Management Measures under the Previous Application No. A/NE-TKLN/77

Appendix I

Comparison Between the Current Application and the Previous Application No. A/NE-TKLN/77

Appendix I - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKLN/77) (a)	Current Application (b)	Differences (b) - (a)
Site Area	122,819 m ² (about), incl. 6,371 m ² of GL (about)	123,320 m ² (about), incl. 6,634 m ² of GL (about)	+501 m ² , +0.40 % (about)
Covered Area	65,424 m ² (about)	60,321 m ² (about)	-5,103 m ² , -7.80 % (about)
Uncovered Area	57,395 m ² (about)	62,999 m ² (about)	+5,604 m ² , +9.76 % (about)
Plot Ratio	1.07 (about)	0.98 (about)	-0.09, -8.41 % (about)
Site Coverage	53 % (about)	49 % (about)	-6 %, -11.32 % (about)
No. of Structure	6	6	<i>No Change</i>
GFA	130,848 m ² (about)	120,642 m ² (about)	-10,206 m ² , -7.80 % (about)
Building Height	7 m - 15 m (about)	7 m - 15 m (about)	<i>No Change</i>
No. of Storey	2	2	<i>No Change</i>
Uses	Logistics Centre, Warehouse (excluding D.G.G.), Office and Washroom	Logistics Centre, Warehouse (excluding D.G.G.), Office and Washroom	<i>No Change</i>
Parking Spaces for Private Cars	16	16	<i>No Change</i>
Parking Spaces for Container Vehicles	33	33	<i>No Change</i>
Loading/unloading Spaces for Container Vehicles	53	53	<i>No Change</i>

* D.G.G. - Dangerous Goods Godown

Appendix II
Drainage Proposal

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road, New Territories

Drainage Impact Assessment

November 2025

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission for a proposed temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities for a period of three years at the application site.
- 1.1.2 This Drainage Proposal aim to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Application Site situate beside Lin Ma Hang Road and Heung Yuen Wai Highway. It has an area of about 122,819 m². The Site is partially hard-paved and the remaining area is covered by vegetation. The site location plan is shown in **Figure 1**.
- 1.2.2 There is a small hill at the southeast side of the site. The site level beside the small hill is generally higher at approx. +12 to + 13.5 mPD. Site levels in other area are generally various from + 8.5 to + 10 mPD.
- 1.2.3 There is an existing nullah near the northern site and beside Lin Ma Hang Road. An existing stream (southern stream) is running toward west at south east side of the site near the small hill. Existing Drainage Plan are shown in **Figure 2** for reference.
- 1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 123,320 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	123,320
Paved Area (m ²) Assume all proposed site area as paved area for assessment purpose	123,320
Northern Portion – Zone C1a, C1c, C1d (m ²)	17,206
Southern Portion – Zone C1b, C2 to C9 (m ²)	106,114

Table 1 - Key Development Parameters

3. Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	474.6
b	=	2.9
c	=	0.371

(Corrigendum_No.1/2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\frac{1}{\log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)}$$

where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

k_s = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

6. The Bradsby William's Equation is used to determine the time of concentration.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

7. Volume of Drainage Detention Tank:

Extreme Rainfall intensity (1 in 50 yr) at North District Area for rainfall duration of 120 mins, $I = 81.8 \text{ mm/hr}$

(Corrigendum_No.1/2024)

2 hours rainfall duration is adopted

4. Proposed Drainage System

4.1. Proposed Stormwater Storage Tank

- 4.1.1 As per the approved drainage proposal under planning application no. A/NE-TKLN/77, stormwater storage tank is proposed at Northern Site so as to collect additional runoff generated from the site such that there is no drainage impact to the nearby area.
- 4.1.2 The storage tank is proposed to collect the additional runoff for a 1 in 50 year rainfall event for 4 hours. As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is not less than 1,870 m³.
- 4.1.3 During rainstorm event, runoff would be first discharged to storage tank. When the tank is full, it would overflow to existing nullah. The dimension of storage tank and overflow arrangement is shown in **Figure 3.4** and **Figure 3.5**.
- 4.1.4 The stored stormwater will be reused as far as practicable and the surplus water will be pumped to the existing nullah or discharge by opening penstock of overflow channel after the rainfall event. The storage tank would be emptied in 8 hours after the rainfall event. The minimum pump rate is 0.065 m³/s and calculation is shown in **Appendix A2**. Hence, there is no additional flooding risk caused by the Proposed Development.

4.2. Proposed UChannel and Drains

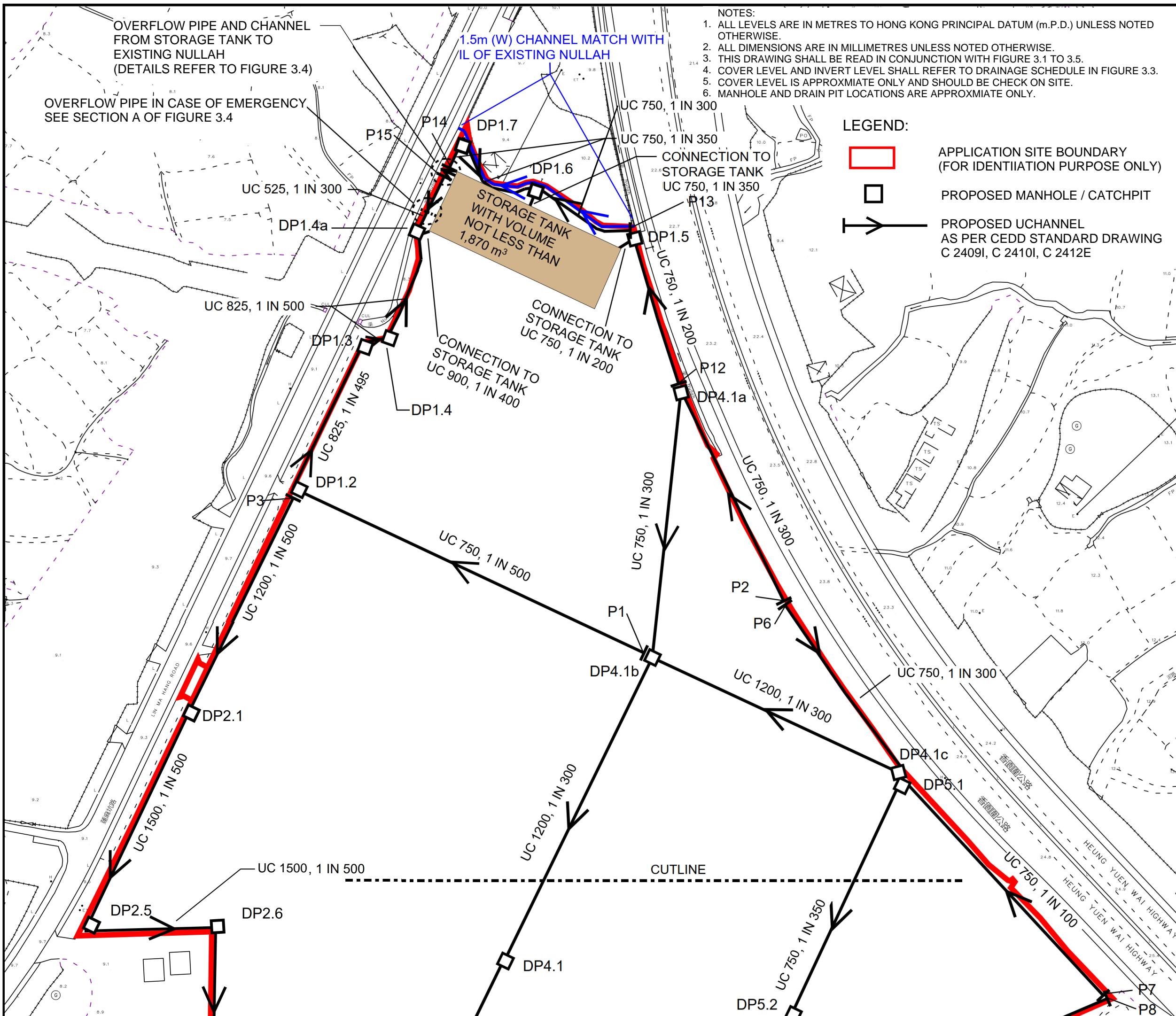
- 4.2.1 Proposed U Channels are designed for collection of runoff for Northern and Southern Development Site. The proposed discharge point for Northern and Southern Site are existing nullah beside Lin Ma Hang Road and existing southern stream respectively. The design calculations of proposed drains are shown in **Appendix A1**.
- 4.2.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3.1** to **Figure 3.5**. The catchment plan is shown in **Figure 4**.

5. Conclusion

- 5.1.1 Follow by the approval drainage study in the planning application, this drainage proposal has been conducted for the Proposed Development. Stormwater Storage Tank with volume 1,870m³ is proposed at Northern Site. The surface runoff from Northern and Southern Site will be collected by the proposed drains and discharged to existing nullah and existing southern stream respectively.
- 5.1.2 This drainage proposal is served to fulfil approval condition (d) under planning application no. A/NE-TKLN/77.

- End of Text -

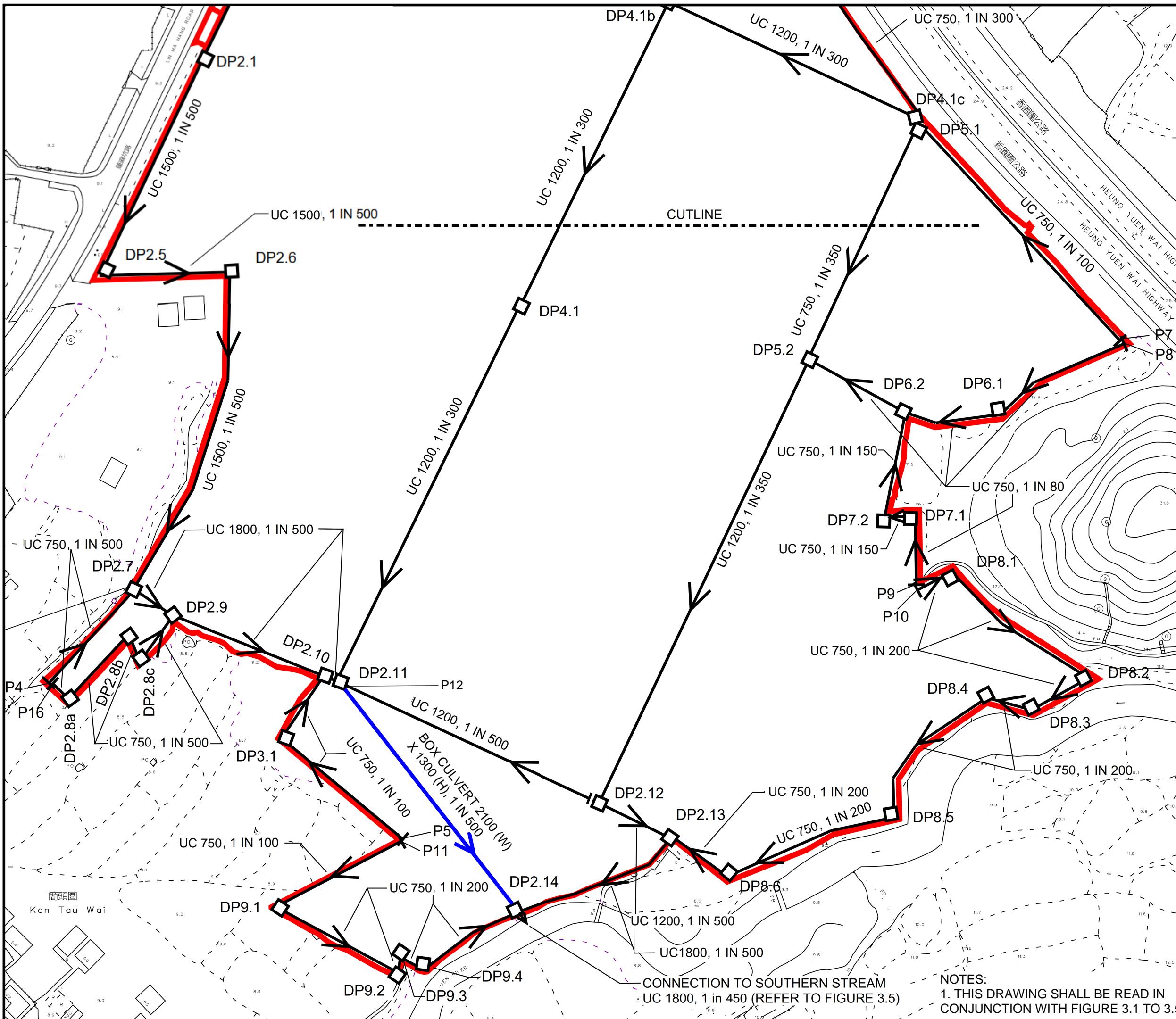
FIGURES



PROJECT:

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road, New Territories

REV	DESCRIPTION	DATE
<p>DRAWING TITLE PROPOSED DRAINAGE SYSTEM SHEET 1 OF 2</p>		
<p>DRAWING NUMBER FIGURE 3.1B</p>		



PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM		
SHEET 2 OF 2		
DRAWING NUMBER		
FIGURE 3.2B		

DRAINAGE SCHEDULE

MANHOLE/ PIT NUMBER		CHANNEL						D/S MANHOLE/ PIT TYPE	Remark
		GROUND LEVEL		INVERT LEVEL		GRAD.	SIZE	LENGTH	
U/S	D/S	U/S	D/S	U/S	D/S	1 IN	mm	m	
P1	DP1.2	9.90	9.80	9.08	8.78	500	750	147.3	CATCH PIT
DP1.2	DP1.3	9.80	9.70	8.78	8.66	495	825	61.5	CATCH PIT
DP1.3	DP1.4	9.70	9.60	8.66	8.64	500	825	8.9	CATCH PIT
DP1.4	DP1.4a	9.60	9.60	8.64	8.55	500	825	44.6	CATCH PIT
DP1.4a	STORAGE TANK	9.60	9.60	8.55	8.54	400	900	4.0	CATCH PIT
P12	DP1.5	10.00	10.10	9.18	8.85	200	750	66.0	CATCH PIT
DP1.5	STORAGE TANK	10.10	10.10	8.85	8.83	200	750	4.0	CATCH PIT
P13	DP1.6	10.00	9.80	9.18	8.98	300	750	42.5	CATCH PIT
P14	DP1.7	9.60	9.50	8.78	8.68	350	750	12.9	CATCH PIT
DP1.7	DP1.6	9.50	9.80	8.68	8.56	350	750	41.7	CATCH PIT
DP1.6	STORAGE TANK	9.80	9.80	8.56	8.54	350	750	4.0	CATCH PIT
P15	DP1.4a	9.60	9.60	8.78	8.70	300	750	22.7	CATCH PIT
STORAGE TANK	NULLAH	9.60	9.10	8.54	8.43	100	600	6.0	EXISTING NULLAH Pipe
P3	DP2.1	9.80	9.50	8.53	8.34	500	1200	91.3	G1
DP2.1	DP2.5	9.50	9.50	8.34	8.16	500	1500	91.5	J
DP2.5	DP2.6	9.50	9.50	8.16	8.06	500	1500	49.7	J
DP2.6	DP2.7	9.50	9.00	8.06	7.80	500	1500	129.2	J
DP2.7	DP2.9	9.00	8.80	7.78	7.74	500	1800	18.6	J
DP2.9	DP2.10	8.80	9.00	7.64	7.52	500	1800	61.4	J
DP2.10	DP2.11	9.00	9.00	7.52	7.51	500	1800	6.4	J
DP2.11	DP2.14	9.00	9.00	7.51	7.29	500	2100 (W) x 1300 (H) Box Culvert, assumed 100 free board from obvert level		J
P12	D2.11	9.00	9.00	7.73	7.51	500	1200	108.5	G1
D2.11	DP2.13	9.00	9.00	7.73	7.66	500	1200	30.6	G1
DP2.13	DP2.14	9.00	9.10	7.29	7.15	450	1800	65.9	J
DP2.14	OUTLET	9.10	9.10	7.15	7.14	450	1800	4.0	TO SOUTHERN STREAM
P4	DP2.7	8.80	9.00	7.98	7.88	500	750	47.4	CATCH PIT
P16	DP2.8a	8.80	8.80	7.98	7.96	500	750	8.4	CATCH PIT
DP2.8a	DP2.8b	8.80	8.80	7.96	7.89	500	750	33.5	CATCH PIT
DP2.8b	DP2.8c	8.80	8.80	7.89	7.87	500	750	11.3	CATCH PIT
DP2.8c	DP2.9	8.80	8.80	7.87	7.85	500	750	11.3	CATCH PIT
P5	DP3.1	9.50	9.40	8.68	8.08	100	750	60.0	CATCH PIT
DP3.1	DP2.10	9.40	9.00	8.08	7.79	100	750	28.4	CATCH PIT
P2	D4.1a	10.10	10.10	9.28	8.98	300	750	88.7	CATCH PIT
D4.1a	D4.1b	10.10	9.90	8.98	8.64	300	750	102.2	CATCH PIT
P6	DP4.1c	10.10	10.10	9.28	9.02	300	750	77.9	CATCH PIT
DP4.1c	D4.1b	10.10	9.90	9.02	8.63	300	1200	107.0	G1
D4.1b	DP4.1	9.90	9.80	8.63	8.19	300	1200	129.3	G1
DP4.1	DP2.11	9.80	9.00	8.19	7.67	300	1200	158.5	G1
P7	DP5.1	13.50	10.10	12.68	9.28	100	750	112.7	CATCH PIT
DP5.1	DP5.2	10.10	10.10	9.28	8.99	350	750	99.0	CATCH PIT
DP5.2	DP2.12	10.10	9.00	8.99	7.73	350	1200	186.2	G1
P8	DP6.1	13.50	11.80	12.68	10.98	80	750	48.8	CATCH PIT
DP6.1	DP6.2	11.80	11.20	10.98	10.38	80	750	37.1	CATCH PIT
DP6.2	DP5.2	11.20	10.10	10.33	9.28	80	750	41.8	CATCH PIT
P9	DP7.1	11.90	11.50	11.08	10.68	80	750	26.2	CATCH PIT
DP7.1	DP7.2	11.50	11.50	10.68	10.60	150	750	11.7	CATCH PIT
DP7.2	DP6.2	11.50	11.20	10.60	10.33	150	750	40.1	CATCH PIT
P10	DP8.1	11.90	11.90	11.08	11.00	200	750	14.8	CATCH PIT
DP8.1	DP8.2	11.90	9.60	11.00	8.78	200	750	66.2	CATCH PIT
DP8.2	DP8.3	9.60	9.60	8.78	8.65	200	750	24.9	CATCH PIT
DP8.3	DP8.4	9.60	9.55	8.65	8.56	200	750	17.6	CATCH PIT
DP8.4	DP8.5	9.55	9.50	8.56	8.25	200	750	62.5	CATCH PIT
DP8.5	DP8.6	9.50	9.20	8.25	7.91	200	750	67.5	CATCH PIT
DP8.6	DP2.13	9.20	9.00	7.91	7.78	200	750	27.3	CATCH PIT
P11	DP9.1	9.50	9.10	8.68	8.14	100	750	53.9	CATCH PIT
DP9.1	DP9.2	9.10	9.10	8.14	7.87	200	750	52.9	CATCH PIT
DP9.2	DP9.3	9.10	9.10	7.87	7.84	200	750	6.0	CATCH PIT
DP9.3	DP9.4	9.10	9.10	7.84	7.79	200	750	10.1	CATCH PIT
DP9.4	DP2.14	9.10	9.10	7.79	7.58	200	750	41.9	CATCH PIT

* DETAIL OF CONNECTION SHALL REFER TO FIGURE 3.4 AND 3.5

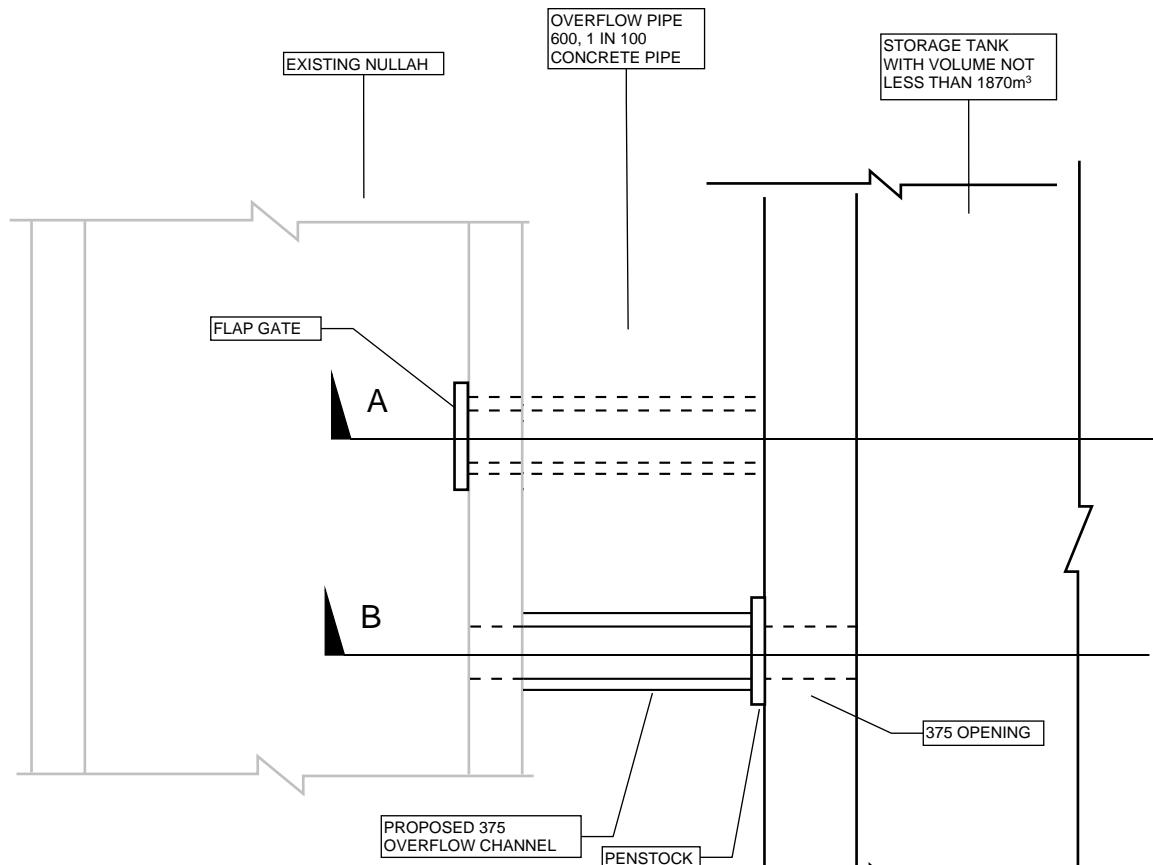
NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5.
4. CATCHPIT AND COVER REFER TO CEDD STANDARD DRAWINGS NO. C 2405/1, C 2405/2, C 2405/3, C 2405/4, C 2405/5, C 2406/1, C 2406/2.
5. MANHOLE TYPE G1 AND TYPE J SHALL REFER TO DSD STANDARD DRAWING DS 1082 C AND DS 1013E RESPECTIVELY.
6. COVER LEVELS AND CONNECTION LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CHECK ON SITE.
7. MANHOLE AND DRAIN PIT LOCATIONS ARE APPROXIMATE ONLY.

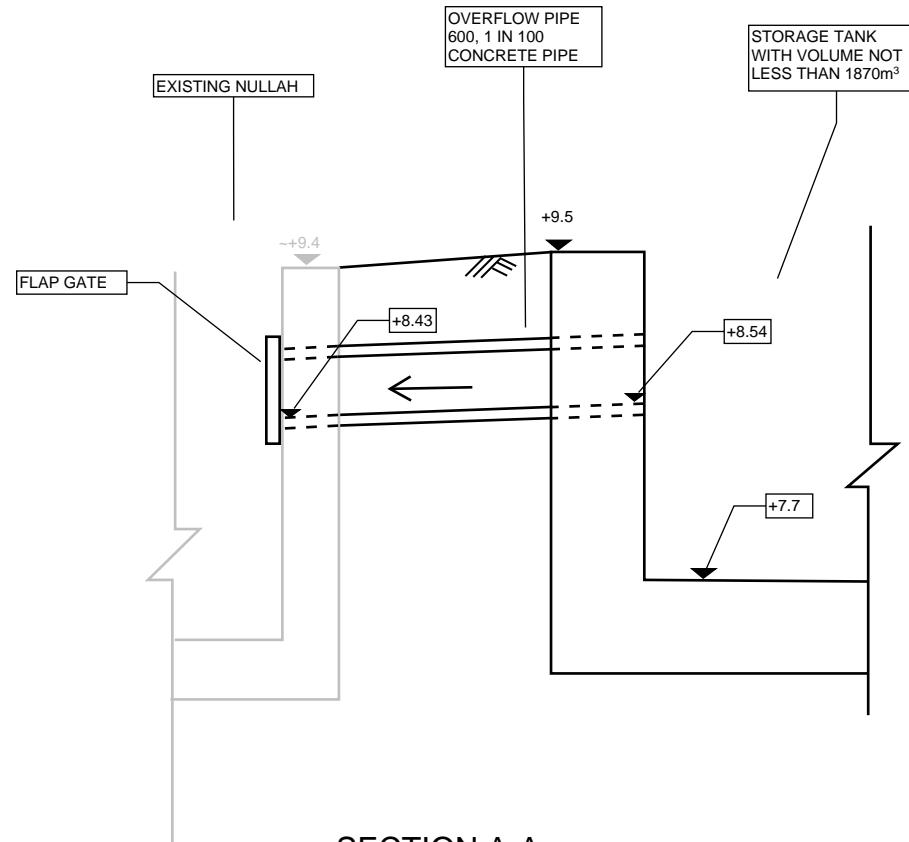
PROJECT:

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM - DRAINAGE SCHEDULE		
DRAWING NUMBER		
FIGURE 3.3		

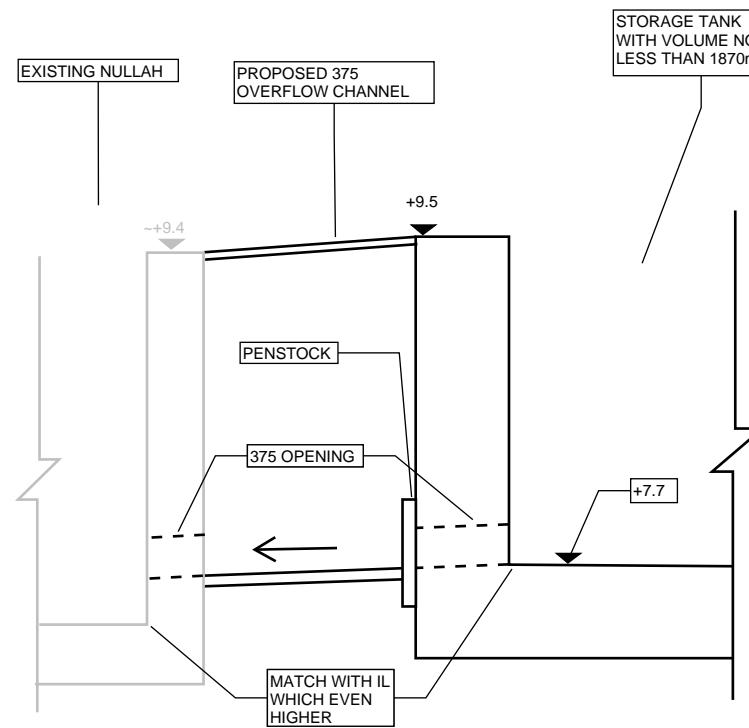


PLAN

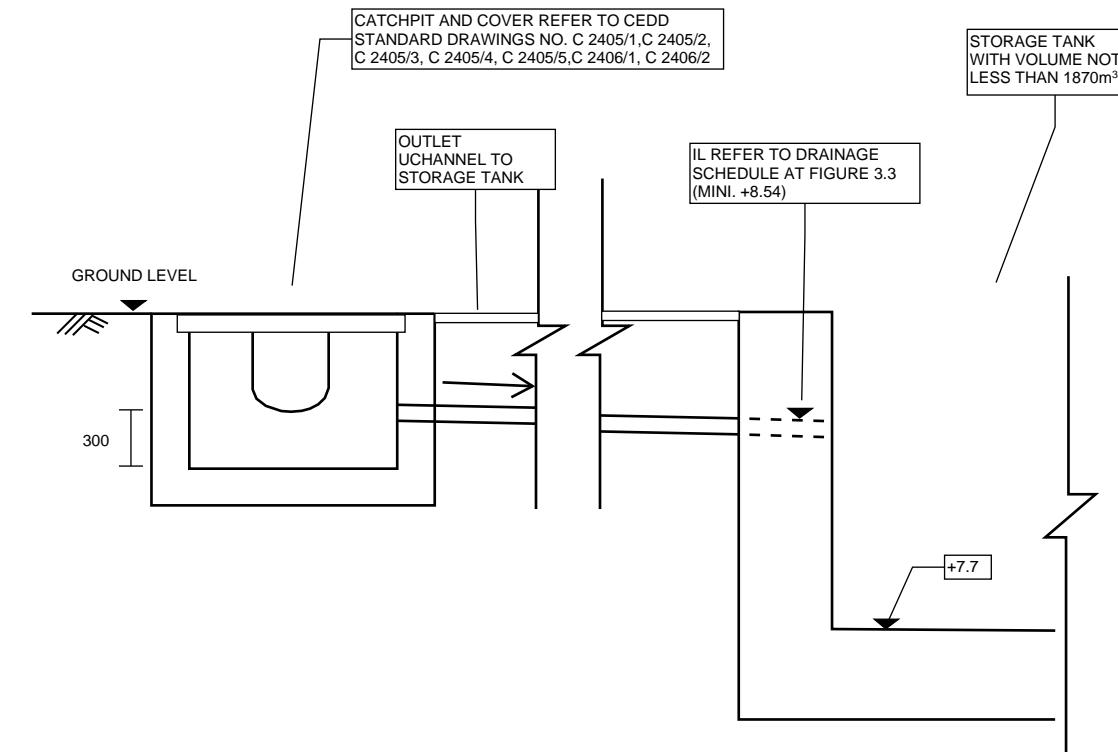


DETAIL OF OVERFLOW PIPE FROM STORAGE TANK
TO EXISTING NULLAH
N.T.S

NOTES:
1. ALL DIMENSION ARE IN mm UNLESS OTHERWISE STATED.
2. LEVELS OF DRAINS SHALL REFER TO DRAINAGE SCHEDULE AT FIGURE 3.3.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5..



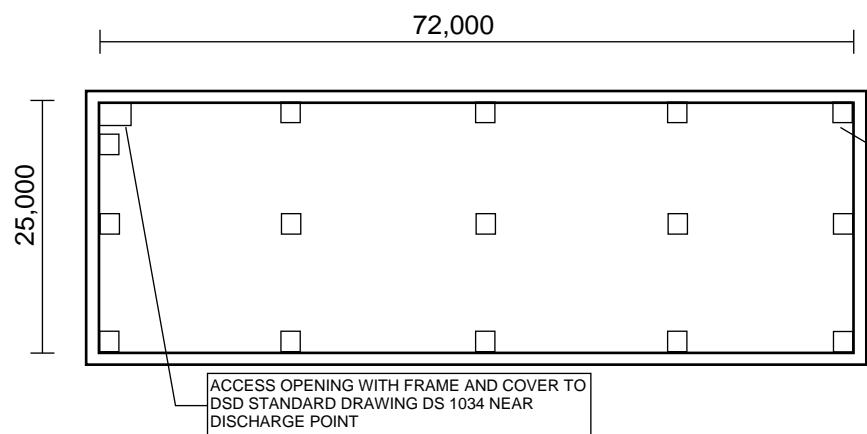
SECTION B-B
DETAIL OF OVERFLOW PIPE FROM STORAGE TANK
TO EXISTING NULLAH
N.T.S



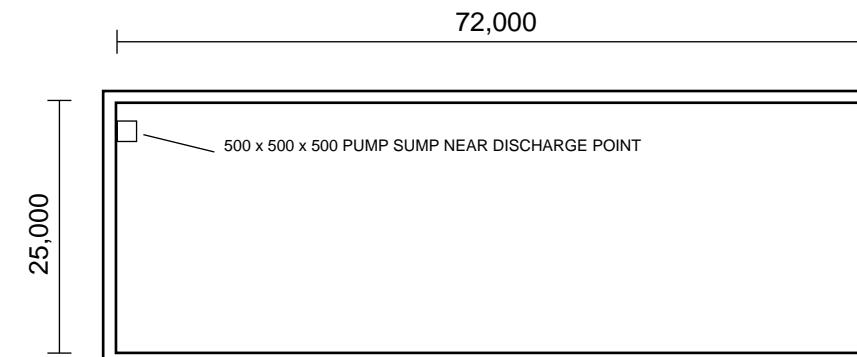
TYPICAL DETAIL OF CONNECTION OF CATCHPIT TO STORAGE TANK
N.T.S

PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

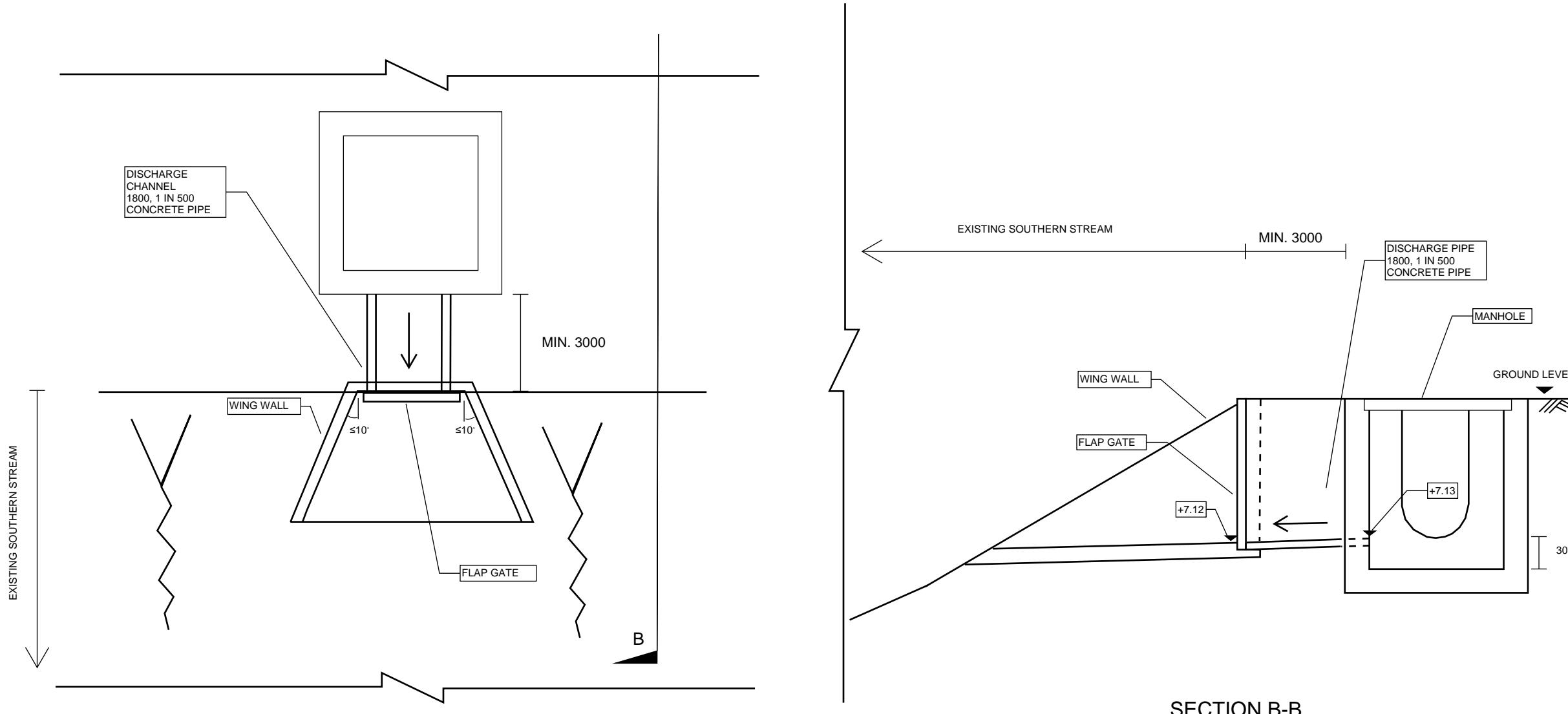
REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM - DETAILS		
SHEET 1 OF 2		
DRAWING NUMBER		
FIGURE 3.4B		



PLAN (GROUND LEVEL)
APPROX. INTERNAL DIMENSION OF STORAGE TANK



PLAN (UNDERGROUND LEVEL)
APPROX. INTERNAL DIMENSION OF STORAGE TANK



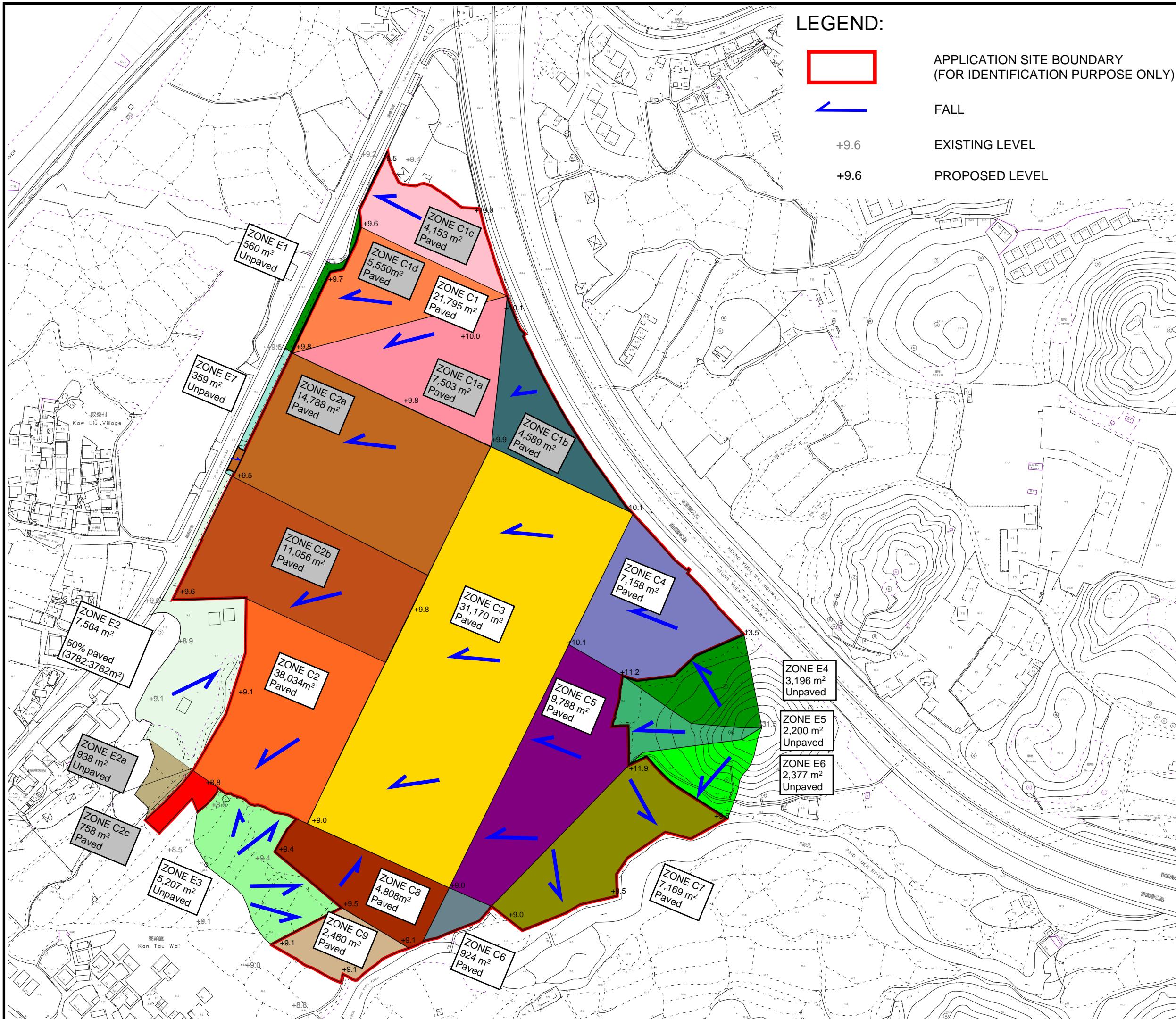
DETAIL OF DISCHARGE PIPE TO SOUTHERN STREAM
TO EXISTING NULLAH
N.T.S

PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

NOTES:
1. ALL DIMENSION ARE IN mm UNLESS OTHERWISE STATED.
2. LEVELS OF DRAINS SHALL REFER TO DRAINAGE SCHEDULE AT FIGURE 3.3
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5..

DRAWING TITLE
PROPOSED DRAINAGE SYSTEM - DETAILS
SHEET 2 of 2

DRAWING NUMBER
FIGURE 3.5A



APPENDIX

Appendix A1 - Drainage Design

MANHOLE/ PIT NUMBER	CHANNEL						D/S MANHOLE/ PIT TYPE	CAPACITY	PAVED AREA	GRASSLAND			EQUIVALENT			Utilization	Remark					
	GROUND LEVEL		INVERT LEVEL		GRAD.	SIZE				C	AREA	C	Tc	I	RATE							
U/S	D/S	U/S	D/S	1 IN	mm	m				m²	m²	m²	mins.	mm/hr	m³/s	%						
P1	DP1.2	9.90	9.80	9.08	8.78	500	750	147.3	CATCH PIT	1.30	0.654	7,503	0.95	-	0.35	7,127.85	5.00	220	0.44	67%		
DP1.2	DP1.3	9.80	9.70	8.78	8.66	495	825	61.5	CATCH PIT	1.40	0.848	13,053	0.95	560	0.35	12,596.35	6.88	204	0.71	84%		
DP1.3	DP1.4	9.70	9.60	8.66	8.64	500	825	8.9	CATCH PIT	1.39	0.843	13,053	0.95	560	0.35	12,596.35	7.62	198	0.69	82%		
DP1.4	DP1.4a	9.60	9.60	8.64	8.55	500	825	44.6	CATCH PIT	1.39	0.843	13,053	0.95	560	0.35	12,596.35	7.73	197	0.69	82%		
DP1.4a	STORAGE TANK	9.60	9.60	8.55	8.54	400	900	4.0	CATCH PIT	1.64	1.189	18,770	0.95	560	0.35	18,027.50	8.26	194	0.97	82%		
P12	DP1.5	10.00	10.10	9.18	8.85	200	750	66.0	CATCH PIT	2.06	1.034	4,153	0.95	-	0.35	3,945.35	5.00	220	0.24	23%		
DP1.5	STORAGE TANK	10.10	10.10	8.85	8.83	200	750	4.0	CATCH PIT	2.06	1.034	4,153	0.95	-	0.35	3,945.35	5.53	215	0.24	23%		
P13	DP1.6	10.00	9.80	9.18	8.98	300	750	42.5	CATCH PIT	1.68	0.845	4,153	0.95	-	0.35	3,945.35	5.00	220	0.24	29%		
P14	DP1.7	9.60	9.50	8.78	8.68	350	750	12.9	CATCH PIT	1.56	0.782	4,153	0.95	560	0.35	4,141.35	5.00	220	0.25	32%		
DP1.7	DP1.6	9.50	9.80	8.68	8.56	350	750	41.7	CATCH PIT	1.56	0.782	4,153	0.95	560	0.35	4,141.35	5.14	219	0.25	32%		
DP1.6	STORAGE TANK	9.80	9.80	8.56	8.54	350	750	4.0	CATCH PIT	1.56	0.782	4,153	0.95	560	0.35	4,141.35	5.58	215	0.25	32%		
P15	DP1.4a	9.60	9.60	8.78	8.70	300	750	22.7	CATCH PIT	1.68	0.845	4,153	0.95	560	0.35	4,141.35	5.00	220	0.25	30%		
STORAGE TANK	NULLAH	9.60	9.10	8.54	8.43	100	600	6.0	EXISTING NULLAH	Refer to Overflow Pipe Design												Pipe
P3	DP2.1	9.80	9.50	8.53	8.34	500	1200	91.3	G1	1.77	2.182	14,788	0.95	359	0.35	14,174.25	5.00	220	0.87	40%		
DP2.1	DP2.5	9.50	9.50	8.34	8.16	500	1500	91.5	J	1.93	2.893	29,626	0.95	4,141	0.35	29,594.05	5.86	212	1.75	60%		
DP2.5	DP2.6	9.50	9.50	8.16	8.06	500	1500	49.7	J	2.01	3.562	29,626	0.95	4,141	0.35	29,594.05	6.65	205	1.69	47%		
DP2.6	DP2.7	9.50	9.00	8.06	7.80	500	1500	129.2	J	1.95	3.041	41,816	0.95	4,141	0.35	41,174.55	7.06	202	2.32	76%		
DP2.7	DP2.9	9.00	8.80	7.78	7.74	500	1800	18.6	J	2.00	3.102	41,816	0.95	9,348	0.35	42,997.00	8.16	195	2.33	75%		
DP2.9	DP2.10	8.80	9.00	7.64	7.52	500	1800	61.4	J	2.06	3.574	41,816	0.95	9,348	0.35	42,997.00	8.32	194	2.31	65%		
DP2.10	DP2.11	9.00	9.00	7.52	7.51	500	1800	6.4	J	2.22	5.144	46,624	0.95	9,348	0.35	47,564.60	8.81	190	2.52	49%		
DP2.11	DP2.14	9.00	9.00	7.51	7.29	500	2100 (W) x 1300 (H) Box Culvert	107.4	J	2.17	5.469	82,383	0.95	9,348	0.35	81,535.65	8.86	190	4.31	79%		
P12	D2.11	9.00	9.00	7.73	7.51	500	1200	108.5	G1	1.81	2.484	35,978	0.95	-	0.35	34,179.10	5.00	220	2.09	84%		
D2.11	DP2.13	9.00	9.00	7.73	7.66	500	1200	30.6	G1	1.81	2.484	17,870	0.95	5,396	0.35	18,865.10	8.16	195	1.02	41%		
DP2.13	DP2.14	9.00	9.10	7.29	7.15	450	1800	65.9	J	2.43	6.624	61,017	0.95	7,773	0.35	60,686.70	8.44	193	3.25	49%		
DP2.14	OULET	9.10	9.10	7.15	7.14	450	1800	4.0	TO SOUTHERN STREAM	2.51	7.940	109,902	0.95	17,121	0.35	110,399.25	8.90	190	5.83	73%		
P4	DP2.7	8.80	9.00	7.98	7.88	500	750	47.4	CATCH PIT	1.30	0.654	758	0.95	938	0.35	1,048.40	5.00	220	0.06	10%		
P16	DP2.8a	8.80	8.80	7.98	7.96	500	750	8.4	CATCH PIT	1.30	0.654	758	0.95	938	0.35	1,048.40	5.00	220	0.06	10%		
DP2.8a	DP2.8b	8.80	8.80	7.96	7.89	500	750	33.5	CATCH PIT	1.30	0.654	758	0.95	938	0.35	1,048.40	5.00	220	0.06	10%		
DP2.8b	DP2.8c	8.80	8.80	7.89	7.87	500	750	11.3	CATCH PIT	1.30	0.654	758	0.95	938	0.35	1,048.40	5.00	220	0.06	10%		
DP2.8c	DP2.9	8.80	8.80	7.87	7.85	500	750	11.3	CATCH PIT	1.30	0.654	758	0.95	938	0.35	1,048.40	5.00	220	0.06	10%		
P5	DP3.1	9.50	9.40	8.68	8.08	100	750	60.0	CATCH PIT	2.91	1.463	4,808	0.95	5,207	0.35	6,390.05	5.00	220	0.39	27%		
DP3.1	DP2.10	9.40	9.00	8.08	7.79	100	750	28.4	CATCH PIT	2.91	1.463	4,808	0.95	5,207	0.35	6,390.05	5.34	217	0.39	26%		
P2	D4.1a	10.10	10.10	9.28	8.98	300	750	88.7	CATCH PIT	1.68	0.845	4,589	0.95	-	0.35	4,359.55	5.00	220	0.27	32%		
D4.1a	D4.1b	10.10	9.90	8.98	8.64	300	750	102.2	CATCH PIT	1.68	0.845	4,589	0.95	-	0.35	4,359.55	5.88	212	0.26	30%		
P6	DP4.1c	10.10	10.10	9.28	9.02	300	750	77.9	CATCH PIT	1.68	0.845	4,589	0.95	-	0.35	4,359.55	5					

Appendix A2 - Volume Required for Stormwater Storage Tank

Area of Site	17,206 m ²	(Catchment C1a, C1c, C1d)
Design Return Period	1 in	50 yr
Assume change of pavement ratio before and after development		
From	5%	to 100% Paved
North District		
Rainfall intensity (1 in 50 yr) I =	81.8 mm/hr	(Corrigendum No.1/2024)
	2 hours rainfall duration is adopted	

Pre-Development Volume of Runoff in 2 hours

Paved Area	17206 x 0.05 =	860.3 m ²
Unpaved Area	17206 x (1 - 0.05) =	16345.7 m ²
Total Equivalent Area	860 x 0.95 + 16346 x 0.35 =	6538.3 m ²
Rainfall Intensity, I		81.8 mm/hr
Design Discharge Rate, Q	0.278 x 6538 x 82 / 1000000 =	0.149 m ³ /s
Volume of Runoff in 2 hours	0.149 x 2 x 60 x 60 =	1,071 m ³

Post-Development Volume of Runoff in 2 hours

Paved Area	(17206 - 0) x 1 =	17206 m ²
Unpaved Area	17206 x (1 - 1) =	0 m ²
Total Equivalent Area	17206x0.95 + 0x0.35=	16345.7 m ²
Rainfall Intensity, I		81.8 mm/hr
Design Discharge Rate, Q	0.278 x 16346 x 82 / 1000000 =	0.372 m ³ /s
Volume of Runoff in 2 hours	0.372 x 2 x 60 x 60 =	2,676 m ³

Increase in Runoff Volume (2 hours) 2676 - 1071 = 1,606 m³

Proposed Storage Tank	Volume	1,870 m ³	allow for buffer volume for site formation
Provide Storage Tank	Area = 72 x 25 = Depth = 8.74 - 7.7 = Volume =	1,800 m ² 1.04 m 1,873 m ³	As discussed with DSD, the water storage level is adjusted as agreed

Minimum Pump Rate for discharge of water from storage tank to existing stream (in 8 hours after rainfall event)

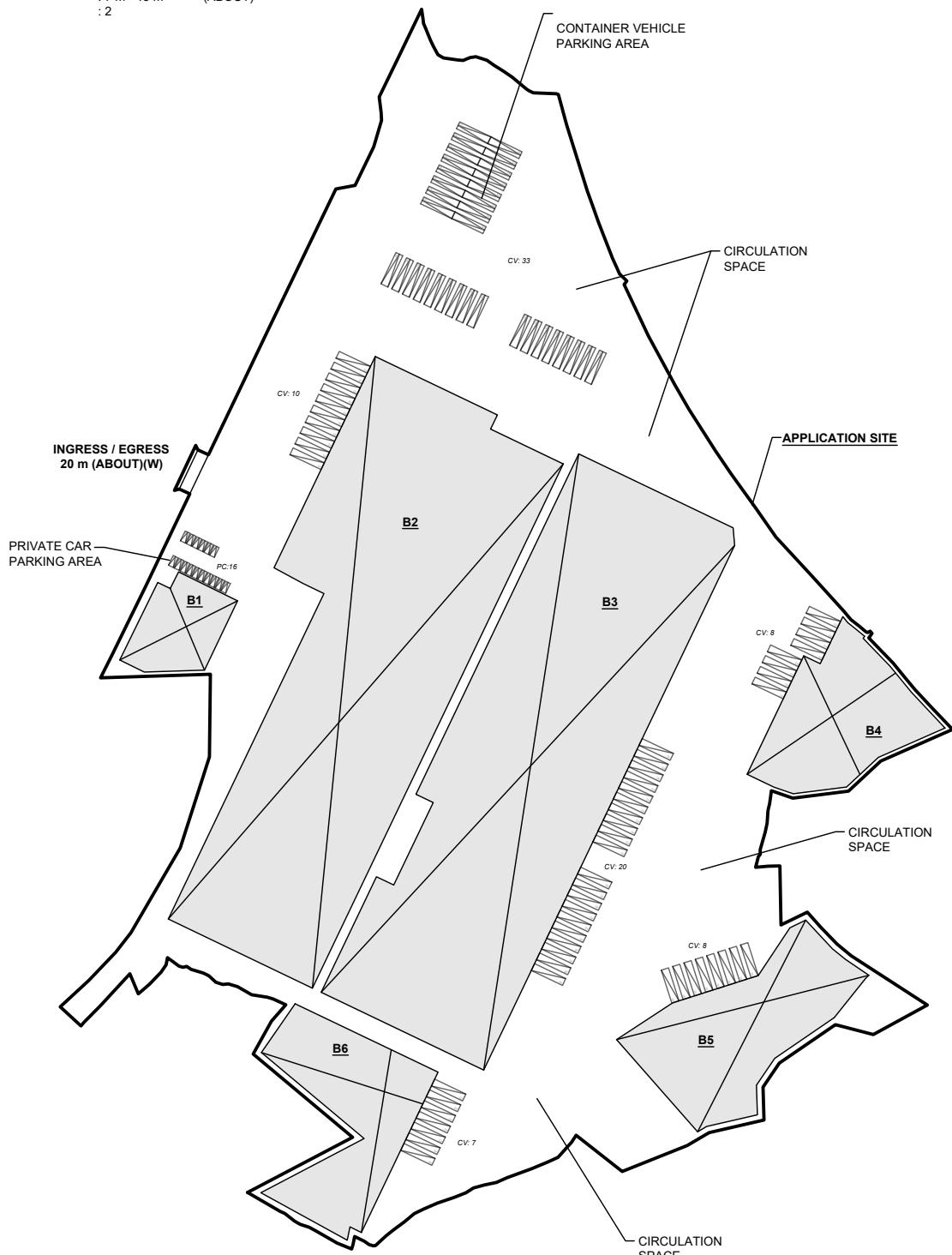
Volume of stored water	1,873 m ³
Discharge Duration	8 hr
Minimum Discharge Rate	0.065 m ³ /s

Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 123,320 m ²	(ABOUT)
COVERED AREA	: 60,321 m ²	(ABOUT)
UNCOVERED AREA	: 62,999 m ²	(ABOUT)
PLOT RATIO	: 0.98	(ABOUT)
SITE COVERAGE	: 49 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 120,642 m ²	(ABOUT)
TOTAL GFA	: 120,642 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 15 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	1,591 m ² (ABOUT)	3,182 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	LOGISTICS CENTRE	23,006 m ² (ABOUT)	46,012 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B3	LOGISTICS CENTRE	22,642 m ² (ABOUT)	45,284 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B4	WAREHOUSE (EXCL. D.G.G.)	3,840 m ² (ABOUT)	7,680 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B5	WAREHOUSE (EXCL. D.G.G.)	4,965 m ² (ABOUT)	9,930 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B6	WAREHOUSE (EXCL. D.G.G.)	4,277 m ² (ABOUT)	8,554 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
		TOTAL	60,321 m ² (ABOUT)	120,642 m ² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 33
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 53
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

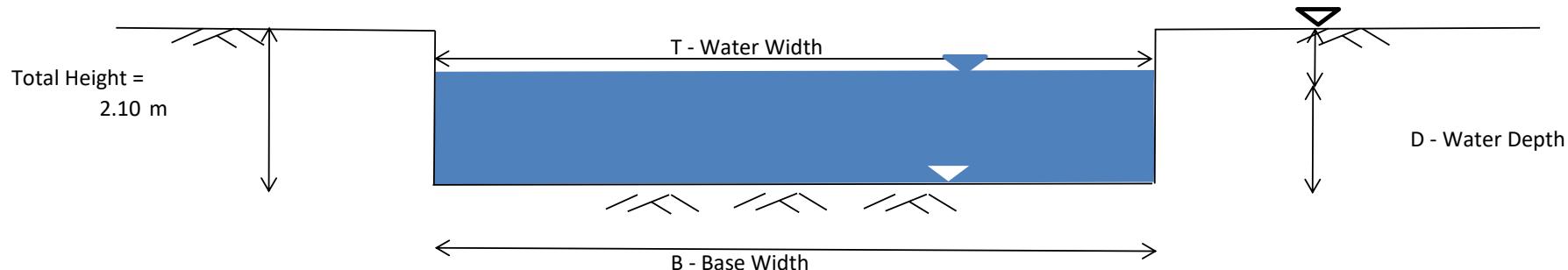
LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	LOADING / UNLOADING SPACE (CV)

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		NORTH	
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	1 : 3000 @ A4	DRAWN BY MN	DATE 20.11.2025		
				REVISED BY	DATE		
						DWG NO. PLAN 7	VER. 001

Appendix C - Assessment of Southern Stream against Site Discharge

Checking of Capacity of Southern Stream



Scenario & Case	Assumed Water Depth (m)	Water Width (m)	Base Width (m)	Area (m^2)	Wetted Perimeter (m)	Hydraulic Radius (m)	Manning's Roughness n	Friction Slope S_f (1 in)	Velocity (m/s)	Capacity (m^3/s)
A	D_1	T	B	A_1	P_1	R_1	n	S_f	V_1	Q_1
	1.60	13.00	13	20.80	16.20	1.28	0.035	150	2.7558	57.321

Discharge Rate to existing southern stream = 5.83 m^3/s

Utilization 5.831 / 57.321 = 10.17 % OK

Appendix III

Accepted Drainage Proposal under the Previous Application No. A/NE-TKLN/77

規劃署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD82 Lot 79 RP & VL
本署檔號 Our Reference () in TPB/A/NE-TKLN/77
電話號碼 Tel. No. : 2158 6237
傳真機號碼 Fax No. : 2691 2806

Tai Wah Development Consultants Ltd.

By Post and Fax

17 September 2024

(Attn.: Matthew Ng)

Dear Sir/Madam,

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Compliance with Approval Condition (d) for Planning Application No. A/NE-TKLN/77)

I refer to your submissions dated 12.8.2024 and 12.9.2024 for compliance with approval condition (d) in relation to the submission of a drainage proposal before the commencement of any construction works or operations including site formation works under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) has been consulted and considered the approval condition (d) has been complied with. Please proceed to implement the accepted drainage proposal for compliance with approval condition (e).

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this department at 2158 6031.

Yours faithfully,

(Ivy WONG)
for Director of Planning

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road, New Territories

(for Condition (d) under
Application No. A/NE-TKLN/77)

Drainage Proposal

August 24

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1. Introduction

1.1 Background

- 1.1.1 Reference is made to the approval on planning application no. A/NE-TKLN/77 (supported together with a drainage proposal), in which the applicant seeks planning permission for a proposed temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities for a period of three years at the application site.
- 1.1.2 This Drainage Proposal aim to discharge/fulfil the planning approval condition (d) and to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Application Site situate beside Lin Ma Hang Road and Heung Yuen Wai Highway. It has an area of about 122,819 m². The Site is partially hard-paved and the remaining area is covered by vegetation.
- 1.2.2 There is a small hill at the southeast side of the site. The site level beside the small hill is generally higher at approx. +12 to + 13.5 mPD. Site levels in other area are generally various from + 8.5 to + 10 mPD.
- 1.2.3 There is an existing nullah near the northern site and beside Lin Ma Hang Road. An existing stream (southern stream) is running toward west at south east side of the site near the small hill.
- 1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 122,819 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	122,819
Paved Area (m ²) Assume all proposed site area as paved area for assessment purpose	122,819
Northern Portion – Zone C1a, C1c, C1d (m ²)	17,206
Southern Portion – Zone C1b, C2 to C9 (m ²)	105,613

Table 1 - Key Development Parameters

3. Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2 – Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	474.6
b	=	2.9
c	=	0.371

(Corrigendum_No.1/2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where Q_p = peak runoff in m^3/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\frac{1}{\sqrt{32gRS}} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

k_s = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

6. The Brandsby William's Equation is used to determine the time of concentration.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

7. Volume of Drainage Detention Tank:

Extreme Rainfall intensity (1 in 50 yr) at North District Area for rainfall duration of 120 mins, $I = 81.8 \text{ mm/hr}$

(Corrigendum No.1/2024)

2 hours rainfall duration is adopted

4. Proposed Drainage System

4.1. Proposed Stormwater Storage Tank

- 4.1.1 As per the approved drainage proposal under planning application no. A/NE-TKLN/77, stormwater storage tank is proposed at Northern Site so as to collect additional runoff generated from the site such that there is no drainage impact to the nearby area.
- 4.1.2 The storage tank is proposed to collect the additional runoff for a 1 in 50 year rainfall event for 2 hours. As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is proposed to be 1,870 m³.
- 4.1.3 During rainstorm event, runoff would be first discharged to storage tank. When the tank is full, it would overflow to existing nullah. The dimension of storage tank and overflow arrangement is shown in **Figure 3.4** and **Figure 3.5**.
- 4.1.4 The stored stormwater will be reused as far as practicable and the surplus water will be pumped to the existing nullah or discharge by opening penstock of overflow channel after the rainfall event. The storage tank would be emptied in 8 hours after the rainfall event. The minimum pump rate is 0.065 m³/s and calculation is shown in **Appendix A2**. Hence, there is no additional flooding risk caused by the Proposed Development.

4.2. Proposed UChannel and Drains

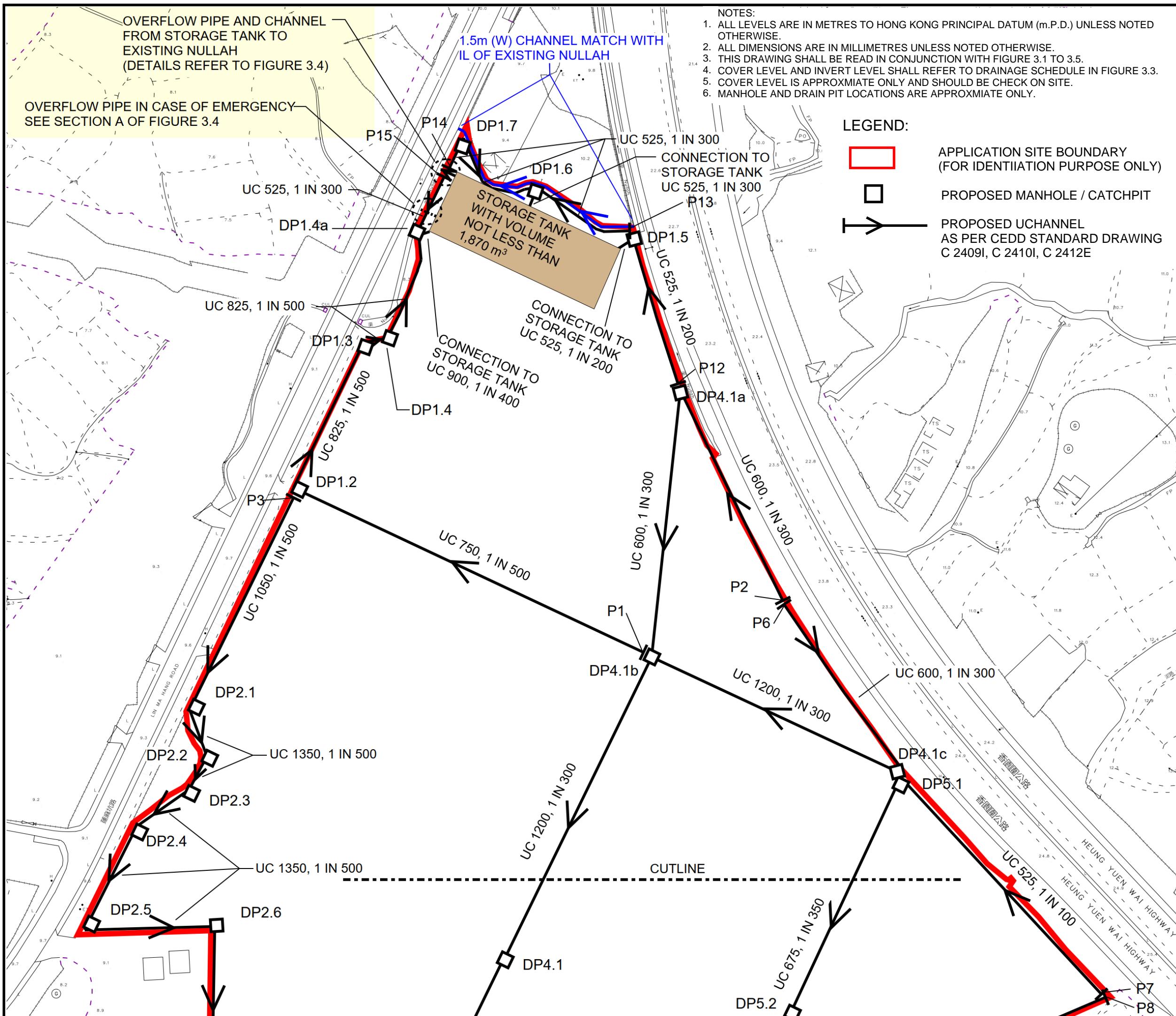
- 4.2.1 Proposed U Channels are designed for collection of runoff for Northern and Southern Development Site. The proposed discharge point for Northern and Southern Site are existing nullah beside Lin Ma Hang Road and existing southern stream respectively. The design calculations of proposed drains are shown in **Appendix A1**.
- 4.2.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3.1** to **Figure 3.5**. The catchment plan is shown in **Figure 4**.

5. Conclusion

- 5.1.1 Follow by the approval drainage study in the planning application, this drainage proposal has been conducted for the Proposed Development. Stormwater Storage Tank with volume 1,870m³ is proposed at Northern Site. The surface runoff from Northern and Southern Site will be collected by the proposed drains and discharged to existing nullah and existing southern stream respectively.
- 5.1.2 This drainage proposal is served to fulfil approval condition (d) under planning application no. A/NE-TKLN/77.

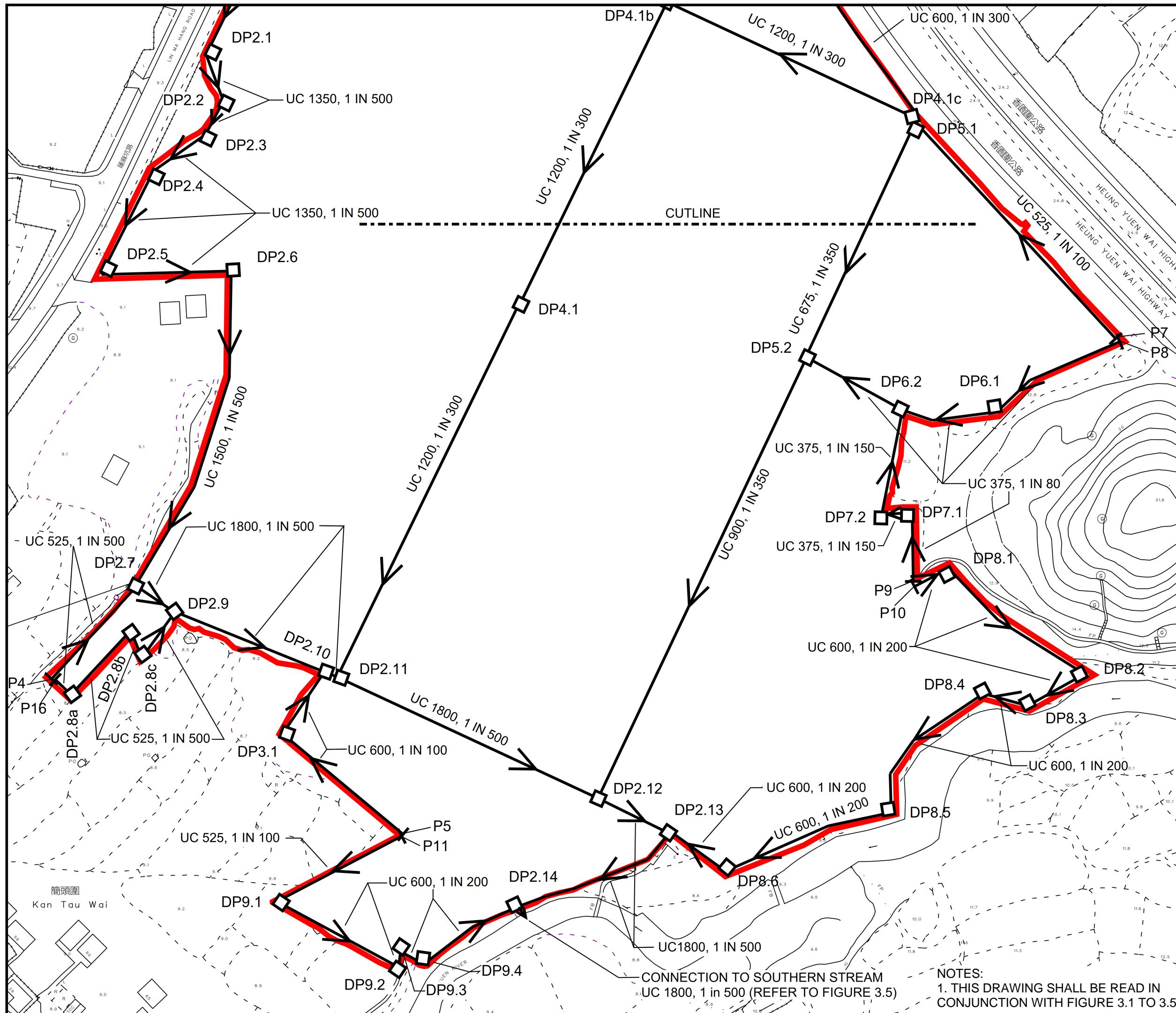
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FIGURES



PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE		
	PROPOSED DRAINAGE SYSTEM	
	SHEET 1 OF 2	
DRAWING NUMBER		
	FIGURE 3.1C	



PROJECT:

Proposed Temporary Logistic
Centre, Warehouse (Excluding
Dangerous Goods Godown) and
Container Vehicle Park with
Ancillary Facilities for a Period of
3 Years in "Recreation" Zone,
Various Lots in D.D. 78 and 82
and Adjoining Government Land,
Ta Kwu Ling North, Lin Ma Hang
Road, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM		
SHEET 2 OF 2		
DRAWING NUMBER		
FIGURE 3.2B		

DRAINAGE SCHEDULE

MANHOLE/ PIT NUMBER	CHANNEL						D/S MANHOLE/ PIT TYPE		
	GROUND LEVEL		INVERT LEVEL		GRAD.	SIZE			
U/S	D/S	U/S	D/S	1 IN	mm	m			
P1	DP1.2	9.90	9.80	9.08	8.78	500	750	147.3	CATCH PIT
DP1.2	DP1.3	9.80	9.70	8.78	8.66	500	825	61.5	CATCH PIT
DP1.3	DP1.4	9.70	9.60	8.66	8.64	500	825	8.9	CATCH PIT
DP1.4	DP1.4a	9.60	9.60	8.64	8.55	500	825	44.6	CATCH PIT
DP1.4a	STORAGE TANK	9.60	9.60	8.55	8.54	400	900	4.0	CATCH PIT
P12	DP1.5	10.00	10.10	9.40	9.07	200	525	66.0	CATCH PIT
DP1.5	STORAGE TANK	10.10	10.10	9.07	9.05	200	525	4.0	CATCH PIT
P13	DP1.6	10.00	9.80	9.40	9.20	300	525	42.5	CATCH PIT
P14	DP1.7	9.60	9.50	9.00	8.90	300	525	12.9	CATCH PIT
DP1.7	DP1.6	9.50	9.80	8.90	8.76	300	525	41.7	CATCH PIT
DP1.6	STORAGE TANK	9.80	9.80	8.76	8.75	300	525	4.0	CATCH PIT
P15	DP1.4a	9.60	9.60	9.00	8.92	300	525	22.7	CATCH PIT
STORAGE TANK	NULLAH	9.60	9.10	8.54	8.43	100	600	6.0	EXISTING NULLAH
P3	DP2.1	9.80	9.50	8.68	8.49	500	1050	91.3	G1
DP2.1	DP2.2	9.50	9.50	8.39	8.35	500	1350	18.9	J
DP2.2	DP2.3	9.50	9.50	8.35	8.33	500	1350	14.4	J
DP2.3	DP2.4	9.50	9.50	8.33	8.28	500	1350	24.4	J
DP2.4	DP2.5	9.50	9.60	8.28	8.19	500	1350	44.3	J
DP2.5	DP2.6	9.60	9.50	8.19	8.09	500	1350	49.7	J
DP2.6	DP2.7	9.50	9.00	8.09	7.83	500	1500	129.2	J
DP2.7	DP2.9	9.00	8.80	7.81	7.77	500	1800	18.6	J
DP2.9	DP2.10	8.80	9.00	7.67	7.55	500	1800	61.4	J
DP2.10	DP2.11	9.00	9.00	7.55	7.54	500	1800	6.4	J
DP2.11	DP2.12	9.00	9.00	7.54	7.32	500	1800	108.5	J
DP2.12	DP2.13	9.00	9.00	7.32	7.26	500	1800	30.6	J
DP2.13	DP2.14	9.00	9.10	7.26	7.13	500	1800	65.9	J
DP2.14	OUTLET	9.10	9.10	7.13	7.12	500	1800	4.0	TO SOUTHERN STREAM
P4	DP2.7	8.80	9.00	8.20	8.11	500	525	47.4	CATCH PIT
P16	DP2.8a	8.80	8.80	8.20	8.18	500	525	8.4	CATCH PIT
DP2.8a	DP2.8b	8.80	8.80	8.18	8.12	500	525	33.5	CATCH PIT
DP2.8b	DP2.8c	8.80	8.80	8.12	8.09	500	525	11.3	CATCH PIT
DP2.8c	DP2.9	8.80	8.80	8.09	8.07	500	525	11.3	CATCH PIT
P5	DP3.1	9.50	9.40	8.83	8.23	100	600	60.0	CATCH PIT
DP3.1	DP2.10	9.40	9.00	8.23	7.94	100	600	28.4	CATCH PIT
P2	D4.1a	10.10	10.10	9.43	9.13	300	600	88.7	CATCH PIT
D4.1a	D4.1b	10.10	9.90	9.13	8.79	300	600	102.2	CATCH PIT
P6	DP4.1c	10.10	10.10	9.43	9.17	300	600	77.9	CATCH PIT
DP4.1c	D4.1b	10.10	9.90	9.17	8.63	300	1200	107.0	G1
D4.1b	DP4.1	9.90	9.80	8.63	8.19	300	1200	129.3	G1
DP4.1	DP2.11	9.80	9.00	8.19	7.67	300	1200	158.5	G1
P7	DP5.1	13.50	10.10	12.90	9.50	100	525	112.7	CATCH PIT
DP5.1	DP5.2	10.10	10.10	9.50	9.22	350	675	99.0	CATCH PIT
DP5.2	DP2.12	10.10	9.00	9.22	8.03	350	900	186.2	CATCH PIT
P8	DP6.1	13.50	11.80	13.05	11.35	80	375	48.8	CATCH PIT
DP6.1	DP6.2	11.80	11.20	11.35	10.75	80	375	37.1	CATCH PIT
DP6.2	DP5.2	11.20	10.10	10.70	9.65	80	375	41.8	CATCH PIT
P9	DP7.1	11.90	11.50	11.45	11.05	80	375	26.2	CATCH PIT
DP7.1	DP7.2	11.50	11.50	11.05	10.97	150	375	11.7	CATCH PIT
DP7.2	DP6.2	11.50	11.20	10.97	10.70	150	375	40.1	CATCH PIT
P10	DP8.1	11.90	11.90	11.23	11.15	200	600	14.8	CATCH PIT
DP8.1	DP8.2	11.90	9.60	11.15	8.93	200	600	66.2	CATCH PIT
DP8.2	DP8.3	9.60	9.60	8.93	8.80	200	600	24.9	CATCH PIT
DP8.3	DP8.4	9.60	9.55	8.80	8.71	200	600	17.6	CATCH PIT
DP8.4	DP8.5	9.55	9.50	8.71	8.40	200	600	62.5	CATCH PIT
DP8.5	DP8.6	9.50	9.20	8.40	8.06	200	600	67.5	CATCH PIT
DP8.6	DP2.13	9.20	9.00	8.06	7.93	200	600	27.3	CATCH PIT
P11	DP9.1	9.50	9.10	8.90	8.36	100	525	53.9	CATCH PIT
DP9.1	DP9.2	9.10	9.10	8.36	8.10	200	600	52.9	CATCH PIT
DP9.2	DP9.3	9.10	9.10	8.10	8.07	200	600	6.0	CATCH PIT
DP9.3	DP9.4	9.10	9.10	8.07	8.02	200	600	10.1	CATCH PIT
DP9.4	DP2.14	9.10	9.10	8.02	7.81	200	600	41.9	CATCH PIT

* DETAIL OF CONNECTION SHALL REFER TO FIGURE 3.4 AND 3.5

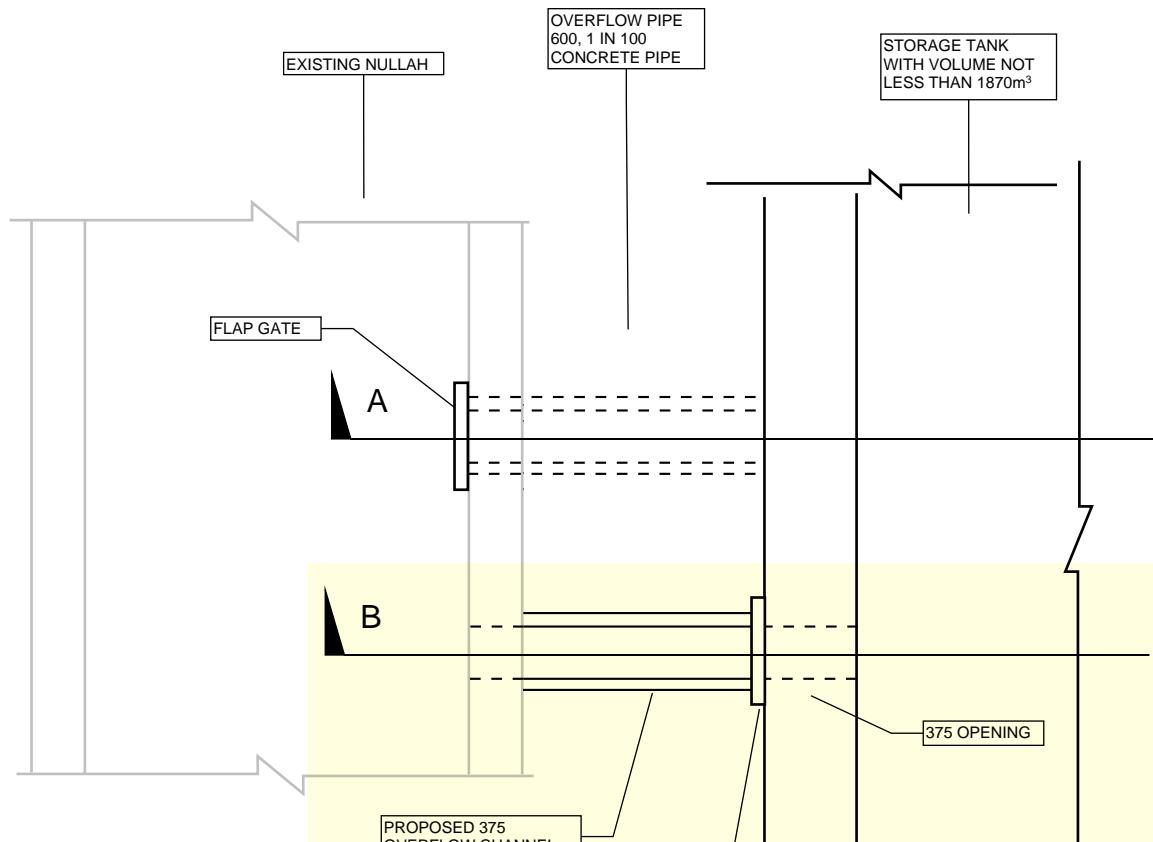
NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5.
4. CATCHPIT AND COVER REFER TO CEDD STANDARD DRAWINGS NO. C 2405/1, C 2405/2, C 2405/3, C 2405/4, C 2405/5, C 2406/1, C 2406/2.
5. MANHOLE TYPE G1 AND TYPE J SHALL REFER TO DSD STANDARD DRAWING DS 1082 C AND DS 1013E RESPECTIVELY.
6. COVER LEVELS AND CONNECTION LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CHECK ON SITE.
7. MANHOLE AND DRAIN PIT LOCATIONS ARE APPROXIMATE ONLY.

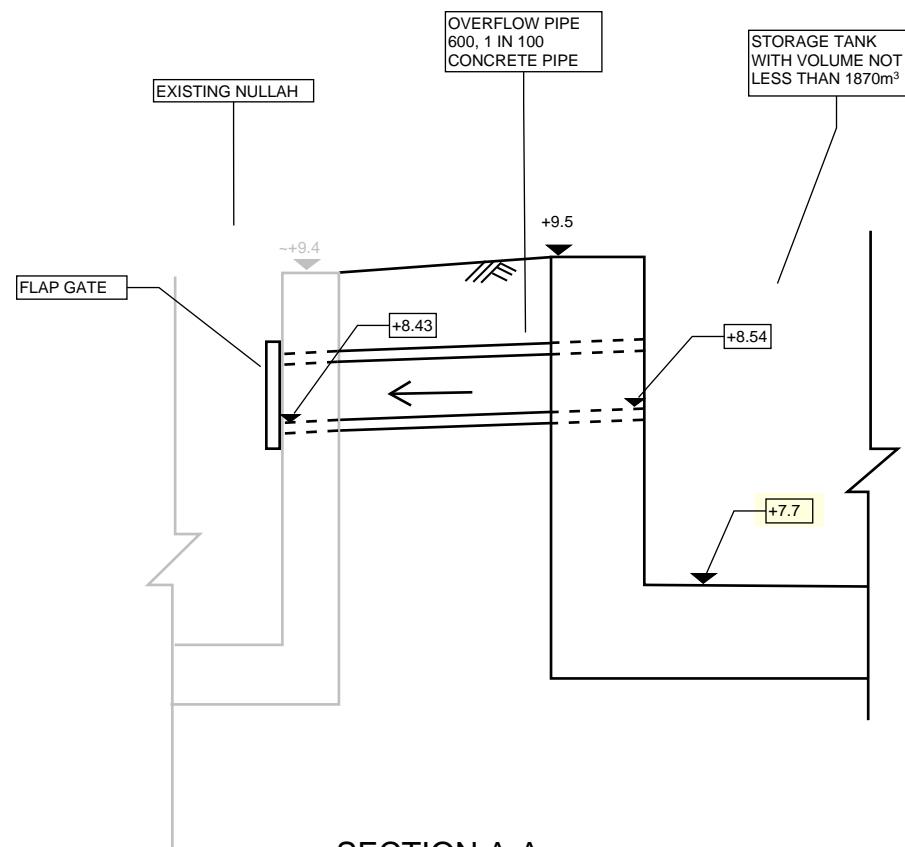
PROJECT:

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM - DRAINAGE SCHEDULE		
DRAWING NUMBER		
FIGURE 3.3B		

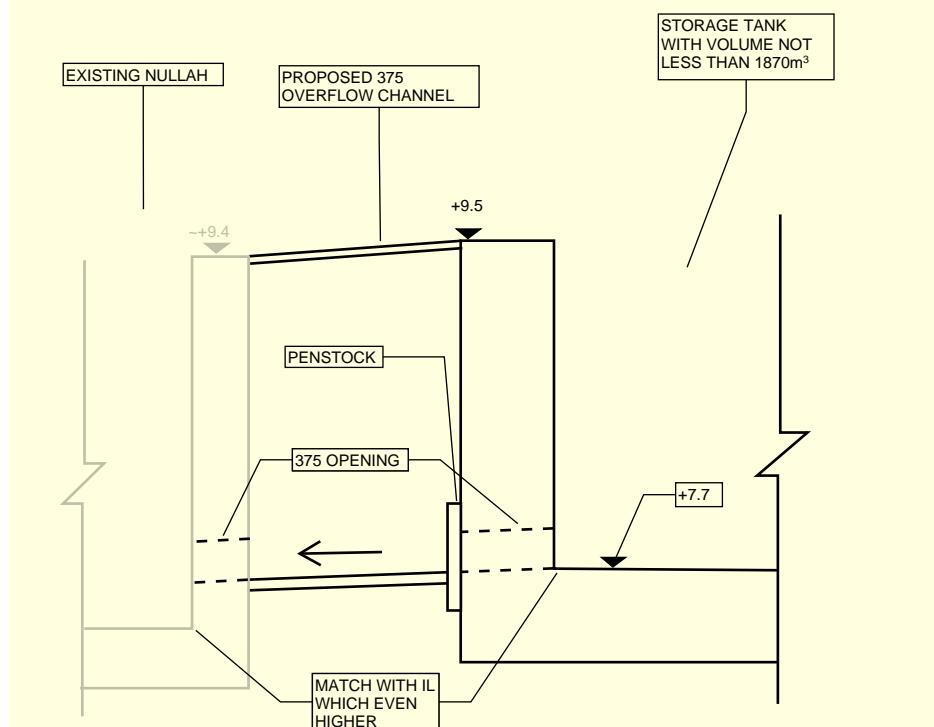


PLAN

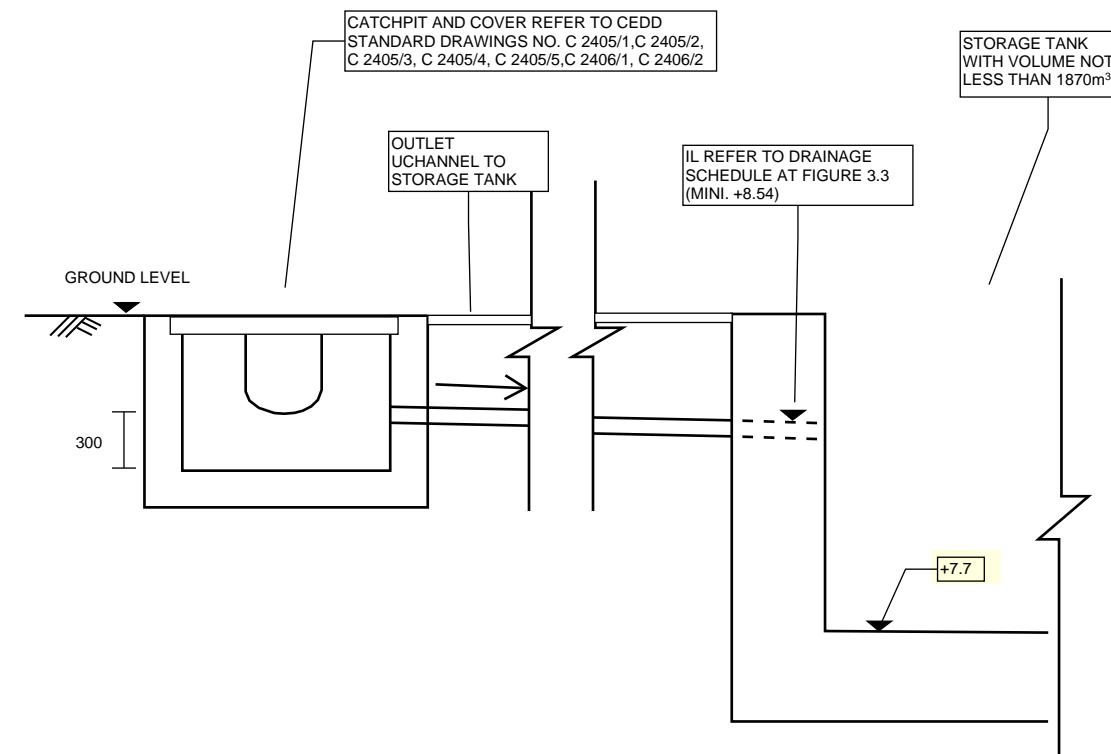


SECTION A-A
DETAIL OF OVERFLOW PIPE FROM STORAGE TANK
TO EXISTING NULLAH
N.T.S

NOTES:
1. ALL DIMENSION ARE IN mm UNLESS OTHERWISE STATED.
2. LEVELS OF DRAINS SHALL REFER TO DRAINAGE SCHEDULE AT FIGURE 3.3.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5..



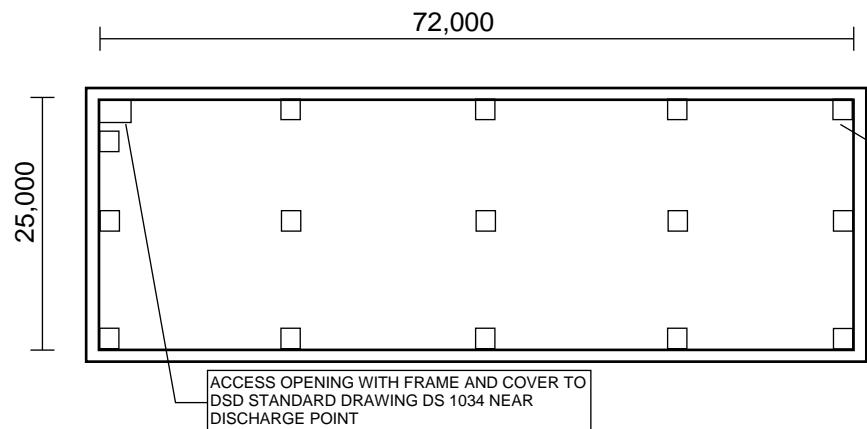
SECTION B-B
DETAIL OF OVERFLOW PIPE FROM STORAGE TANK
TO EXISTING NULLAH
N.T.S



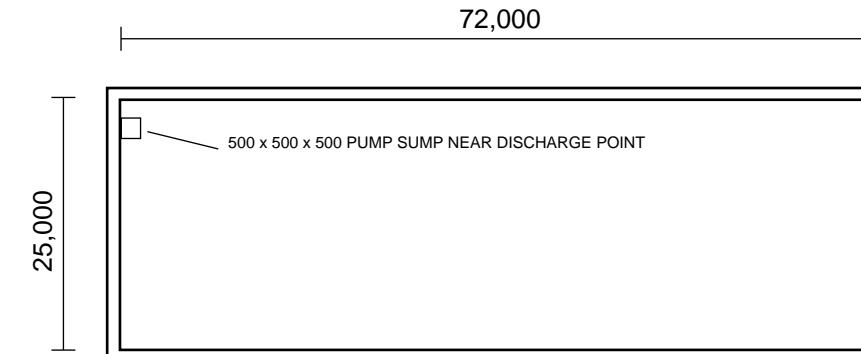
TYPICAL DETAIL OF CONNECTION OF CATCHPIT TO STORAGE TANK
N.T.S

PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

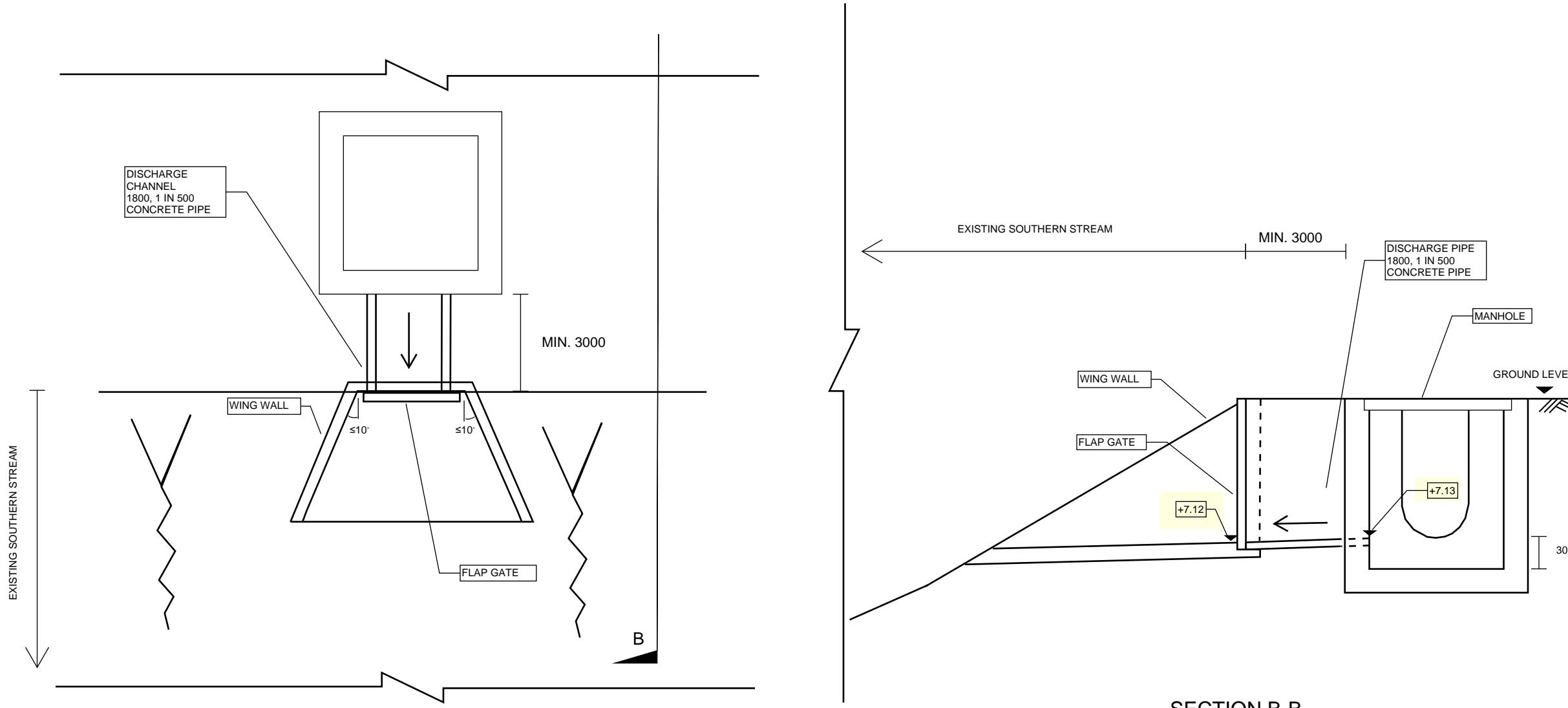
REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM - DETAILS		
SHEET 1 OF 2		
DRAWING NUMBER		
FIGURE 3.4B		



PLAN (GROUND LEVEL)
APPROX. INTERNAL DIMENSION OF STORAGE TANK



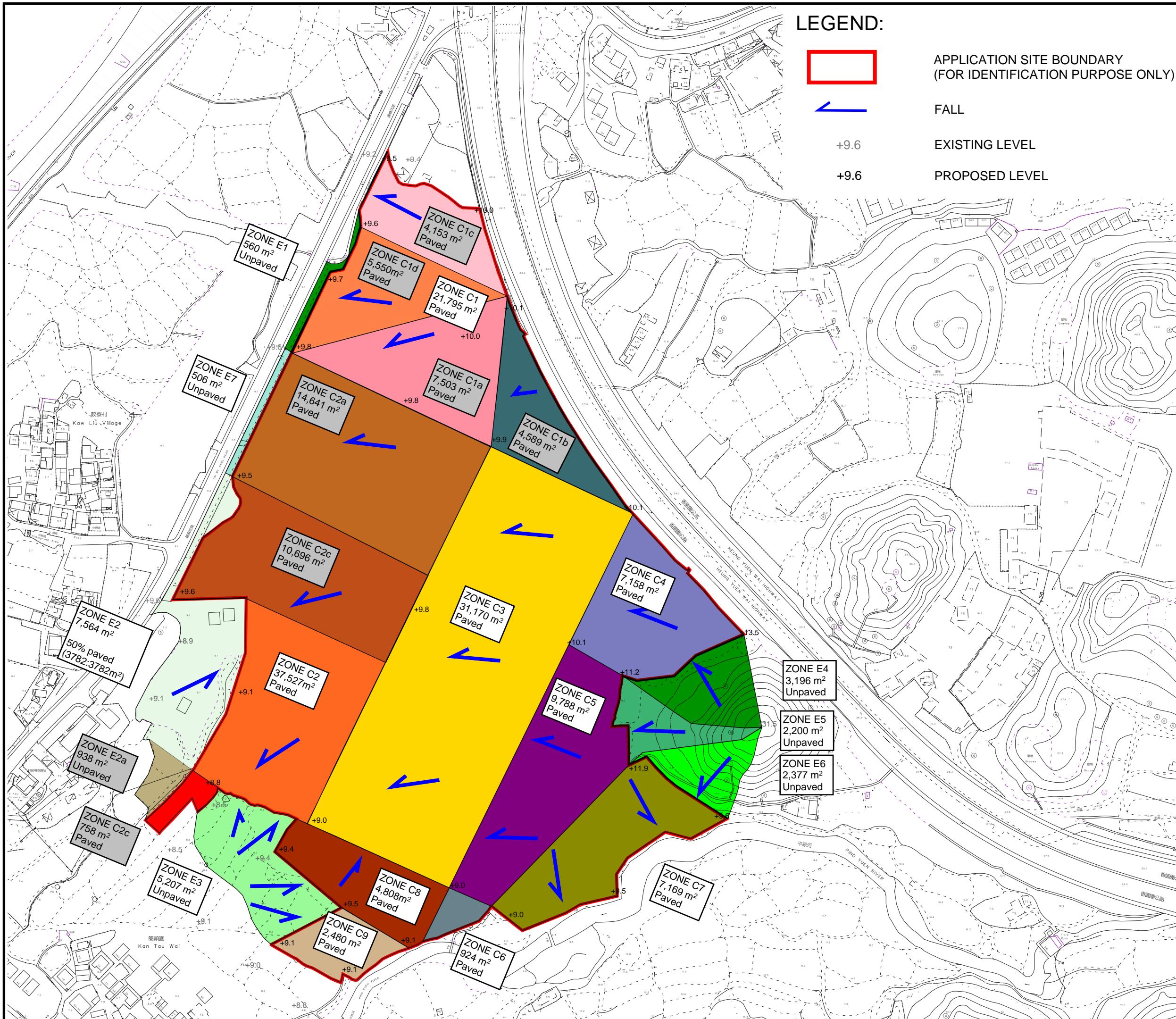
PLAN (UNDERGROUND LEVEL)
APPROX. INTERNAL DIMENSION OF STORAGE TANK



PROJECT:
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Ku Ling North, Lin Ma Hang Road, New Territories

NOTES:
1. ALL DIMENSION ARE IN mm UNLESS OTHERWISE STATED.
2. LEVELS OF DRAINS SHALL REFER TO DRAINAGE SCHEDULE AT FIGURE 3.3
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1 TO 3.5..

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE SYSTEM - DETAILS		
SHEET 2 of 2		
DRAWING NUMBER		
FIGURE 3.5A		



APPENDIX

Appendix A1 - Drainage Design

MANHOLE/ PIT NUMBER	CHANNEL							D/S MANHOLE/ PIT TYPE	CAPACITY	PAVED AREA	GRASSLAND			EQUIVALENT			INTENSITY		DISCHARGE	Utilization
	GROUND LEVEL		INVERT LEVEL		GRAD.	SIZE	LENGTH				m²	C AREA	C	m²	m²	mins.	mm/hr	m³/s	%	
U/S	D/S	U/S	D/S	U/S	D/S	1 IN	mm	m												
P1	DP1.2	9.90	9.80	9.08	8.78	500	750	147.3	CATCH PIT	1.30	0.654	7,503	0.95	-	0.35	7,127.85	5.00	220	0.44	67%
DP1.2	DP1.3	9.80	9.70	8.78	8.66	500	825	61.5	CATCH PIT	1.39	0.843	13,053	0.95	560	0.35	12,596.35	6.88	204	0.71	85%
DP1.3	DP1.4	9.70	9.60	8.66	8.64	500	825	8.9	CATCH PIT	1.39	0.843	13,053	0.95	560	0.35	12,596.35	7.62	198	0.69	82%
DP1.4	DP1.4a	9.60	9.60	8.64	8.55	500	825	44.6	CATCH PIT	1.39	0.843	13,053	0.95	560	0.35	12,596.35	7.73	197	0.69	82%
DP1.4a	STORAGE TANK	9.60	9.60	8.55	8.54	400	900	4.0	CATCH PIT	1.64	1.189	18,770	0.95	560	0.35	18,027.50	8.26	194	0.97	82%
P12	DP1.5	10.00	10.10	9.40	9.07	200	525	66.0	CATCH PIT	1.62	0.400	4,153	0.95	-	0.35	3,945.35	5.00	220	0.24	61%
DP1.5	STORAGE TANK	10.10	10.10	9.07	9.05	200	525	4.0	CATCH PIT	1.62	0.400	4,153	0.95	-	0.35	3,945.35	5.68	214	0.23	59%
P13	DP1.6	10.00	9.80	9.40	9.20	300	525	42.5	CATCH PIT	1.33	0.326	4,153	0.95	-	0.35	3,945.35	5.00	220	0.24	74%
P14	DP1.7	9.60	9.50	9.00	8.90	300	525	12.9	CATCH PIT	1.33	0.326	4,153	0.95	560	0.35	4,141.35	5.00	220	0.25	78%
DP1.7	DP1.6	9.50	9.80	8.90	8.76	300	525	41.7	CATCH PIT	1.33	0.326	4,153	0.95	560	0.35	4,141.35	5.16	219	0.25	77%
DP1.6	STORAGE TANK	9.80	9.80	8.76	8.75	300	525	4.0	CATCH PIT	1.33	0.326	4,153	0.95	560	0.35	4,141.35	5.69	214	0.25	75%
P15	DP1.4a	9.60	9.60	9.00	8.92	300	525	22.7	CATCH PIT	1.33	0.326	4,153	0.95	560	0.35	4,141.35	5.00	220	0.25	78%
STORAGE TANK	NULLAH	9.60	9.10	8.54	8.43	100	600	6.0	EXISTING NULLAH											
																			Refer to Overflow Pipe Design	
P3	DP2.1	9.80	9.50	8.68	8.49	500	1050	91.3	G1	1.61	1.517	14,641	0.95	506	0.35	14,086.05	5.00	220	0.86	57%
DP2.1	DP2.2	9.50	9.50	8.39	8.35	500	1350	18.9	J	1.83	2.385	29,119	0.95	4,288	0.35	29,163.85	5.94	211	1.71	72%
DP2.2	DP2.3	9.50	9.50	8.35	8.33	500	1350	14.4	J	1.85	2.501	29,119	0.95	4,288	0.35	29,163.85	6.11	210	1.70	68%
DP2.3	DP2.4	9.50	9.50	8.33	8.28	500	1350	24.4	J	1.86	2.589	29,119	0.95	4,288	0.35	29,163.85	6.24	209	1.69	65%
DP2.4	DP2.5	9.50	9.60	8.28	8.19	500	1350	44.3	J	1.88	2.740	29,119	0.95	4,288	0.35	29,163.85	6.46	207	1.68	61%
DP2.5	DP2.6	9.60	9.50	8.19	8.09	500	1350	49.7	J	1.95	3.328	29,119	0.95	4,288	0.35	29,163.85	6.85	204	1.65	50%
DP2.6	DP2.7	9.50	9.00	8.09	7.83	500	1500	129.2	J	1.94	2.935	41,309	0.95	4,288	0.35	40,744.35	7.28	201	2.27	77%
DP2.7	DP2.9	9.00	8.80	7.81	7.77	500	1800	18.6	J	1.98	2.966	41,309	0.95	9,495	0.35	42,566.80	8.39	193	2.29	77%
DP2.9	DP2.10	8.80	9.00	7.67	7.55	500	1800	61.4	J	2.04	3.436	41,309	0.95	9,495	0.35	42,566.80	8.55	192	2.27	66%
DP2.10	DP2.11	9.00	9.00	7.55	7.54	500	1800	6.4	J	2.21	5.000	46,117	0.95	9,495	0.35	47,134.40	9.05	189	2.48	50%
DP2.11	DP2.12	9.00	9.00	7.54	7.32	500	1800	108.5	J	2.22	5.063	81,876	0.95	9,495	0.35	81,105.45	9.09	189	4.26	84%
DP2.12	DP2.13	9.00	9.00	7.32	7.26	500	1800	30.6	J	2.30	6.145	99,746	0.95	14,891	0.35	99,970.55	9.91	184	5.12	83%
DP2.13	DP2.14	9.00	9.10	7.26	7.13	500	1800	65.9	J	2.32	6.453	106,915	0.95	17,268	0.35	107,613.05	10.13	183	5.48	85%
DP2.14	OULET	9.10	9.10	7.13	7.12	500	1800	4.0	TO SOUTHERN STREAM	2.38	7.629	109,395	0.95	17,268	0.35	109,969.05	10.61	181	5.52	72%
P4	DP2.7	8.80	9.00	8.20	8.11	500	525	47.4	CATCH PIT	1.03	0.253	758	0.95	938	0.35	1,048.40	5.00	220	0.06	25%
P16	DP2.8a	8.80	8.80	8.20	8.18	500	525	8.4	CATCH PIT	1.03	0.253	758	0.95	938	0.35	1,048.40	5.00	220	0.06	25%
DP2.8a	DP2.8b	8.80	8.80	8.18	8.12	500	525	33.5	CATCH PIT	1.03	0.253	758	0.95	938	0.35	1,048.40	5.00	220	0.06	25%
DP2.8b	DP2.8c	8.80	8.80	8.12	8.09	500	525	11.3	CATCH PIT	1.03	0.253	758	0.95	938	0.35	1,048.40	5.00	220	0.06	25%
DP2.8c	DP2.9	8.80	8.80	8.09	8.07	500	525	11.3	CATCH PIT	1.03	0.253	758	0.95	938	0.35	1,048.40	5.00	220	0.06	25%
P5	DP3.1	9.50	9.40	8.83	8.23	100	600	60.0	CATCH PIT	2.51	0.807	4,808	0.95	5,207	0.35	6,390.05	5.00	220	0.39	49%
DP3.1	DP2.10	9.40	9.00	8.23	7.94	100	600	28.4	CATCH PIT	2.51	0.807	4,808	0.95	5,207	0.35	6,390.05	5.40	216	0.38	48%
P2	D4.1a	10.10	10.10	9.43	9.13	300	600	88.												

Appendix A2 - Volume Required for Stormwater Storage Tank

Area of Site	17,206 m ²	(Catchment C1a, C1c, C1d)
Design Return Period	1 in	50 yr
Assume change of pavement ratio before and after development		
From	5%	to 100% Paved
North District		
Rainfall intensity (1 in 50 yr) I =	81.8 mm/hr	(Corrigendum No.1/2024)
	2 hours rainfall duration is adopted	

Pre-Development Volume of Runoff in 2 hours

Paved Area	17206 x 0.05 =	860.3 m ²
Unpaved Area	17206 x (1 - 0.05) =	16345.7 m ²
Total Equivalent Area	860 x 0.95 + 16346 x 0.35 =	6538.3 m ²
Rainfall Intensity, I		81.8 mm/hr
Design Discharge Rate, Q	0.278 x 6538 x 82 / 1000000 =	0.149 m ³ /s
Volume of Runoff in 2 hours	0.149 x 2 x 60 x 60 =	1,071 m ³

Post-Development Volume of Runoff in 2 hours

Paved Area	(17206 - 0) x 1 =	17206 m ²
Unpaved Area	17206 x (1 - 1) =	0 m ²
Total Equivalent Area	17206 x 0.95 + 0 x 0.35 =	16345.7 m ²
Rainfall Intensity, I		81.8 mm/hr
Design Discharge Rate, Q	0.278 x 16346 x 82 / 1000000 =	0.372 m ³ /s
Volume of Runoff in 2 hours	0.372 x 2 x 60 x 60 =	2,676 m ³

Increase in Runoff Volume (2 hours) 2676 - 1071 = 1,606 m³

Proposed Storage Tank	Volume	1,870 m ³	allow for buffer volume for site formation
Provide Storage Tank	Area = 72 x 25 = Depth = 8.74 - 7.7 = Volume =	1,800 m ² 1.04 m 1,873 m ³	As discussed with DSD, the water storage level is adjusted as agreed

Minimum Pump Rate for discharge of water from storage tank to existing stream (in 8 hours after rainfall event)

Volume of stored water	1,873 m ³
Discharge Duration	8 hr
Minimum Discharge Rate	0.065 m ³ /s

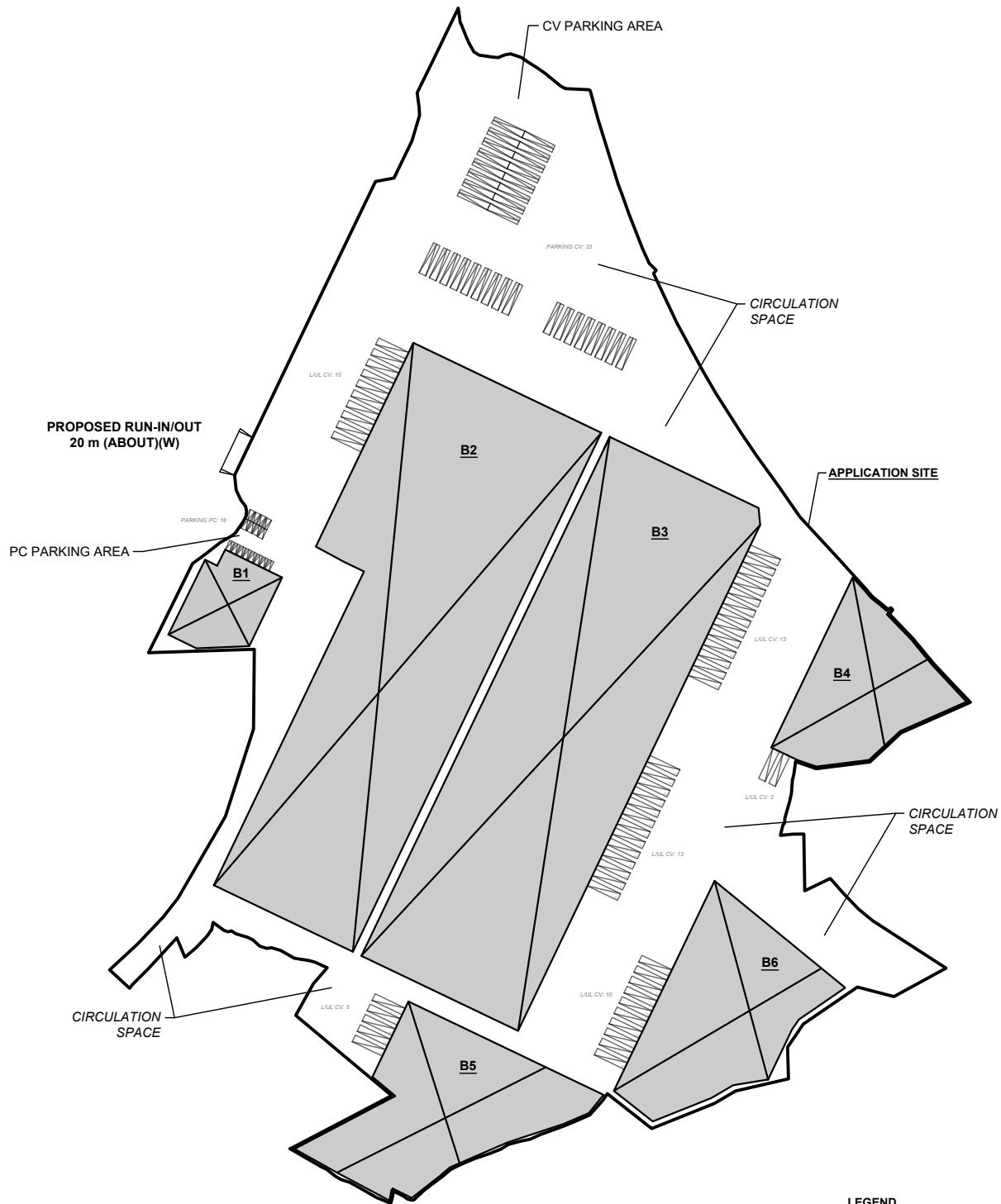
Appendix B - Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 122,819 m ²	(ABOUT)
COVERED AREA	: 64,763 m ²	(ABOUT)
UNCOVERED AREA	: 58,056 m ²	(ABOUT)
PLOT RATIO	: 0.63	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 76,995 m ²	(ABOUT)
TOTAL GFA	: 76,995 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 15 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

	AREA	HEIGHT
B1	OFFICE AND WASHROOM	1,615 m ² (ABOUT)
B2	LOGISTICS CENTRE	23,275 m ² (ABOUT)
B3	LOGISTICS CENTRE	23,016 m ² (ABOUT)
B4	WAREHOUSE (EXCL. D.G.G.)	4,245 m ² (ABOUT)
B5	WAREHOUSE (EXCL. D.G.G.)	6,372 m ² (ABOUT)
B6	WAREHOUSE (EXCL. D.G.G.)	6,240 m ² (ABOUT)
	TOTAL	64,763 m ² (ABOUT)
		76,995 m ² (ABOUT)

*D.G.G. - DANGEROUS GOODS GODOWN



LEGEND

	APPLICATION SITE
	INGRESS / EGRESS
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (CV)
	LOADING/UNLOADING SPACE (CV)

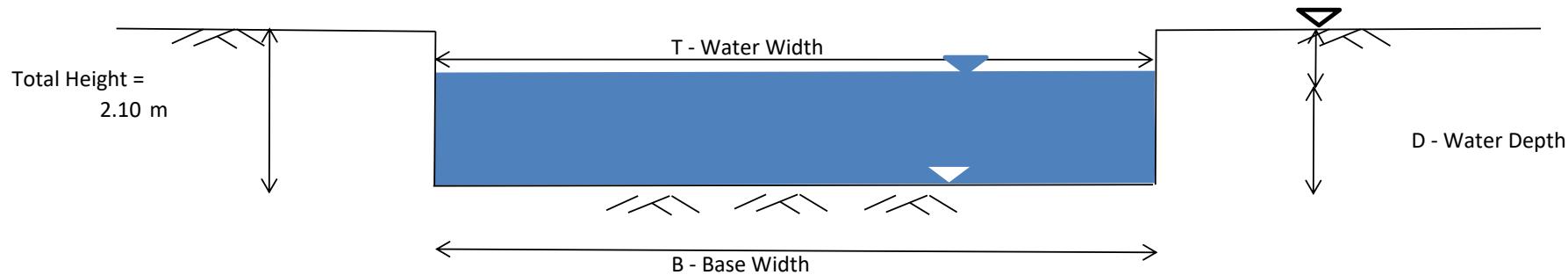
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 33
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 53
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

PROJECT PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 78 AND D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 3000 @ A4	TITLE LAYOUT PLAN		NORTH W S E
			DRAWN BY MN	DATE 20.5.2024	
		REVISED BY	DATE	DWG NO. PLAN 12	VER. 004

Appendix C - Assessment of Southern Stream against Site Discharge

Checking of Capacity of Southern Stream



Scenario & Case	Assumed Water Depth (m)	Water Width (m)	Base Width (m)	Area (m^2)	Wetted Perimeter (m)	Hydraulic Radius (m)	Manning's Roughness n	Friction Slope S_f (1 in)	Velocity (m/s)	Capacity (m^3/s)
A	D_1	T	B	A_1	P_1	R_1	n	S_f	V_1	Q_1
	1.60	13.00	13	20.80	16.20	1.28	0.035	150	2.7558	57.321

Discharge Rate to existing southern stream = 5.26 m^3/s

Utilization 5.259 / 57.321 = 9.18 % OK

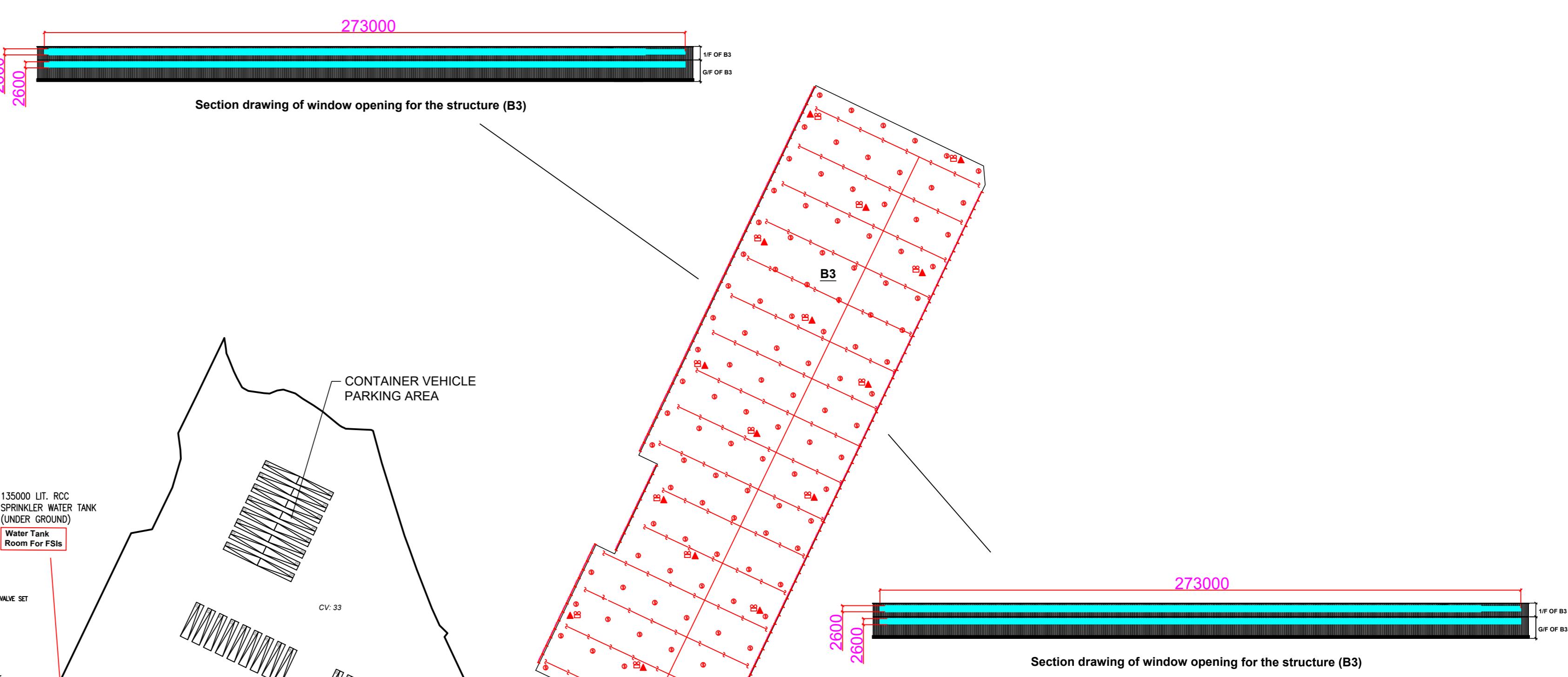
Appendix IV
Fire Service Installations Proposal

F.S. NOTES

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTER HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]"
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ϕ 150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ϕ 150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6%
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	1591 m ² (ABOUT)	3182 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	LOGISTICS CENTRE	23,006 m ² (ABOUT)	46,012 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B3	LOGISTICS CENTRE	22,642 m ² (ABOUT)	45,284m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B4	WAREHOUSE (EXCL. D.G.G.)	3,840 m ² (ABOUT)	7,680 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B5	WAREHOUSE (EXCL. D.G.G.)	4,965 m ² (ABOUT)	9,930 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B6	WAREHOUSE (EXCL. D.G.G.)	4,277 m ² (ABOUT)	8,554 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
TOTAL		60,321 m² (ABOUT)	120,642 m² (ABOUT)	



2. AUTOMATIC SPRINKLER SYSTEM

2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.

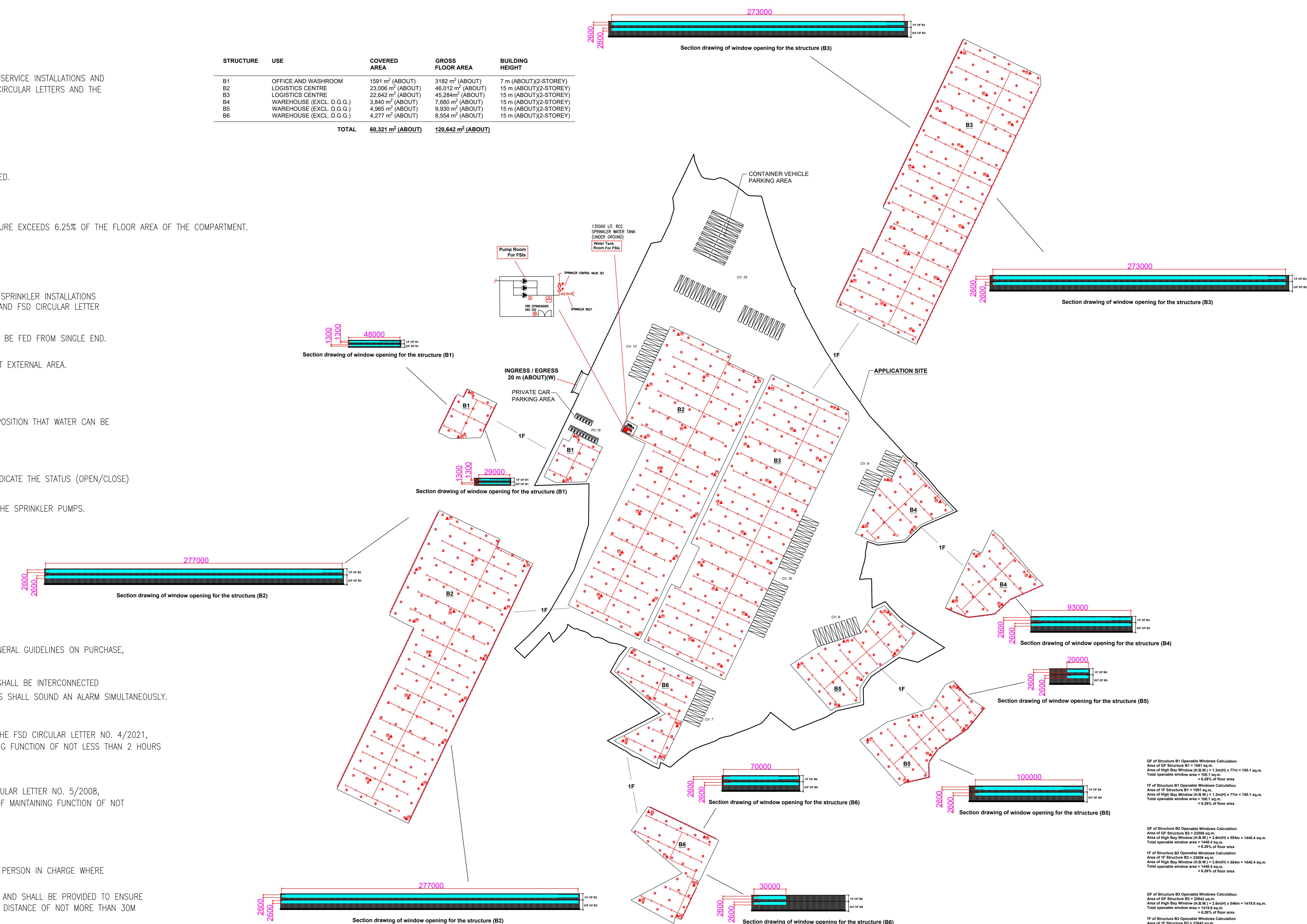
2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSED) OF THE VALVES.

2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK





3 FIRE DETECTOR SYSTEM

3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"

3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY

4. EMERGENCY LIGHTING

4. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 90 MINUTES IN CASE OF POWER FAILURE

5. EXIT SIGN

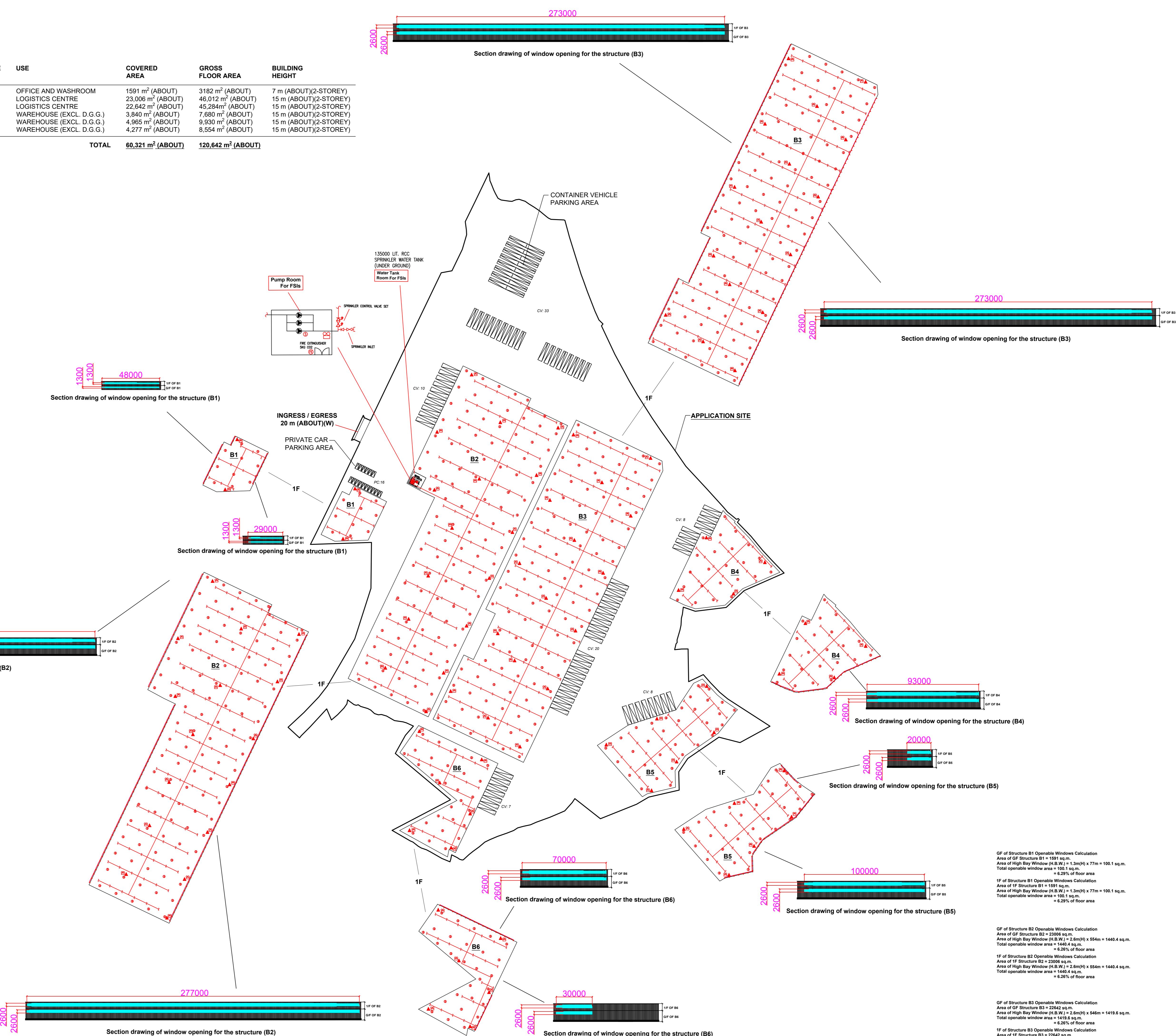
5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 90 MINUTES IN CASE OF POWER FAILURE

C. PORTABLE APPLIANCES

6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003)

6.3 A 20–35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M.



LEGEND

The legend consists of five entries, each with a red line drawing of a symbol followed by a label. 1. 'PUMP SET' shows a circle with a diagonal hatching pattern. 2. 'PRESSURE GAUGE' shows a circle with a vertical line and a diagonal line. 3. 'Y-TYPE STRAINER' shows a T-shape with a horizontal line extending from the top. 4. 'SPRINKLER HEAD (ON PLAN)' shows a horizontal line with a vertical line extending from the right. 5. 'SPRINKLER INLET' shows a T-shape with a horizontal line extending from the bottom.

The image contains two diagrams. The top diagram, labeled 'SUBSIDIARY VALVE / FLOW SWITCH', shows a red line with a valve symbol and a switch symbol connected in series. The bottom diagram, labeled '5KG CO2 FIRE EXTINGUISHER', shows a red circle with the letters 'FE' inside, representing a fire extinguisher.

PROJECT

PROJECT :
**PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR
A PERIOD OF 3 YEARS. VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING
GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES**

DRAWING TITLE :

**F.S. Notes, Legend,
Fire Service Installation
Layout Plan**

ANSWER

CONSULTANT

FIRE SERVICE CONTRACTOR :
**Century Fire Se
Engineering Co**

DRAWING NO :	REV.
FS-01	0
SCALE :	1 : 1500 (A0)
SOURCE :	B.O.O. Ref. BD F.S.D. Ref. FP

Appendix V

Accepted Run-in/out Proposal under the Previous Application No. A/NE-TKLN/77

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輜路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

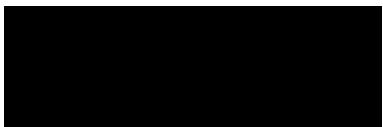
Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD82 Lot 79 RP & VL
本署檔號 Our Reference () in TPB/A/NE-TKLN/77
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax ()

26 June 2024

Tai Wah Development Consultants Ltd.



(Attn.: Matthew NG)

Dear Sir/Madam,

Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Compliance with Approval Condition (i) for Planning Application No. A/NE-TKLN/77)

I refer to your submission dated 5.6.2024 for compliance with approval condition (i) in relation to the submission of the design of vehicular run-in/run-out to the site under the captioned planning application.

Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Andriy CHU; Tel.: 2762 4090) has been consulted and considered the approval condition (i) has been complied with. Please proceed to implement the accepted run-in/run-out proposal for compliance with approval condition (j). You are reminded to submit the as-built record and photo, especially during concreting of the works.

Should you have any other queries related to planning matters, please contact Mr. William WONG at 2158 6164.

Yours faithfully,



(Margaret CHAN)
for Director of Planning

Tai Wah Development Consultants Limited

Our Ref.: DD82 Lot 79 RP & VL
Your Ref.: TPB/A/NE-TKLN/77

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

[By Email](#)

5 June 2024

Dear Sir,

Compliance with Approval Condition (i)

**Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and
Container Vehicle Park with Ancillary Facilities for a Period of 3 Years
in “Recreation” Zone, Various Lots in D.D. 78 and 82 and
Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road, New Territories**

(S16 Planning Application No. A/NE-TKLN/77)

We are writing to submit a run-in/out proposal for compliance with approval condition (i) of the subject application, i.e. *the submission of the design of vehicular run-in/run-out to the site (Appendix I)*.

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

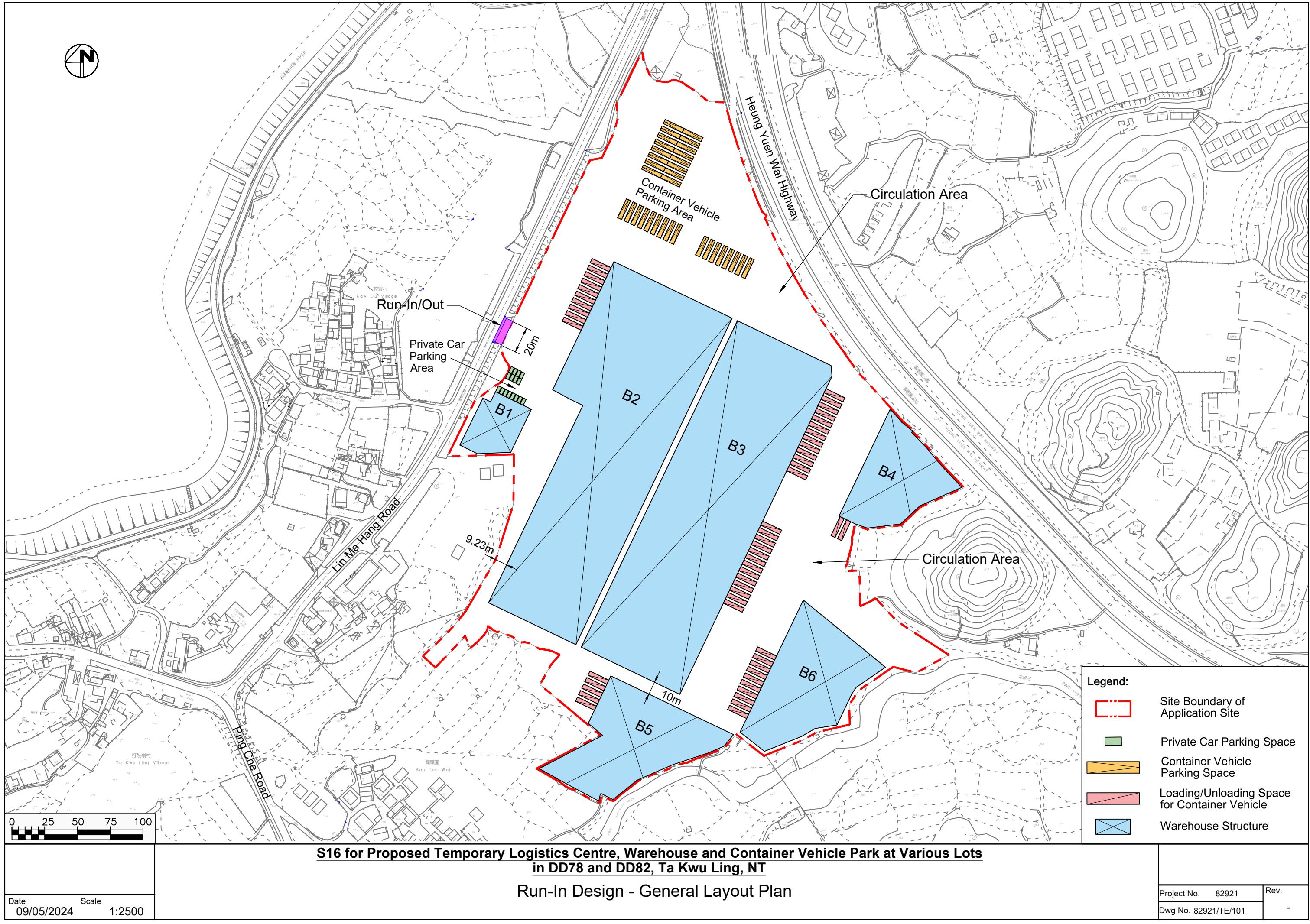
Yours faithfully,

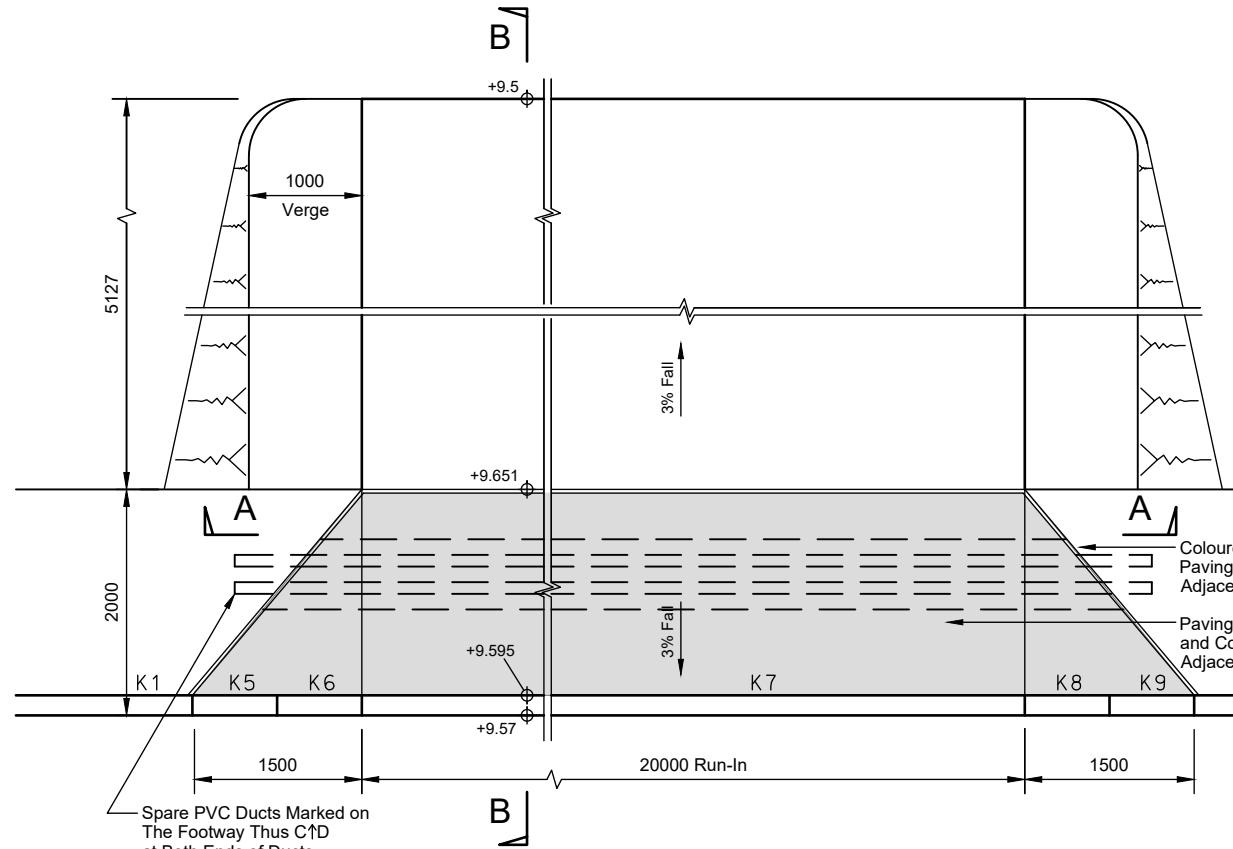
Matthew NG
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

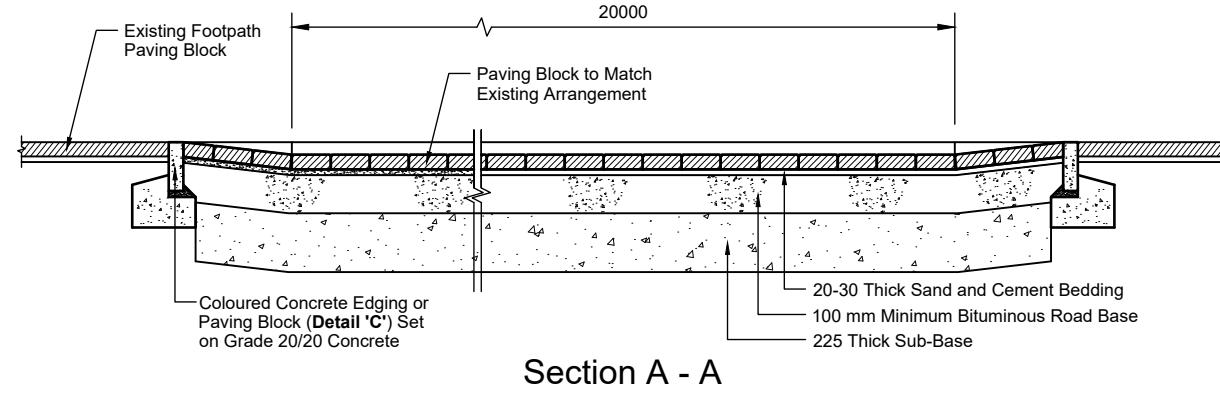
(Attn.: Mr. William WONG
(Attn.: Ms. Katie LEUNG

email: wstwong@pland.gov.hk)
email: kyyleung@pland.gov.hk)

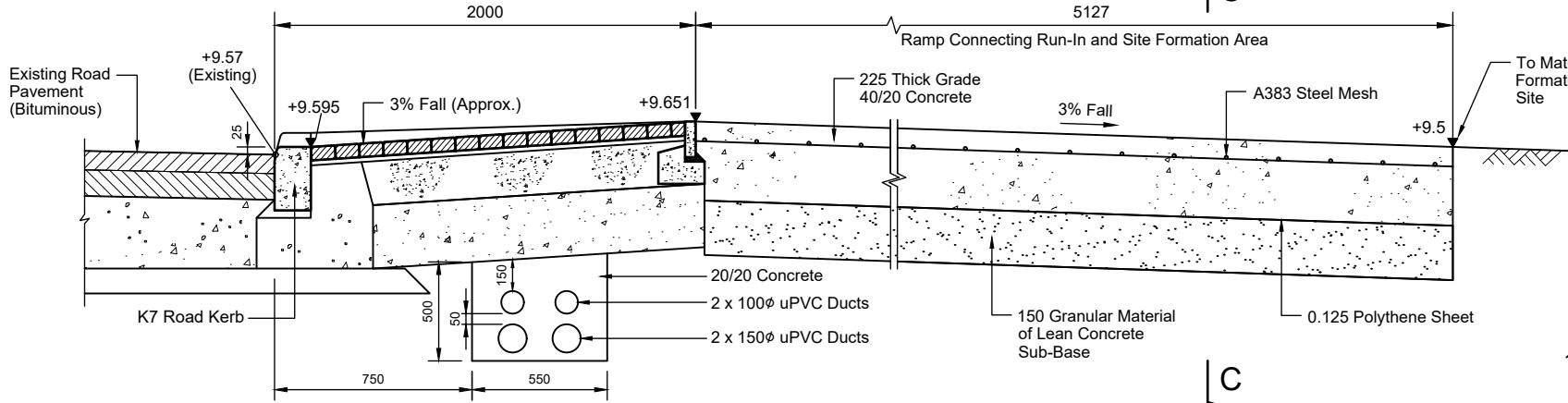




Layout of Run-In



Section A - A

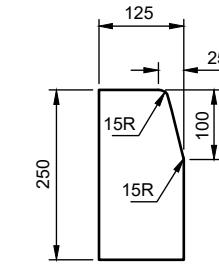


Section B - B

"C↑D" to be Marked on Footpath at Both Ends of Duct Bank

General Notes :

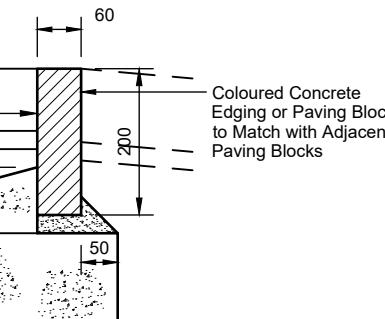
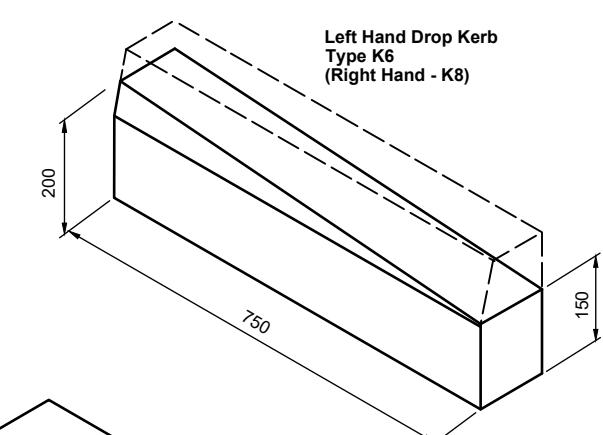
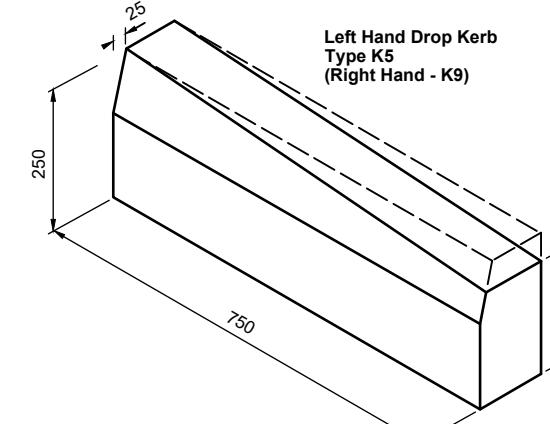
All Details are Worked Out Basing on Information Given in Highway Standard Drawing Nos. H5133, H5134, H5135, H1118 and H1119.



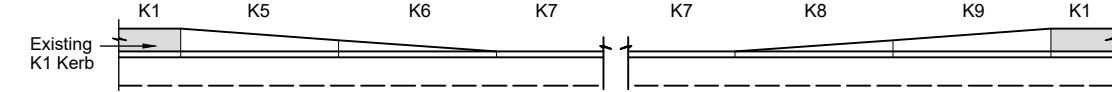
Details of Type K1 Kerb
(Length = 1.0m)

Notes for Concrete Kerb :

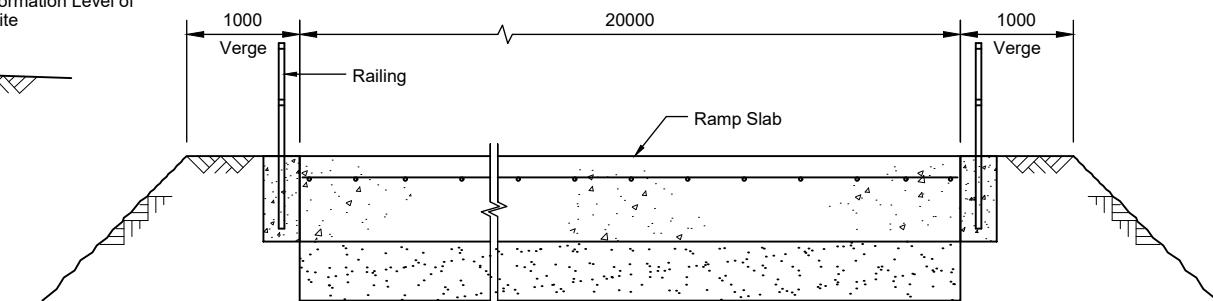
1. The Nominal Length of a Kerb Unit Shall be 1000mm and an Edging Unit 750.
2. Concrete Shall be Grade 30/20.
3. Precast Concrete Kerbs Edgings and Quadrants Shall Comply with B.S. 7263 Part 1 Except That The Requirement for Testing of Water Absorption Shall Not be Applied.
4. All Dimensions are In Millimetres.



Details 'C'



Typical Kerbing Arrangement at Run-In



Section C - C

Appendix VI

Accepted Traffic Management Measures under the Previous Application No. A/NE-TKLN/77

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD82 Lot 79 RP & VI.
本署檔號 Our Reference () in TPB/A/NE-TKLN/77
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post and Fax

14 August 2024

Tai Wah Development Consultants Ltd.



(Attn.: Louis Tse)

Dear Sir/Madam,

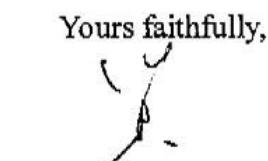
Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone, Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Compliance with Approval Condition (k) for Planning Application No. A/NE-TKLN/77)

I refer to your submission dated 18.7.2024 for compliance with approval condition (k) in relation to the submission of a proposal for traffic management measures under the captioned planning application.

Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered the approval condition (k) has been complied with. Please proceed to implement the accepted proposal for traffic management measures for compliance with approval condition (l).

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this department at 2158 6031.

Yours faithfully,



(Margaret CHAN)
for Director of Planning

Tai Wah Development Consultants Limited

Our Ref.: DD82 Lot 79 RP & VL
Your Ref.: TPB/A/NE-TKLN/77

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

[By Email](#)

18 July 2024

Dear Sir,

Compliance with Approval Condition (k)

**Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and
Container Vehicle Park with Ancillary Facilities for a Period of 3 Years
in “Recreation” Zone, Various Lots in D.D. 78 and 82 and
Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road, New Territories**

(S16 Planning Application No. A/NE-TKLN/77)

We are writing to submit a response-to-comments table and a revised traffic management measures proposal for compliance with approval condition (k) of the subject application, i.e. *the submission of a proposal for traffic management measures (Appendices I and II)*.

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

Yours faithfully,

Louis TSE
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD (Attn.: Mr. William WONG) email: wstwong@pland.gov.hk)
(Attn.: Ms. Katie LEUNG email: kyyleung@pland.gov.hk)

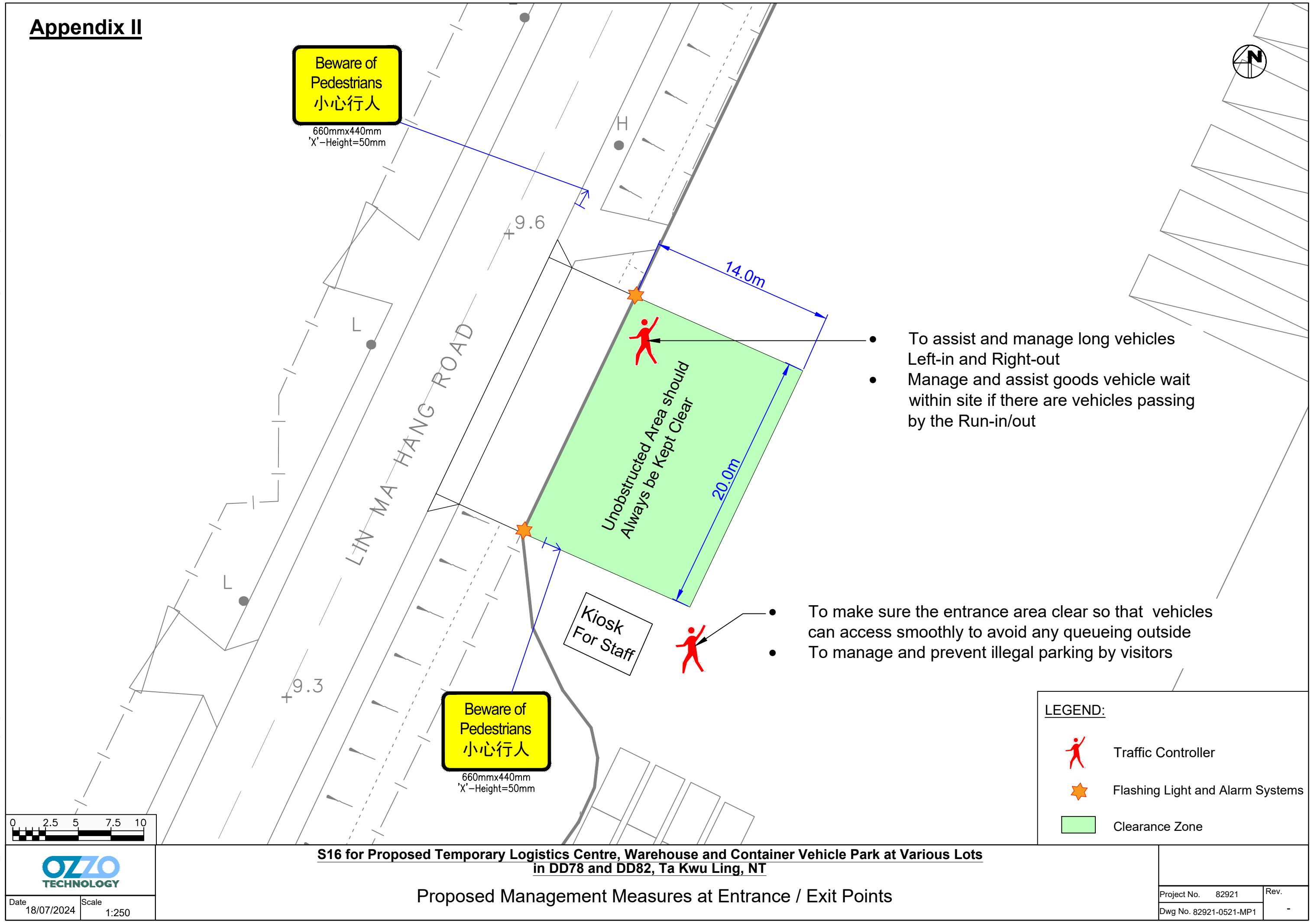
Appendix I – Response to comments of the Commissioner for Transport (C for T)

Comments of the C for T	Responses
<p>1 The applicant shall supplement with the operation details at the vehicular access points (i.e. entrance / exit points), such as gate, drop barrier etc. and the proposed traffic management measures at the access points; and</p>	<p>The operation details at the vehicular access points (i.e. entrance / exit points) are elaborated as the followings:</p> <p>To avoid queue at the public road, the physical gate and drop barrier would not be proposed nor installed. Instead, a kiosk for staff is proposed at the entrance / exit points with CCTV installed for management purpose.</p> <p>The staff at the entrance / exit points will assist and manage long vehicles left-in and right-out; to guide and assist goods vehicles wait within site if there are vehicles passing by the site vehicular access; to make sure the entrance area clear so that vehicles can access the site smoothly without causing queueing outside the site; to manage and prevent illegal parking by the visitors.</p> <p>Signages of “Beware of Pedestrians” are to be erected to alert the drivers to pay attention for pedestrians’ safety.</p> <p>Flashing light and alarm systems will also be set at the vehicular access points (i.e. entrance / exit points). Whenever vehicles are to be accessed to / exit from the application site, the flashing light and alarm will work immediately to alarm the pedestrians. Adequate lights would be provided within site by adding lights for safety concerns.</p> <p>In addition, a staff would be assigned for communicate the drivers, appointment will be needed for goods vehicles, such that</p>

S.16 Planning Application No. A/NE-TKLN/77

		the access to the application site can be more ordered, and the blockage at the access road and run-in/our can be avoided.
2	The applicant shall provide a design drawing for the proposed traffic management measures which are to be implemented.	The drawing is supplemented in Appendix II .

Appendix II



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA LIN MA HANG ROAD

深圳市

SHENZHEN SHI

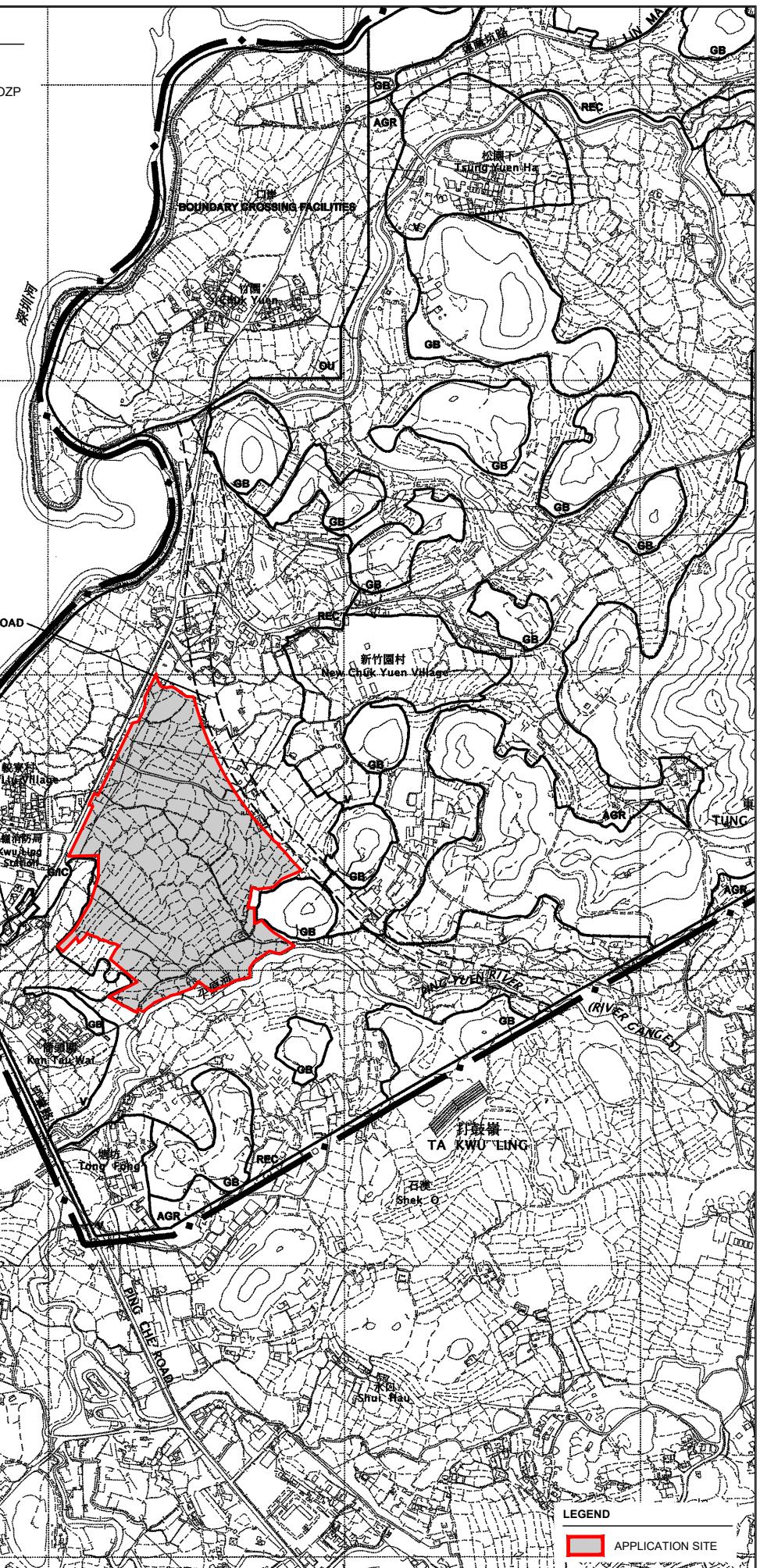


*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH
TAI WAH DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	1 : 20000 @ A4	LOCATION PLAN	
			DRAWN BY MN	DATE 13.11.2025	
			REVISED BY	DATE	
				DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP
 OZP PLAN NO. : S/NE-TKLN/2
 ZONING OF THE SITE : "RECREATION" ("REC")



PLANNING CONSULTANT

**TAI
WAH** DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE,
WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) AND CONTAINER VEHICLE
PARK WITH ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 78 AND D.D.82 AND
ADJOINING GOVERNMENT LAND, TA KWU
LING, NEW TERRITORIES

SCALE

1 : 10000 @ A4

DRAWN BY

MN

REVISED BY

DATE

13.11.2025

DATE

TITLE

ZONING PLAN

DWG NO.

PLAN 2

VER.

001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m²

(ABOUT)

AREA OF PRIVATE LAND
AREA OF GOVERNMENT LAND

(ABOUT)
(ABOUT)

AREA OF GOVERNMENT LAND

(ABOUT)

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

--- PROPOSED RUN-IN
OUT OF THE
APPLICATION SITE

GOVERNMENT LAN
PORTION OF TH
APPLICATION SITE

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

LEGEND

APPLICATION SITE

GOVERNMENT LAND

***SITE BOUNDARY**

ATION P

PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS.

10

18
ADDRESS
VARIOUS LOTS IN D.D. 78 AND D.D.82 AND
ADJOINING GOVERNMENT LAND, TA KWU
LINC, NEW TERRITORIES

TS

SCALE

1 : 300

DRAWN BY

144 of 144

TITLE

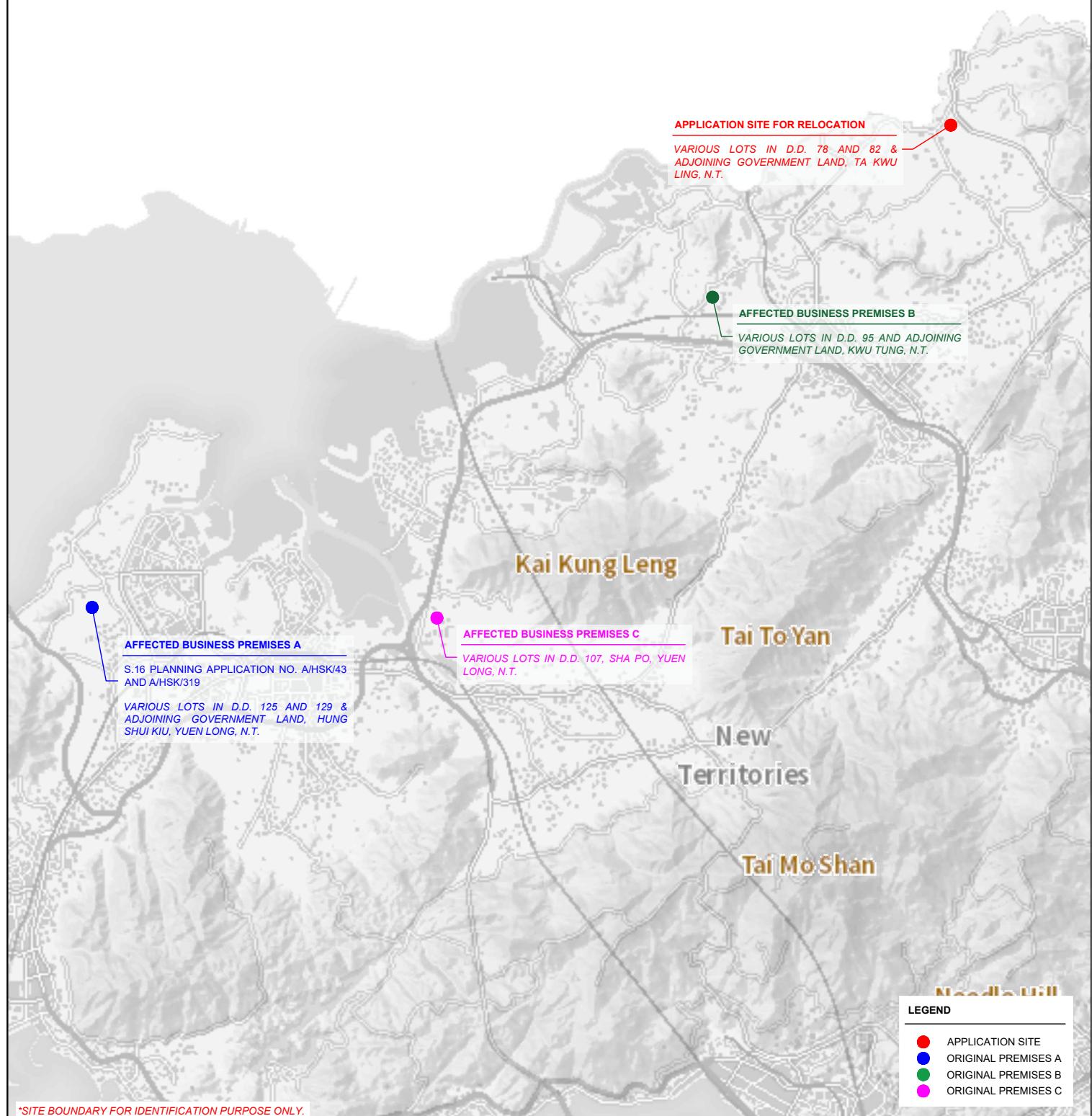
LAND STATUS

1000

LOCATIONS OF THE ORIGINAL PREMISES

A TOTAL OF 3 AFFECTED BUSINESS PREMISES ARE PROPOSED TO BE RELOCATED TO THE APPLICATION SITE, DETAILS OF AFFECTED PREMISES ARE AS FOLLOWS:

- PREMISES A IN HUNG SHUI KIU, YUEN LONG
- PREMISES B IN KWU TUNG, SHEUNG SHUI
- PREMISES C IN SHA PO, YUEN LONG



PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH	
TAI WAH DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	NOT TO SCALE @ A4	ORIGINAL PREMISES		
			DRAWN BY MN	DATE 13.11.2025		
			REVISED BY	DATE	DWG NO. PLAN 4	VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 123,320 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD
STATUTORY PLANNING PORTAL 3

**LEGEND**

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	AERIAL PHOTO	LEGEND
TAI WAH DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	1 : 3000 @ A4			APPLICATION SITE



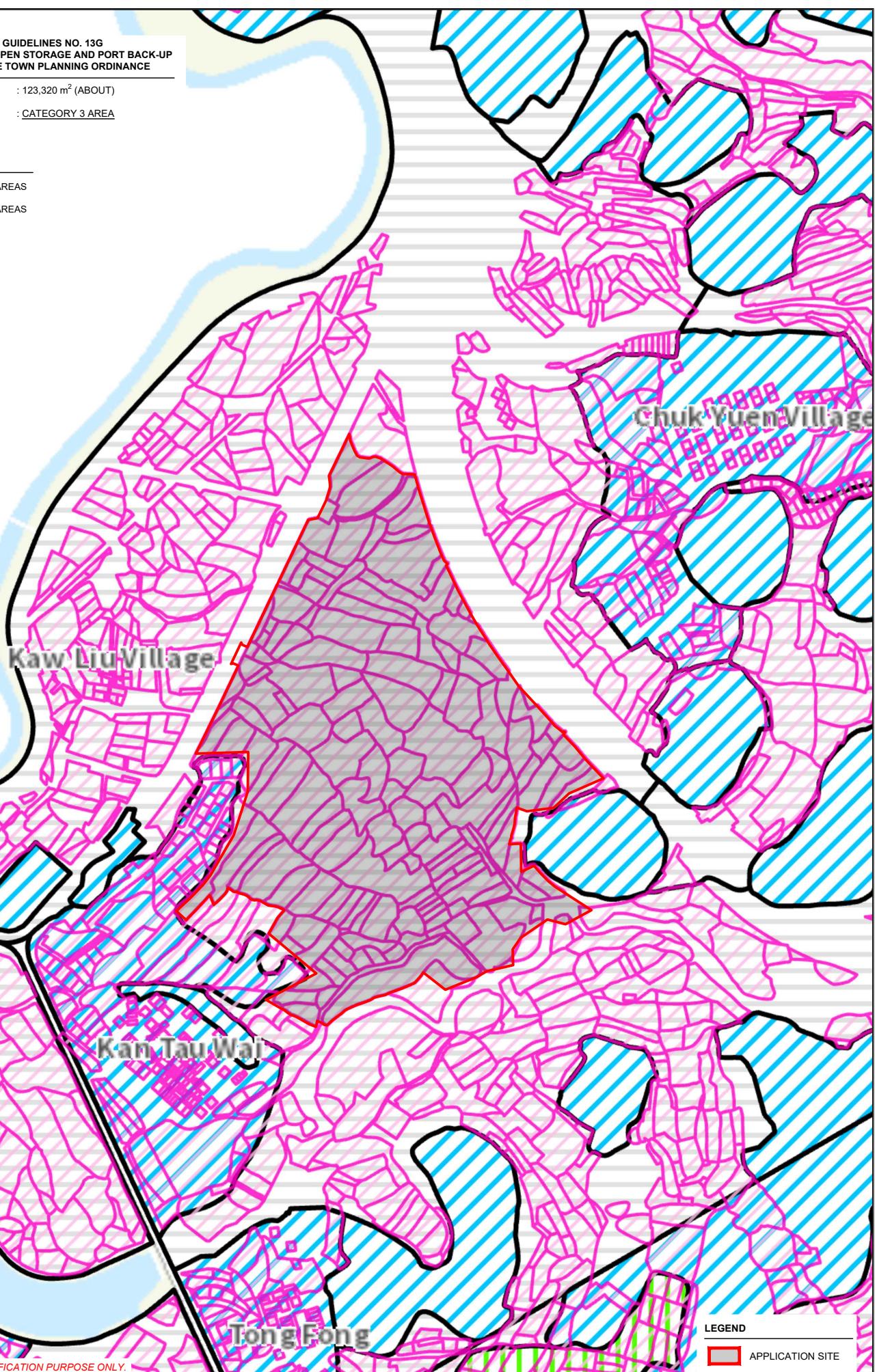
TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 123,320 m² (ABOUT)

CATEGORY OF AREA : CATEGORY 3 AREA

TPB GUIDELINES NO. 13G

 CATEGORY 2 AREAS
 CATEGORY 3 AREAS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

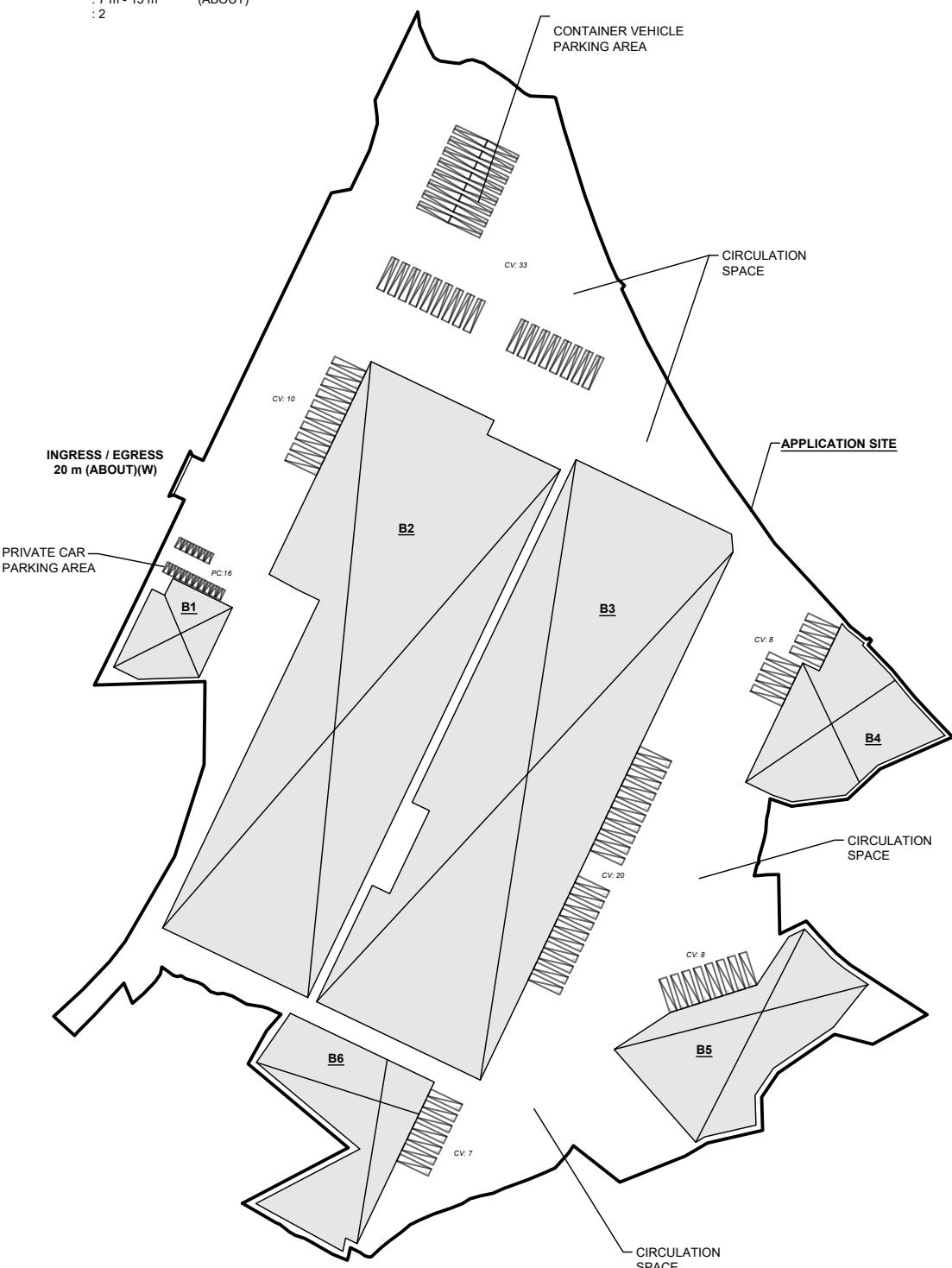
PLANNING CONSULTANT TAI WAH DEVELOPMENT CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	SCALE 1 : 5000 @ A4	TITLE TPB PG-NO.13G	NORTH 
			DRAWN BY MN	DATE 11.9.2025	
			REVISED BY	DATE	
				DWG NO. PLAN 6	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 123,320 m ²	(ABOUT)
COVERED AREA	: 60,321 m ²	(ABOUT)
UNCOVERED AREA	: 62,999 m ²	(ABOUT)
PLOT RATIO	: 0.98	(ABOUT)
SITE COVERAGE	: 49 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 120,642 m ²	(ABOUT)
TOTAL GFA	: 120,642 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 15 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE
USE

		COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	OFFICE AND WASHROOM	1,591 m ² (ABOUT)	3,182 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B2	LOGISTICS CENTRE	23,006 m ² (ABOUT)	46,012 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B3	LOGISTICS CENTRE	22,642 m ² (ABOUT)	45,284 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B4	WAREHOUSE (EXCL. D.G.G.)	3,840 m ² (ABOUT)	7,680 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B5	WAREHOUSE (EXCL. D.G.G.)	4,965 m ² (ABOUT)	9,930 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
B6	WAREHOUSE (EXCL. D.G.G.)	4,277 m ² (ABOUT)	8,554 m ² (ABOUT)	15 m (ABOUT)(2-STORY)
TOTAL		60,321 m² (ABOUT)	120,642 m² (ABOUT)	


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 33
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

LOADING / UNLOADING PROVISIONS

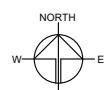
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 53
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	LOADING / UNLOADING SPACE (CV)

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	1 : 3000 @ A4	LAYOUT PLAN
			DRAWN BY MN	DATE 20.11.2025
			REVISED BY	DATE
				DWG NO. PLAN 7
				VER. 001





顧問有限公司
大華發展

Our Ref. : DD82 Lot 79 RP & VL
Your Ref. : TPB/A/NE-TKLN/116

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

By Email

18 December 2025

Dear Sir,

1st Further Information

**Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and
Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone,
Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKLN/116)

We write to submit further information to address bureaux/departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

Danny NG
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU
(Attn.: Mr. Adrian TAM

email: twpwu@pland.gov.hk
email: athtam@pland.gov.hk)

Response-to-Comment

Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories

(Application No. A/NE-TKLN/116)

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

Departmental Comments	Applicant's Responses
1. Comments of the Development Bureau	
<p>(a) Please provide information as to the original operating premises in Hung Shui Kiu, Sha Po and Kwu Tung for our reference. Besides, authorization letter from the business operators at the original premises to the applicant for the current application and justification on the proposed site area (comparing with the original premises) are required.</p>	<p>The applicant is authorised by <u>Sinotrans (HK) Warehousing Limited</u> to make the current application, which is intended to continue to facilitate the relocation of the applicant's affected business premises in Hung Shui Kiu, Kwu Tung and Sha Po due to land resumption to pave way for the development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), Kwu Tung North (KTN) NDA, and public housing development in Sha Po, details are as follows and at Appendices II to III and Plans 1 to 3:</p> <p><u>Affected Business Premises A (Logistics Centre) in Hung Shui Kiu</u></p> <p>The applicant has been operating their business premises since the approval of the S.16 planning application No. A/YL-HT/881 for '<i>warehouse for storage of machinery, spare parts and construction materials with ancillary off ice and parking of vehicle</i>' use in 2014. The premises were later converted to '<i>logistics centre with ancillary office and parking of vehicle</i>' under application No. A/HSK/43 in 2018 (Plan 1).</p> <p>Since then, the applicant has been operating the premises for the same use with approved planning application under application No. A/HSK/319. The premises currently falls within an area zoned as "Government, Institution or Community" ("GIC"), "Open Space" ("O") and area shown as 'Road' on</p>

	<p>the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. According to the approved scheme of the planning application, the premises occupied an area of 26,983.8 m² (about) with total GFA of 18,460 m² (about).</p> <p><u>Affected Business Premises B (Container Vehicle Park) in Kwu Tung</u></p> <p>The applicant has been operating their business premises since the approval of the S.16 planning application No. A/NE-KTN/146 for '<i>Private Container Vehicle Park (including Light and Heavy Goods Vehicles)</i>' in 2011 (Plan 2).</p> <p>Since then, the applicant has been operating the premises for a similar use, i.e. '<i>container vehicle park (including light and heavy goods vehicles)</i>' with valid planning permission under application No. A/KTN/90. The premises currently falls within an area zoned as "Residential (Group B)" ("R(B)") and area shown as 'Road' on the Approved Kwu Tung North OZP No. S/KTN/4. According to the approved scheme of the planning application , the premises occupied an area of 3,170 m² (about) with total GFA of 575 m² (About).</p> <p><u>Affected Business Premises C (Warehouse (Excluding Dangerous Goods Godown)) in Sha Po</u></p> <p>The applicant has been operating their business premises for '<i>warehouse (excluding dangerous goods godown)</i>' since the early 2010s. The premises falls within an area previously zoned as "Industrial (Group D)" ("I(D)") on the former Approved Kam Tin North OZP No. S/YL-KTN/9. According to the Notes of the former Kam Tin North OZP, '<i>warehouse (excluding dangerous goods godown)</i>' use is a column one use, which is always permitted by the Board. The premises occupies an area of 22,205 m² (about) with total GFA of 31,510 m²(about).</p> <p>According to the implementation program of the development of HSK/HT NDA and KTN NDA , both the affected premises in Hung Shui Kiu and Kwu</p>
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	<p>Tung fall within sites under the Remaining Phase Development of the respective NDAs (Plans 1 and 2). While the affected premises in Sha Po falls within the boundary of the public housing development in Sha Po (Plan 3). As land where the affected business premises are located will be developed for various G/IC , residential and open space uses upon completion of the HSK/HT and KTN NDAs and public housing development in Sha Po respectively , the concerned parcels of land will be resumed and reverted to the Government in future.</p> <p>Details of all affected premises are at Appendix III.</p> <p>Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business operations.</p> <p>Authorisation letter from the affected business operator is enclosed at Appendix IV, please.</p> <p>Although the area of the application site (the Site) (i.e. about 123,320 m²) and GFA (i.e. about 120,642 m²) are larger than the original premises combined, large portion of the Site (i.e. 62,999 m², 51%) is designated for manoeuvring, parking of vehicles and circulation area to support the operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for loading/unloading (L/UL) of goods. As more time is required for L/UL of goods, the transportation cost is therefore increased. In light of this, the applicant intends to reserve a substantial amount of circulation space within the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.</p> <p>The increase in development intensity from the original premises would better utilise precious land resources in the New Territories and provide opportunities to support the overall supply chain with the integration of the latest technology. The</p>
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	<p>applicant's intention to develop the Site into a contemporary logistics hub, which large scale of robotic systems, such as automated storage and retrieval systems, robotic arms are used for efficient and accurate storage and sorting of goods. These systems require designated spaces that are sufficiently spacious to accommodate the storage racks, conveyor belts, and robotic arms utilised for efficient inventory management and organisation. The development of large-scale logistics hub echoes the Government's Northern Metropolis Strategy, which aims to transform the New Territories into a new economic engine for Hong Kong. The proposed development could alleviate burden on the city's core areas and diversify Hong Kong's economy by converting the northern part of the New Territories into a thriving economic centre.</p> <p>The Site is also geographically close to the Mainland China with convenient access to Heung Yuen Wai Highway, facilitating the efficient movement of goods between the Mainland China and Hong Kong. The proposed development would attract investment from different industries looking to take advantage of Hong Kong's strong business environment and proximity to mainland China. This would ultimately promote greater economic growth and better integration between the Mainland China and Hong Kong.</p> <p>Furthermore, with the growth in online shopping has stimulated demand for local indoor storage space in Hong Kong since the 2010s, the applicant had previously proposed expanding the operation scale in order to alleviate the pressing demand for local storage spaces at the original premises. However, the Government's land resumption plan to facilitate the implementation of the HSK/HT and KTN NDAs caused the applicant's business expansion plan to be put on hold temporarily. The proposed scheme at the Site provides an excellent opportunity to support the applicant's original business expansion plan. The additional GFA would generate a substantial number of employment opportunities for New Territories residents. The efficient operation of the Site requires a diverse</p>
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	<p>workforce, comprising logistics experts, warehouse managers, truck drivers, and administrative staff. By reducing the amount of time and cost that employees spend travelling to the urban core of Hong Kong, locals living in the New Territories would have access to more promising employment opportunities.</p>
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Appendix II - Details of the Affected Business Premises

Company Name: **Sinotrans (HK) Warehousing Limited**
(authorised New Peak Investment Limited as applicant of the application)

Details of Business Premises A in Hung Shui Kiu

Location: Various Lots in D.D. 125 and D.D. 129 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Use of Premises: Logistics Centre with Ancillary Facilities



Details of Business Premises B in Kwu Tung

Location: Various Lots in D.D. 95 and Adjoining Government Land, Kwu Tung, New Territories

Use of Premises: Container Vehicle Park (Including Light and Heavy Goods Vehicle)



Sinotrans (HK) Warehousing Limited is the parent company of China Merchants Kin Swiss Transportation Company Limited.

Details of Business Premises C in Sha Po

Location: Various Lots in D.D. 107 and Adjoining Government Land, Sha Po, Yuen Long, New Territories

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)



Sinotrans (HK) Warehousing Limited is the parent company of Man Shun Shipping Company Limited.



Appendix III - Summary of the Affected Business Premises

Premises	Affected Business Premises for Relocation				Total
	Premises A	Premises B	Premises C		
Location	Various Lots in D.D. 125 and D.D. 129, and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	Various Lots in D.D. 95 and Adjoining Government Land, Kwu Tung, New Territories	Various Lots in D.D. 107 and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long, New Territories		
Latest Approved Application	A/HSK/319	A/KTN/90	Always Permitted		
Current Use	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	Temporary Container Vehicle Park (Including Light and Heavy Goods Vehicle) for a Period of 3 Years	Warehouse (Excluding Dangerous Goods Godown)		
Site Area	26,983.8 m ² (about)	3,170 m ² (about)	21,023 m ²	52,358.8 m ² (about)	
Gross Floor Area	18,460 m ² (about)	575 m ² (about)	31,510 m ² (about)	50,454 m ² (about)	
Previous Similar Uses	<u>A/HSK/43</u> Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years <u>A/YL-HT/881 and 916</u> Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle for a Period of 3 Years	<u>A/NE-KTN/146, 168 and A/KTN/60</u> Temporary Container Vehicle Park (including Light and Heavy Goods Vehicles) for a Period of 3 Years	N/A		
Outline Zoning Plan	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/4	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
Zoning	- "Government, Institution or Community", "Open Space" and area shown as 'Road'	"Residential (Group B)" and area shown as 'Road'	"Open Space", "Residential (Group B) 2", "Government, Institution or Community" and area shown as 'Road'		

規 劃 申 請 意 向 書

受新發展區/公營房屋發展影響的在地經營業務搬遷

規 劃 許 可 申 請

申請人

新高峰投資有限公司

Applicant

New Peak Investment Limited

公司註冊證明書號碼

CI No.

中國外運倉儲有限公司

業務經營者

Business Operator

Sinotrans (HK) Warehousing Limited

公司註冊證明書號碼

CI No.

本公司 中國外運(香港)倉儲有限公司 為物流及貨倉業務的經營者，由於受到洪水橋新發展區及元朗沙埔公營房屋發展項目政府收地所影響，因此，本公司需要覓地搬遷以繼續經營業務。本公司初步與 新高峰投資有限公司 達成共識，同意 新高峰投資有限公司 作為規劃申請的申請人並獨自承擔所有申請許可費用，向城市規劃委員會提交規劃申請，於以下地段及毗鄰政府土地作「擬議臨時物流中心 或 貨倉 (危險品倉庫除外) 連附屬設施」。

- 丈量約份第 78 約地段第 1363 號 B 分段餘段 (部分)、第 1484 號 B 分段餘段、第 1485 號餘段、第 1486 號餘段、第 1487 號、第 1488 號、第 1489 號、第 1490 號、第 1492 號餘段、第 1493 號 B 分段餘段、第 1498 號 B 分段餘段、第 1499 號、第 1500 號、第 1501 號、第 1502 號、第 1503 號、第 1504 號、第 1505 號、第 1506 號、第 1507 號 A 分段、第 1507 號 B 分段、第 1508 號、第 1509 號、第 1510 號餘段、第 1511 號餘段、第 1512 號餘段、第 1513 號、第 1514 號餘段、第 1515 號 A 分段餘段、第 1515 號 B 分段餘段、第 1516 號、第 1518 號餘段 (部分)、第 1519 號餘段 (部分)、第 1534 號 A 分段餘段、第 1534 號餘段、第 1536 號、第 1538 號、第 1540 號、第 1542 號餘段、第 1585 號餘段、第 1586 號餘段 (部分)、第 1587 號、第 1588 號、第 1589 號、第 1590 號、第 1591 號、第 1592 號、第 1593 號、第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號、第 1599 號、第 1600 號、第 1601 號、第 1602 號、第 1603 號、第 1604 號、第 1605 號、第 1606 號 A 分段、第 1606 號 B 分段、第 1607 號、第 1608 號、第 1609 號、第 1610 號、第 1611 號、第 1612 號、第 1613 號、第 1615 號 (部分)、第 1617 號、第 1618 號 (部分) 及第 1631 號餘段 (部分)；及
- 丈量約份第 82 約地段第 78 號 B 分段餘段、第 79 號餘段 (部分)、第 80 號 (部分)、第 81 號 (部分)、第 82 號 (部分)、第 812 號、第 814 號 (部分)、第 816 號 (部分)、第 817 號



(部分)、第 818 號(部分)、第 834 號(部分)、第 835 號、第 836 號、第 837 號、第 838 號、第 839 號、第 840 號、第 841 號、第 842 號 A 分段、第 842 號 B 分段、第 843 號、第 844 號、第 845 號、第 846 號、第 847 號、第 848 號、第 849 號、第 850 號、第 851 號、第 852 號、第 853 號、第 854 號、第 855 號、第 856 號、第 857 號、第 858 號、第 859 號 A 分段第 1 小分段、第 859 號 A 分段餘段、第 859 號 B 分段、第 860 號、第 861 號、第 862 號、第 863 號、第 864 號、第 865 號 A 分段、第 865 號 B 分段、第 865 號 C 分段、第 865 號 D 分段、第 866 號、第 867 號(部分)、第 868 號、第 869 號、第 870 號、第 871 號、第 872 號、第 873 號、第 874 號、第 875 號、第 876 號、第 877 號 A 分段、第 877 號 餘段、第 878 號、第 879 號、第 880 號、第 881 號(部分)、第 882 號、第 883 號、第 884 號(部分)、第 885 號 A 分段(部分)、第 885 號 餘段(部分)

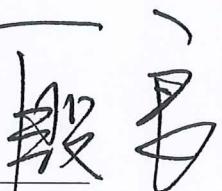
備注: 1. 上述標題地段將會因應規劃許可的需要而有所修訂。
2. 本意向書僅為陳述雙方的意向，並不具備法律約束力。

For and on behalf of
NEW PEAK INVESTMENT LIMITED
新高峰投資有限公司

Authorized Signature(s)

董事: 關曉均
新高峰投資有限公司
申請人簽署
Applicant's Signature



中國外運(香港)倉儲有限公司
業務經營者簽署
Business Operator Signature


2023 年 11 月 10 日
10 November 2023

AFFECTED BUSINESS PREMISES A
LOCATION OF PREMISES

PREMISES AREA: 26,983.8 m² (ABOUT)

LOCATION OF PREMISES: VARIOUS LOTS IN D.D. 125 AND 129 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, N.T.



AFFECTED BUSINESS PREMISES A
PLANNING CONTEXT

OUTLINE ZONING PLAN:

OZP NO.:

ZONING OF THE PREMISES:

LATEST S.16 APPLICATION NO.:

USE OF PREMISES:

PREVIOUS APPLICATIONS NOS.:

APPROVED HUNG SHUI KIU AND HA TSUEN OZP

S/HSK/2

"GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC"),

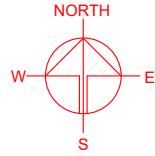
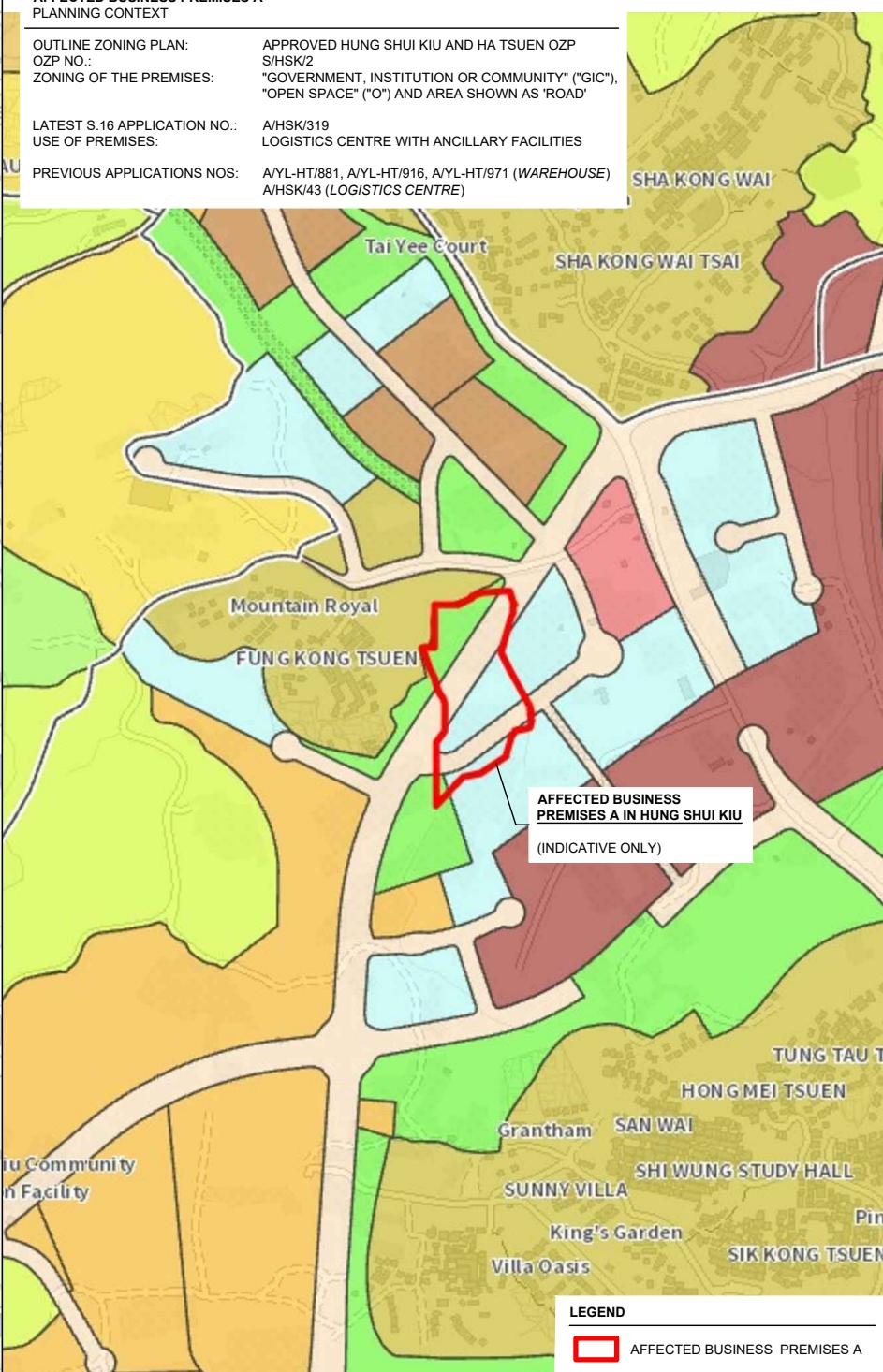
"OPEN SPACE" ("O") AND AREA SHOWN AS "ROAD"

A/HSK/319

LOGISTICS CENTRE WITH ANCILLARY FACILITIES

A/YL-HT/881, A/YL-HT/916, A/YL-HT/971 (WAREHOUSE)

A/HSK/43 (LOGISTICS CENTRE)



PROJECT	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
SITE LOCATION	VARIOUS LOTS IN D.D. 78 AND D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES
SCALE	1 : 5000 / 10000 @ A4
DRAWN BY	MN
DATE	20.11.2023
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	PREMISES A - DETAILS
DWG. NO.	PLAN 1
VER.	001

AFFECTIONATE BUSINESS PREMISES B
LOCATION OF PREMISES

PREMISES AREA: 3,170 m² (ABOUT)

LOCATION OF PREMISES: VARIOUS LOTS IN D.D. 95 AND ADJOINING GOVERNMENT LAND, KWU TUNG, NEW TERRITORIES



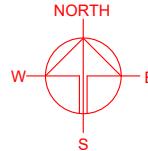
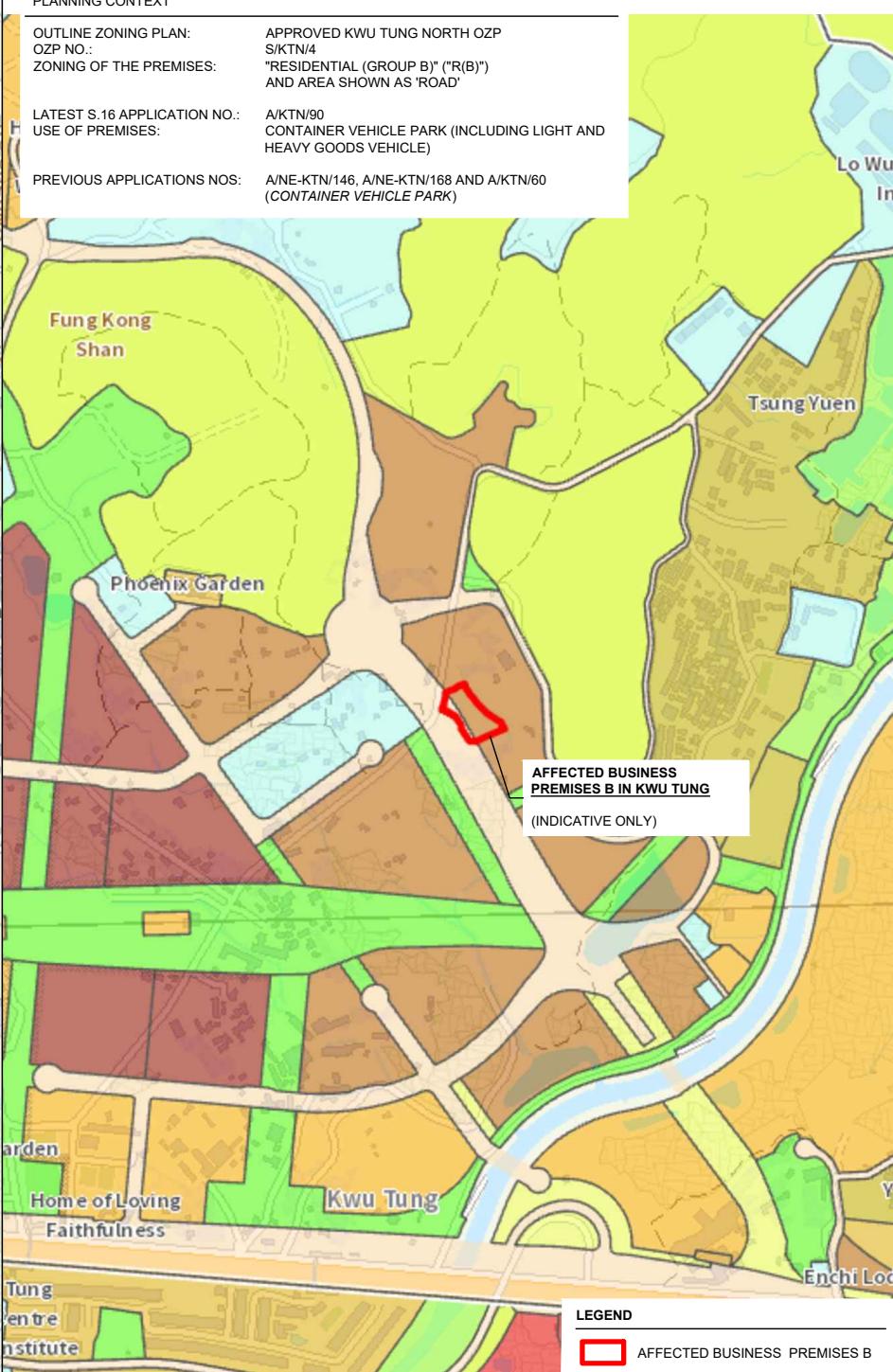
AFFECTIONATE BUSINESS PREMISES B
PLANNING CONTEXT

OUTLINE ZONING PLAN: APPROVED KWU TUNG NORTH OZP
OZP NO.: S/TKTN/4

ZONING OF THE PREMISES: "RESIDENTIAL (GROUP B)" ("R(B)")
AND AREA SHOWN AS "ROAD"

LATEST S.16 APPLICATION NO.: A/TKTN/90
USE OF PREMISES: CONTAINER VEHICLE PARK (INCLUDING LIGHT AND HEAVY GOODS VEHICLE)

PREVIOUS APPLICATIONS NOS: A/NE-KTN/146, A/NE-KTN/168 AND A/TKTN/60
(CONTAINER VEHICLE PARK)



PROJECT
PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 78 AND D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

SCALE
1 : 5000 / 10000 @ A4

DRAWN BY DATE
MN 20.11.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
PREMISES B - DETAILS

DWG. NO. PLAN 2

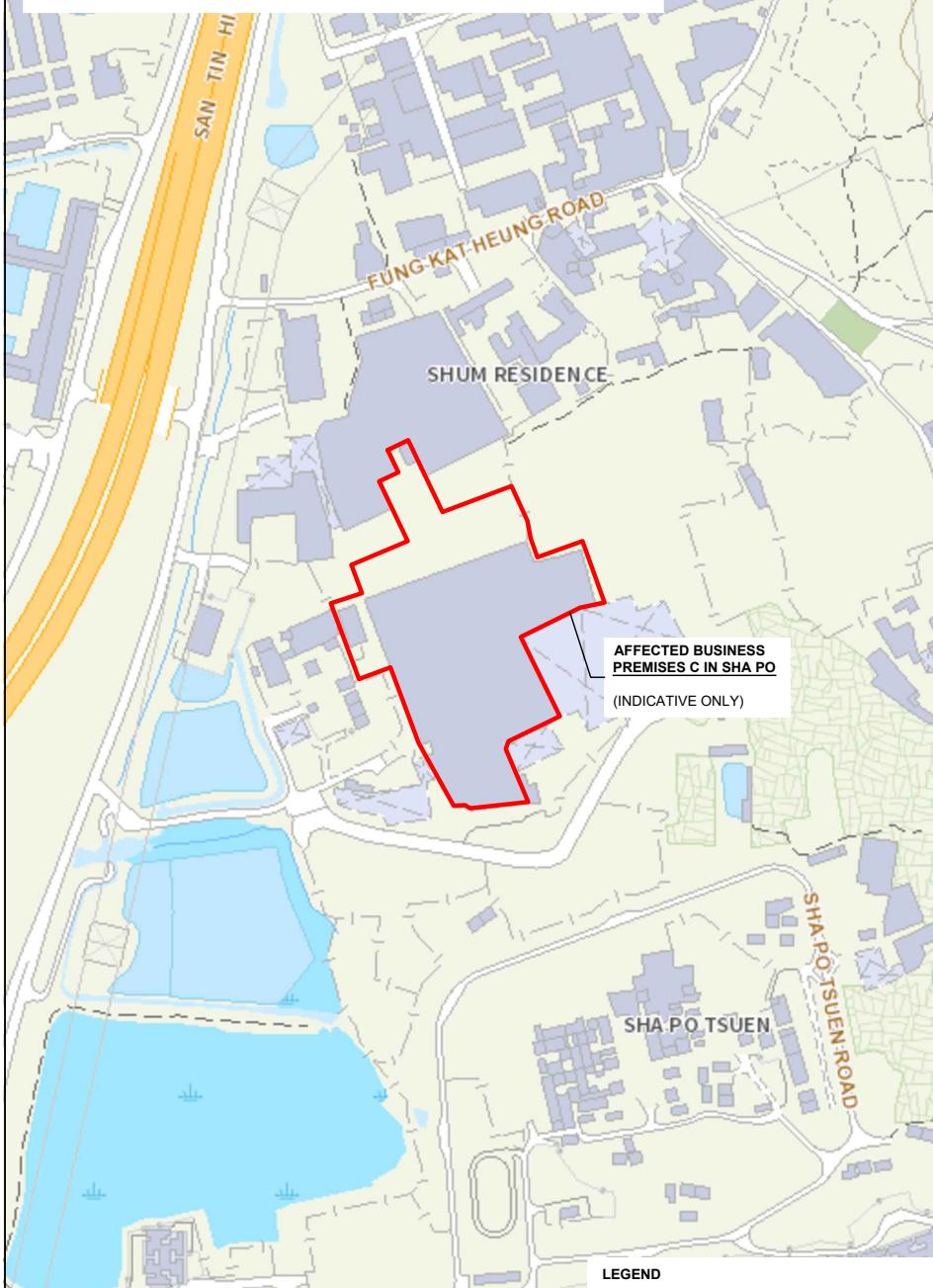
VER. 001

1

AFFECTED BUSINESS PREMISES C
LOCATION OF PREMISES

PREMISES AREA: 22,205 m² (ABOUT)

LOCATION OF PREMISES: VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, SHA PO, YUEN LONG, N.T.



AFFECTED BUSINESS PREMISES C
PLANNING CONTEXT

CURRENTLY OUTLINE ZONING PLAN:

OZP NO.: S/YL-KTN/11
ZONING OF THE PREMISES: "RESIDENTIAL (GROUP A)" AND "GOVERNMENT, INSTITUTION OR COMMUNITY"

FORMERLY OUTLINE ZONING PLAN:

OZP NO.: S/YL-KTN/9
ZONING OF THE PREMISES: "INDUSTRIAL (GROUP D)"

S.16 APPLICATION NO.: N/A
USE OF PREMISES: WAREHOUSE (EXCL. DANGEROUS GOODS GODOWN) (ALWAYS PERMITTED)

APPROVED KAM TIN NORTH OZP S/YL-KTN/11
"RESIDENTIAL (GROUP A)" AND "GOVERNMENT, INSTITUTION OR COMMUNITY"

APPROVED KAM TIN NORTH OZP S/YL-KTN/9
"INDUSTRIAL (GROUP D)"

N/A
WAREHOUSE (EXCL. DANGEROUS GOODS GODOWN) (ALWAYS PERMITTED)

Construction Sector Imported Labour Quarters

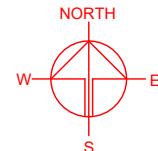
TSING LONG HIGHWAY

SHA PO TSUEN

Park Yoho
AFCD Au Tau Fisheries Office
CHEUNG CHUN SAN TSUEN

LEGEND

AFFECTED BUSINESS PREMISES C



PROJECT
PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 78 AND D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES

SCALE
1 : 5000 / 10000 @ A4

DRAWN BY MN **DATE** 22.1.2024

CHECKED BY

APPROVED BY

DWG. TITLE
PREMISES C - DETAILS

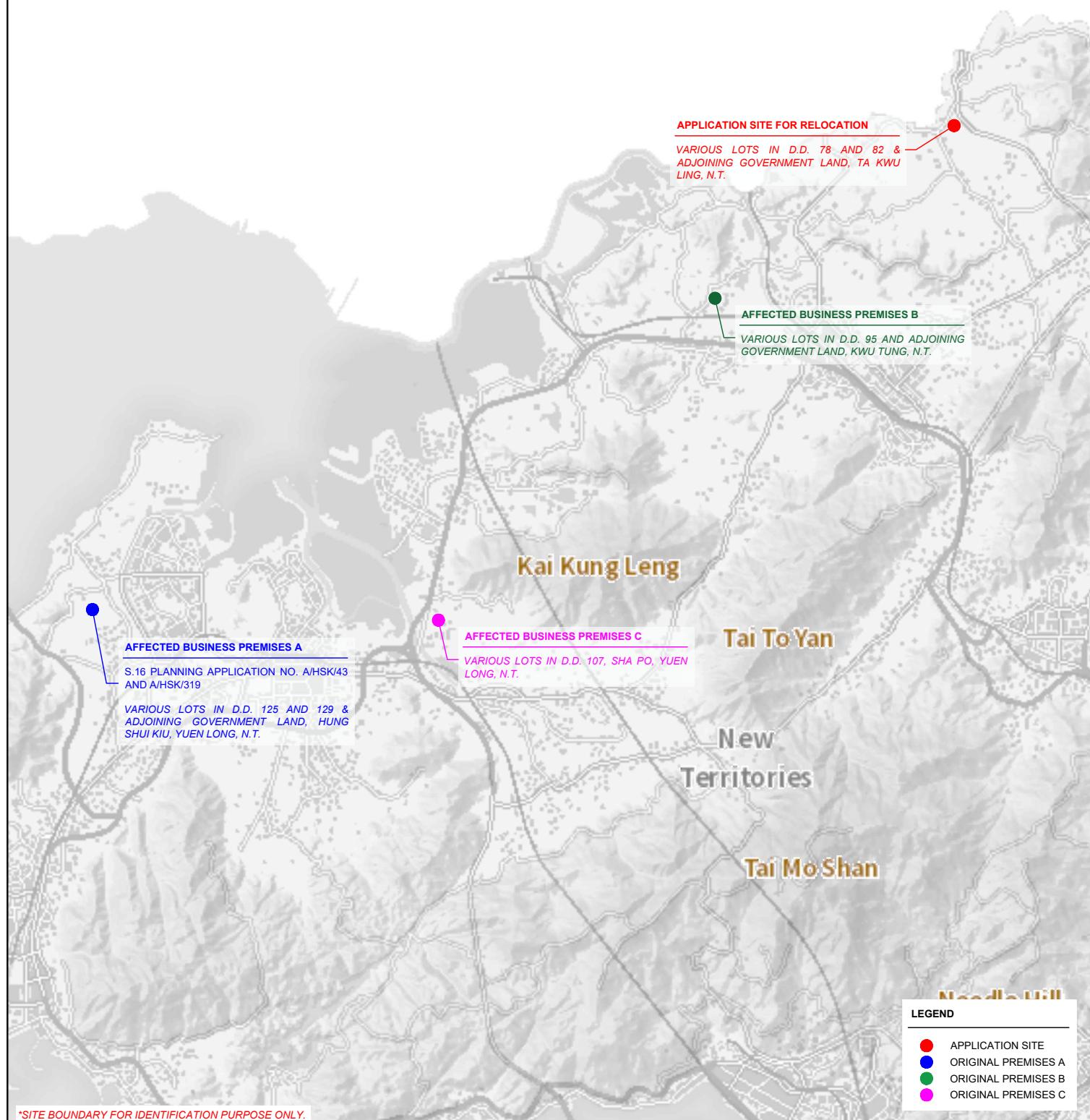
DWG. NO. PLAN 3

VER. 002

LOCATIONS OF THE ORIGINAL PREMISES

A TOTAL OF 3 AFFECTED BUSINESS PREMISES ARE PROPOSED TO BE RELOCATED TO THE APPLICATION SITE, DETAILS OF AFFECTED PREMISES ARE AS FOLLOWS:

- PREMISES A IN HUNG SHUI KIU, YUEN LONG
- PREMISES B IN KWU TUNG, SHEUNG SHUI
- PREMISES C IN SHA PO, YUEN LONG



PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH	
TAI WAH DEVELOPMENT CONSULTANTS LIMITED	PROPOSED TEMPORARY LOGISTICS CENTRE, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND CONTAINER VEHICLE PARK WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 78 AND D.D.82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	NOT TO SCALE @ A4	ORIGINAL PREMISES		
			DRAWN BY MN	DATE 13.11.2025		
			REVISED BY	DATE	DWG NO. PLAN 4	VER. 001



大華發展

顧問有限公司

Our Ref. : DD82 Lot 79 RP & VL
Your Ref. : TPB/A/NE-TKLN/116

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

By Email

24 December 2025

Dear Sir,

2nd Further Information

Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKLN/116)

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

Danny NG
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU
(Attn.: Mr. Adrian TAM

email: twpwu@pland.gov.hk
email: athtam@pland.gov.hk)

Response-to-Comment

Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories

(Application No. A/NE-TKLN/116)

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

Departmental Comments	Applicant's Responses
1. Comments of the Commissioner for Police	
<p>(a) We have a concern whether the application of such a huge logistics centre may give a big burden to the traffic flow at LMH Road, as it is the main road which TKL Police Station and Ambulance station are just next to the site. It may pose a risk for those emergency vehicles. Please advise if the plan can still be proceed or any change of the site is needed.</p>	<p>The application site (the Site) is the subject of an approved previous application (No. A/NE-TKLN/77) for the same use, submitted by the same applicant.</p> <p>Compared with the previous application (No. A/NE-TKLN/77), the current application involves slight changes in development parameters, including a reduction in plot ratio and gross floor area; and there is no change in no. of structure and building height. The additional site area is to cater for a proposed run-in/out at the Site ingress/egress which proposed to be built by the applicant so as to satisfy the applicant's operational need.</p> <p>The estimated trip generation (Planning Statement of the original submission) showed that there would only be minimal vehicular trips generated and attracted by the proposed development. Also, the applicant will also provide previously approved traffic management measures by the Commissioner of Transport under the previous application (No. A/NE-TKLN/77) (Appendix VI of the original submission) at the Site. Thus, adverse traffic impact to the surrounding road network should not be anticipated.</p>



顧問有限公司
大華發展

Our Ref. : DD82 Lot 79 RP & VL
Your Ref. : TPB/A/NE-TKLN/116

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

By Email
22 January 2026

Dear Sir,

3rd Further Information

Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKLN/116)

We write to submit further information to make clarifications upon the subject application (**Appendices I and II**).

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

Yours faithfully,

Danny NG
Tai Wah Development Consultants Limited

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU
(Attn.: Mr. Adrian TAM

email: twpwu@pland.gov.hk)
email: athtam@pland.gov.hk)

3rd Further Information**Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone, Various Lots in D.D. 78 and D.D. 82 and adjoining Government Land, Ta Kwu Ling, New Territories****(Application No. A/NE-TKLN/116)**

(i) The applicant would like to make the following clarifications upon the subject application:

- No vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period;
- The application site (the Site) is the subject of a previous approved application No. A/NE-TKLN/77. During the previous application period (No. A/NE-TKLN/77), the applicant has been proactively liaising with relevant stakeholders with the aim to maximise the efficiency and the smoothly delivery of the project, including appointing an Authorized Person (AP) to conduct relevant detail designs; conducting relevant land surveying at the Site; and submitting applications relating to land matters to relevant government departments. All submission-related conditions were successfully complied with by the applicant during the previous application period. To manage the construction cost effectively, the applicant plans to conduct the implementations of approved proposals after all detail design works, land matters, and applications are completed and approved by relevant departments, which led to the revocation of the previous application (No. A/NE-TKLN/77);
- The applicant has provided mitigation measures in terms of traffic and drainage aspects:
 - During the previous application stage (No. A/NE-TKLN/77), the applicant has submitted traffic management measures and a drainage proposal, and both submissions are accepted by relevant government departments;
 - A traffic survey is also submitted by the applicant during the previous application stage, given that there is no change in parking and loading/unloading spaces within the Site; and traffic flows and conditions in the vicinity of the Site remain largely unchanged, the previous traffic survey are still valid for the current application and represent a conservative approach;
 - The applicant also provided an estimated trip generation and attraction of the proposed development, which shows that minimal vehicular trips would be generated and attracted by the proposed development;
 - According to previous site inspections conducted by government departments during the previous application, no old and valuable trees (OVTs) or protected tree species were identified at the Site; whilst the applicant would also provide 2.5m high solid metal wall along the site boundary. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or

slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis. All developments will be confined within the Site, which would be bound by the proposed metal wall. No expansion will be made to the surroundings by the applicant. This is to minimise any nuisance to the surrounding areas, especially the existing natural environments; and

- In view of the above, adverse impacts to the surroundings would be mitigated upon implementation of the accepted proposals and measures at the proposed development;
- According to the Northern Metropolis (NM) Action Agenda promulgated in October 2023, the Site is located within the four major zones in the NM - the New Territories North (NTN) New Town. NTN New Town has potential to develop various BCP-related economic uses and industries requiring large land area for operation, complementary to the Luohu district in Shenzhen. As the Site is located in the vicinity of the Heung Yuen Wai Border Control Point (HYW BCP), the proximity and the size of the Site could leverage on the strengthened role of HYW BCP under the “East-in East-out” strategy for cross-boundary freight traffic. With the size of the proposed development, job opportunities in the logistics industry provided at the Site could also be created for local residents while promoting home-job balance, which echoes with the government’s long-term development strategy within the area; and
- The current application is intended to facilitate the relocation of the applicant’s affected business premises in Hung Shui Kiu, Sha Po and Kwu Tung due to land resumption, paving way for development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), Kwu Tung North/Fanling North (KTN) NDA, and public housing development in Sha Po. As land where the affected business premises are located will be developed for various G/IC, residential and open space uses upon completion of the HSK/HT and KTN NDAs and public housing development in Sha Po respectively, the concerned parcels of land had either been resumed or will be resumed and reverted to the Government in the future. For the applicant’s original business premises in HSK and Sha Po, as both site falls within the remaining phase development of HSK/HT NDA and public housing development in Sha Po respectively, the concerned land parcels will be reverted to the Government upon issuance of gazette notices; whilst for the original premises in Kwu Tung, the concerned land parcels have been reverted to the Government on 12.04.2024 (**Appendix II**).

LANDS RESUMPTION ORDINANCE (Chapter 124)
(Notice under section 4)

RESUMPTION OF LAND FOR THE
DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA AND
FANLING NORTH NEW DEVELOPMENT AREA—
REMAINING PHASE

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. DNM5339a:—

Lots Nos. 172 RP (Portion), 174, 175, 176, 178, 179 RP, 180, 182, 209 (Portion), 227 (Portion), 228 (Portion), 229, 230, 231 (Portion), 232 S.A, 232 S.B, 233, 234, 235, 236, 237 (Portion), 238 RP (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 242, 245 S.B RP (Portion) [also known as 245B RP (Portion)], 246 RP (Portion), 248, 249 (Portion), 252 (Portion), 256 (Portion), 257 (Portion), 258 (Portion), 259, 260 S.A, 260 RP (Portion), 261 (Portion), 262, 263, 264, 265, 270 (Portion), 306 RP (Portion), 332 (Portion), 333 (Portion), 334 (Portion), 335 (Portion), 358 (Portion), 359 (Portion), 396 (Portion), 397, 398, 399 (Portion), 400 (Portion), 401, 402, 403, 404 (Portion), 406 (Portion), 407 (Portion), 414 (Portion), 416 (Portion), 418 (Portion), 419, 420 (Portion), 421 (Portion), 422, 424 (Portion), 425 (Portion), 428 (Portion), 429 (Portion), 430, 431 (Portion), 432 (Portion), 433 (Portion), 434 (Portion), 435 (Portion), 437 RP, 442, 443, 444, 445, 446, 447, 448 (Portion), 450 (Portion), 451, 452, 453, 455, 456 RP, 457, 458 S.B RP, 482 (Portion), 483 (Portion), 484 S.A (Portion), 484 RP (Portion), 485 S.D (Portion), 485 RP, 486, 532 RP (Portion), 533 RP (Portion), 534 RP (Portion), 538, 539 (Portion), 540 (Portion), 541 (Portion), 542 (Portion), 543 (Portion), 544, 545 (Portion), 546 (Portion), 547 (Portion), 548 (Portion), 549, 550, 551 (Portion), 552 (Portion), 553 (Portion), 554, 555, 556, 557 S.A, 557 RP, 558 S.A, 558 RP, 559, 560, 561, 562 (Portion), 566 RP (Portion), 608 (Portion), 609 (Portion), 610 RP (Portion), 611 RP (Portion), 612, 613 RP, 614 RP, 619 RP, 620 RP, 621 RP, 622 S.A ss.1 (Portion), 622 S.A RP, 622 S.B ss.1 (Portion), 622 S.B RP, 624 S.A (Portion), 624 RP, 625 S.A (Portion), 625 RP, 626 (Portion), 627 RP, 628 RP (Portion), 629 RP (Portion), 636 RP, 646 RP (Portion), 647 RP (Portion), 648 RP (Portion), 650 RP, 651 RP, 652, 653, 654, 655 RP (Portion), 656, 657 (Portion), 741, 791 RP, 792 RP, 793, 806, 807 S.A (Portion), 2013 S.A RP (Portion), 2013 S.B RP (Portion), 2013 S.C RP (Portion), 2014, 2015 (Portion), 2016 S.A RP (Portion), 2016 S.B RP (Portion), 2018 S.A, 2018 S.B (Portion), 2018 RP, 2019 S.A (Portion), 2019 RP (Portion), 2020 RP (Portion), 2021 S.A, 2022 S.A (Portion), 2022 S.B, 2022 RP, 2023, 2024, 2025, 2026, 2027 S.A, 2027 S.B, 2028, 2029 RP, 2030 RP, 2031 RP, 2032 RP, 2034 (Portion), 2035 S.A, 2035 S.B (Portion), 2036 (Portion), 2037 (Portion), 2038 (Portion), 2039 RP, 2041, 2042 S.A (Portion), 2042 S.B, 2043 (Portion), 2044 S.A (Portion), 2044 RP, 2045 (Portion), 2046 S.A (Portion), 2046 S.B, 2046 RP, 2047 S.B, 2047 S.C (Portion), 2047 RP, 2048, 2049 S.A, 2049 RP, 2050 RP, 2052 RP, 2053 S.B, 2053 RP, 2054, 2055 RP, 2056, 2057, 2058, 2059 RP, 2060 RP, 2061 S.B, 2061 S.C, 2061 RP, 2062 S.A, 2062 S.B, 2062 RP, 2063 S.A, 2063 RP, 2064, 2066, 2067, 2069 RP, 2070 RP, 2071, 2072, 2073, 2074 (Portion), 2075, 2076, 2077 (Portion), 2078, 2080 S.A (Portion), 2080 RP, 2081 S.A, 2081 RP, 2082 S.A, 2082 RP, 2083 S.A, 2083 S.B, 2083 S.C, 2083 RP, 2084, 2085 S.A, 2085 RP, 2086 S.A, 2086 RP, 2087 S.A, 2087 S.B, 2087 RP, 2088 S.A, 2088 S.B, 2088 RP, 2089 S.A, 2089 RP, 2090, 2091 S.A, 2091 RP, 2092, 2093, 2094 S.A, 2094 RP, 2095 S.A, 2095 RP, 2096 S.A ss.1, 2096 S.A RP, 2096 S.B, 2096 RP, 2097 RP, 2124 RP (Portion), 2125 RP (Portion), 2127 S.A RP, 2127 S.B RP, 2128, 2129, 2130 S.A (Portion), 2130 S.B, 2130 RP, 2131 RP (Portion), 2133 RP, 2134 RP, 2135, 2136 RP, 2137 S.A, 2137 RP, 2138 S.A, 2138 RP, 2139 S.A, 2139 RP, 2140, 2141 S.A, 2141 RP, 2144 RP, 4541 RP, 4644 (Portion), 4666 (Portion), 4849 S.A (Portion), 4849 S.B, 4849 S.C, 4849 S.D ss.1, 4849 S.D RP, 4849 S.E ss.1 (Portion), 4849 S.E RP, 4849 S.F ss.1 (Portion), 4849 S.F RP (Portion), 4849 S.G (Portion), 4849 S.H and 4849 RP all in Demarcation District No. 51;

Lots Nos. 55 (Portion), 56, 74 RP, 75 RP (Portion), 76, 77 RP, 78 S.A RP, 78 S.B RP, 79 RP, 80 RP, 81, 82 S.A RP [also known as 82A RP], 86 S.A RP (Portion), 87 RP (Portion), 89, 90 S.A, 90 S.B, 92, 93, 94 RP, 95 S.B, 96 S.B, 97, 98 S.A (Portion), 99, 100 (Portion), 101 (Portion), 104 S.A, 104 S.B (Portion), 104 RP (Portion), 117 S.A RP (Portion), 118 S.A RP, 130 S.A RP, 131 S.A RP, 132, 133, 134 RP, 135, 147 (Portion), 149 (Portion), 150, 151, 152, 153 RP, 154 S.B RP (Portion), 159 S.C RP, 160 S.B, 161, 162, 163, 164 (Portion), 166 RP,

167 S.A (Portion), 167 RP (Portion), 168 S.A (Portion), 168 RP (Portion), 170 RP (Portion), 171 RP (Portion), 172 RP (Portion), 173 RP, 174 RP, 176 RP, 177 RP, 179 RP, 181 RP (Portion), 187 RP (Portion), 194 S.A RP (Portion), 195 RP (Portion), 210 (Portion), 212 (Portion), 231 RP (Portion), 318, 319 RP, 320 RP (Portion), 321 (Portion), 329 S.B RP (Portion), 330 RP (Portion), 331 S.A RP, 331 RP, 332 RP, 333 RP, 334 (Portion), 335 (Portion), 336 (Portion), 337 (Portion), 338 (Portion), 339 (Portion), 340 (Portion), 341 (Portion), 342 (Portion), 343 (Portion), 344 (Portion), 345 (Portion), 346, 347 (Portion), 348 (Portion), 350, 351 (Portion), 352, 353 S.A, 353 RP, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365 RP, 366 RP, 367 (Portion), 369, 370, 371, 372 RP, 373, 374, 375 RP, 376, 377 S.A RP, 377 S.B RP, 378, 379, 380, 381 RP, 397 RP, 398 RP, 399, 400, 401, 402, 403, 404, 405 S.A, 405 RP, 406, 407, 408, 409 RP, 410 RP, 414 S.AB RP [also known as 414AB RP], 414 S.C RP [also known as 414C RP], 415 RP, 416 RP, 420 RP, 421, 422, 423 RP, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 436 RP, 437, 438, 439, 440, 441, 442, 443, 444, 445 RP (Portion), 446 (Portion), 449 (Portion), 451 RP (Portion), 452 (Portion), 454 S.A (Portion), 457 (Portion), 459, 462 (Portion), 463 (Portion), 464 S.A RP (Portion), 466 (Portion), 467, 468, 474, 475 (Portion), 477, 478, 479, 480, 481, 482 S.A, 482 RP, 483, 484 S.A, 486 S.A RP, 528 S.A RP (Portion), 529 S.A RP, 804 (Portion), 805 RP (Portion), 806 (Portion), 809 (Portion), 810, 811, 812 RP, 813 RP, 814, 815, 816 RP, 817 RP, 1193A (Portion), 1207 (Portion), 1208, 1210, 1319, 1322 S.A, 1322 RP, 1380, 1381 RP and 1454 all in Demarcation District No. 52;

Lots Nos. 1130 RP (Portion), 1131 RP (Portion), 1132, 1133, 1134 (Portion), 1135 S.A (Portion), 1135 S.B (Portion), 1135 RP, 1136 S.A ss.1 (Portion), 1136 S.A RP, 1136 RP, 1149 S.A (Portion), 1149 RP, 1150 RP (Portion), 1152 S.A (Portion), 1152 RP, 1153 S.A (Portion), 1153 RP, 1154 S.A, 1154 S.B (Portion), 1154 RP, 1156 S.B, 1156 RP, 1157 S.A ss.1 (Portion), 1157 S.A ss.2, 1157 S.A RP, 1157 S.B ss.1 (Portion), 1157 S.B RP, 1157 S.C (Portion), 1157 S.D ss.1, 1157 S.D RP, 1157 S.E, 1157 RP, 1158 S.A ss.1, 1158 S.A RP, 1158 S.B ss.1, 1158 S.B RP, 1158 S.C, 1158 RP, 1159 S.A, 1159 RP, 1160 S.A ss.1, 1160 S.A RP, 1160 S.B, 1160 RP, 1161 S.A, 1161 RP, 1162 S.A RP, 1162 S.B, 1162 S.C ss.1, 1162 S.C ss.2 S.A, 1162 S.C ss.2 RP, 1162 S.D ss.1, 1162 S.D RP, 1175 S.A, 1175 RP, 1176, 1177 S.A and 1177 RP all in Demarcation District No. 83;

Lots Nos. 41, 43 S.B (Portion), 45, 46 S.B, 49 and 53 (Portion) all in Demarcation District No. 88;

Lots Nos. 739 S.A, 739 S.B ss.1, 739 S.B RP, 739 S.C (Portion), 739 RP (Portion), 741 S.A (Portion), 741 S.B, 741 S.C (Portion), 741 S.D, 741 S.E (Portion), 741 S.F (Portion), 741 S.G, 741 S.H, 741 RP (Portion), 742 S.A, 742 S.B, 742 RP, 743 S.A, 743 RP, 744 RP, 745 S.A, 745 RP, 746 RP, 749 RP, 857 (Portion), 858, 859 (Portion), 860 (Portion), 861 (Portion), 862, 863, 864, 865, 868, 871 RP (Portion), 872 RP (Portion), 879 S.A RP (Portion), 880 S.C RP (Portion), 903 S.B (Portion), 904 S.A, 904 S.B, 904 S.C, 904 S.D (Portion), 904 S.E (Portion), 904 S.F (Portion), 904 S.G (Portion), 905, 906, 908 S.A, 908 S.B, 908 RP, 909 S.A, 910 (Portion), 911 S.C RP (Portion), 912 S.A ss.1 (Portion), 912 RP (Portion), 913, 914 S.A ss.1 (Portion), 914 RP, 915 S.A ss.1 (Portion), 915 RP (Portion), 916 (Portion), 917 (Portion), 918 (Portion), 919 (Portion), 920, 923 (Portion) and 2222 (Portion) all in Demarcation District No. 92;

Lots Nos. 4 (Portion), 5, 6 S.A, 6 RP (Portion), 7, 8 S.A, 9, 10 S.A, 10 RP, 12 S.A, 13, 14 S.A, 14 RP, 16 S.A ss.2 (Portion), 16 S.A ss.3 (Portion), 16 S.A ss.4, 16 S.A ss.5 (Portion), 16 S.A ss.6 (Portion), 16 S.A ss.7 (Portion), 16 S.A ss.8, 16 S.A ss.9, 16 S.A ss.10, 16 S.A ss.11, 16 S.A ss.12, 16 S.A ss.13, 16 S.A ss.14 (Portion), 17 S.A RP, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 (Portion), 29 (Portion), 38 S.A (Portion), 38 S.B (Portion), 38 RP (Portion), 39 S.A (Portion), 39 RP (Portion), 40 (Portion), 42 RP, 43 (Portion), 44 (Portion), 45 (Portion), 53 (Portion), 59 (Portion), 61 (Portion), 62 (Portion), 63, 64, 65 (Portion), 66 (Portion), 67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78 S.A, 78 RP, 79, 80, 81 (Portion), 82 (Portion), 83 (Portion), 84 (Portion), 85 (Portion), 86 (Portion), 87 (Portion), 88 (Portion), 89 (Portion), 90 (Portion), 91 (Portion), 94 S.A RP (Portion), 95 S.A ss.2, 95 S.A RP (Portion), 96 S.A (Portion), 97 S.A ss.1, 97 S.A RP, 98 S.A, 98 RP (Portion), 99 (Portion), 100 S.A (Portion), 100 RP, 102 (Portion), 104 (Portion), 106 (Portion), 111 S.A (Portion), 111 S.B (Portion), 111 RP (Portion), 112 (Portion), 118 (Portion), 119 (Portion), 122 (Portion), 123 (Portion), 124 (Portion), 126, 127, 128, 129, 131, 132 (Portion), 133 (Portion), 139 (Portion), 140, 143 (Portion), 145 (Portion), 148, 149, 150 (Portion), 151 (Portion), 152 (Portion), 153 (Portion), 154 (Portion), 157, 158, 161 (Portion), 162, 163 (Portion), 164 S.A (Portion), 166 S.B, 167 S.A RP, 168 S.A RP, 169 RP, 170, 171, 172 (Portion), 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190 S.A, 191, 193, 194 S.A, 195 S.A RP (Portion), 196 RP, 197 S.A (Portion), 198

RP (Portion), 199 S.A, 200 S.A, 201 S.A (Portion), 203 (Portion), 204 (Portion), 205 (Portion), 206, 207 (Portion), 208 S.A (Portion), 208 S.B (Portion), 208 RP (Portion), 210 S.A, 211 S.A RP, 212 S.A, 212 RP, 213, 214 S.A, 214 RP, 215, 216, 217, 218, 219, 220, 221 S.A RP, 222 S.A RP (Portion), 223, 224, 225, 229, 231 S.B RP (Portion), 233 S.A (Portion), 234 S.A ss.1 (Portion), 234 S.A RP, 235 S.A ss.1 (Portion), 235 S.A RP, 236 S.A RP (Portion), 237 S.B (Portion) [also known as 237B (Portion); and also known as 237 (Portion)], 238 (Portion), 240 (Portion), 241 (Portion), 242, 244, 245 (Portion), 246, 247 (Portion), 249 (Portion), 252 (Portion), 253 (Portion), 255 (Portion), 256 (Portion), 257, 258, 259 (Portion), 261, 262, 263, 264, 265 S.A, 265 RP, 266, 268 (Portion), 270 (Portion), 271 S.A RP (Portion), 272 (Portion), 273, 276 (Portion), 280 (Portion), 283 (Portion), 285, 286, 287, 288, 289 (Portion), 292 S.A (Portion), 292 RP (Portion), 306 (Portion), 308 (Portion), 314 RP (Portion), 321 S.B, 321 S.C, 321 S.D, 321 S.E, 321 RP, 322 RP, 323, 325 S.A, 325 S.B, 325 RP, 328 S.A, 328 RP (Portion), 329 (Portion), 331, 334 S.A, 334 S.B, 334 S.C, 334 S.D, 334 S.E, 334 S.F, 334 RP, 335 S.A (Portion), 335 S.B, 335 S.C, 335 S.D, 335 S.E, 335 S.F, 335 S.G, 335 S.H, 335 S.I, 335 S.J, 335 RP (Portion), 337 (Portion), 338, 341 RP, 346 S.A (Portion), 346 S.B (Portion), 349 (Portion), 351, 352, 353 S.A, 353 S.B, 353 S.C, 353 S.D, 355 (Portion), 356 (Portion), 357, 359, 360, 372 RP (Portion), 373 RP (Portion), 691 S.C ss.2 (Portion), 691 S.C ss.3, 691 S.C ss.4, 691 S.C ss.5, 691 S.C ss.6, 691 S.C ss.7, 691 S.C ss.8, 691 S.C ss.9, 691 S.C RP (Portion), 694 (Portion), 695 (Portion), 696 (Portion), 697, 698, 699, 700, 701, 702 (Portion), 703 (Portion), 711 RP (Portion), 713 RP, 714 RP, 715 RP, 716 RP, 717 RP, 719 RP (Portion), 720 RP (Portion), 722 RP (Portion), 723 RP, 724, 725 S.A, 725 S.B, 725 RP (Portion), 726 RP (Portion), 727 RP (Portion), 728 S.A, 728 S.B, 728 S.C, 728 S.D, 728 S.E, 728 S.F, 728 S.G RP (Portion), 728 S.H, 728 S.J, 728 S.K, 728 S.L, 728 S.M, 728 S.N, 728 RP, 729 S.A ss.1, 729 S.A ss.2 S.A, 729 S.A ss.2 S.B, 729 S.A ss.2 S.C, 729 S.A ss.2 RP, 729 S.A ss.3, 729 S.A ss.4, 729 S.A ss.5 RP, 729 S.A ss.6 RP, 729 S.A ss.7, 729 S.A ss.8, 729 S.A ss.9, 729 S.A ss.10 S.A, 729 S.A ss.10 RP, 729 S.A ss.11, 729 S.A ss.12, 729 S.A ss.13, 729 S.A RP, 730 S.A ss.1, 730 S.A ss.2, 730 S.A ss.3, 730 S.A ss.4, 730 S.A ss.5, 730 S.A ss.6, 730 S.A ss.7, 730 S.A ss.8, 730 S.A RP, 730 RP (Portion), 731 S.A ss.2, 731 S.A ss.3, 731 S.A ss.4, 731 S.A ss.5 (Portion), 731 S.A ss.6 (Portion), 731 S.A ss.7 S.A, 731 S.A ss.7 RP, 731 S.A ss.8 (Portion), 731 S.A ss.10, 731 S.A ss.11 (Portion), 731 S.A ss.12 (Portion), 731 S.A ss.13 (Portion), 731 S.A ss.14, 731 S.A ss.15, 731 S.A ss.16, 731 S.A RP (Portion), 731 RP (Portion), 732 S.B, 732 S.C (Portion), 732 RP (Portion), 733 S.C RP (Portion), 736 RP (Portion), 737 RP (Portion), 738 RP, 739 RP, 740 RP (Portion), 741 (Portion), 742 S.A (Portion), 742 RP (Portion), 743 S.A, 743 RP, 744 S.A, 744 RP, 745 S.A, 745 RP (Portion), 747, 748 RP, 749, 750, 751 (Portion), 752 (Portion), 754 S.A, 754 S.B, 754 S.C, 754 S.D, 754 RP, 755 S.A, 755 S.B, 755 S.C, 755 S.D (Portion), 755 RP (Portion), 757 S.A, 757 S.B, 757 RP (Portion), 758, 759 S.A (Portion), 759 S.B, 759 S.C (Portion), 759 RP (Portion), 761 S.A (Portion), 761 S.B, 761 S.C (Portion), 761 S.D, 761 RP, 762 S.A, 762 S.B, 762 S.C (Portion), 762 S.D, 762 RP, 763, 764, 765, 766 S.A, 766 RP, 767 S.A RP (Portion), 767 RP (Portion), 768 S.A RP (Portion), 768 S.B RP (Portion), 768 S.C, 768 RP, 769 RP (Portion), 770 S.A RP, 774 S.A (Portion), 776 S.A RP (Portion), 778 RP (Portion), 783 RP (Portion), 784 RP (Portion), 790 RP, 794 RP, 795, 796 RP, 798 S.A, 798 S.B, 798 RP, 799 RP, 803 S.A ss.1 RP, 803 S.A ss.2, 803 S.A ss.3 (Portion), 803 S.A RP, 805 S.A RP, 805 S.B RP (Portion), 806 (Portion), 807 RP, 809 RP, 811 S.A, 811 RP, 812, 814, 815 RP (Portion), 816 S.A ss.1 (Portion), 816 S.A ss.2, 816 S.A RP (Portion), 816 RP, 817 RP, 818 RP, 819 RP, 820 RP (Portion), 821 S.A RP, 821 S.B, 821 S.C, 821 RP (Portion), 822 S.A RP, 822 S.B ss.1, 822 S.B ss.2, 822 S.B ss.3 (Portion), 822 S.B RP (Portion), 823, 824 (Portion), 825 (Portion), 826, 827 (Portion), 829 (Portion), 830 (Portion), 831 S.A (Portion), 831 S.B (Portion), 832, 833, 834, 835, 837, 839, 840, 841 (Portion), 842, 844 S.A, 844 RP, 845, 846 S.A, 846 S.B, 846 RP, 847, 849 S.A, 849 S.B, 850, 851 (Portion), 852 S.A, 852 RP (Portion), 853 (Portion), 856 S.A, 856 RP, 857, 858 S.A, 858 RP, 859, 860 S.A, 860 S.B, 860 S.C, 860 RP, 861 S.A, 861 RP, 863, 864, 865, 866 S.A, 867, 868 S.A, 869 S.A, 870 S.A, 871 S.A, 871 RP, 872 S.A, 872 S.B (Portion), 872 RP, 873 S.A, 873 RP (Portion), 874 S.A, 874 RP (Portion), 875 (Portion), 876 (Portion), 877 (Portion), 878 (Portion), 879 (Portion), 880, 881, 882, 884, 885, 886, 887 (Portion), 888 RP (Portion), 889 (Portion), 890 (Portion), 891 (Portion), 892 (Portion), 893 (Portion), 900, 910 RP (Portion), 913 RP, 914 (Portion), 915, 916 (Portion), 917 (Portion), 918, 919, 920, 921, 922, 923, 924, 925, 927 (Portion), 928, 929, 930 (Portion), 931 (Portion), 932, 933 (Portion), 934 (Portion), 935, 936, 937, 938, 939 RP (Portion), 940, 941, 942 RP, 943 RP, 944 RP, 945 RP, 966 RP (Portion), 986 RP, 989 RP, 991 RP, 998 RP, 999 RP, 1001 RP, 1002, 1003 RP, 1004 S.A, 1004 RP (Portion), 1005 (Portion), 1007 S.A, 1007 RP (Portion), 1008 (Portion), 1009 S.A, 1009 RP (Portion), 1010 S.A, 1011 S.A, 1011 RP, 1012 S.A, 1012 RP, 1013 S.A, 1014 S.A, 1014 RP, 1015 S.A, 1015 RP, 1016 (Portion), 1017 (Portion), 1018 RP (Portion), 1019 (Portion), 1126 S.A RP (Portion), 1126 S.B RP, 1127, 1128 RP, 1130 RP,

1140 RP, 1141, 1142, 1143 (Portion), 1144 S.A, 1144 S.B (Portion), 1144 RP, 1145 (Portion), 1146 RP (Portion), 1157 RP (Portion), 1158, 1159, 1160, 1161, 1162, 1914, 1917, 1921 S.B, 1921 RP, 1924, 1952 (Portion), 1971 (Portion), 1975, 1994 (Portion), 1995, 2067, 2072 (Portion), 2074 and 2079 all in Demarcation District No. 95;

Lots Nos. 626 S.A RP, 627, 629, 630 S.A, 630 S.B RP, 631 RP, 632 RP (Portion), 633 RP (Portion), 634 S.C RP, 637 RP, 638 RP, 643 RP, 644 RP, 645 S.A RP, 645 S.C RP, 647 RP, 657 S.A RP (Portion), 659 S.A RP (Portion), 659 S.B (Portion), 659 S.C RP (Portion), 662 (Portion), 663 (Portion), 664 RP (Portion), 665 RP, 666 RP (Portion), 667 (Portion), 668 (Portion), 671 (Portion), 747 S.B RP (Portion), 747 S.C RP (Portion), 747 S.D ss.1 (Portion), 834 RP (Portion), 839 S.B (Portion), 839 S.C ss.1 (Portion), 839 S.C RP (Portion), 839 RP (Portion), 855 RP, 858, 859 S.B RP (Portion), 860 (Portion), 861 (Portion), 862 RP, 863, 864, 866, 868, 869 RP (Portion), 870 (Portion), 871 (Portion), 872 (Portion), 875, 876, 877, 878, 882 RP, 884 RP, 886 RP, 888 RP (Portion), 897, 898 (Portion), 899 (Portion), 900 (Portion), 901 (Portion), 904 (Portion), 905 (Portion), 920 (Portion), 922 (Portion), 923 (Portion), 924 (Portion), 925 (Portion), 954 (Portion), 965, 976A, 979, 980, 982 (Portion), 983 (Portion), 989 (Portion), 990 S.A (Portion), 990 S.B (Portion), 991 (Portion), 992 (Portion), 993, 994 (Portion), 998 (Portion), 999 (Portion), 1000 (Portion), 1004 (Portion), 1005, 1006, 1007, 1008 (Portion), 1015 (Portion), 1017 (Portion), 1020, 1021 (Portion), 1033, 1035, 1037, 1040, 1042, 1056 (Portion), 1057 and 2252 RP (Portion) all in Demarcation District No. 96; and

Fanling Sheung Shui Town Lot No. 182 RP (Portion).

TAKE NOTICE that the Chief Executive in Council has decided that the above-mentioned land is required for a public purpose, and under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, I have made an order that the above-mentioned land shall be resumed and revert to the Government of the Hong Kong Special Administrative Region on the expiration of THREE MONTHS from the date of the affixing of this notice to the said land.

This notice was affixed to the above-mentioned land on 11 January 2024. Upon expiration of the notice period at midnight on 11 April 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 12 April 2024.

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of this notice and the aforesaid Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

Offices	Opening Hours (except on public holidays)
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	
North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	Monday to Friday 9.00 a.m. to 7.00 p.m.
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.

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

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

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

Previous S.16 Applications

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/77	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of Three Years	15.3.2024 (Revoked on 15.12.2025)

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
1.	A/NE-TKLN/13	Proposed Temporary Eating Place and Convenience Store for a Period of Three Years	16.11.2018	R1, R2
2.	A/NE-TKLN/47	Temporary Open Storage of Construction Equipment and Materials for a Period of Three Years	9.9.2022	R3, R4

Rejection Reasons

- R1 The proposed temporary use under application was not in line with the planning intention of the “Recreation” (“REC”) zone for the Ta Kwu Ling North area which was primarily for low-density recreational developments for the use of the general public and encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification in the submission to justify for a departure from the planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the development would not result in adverse traffic impact on the surrounding areas.
- R3 The development was not in line with the planning intention of the “REC” zone which was primarily for low-density recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments might be permitted subject to planning permission. There was no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R4 The applicants failed to demonstrate that the proposed use would not generate adverse traffic and landscape impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Logistics Centre,
Warehouse and/or Container Vehicle Park, in the Vicinity of the Application Site
within “Recreation” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	20.9.2024
2.	A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	20.9.2024
3.	A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.2.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application; and
- his advisory comments are at **Appendix VI**.

2. Traffic

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

- noting that the scale, nature and use of the current application remain generally unchanged from the previously approved application No. A/NE-TKLN/77, she has no objection to the application from traffic engineering viewpoint subject to imposing approval conditions on submission and implementation of traffic management measures to mitigate the traffic impact and enhance the traffic safety from traffic engineering perspective. Also, the implemented traffic management measures should be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application and the previously accepted design of run-in/run-out under the previously approved application No. A/NE-TKLN/77 from highways maintenance point of view;
- should the application be approved, an approval condition on provision of the accepted design of run-in/run-out to the Site should be included; and
- his advisory comments are at **Appendix VI**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the submitted drainage impact assessment report has not been prepared to her satisfaction. To align with the approval conditions imposed under the previously approved application No. A/NE-TKLN/77, should the application be approved, approval conditions should be included to request the applicant to submit a revised drainage impact assessment before the commencement of any construction works or operations including site formation works and to provide the proposed drainage facilities before the commencement of any operation to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;

- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix VI**.

4. Fire Safety

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

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

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective, considering that the previous application (No. A/NE-TKLN/77) for the same uses was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board; and
- his advisory comments are at **Appendix VI**.

6. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2025 and site photos of 2023, the Site is situated in an area of rural inland plains landscape character comprising farmlands, village houses, vegetated areas and tree clusters. The Site is partly hard-paved and partly covered by vegetation, wild grasses and tree groups of common and undesirable species. The proposed uses are considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix VI**.

7. Building Matters

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

- it is noted that six structures and associated drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- his advisory comments are at **Appendix VI**.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

9. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- no adverse comment on the application or the public comment from departmental facility maintenance perspective; and
- her advisory comments are at **Appendix VI**.

10. Other Departments

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

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (b) Project Manager (North), CEDD (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed uses with the concerned owner(s) of the application site (the Site);
- (b) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
 - (ii) the following irregularities covered by the planning application have been detected by his office:

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

there are unauthorised structures on Lots 837, 840 and 856 in D.D. 82 and 1599, 1601 and 1613 in D.D. 78. The lot owners should immediately rectify the lease breaches or advise any toleration was given by competent authority to the structures. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- (iii) the lot owners shall apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit structures erected/to be erected within the said private lots and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and swept path analysis should be commented by the Transport Department;
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (iii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed works shall be repaired to his satisfaction at the applicant's own costs;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the submitted drainage impact assessment report has not been prepared to her satisfaction. The applicant should submit a revised drainage impact assessment for her review;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iv) the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and meet the statutory requirements under relevant pollution control ordinances; and (ii) follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24 'Construction Site Drainage' and ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' to properly handle the construction runoff and sewage produced from the proposed uses;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice in order to avoid adverse impact on Ping Yuen River;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(k) to note the comments of Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:

- (i) the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and
- (ii) the proposed uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant should take account of the above if the proposed uses are pursued;

(l) to note the comment of the District Officer (North), Home Affairs Department (DO(N), HAD) that the applicant should maintain public accesses adjacent to the Site and carry out all necessary reinstatement works upon completion of the building works to minimise impacts on villagers if the proposed uses affect existing public accesses, footpaths or village activities;

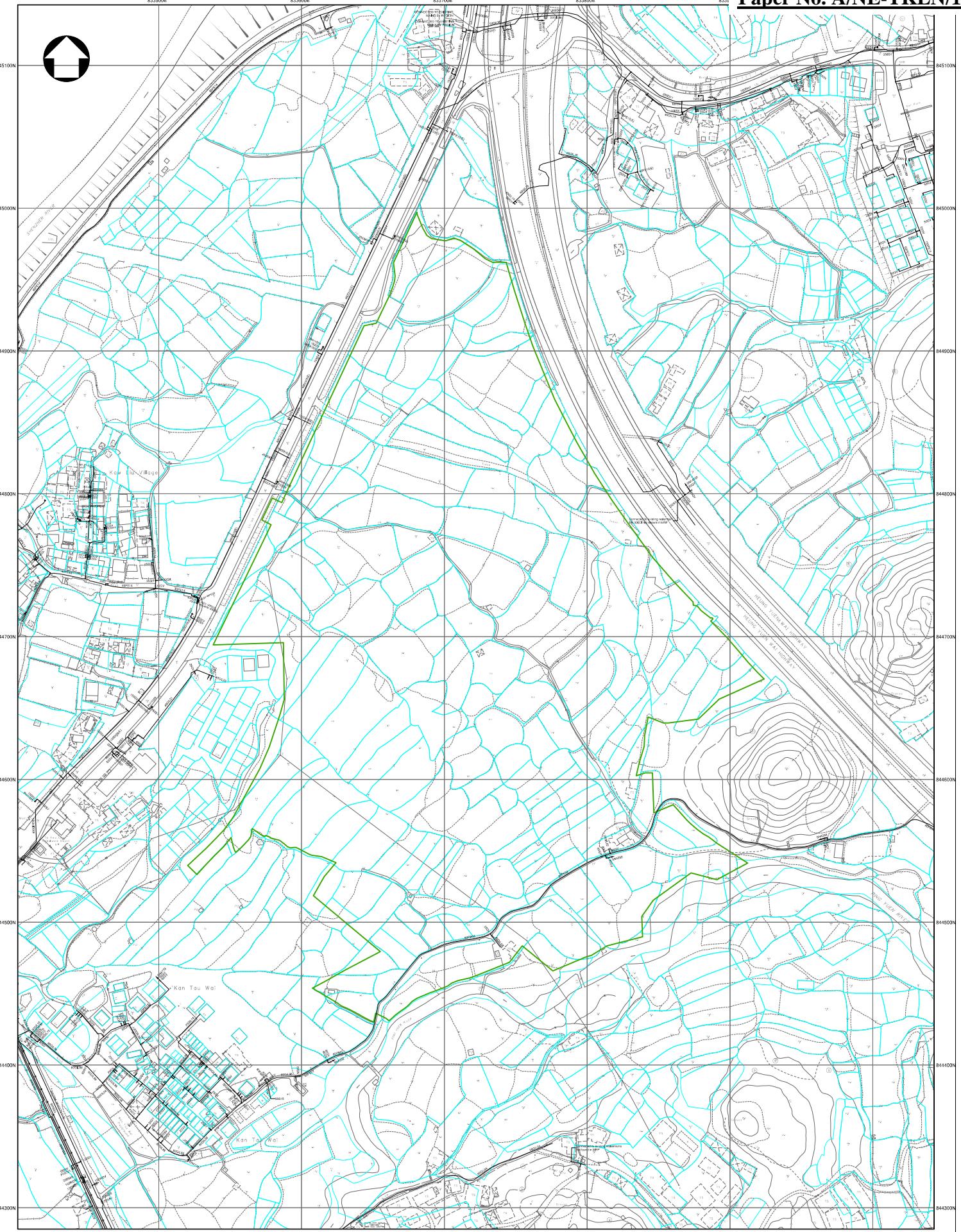
(m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- (i) existing water mains inside the Site as shown on **Attachment** may be affected. The applicant is required to either divert or protect the water mains found on site;
- (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all 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 **Attachment** 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 1.5m from the centre line(s) of water main(s) shown on **Attachment**. Free access shall be made available at all times for staff of 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 **Attachment**. No change of existing site formation may be undertaken within the aforesaid area without prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and

- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains; and

(n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) it is noted that six structures and associated drainage works are proposed on 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 unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- (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 (Lin Ma Hang Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed uses under the 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 BO;
 - the 15m high two-storey logistics centres and warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under BO will be carried out at building plan submission stage.



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE NATURE ONLY AND NOT FOR THE PURPOSE OF IMPERSONATION. DETAIL SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.
- 10.

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

SUBJECT SITE

W67880/34W-13A, 13B, 13C, 13D, 16A & 16B

PRIVATE LOT BOUNDARY

(FOR REF. ONLY)

FILE REF: (5) IN WSD/M/SP 3051/529/37S/03 PT.1

REF. CODE: 50W25M SHEET 1 OF 1 SCALE 1:1200

水務署
Water Supplies Department

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

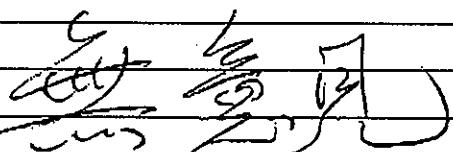
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKLN/116

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

簽署 Signature

日期 Date 2025.12.18

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

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Details of the Comment (use separate sheet if necessary)

見附頁

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

簽署 Signature

地政處

日期 Date 2025-12-29

城市規劃委員會秘書：

就申請編號：A/NE-TKLN/116 擬議臨時物流中心、倉庫及貨櫃車停車場設施

本人及本村居民就上述申請有以下意見：

- 申請面積超過 12 萬平方米，擬議物流中心，停車位總數 49 個其中貨櫃車泊位有 33 個，佔總車位的 67%，另外，貨櫃車停車處總數 53 個，即每天的貨櫃車進出非常繁忙，而單靠蓮麻坑路作主要道路，根本不能負荷。上述申請卻沒有就其車輛的交通影響評估，莫視蓮麻坑路能否應付貨櫃車進出時會否影響其他道路使用者或做成阻塞。隨著香園圍口岸的開通及打鼓嶺禁區開放，蓮麻坑路每日都有不同的車輛頻繁進出，包括：貨櫃車、貨車、私家車，而蓮麻坑路及連接的文錦渡路及坪輦路屬鄉村道路根本不適合大型貨櫃車密集進出，加上以上道路多年來不斷有維修工程，繁忙時間經常出現道路阻塞，上述物流中心如申請成功必定加重附近道路的阻塞情況，嚴重影響居民的進出及安全。
- 上述申請地段的南和北邊都有河流及溪澗，我們非常關切其排水、排污是否足夠。申請地段旁的一段蓮麻坑路，每年的雨季一遇上稍為大雨即出現水浸，導致車輛不能出入，如此大型改建又有貨櫃車停車泊位，必定有大型填土工程嚴重水流及增加河道的雨水流量，水浸情況將日益嚴重。
- 根據政府文件，上述申請地段屬新界北新市鎮發展項目，工程將於 2028 年展開，批准上述申請是否適合？財政司長曾說：公帑須用得其所，作為香港市民及納稅人的我們，極不願意看到日後政府工程收地時用公帑賠償該地段上的作業人，懇請委員會考慮上述申請時必須三思。
- 上述地段在多年前已進行非法填土及砍伐樹木、植披，如批准申請即政府鼓勵非法行為，加上當中包括政府土地 6 千多平方米，我們強烈反對政府慷香港市民之慨鼓勵非法行為。

香港政府就新界北已有長遠的規劃藍圖，對於像上述的改建申請實在需要慎重考慮，避免為日後的政府工程及附近居民帶來麻煩，製造民怨，謝謝！

竹園村村代表

二零二五年十二月二十九日

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

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

A/NE-TKLN/116

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不同意上述申請，詳情見附頁。

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

簽署 Signature 姚有華 日期 Date 29/12/2025

3
城市規劃委員會秘書：

就申請編號：A/NE-TKLN/116 擬議臨時物流中心、倉庫及貨櫃車停車場設施

本人及本村居民就上述申請有以下意見：

1. 申請面積超過 12 萬平方米，擬議物流中心，停車位總數 49 個其中貨櫃車泊位有 33 個，佔總車位的 67%，另外，貨櫃車停車處總數 53 個，即每天的貨櫃車進出非常繁忙，而單靠蓮麻坑路作主要道路，根本不能負荷。上述申請卻沒有就其車輛的交通影響評估，莫視蓮麻坑路能否應付貨櫃車進出時會否影響其他道路使用者或做成阻塞。隨著香園圍口岸的開通及打鼓嶺禁區開放，蓮麻坑路每日都有不同的車輛頻繁進出，包括：貨櫃車、貨車、私家車，而蓮麻坑路及連接的文錦渡路及坪輋路屬鄉村道路根本不適合大型貨櫃車密集進出，加上以上道路多年來不斷有維修工程，繁忙時間經常出現道路阻塞，上述物流中心如申請成功必定加重附近道路的阻塞情況，嚴重影響居民的進出及安全。
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3. 根據政府文件，上述申請地段屬新界北新市鎮發展項目，工程將於 2028 年展開，批准上述申請是否適合？財政司長曾說：公帑須用得其所，作為香港市民及納稅人的我們，極不願意看到日後政府工程收地時用公帑賠償該地段上的作業人，懇請委員會考慮上述申請時必須三思。
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竹園村村代表

文化有
華

二零二五年十二月二十九日

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

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

A/NE-TKLN/116

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

修改者 本村簡頭圍村背有完整小路往
後山求雨廟 約莫年代有農田甚遠
鋪設石屎路，便利大眾現要求在沿河
邊鋪設新行人行道，免令村民無路通行
簡頭圍原居民代表

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

簽署 Signature



日期 Date 28-12-2025

tpbpd/PLAND

寄件者:

2026年01月05日星期一 2:55

寄件日期:

收件者: tpbpd/PLAND

主旨: A/NE-TKLN/116 DD 78 and 82 Lin Ma Hang Road Rec

類別: Internet Email

Dear TPB Members,

77 was streamlined and approved 15 Mar 2024 with no questions asked despite the exceptionally large size of the operation and its Cat 3 designation. This because of support from DevB re relocation. That this support is a complete betrayal of pledges made previously to restrict the proliferation of brownfield was completely ignored. Once DevB shows support other govt depts and TPB members fall into line and whip out the rubber stamps.

That the site is larger than the existing operations was also ignored even though it underlines that the inefficient land use is being increased when relocation should have been a trigger to develop more streamlined and modern facilities.

Conditions not fulfilled. So back with a minor modification to site, a further increase in the footprint. 123,320 m² (about), incl. 6,634 m² of GL

Previous objections relative and upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 15 February 2024 3:38 AM HKT

Subject: A/NE-TKLN/77 DD 78 and 82 Lin Ma Hang Road Rec

A/NE-TKLN/77

Various Lots in D.D. 78 and 82 and Adjoining Government Land, Ta Kwu Ling North, Lin Ma Hang Road

Site area: About 122,819sq.m Includes Government Land of about 6,371sq.m

Zoning: "Recreation"

Applied development: Logistic Centre / Warehouse / 86 Container Vehicle Park / 16 Vehicle Parking

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

Strongest Objections. Lin Ma Hang Road is being transformed into one vast BROWNFIELD OPERATION.

This despite government pledges to curtail this use. There has been plenty of time to and opportunity to develop the modern high rise and high tech LOGISTIC PARKS that one would expect to find in any advanced economy to accommodate operations like this.

Not only has the government failed to fulfil its pledges, operators continue to believe that it is their birth right to be allowed to pursue inefficient and cheap land use instead of investing in state of the art solutions to their requirements.

It is inevitable that Hong Kong will continue to decline when both the administration and business operators demonstrate that the way forward is more of the cheap and nasty practices that have transformed the territory into third world instead of world class.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 8 January 2024 3:18 AM HKT

Subject: A/NE-TKLN/77 DD 78 and 82 Lin Ma Hang Road Rec

A/NE-TKLN/77

Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 122,819sq.m Includes Government Land of about 6,371sq.m

Zoning: "Recreation"

Applied development: Logistic Centre / Warehouse / 16 Vehicle / 86 Container Vehicle Park

Dear TPB Members,

Strongest Objections. This is effectively a massive brownfield, exactly the type of operation that the administration promised to phase out.

Where is the multi-storey, state of the art, land efficient logistics centre we were promised?

Urgent Return receipt Expand Group Restricted Prevent Copy

Plans like this propagate the temporary, rusty, ramshackle, third world mode of operation that has transformed much of NT into a Third World.

Approval of plans like this would undermine any hope of progress or improvement to the current modus operandi.

HK does not need any more temporary, low rise, land inefficient logistic facilities. Operators should be forced to invest in permanent multi-level logistics centres incorporating technological solutions, energy saving, well equipped catering and restrooms, etc. For far too long cheap solution have been allowed to prevail that have benefited a few to the detriment of the community in general.

The application should be rejected as it does not comply with the vision presented to the community of the transformation to a world class logistics hub.

The era of cheap and nasty should be consigned to the history books. Expediency should not be allowed to derail the promised upgrading of the industry.

Mary Mulvihill