

2025年 12月 2 日

此文件在 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。

2025 -12- 22

This document is received on 2025-12-22
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

2502758

1/12 By Post.

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/117
	Date Received 收到日期	2025-12-22

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」）秘書處。
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 樓及新界沙田上禾輜路 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

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

蘿熾滿

蘿耀麟

蘿耀俊

LAW CHI MOON

LAW YIU LUN

LAW YIU CHUN

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

光獅工程顧問公司

GLISTER ENGINEERING CONSULTANTS COMPANY

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）	D.D.80 Lot 122 and adjoining Government Land Lin Ma Hang, Ta Kwu Ling, N.T.
(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 2715.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1428 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）	931.3 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	S/NE - TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	Vacant warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one '✓'.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉 (危險品除外) 為期三年
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<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	1287.7	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1428	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	.....
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	1428	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1428	.....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)

建築物 B1 : Single storey, Not exceeding 6.5m, warehouse

建築物 B2 : Single storey, Not exceeding 4.5m, offices

建築物 B3 : Single storey, Not exceeding 4.5m, warehouse

建築物 B4 : Single storey, Not exceeding 3.5m, Portable toilet

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

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

1

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至星期六早上 9:00 至下午 5:00, 星期日及公眾假期休息

<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>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
<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>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		No 否	<input checked="" type="checkbox"/> <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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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 <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>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</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)	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) 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>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____
(e) Approval conditions 附帶條件	 Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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）。

見附頁

Justification

本申請人在該地段 DD80 Lot122 及毗連政府土地申請擬議臨時倉庫(為期 3 年)存放一般貨物(如廁紙及清潔用品)，此臨時倉庫將被宏興行發展有限公司使用。申請人宏興行發展有限公司之股東。宏興行發展有限公司原本使用的倉庫位於元朗新田(DD105 Lot81RP, 82SB 及 82RP)，因新田科技城發展計劃(第一期)而被收回土地(露天/戶外業務清拆編號:YLL839/E/969-975)，失去倉庫。為故物色該地段作為新的倉庫，經諮詢發展局(DPFO - BF0418)後，如擬議用途為期不超過三年，仍可向城市規劃委員會申請規劃許可。

該申請地段上的擬議建築均為現有建築物，早 80 年代初已存在；而該申請地段附近都為倉庫，因此此申請不會對附近景觀、視覺效果和環境造成不良影響。

交通方面，蓮麻坑路為單線雙程道路，沿途設有足夠的避車處；而本申請倉庫只會出入中型貨車(每小時一輛，來回兩程)，對一向有重型貨車出入的蓮麻坑路不會造成不良交通影響。

排水方面，於該申請地段的東北面有一條現有溪流，該申請地段收集的可直接排放到此現有溪流，而該申請地段不會進行任何填土或挖掘工程，不會造成水浸。

該申請倉庫會於星期一至星期六早上 09:00 至下午 17:00 營運，星期日及公眾假期休息。

該申請倉庫只用作存放，不會進行任何加工工序；而場內會設置一個流動廁所，會定期吸糞排放，所以該申請倉庫不會造成環境污染。

有鑑於上原因，希望此申請能獲得批准。

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

Applicant 申請人 / Authorised Agent 獲授權代理人

簽署



Man Ka Chai

Project Engineer

Name in Block Letters

Position (if applicable)

姓名 (請以正楷填寫)

職位 (如適用)

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of 代表 Glister Engineering Consultants Company



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

Date 日期 27 - 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	D.D.80 Lot 122 and adjoining Government Land Lin Ma Hang, Ta Kwu Ling, N.T.
Site area 地盤面積	2715.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 931.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE - TKLN/2
Zoning 地帶	REC
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	擬議臨時貨倉 (危險品除外) 為期三年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	1428 sqm <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.53 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	4	
	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
		3.5 - 6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A 1 1	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
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"/>
- Location plan - Application site		
- Swept path of entering the site - Swept path of leaving the site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
環境評估 (噪音、空氣及／或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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。



光輝工程顧問公司

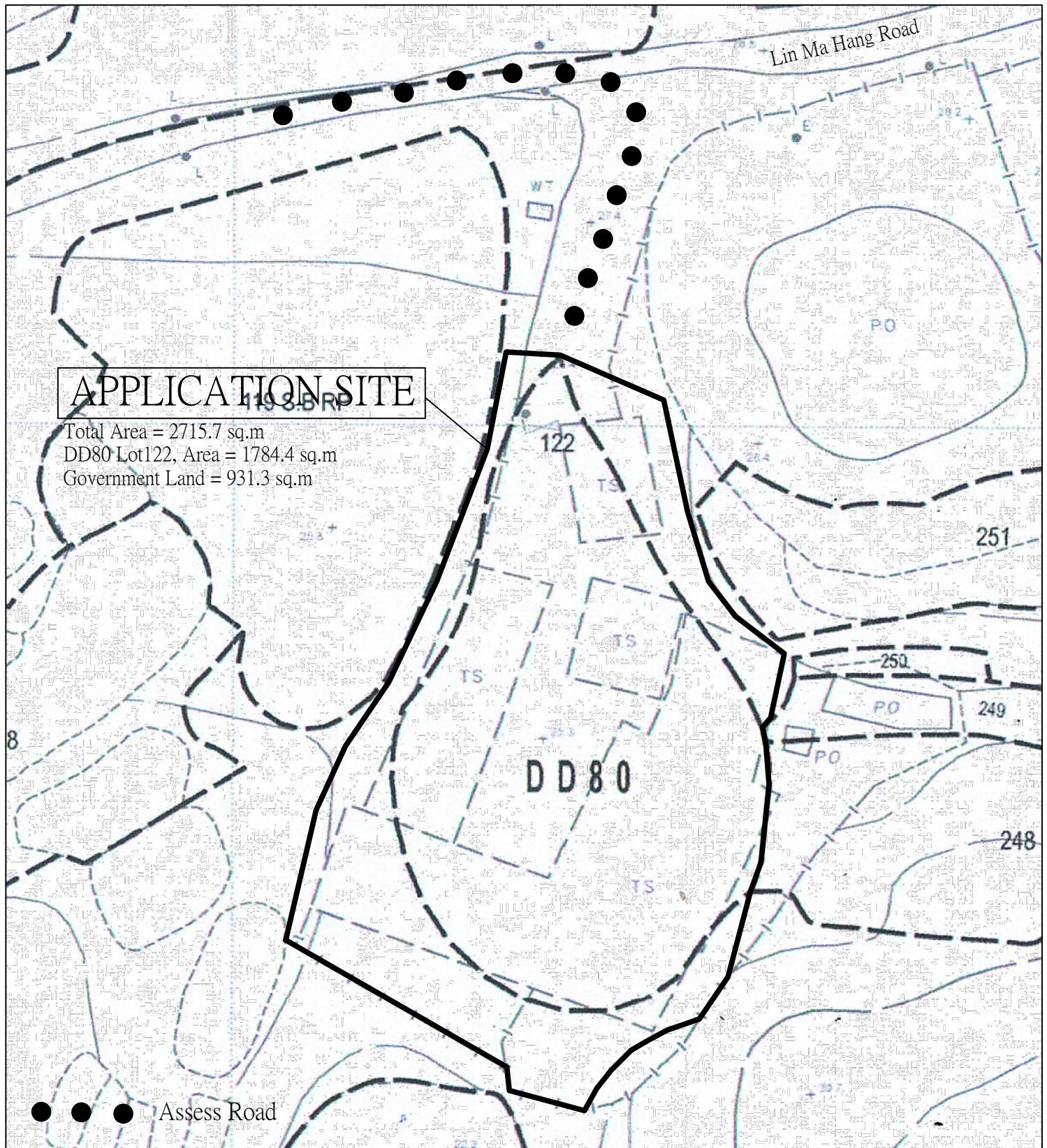
GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:		LOCATION PLAN	DD80-122-P01
Drawn by:	DM	Date:	27-11-2025

Check by:	DM	Scale:	-----
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光輝工程顧問公司

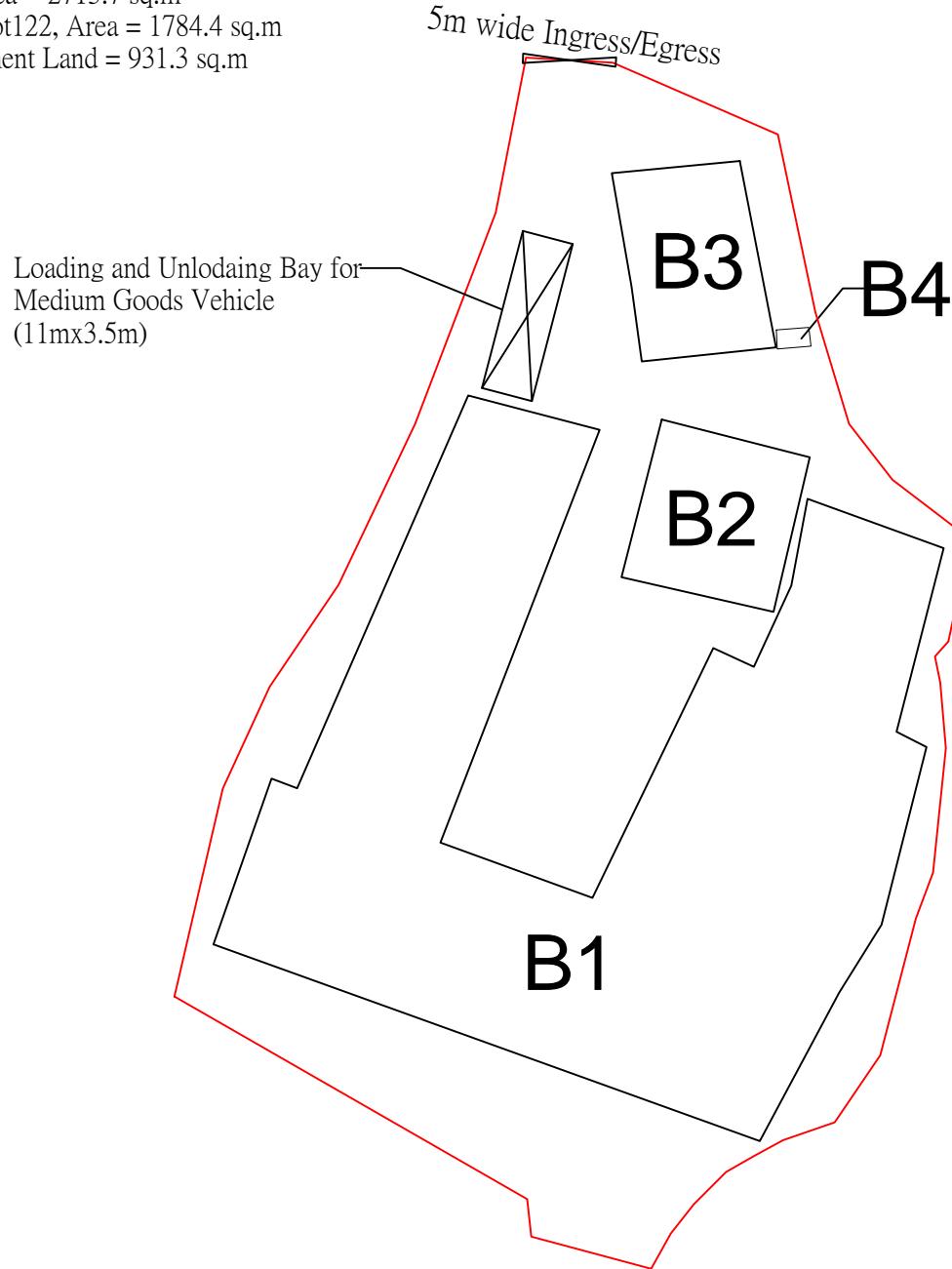
GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:		
Application Site		DD80-122-P02
Drawn by:	DM	Date: 6-12-2025
Check by:	DM	Scale: -----

Total Area = 2715.7 sq.m
 DD80 Lot122, Area = 1784.4 sq.m
 Government Land = 931.3 sq.m



Building Schedule

Structure	B1	B2	B3	B4
Use	Warehouse	Office	Warehouse	Portable Toilet
No. of Storey	1	1	1	1
Height (m)	Not exceeding 6.5m	Not exceeding 4.5m	Not exceeding 4.5m	Not exceeding 3.5m
Area (sq.m)	1197	114	114	3

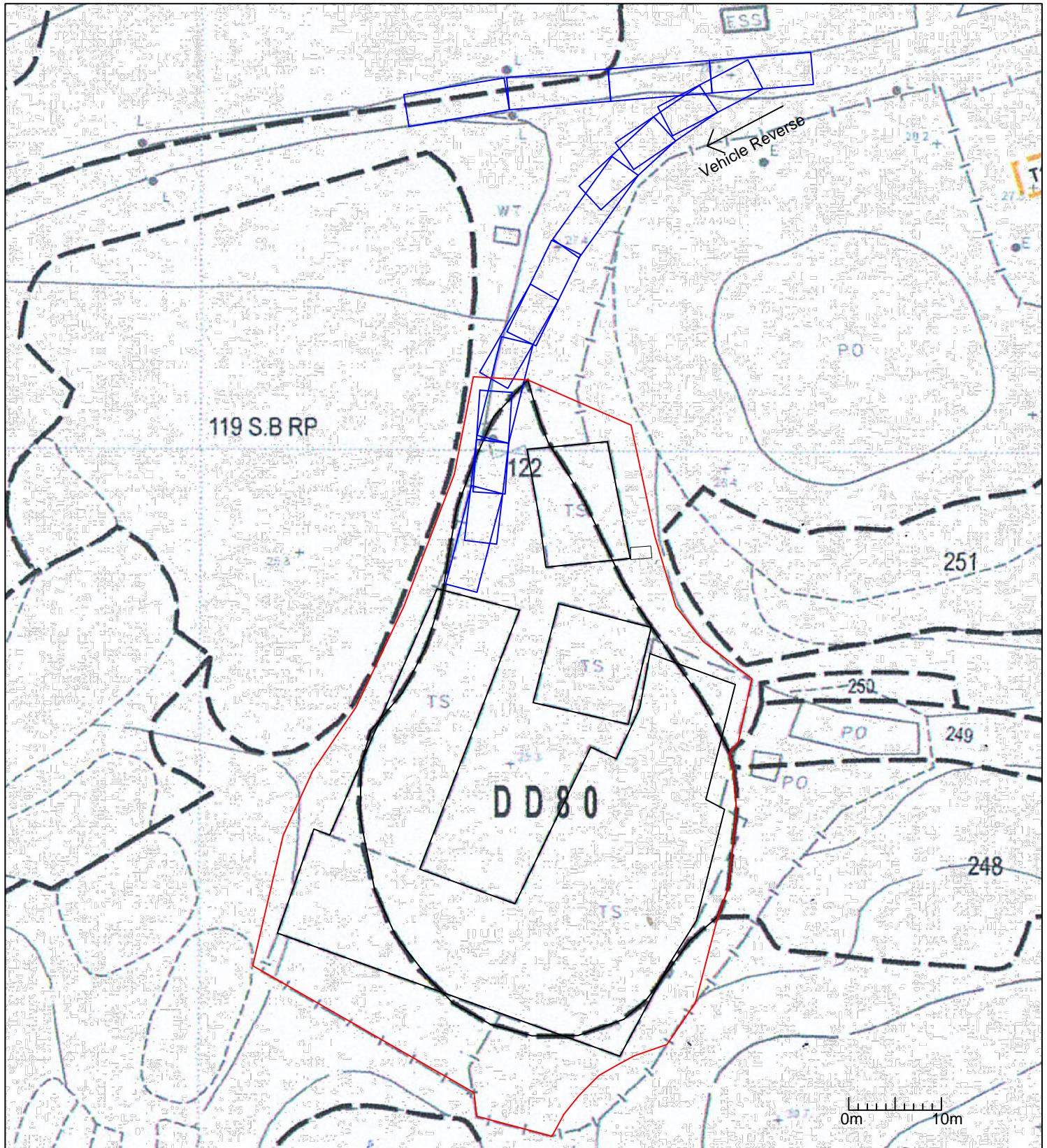
光輝工程顧問公司
 GLISTER ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Warehouse (excluding dangerous goods) for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:
 MASTER LAYOUT PLAN
 DD80-122-P03

Drawn by:
 DM
 Date:
 6-12-2025

Check by:
 DM
 Scale:



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

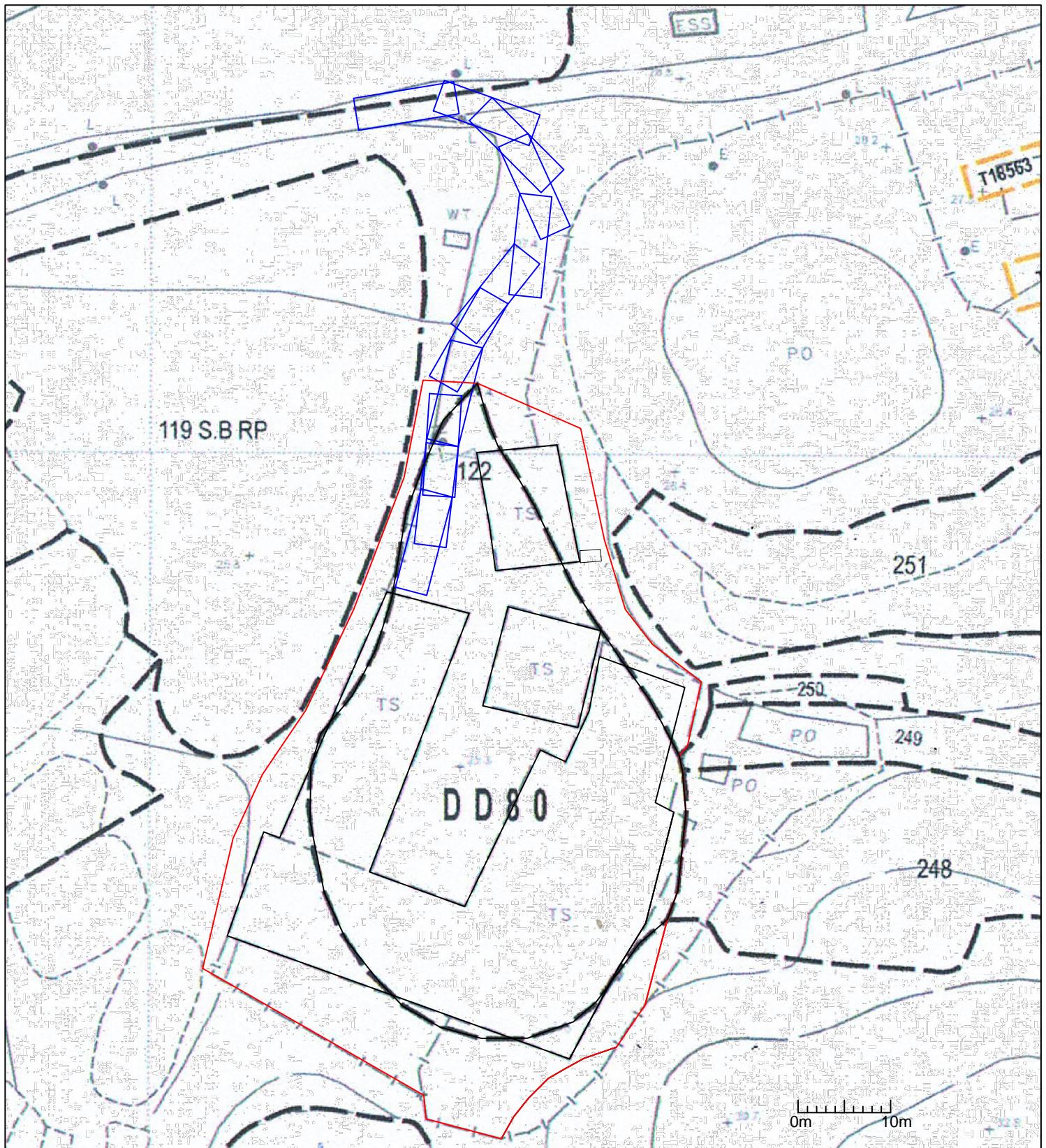
Project:

Proposed Temporary Warehouse (excluding dangerous goods) for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:	Swept Path of Entering The Site	DD80-122-P04
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Drawn by:	Date:
DM	6-12-2025

Check by:	Scale:
DM	-----



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title: Swept Path of Leaving The Site		DD80-122-P05
Drawn by: DM	Date: 6-12-2025	
Check by: DM	Scale: -----	

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Timothy Wai Pui WU/PLAND

寄件者: LAM LOK <[REDACTED]>
寄件日期: 2026年01月20日星期二 15:15
收件者: Timothy Wai Pui WU/PLAND
副本: [REDACTED]
主旨: 回覆: Planning Application No. A/NE-TKLN/117 - Departmental Comments
附件: P01 Location Plan 20-1-2026.pdf; P02 Application Site 20-1-2026.pdf; P03 Master Layout Plan 20-1-2026.pdf; P04 Entering the site 20-1-2026.pdf; P05 Leaving the site 20-1-2026.pdf; revised page 5 of S16-3 in D.D.80 Lot 122.pdf; revised page 10 of S16-3 in D.D.80 Lot 122.pdf

類別: Internet Email

Dear Mr Wu,

I would like to reply the comments from PlanD & TD as below.

PlanD comments.

1. (i) The site area of the affected warehouse in San Tin is approximately 10,000 square feet of covered area and 15,000 square feet of open land (total registered site area approximately 25,000 square feet under Lands Department records). (ii) The total floor area is approximately 10,000 square feet (covering only the built-up portion; the open land is not constructed upon). (iii) The warehouse is used for the storage of non-dangerous goods.
2. The occupied ground area of the current application site is comparable to that of the affected warehouse in San Tin, with no significant increase. The two sites are similar in scale, which ensures continuity of business operations without the need for unnecessary expansion.
3. The final land resumption date for the affected warehouse in San Tin is expected to be between late February and mid-March 2026 (in line with the phased land resumption schedule for the first batch of San Tin Technopole Phase 1 Stage 1 works, which is scheduled mainly from the first quarter of 2026 onwards).
4. No dangerous goods will be stored at the application site. The primary stored items will be non-hazardous goods, such as toilet papers and cleansing products (including toilet cleaning supplies, mops, brooms, gloves, etc.).
5. The applicant has conducted a site search prior to selecting the current site. Originally, the company planned to purchase vacant land near Muk Wu Village for constructing a new warehouse to prepare for the Northern Metropolis San Tin Technopole development, originally scheduled for commissioning in the fourth quarter of 2026. However, due to the Lands Department advancing the land resumption timetable, the development timeline for the Muk Wu Village site can no longer be met. Levelling the land and constructing a new warehouse at that location is estimated to take 8 to 9 months, which is not feasible under the accelerated schedule. Therefore, the company has ultimately selected the Lian Tang site as the contingency option. This site already features an existing warehouse structure with a similar area and scale to the original warehouse, making it the most practical and efficient alternative. We sincerely hope that the Planning Department will approve this application.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
TD comments.

1. Revised in Drawing P04 & P05.
2. Acrylic Dricerway mirror and warning sign shall be provided, refer to Drawing P04/P05.
3. No parking signs shall be provided. refer to drawing P04/P05.
4. Noted.

PlanD comments (email dated 19 Jan 2026 14:12pm)

1. Drawing P01-P05 are revised and attached.

Best regards,
Mr Man
Glister Engineering Consultants Co.



光輝工程顧問公司

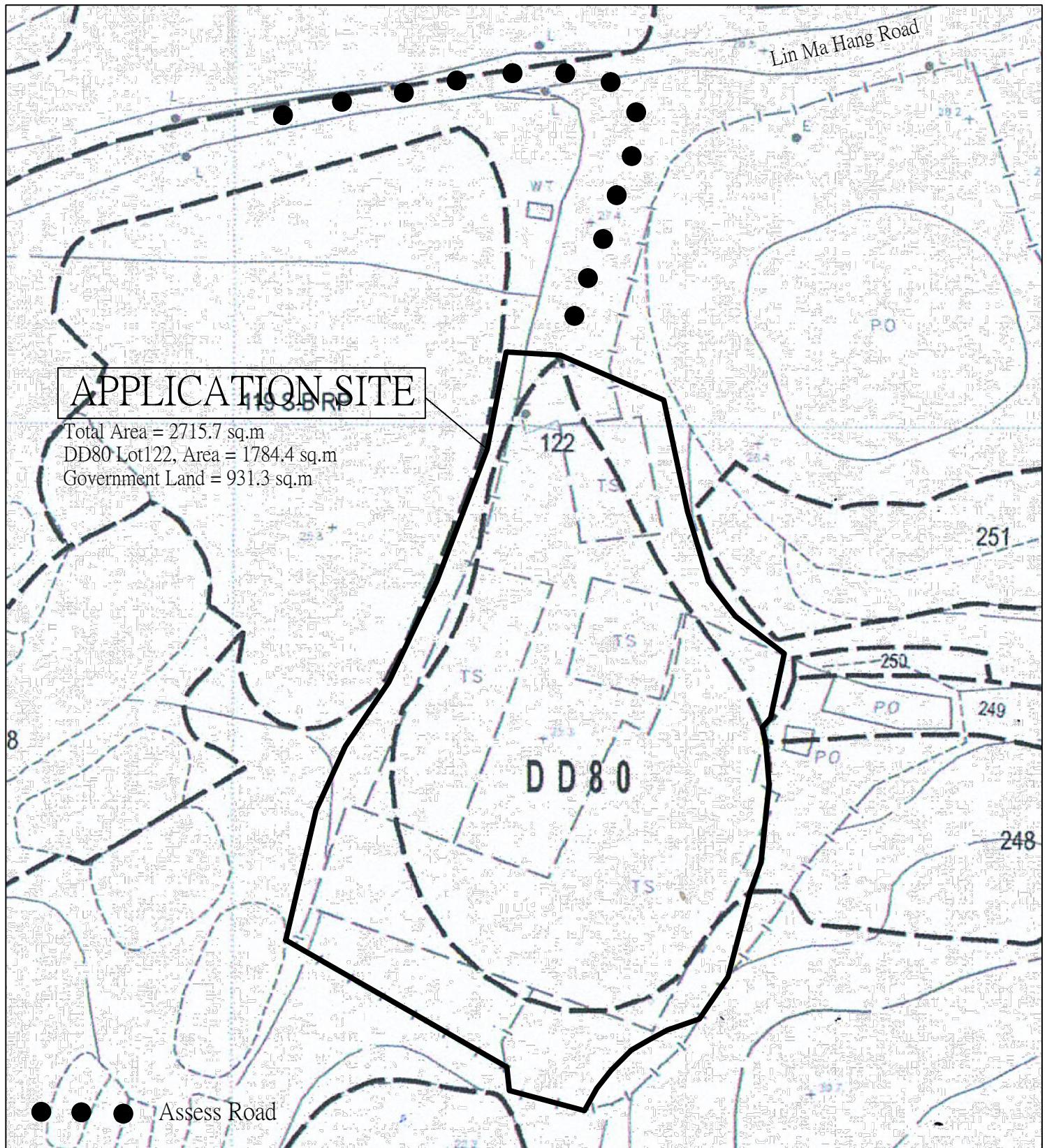
GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:		LOCATION PLAN	DD80-122-P01
Drawn by:	DM	Date:	20-1-2026

Check by:	DM	Scale:	-----
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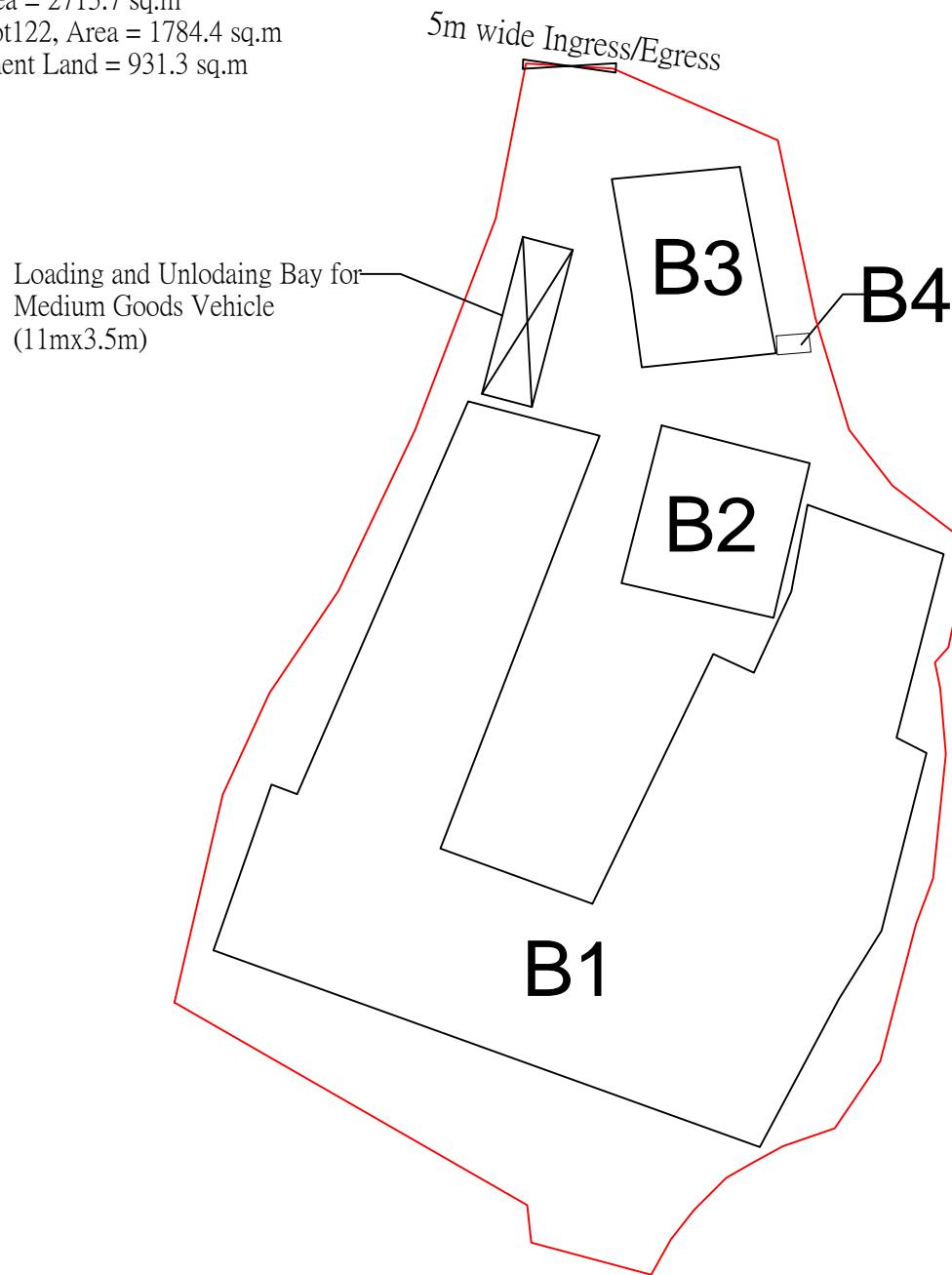
GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:		
Application Site		DD80-122-P02
Drawn by:	DM	Date: 20-1-2026
Check by:	DM	Scale: -----

Total Area = 2715.7 sq.m
 DD80 Lot122, Area = 1784.4 sq.m
 Government Land = 931.3 sq.m



Building Schedule

Structure	B1	B2	B3	B4
Use	Warehouse	Office	Warehouse	Portable Toilet
No. of Storey	1	1	1	1
Height (m)	Not exceeding 6.5m	Not exceeding 4.5m	Not exceeding 4.5m	Not exceeding 3.5m
Area (sq.m)	1197	114	114	3

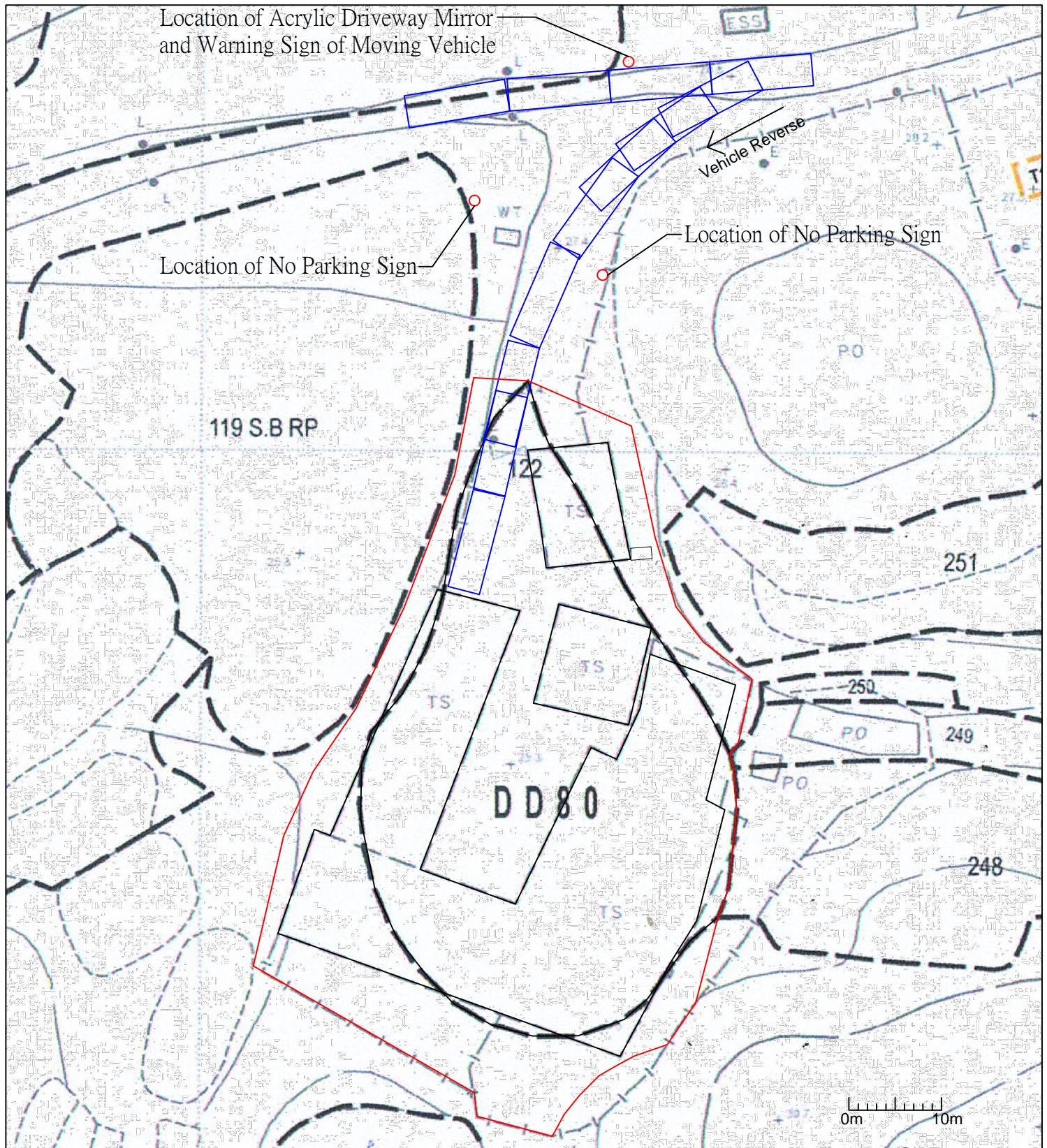
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 GLISTER ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:
 MASTER LAYOUT PLAN
 DD80-122-P03

Drawn by:
 DM
 Date:
 20-1-2026

Check by:
 DM
 Scale:



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GLISTER ENGINEERING CONSULTANTS CO.

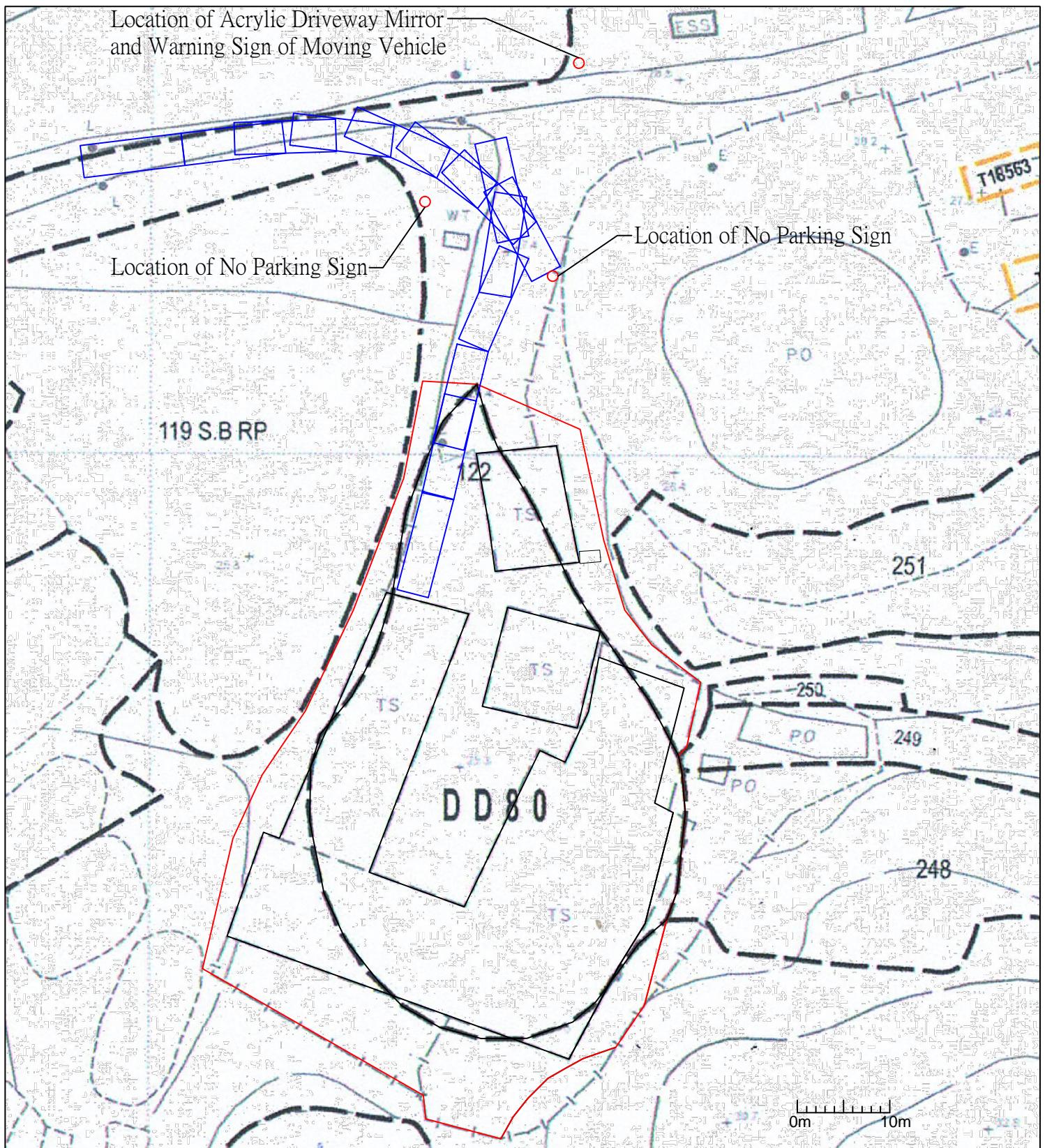
Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:	Swept Path of Entering The Site	DD80-122-P04
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Drawn by:	Date:
DM	20-1-2026

Check by:	Scale:
DM	-----



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title: Swept Path of Leaving The Site DD80-122-P05

Drawn by: DM Date: 20-1-2026

Check by: DM Scale: -----

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))

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding dangerous goods) with ancillary facilities for a period of three 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	1287.7 sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1428 sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	
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	1428 sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1428 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)

建築物 B1 : Single storey , Not exceeding 6.5m , warehouse
 建築物 B2 : Single storey , Not exceeding 4.5m , offices
 建築物 B3 : Single storey , Not exceeding 4.5m , warehouse
 建築物 B4 : Single storey , Not exceeding 3.5m , Portable toilet

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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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	D.D.80 Lot 122 and adjoining Government Land Lin Ma Hang , Ta Kwu Ling , N.T.
Site area 地盤面積	2715.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 931.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE - TKLN/2
Zoning 地帶	REC
Type of Application 申請類別	<p><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 _____</p> <p><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 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding dangerous goods) with ancillary facilities for a period of three years

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

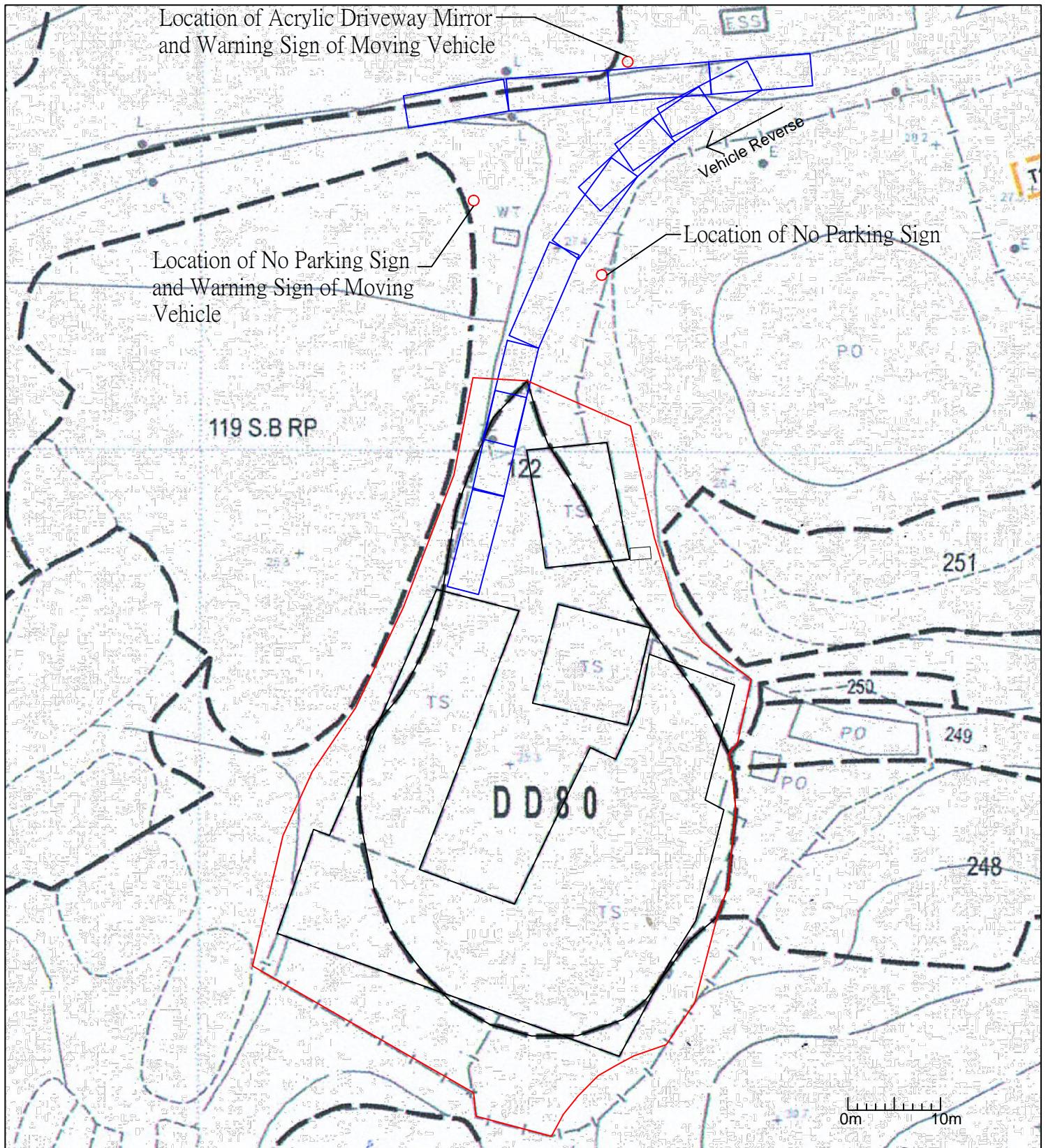
Timothy Wai Pui WU/PLAND

寄件者: LAM LOK < >
寄件日期: 2026年01月28日星期三 9:10
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: Planning Application No. A/NE-TKLN/117 - Departmental Comments
附件: P04 Entering the site 28-1-2026.pdf; P05 Leaving the site 28-1-2026.pdf
類別: Internet Email

Dear Mr Wu,

I would like to submit the attached P04 & P05 to supersede the submitted one by email on dated 27 Jan 2026 at 13:02p.m.

Best regards,
Glister Engineering Consultants Co.
Mr Man



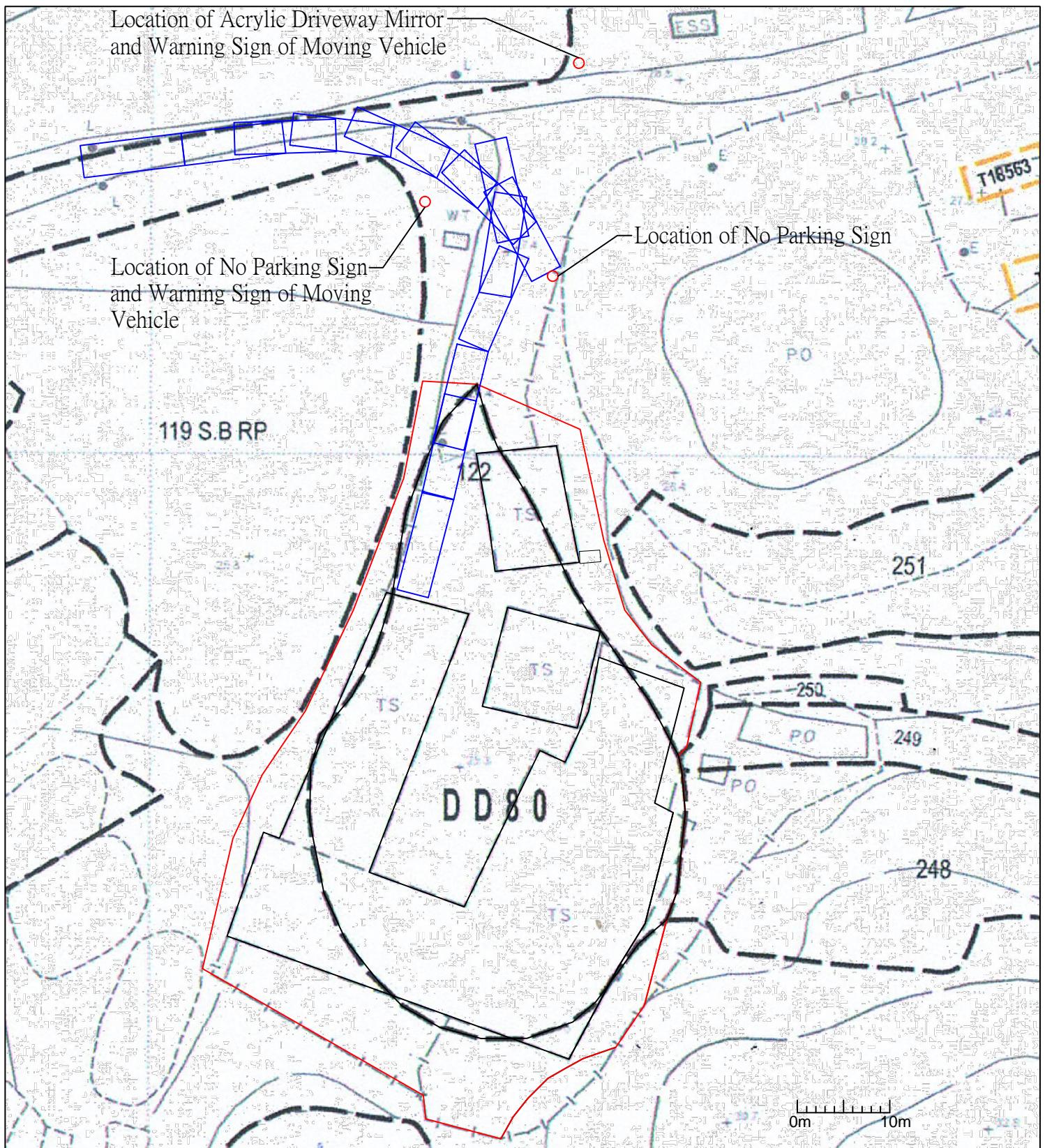
光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:		Swept Path of Entering The Site	DD80-122-P04
Drawn by:	DM	Date:	28-1-2026
Check by:	DM	Scale:	---



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land

Title:	
Swept Path of Leaving The Site	
Drawn by:	Date:
DM	27-1-2026
Check by:	Scale:
DM	-----

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Timothy Wai Pui WU/PLAND

寄件者: LAM LOK <[REDACTED]>
寄件日期: 2026年01月29日星期四 11:15
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: Planning Application No. A/NE-TKLN/117 - Departmental Comments
附件: revised page 6 of S16-3 in D.D.80 Lot 122.pdf
類別: Internet Email

Dear Mr Wu,

Please find attachment is the revised page 6 of the Application form. (S16-3)

Best regards,
Mr Man
Glister Engineering Consultants Co.

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 III**.

2. Traffic

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

- no comment on the application;
- taking into consideration the context of the application site (the Site) including its location and the existing traffic conditions on Lin Ma Hang Road, should the application be approved, an approval condition requiring that no operation on Saturdays, Sundays and public holidays as proposed by the applicants are allowed on the Site during the planning approval period should be included;
- to ensure pedestrian safety, should the application be approved, an approval condition on implementation of traffic management measures as proposed by the applicants should be included. Also, the implemented traffic management measures should be maintained during the planning approval period; and
- her advisory comments are at **Appendix III**.

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

- no comment on the application from highways maintenance point of view;
- the existing local access road next to the Site is not under the maintenance of HyD; and
- his advisory comments are at **Appendix III**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicants to submit and implement a drainage proposal 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 not available; and
- her advisory comments are at **Appendix III**.

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 III**.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective noting that while heavy vehicles will be involved in the proposed use, no residential building is present within 100m from the site boundary and within 50m from the access road;
- no environmental complaints against the Site have been received in the past three years; and
- his advisory comments are at **Appendix III**.

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 taken in 2025 and site photos taken on 30.12.2025, the Site is located in an area of rural inland plains landscape character comprising temporary structures, vegetated areas and tree cluster. The Site is formed and occupied by some temporary structures. The proposed use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix III**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
- it is noted that four structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorized 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 III**.

8. Other Departments

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Project Manager (North), CEDD (PM(N), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- (ii) the application lot is covered by Letter of Approval (LoA) No. 5245 and Modification of Tenancy (MoT) No. 38308 for erection of temporary structures. His office reserves the rights to take enforcement action for any irregularities and cancel the LoA and MoT as appropriate;
- (iii) 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 the said private lot. 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;

unlawful occupation of GL adjoining the said private lot covered by the planning application

the GL within the Site (about 931.3m² as mentioned in the Application Form) has been illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (iv) the lot owners shall apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected within the said private lot and occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and the occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(b) to note the comments of the Commissioner for Transport (C for T) that:

- (i) the proposed use should not obstruct traffic or cause safety issues to other road users;
- (ii) no vehicle is allowed to queue back to public road at any time during the planning approval period; and

- (iii) the proposed vehicular access between Lin Ma Hang Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement and swept path analysis should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicants should properly maintain the implemented drainage works whether within or outside the Site at their own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (e) 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 applicants should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicants should be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - as the nearest street fire hydrant is not available within 400m from the Site, additional fire safety measures shall be imposed; and
 - (ii) the applicants are 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;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicants should follow the relevant mitigation measures and requirements in 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN

New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - (ii) it is noted that four structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, 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
 - (iii) the applicants' attentions are 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 does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) 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 use under the planning 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 6.5m high warehouse is 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.

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

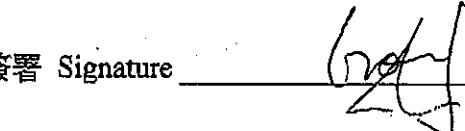
有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/117

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)





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

簽署 Signature

日期 Date 2026.1.3

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月18日星期日 4:47
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/117 DD 80 Lin Ma Hang Road Rec
類別: Internet Email

A/NE-TKLN/117

Lot 122 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 2,715.7sq.m (Includes Government Land of about 931.3sq.m)

Zoning: "Recreation"

Applied use: Warehouse / 1 Vehicle Parking

Dear TPB Members,

Strong Objections. No previous approval, Lin Ma Hang Road is not Cat 2 and a third of the site is GL. The Applicant claims to be a relocation sob story but provides no details re the size of its existing premises.

THE PREMISES HAVE BEEN IN PLACE FOR OVER 40 YEARS. SO, HAS GOVT LAND BEEN EXPLOITED FOR ALL THOSE YEARS WITHOUT THE NECESSARY APPROVAL AND PAYMENT UNDER STT?

Approval would effectively legitimize the original unapproved land use.

Mary Mulvihill