

2025年12月24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。

Appendix I of RNTPC
Paper No. A/YL-TYST/1344

This document is received on 2025-12-24.
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

2502948

2025.12.22 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/YL-TYST/1344
	Date Received 收到日期	2025-12-24

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 樓及新界沙田上禾輦路 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)

Development Bureau, HKSAR

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)

N.A.

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)	Government Land, Ma Fung Ling Road, Long Bin, Yuen Long
(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 7,243 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	7,243 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 Tong Yan San Tsuen Outline Zoning Plan No.S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A) 1
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the “current land owners”^{# &} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」。

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities	
(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
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(c) <u>Development Schedule</u> 發展細節表	
Proposed uncovered land area 擬議露天土地面積 sq.m <input type="checkbox"/> About 約 N/A
Proposed covered land area 擬議有上蓋土地面積	..... sq.m <input type="checkbox"/> About 約 N/A
Proposed number of buildings/structures 擬議建築物／構築物數目	..... N/A
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約 N/A
Proposed non-domestic floor area 擬議非住用樓面面積	..... sq.m <input type="checkbox"/> About 約 N/A
Proposed gross floor area 擬議總樓面面積	..... sq.m <input type="checkbox"/> About 約 N/A

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)

The maximum height of the proposed brownfield structure(s) should be no more than 13m.

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	..... N/A
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)	..... N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 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)	..... N/A

Proposed operating hours 擬議營運時間

N/A

<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)) Accessible from Ma Fung Ling Road <input checked="" 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"/> <input type="checkbox"/> <input type="checkbox"/>	
	No 否	<input checked="" type="checkbox"/>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	Yes 是	<input 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	
	No 否	<input checked="" type="checkbox"/>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	

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

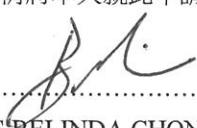
Please refer to the separate sheet attached.

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

MS BELINDA CHONG

Principal Assistant Secretary (Planning & Lands)7

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of Development Bureau, HKSARG
代表

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



Date 日期 22 December 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	Government Land, Ma Fung Ling Road, Long Bin, Yuen Long, Hong Kong 香港元朗朗邊孖峰嶺路政府土地
Site area 地盤面積	7,243 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 7,243 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No.S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
Zoning 地帶	Residential (Group A) 1 住宅(甲類)1
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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 擬議臨時貨倉 (危險品倉庫除外) 連附屬設施

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		N/A sq.m 平方米	N/A Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	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	Domestic 住用		N/A
	Non-domestic 非住用		N/A
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	13	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		80 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		

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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plans 位置圖		
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) 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。

Government Land, Ma Fung Ling Road, Long Bin, Yuen Long

7. Justification

The Northern Metropolis is a new engine for Hong Kong's future economic development and has always been a key policy priority for the current-term Government. It is a strategic development area in Hong Kong, representing a substantial source of economic value and development potential, and is of immense significance to further deepening regional co-operation within the Guangdong-Hong Kong-Macao Greater Bay Area. With an area and planned population accounting for around one-third of Hong Kong's totals, the Northern Metropolis will provide more than 3 000 hectares of new development land. This will help drive the industrial development of Hong Kong, create a large number of new job opportunities, and provide an important source of future housing supply. As reiterated by the Chief Executive in the 2025 Policy Address, the Government will accelerate the implementation of economic and housing-related projects in the Northern Metropolis.

The redevelopment of brownfield sites is one of the major sources of land supply in the Northern Metropolis. The Government has resumed a total of around 30 hectares of brownfield sites since 2019, and another 230 hectares are expected to be resumed mainly within the Northern Metropolis from now till end of 2026, for taking forward various housing and other development projects. Recognising that existing brownfield operations have been supporting the development of construction, logistics, transportation, recycling industries, etc. and making contributions to Hong Kong's economy and job market, the Government has been "providing monetary compensation in parallel with facilitation service" to provide support and assistance to displaced brownfield operators who wish to relocate their operation.

In view of the substantial increase in land resumption and clearance for the development of the Northern Metropolis in the next few years, the Development Bureau (DEVB) has embarked on a site search exercise to identify possible sites for temporary use by displaced brownfield operators in the coming few years, with the focus on government land that is not yet required for long-term uses in the near future.

Of these, DEVB has proposed three government sites that require planning permission for the temporary uses as part of the first batch of planning applications in 2025. Among them, the subject site (the site), which is located in Long Bin, Yuen Long with approximately 0.72 hectare in size, is zoned "Residential (Group A) 1" ("R(A)1") on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. The site is currently under site formation works by the Civil Engineering and Development Department and is scheduled for completion by end 2025.

The site has been reserved for a primary school in Long Bin, Yuen Long. Recently, the Education Bureau advised that the subject primary school site could be released for other gainful uses, taking into account the projected decline in the student population and the demand for and supply of public schools in the years to come. While being under review for other possible uses, the site could be used temporarily for brownfield operations before it is required for long-term development.

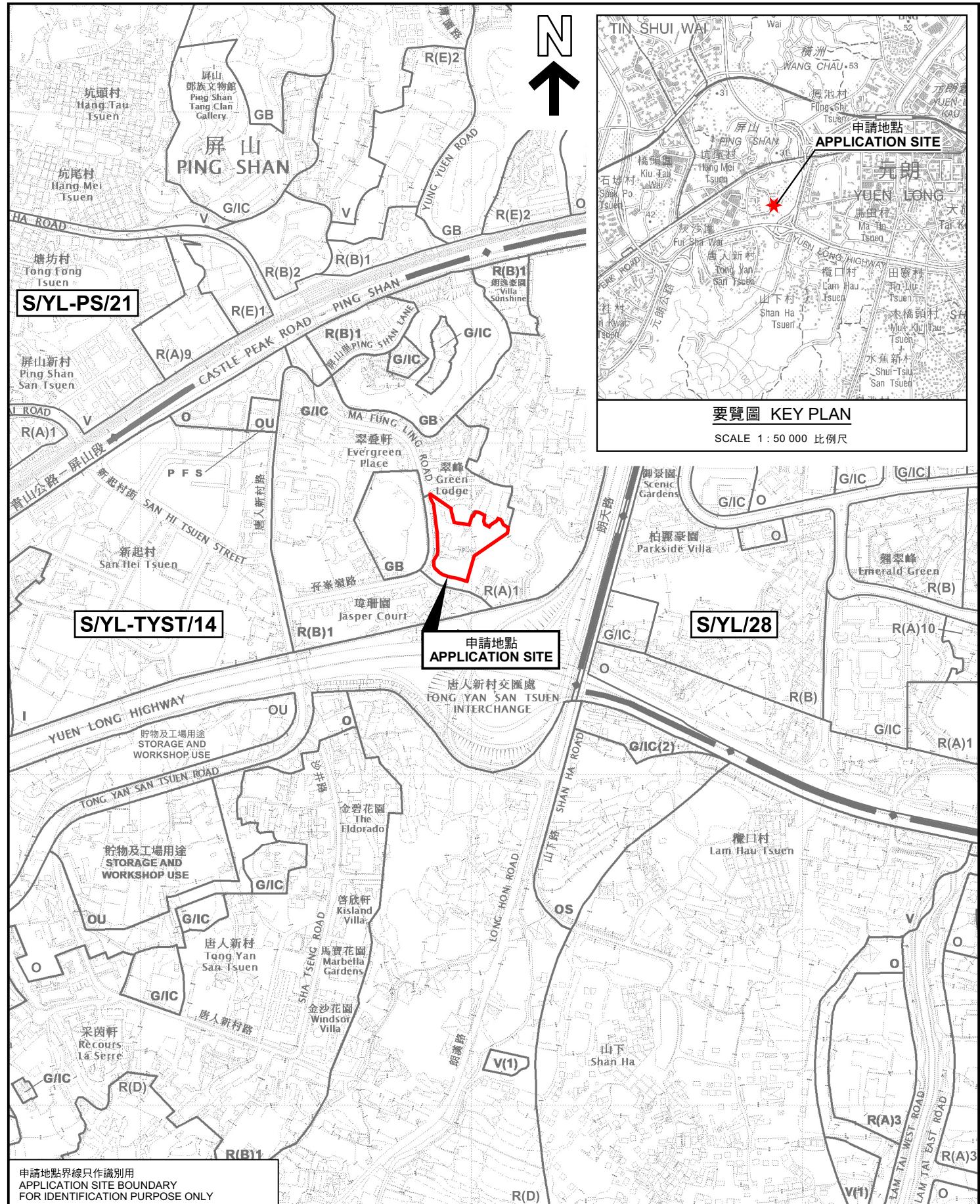
The site is considered suitable for the **proposed use of warehouse** (excluding dangerous goods godown) **with ancillary facilities**. It is situated at a convenient location, served by the existing Ma Fung Ling Road in Yuen Long. Furthermore, noting that there are some existing residential

developments to its north and south, and the planned Long Bin public housing developments to its east and northeast, the warehouse use as proposed would minimise the potential nuisance to the surrounding area. Additionally, the maximum height of the proposed warehouse(s) should be no more than 13m. The total built over area of the site would not exceed 80 percentum of the area of the site.

In view of the increasing demand for indoor storage space arising from the relocation of the brownfield operators displaced by the government projects in recent years, approval of the application would help to alleviate the demand, particularly for those displaced operators who wish to continue their operations.

As and when planning permission for the site has been granted by the Town Planning Board, the site would be disposed by way of Short Term Tenancy (STT) under restricted tender to affected brownfield operators. The pool of STT sites for brownfield operations would be rolled out to the market by the Government by batches in an orderly manner, taking into the geographical location of these sites, the clearance programme, etc. In view of the time required for the tendering process, it is suggested that the planning permission period shall start from the commencement of the tenancy agreement for three years. Subject to the actual tendering schedule, the tenancy agreement is expected to commence in around one year's time after the planning permission is granted.

Suitable mitigation measures including those relating to environment, traffic, drainage and FSI facilities, etc. if considered appropriate by the relevant government departments, will be implemented through administrative means or contractual means as appropriate (such as the lands document). In addition, due to traffic and environmental concerns, no medium or heavy goods vehicle exceeding 5.5 tonnes should be allowed to enter the site and no dust should be generated during the operation. The planning approval letter will also be attached to the tender documents.

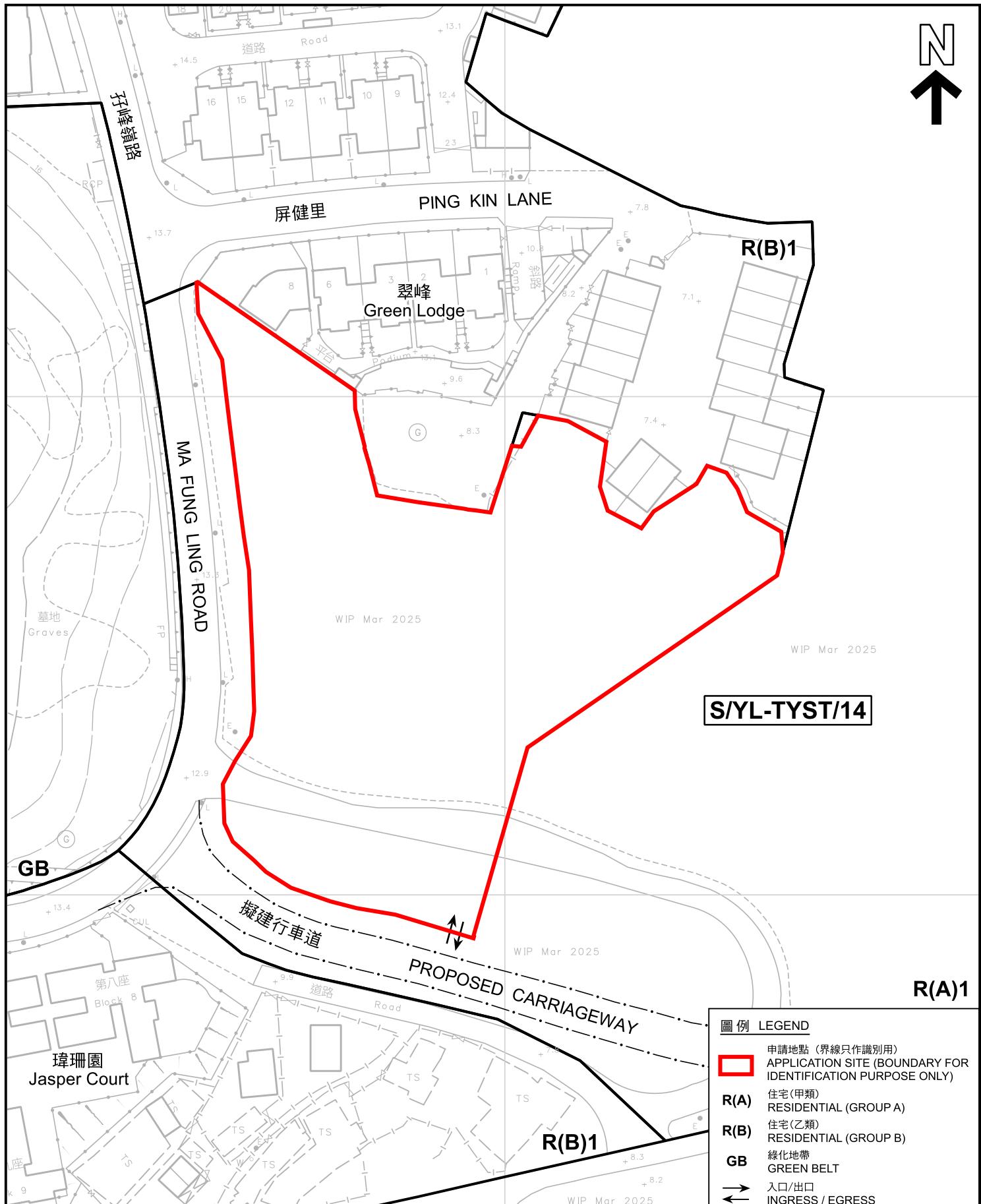


位置圖 LOCATION PLAN

香港元朗朗邊孖峰嶺路政府土地
GOVERNMENT LAND, MA FUNG LING ROAD,
LONG BIN YUEN LONG HONG KONG

SCALE 1 : 7 500 比例尺

圖 1 PLAN 1



平面圖 SITE PLAN

香港元朗朗邊孖峰嶺路政府土地
GOVERNMENT LAND, MA FUNG LING ROAD,
LONG BIN, YUEN LONG, HONG KONG

SCALE 1:1000 比例尺
METRES 20 0 20 40 METRES

圖 2 PLAN 2

Urgent Return receipt Expand Group Restricted Prevent Copy Cc
[REDACTED]

寄件者: [REDACTED]
寄件日期: 2026年01月30日星期五 11:47
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Further Information of s.16 Planning Application No. A/YL-TYST/1344
附件: Annex (附件).pdf; 2502948.pdf

Dear Sir/Madam,

To support the captioned application, we would like to submit further information on the proposed use and site boundary which is set out at below –

- 1. No workshop use would be carried out at the Application Site, which would be controlled under the conditions of the STT.**
- 2. The Application Site would not encroach the vesting order boundary as proposed by the Housing Department, which would be controlled under conditions of the STT.**

Thanks.

Regards,
[REDACTED]

From: [REDACTED]
Sent: Monday, December 29, 2025 12:33 PM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]
Subject: Re: Submission of Soft Copy of New s.16 Planning Application No. A/YL-TYST/1344

Dear Sir/Madam,

Please be informed that supplementary information for the captioned application has been uploaded. Thanks.

Regards,
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Sent: Monday, December 29, 2025 11:14 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Submission of Soft Copy of New s.16 Planning Application No. A/YL-TYST/1344

Dear Sir/Madam,



We refer to your hard copy submission of the attached s.16 planning application [2502948.pdf](#) to the Town Planning Board Secretariat (the Secretariat). For meeting the submission requirement, please upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16/16A/12A of the Town Planning Ordinance” (Guidance Notes) ([https://www\(tpb.gov.hk/en/plan_application/apply.html](https://www(tpb.gov.hk/en/plan_application/apply.html)) to complete the submission:

https://fespld.pland.gov.hk/FsShare?key=A_YL-TYST_1344

Please ensure that the soft copy of the documents to be uploaded should be the same as the submitted hard copy, and no personal data (except names) should be included in the supplementary information of your submission (including plans, drawings, planning statement, technical assessments, etc.). Under no circumstances will the Secretariat accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Secretariat will not process the application until you have submitted the soft copy via the link above and notified the Secretariat of the submission by replying this email by **12.1.2026**. The date of receipt of application will be the date when the Secretariat receives all necessary information and documents. If the submission of soft copy and the notification are not completed by **12.1.2026**, without further notice, the Secretariat will take that you do not wish to continue the application. The submitted hard copies will be returned to you. For how to upload the documents, you may refer to the **Annex** and also the Guidance Notes for details.



[Annex \(附件\).pdf](#)

Any subsequent soft copy submissions for the above application, including further information and review application under s.17 of the Town Planning Ordinance, must be made via the Secretariat’s Electronic Planning Application Submission System (EPASS) ([https://eservices2\(tpb.gov.hk/epass/](https://eservices2(tpb.gov.hk/epass/)) or the above link. For submission via the above link, it must be followed by notification to the Secretariat of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, the Secretariat may refuse to consider the submission. Under no circumstances will the Secretariat accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Should you have any enquiries on this application, please contact the Secretariat by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

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Disclaimer:

This email message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you receive this message but are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. Please erase/shred all copies of the message (including attachments) and notify the Secretariat of the Town Planning Board immediately.

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/975	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 3 Years	6.9.2019 [revoked on 6.12.2021]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (the Site) comprises government land including a site allocated to Civil Engineering and Development Department (CEDD) for site formation works under GLA-TYL 3940 which will expire on 31.8.2028.

2. Traffic

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

No in-principle objection to the application from traffic engineering perspective.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- given that the exact use of the warehouse and its ancillary facilities has not been clearly specified, the details of the proposal shall only be available upon the Site was awarded to affected brownfield operators at land administration stage. To materialise the commitment in the planning application documents, the restrictions of the operation of heavy vehicles or any dusty operations in the application site should be imposed as conditions of the STT. Also, should there be any sewage generated from the proposed use, relevant clauses related to sewage treatment and pollution control should be incorporated into the STT; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no in-principle objection to the proposed development from the public drainage point of view; and

- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, the requirement of the submission, implementation and maintenance of drainage proposal should be imposed as conditions of the STT.

5. **Fire Safety**

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

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

6. **Building Matters**

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

No objection to the application.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any feedback from locals.

8. **Other Departments**

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

- Director of Housing (D of Housing);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that in the event that the planning permission is granted by the Town Planning Board (the Board) and the application site (the Site) is to be disposed by Short Term Tenancy (STT), suitable terms and conditions would be imposed in the future STTs in accordance with the prevailing land policy and with consideration being given on the relevant departmental comments received during circulation stage. These terms and conditions would then be deliberated at the District Lands Conference (DLC) when the STT proposals are due for consideration;
- (b) to note the comments of the Director of Housing (D of Housing) that it should be ensured that there is no adverse impacts/interface issues to the public housing developments with implementation of all necessary at-source mitigation measures and to the satisfaction of the Environmental Protection Department and/or other relevant departments/authorities;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Ma Fung Ling Road; and
 - (ii) 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 Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and
 - (iii) appropriate environmental pollution control measures should be followed to minimise pollution to the surrounding environment when erecting structures;
- (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. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;
- (g) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) 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 the B(P)R at the building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage; and
- (h) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the proposed development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level of involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月26日星期一 4:02
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1344 GL Ma Fung Ling Road, Long Bin DevB
類別: Internet Email

A/YL-TYST/1344 DevB

Government Land at Ma Fung Ling Road, Long Bin, Yuen Long

Site area: About 7,243sq.m

Zoning: "Res (Group A) 1"

Applied use: Warehouse / ??? Vehicle Parking

Dear TPB Members,

Strong Objections. A large amount of land has already been designated Cat 2 to accommodate those operations requiring relocation re resumption of premises.

The application mentions 3 sites.

When the Cat 2 zoning was introduced in 2023 there was no mention of encroachment onto 'Res A' / 'GIC' zonings.

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

If the land designated as Cat 2 is not sufficient then it is clear that DevB either misled TPB members or miscalculated the amount of land that would be required to accommodate the relocations.

Moreover, it is time members question why bother with the Northern Metropolis when all it is effectively achieving is to sacrifice other districts to brownfield instead of upgrading these operations on permanent sites.

The site is located in close proximity to both private and public housing developments. But instead of providing a pleasant and safe living environment, DevB intends to introduce brownfield uses next door.

Urgent Return receipt Expand Group Restricted Prevent Copy

Members should note that there is no data provided with regard to vehicle movement, etc. All the supporting data that is normally required in order to allow members to make an informed choice is absent.

The application should be rejected as it commits the site to indefinite inappropriate use. The operators having invested in building the warehouses will be reluctant to move again so the growing residential community will be saddled with inappropriate and unsightly facilities next to their homes.

The application should be rejected. Miscalculation on the part of govt depts with regard to demand and supply is no justification for diminishing the liveability of areas in which citizens have invested their life savings.

Moreover, members should question why sites like this are not included in land sales or used for transitional housing, youth hostels, etc.

Mary Mulvihill

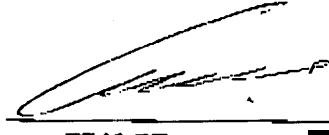
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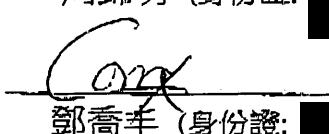
城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

何珮玲主席：

元朗邊仔峰嶺路的政府土地
擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)
(申請編號: A/YL-TYST/1344)

就有關上述規劃申請擬議臨時貨倉(危險品倉庫除外)連附屬設施，我們現提出反對意見。由於上述規劃申請的地點已納入元朗邊房屋發展第二期發展的範圍，用作社區設施包括學校及社區中心，如該項規劃申請獲得通過，將會有可能拖延該項房屋發展的進度，因為涉及未來的收地及搬遷賠償問題，有可能拖延收地時間。因此，我們懇請 貨委員會再三考慮，否決有關規劃申請。

唐人新村(一)村代表 : 
周錦明 (身份證: [REDACTED])

唐人新村(二)村代表 : 
鄧喬丰 (身份證: [REDACTED])

唐人新村(三)村代表 : 
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2026年1月26日