

此文件在 2026年 1月 8日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026 -01- 08
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

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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 - MKT/58
	Date Received 收到日期	2026-01-08

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Hang Tung Logistics Limited (香港恆通物流有限公司)

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

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

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, 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 8,720 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 8,394 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) 622 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 Man Kam To Outline Zoning Plan No. S/NE-MKT/7
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(f) Current use(s) 現時用途	Partly vacant, partly for parking of private/light goods vehicles (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 3.12.2025 (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 25.11.2025 - 8.12.2025 (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 Logistics Centre with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	4,418sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,302sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	8,394sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	8,394sq.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)	
Two 2-storey logistic warehouses (Height: about 13m)	
One rain shelter (Height: about 9m)	
One 2-storey ancillary office (Height: about 5m)	
One washroom (Height: about 2.5m)	
One meter room (Height: about 2.5m)	
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	3 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	4 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 8:00 am to 7:00 pm, Mondays to Saturdays..... No operation on Sundays and Public Holidays.....																																					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <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)) Lin Ma Hang Road </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <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"/> </td> </tr> </table>	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)) Lin Ma Hang Road	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																																
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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input checked="" type="checkbox"/>																																
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">Yes 是</td> <td style="padding: 5px;"> <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 </td> </tr> <tr> <td style="text-align: center;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	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"/>																																
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																																				
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%; padding: 2px;">On environment 對環境</td> <td style="width:10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width:10%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">_____</td> <td></td> <td></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
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Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
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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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	<p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

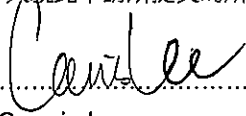
8. Declaration 聲明

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

.....
Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

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 MPIA



on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

29.12.2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 4 S.A RP (Part), 4 S.C RP, 4 S.D, 5 S.A RP (Part), 5 S.B RP (Part), 6 S.A, 7 S.A RP, 165RP (Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, N.T.
Site area 地盤面積	8,720 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 622 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7
Zoning 地帶	"Recreation" ("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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米 NA	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	8,394	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.96	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA			
	Non-domestic 非住用	6			
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米		
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
	Non-domestic 非住用	2.5 - 13	<input checked="" type="checkbox"/> (Not more than 不多於) m 米		
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
(iv) Site coverage 上蓋面積	49		%	<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			3	
	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)			3 (2.5m x 5m) NA NA NA NA NA	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			4		
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			NA NA NA 4 (3.5m x 11m) NA NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site and Site Photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis, Drainage Proposal and Fire Service Installations Proposal</u>		
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。



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7210

Section 16 Planning Application

Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, N.T.

Planning Statement

Applicant

Hong Kong Hang Tung Logistics Limited (香港恆通物流有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

December 2025

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years (“the Proposed Development”) at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165 RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, N.T. (“the Application Site”).

The Application Site, covering an area of about 8,720 sq.m. (including Government Land of about 622 sq.m.), falls within an area zoned “Recreation” (“REC”) on the Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7 gazetted on 7.11.2025. According to the Notes of the OZP, ‘Logistics Centre’ is neither Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The application is to facilitate the relocation of the Applicant’s logistics centre, which has been affected by the government’s land resumption for Second Phase of the Hung Shui Kiu/Ha Tsuen New Development Area project. The logistics centre is located at various lots in D.D. 125, Ha Tsuen, N.T. The Applicant’s logistics company was established in 2019 and has been operating the logistics centre in Ha Tsuen since 2022, primarily providing cross-border (China-Hong Kong) transportation, customs clearance, delivery, warehousing and related services. As the Government officially resumed the land occupied by the Applicant’s Ha Tsuen logistics centre in September 2024 for development purposes, the Applicant is required to relocate. After a site search, the Applicant considers the site under this application suitable for establishing a logistics centre, thereby enabling the continued operation of the business.

The Application Site is largely vacant. The proposed development involves two temporary 2-storey (BH: about 13m) structures for storage at the eastern and western portions of the Application Site, with a floor area of about 6,206 sq.m. (east) and 1,872 sq.m (west) respectively. A rain shelter with BH of 9m will also be provided outside the eastern structure. Additionally, ancillary facilities will be proposed at the southern portion of the Application Site, including an ancillary office (Floor area: 106 sq.m., BH: 5m), a washroom (Floor area: 22 sq.m., BH: 2.5m), and a meter room (Floor area: 6 sq.m, BH: 2.5m).

Separate ingress and egress of the proposed development will be located on the northern side to connect with Lin Ma Hang Road. The proposed development will provide 4 loading/unloading spaces (3.5m x 11m) for medium goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site are 8:00 am to 7:00 pm, Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize potential noise and environmental impacts to the surrounding area, no workshop activities will be carried out within the Application Site.

The justifications of this application are:

1. The proposed development is in line with the future planning intention of Northern Metropolis;
2. The Application Site meets the relocation need of the Applicant;
3. The proposed development does not contravene the planning intention of “REC” zone;
4. Similar applications has been approved within the same “REC” zone;
5. The proposed development allows optimization of valuable land uses;
6. The proposed development is considered not incompatible with surrounding areas;
7. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas;
8. The proposed development is in compliance with TPB PG-No.13G; and
9. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會（“城規會”）呈交，以支持新界打鼓嶺蓮麻坑路丈量約份第 82 約地段第 4 號 A 分段餘段（部分）、第 4 號 C 分段餘段、第 4 號 D 分段、第 5 號 A 分段餘段（部分）、第 5 號 B 分段餘段（部分）、第 6 號 A 分段、第 7 號 A 分段餘段、第 165 號餘段（部分）、第 166 號餘段、第 167 號餘段及毗連政府土地（“申請地點”），作為期三年的擬議臨時物流中心連附屬設施（“擬議發展”）的規劃申請。

申請地點的面積約 8,720 平方米（包括政府土地約 622 平方米），座落於在 2025 年 11 月 7 日刊憲的文錦渡分區計劃大綱核准圖（“大綱圖”）（圖則編號：S/NE-MKT/7）上的「康樂」地帶。根據大綱圖註釋，「物流中心」並不屬「康樂」地帶內第一欄或第二欄之用途，然而，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請人的物流公司於 2019 年成立，自 2022 年起於元朗厦村設置物流中心營運，主要業務是提供中港運輸、報關、配送、入倉等相關服務。是次申請為協助申請人重置因早前受新界洪水橋/厦村新發展區第二期計劃收地影響，位於新界元朗厦村路丈量約份第 125 約多個地段的物流貨倉。鑑於政府已於 2024 年 9 月收回申請人位於厦村物流中心的土地以作發展，申請人須另覓合適位置以作重置。經選址後，申請人認為申請地點適合作物流中心，以繼續經營業務。

申請地點現時大部份為空置土地。擬議發展將於申請地點的東面和西面分別興建兩個樓面面積約 6,206 平方米（東面）及 1,872 平方米（西面）的兩層高（13 米）臨時構築物作貨物貯存用途，並於東面構築物外設置約 9 米高的避雨棚。同時，擬議發展亦會於申請地點的南面設置附屬設施，包括辦公室（樓面面積約 106 平方米，高度約 5 米）、洗手間（樓面面積約 22 米，高度約 2.5 米）及電錶房（樓面面積約 6 平方米，高度約 2.5 米）。

擬議發展的出入口將分別設於北面以連接蓮麻坑路，亦設有 4 個中型貨車上落貨位（3.5 米 x 11 米）及 3 個私家車停車位（2.5 米 x 5 米）供職員/訪客使用。擬議發展的營運時間為星期一至星期六上午 8 時分至下午 7 時，星期日及公眾假期不會運作。為減少擬議發展對附近地方的潛在噪音及環境影響，申請地點內不會進行任何工場活動。

本規劃申請的理據為：

1. 擬議發展合乎北部都會區未來的規劃意向；
2. 申請地點可迎合申請人的重置需求；
3. 擬議發展不會違背「康樂」地帶的規劃意向；
4. 申請地點座落的「康樂」地帶已有類近的規劃申請獲批；
5. 擬議發展可有效利用寶貴的土地資源；
6. 擬議發展與周邊土地兼容；
7. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；
8. 擬議發展符合城規會指引編號 13G；及
9. 擬議發展不會造成不良的先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary logistics centre with ancillary facilities for a period of 3 years (the “proposed development”) at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165RP(Part), 166RP and 167RP and adjoining Government land, Lin Ma Hang Road, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The application is submitted to facilitate the relocation of the Applicant’s affected operations in Ha Tsuen, Yuen Long by land resumption for the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (NDA). The Application Site, covering an area of about 8,720 sq.m. (including Government Land of about 622 sq.m.), falls within an area zoned “Recreation” (“REC”) on the Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7 gazetted on 7.11.2025. According to the Notes of the OZP, ‘Logistics Centre’ is neither Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

Background of the Applicant

The Applicant, **Hong Kong Hang Tung Logistics Limited** (hereafter “the Applicant”), has been operating their logistics centre business in Ha Tsuen, Yuen Long, N.T. (the “affected site”) since 2022 (see **Appendix 1**). The Applicant primarily engaged in China-Hong Kong freight transport, customs clearance, Hong Kong distribution and storage services. The affected land has been resumed and reverted to the Government (see letter from the Lands Department dated 25.9.2025 in **Appendix 2**).

Affected Site	Site Area (sq.m.) (about)	Floor Area (sq.m.) (about)	Use
Lots 1328(Part), 1330, 1331(Part), 1334(Part), 1336(Part), 1337(Part), 1338, 1339(Part), 1340(Part), 1341(Part), 1342S.A(Part), 1342S.B(Part) and Adjoining Government Land in D.D.125, Ha Tsuen, N.T.	9,229*	5,574 + 929 (cockloft) = 6,503	Logistics Centre

*About 3,655 sq.m. of operation area shared with adjoining operator.

The Applicant intends to continue their business and is required to identify a suitable relocation site to ensure the continued success of their operation.

Relocation Need of the Applicant

Due to continuous land resumption in the Hung Shui Kiu/Ha Tsuen NDA, it is necessary for the Applicant to relocate their business and continue contributing to Hong Kong's logistics industry. Most importantly, the Applicant must identify a suitable site that can fulfil their operational needs at full capacity. The Applicant noted that the existing logistics/storage land in Categories 1 and 2 of TPB PG-No. 13G was either outside their price range or already occupied for open storage/storage purposes.

Taking into account that the Applicant's operations involve considerable land requirements and convenient access between Hong Kong and Mainland China (i.e. a site of a considerable size with an appropriate access road for goods vehicles and in close proximity to a boundary crossing area), the Applicant conducted a thorough site search before identifying the Application Site as the best available relocation option. Most sites were considered unsuitable for various reasons, as detailed below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD117 Lot 1579 SA (Tai Tong, Yuen Long)	"AGR"	Site without access for goods vehicles and located very close to an existing stream.
(b)	DD124 Lots 266, 268, 269, 270, 271, 273 and 274 (Hung Shui Kiu, Yuen Long)	"O"	Site resumed by the Government.
(c)	DD86 Lots 168, 169, 170, 172, 173, 174, 306 and 307 (Kong Nga Po, North District)	"GB"	Access to the site is too narrow for goods vehicles and extensive clearance of vegetation is required. Site too small and cannot meet the operational needs of the Applicant.
(d)	DD78 Lots 973, 974, 975, 976, 977 and 980 (Lin Ma Hang, North District)	"AGR"	Site too small and bisected by an access road. Extensive clearance of vegetation is required.
(e)	DD129 Lot 1862 (Lau Fau Shan, Yuen Long)	"REC"	Access to the site is too narrow for goods vehicles; Site is subject to future land resumption

As a result, the Applicant has identified the Application Site as the best available option for a number of reasons.

- (a) The Application Site is directly accessible from Lin Ma Hang Road and is located about 250 metres to the southwest of the Heung Yuen Wai Boundary Control Point, providing good transportation infrastructure and transport links between Hong Kong and mainland China.
- (b) The recent completion of the Lin Ma Hang Road road widening works allows large goods vehicles to access the site with ease.
- (c) Vehicular access to the Application Site does not encroach onto any private land, so potential disputes over rights of way can be avoided.
- (d) The Application Site is generally flat and largely vacant. It can therefore be swiftly transformed into a logistics centre for the Applicant's imminent usage.
- (e) The size of the Application Site meets the Applicant's immediate need to accommodate their business operations.

Given the limited availability of similar sites on the market, the Applicant has chosen the Application Site for relocation, as its basic settings meet the Applicant's operational needs. The proposed development will also make better use of scarce land resources.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, which covers an area of approximately 8,720 sq. m. (including government land of about 622 sq. m.), is located next to Lin Ma Hang Road in Ta Kwu Ling, New Territories (see **Figure 1**). The Application Site is generally flat, mostly vacant and overgrown with wild grass and some banana trees. Part of the Application Site is currently used as a vehicle park for private vehicles/light goods vehicles. Some temporary structures have been erected on the Application Site by the previous occupier (see **Site Photos**) and will be removed by the Applicant.

2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and mainly comprise open storage/storage yards, warehouse, domestic structures, active/fallow agriculture land, vegetated areas and tree clusters. To the north is Lin Ma Hang Road. To the east is Ta Kwu Ling Village. To the further northeast is Ta Kwu Ling Police Station. To the further south is Ping Yuen River.

2.3 Accessibility

The Application Site is directly accessible from Lin Ma Hang Road. The entrance to the Application Site is located to the north. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The subject lots are old schedule agricultural lots. The Applicant will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Recreation" ("REC") on the Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7 gazetted on 7.11.2025 (see **Figure 1**).

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

According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within the Same “REC” Zone

There are three similar applications approved for temporary warehouses within the same “REC” zone in the vicinity of the Application Site in 2025. These approved applications are summarized as below:

Application No.	Applied Use	Site Area (m ²)	Decision (Date of Approval)
A/NE-MKT/48	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	1,430	Approved with Conditions (15.8.2025)
A/NE-MKT/43	Proposed Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	650	Approved with Conditions (11.4.2025)
A/NE-MKT/42	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	5,424	Approved with Conditions (28.3.2025)

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

According to TPB PG-No.13G, the Application Site falls within a “Category 3” area. The guidelines stipulate that sympathetic consideration may be given for applications for open storage and port back-up uses in “Category 3” area if relevant technical assessments/proposals have been included in the fresh application to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission to use the Application Site for proposed temporary logistics centre with ancillary facilities for a period of 3 years. The proposed development is to facilitate the relocation and continuation of Applicant’ business affected by the Second Phase Development of Hung Shui Kiu/Ha Tsuen NDA.

The Application Site has a site area of about 8,720 sq.m. Two 2-storey temporary structures (logistics warehouses) (BH: 13m) for the storage of electronic and household products with floor area of about 6,206 sq.m. and 1,872 sq.m., respectively are proposed at the eastern and western portions of the Application Site. A 1-stoery rain shelter (BH: 9m) with a floor area of 182 sq.m will be attached to the east structure. A 1-storey washroom (BH: 2.5m, Floor area: 22 sq.m.), a 1-storey meter room (BH: 2.5m, Floor area: 6 sq.m.) and a 2-storey ancillary office (BH: 5m, Floor area: 106 sq.m) will be located at the southern portion of the site. The remaining open area are reserved for private car parking loading/unloading (L/UL) spaces for medium goods vehicles and manoeuvring spaces (see Layout Plan at **Figure 4**).

While the proposed development has a larger floor area in comparison with the Applicant’ former operation site in Ha Tsuen, it should be noted that the site area of Application Site (about 8,720 sq.m.) is in fact smaller than the site area of the former operation sites (about 9,229 sq.m.). To

meet the operation requirement of the Applicant, separate ingress and egress are proposed to connect directly to Lin Ma Hang Road, which is to the north of the Application Site.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years
Site Area	About 8,720 sq.m. (including 622 sq.m. of Government land)
Total Floor Area (Non-domestic)	About 8,394 sq.m.
No. of Structures	6 - 2 proposed logistics warehouses - 1 proposed rain shelter - 1 proposed ancillary office - 1 proposed washroom - 1 proposed meter room
Height of Structures	2.5 – 13m (1-2 storeys)
No. of Parking Spaces	3 nos. (private cars for staff/visitors) (2.5m x 5m)
Loading/unloading Spaces	4 nos. (for medium goods vehicles) (3.5m x 11m)

4.2 Vehicular Access and Parking Arrangement

A separate vehicular ingress and egress point of approximately 9m wide will be constructed on the northern side of the Application Site, connecting to Lin Ma Hang Road. The run-in/out of the ingress and egress will be constructed by the Applicant in accordance with the latest version of the Highways Department's standard drawings, Nos. H1113C and H1114B. The Applicant will provide 4 loading/unloading spaces (3.5m x 11m) for medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept path analysis (see **Appendix 3**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the middle portion such that no waiting or queuing of goods vehicles along Lin Ma Hang Road will arise under any circumstances.

The Applicant will also implement the following traffic management measures to ensure no queuing of vehicles outside the Application Site and pedestrian safety:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) Goods vehicles entering the site would be directed to the loading/unloading spaces to prevent blocking of the ingress/egress and leave the site after loading/unloading; and
- (iii) No storage materials will be placed at the manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iv) On-site staff will be deployed to manage the in and out traffic flow during the operation hours;
- (v) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicant, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 2 round trips at each non-peak hour (between 10am – 4pm). There will be about 10-15 working staffs on-site. Considering the business nature and operational needs, only 3 daily round trips for private vehicles to the Application Site are expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	3	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	2	1	0	0
11:00-12:00	1	2	0	0
12:00-13:00	2	2	0	0
13:00-14:00	0	0	0	0
15:00-16:00	2	2	0	0
16:00-17:00	2	2	0	0
17:00-19:00 (peak hour)	0	0	0	3

4.3 Site Operations

The operation hours of the Application Site are 8:00am to 7:00pm, Mondays to Saturdays. The Application Site will not operate on Sundays or public holidays. The main use of the Site will be logistics centre for storage of electronic and household products. To minimize any potential noise and environmental impacts on the surrounding area, no workshop activities will be carried out on the Site.

4.4 Drainage Proposal

Drainage facilities including 525mm peripheral U-channels and catchpits with sand trap are proposed to collect the surface runoff and divert them to the existing drainage system to the north of the Application Site. With the provision of drainage facilities, no surface runoff will be running from the Application Site to the nearby public road. A drainage proposal is submitted (see **Appendix 4**) to show the proposed drainage design. The Applicant will provide the drainage facilities to the satisfaction of Drainage Services Department.

4.5 Landscape

The Application Site is partly covered with wild grass and banana trees on the north and south sides. The southeast portion of the site is currently used as a parking area for private vehicles and light goods vehicles. Temporary structures were also erected by the previous occupier along the western boundary of the site. Additionally, temporary structures and open storage areas are located off-site to the east. Thus, the proposed development is considered not incompatible with the landscape character of the surrounding area.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations to the satisfaction of the Fire Services Department. A Fire Service Installations proposal (FSI) (see **Appendix 5**) is submitted together with this application.

4.7 Environmental Considerations

The proposed development will consist solely of a logistics warehouse for the storage of electronic and household products. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The loading / unloading activities will be located away from the residential dwellings;
- (c) The operating hours will be restricted from 8:00 am to 7:00 pm on Mondays to Saturdays and

- there will be no operation on Sundays and public holidays;
- (d) No more than 2 round trips by goods vehicles at each non-peak hour to minimize the traffic and noise impact; and
 - (e) A washroom will be provided onsite for staff. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicant will follow ProPECC PN 1/23 to prevent any water pollution.

5. Planning Justifications

5.1 In Line with the Future Planning Intention of Northern Metropolis

With reference to the Northern Metropolis Action Agenda published in October 2023, the Application Site is within the “Boundary Commerce and Industry Zone”, in which the area near the Heung Yuen Wai Boundary Control Point is intended for modern logistics development and upgrading of traditional industries. The proposed development, which is to support the Applicant’s business in terms of logistics arrangement of electronic and household products, would be in line with the future planning intention of logistics development of the area.

5.2 Meeting the Relocation Needs of the Applicant

With the ongoing land resumption projects of the Northern Metropolis, many private land in the Northern and North West New Territories will be/have been resumed by the Government for development of NDAs/public works. Tremendous difficulties are encountered by the Applicant to identify a suitable site to support their business with the lack of available site and financial constraints, in which the only piece of land that meet the Applicant’s operational needs and could be secured by the Applicant is the current Application Site.

The Application Site is conveniently connected to Lin Ma Hang Road, which is further connected to Heung Yuen Wai BCP. It allows easy transportation of goods to/from the Application Site. The Application Site is also flat and mostly vacant, which allows prompt transformation into the proposed development for the operation of the Applicant. Given the accessible vehicular access and a compatible size to accommodate the operational needs of the Applicant, the Application Site meets the relocation needs of the Applicant and is the best location choice.

5.3 Not Contravene the Planning Intention of “REC” Zone

The Application Site falls within an area zoned “REC” on the Man Kam To OZP No. S/NE-MKT/7. In view of the surrounding developments of the Application Site, which is mainly occupied by scattered temporary structures and car park, the planning intention of the “REC” zone has not been materialized. Additionally, the proposed development is a temporary use which would not jeopardize the long-term planning intention of “REC” zone.

5.4 Similar Applications Approved within the Same “REC” zone

Paragraph 3.3 notes that three similar applications (Nos. A/NE-MKT/42, 43 and 48) for warehouse uses were approved by the Board from March to August 2025. The approval of these applications indicates that the subject locality is open to accommodate warehouse and logistics uses, which aligns with the future planning intention for the locality under the Northern Metropolis Action Agenda. The proposed development, which is for a similar temporary logistics centre use, could therefore be considered tolerable by the Board.

5.5 Optimization of Valuable Land Resources

The Application Site is currently a piece of unused land and largely vacant. Instead of leaving the Application Site idle and deteriorating at its current status, the proposed development provides an interim solution to maximum land utilization on the site with upkeep and maintenance from the Applicant. Additionally, the proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.6 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered temporary structures and warehouses with approved applications of similar uses in vicinity. Taking into consideration that the Applicant have proposed proper mitigation measures, including no workshop activities within the Application Site and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.7 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

The Application Site is directly accessible via Lin Ma Hang Road and no more than 2 round trips/hour will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Lin Ma Hang Road will be very minimal and not be overloaded should the application be approved. In addition, as demonstrated in the swept path analysis (see **Appendix 3**), sufficient spaces will be reserved at the middle portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. As such, no adverse traffic impact is anticipated.

Environment

The Application Site will only be used as a logistics centre for storage of electronic and household products. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. The waste water generated from the Application Site will be treated by a septic tank. In addition, the operating hours will be restricted from 8:00 am to 7:00 pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Drainage

Drainage facilities will be provided within the Application Site for this application, in which surface runoff will be effectively collected from and discharged out of the Application Site. The Applicant have accordingly submitted a drainage proposal (see **Appendix 4**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

5.8 Compliance with TPB PG-No.13G

The Application Site currently falls within a “Category 3” area under TPB PG-No.13G. The Applicant have submitted respective technical assessments to support the application with no anticipated adverse traffic, environmental and drainage impacts on the surrounding areas. The concerns of relevant Government departments can also be addressed through implementation of approval conditions. In addition, similar applications for warehouse uses have been approved in the same “REC” zone and “Category 3” area in 2025. Given the unique condition and relocation need of the Applicant, the proposed development could be considered in line with the TPB PG-No. 13G under sympathetic consideration of the Board.

5.9 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of logistics centre due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the logistics industry. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site falls within “REC” zone on the Approved Man Kam To OZP No. S/NE-MKT/7. The Applicant’s logistics centre at Ha Tsuen was subjected to the land resumption for the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (NDA). As the Applicant is required to relocate the logistics centre, they are in a dire need to search for a relocation site by then.

Facing difficulties in identifying a suitable site for relocation, the Applicant has no alternative due to the limited availability of sites on the market. The Application Site is considered the best location because of its locational advantages, such as providing vehicular access and in proximity to BCP. Valuable land resources can also be optimized due to its locational advantage and similar uses on the surrounding areas in which no interface problems will be arisen out of the proposed development with similar warehouse applications recently approved in the vicinity. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered the best location choice for the continuation of the Applicant’ operations as a proposed temporary logistics centre with ancillary facilities.

Despite the fact that the Application Site falls within the “REC” zone, the planning intention of “REC” is hardly to be materialized with no long-term planned recreational development in the locality. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of storage/warehouse uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages, and allow the Applicant continue contributing to the logistics industry at full capacity.

Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the

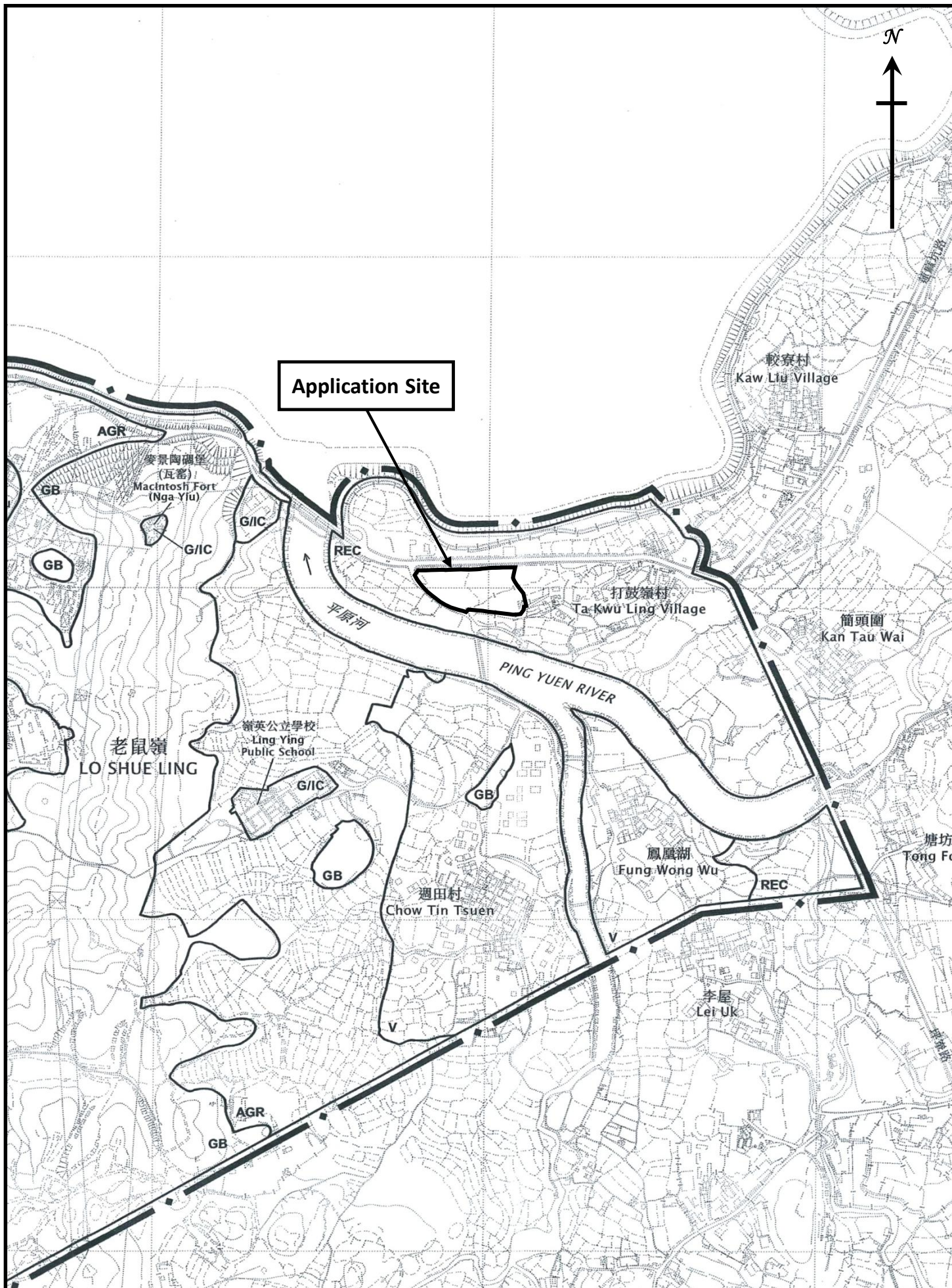
proposed development is considered in line with TPB PG-No.13G and will not create any undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
December 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan



Location Plan
 (Extract from Approved Man Kam To Outline Zoning
 Plan No. S/NE-MKT/7)

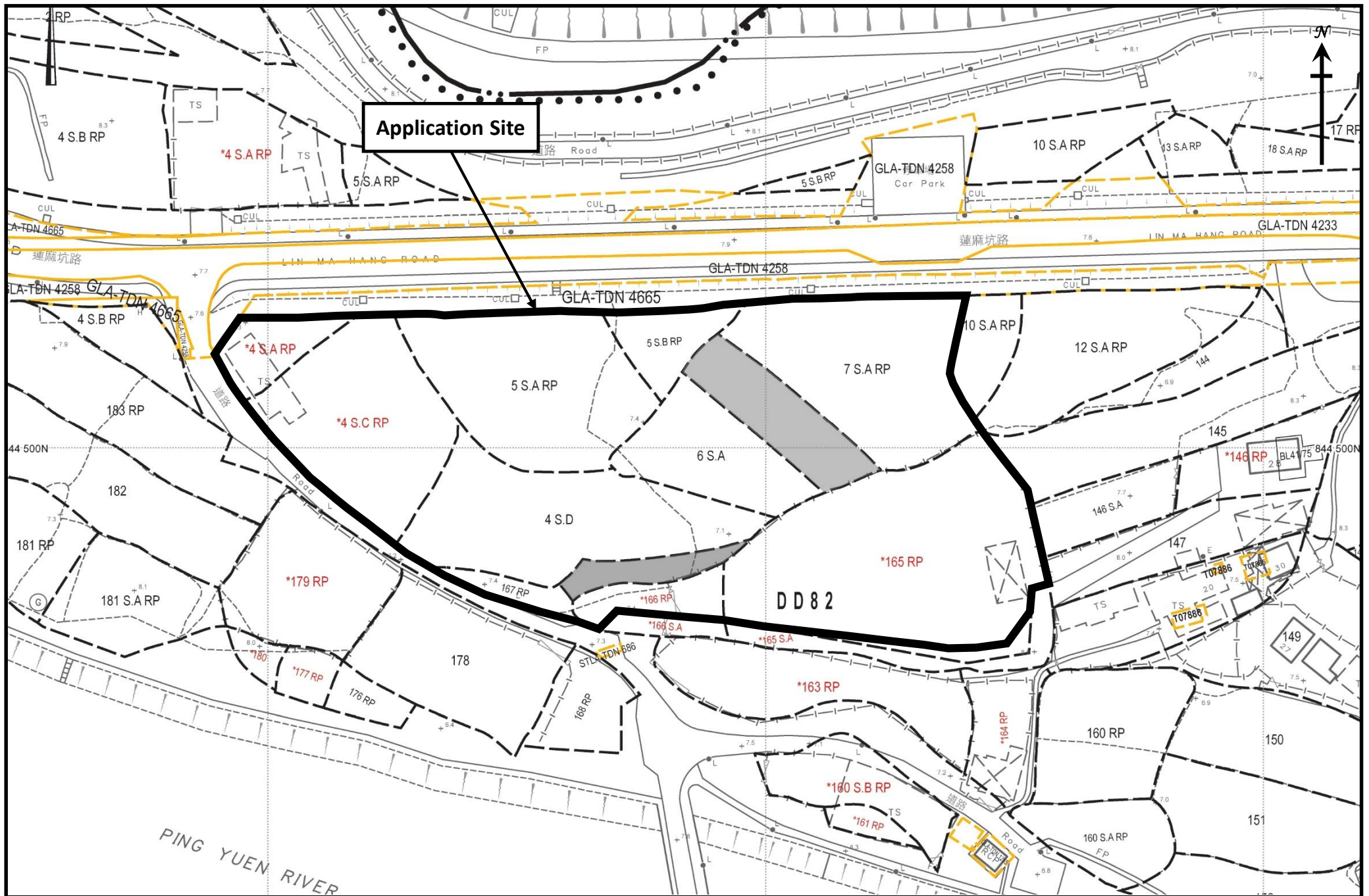
Figure 1

1 : 7500




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Legend:

 Government Land (about 622 sq.m.)

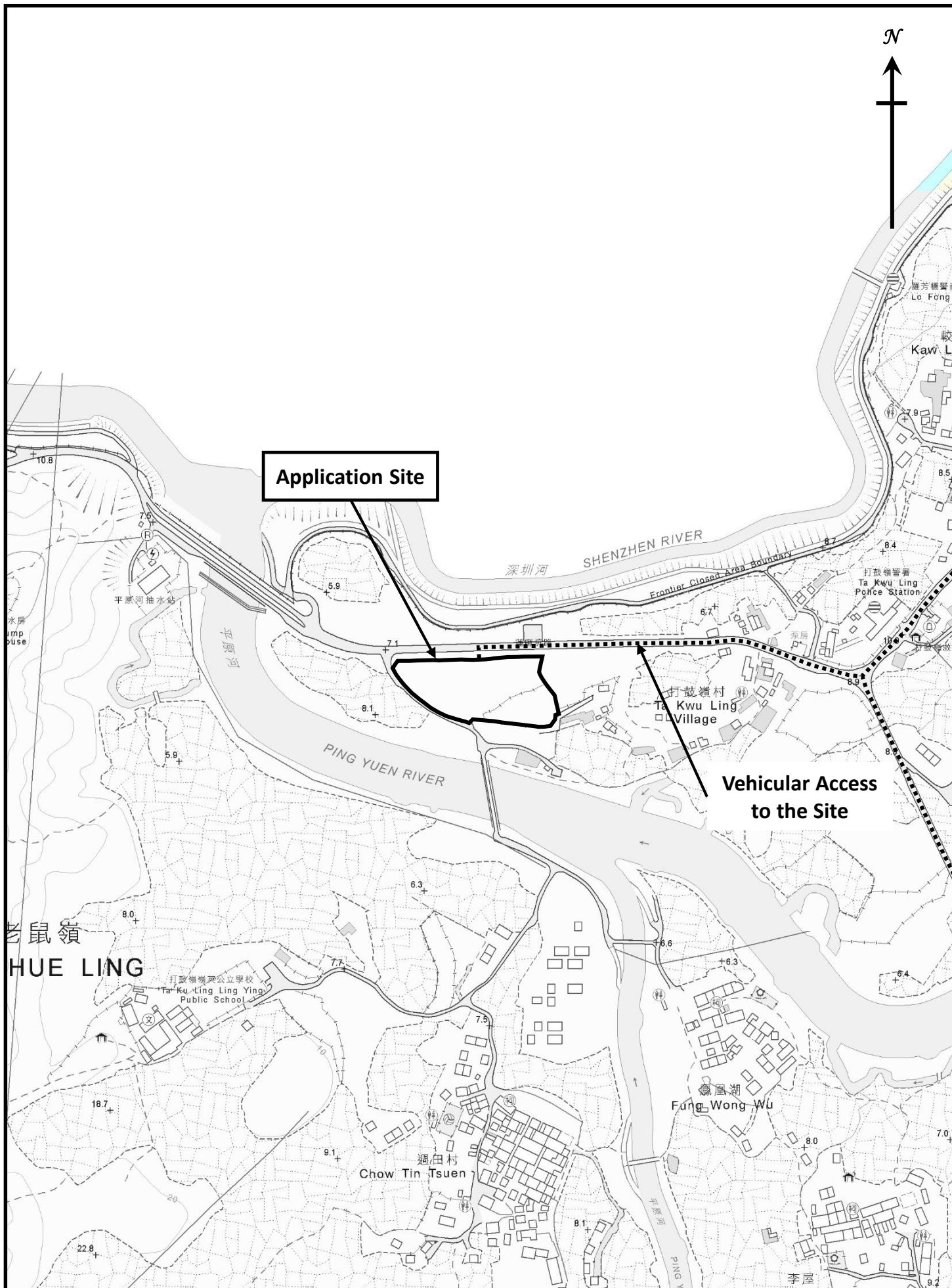
Lot Index Plan

Figure 2

1 : 1000

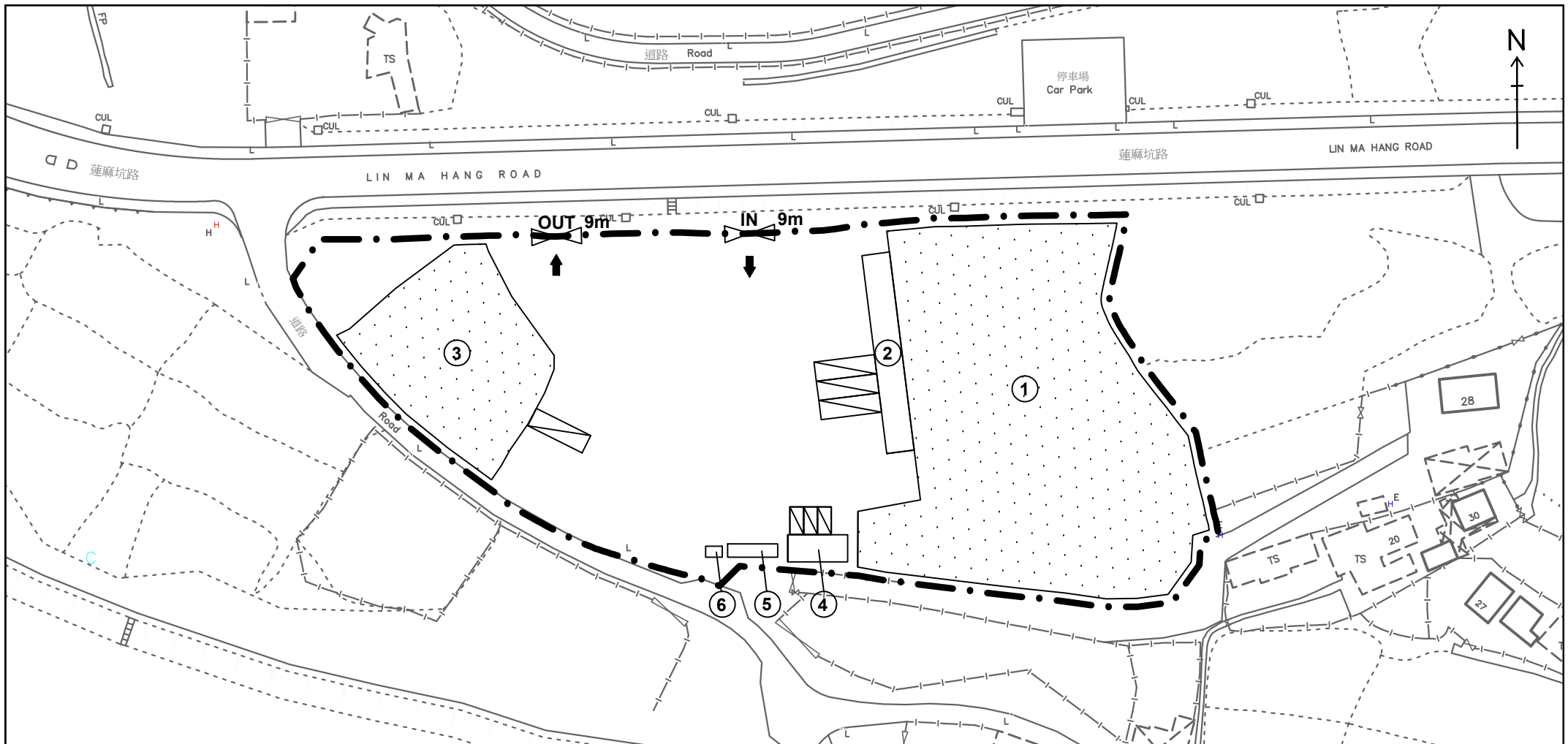


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Vehicular Access to the Application Site

Figure 3
1 : 5000



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Temporary Structure for Storage of Electronic and Household Products	2	3,103 x 2 = 6,206	13.0
2	Rain Shelter	1	182	9.0
3	Temporary Structure for Storage of Electronic and Household Products	2	936 x 2 = 1,872	13.0
4	Ancillary Office	2	53 x 2 = 106	5.0
5	Washroom	1	22	2.5
6	Meter Room	1	6	2.5

Legend:

- Application Site (about 8,720 sq.m.)
- Temporary Structures for Storage of Electronic and Household Products
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (4 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

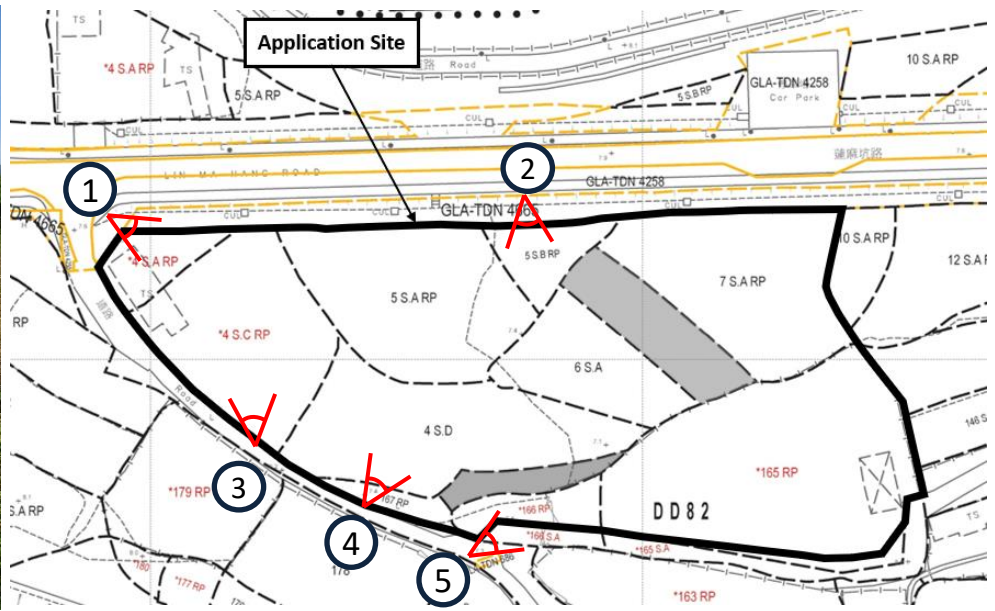
Figure 4
Layout Plan

Scale 1:1000





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Site Photos



Legend:

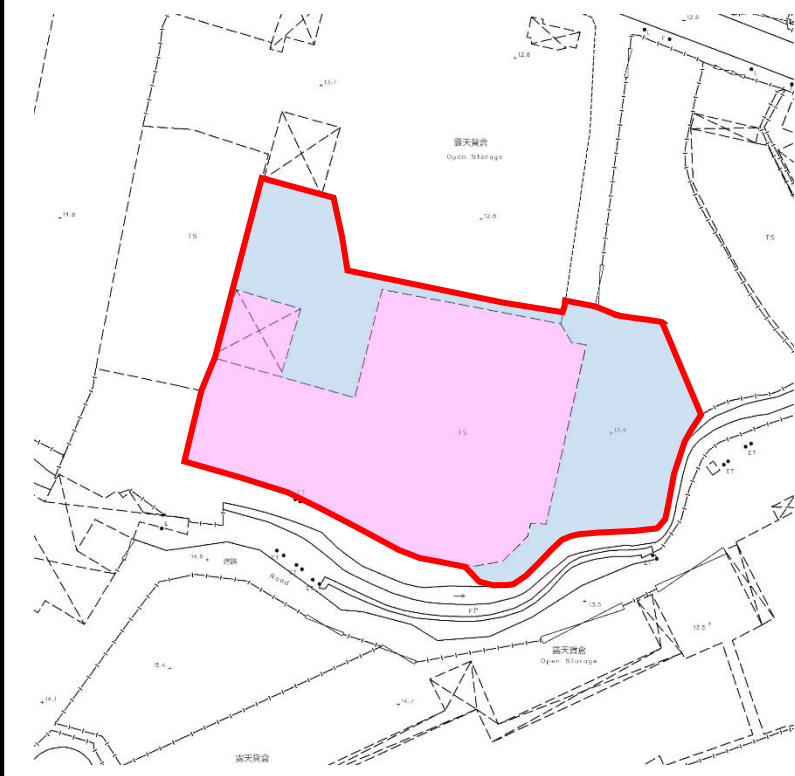
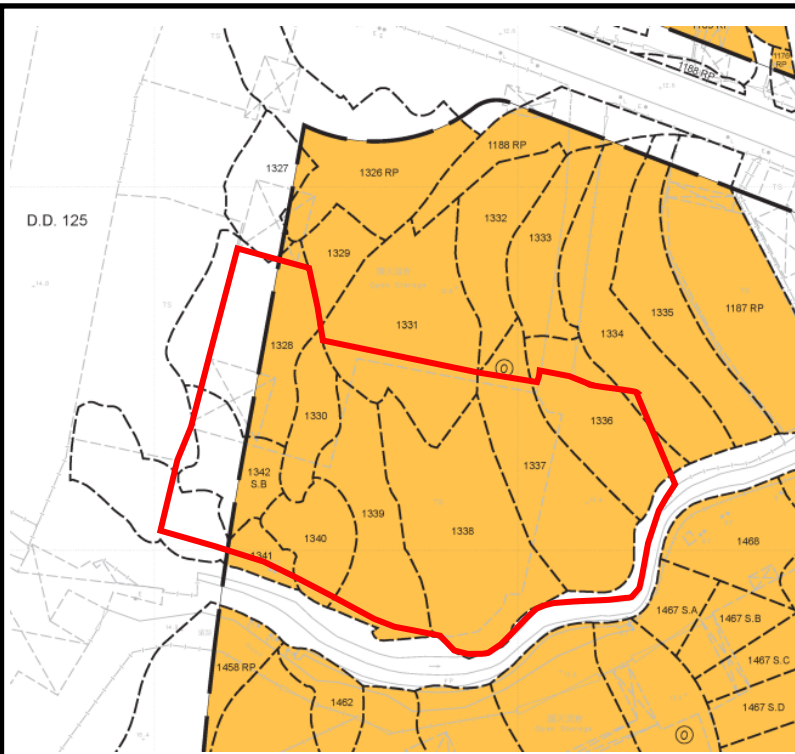
-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos

Appendix 1

Conditions of Applicant's Previous Operation Sites in Ha Tsuen



Legend

- Operation area used by the Applicant (about 5,574 sq.m.)
- Operation Area shared with adjoining operator (about 3,655 sq.m.)

Lot No.: Various Lots in D.D. 125, Ha Tsuen, Yuen Long, N.T.
 Site Area: About 9,229 sq.m. (subject to survey)

Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.

Appendix 1
 Not to Scale



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Appendix 2

Documents of Land Resumption from Lands Department

電話 Tel: 3705 9749
圖文傳真 Fax: 3547 0756
電郵地址 Email: lep10@landsd.gov.hk
本署檔號 Our Ref: (22) in LD NDA HSK/SBUT/0054
來函檔號 Your Ref:

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



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

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

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

網址 Website : www.landsd.gov.hk

香港恆通物流有限公司

(經辦人：黃武文先生)

黃先生：

洪水橋／厦村新發展區第二期發展工程
業務經營者：香港恆通物流有限公司
清拆編號：H27/421

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出。本署已於 2024 年 9 月 4 日根據《土地(雜項條文)條例》(第 28 章)，在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2024 年 12 月 6 日前停止佔用有關土地。貴公司需搬離有關土地及向政府交出所有土地及構築物(不得遲於上述告示期限)。

本署在 2023 年 5 月 31 日發信要求貴公司提供相關文件，以便評核貴公司是否符合資格申領特惠津貼。經審核後，現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

未有提供文件，以證明貴公司的業務在緊接 2018 年 5 月 10 日前，在有關地點上營運最少達兩年。

Letter from Lands Department dated 25.9.2025 confirming that the Applicant was affected by the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (NDA)

雖然貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如貴公司能在上述告示期限之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，本署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3705 9749 與本信代行人聯絡。

總產業測量師／新發展區

(陳珈穎 代行)



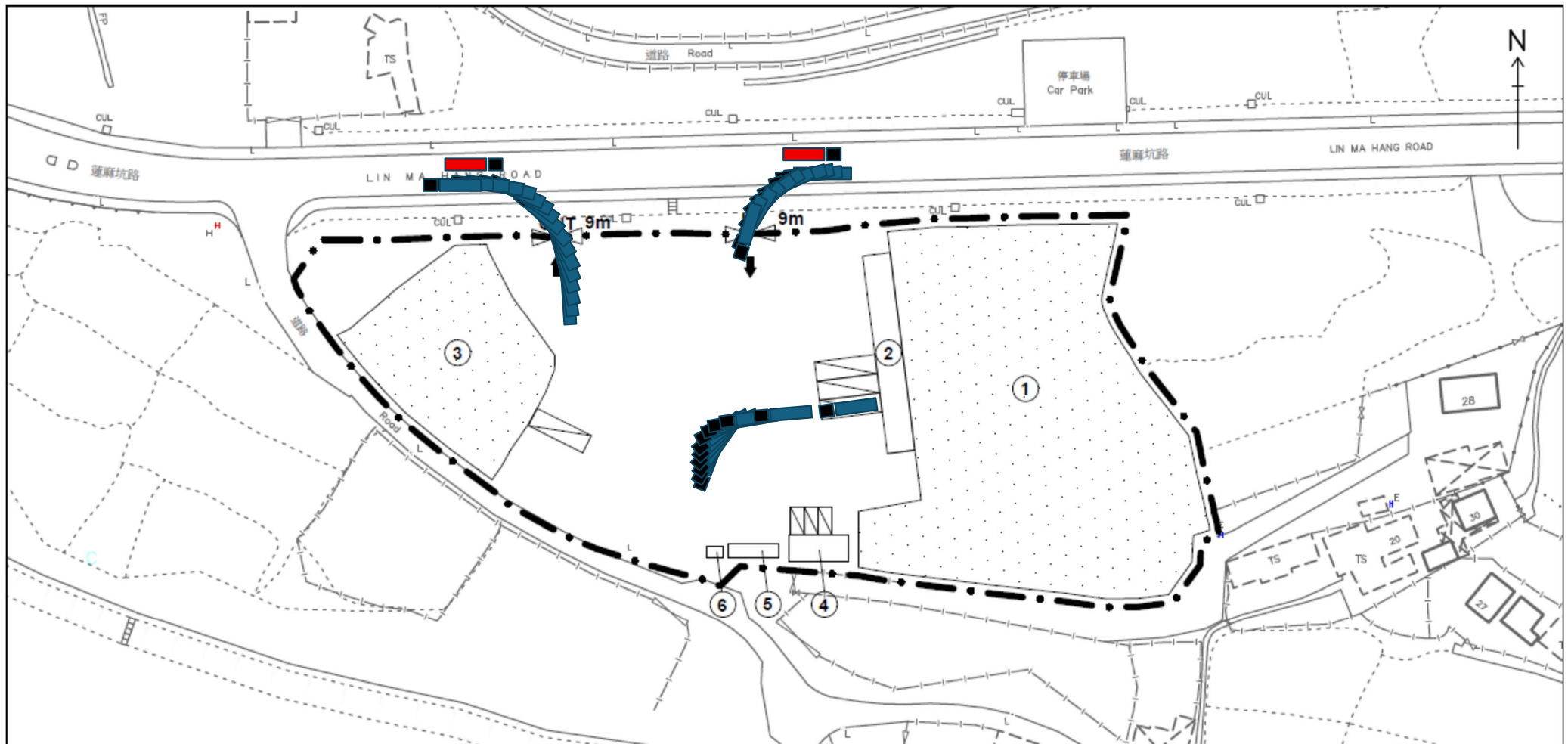
副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年9月25日

Appendix 3

Swept Path Analysis



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Temporary Structure for Storage of Electronic and Household Products	2	3,103 x 2 = 6,206	13.0
2	Rain Shelter	1	182	9.0
3	Temporary Structure for Storage of Electronic and Household Products	2	936 x 2 = 1,872	13.0
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5	Washroom	1	22	2.5
6	Meter Room	1	6	2.5

- Legend:**
- Application Site (about 8,720 sq.m.)
 - Temporary Structures for Storage of Electronic and Household Products
 - Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (4 nos.)
 - Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Swept Path
Analysis

Scale 1:1000



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Appendix 4

Drainage Proposal

Drainage Design

For the application near Lin Ma Hang Road

8/12/2025

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a **50-year** event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified.

Table 10 – Recommended Design Return Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years ^{1,3}
Main Rural Catchment Drainage Channels	50 years ^{2,3}
Urban Drainage Trunk Systems	200 years ⁴
Urban Drainage Branch Systems	50 years ⁴

Notes:

1. The impact of a 50-year event should be assessed in each village to check whether a higher standard than 10 years can be justified.
2. Embanked channels must be capable of passing a 200-year flood within banks.
3. For definitions of Village Drainage and Main Rural Catchment Drainage Channels, refer to Section 6.6.1.
4. For definitions of Urban Drainage Branch and Urban Drainage Trunk Systems, refer to Section 6.6.2.

50 years is used

Table 2a – Intensity-Duration-Frequency (IDF) Relationship of HKO Headquarters for durations not exceeding 240 minutes

Duration (min)	Parameters			Extreme Intensity x (mm/h) for various Return Periods T(year)								
	ξ (mm/h)	α	κ	2	5	10	20	50	100	200	500	1000
240**	26.00	9.30	-0.009	29.4	40.0	47.1	54.0	62.9	69.7	76.4	85.4	92.2
120++	43.79	14.56	0.081	49.1	64.4	73.7	82.2	92.5	99.7	107	115	121
60++	64.42	19.34	0.092	71.4	91.5	104	115	128	137	145	156	163
30++	84.48	20.28	0.141	91.7	112	124	134	145	153	160	168	174
15++	106.47	21.34	0.157	114	135	147	157	169	176	183	191	197
10	*122.53	*24.90	*0.198	131	155	168	179	190	198	204	212	216
5	*145.27	*28.54	*0.235	155	181	195	206	218	226	232	239	243
2	*175.33	*34.18	*0.285	187	217	232	244	256	263	269	275	279
1	*198.07	*39.17	*0.322	212	245	261	273	285	292	298	303	307
0.50	*220.81	*44.90	*0.360	236	273	290	303	315	322	327	332	335
0.25+++	244.85	52.05	0.404	263	303	322	335	347	354	359	363	366

i (rainfall intensity) = **145mm/hr** (Duration of **30min** is used)

Calculation of the Flow from the Application Site

$$Q_p = 0.278CiA$$

C = 0.9 (mid high Value) Asphalt

i = **145** mm/hr

A = 8,720m² (0.003030km²) (Catchment 1)

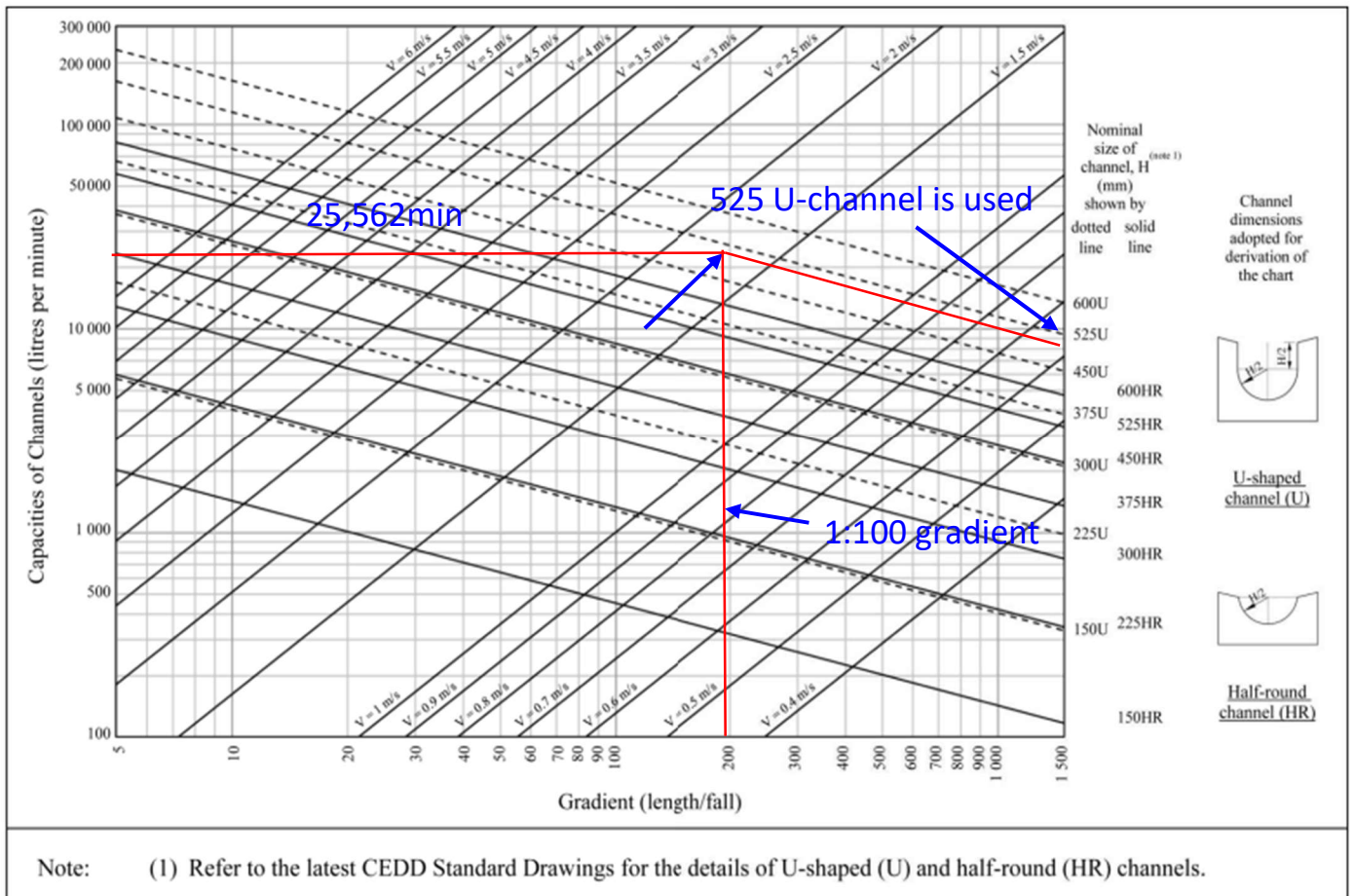
= 2,000m² (0.01000km²) (Catchment 2)

$Q_p = 0.278 \times 0.85 \times 145 \times (0.008720 + 0.002000) \times 1.16$ (By considering Rainfall Increase due to climate change, **16%** of discharge is added)

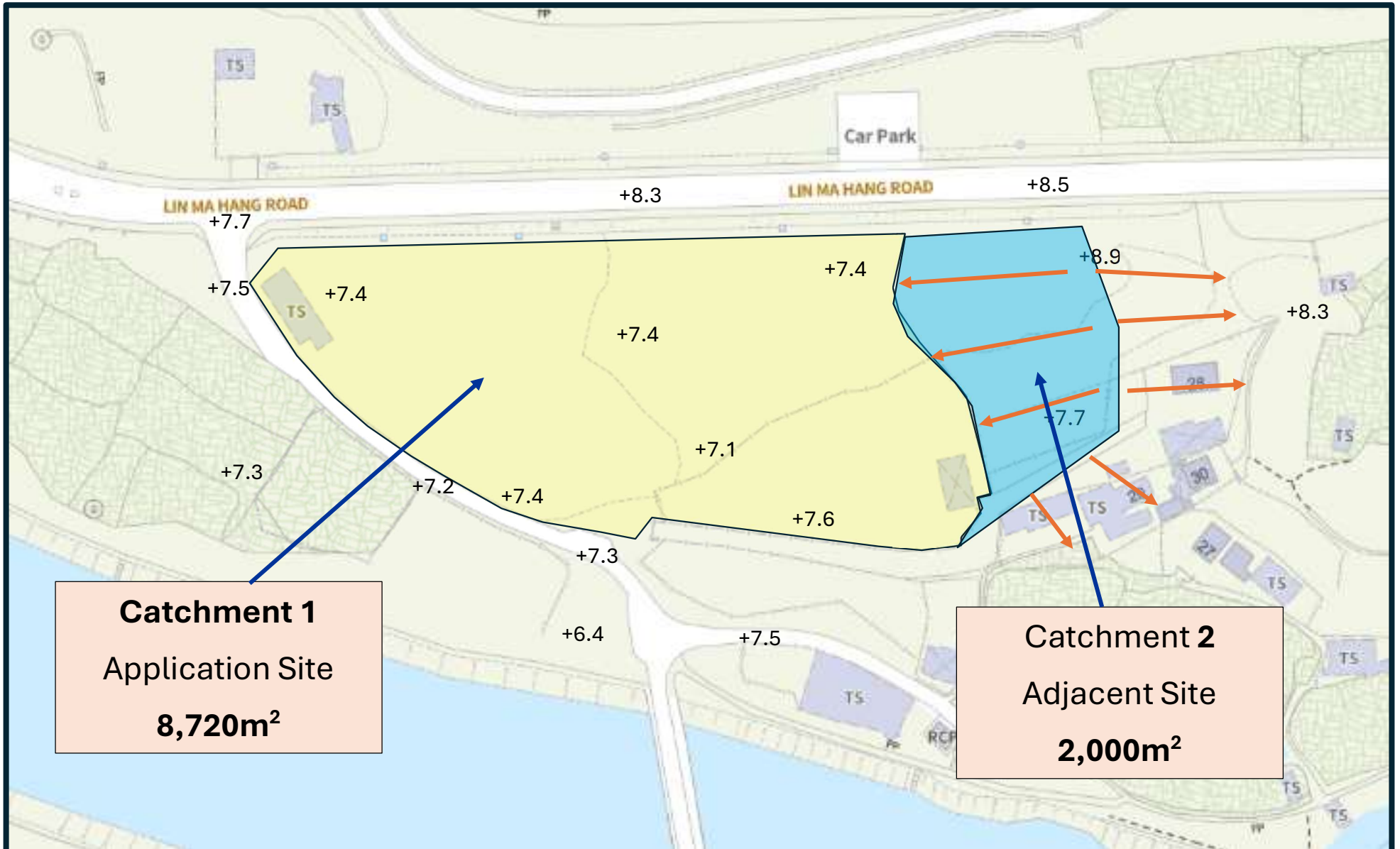
$$Q_p = 0.426 \text{ m}^3/\text{s} \text{ or } 25,562 \text{ l}/\text{min}$$

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

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



For 25,562 l/min, **525 U-channel is used.**

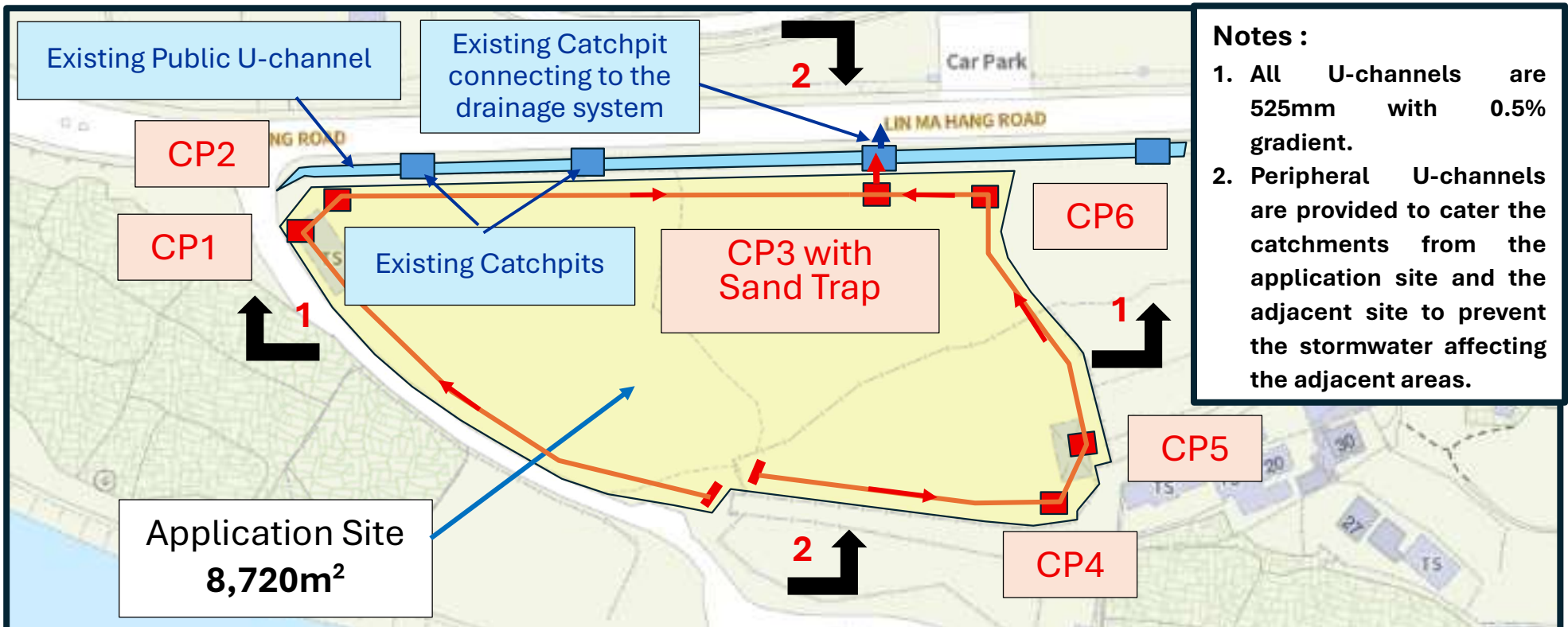


Catchment 1
Application Site
8,720m²

Catchment 2
Adjacent Site
2,000m²

Catchment Plan

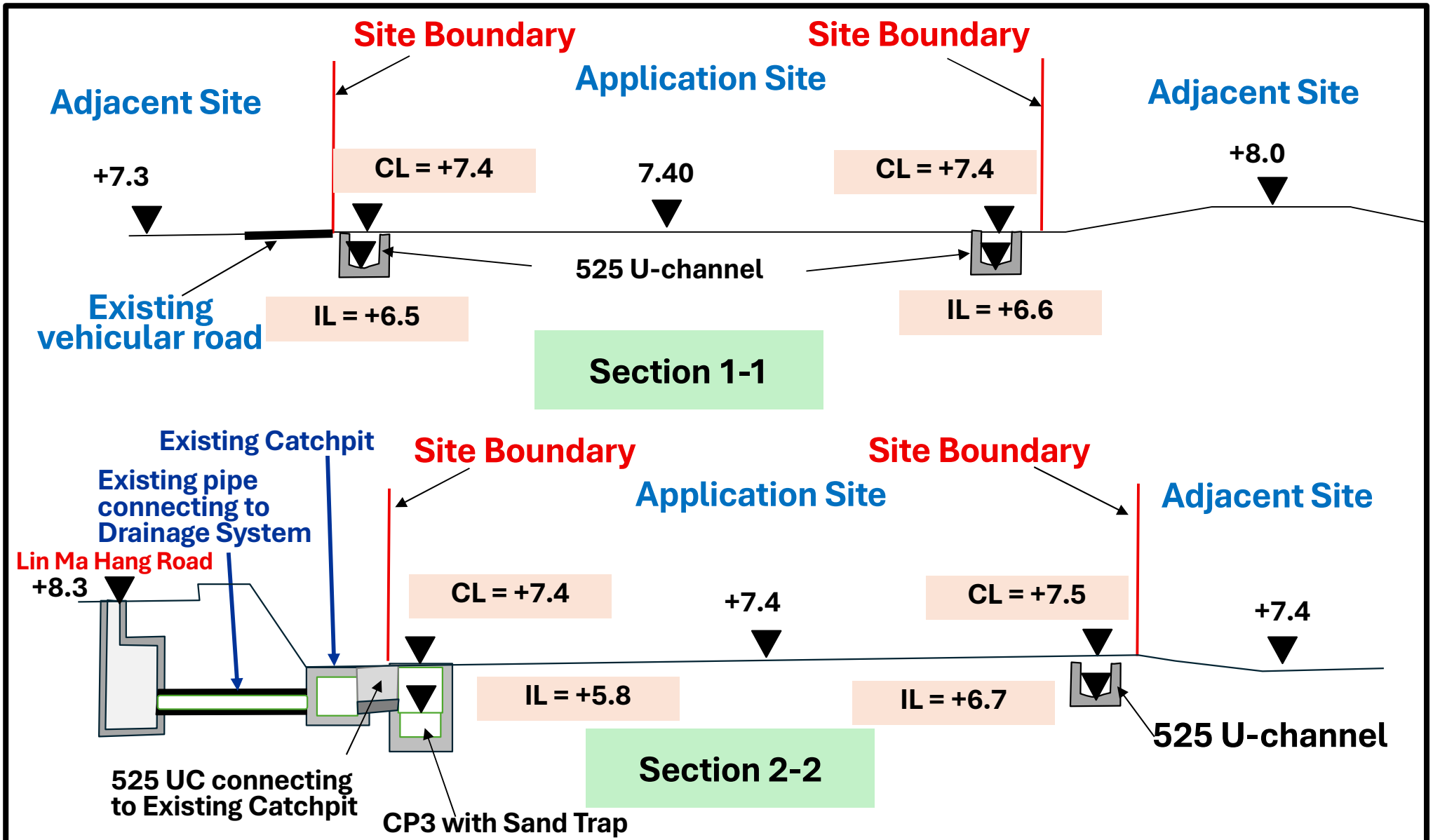
Drawing No. LMH001



	Start of u-channel Shouthern West Disrection)	Distance /Gradient	CP 1	Distance /Gradient	CP 2	Distance /Gradient	CP 3	Distance /Gradient	CP 6	Distance /Gradient	CP 5	Distance /Gradient	CP 4	Distance /Gradient	Start of u-channel (Southern-East Direction)
Direction of Flow		→		→		→	Terminal Catchpit with Sand Trap	←		←		←		←	
CL	7.5		7.4		7.4		7.4		7.4		7.5		7.5		7.5
Distance		100		10		115		40		80		10		60	
Gradient		1:200		1:200		1:200		1:200		1:200		1:200		1:200	
IL1	6.925		6.425		6.375		5.800								
IL2							5.975		6.175		6.575		6.625		6.925
IL _{out}	6.925		6.425		6.375		5.800		6.175		6.575		6.625		6.925

Drainage Plan

Drawing No. LMH02



Sections

Drawing No. LMH03

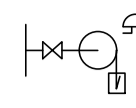
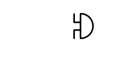

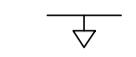
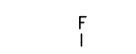
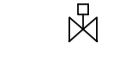
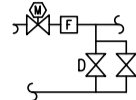


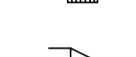
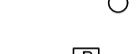

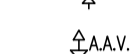
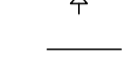
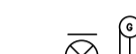
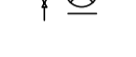


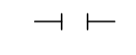
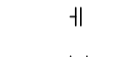
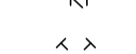
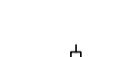
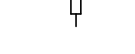
Appendix 5

Fire Service Installations Proposal


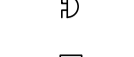
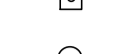

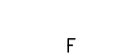
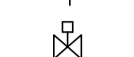
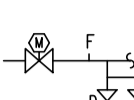
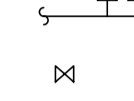





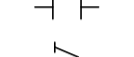




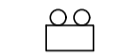






FIRE SERVICES NOTES:

1. **HOSE REEL SYSTEM**
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
 - 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
 - 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. **AUTOMATIC SPRINKLER SYSTEM**
 - 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
 - 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
 - 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.
 - 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
 - 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY : CATEGORY (I)
 - (B) STORAGE HEIGHT : NOT EXCEEDING 4M
 - (C) STORAGE : ST1
 - 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
 - 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m² IN PLAN AREA FOR CATEGORY I.
3. **FIRE ALARM SYSTEM**
 - 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.
4. **MISCELLANEOUS F.S. INSTALLATION**
 - 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
 - 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
 - 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
 - 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
 - 4.7 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 298 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1

LEGEND (FOR SCHEMATIC DIAGRAM)

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  FAST RESPONSE TYPE SPRINKLER HEAD
-  FLOW SWITCH
-  MONITORED GATE VALVE
-  SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
-  GATE VALVE
-  NON RETURN VALVE
-  VORTEX INHIBITOR
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  PRESSURE GAUGE WITH COCK
-  AUTOMATIC AIR VENT WITH COCK
-  SPRINKLER / HOSE REEL PIPE
-  SPRINKLER CONTROL VALVE SET
-  LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
-  FLEXIBLE CONNECTOR
-  CHECK METER POSITION
-  PLUG
-  Y-STRAINER
-  SPRINKLER / F.S. INLET
-  SPRINKLER PROVING PIPE

LEGEND (FOR LAYOUT PLAN)

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  SPRINKLER HEAD
-  SPRINKLER HEAD (DOUBLE LAYER)
-  FLOW SWITCH
-  MONITORED GATE VALVE
-  SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
-  GATE VALVE
-  NON RETURN VALVE
-  VORTEX INHIBITOR
-  BALL FLOAT VALVE
-  SPRINKLER / HOSE REEL PIPE
-  PRESSURE SWITCH
-  SPRINKLER CONTROL VALVE SET
-  CHECK METER POSITION
-  SPRINKLER / F.S. INLET
-  5Kg CO2 TYPE FIRE EXTINGUISHER
-  4Kg DRY POWDER TYPE FIRE EXTINGUISHER
-  PUMP
-  150mm WATER ALARM GONG
-  EMERGENCY LIGHTING
-  EXIT SIGN
-  ADDRESSABLE TYPE FIRE ALARM PANEL
-  PUMP CONTROL PANEL



ABBREVIATION

- H.R. HOSE REEL
- F.S. FIRE SERVICES
- SPR. SPRINKLER
- U/G UNDERGROUND
- T/A TO ABOVE
- T/B TO BELOW
- F/A FROM ABOVE
- F/B FROM BELOW
- H/L HIGH LEVEL
- M/L MIDDLE LEVEL
- L/L LOW LEVEL
- W/ WITH
- FFL FINISHED FLOOR LEVEL
- FE FIRE EXTINGUISHER
- DP DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN


DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	B	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	B	FIRE SERVICES INSTALLATION LAYOUT PLAN

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	21-12-2025	WC

FSI CONTRACTOR

East Power Engineering Limited

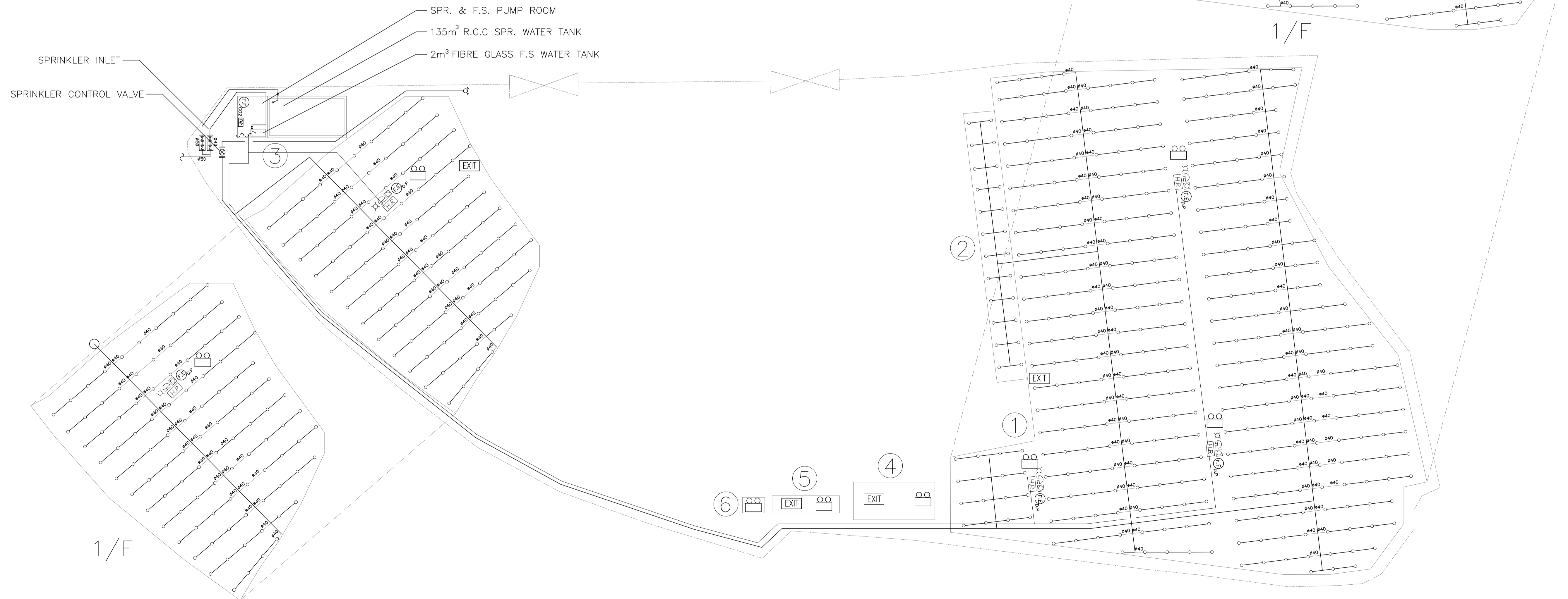

 Fax : [REDACTED] Tel : [REDACTED]

PROJECT
FIRE SERVICES INSTALLATION WORK AT [REDACTED]

DRAWING TITLE
F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM.

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	A. ENG	04-03-2025
DESIGN BY	CM	PM	04-03-2025
CHECK BY	CM	PM	04-03-2025
APPROVED BY	-	-	-
PROJECT NO.	[REDACTED]		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-10247-FS01		
SCALE	N.T.S	REVISION	A

Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Temporary Structure for Storage of XXX	2	3,103 x 2 = 6,206	13.0
2	Rain Shelter	1	182	9.0
3	Temporary Structure for Storage of XXX	2	936 x 2 = 1,872	13.0
4	Ancillary Office	2	53 x 2 = 106	5.0
5	Washroom	1	22	2.5
6	Meter Room	1	6	2.5



REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	21-12-2025	WC

FSI CONTRACTOR

East Power Engineering Limited
 Fax: [REDACTED] Tel: [REDACTED]

PROJECT
 FIRE SERVICES INSTALLATION WORK AT
 匯豐中心

DRAWING TITLE
 FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	A. ENG	04-03-2025
DESIGN BY	CM	PM	04-03-2025
CHECK BY	CM	PM	04-03-2025
APPROVED BY	-	-	-

PROJECT NO. ■■■■■■
 PAPER SIZE A1 PLOT SCALE 1 : 1
 DRAWING NO.
 EP-10247-FS02
 SCALE 1 : 300 (B1) REVISION A

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: Yancy <[REDACTED]>
寄件日期: 2026年02月12日星期四 17:32
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND; 'Cannis Lee'
主旨: S.16 Planning Application No. A/NE-MKT/58_FI
附件: A_NE-MKT_58_FI.pdf

類別: Internet Email

Dear Sir/Madam,

We submit herewith our response to departmental comments on the captioned application for your consideration.

4 hard copies will be submitted to the Town Planning Board by hand.

Should there be any queries, please contact our Ms. Cannis Lee or the undersigned at [REDACTED].

Best Regards,
Yancy Fung

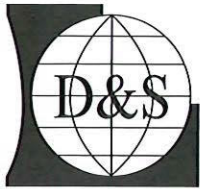
Lawson David & Sung Surveyors Ltd.
[REDACTED]
[REDACTED]

Tel : [REDACTED] [REDACTED]
Fax : [REDACTED] [REDACTED]

<http://www.lawsonsurveyors.com>

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MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
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Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA R.P.S.(GP) BSc

宋樹鴻
Sung Shu Hung
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潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 12 February 2026
Your Ref.: TPB/A/NE-MKT/58
Our Ref. : LDS/PLAN/7210

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

Dear Sir/Madam,

Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, N.T.

(Application No. A/NE-MKT/58)

We refer to the comments received from the Secretary for Development, the Transport Department, and the Agriculture, Fisheries and Conservation Department regarding the captioned application. Our consolidated responses are set out in **Table 1** enclosed herewith for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/STN (Attn.: Ms. Sheren Lee) – By Email
Client

Your Assets for Growth

Email : [REDACTED]

Tel: [REDACTED]
Website : www.LawsonSurveyors.com

Fax: [REDACTED]

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-MKT/58 (12.2.2026)

COMMENTS		RESPONSES	
1.	Secretary for Development		
(a)	Please supplement the occupation period of the applicant at the affected site in Ha Tsuen, Yuen Long with supporting documents (for example the tenancy agreement).	(a)	Copies of the relevant tenancy agreements are enclosed at Annex 1 for reference, showing that the Applicant has been leasing the affected site in Ha Tsuen since November 2022.
2.	Director of Agriculture, Fisheries and Conservation (Contact Person: Mr. LAU Yun-kwan, Tel: 2150 6931)		
(a)	<u>From agricultural perspective</u> Since the subject site is zoned “Recreation” and there are some farming activities within the application site, the proposed use is not supported from agricultural perspective.	(a)	The farming activities previously observed within the Application Site have been abandoned and not under active management. The proposed development will therefore not affect any ongoing agricultural activities within the Application Site.
3.	Commissioner for Transport (Contact Person: Mr. Elton LAU, Tel: 2399 2228)		
(a)	Please note the comments on the subject planning application below from a traffic engineering point of view: (i) The applicant shall advise the speed adopted in the swept path analysis; and (ii) The applicant should clarify the width of the proposed run-in/out for the vehicles leaving/entering the application site.	(i)	A speed of 15kph going forwards is adopted in the swept path analysis.
		(ii)	The width of the proposed run-in/out for the vehicles leaving/entering the Application Site is 9m.

經雙方友好的協議, 在互惠互贏的基礎上遵守香港特別行政區的法律, 不違章, 不違法原則達成, 租用細則如下:

1. 甲方將【該等地段】租與乙方, 乙方清楚明白【該等地段】可作倉用途。
2. 甲方雙方同意訂金每月 HKD\$████████ 租用【該等地段】, 甲方收租後另發收據給乙方。訂明租期 2 年可以續租 1 年。梗約租期由 2022 年 11 月 01 日至 2024 年 11 月 30 日。生約租期由 2024 年 11 月 01 至 2025 年 11 月 30 日終止。租金跟市場變化調整。
3. 甲方承諾在期間暫不加租。2 年租期過後, 加租不得超過百分之五。
4. 簽署此租約時, 乙方須交 2 個月租金為按金 (待租約完結時甲方訂金無息退回, 按金不得轉作租金) 及 1 個月上期租金, 合共 HKD\$████████。乙方必須在每個租期首 7 天內繳納當月租金, 如逾期 7 天乙方仍未交租予甲方或乙方不履行本合約任何條文則甲方有權終止租約並追收欠租。乙方必須以銀行轉賬/支票方式繳納租金。

5. 乙方向甲方承諾及保證在使用【該等地段】期間如布抵觸土地使用法,藏有非法違禁品等而令有關政府部門干涉或以法律行動起訴及或有第三者意外傷亡,所產生之一切任何經濟和法律責任等全部由乙方自行承諾,一蓋與甲方無關。
6. 當甲、乙方雙方終止租約,乙方承諾必負責自行清理在【該等地段】上之一切物品及或擬有之臨時搭建物,並交吉【該等地段】予甲方。
7. 當租約期滿時,乙方承諾無條件放棄所有種植物【該等地段】上之青苗、植物。尚未清理在【該等地段】上之一切物品及或擬有之臨時搭建物,甲方有權移動及拋棄一切所有剩餘物,青苗、植物及其他臨時搭建物等。甲方在任何情況下不需要補償或賠償乙方任何損壞、損失及任何經濟責任,乙方承諾放棄向甲方任何追索及追究之權利。
8. 如因政府約滿需要收回【該等地段】時,甲方有權以_1_月個月書面通知予乙方租約終止; 乙効須無條件遷出。而種植在【該等地段】上之青苗、植物及其他賠償歸甲方所有,一切與乙方無關。交場日起_7_天內無利息退 2 個月給乙方。

9. 如政府收地,甲方不會賠償給乙方。

10. 租倉產生的費用:

甲方負責支付: 差餉、地租及政府上蓋費

乙方負責支付: 水費、電費及電話費

11. 乙方不得在【該等地段】上存放任何違禁品及或進行觸犯香港法例之行為。

12. 本租約一式兩份, 甲, 乙雙方各執一份存據。如本租約有未盡善之處一切依照香港租務條例辦理執行。

立租約人:

甲方簽署:



張雪花

日期 2022.10.31

Authorized Signature

乙方簽署:



黃年文

日期 2022.10.31

Authorized Signature

租地合約

立約人： 偉祿汽車零件有限公司 (以下簡稱甲方)

地址：

電話： [REDACTED] 商業登記證號碼： [REDACTED]

承約人： 香港恆通物流有限公司 (以下簡稱乙方)

通信地址： /

電話： [REDACTED] 商業登記證號碼： [REDACTED]

倉地地點： 新界元朗廈村路 DD125 LOT
(1302,1303, 1328,1330, 1331, 1334, 1336, 1337, 1338, 1339, 1342SB, 1343,1344 部份),
(1338, 1340, 1341, 1342SA 全部)

茲甲方擁有上述倉位之使用權及租用權，現甲乙雙方同意以下租約條款：

1. 倉地面積： 有蓋倉地面積為 [REDACTED] 平方呎
2. 租用年期： 死約為壹年，由 2022 年 11 月 15 日至 2023 年 11 月 14 日止。
生約為壹年，由 2023 年 11 月 15 日至 2024 年 11 月 14 日止。
3. 租金： 由 2022 年 11 月 15 日至 2023 年 11 月 14 日止期間每月租金為港幣\$ [REDACTED] 元正(港幣 [REDACTED])。
由 2023 年 11 月 15 日至 2024 年 11 月 14 日止期間每月租金根據市場變化租金另議。

如乙方超過七天仍不繳清租金，則作放棄合約論，甲方有權收回該地及保留一切法律權利向乙方追討。

4. 按金： 乙方需繳付一個月按金共港幣\$ [REDACTED] 元正(港幣 [REDACTED]) 給甲方，此按金甲方須於租約期滿或政府收地時，乙方將場地交吉交還予甲方後兩星期內退還乙方，而此按金不計算利息。
5. 上述地段祇可作不違反政府條例之合法用途，若乙方未經甲方或政府允許，而違反上述地段政府條例之合法用途，如私自搭建貨倉或建築物，而遭受政府檢控及罰款時，所有歸於乙方負責，甲方有權立刻終止合約，及向乙方追討，因乙方的行為引致有關損失和賠償，乙方不得議異。
6. 上述分租地段之所有建造費用由乙方負責(包括分隔圍牆)，乙方並承諾負責支付上述地段之電費。



7. 上述地段內不能作非法用途，例如聚賭，藏毒等。
8. 除自用小量汽油外，場地內不能存放有軍事設備、軍事用品、槍械、火藥、易燃物品、硫酸、硝酸等。
9. 場地之整理維修工程、如屬乙方租用範圍內，例如：倉地內一切建築物、搭建物、綠化物、水道、地面之三合土、一切保險責任、損毀、遺失、天災、意外傷亡等須由乙負責。
10. 如政府收地，甲方無需賠償給乙方。
11. 上述地段租約期滿後，如甲方仍擁有該地之租用權並有意出租該部分地段，則乙方有優先權續約，雙方需訂立新約及另議租金，租金依當時市價而定。無論乙方續約或退租，雙方均須於三個月之前通知對方。如乙方遷出，須自行清理租地內所有垃圾廢物，將原地交回甲方，一切地面之三合土，綠化物、水道不得遷拆或破壞。否則甲方有權要求合理及直接賠償。另一切清理現場所需之費用，將由乙方負責。
12. 在合約時間內，甲方或其代表有權進入場地視察，但須事前通知乙方。
13. 如日後有關土地問題，全部由該土地之業主負責，與甲方無關。其後如乙方收到有關該土地之一切信件人事，應全部通知交由甲方處理，如乙方自行處理及沒有知會甲方。日後發生任問題須由乙方自行負責，甲方一概不負責及會即時終止合約，無須賠償給乙方。
15. 如乙方中途退租，須於叁個月前通知甲方。
16. 以上條件均為雙方所同意，甲乙雙方各持壹份存檔，租約印花稅(如有)由雙方平均負責，本租如有未處理之事情，一切均依照香港適用法律處辦理。本租約受香港特別行政區之法律管轄。

備註： 以上地段乙方不得直接或間接與業主聯絡或租賃、賣買，如被甲方知道，甲方即時終止該地段之合約，而乙方需負上一切法律責任及賠償給甲方一切損失。

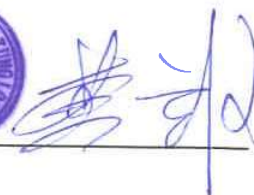
立約人：偉祿汽車零件有限公司

承約人：香港恆通物流有限公司

甲方簽署：



乙方簽署：



2022年11月15日簽定

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: Yancy <[REDACTED]>
寄件日期: 2026年03月04日星期三 15:32
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND; 'Cannis Lee'
主旨: Application No. A/NE-MKT/58
附件: A_NE-MKT_58 FI.pdf

類別: Internet Email

Dear Sir/Madam,

We refer to the captioned application and submit herewith our response to the comments from the Transport Department for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or the undersigned at [REDACTED]. Thank you.

Best Regards,
Yancy Fung

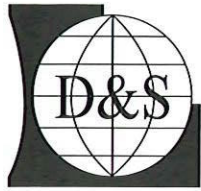
Lawson David & Sung Surveyors Ltd.
[REDACTED]
[REDACTED]

Tel : + 852 [REDACTED]
Fax : + 852 [REDACTED]

<http://www.lawsonsurveyors.com>

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李霧儀
Lee Mo Yi
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趙慧姿
Chiu Wai Chi
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Consultant :

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劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS
R.P.S.(LS)(PFM) MSc

潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 4 March 2026
Your Ref.: TPB/A/NE-MKT/58
Our Ref. : LDS/PLAN/7210

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

Dear Sir/Madam,


Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, N.T.

(Application No. A/NE-MKT/58)

We refer to the captioned application and submit herewith our responses to the comments from the Transport Department for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. DPO/STN (Attn.: Ms. Cheryl Tsang) – By Email
Client

Your Assets for Growth

Email: [REDACTED]

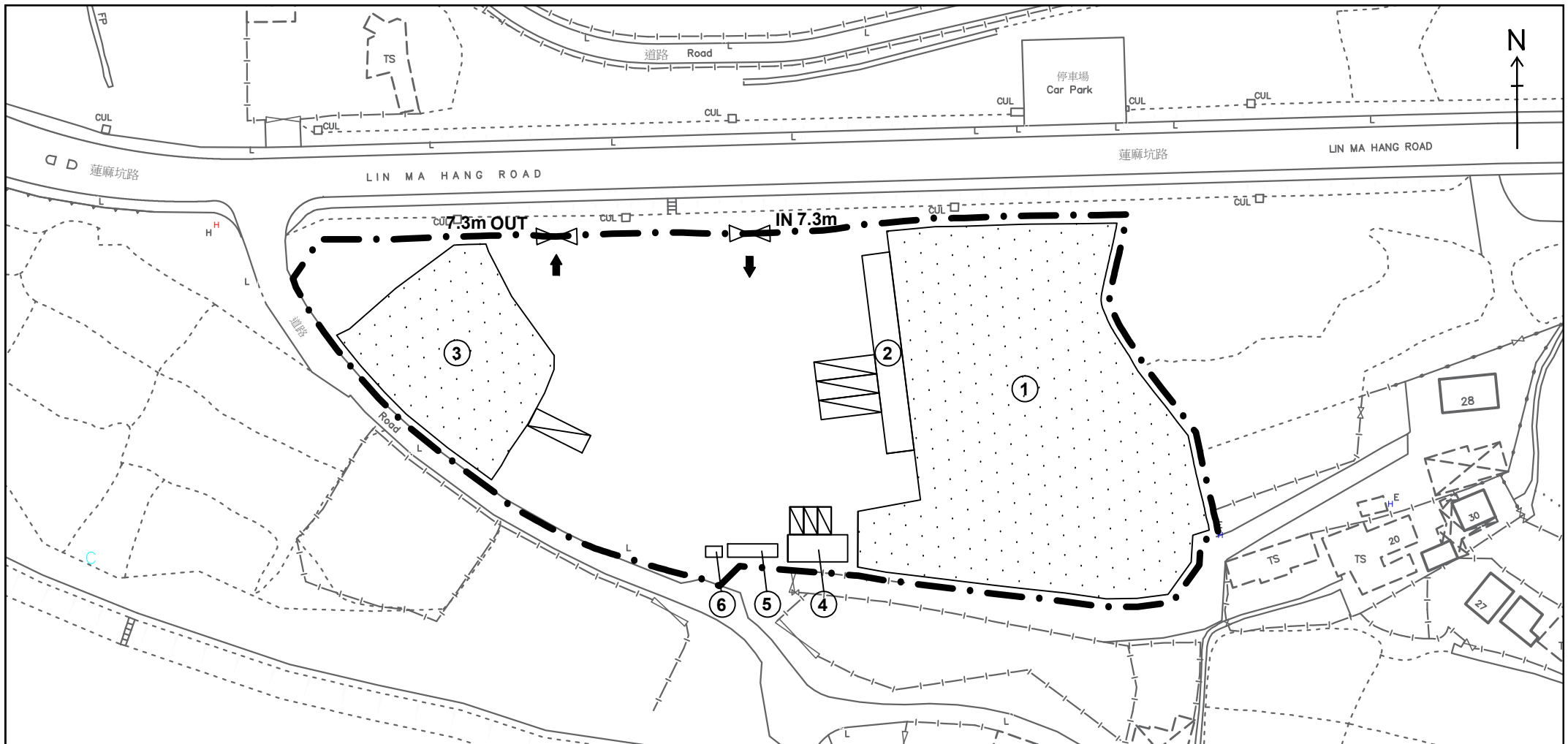
Website : www.LawsonSurveyors.com

Tel: [852] [REDACTED]

Fax: [852] [REDACTED]

Table 1: Responses to Comments from Transport Department on Planning Application No. A/NE-MKT/58 (4.3.2026)

COMMENTS		RESPONSES	
1.	Commissioner for Transport (Contact Person: Mr. Ray LAM, Tel: 2399 2405)		
(a)	<p>For Item 3.(a)(ii), the applicant should also indicate the proposed run-in/out in the layout plan for the vehicles leaving/entering the application site.</p> <p>The proposed run-in/out should be in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B). However, the swept path analysis indicates that the potential run-in/out is significantly large and may not comply with the standard drawings, as shown in the figure below. The applicant should provide more details on the run-in/out and consult HyD if a non-typical run-in/out is proposed.</p>		<p>The proposed run-in and run-out are indicated on the layout plan (see Figure 4A). These have been reduced to 7.3m, respectively, and will be constructed in accordance with HyD standard drawings H1113C and H1114B. The revised swept path analysis is also attached for your reference.</p>



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Temporary Structure for Storage of Electronic and Household Products	2	3,103 x 2 = 6,206	13.0
2	Rain Shelter	1	182	9.0
3	Temporary Structure for Storage of Electronic and Household Products	2	936 x 2 = 1,872	13.0
4	Ancillary Office	2	53 x 2 = 106	5.0
5	Washroom	1	22	2.5
6	Meter Room	1	6	2.5

Legend:

- Application Site (about 8,720 sq.m.)
- Temporary Structures for Storage of Electronic and Household Products
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (4 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

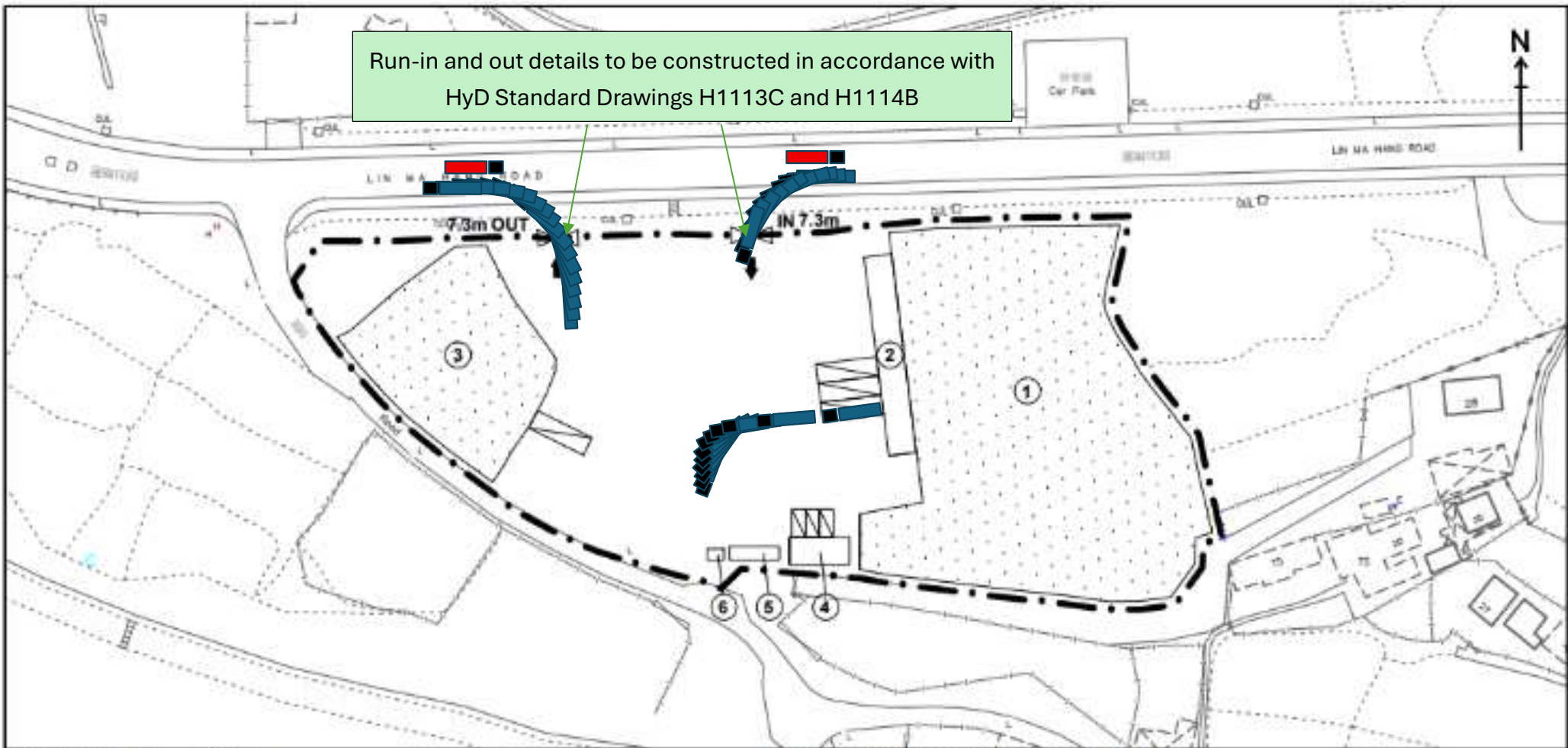
Figure 4A
Layout Plan

Scale 1:1000



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Run-in and out details to be constructed in accordance with HyD Standard Drawings H1113C and H1114B



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Temporary Structure for Storage of Electronic and Household Products	2	3,103 x 2 = 6,206	13.0
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Legend:

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Swept Path Analysis

Scale 1:1000

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Cheryl Tsz Man TSANG/PLAND

寄件者: Cannis Lee <[REDACTED]>
寄件日期: 2026年03月16日星期一 10:49
收件者: tpbpd/PLAND
副本: Esther Hiu Laam LI/PLAND; Johnny Chung Yin LAM/PLAND; Cheryl Tsz Man TSANG/PLAND; [REDACTED]
主旨: 回覆: Planning Application No. A/NE-MKT/58 - Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years
附件: A_NE_MKT_58_FI_20260316.pdf
類別: Internet Email

Dear Sir/Madam,

This submission serves to supersede our further information submitted on 4.3.2026.

We submit herewith our responses to the comments from the Transport Department for your consideration.

Should you have any queries, please feel free to call me at [REDACTED]. Thank you.

Best Regards,

Cannis Lee

Lawson David & Sung Surveyors Ltd.

[REDACTED]
[REDACTED]

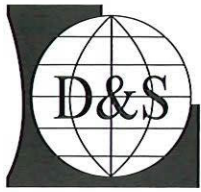
Tel : + 852 [REDACTED]

Fax : + 852 [REDACTED]

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R.P.S.(LS)(PFM) MSc

潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 16 March 2026
Your Ref.: TPB/A/NE-MKT/58
Our Ref. : LDS/PLAN/7210

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

Dear Sir/Madam,

**Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years
at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP,
165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land,
Lin Ma Hang Road, N.T.**

(Application No. A/NE-MKT/58)

This letter serves to supersede our submission dated 4.3.2026.

We refer to the comments from the Transport Department and submit herewith our responses for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



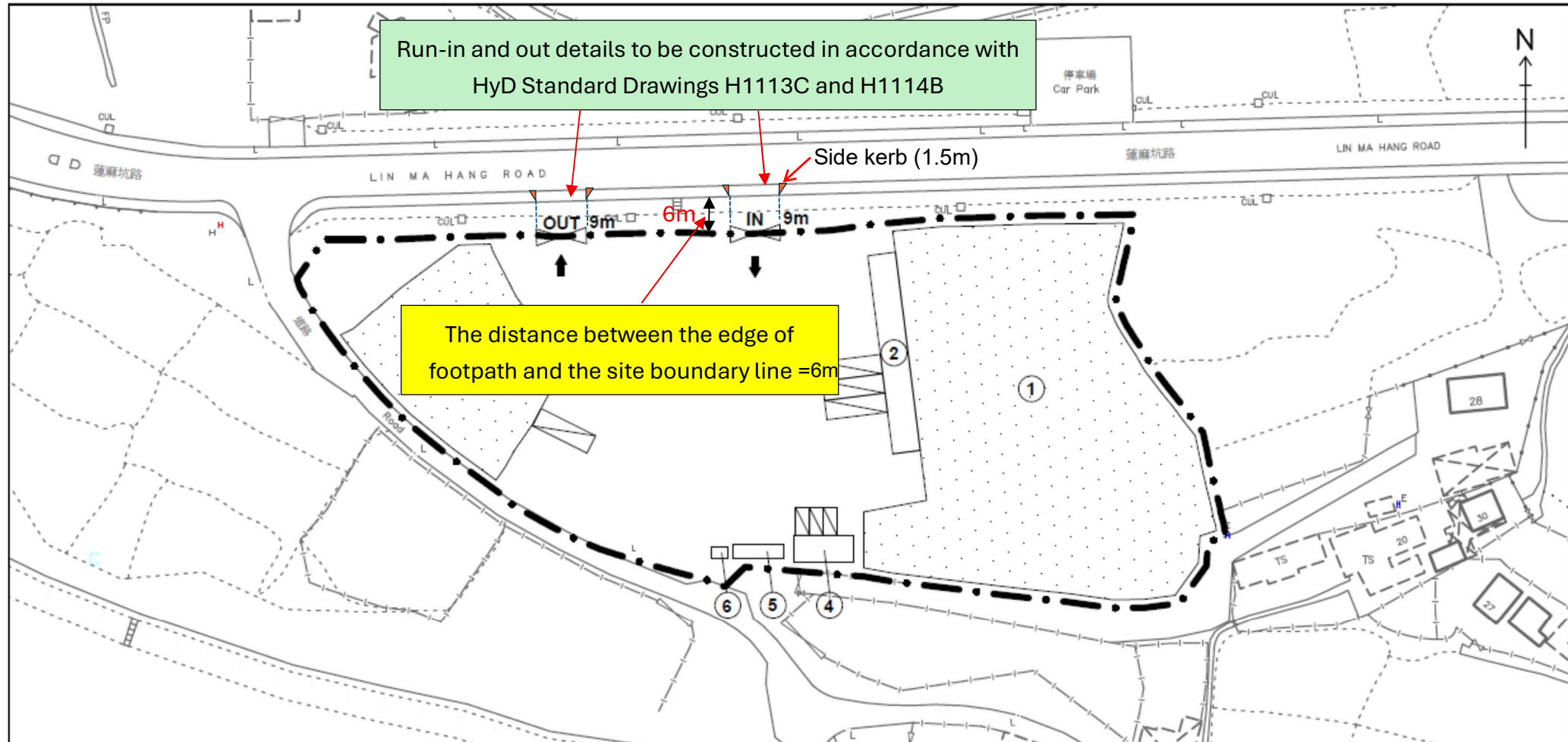
Encl.

c.c. DPO/STN (Attn.: Ms. Cheryl Tsang) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Transport Department on Planning Application No. A/NE-MKT/58 (16.3.2026)

COMMENTS		RESPONSES	
1.	Commissioner for Transport (Contact Person: Mr. Ray LAM, Tel: 2399 2405)		
(a)	<p>For Item 3.(a)(ii), the applicant should also indicate the proposed run-in/out in the layout plan for the vehicles leaving/entering the application site.</p> <p>The proposed run-in/out should be in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B). However, the swept path analysis indicates that the potential run-in/out is significantly large and may not comply with the standard drawings, as shown in the figure below. The applicant should provide more details on the run-in/out and consult HyD if a non-typical run-in/out is proposed.</p> <p>The Applicant should provide the information of the access width between the gate and the carriageway/footpath and the preliminary details of run-in/out.</p>	(a)	<p>The proposed run-in and run-out are indicated on the layout plan (see Figure 4). The access width between the gate and the footpath is about 6m and the side kerb is 1.5m wide only. The run-in/out will be constructed in accordance with HyD standard drawings H1113C and H1114B.</p>



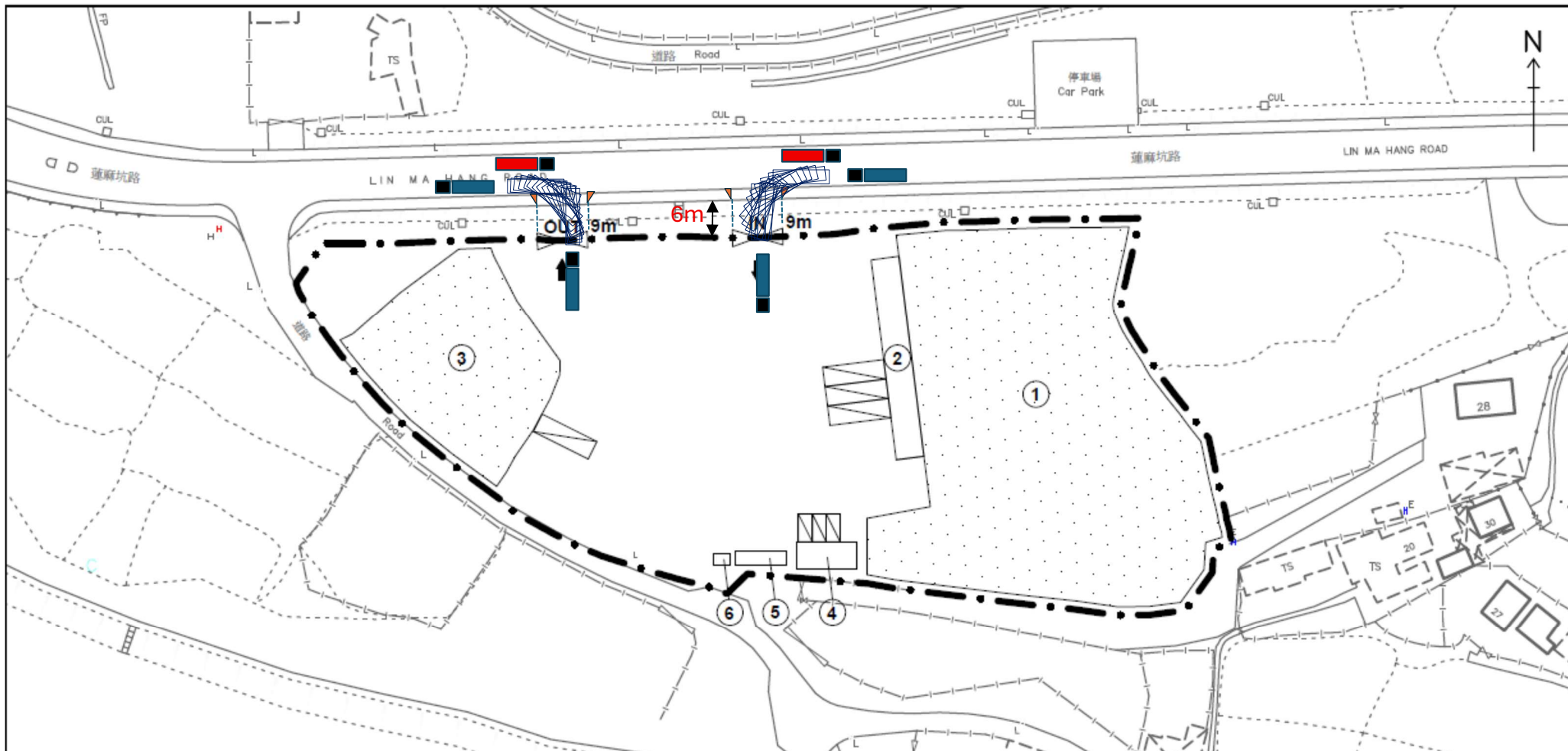
Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
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6	Meter Room	1	6	2.5

- Legend:**
- Application Site (about 8,720 sq.m.)
 - Temporary Structures for Storage of Electronic and Household Products
 - Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (4 nos.)
 - Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)





Figure 4
Layout Plan

Scale 1:1000

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Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
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Swept Path
Analysis

Scale 1:1000



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Cheryl Tsz Man TSANG/PLAND

寄件者: Yancy <[REDACTED]>
寄件日期: 2026年03月25日星期三 10:42
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND; Esther Hiu Laam LI/PLAND; Johnny Chung Yin LAM/PLAND; 'Cannis Lee'
主旨: Planning Application No. A/NE-MKT/58 - Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years
附件: LTRTPB20260325_full set.pdf
類別: Internet Email

Dear Sir/Madam,

We refer to the captioned application and hereby submit the updated swept path analysis as supplementary information to our submission dated 16.3.2026, in response to the comments from the Transport Department for your consideration.

Should there be any queries, please contact the undersigned or Ms. Cannis Lee at [REDACTED].

Best Regards,
Yancy Fung

Lawson David & Sung Surveyors Ltd.

[REDACTED]
[REDACTED]

Tel : + 852 [REDACTED]
Fax : + 852 [REDACTED]

<http://www.lawsonsurveyors.com>

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FRICS FHKIS ALS MHKIS
R.P.S.(LS)(PFM) MSc
潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 25 March 2026

Your Ref.: TPB/A/NE-MKT/58

Our Ref. : LDS/PLAN/7210

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

Dear Sir/Madam,


**Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years
at Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP,
165RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land,
Lin Ma Hang Road, N.T.**

(Application No. A/NE-MKT/58)

We refer to the captioned application and hereby submit the updated swept path analysis as supplementary information to our submission dated 16.3.2026, in response to the comments from the Transport Department for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited.

Encl.

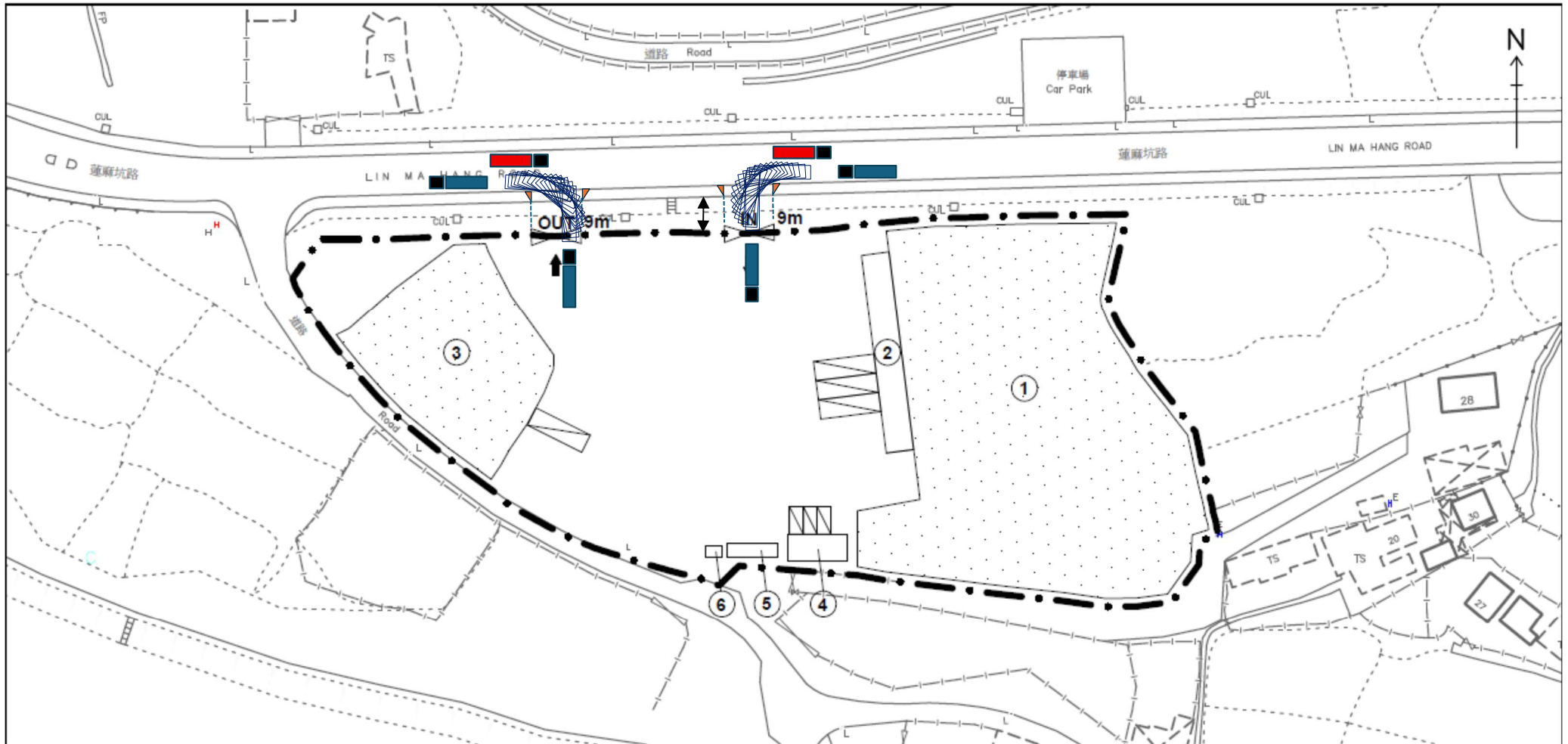
c.c. DPO/STN (Attn.: Ms. Cheryl Tsang) – By Email
Client

Your Assets for Growth

Email :

Tel: (852) [REDACTED]
Website : www.LawsonSurveyors.com

Fax: (852) [REDACTED]



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
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Swept Path
Analysis

Scale 1:1000

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

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

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

Government Departments' General Comments

1. Land Administration

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

- no comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site; and
- his detailed advisory comments on the application are at **Appendix IV**.

2. 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, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure it will not cause adverse drainage impact to 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; and
- her detailed advisory comments on the application are at **Appendix IV**.

3. Fire Safety

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

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

4. Traffic

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

- no adverse comment on the application from highway maintenance perspective;

- should the application be approved, conditions should be included to request the applicant to submit and construct the proposed vehicular run-in/run-out to the Site in accordance with the prevailing HyD standard drawings (i.e. H5133, H5134 and H5135); and
- his detailed advisory comments on the application are at **Appendix IV**.

5. 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 in January 2026, the Site is situated in an area of rural inland plains landscape character comprising village houses, river, warehouses, farmlands, vegetated areas and tree clusters. The Site is vacant and mostly covered with self-seeded vegetation, and occupied by some temporary structures and some cars parked on it. The proposed use is considered not entirely incompatible with the landscape character of its surroundings. According to **Appendix I**, tree felling is not involved. Significant adverse landscape impact arising from the application is not anticipated; and
- her detailed advisory comments on the application are at **Appendix IV**.

6. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- his detailed advisory comments on the application are at **Appendix IV**.

7. Traffic

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

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

8. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site should be reinstated to its original state suitable for farming upon expiry of the planning permission;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant shall implement the relevant mitigation measures of the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and meet the requirement of the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' and duly certified by an Authorised Person (AP) to avoid pollution to the nearby waterbodies (i.e. Ping Yuen River and Shenzhen River);
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) no consent is given for inclusion of Government Land (GL) (about 622m²) in the Site;
- (ii) the following irregularity covered by the subject planning application has been detected by his office:
- Unauthorised structures within the Lots 4 S.A RP, 4 S.C RP and 165 RP in D.D. 82 covered by the planning application
- there are unauthorised structures on Lots 4 S.A RP, 4 S.C RP and 165 RP in D.D. 82 covered by the planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
- (iii) the lot owner(s) shall apply to his office for Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW (on whole lot basis) and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his/her own expense;
- (ii) the Site is in an area where public sewerage connection is not available; and
- (iii) the submitted drainage proposal has not been prepared to her satisfaction. The comments on the submitted drainage proposal are as follows:

- (a) the applicant should be advised that the limited desktop checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will be no means relieve his/her obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his/her lots and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (b) the cover levels of proposed u-channels and catchpits should be flush with the adjoining ground level;
- (c) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
- (d) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
- (e) the existing drainage location to which the applicant proposed to discharge the stormwater from the Site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works;
- (f) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- (g) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his/her own expense;
- (h) for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/N, LandsD and/or relevant private lot owners;
- (i) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (j) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- (k) as usual, the Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints);
- (l) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed use; and

- (m) the applicant should also note her office's comments at **Attachment 1** for preparation of the revised drainage proposal;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant should also note his comments at **Attachment 2** for preparation of the revised fire service installations proposal; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
- (i) as there is no proper run-in/out at the footpath of Lin Ma Hang Road, which forms part of the proposed access route to the Site, the applicant should submit a design of the run-in/out at the footpath of Lin Ma Hang Road for his review upon the Transport Department (TD)'s approval of the access arrangement;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that six structures and drainage works are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site 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 building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the

captioned application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
 - the 9m high rain shelter, 13m high structures for storage and 5m high ancillary office are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Water Mains Record Plan (MRP) (**Attachment 3**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum of 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and

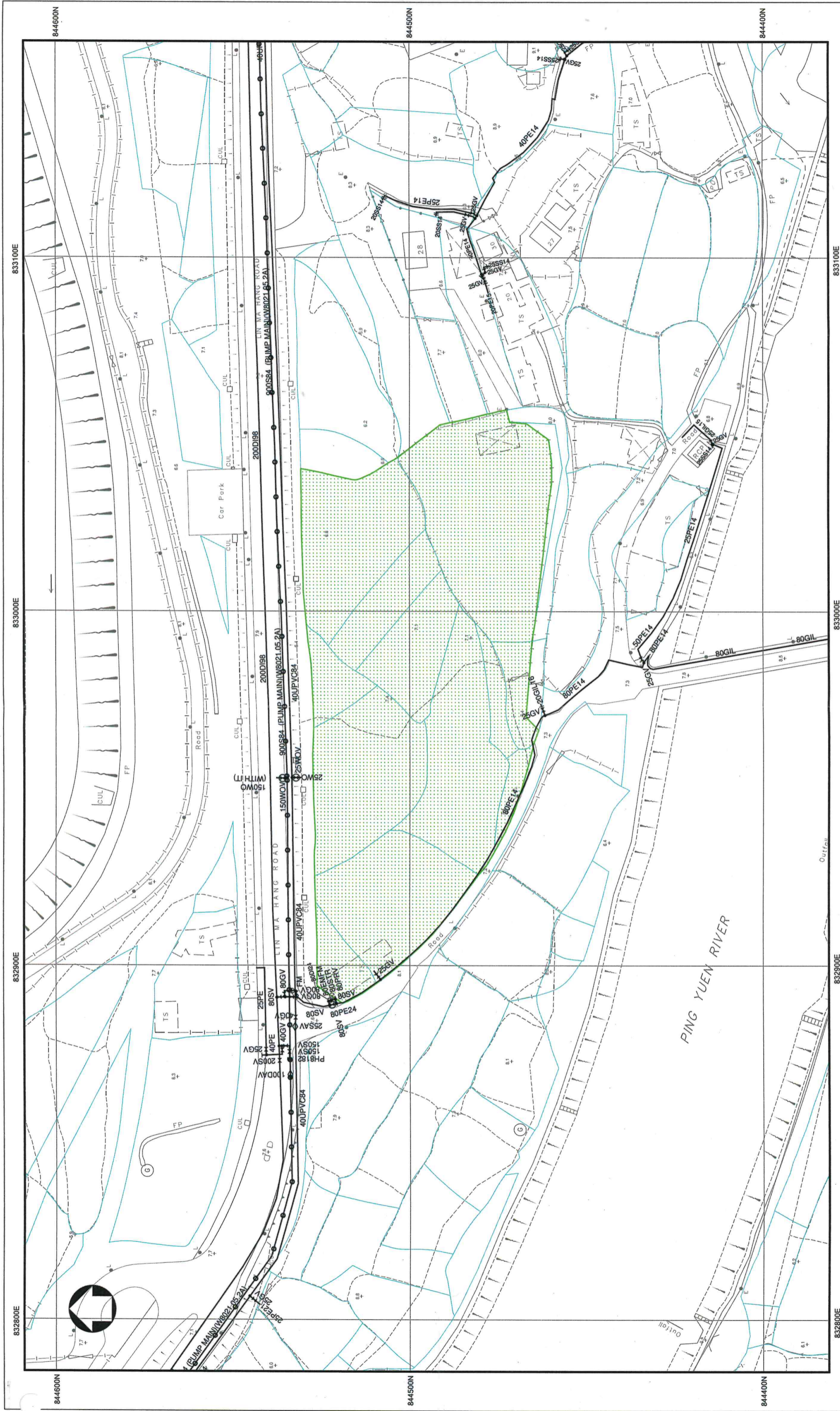
(1) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning & Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning and boundary review of the PDA in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

Detailed Comments on Drainage Proposal

- (a) design calculation –
- the applicant should advise the rationale of adopting a duration of 30 minutes for the calculation of rainfall intensity;
 - the Intensity-Duration-Frequency relationship of North District should be adopted; and
 - the applicant should clarify whether the peak runoff is 25562L/min or 255620L/min;
- (b) drawing no. LWH01 – the applicant should advise whether the spot levels shown on this drawing are existing ground levels or proposed site formation levels;
- (c) drawing no. LWH02 –
- the applicant should add legends for u-channels and catchpits;
 - the applicant should indicate the proposed site formation level;
 - the applicant should advise whether the proposed u-channels and catchpits would be covered by gratings/concrete covers; and
 - the applicant should indicate the invert level of the proposed u-channel and the existing catchpit at their connection point;
- (d) the applicant should supplement on a plan indicating the alignment, dimension, invert level and gradient of the existing drainage facilities up to a well-established river (e.g. Shenzhen River). The applicant should also provide hydraulic calculation to demonstrate the surface runoff from the Site would not overload the existing drainage facilities; and
- (e) the applicant should supplement typical details of the proposed drainage facilities.

Detailed Comments on Fire Service Installations Proposal

- (a) the revised 'Fire Safety Requirements for Temporary Storage and Structure under Planning Application, Short Term Tenancy and Short Term Waiver' took effect on 2.7.2025 and have been published on the Fire Services Department (FSD)'s website (https://www.hkfsd.gov.hk/eng/fire_protection/fs_tss/);
- (b) for any structures with total floor area exceeds 230m², wheeled type dry chemical fire extinguisher, sprinkler system, emergency lighting, directional and exit signs and stand-alone fire detector shall be provided;
- (c) the applicant should indicate the FS and sprinkler pump as structure on plan and provide its dimension and floors for assessment;
- (d) the maximum storage block area of Ordinary Hazard (OH) use for Storage Category 1 (ST1) storage configuration shall be 50m²;
- (e) stand-alone fire detectors shall be provided in accordance with the 'Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance' (September 2021 version);
- (f) in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
- (g) a 20-35kg wheeled type dry chemical fire extinguisher shall be provided in every 500m² on every floor of the structures and shall ensure that every part of the structures can be reached from a distance of not more than 30m;
- (h) justifications for the non-provision of smoke extraction systems to structures 1 and 3 shall be specified in the FS Notes;
- (i) section drawings with dimensions of all openable windows of structures 1 and 3 shall be provided to justify the calculations;
- (j) if the applicant self-initiates the provision of a modified hose reel system, the standard and specification shall be provided in accordance with the 'Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment' (September 2022 version); and
- (k) if the applicant self-initiates the provision of a fire alarm system, the standards and specification shall be provided in accordance with the 'Fire Detection and Fire Alarm Systems for Buildings in Hong Kong – Part 1: Code of Practice for Design, Installation, Commissioning and Maintenance of Systems in Non-domestic Premises' (BS 5839-1:2017) and FSD Circular Letter No. 6/2021 'Standard for Fire Detection and Fire Alarm Systems for Buildings'.



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-12D, 13C, 17B & 18A

FILE REF: (9) IN WSD/MS/SP 3051/528/2S/13 PT.1

REF. CODE: 04W26M SHEET 1 OF 1 SCALE 1:1000

水務署
Water Supplies Department

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

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月03日星期二 4:05
收件者: tpbpd/PLAND
主旨: A/NE-MKT/58 DD 82 Lin Ma Hang Road
類別: Internet Email

A/NE-MKT/58

Lots 4 S.A RP(Part), 4 S.C RP, 4 S.D, 5 S.A RP(Part), 5 S.B RP(Part), 6 S.A, 7 S.A RP, 165 RP(Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling

Site area: About 8,720sq.m Includes Government Land of about 622sq.m

Zoning: "Recreation"

Applied use: Logistics Centre / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Another relocation sob story. Large amounts of land have been designated Cat 2 to accommodate the operations to be relocated due to development of Northern Metropolis. However, operators want CHEAP LAND and choose not to relocate to the designated zones.

That these operations would be temporary in nature is risible. There is no way operators will relocate yet again. The land will have already been slathered in concrete.

Note that the Applicant refers to trees on the site as 'banana trees'. Has this been verified. When I had a friend drive me along Lin Ma Hang Road we saw lots of mature trees along the way.

The community was advised that development of the Northern Metropolis would eliminate brownfield use and that logistic operations would be amalgamated on modern industrial parks. Instead, the reality is that the amount of land now devoted to brownfield has greatly increased. That DevB refuses to publish data on the proliferation of brownfield underlines the issue.

What should have been an opportunity to upgrade the logistic sector from its current third world formula has been squandered in order to expedite the administration's agenda and pander to operators desire for cheap land.

The application should be rejected to encourage operators to establish their new premises on designated zones.

Urgent Return receipt Expand Group Restricted Prevent Copy
Mary Mulvihill