

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

William Shu Tai WONG/PLAND

寄件者: Anson Lee [REDACTED]
寄件日期: 2026年04月30日星期四 12:07
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND
主旨: Planning Application No. A/NE-MUP/232
附件: 2683AL03.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: NH/TPN/2683A/L03

30 April 2026

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

By Post and Email

Dear Sir/Madam,


**Planning Application for
A Temporary Open Storage of Construction Materials with Ancillary Facilities
for a Period of Three Years and Filling of Land
Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38
Man Uk Pin, New Territories
(Planning Application No. A/NE-MUP/232)**

We refer to the captioned planning application.

We would like to clarify that the application site area is 2,660m² and provide herewith a set of revised pages of application form, planning statement and a set of revised plans (i.e. Lot Index Plan, Land Filling Plan, Proposed Layout Plan and Swept Path Analysis) for submission.

Should you have any queries, please feel free to contact the undersigned or our Miss Nora Choi at [REDACTED]. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.
DPO/ ST, TP&N (Attn.: Mr. William Wong By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

AUSTECH PROPERTIES LIMITED (澳達物業有限公司)

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOT NOS. 171RP (PART), 172(PART) and 174S.BRP IN D.D. 38, MAN UK PIN, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 840.92 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) sq.m 平方米 <input type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,819.08sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	840.92sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	840.92sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	840.92sq.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)	
STRUCTURES 1, 2 AND 9 (G/F): OPEN STORAGE (5M IN HEIGHT)(1-STOREY)	
STRUCTURES 3 TO 5 (G/F): STORAGE (2.6M IN HEIGHT)(1-STOREY)	
STRUCTURE 6 (G/F): TRANSFORMER ROOM (2M IN HEIGHT)(1-STOREY)	
STRUCTURE 7 (G/F): STORAGE (3M IN HEIGHT)(1-STOREY) STRUCTURE 8 (G/F): OFFICE (2.6M IN HEIGHT)(1-STOREY)	
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	2
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	NIL
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間 24 HOURS A DAY AND 7 DAYS A WEEK (INCLUDING PUBLIC HOLIDAYS), BUT LOADING/UNLOADING ACTIVITIES WOULD ONLY BE CARRIED OUT FROM 7:00AM TO 11:00PM (E.G. NO NIGHT-TIME OPERATION BETWEEN 11:00PM AND 7:00AM) FROM MONDAY TO SATURDAY																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	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)) SHA TAU KOK ROAD – WO HANG VIA LOCAL ACCESS 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)																														
(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?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <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 type="checkbox"/>																														
(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%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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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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"/>																													

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT NOS. 171RP(PART), 172(PART) AND 174S.BRP IN D.D. 38, MAN UK PIN, NEW TERRITORIES.
Site area 地盤面積	2,660 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED MAN UK PIN OUTLINE ZONING PLAN (OZP) NO. S/NE-MUP/11
Zoning 地帶	"AGR"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF THREE YEARS

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	840.92 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.316 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2 TO 5	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	31.61	%	<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	2	
	Private Car Parking Spaces 私家車車位	2	
	Motorcycle Parking Spaces 電單車車位	NIL	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL	
	Others (Please Specify) 其他 (請列明)	NIL	

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

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 171RP(Part), 172(Part) and 174s.BRP in D.D. 38, Man Uk Pin, New Territories. It directly abuts Sha Tau Kok Road – Wo Hang at its immediate southeast and about 500m northeast of Loi Tung. The Site is applied for "Temporary Open Storage Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land". The Site occupies a site area of about 2,660m². In accordance with the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11 dated 27.10.2006, the Site falls within an area zoned "Agriculture" ("AGR").

A planning permission is sought to use the Site as "Temporary Open Storage of Construction Materials with Ancillary Facilities". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) In Line with TPB PG No. 13G; 3) Compatible with Surrounding Land Uses; 4) Existence of Planning Permissions for Similar Use Near the Site; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界萬屋邊丈量約份第38約地段第171號餘段(部份)、第172號(部份)及第174號B段餘段。申請場地於其東南面前臨沙頭角山路-禾坑段東南面及萊洞東北面約500米。現申請三年臨時規劃許可作「臨時建築物露天貯存連附屬設施」用途及相關的填土工程。申請地段佔地約2,660平方米。是項申請地段位於萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11(發表於2006年10月27日)內之「農業」地帶。

是項臨時許可申請把場地申請用作「臨時建築物露天貯存連附屬設施」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向；2)符合城市規劃指引13G；3)與附近的土地用途相融；4)在附近已有相類似用途的規劃許可；5)沒有不良的渠務及環境影響；及6)沒有不良的交通影響。

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 171RP(Part), 172(Part) and 174s.BRP, Man Uk Pin, New Territories. It occupies a site area of about 2,660m². Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site is now paved and used as open storage.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Sha Tau Kok Road – Wo Hang at its immediate southeast and about 500m northeast of Loi Tung.

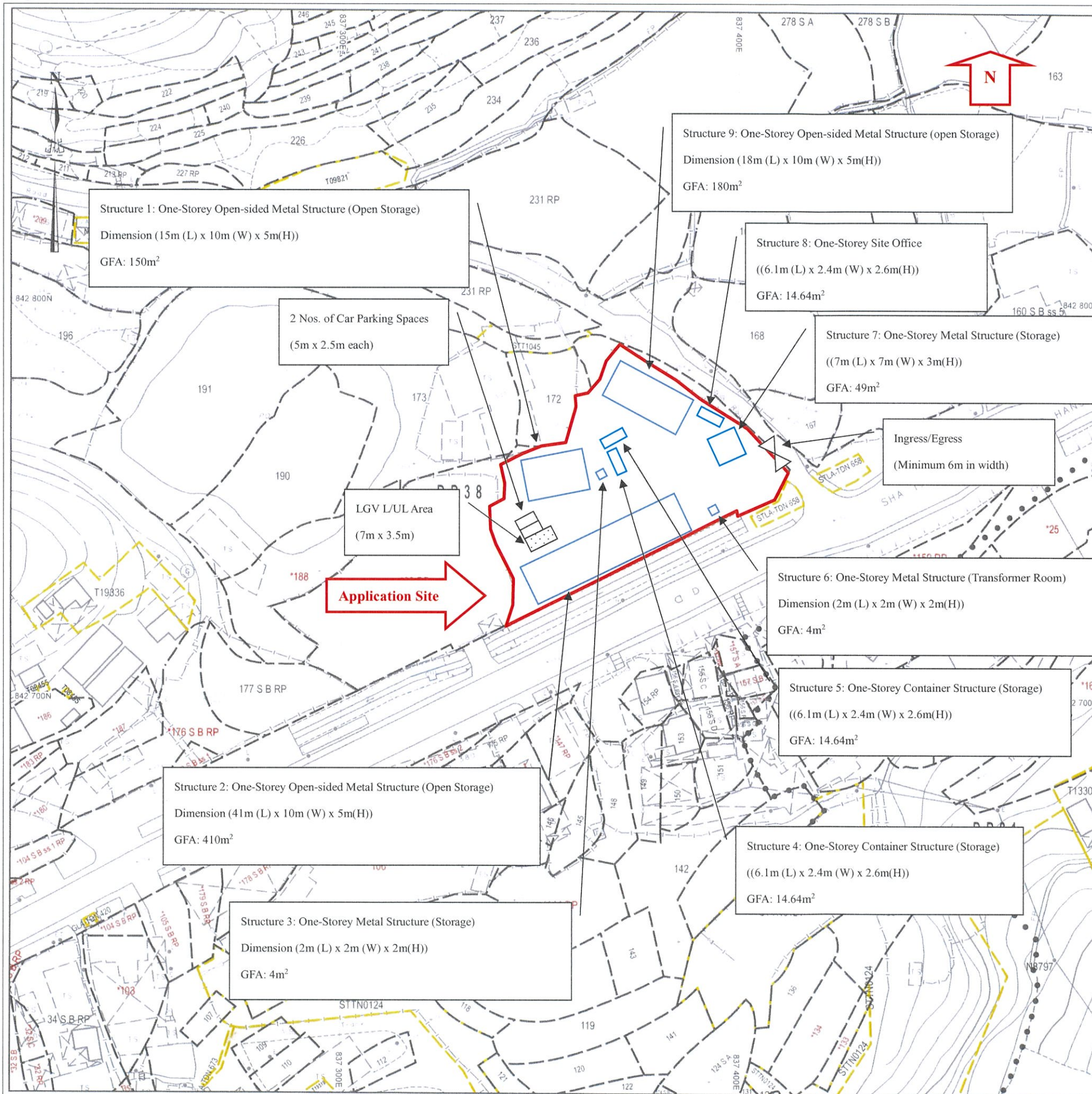
2.3.2 The subject area is predominantly occupied by open storages and vegetated land.

2.4 Accessibility

2.4.1 The Site is accessible from a local track connecting to Sha Tau Kok Road – Wo Hang.

2.4.2 The subject area is served by various modes of public transport including franchised buses, minibuses and taxis along Sha Tau Kok Road – Wo Hang.

地段索引圖 LOT INDEX PLAN



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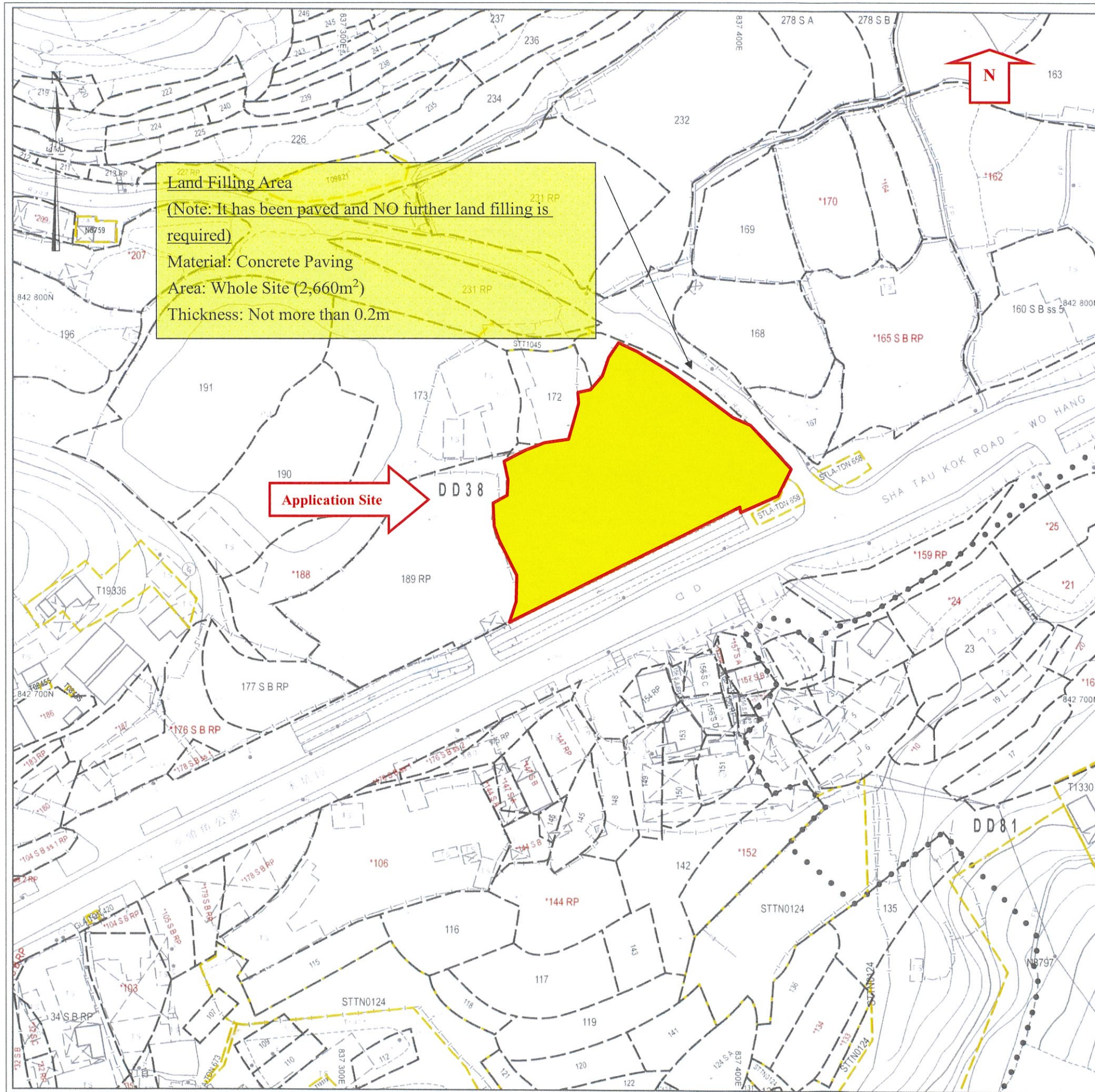
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District Survey Office : Lands Information Center

Date : 16-Feb-2026

Reference No. : 3-NW-25B

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Land Filling Area
 (Note: It has been paved and NO further land filling is required)
 Material: Concrete Paving
 Area: Whole Site (2,660m²)
 Thickness: Not more than 0.2m

Application Site → DD 38

地段索引圖 LOT INDEX PLAN

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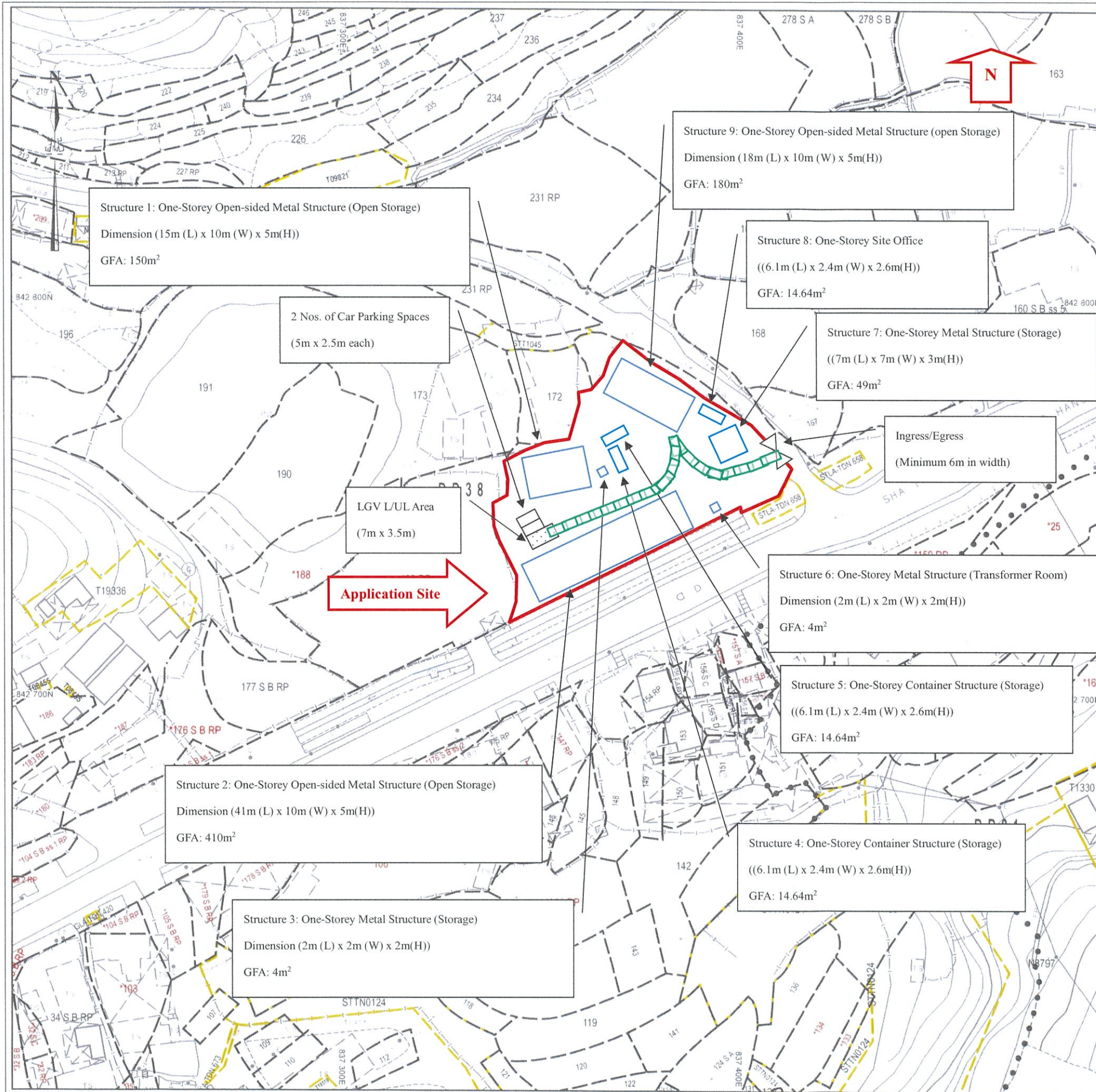
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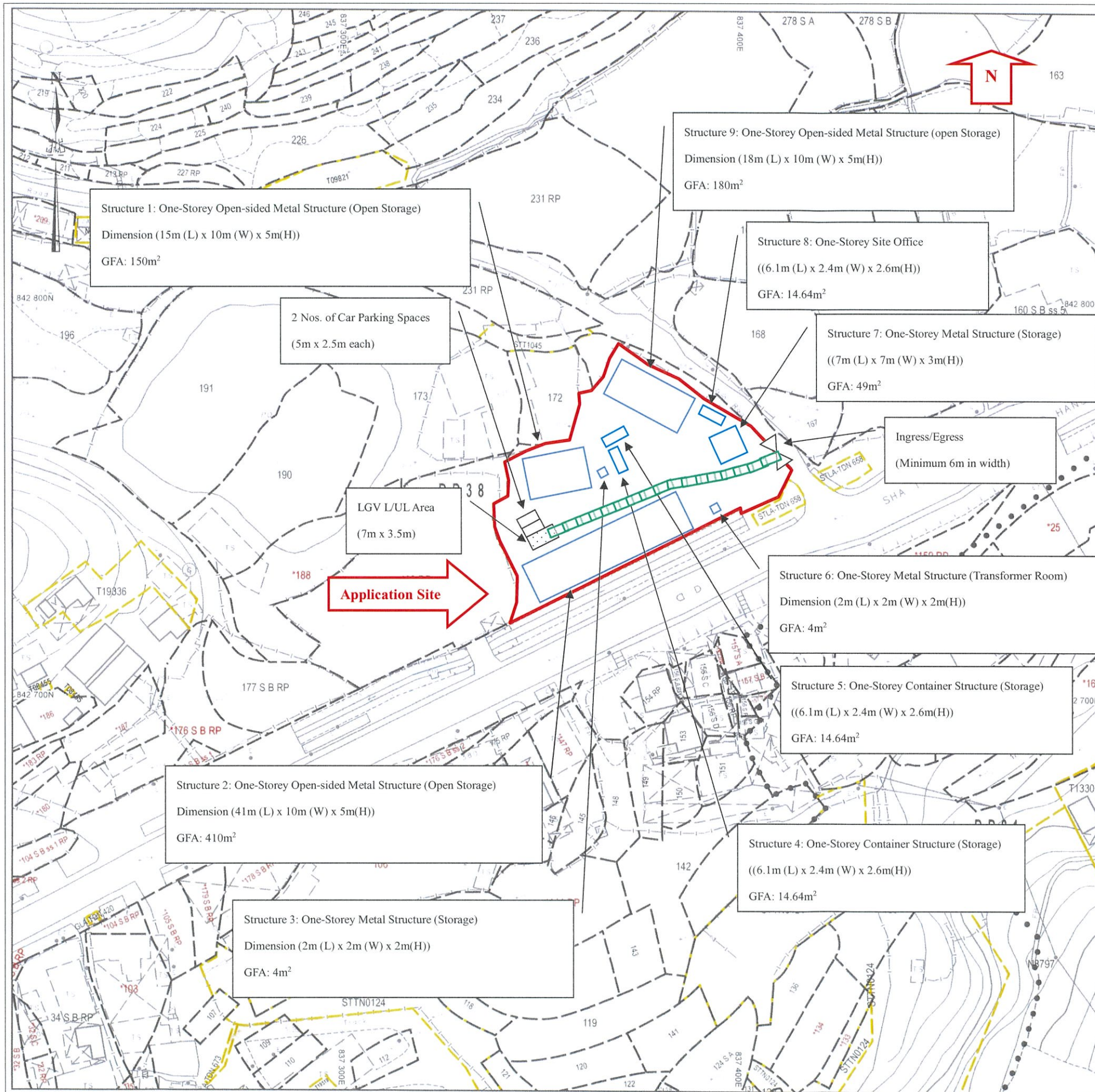
Drive-in Swept Path Analysis



Locality :
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District Survey Office : Lands Information Center
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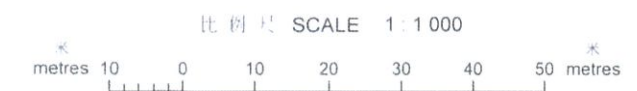
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Drive-out Swept Path Analysis



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