

Previous S.16 Applications

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKLN/31	Proposed Temporary Logistics Warehouse for a Period of Three Years	6.3.2020	R1 – R3
A/NE-TKLN/34	Proposed Temporary Private Club (Skateboard Training Ground and Golf Driving Range) with Ancillary Office for a Period of Two Years	10.7.2020	R3 – R5

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Recreation” (“REC”) zone which was intended primarily for low-density recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments might be permitted subject to planning permission. There was no strong planning justification for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed development would not cause adverse traffic and drainage impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for similar applications within the same “REC” zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.
- R4 The proposed development was not in line with the planning intention of the “REC” zone which was intended primarily for low-density recreational developments for the use of the general public. There was no strong planning justification for a departure from such planning intention, even on a temporary basis.
- R5 The applicant failed to demonstrate in the submission that the proposed development would not cause adverse traffic, environmental and drainage impacts on the surrounding areas.

**Similar S.16 Applications for Temporary Warehouse
within “Recreation” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

Application No.		Uses/Developments	Date of Consideration
1.	A/NE-TKLN/89	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of Three Years	2.5.2025
2.	A/NE-TKLN/103	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	7.11.2025
3.	A/NE-TKLN/105	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	5.12.2025
4.	A/NE-TKLN/107	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	5.12.2025
5.	A/NE-TKLN/118	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of Three Years	27.3.2026
6.	A/NE-TKLN/125	Temporary Warehouse for Storage of Electric Cable with Ancillary Open Storage of Construction Materials for a Period of Three Years	8.5.2026

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reason
A/NE-TKLN/79	Proposed Temporary Warehouse for Storage of Construction Material for a Period of Three Years and Associated Filling of Pond	19.7.2024	R1

Rejection Reason

- R1 The proposed use was not in line with the planning intention of the “Recreation” zone, which was primarily for low-density recreation developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Government Departments' General Comments

1. Traffic

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

- no comment on the application from highways maintenance point of view;
- the proposed access road connecting the application site (the Site) to Lin Ma Hang Road is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal has not been prepared to her satisfaction. Should the application be approved, approval conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix V**.

3. Fire Safety

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

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

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective noting that although heavy vehicles will be involved in the proposed use, no residential dwelling is identified within 100m from the site boundary and within 50m from the access road;
- a substantiated environmental complaint against the Site was received in the past three years, which was related to suspected landfilling in 2023. Site inspections and investigations revealed that landfilling had been undertaken and the landowners were reminded that relevant environmental legislations shall be complied with, and were advised to fence-off the areas to prevent further illegal disposal of construction and demolition waste/soil mass. No violation of the Environmental Ordinances was observed. No enforcement action was taken; and
- his advisory comments are at **Appendix V**.

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, the Site was located in an area of uplands and hillsides landscape character comprising warehouses, temporary structures, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to the site photos taken on 5.5.2026, the Site was largely formed. Some construction materials and self-seeded vegetation were observed on it. As stated in the Application Form, no tree felling will be involved;
- according to the submitted Planning Statement and Layout Plan, eight *Terminalia mantaly* ‘Tricolor’ (花葉欖仁) will be planted within the Site;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

7. Water Supplies

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

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

8. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Government land (GL), New Grant Lots 572 S.A and 574 both in D.D. 80 for agricultural use only and no structures shall be erected on the lots, and Old Schedule Agricultural Lots 490 and 491 both in D.D. 80 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 and adjoining private lots. No right of access via GL is granted to the Site. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
 - (ii) no consent is given for inclusion of GL (about 648m² as mentioned in the Application Form) in the Site; and
 - (iii) the following irregularities covered by the planning application have been detected by his office:
unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application
the GL within the Site has been illegally occupied with unauthorised structure (i.e. a concrete platform). Any occupation of GL without Government's prior approval is an offence under Cap. 28. There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owners should immediately cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
 - (iv) erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owners/applicant should remove all the unauthorised structures, rectify the occupation of GL immediately and provide relevant proof to his office;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant parties/authorities accordingly. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement, swept path analysis and traffic impact should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the submitted drainage proposal has not been prepared to her satisfaction. The applicant should submit a revised drainage proposal for her review;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iv) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - as the nearest street fire hydrant is not available within 400m, additional fire safety measures shall be imposed; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of (i) the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and (ii) if toilets are proposed, to provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations' and are duly certified by an Authorised Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilets;
- (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 and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed use, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, 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 means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R;
 - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
 - the 7m high warehouse is 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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-TKLN/128

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強議員

簽署 Signature



日期 Date

2026 5.7

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月25日星期一 0:38
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/128 DD 80 Lin Ma Hang Road Recreation
類別: Internet Email

A/NE-TKLN/128

Lots 490 (Part), 491, 572 S.A and 574 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 1,860sq.m (Includes Government Land of about 648.sq.m)

Zoning: "Recreation"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

109 withdrawn, back with a reduction in the amount of GL.

Previous objections relevant and upheld.

A large amount of land has been designated Cat 2 to accommodate relocations but operators do not want to pay market rate so they choose the cheaper Lin Ma Hang sites. However there was never any indication that CHEAP LAND would be a justification for approving applications.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 October 2025 2:20 AM HKT
Subject: A/NE-TKLN/109 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/7109 SHOULD READ A/NE-TKLN/109

Lots 487 S.B RP (Part), 490 (Part), 491, 572 S.A and 574 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 2,053.8sq.m (Includes Government Land of about 783.sq.m)

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential
Zoning: "Recreation"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

Another chunk of 62, a large open storage application that was withdrawn.

The death by a thousand cuts approach.

The location is not Cat 2. There is no justification to approve the application.

Most of these applications have been rejected but the brownfield operations have gone ahead. But 40% of the site is GL so there should be more robust supervision.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ceo <ceo@ceo.gov.hk>
Date: Sunday, 13 August 2023 3:46 AM HKT
Subject: A/NE-TKLN/62 DD 80 Lin Ma Hang Road Recreation

A/NE-TKLN/62

Lots 487 S.B RP, 488, 489, 490, 491, 497, 572 S.A, 573, 574, 575, 576 and 577 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 19,151.14sq.m Includes Government Land of about 6,170sq.m

Zoning : "Recreation"

Applied development : Open Storage / Warehouse / 16 Vehicle Parking

Dear TPB Members,

Despite the rejection of 34

651st RNTPC MEETING ON 10.07.2020

After deliberation, the Committee decided to reject the application. The reasons were:

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

"(a) the proposed development is **not in line with the planning intention of the "Recreation" ("REC")** zone which is intended primarily for low-density recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the applicant fails to demonstrate in the submission that the proposed development would **not cause adverse traffic, environmental and drainage impacts** on the surrounding areas; and

(c) the approval of the application would set **an undesirable precedent for similar applications within the same "REC" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.**"

Work has gone ahead and most of the site has been stripped of vegetation. How has this been allowed? The applicant is now encroaching on government land.

We are bombarded with daily messages that Hong Kong is now a territory where law and order prevails and transgressions will be swiftly dealt with. In reality a blind eye is turned to the destruction of natural habitat. Incursion onto Government Land is not only tolerated but encouraged by failure to take immediate measures to protect public assets from vandalism.

There is no justification to this application. The intention is to turn the Lin Ma Hang Road into another Kam Sheung Road, a series of ramshackle brownfield operations.

Members must question why trashing the site was allowed.

The Chief Executive should ensure that the much touted law and order is not confined to merely hounding those whose aspirations are not in line with those of the government but are applicable in all spheres of the territory.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 June 2020 2:54 AM CST
Subject: A/NE-TKLN/34 DD 80 Lin Ma Hang Road Recreation deadline 9/6

A/NE-TKLN/34
Lots 487 S.B RP (Part), 488, 489, 490, 491, 495, 497, 572 S.A, 573, 574, 575, 576 and 577 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North
Site area : About 13,220.14sq.m Includes Government Land of about 130.47sq.m
Zoning : "Recreation"
Applied development : Private Club (Skateboard Training Ground and Golf Driving Range / 4 Vehicle Parking / **2 Years**

Dear TPB Members,

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

So Application 31 for brownfield warehouse rejected on 6 March so now its Plan B, Skateboarding and Driving Range.

If there were any doubts as to the true intention to excavate and trash the site this application makes it quite clear. One of my good friends runs a skateboarding business and almost fell down laughing when he read this as the reprovisioning of the skateboard park at Lai Chk Kok was so complicated. In addition this district is accessible only to drivers as there is no public transport.

Application for 2 years, makes no commercial sense as it would take months to build such facilities and there are strict regulations in place with regard to the requirements re safety, etc.

Golf Driving ranges require extensive preparation work and must fulfill a host of requirements as laid out in the 2000 paper **Legislative Council Panel on Home Affairs Measures to Regulate Safety Standards at Golf Driving Ranges**

<https://www.legco.gov.hk/yr99-00/english/panels/ha/papers/b1597e03.pdf>

Cannot find link but for sure skate board parks are also subject to stringent conditions

Both activities can incur injuries so there are requirements re adequate insurance coverage etc

Skateboarders tend to be young, so use public transport. This area has no MTR or public bus service

Only 4 parking spaces

I had a friend drive me to Lin Ma Hang Road some weeks ago and we found an alarming number of what are obviously unapproved excavation and tree and bush felling, including this site. These activities are having a very negative impact on an area that has some stunning scenery, bird song, vegetation and trees undisturbed for decades. It is quite clear that the Recreation use should be in line with that of country parks, an area of quiet relaxation for walkers and cyclists, bird and butterfly watchers, persons with interest in fauna and flora. In other words just what stressed out Hong Kongers are now seeking.

Members should question relevant depts about the illegal dumping and excavation of land and ask what measures are being taken to ensure that Lin Ma Hang Road does not become another trash heap.

Approval would certainly encourage further encroachment and incur an irreparable loss to the community of this haven.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 13, 2020 3:19:46 AM
Subject: A/NE-TKLN/31 DD 80 Lin Ma Hang Road Recreation

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

A/NE-TKLN/31

Lots 488, 489, 490, 491, 495, 497, 572 S.A, 573, 574, 575, 576 and 577 in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

Site area : 9,017sq.m Includes Government Land of 279sq.m

Zoning : "Recreation"

Applied use : Logistics Warehouse / 1 Vehicle Parking

Dear TPB Members,

It is alarming that so many Applications are pouring in to trash this almost pristine area. I note that 23 and 24 have been deferred recently.

The mistakes made in NT cannot be allowed to replicate at Ta Kwu Ling

NO MORE BROWNFIELD SHOULD BE TOLERATED.

Members must continue to rule as per 31 May Application 20

the proposed development is not in line with the planning intention of the "Recreation" zone, which is intended primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission. **There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;**

Mary Mulvihill