

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2026年04月29日星期三 18:11
收件者: Timothy Wai Pui WU/PLAND
主旨: Ref: A/NE-TKLN/128
附件: REPLACEMENT PAGE.pdf

類別: Internet Email

Dear Mr. Wu,
Please find the attachment. Thank you.

Regards,
December

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)

德記石油有限公司(Tak Kee Petroleum Company Limited)

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)

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

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 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT
(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 1860 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1200 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	648 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT
Site area 地盤面積	1860 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 648 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2
Zoning 地帶	REC
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>Three years</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 Warehouse for Storing Car Parts for a Period of 3 Years

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2026年04月30日星期四 8:31
收件者: Timothy Wai Pui WU/PLAND
主旨: Ref: A/NE-TKLN/128
附件: Further information.pdf
類別: Internet Email

Dear Mr. Wu,
Please find the attachment. Thank you.

Regards,
December

**Re: Application No. A/NE-TKLN/128 — Responses to Clarification Requests
and Submission of Further Information**

Dear Mr. Wu,

Further to your enquiry, we set out below our responses for your consideration.

1. Former Ha Tsuen Operation and Nature of Business

The former Ha Tsuen premises were operated up to the expiry of the tenancy / land arrangement in July 2025, after which the operation has temporarily ceased pending the necessary planning approval. The business has therefore been suspended since July 2025 while awaiting the Town Planning Board's approval and the Planning Department S.16-III consents for the current application.

For clarification, the nature of business at the former Ha Tsuen premises was for the storage of automobile parts, which is the same as the proposed use under the current application, i.e. a temporary warehouse for storing car parts. Subject to approval, the use will resume solely as a temporary warehouse for storing car parts. No repair / maintenance, dismantling, cleansing or paint-spraying activities will be undertaken.

At present, the Applicant is in a transitional stage pending the approval of the relevant town planning application before completing the relocation arrangement.

The business operation has already been temporarily suspended. However, the existing goods and materials remain stored in their original positions for the time being. No active business operation is currently being carried out. Upon obtaining the necessary planning approval, the Applicant will arrange the relocation and/or removal of the stored items as appropriate and will strictly comply with the approved use and all approval conditions.

2. Current Condition of the Application Site / Demolition of Structures

The previous on-site structures have been demolished. The photo record is enclosed for reference.

3. Whether the Site Will be Fenced Off

The site will not be fenced off. Visibility to and from the local road will therefore be maintained.

4. Alternative Sites

Regarding the attached “Alternative Sites” list, it documents eight alternative sites, including sites at Sha Tau Kok, Hung Lung Hang, Lin Ma Hang, Pat Heung Ha Che and Shum Wan Road, together with the corresponding reasons for rejection.

5. Response to the Development Department’s Comment

5.1 Increased Site Area

Current application site vs. original premises in HSK/HT NDA

The original premises within the HSK/HT NDA occupied an area of about 1,136 m².

Under the current application, the proposed site area is about 1,860 m², representing an increase of about 724 m², or approximately 63.7%.

The proposed covered warehouse area is about 1,200 m². The remaining site area is required mainly for functional and compliance purposes, including internal manoeuvring, loading / unloading and site management measures, so as to ensure that vehicles can operate within the Site without causing obstruction or queuing on public roads.

In this regard, the increase in site area is primarily to provide necessary open operational space rather than to intensify the covered warehouse component.

5.2 Occupation Periods of the Original Premises

The Applicant occupied and operated at the original premises in the HSK/HT NDA during the period from 2022 to 2025, i.e. approximately 3 years.

Should you require any further information, please let us know.

Yours faithfully,

December Huang

YING SHING (HOPEWELL) ENGINEERING CO. LTD.

List from PS

- **Alt 1 – DD46 Lot 11 RP, Sha Tau Kok (Ma Mei Ha) — AGR; ~3,500 m².**
*Poor ingress/egress; narrow configuration; insufficient space for coaches
→ Not suitable.*
- **Alt 2 – DD84 Lot 175, Hung Lung Hang — AGR; ~985 m².** *No proper access road; too small; possible traffic blocking → Not suitable.*
- **Alt 3 – DD84 Lot 176, Hung Lung Hang — AGR; ~712 m².** *No proper access; small; narrow; possible blocking → Not suitable.*
- **Alt 4 – DD90 Lot 826, Lin Ma Hang — AGR; ~2,609 m².** *No proper ingress/egress; not big enough; no direct access to main road → Not suitable.*
- **Alt 5 – DD111 Lot 654, Pat Heung Ha Che (Yuen Long) — OS; ~1,580 m².** *Too small; no proper road; lack of access → Not suitable.*
- **Alt 6 – DD129 Lot 64, Shum Wan Road (Lau Fau Shan) — CPA; ~1,270 m².** *Narrow configuration; small area; (noted: no TPB precedents for car-repair use in CPA) → Not suitable.*
- **Alt 7 – DD87 Lot 202, Hung Lung Hang — AGR; ~1,996 m².** *No proper access; area too small; inadequate maneuvering space → Not suitable.*
- **Alt 8 – DD87 Lot 358, Hung Lung Hang — AGR; ~528 m².** *Narrow configuration; too small → Not suitable.*

Previous site location



批地種類	短期租約
更新日期	2023-09-03
Tenancy Poly Id	1810053010
Tenancy Number	STT3270
Feature Code	Short Term Tenancy (STT)
Licensed Usage	Not Applicable (0)
面積 (平方米)	1123.09 m ²
名稱	STT3270

Current site photos



