

Government Departments with No Objection / No Adverse Comment

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

- (a) District Lands Officer/North, Lands Department (DLO/N, LandsD);
- (b) Commissioner for Transport (C for T);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (e) Director of Fire Services (D of FS);
- (f) Director of Environmental Protection (DEP);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC);
- (h) Director of Food and Environmental Hygiene (DFEH);
- (i) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (j) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (k) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (l) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (m) Commissioner of Police (C of P); and
- (n) District Officer (North), Home Affairs Department (DO(N), HAD).

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月09日星期二 13:10
收件者: tpbpd/PLAND
主旨: 反對申請編號 A/NE-TKLN/130 —— 打鼓嶺北蓮麻坑路丈量約份第 82 約地段第 77 號
「臨時商店及服務行業（便利店）的規劃許可續期（為期 3 年）」
附件: 城規會-反對申請編號 ANE-TKLN130(已簽署).pdf; 1.jpeg; 2.jpeg; 3.jpeg; 4.jpeg
類別: Internet Email

致：城市規劃委員會

事由：反對申請編號 A/NE-TKLN/130 —— 打鼓嶺北蓮麻坑路丈量約份第 82 約地段第 77 號「臨時商店及服務行業（便利店）的規劃許可續期（為期 3 年）」

本村委會現正式反對上述規劃申請。根據有關資料，該申請涉及把原本的土地用途繼續作臨時商店及服務行業（便利店）用途，並申請續期 3 年。

反對理由如下：

1. 實際使用與批准用途嚴重不符: 申請人的現有及擬議用途已違反土地使用用途。該土地的實際使用與其原定或獲准用途不符，申請人現時將該處用作露天儲存倉庫，存放大量貨物、材料及設備，已違反批准的土地用途。
2. 違反臨時用途及土地使用原則: 根據城規會的原則，臨時用途必須嚴格按照批准內容使用，不得擅自改變用途或擴大使用範圍。申請人將原批准為便利店的土地改為露天倉庫，已違反土地使用原則，並破壞規劃制度對臨時用途的監管機制。
3. 對周邊環境造成影響: 倉庫經常有大型車輛進出，出入口在本村村民出入的必經之路。而且道路狹窄，本村長者人數眾多，長者未必能及時避開車輛，如一旦發生碰撞，後果極可能非常嚴重，甚至造成致命傷亡。因此，現時情況已對村民出入構成明顯且持續的安全危險。

基於以上理由，本村委會懇請城市規劃委員會拒絕批准 A/NE-TKLN/130 的規劃許可續期申請，以維護土地使用秩序及規劃制度的公正性。

敬希貴處嚴肅處理!

備註: 請查閱附件上載之反對書及申請位置近照。

敬啟

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打鼓嶺較寮村村委會

主席: 陳貴華 及 副主席: 張貴平



乾淨無病毒。 www.avast.com

致：城市規劃委員會

事由：反對申請編號 A/NE-TKLN/130 —— 打鼓嶺北蓮麻坑路丈量約份第 82 約地段第 77 號「臨時商店及服務行業（便利店）的規劃許可續期（為期 3 年）」

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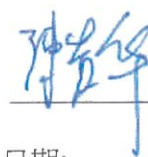
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敬希貴 處嚴肅處理！

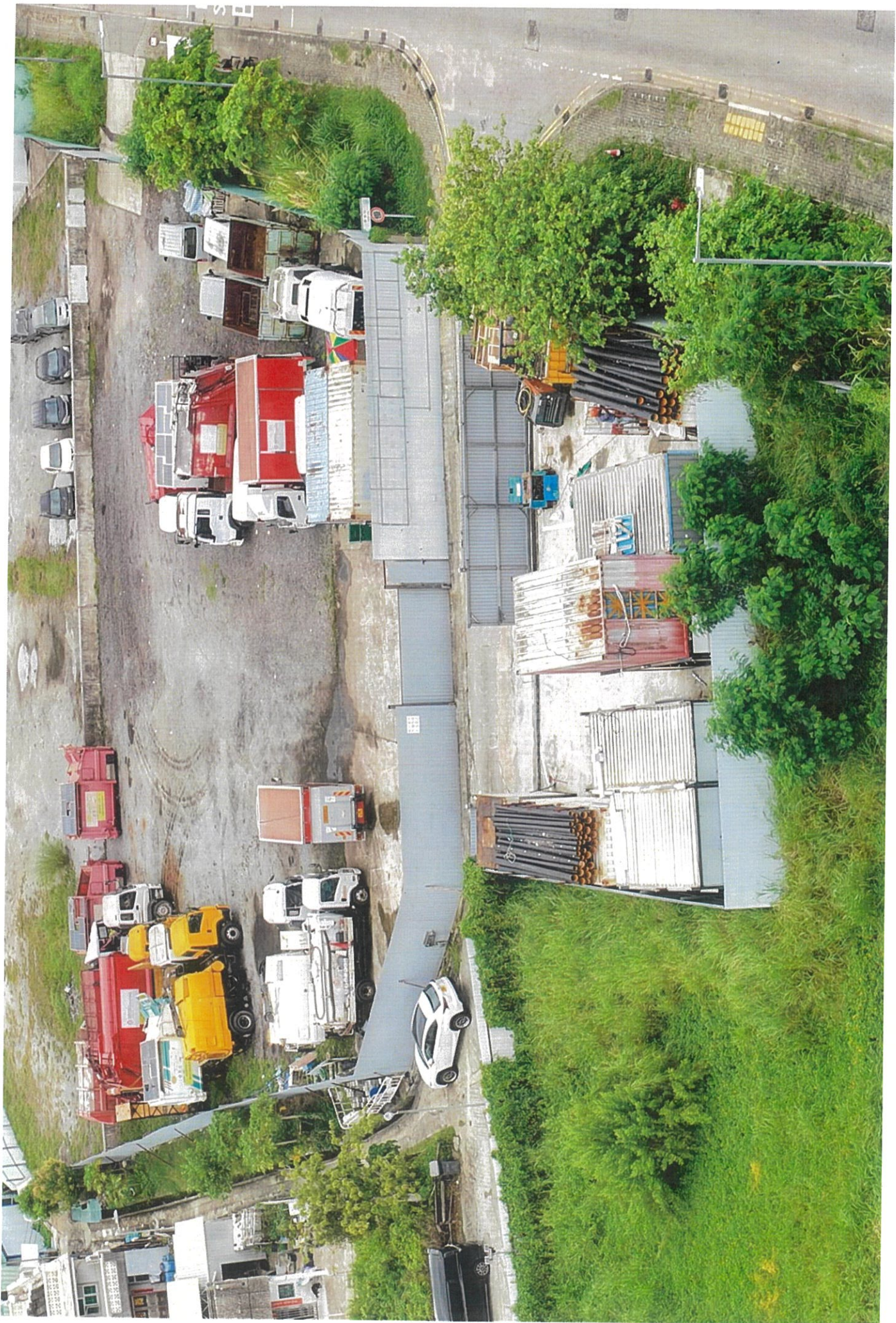
敬啟

打鼓嶺較寮村村委會

主席：陳貴華 及 副主席：張貴平

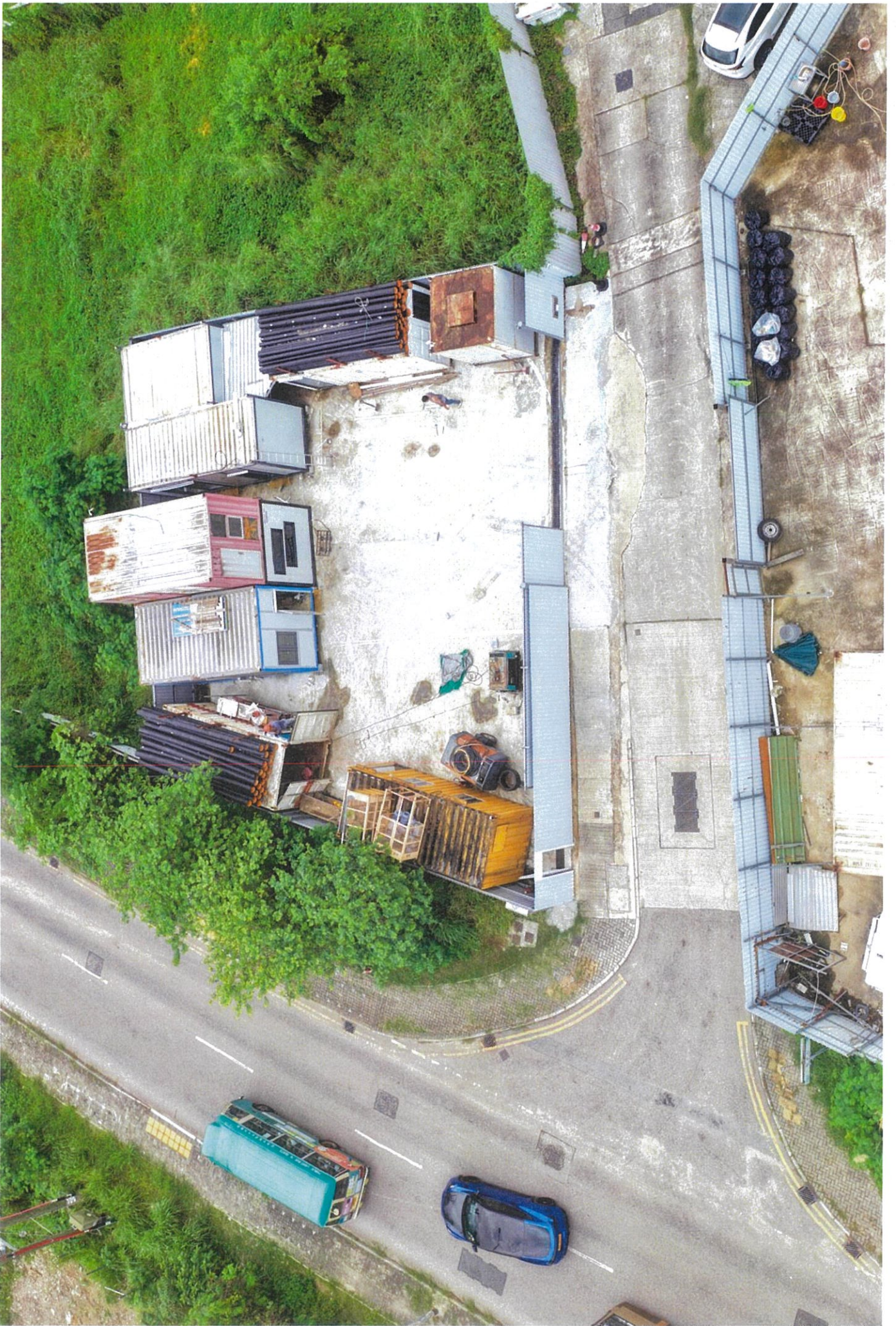


日期：









Recommended Advisory Clauses

- (a) the permission is given to the use under application. It does not condone any other use which currently exists on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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 Government land (GL) but no right of access via GL is granted to the Site; and
 - (ii) the lot owner has applied to his office for a Short Term Waiver (STW) to permit the structure to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Lin Ma Hang Road via a section of a local access road 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 land and maintenance authorities. 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 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 implemented drainage facilities should be rectified if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in an area where public sewerage connection is 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 the existing fire service installations implemented on the Site should be maintained in efficient working order at all times;

- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and 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 Fitments, 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 toilet;
- (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) 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; and
 - (ii) the proposed use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)’s facilities should be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Food Business Regulation (Cap. 132X). The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation (Cap. 132X):
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained; and
 - when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by his department, other

government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA). The applicant should satisfy FEHD that the premises applying for a food business licence be (i) free of unauthorised building works (UBW); (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;

- (iii) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment, for example a theatre and cinema, or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within the Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
 - (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the such activities/operation, the applicant should arrange disposal properly at his own expense; and
 - (v) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings;
- (j) 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 Mains Record Plan (**Attachment**) 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 Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 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 should 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 Mains Record Plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works should 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 1.5m from the centre line(s) of water main(s) shown on the Mains Record Plan. Free access should be made available at all times for staff of D of WS or his 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 Mains Record Plan. No change of existing site condition may be undertaken within the aforesaid area

without the prior agreement of 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 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains; and

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

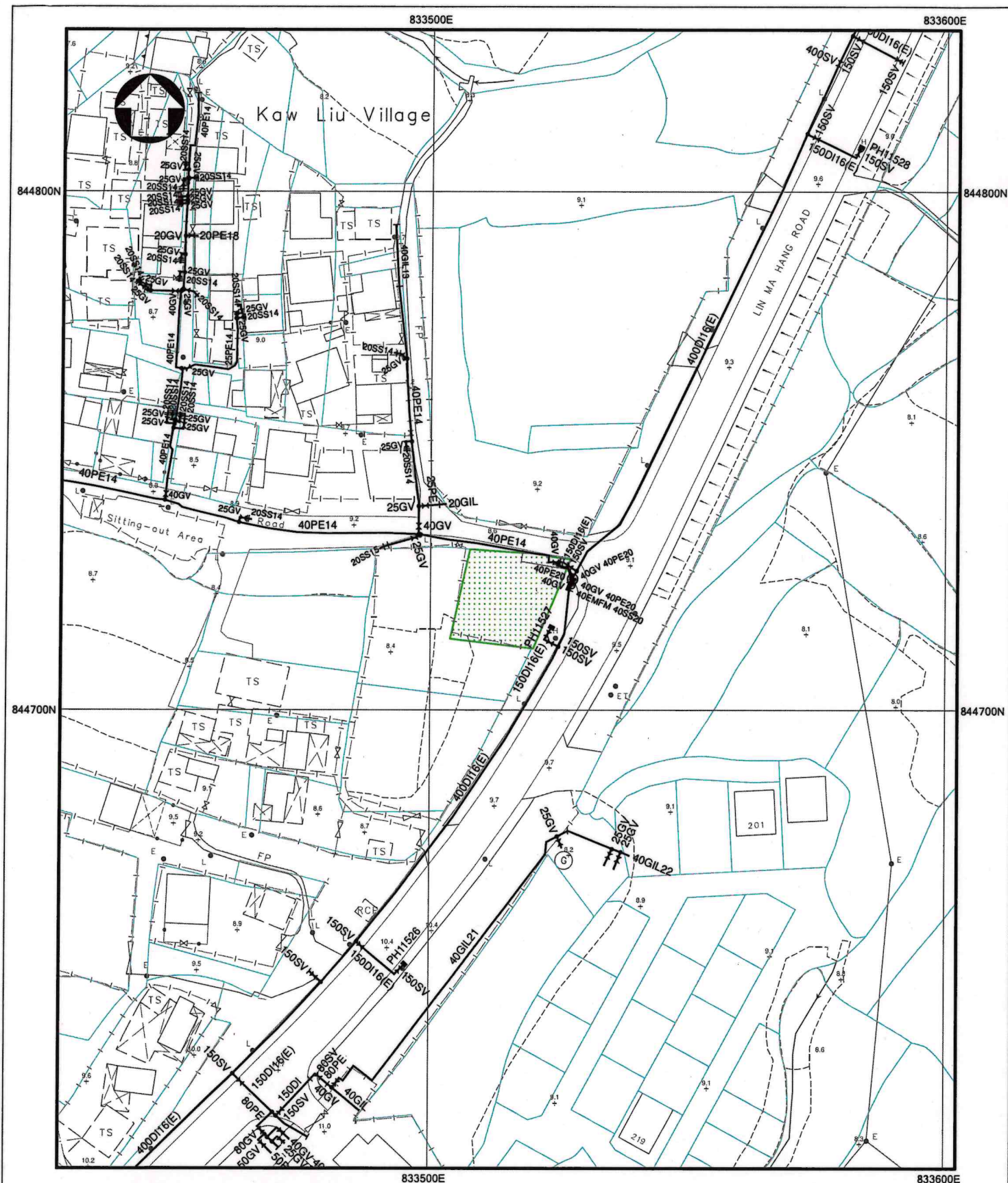
(i) it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the Buildings Ordinance (BO). An AP should be appointed as the co-ordinator for the proposed 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 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. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- if the proposed use under the application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- 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 the 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, the 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 the 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 Fittings, Plumbing, Drainage Works and

Latrines) Regulations in respect of disposal of foul water and surface water respectively; and

- detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
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 PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-13C

FILE REF: (21) IN WSD/M/SP 3051/529/32S/21 PT.1

REF. CODE: 21W26M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department