

This document is received on 2026-05-28
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/YL-KTN/1238
	Date Received 收到日期	2026-05-28

- 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)

LOTTI CONSTRUCTION MATERIALS LIMITED (諾迪建材有限公司)

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. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, 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	☒ Site area 地盤面積 1,944 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 684.2 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 ☐ About 約

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(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (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"^{1,2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1,2} (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"^{1,2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1,2} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{1,2}.
並不是「現行土地擁有人」^{1,2}。

- ☐ 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 06/05/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&] (請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 13/05/2026 (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[&] (請見夾附由郵局發出的收條)

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 Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land 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	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1259.8sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 684.2sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 7
Proposed domestic floor area 擬議住用樓面面積	 Nilsq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 684.2sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 684.2sq.m ☒ 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 1-4 : Open sheds for storage (12m (L) x 12m (W) 7.5m (H) each) Structure 5 : Site office (12.2m (L) x 6m (W) x 2.6m (H)), 1-storey) Structure 6 : Electricity meter room (4m (L) x 5m (W) x 3.5m (H), 1-storey) Structure 7 : Toilet (6m (L) x 2.5m (W) x 2.6m (H), 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 (5m (L) x 2.5m (W) each)
Motorcycle Parking Spaces 電單車車位	 Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 3 (7m (L) x 3.5m (W) each)
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 (7m (L) x 3.5m (W) each)
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 9am to 7pm from 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?	Yes 是	☒ 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)) Chi Ho Road	
	No 否	☐ 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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,944 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒

	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)
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(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	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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

Anson Lee

Town Planner

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 ..PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

06 MAY 2026

(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 <u>as far as possible</u> . 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. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1, 944 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture"
Type of Application 申請類別	☒ 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 ☐ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Facilities and Associated Filling of Land 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		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil ☐ About 約 ☐ Not more than 不多於	Nil ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	684.2 ☒ About 約 ☐ Not more than 不多於	0.35 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	☐ (Not more than m 米 不多於)
		Nil	☐ (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	7.5	☒ (Not more than m 米 不多於)
		1	☒ (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	35.2 % ☒ 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		5
	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		3
	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 中型貨車車位		Nil
	Heavy Goods Vehicle Spaces 重型貨車車位		Nil
	Others (Please Specify) 其他 (請列明)		Nil

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

Our Ref.: YL/TPN/2697A/L01

06 MAY 2026

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

By Hand

Dear Sir/Madam,

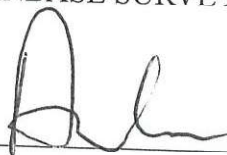
**Planning Application for
Proposed Temporary Open Storage of Construction Machinery,
Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
at Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part)
in D.D. 109, Kam Tin, Yuen Long, New Territories**

We act on behalf of Lotti Construction Materials Limited to submit a planning application under Section 16 of the Town Planning Ordinance for the captioned use.

A signed original copy of the application form S16-III, together with 4 copies of the Planning Statement and an authorisation letter, are enclosed herewith for your consideration.

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

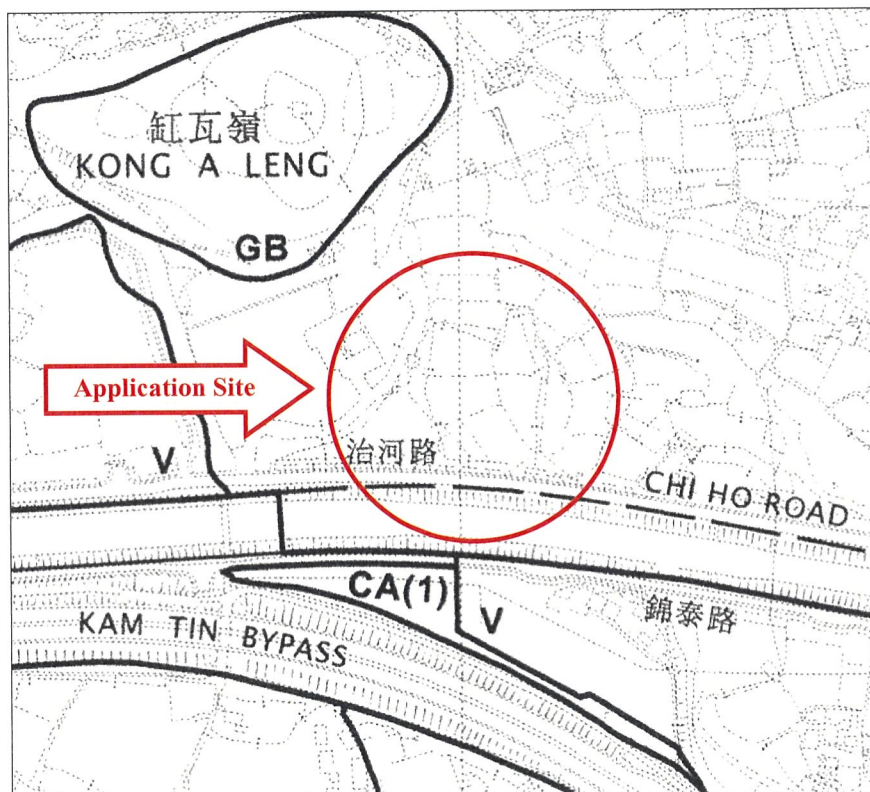
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL/NC

Planning Application
under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Proposed Temporary Open Storage of Construction Machinery,
Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
at Lot Nos. 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part)
in D.D. 109, Kam Tin, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

May 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises 1160 (Part), 1174RP (Part), 1175RP (Part) and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. The Site occupies a site area of about 1,944m². According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”).

A planning permission is sought to use the Site as ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ to facilitate relocation of the Applicant’s open storage operation at Fung Kat Heung, Yuen Long, which would be affected by the government project of Northern Link Main Line upon land resumption. 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) Facilitating relocation of a storage operation affected by land resumption; 2) Would not frustrate the long-term planning intention of the “AGR” zone; 3) Generally in line with TPB PG-No. 13G; 4) Existence of planning permission granted for similar uses near the Site; 5) No interface problems with the surrounding uses; 6) No adverse drainage and environmental impacts; and 7) No adverse traffic impact.

With regard to the above planning justifications, the Town Planning Board is recommended to approve the planning application.

行政摘要

申請地點為新界元朗錦田丈量約份第109約地段第1160號(部份)、第1174號餘段(部份)、第1175號餘段(部份)及第1176號餘段(部份)。申請地點於其西北面前臨治河路。申請地點佔地約1,944平方米。根據錦田北分區計劃大綱核准圖編號S/YL-KTN/11(於2023年12月15日獲核准)，申請地點被劃為「農業」地帶。

現申請規劃許可將該場地用作「擬議臨時露天存放建築機械及建築材料連附屬設施及相關的填土工程(為期3年)」用途，以促成申請人因政府興建北線幹線工程而遭收地影響的露天貯物存放作業的搬遷。由於場地規模細小，預計不會引致不良的交通、渠務及環境影響。

是次申請的規劃理據如下： 1) 促成受收地影響的現有存放作業的搬遷； 2) 不會影響「農業」地帶的長遠規劃意向； 3) 大致符合城市規劃委員會規劃指引編號13G； 4) 在附近已有相類似用途的規劃許可； 5) 與周邊用途上沒有銜接問題； 6) 不會對渠務及環境方面構成不良影響；及 7) 不會對交通方面構成不良影響。

基於以上各項規劃理據，希望是次規劃申請能獲城市規劃委員會批准。

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5. Justifications.....	6
6. Conclusion.....	9

Appendices

LIST OF APPENDICES

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Land Resumption Notice
Appendix 5	Site Photos
Appendix 6	Comparison Table of Development Parameters between the Proposed Scheme and the Approved Scheme under Application No. A/YL-KTN/848
Appendix 7	Land Filling Plan
Appendix 8	Proposed Layout Plan
Appendix 9	Swept Path Analysis

1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lot Nos. 1160 (Part), 1174RP (Part), 1175RP and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. It directly abuts Chi Ho Road at its northwest. According to the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Agriculture” (“AGR”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.
- 1.2 The current application seeks planning permission from the Town Planning Board (the Board) for the use of ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development). This application is made to facilitate relocation of an existing open storage operation at Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long (the affected premises) under Planning Application No. A/YL-KTN/848, which would be affected by the government project of railway development – Northern Link Main Line (see land resumption notice at **Appendix 4**). Land resumption and clearance works have yet to be completed by the Government.
- 1.3 Lotti Construction Materials Limited (the Applicant) has commissioned Lanbase Surveyors Limited, on his behalf, to submit a planning application for the proposed development under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 1160 (Part), 1174 (Part), 1175 and 1176RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (the Lots). The Site occupies an area of about 1,944m², which is of the same scale of the affected premises (i.e. 1,944m²) pending relocation. Please refer to Location Plan at **Appendix 2** and Site Plan at **Appendix 3**.

2.1.2 The Site is currently vacant and hard-paved. Please refer to site photos at **Appendix 5**.

2.2 Lease Particulars

The Lots are held under Block Crown Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Chi Ho Road to the south.

2.3.2 The surrounding area is predominantly characterised by vacant/unused land interspersed with temporary structures, as well as areas designated for open storage/storage uses.

2.3.3 To the immediate north and west of the Site are vacant, hard-paved land. An open storage yard is located immediately to the east of the Site.

2.4 Accessibility

The Site is accessible from Chi Ho Road.

3. PLANNING CONTEXT

- 3.1 The Site falls within an area zoned “AGR” on the Approved Kam Tin North OZP No. S/YL-KTN/11 dated 15.12.2023. An extract of the OZP is available at **Appendix 1**.
- 3.2 According to the Notes of the OZP, the planning intention of “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”.
- 3.3 As stipulated in the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’, the Site falls within Category 3 areas, which 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.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use/Development

- 4.2.1 The Applicant intends to use the Site for ‘Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (the proposed development) to facilitate relocation of a storage operation at the affected premises at Fung Kat Heung, Yuen Long under Planning Application No. A/YL-KTN/848, which would soon be displaced by the government land resumption and clearance works for Northern Link Main Line. Details of the development parameters are shown at **Table 1** below.

Table 1 - Development parameters

Site area	1,944m ² (about)
Uncovered area	1259.8m ² (about)
Covered area	684.2m ² (about)
Plot ratio (PR)	0.35 (about)
Site coverage	35.2% (about)
Gross floor area (GFA) (non-domestic)	684.2m ² (about)
No. of structure(s)	7
Building height (non-domestic)	Not more than 7.5m
No. of storey(s) (non-domestic)	Not more than 1

A detailed comparison of development parameters between the proposed scheme and the approved scheme under Planning Application No. A/YL-KTN/848 is at **Appendix 6**.

- 4.2.2 No repairing, recycling, cleansing, dismantling or other workshop activities would be carried out within the Site.
- 4.2.3 As the Site has already been paved with concrete of not more than 0.2m in depth, no further land filling works would be necessary for the proposed development. In association with the proposed temporary use, the current application seeks planning permission for regularisation of the land filling works on the entire Site. Please refer to Land Filling Plan at **Appendix 7**.

4.2 Site Layout

4.2.1 Identical to Planning Application No. A/YL-KTN/848, 7 temporary structures of 1 to 2 storeys with building height ranging from about 3.5m to 7.5m will be erected to support the daily operation of the Site. There will be a GFA of about 684.2m² for storage of construction materials under open sheds (576m²), site office (73.2m²), electricity meter room (20m²) and toilet (15m²).

4.2.2 5 vehicle parking spaces and 1 loading/unloading area will be provided within the Site. Please refer to the Proposed Layout Plan at **Appendix 8**.

4.3 Types of Construction Machinery and Materials to be Stored

Machinery such as forklifts and wrapping machines, as well as materials like mortar will be stored on the Site. No dangerous goods will be stored.

4.4 Operation Hours

Identical to Planning Application No. A/YL-KTN/848, the proposed development would be operated from 9:00a.m. to 7:00p.m on Mondays to Saturdays, with no operation on Sundays and public holidays.

4.5 Traffic

4.5.1 A total of 5 parking spaces and 1 L/UL area will be provided at the Site (see **Appendix 8**). Details of the parking and L/UL provision are shown at **Table 2** below.

Table 2 – Provision of parking and L/UL spaces

Total no. of vehicle parking space(s)	5
- Private car (5m x 2.5m)	2
- Light goods vehicle (7m x 3.5m)	3
Total no. of loading/unloading bay(s)/lay-by(s)	1
- Light goods vehicle (7m x 3.5m)	1

4.5.2 The proposed private car parking spaces are for the staff use that would generate or

attract 8 trips a day during the morning peak hours, lunch time and evening peak hours respectively. There are also only 16 LGV trips per day for loading/unloading activities in the morning and afternoon respectively.

4.5.3 The width of the vehicular access leading to the Site is 6m at minimum, as shown on the Proposed Layout Plan at **Appendix 8**.

4.5.4 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided. The Swept Path Analysis is available at **Appendix 9**.

4.5.5 Due to small scale of the Site with on-site provision of loading/unloading area, no heavy traffic flow would be generated.

4.6 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable, so as to mitigate any potential adverse impacts arising from the proposed development.

4.7 Landscape

As there is no existing tree on the Site, no trees will be felled for the proposed development. Also, no tree preservation and planting will be required.

4.8 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

5. JUSTIFICATIONS

5.1 Facilitating Relocation of a Storage Operation Affected by Land Resumption

- 5.1.1 The Applicant has been using Lots 431 (Part), 432 (Part), 433S.B (Part) and 1739RP (Part) in D.D. 107 and adjoining government land, Fung Kat Heung, Yuen Long under the approved Planning Application No. A/YL-KTN/848 for storing construction machinery and construction materials for many years. Due to land resumption for the Northern Link Main Line railway development, the Applicant is required to relocate the existing storage to make way for the Northern Metropolis development.
- 5.1.2 The Applicant, as a tenant of the affected premises, has conducted a comprehensive site search to identify alternative locations within the New Territories to continue its business operation. However, these sites were deemed unsuitable due to reasons such as land use incompatibility, environmental concerns and poor accessibility. For example, relocation to either Lot 82RP of D.D. 129 (zoned “Green Belt” (“GB”) on the Approved Lau Fau Shan & Tsim Bei Tsui OZP No/ S/YL-LFS/11) or Lot 784 of D.D. 9 (zoned “GB” on the Approved Kau Lung Hang OZP No. S/NE-KLH/11) was considered impracticable owing to the sensitive “GB” zoning, which features rich vegetation cover both on the site itself and its vicinity, making the proposed development potentially incompatible with the surrounding environment. The Site was chosen for relocation because it is relatively flat, already paved, easily accessible and in close proximity to the affected premises.
- 5.1.3 The site area is about 1,944m², which is identical to the area of the affected premises under Planning Application No. A/YL-KTN/848 (i.e. 1,944m²). The Site is therefore considered a suitable replacement location for the existing storage in Fung Kat Heung, Yuen Long to continue business at a similar scale. The proposed development has a lower development intensity (i.e. a GFA of about 684.2m² and a PR of 0.35) than the approved scheme under Planning Application No. A/YL-KTN/848 (i.e. a GFA of about 824m² and a PR of about 0.424).

5.2 Would Not Frustrate the Long-Term Planning Intention of the “AGR” zone

The planning intention of the “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.” There is currently no known long-term development proposal for the Site, given that the proposed development is temporary in nature, approval of the proposed use on a temporary basis that would not frustrate the long-term planning intention of the subject “AGR” zone.

5.3 Generally in Line with TPB PG-No. 13G

The Site falls within Category 3 areas under TPB PG-No. 13G, which 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. Therefore, the current application is considered generally in line with TPB PG-No.13G.

5.4 Existence of Planning Permission Granted for Similar Uses near the Site

There is similar application for similar open storage uses with filling of land within the same “AGR” zone in the vicinity of the Site in the past 5 years, including Planning Application No. A/YL-KTN/959 for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land’ which was approved on 10.11.2023. Therefore, approval of the current application is in line with the Board’s previous decision.

5.5 No Interface Problems with the Surrounding Uses

The Site is surrounded by vacant/vegetated areas, which would act as an environmental buffer between the proposed development and potential sensitive receivers (if any). The nearest active/fallow agricultural land is situated about 70m

to the northeast of the Site. With a sufficient buffer distance in between, the proposed development would not give rise to any potential interface problems arising from incompatible land-uses.

5.6 No Adverse Drainage and Environmental Impacts

5.6.1 The stored materials are non-flammable, non-toxic and non-corrosive. They would be stored in containers or in bags. No adverse odour impact is anticipated. No workshop activities would be carried out as well.

5.6.2 There are only 7 temporary structures with a GFA of about 684.2m², which is less than that of Planning Application No. A/YL-KTN/848 (i.e. 7 temporary structures and a GFA of about 824m²).

5.6.3 Therefore, no adverse drainage and environmental impacts are anticipated.

5.7 No Adverse Traffic Impact

5.7.1 The current application is only for the small-scaled proposed development with low traffic demand. The proposed 5 vehicle parking spaces and 1 vehicle loading/unloading space are considered adequate for the proposed development. There would be no containers / heavy goods vehicles entering the Site.

5.7.2 Adequate space for maneuvering of the vehicles entering and exiting the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces will be provided.

5.7.3 With only 2 times loading/unloading activities per day, no queuing issue is anticipated. Nevertheless, as shown on the Proposed Layout Plan at **Appendix 8**, there is enough vacant area being a waiting area for avoiding queuing up on the public road.

5.7.4 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission to approve this planning application for operating 'Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities' and regularising 'Associated Filling of Land' for a period of 3 years on the Site under Section 16 of the Town Planning Ordinance.

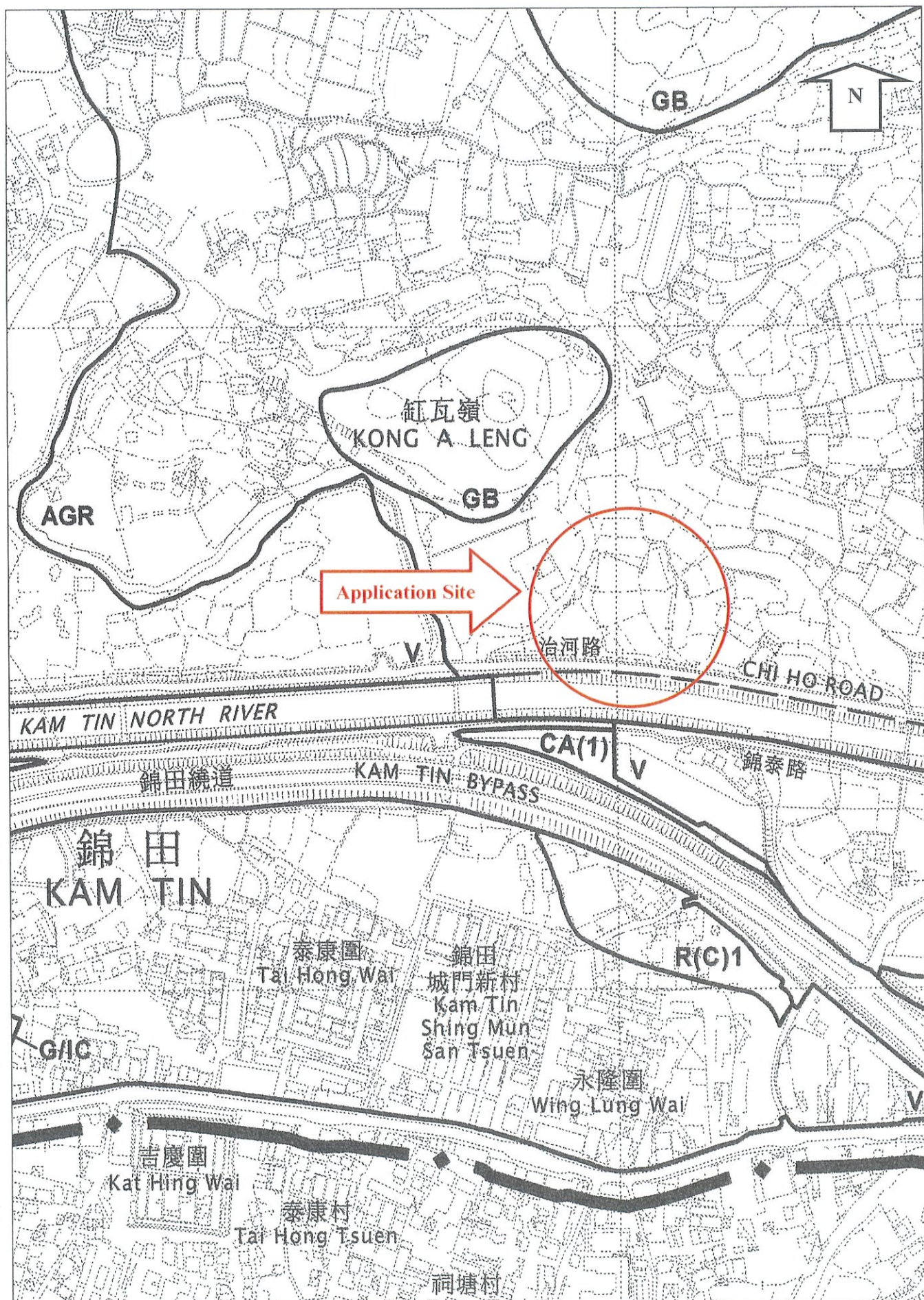
6.2 With regard to the following:

- facilitating relocation of a storage operation affected by land resumption;
- would not frustrate the long-term planning intention of the "AGR" zone;
- generally in line with TPB PG-No. 13G;
- existence of planning permission granted for similar uses near the Site;
- no interface problems with the surrounding uses;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is recommended to approve the planning application for the use of 'Proposed Temporary Open Storage of Construction Machinery, Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' on the Site.

APPENDIX 1

**Extract of Approved Kam Tin North Outline Zoning Plan
(OZP) No. S/YL-KTN/11 dated 15.12.2023
and its Relevant Notes**



AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

APPENDIX 2

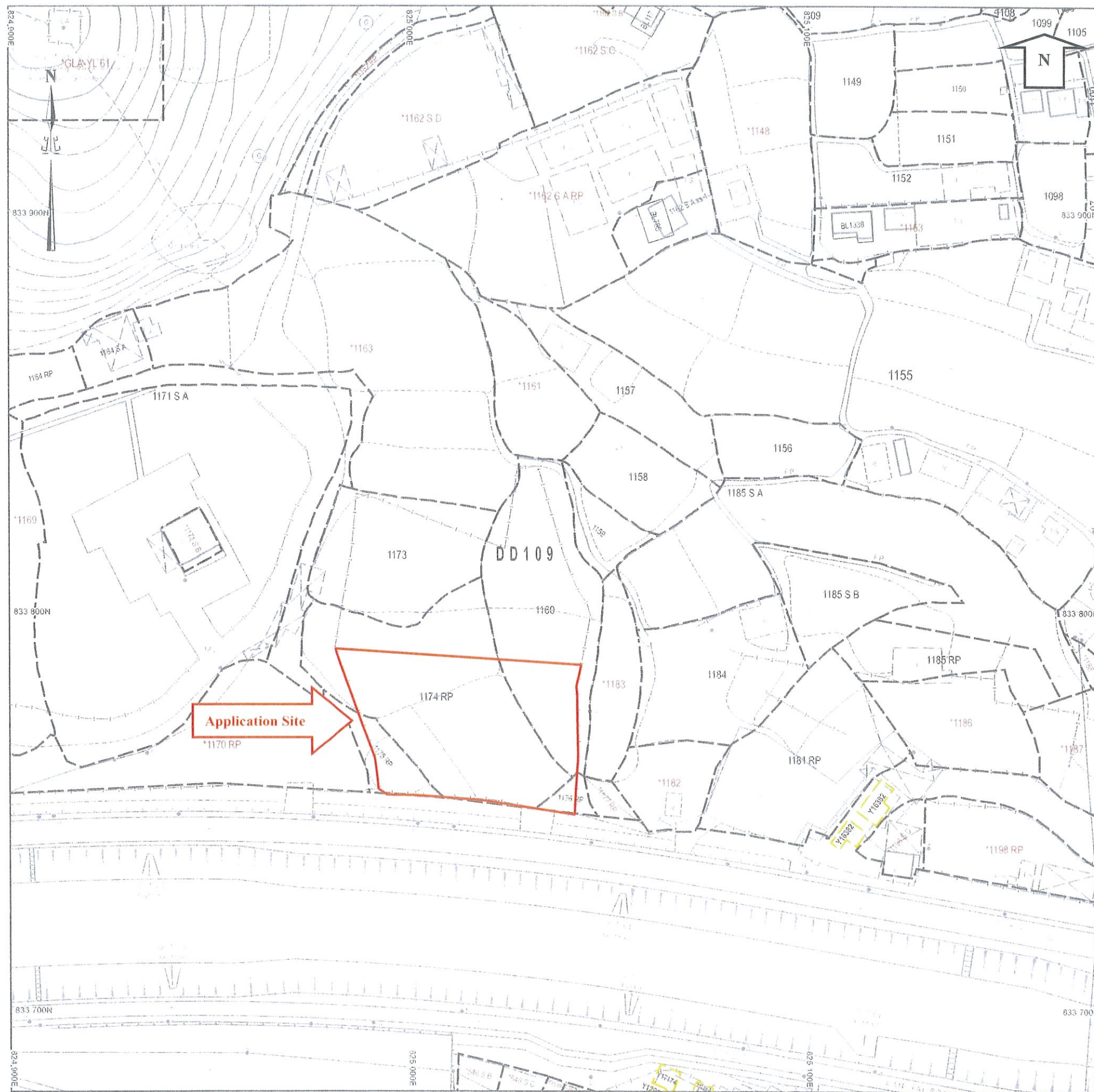
Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地、以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

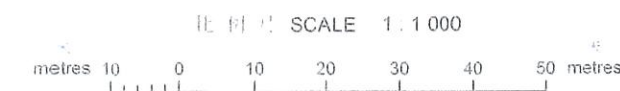
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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Site Plan



Locality :

Lot Index Plan No. : ags_S00000155454_0001

District Survey Office : Lands Information Center

Date : 12-Mar-2026

Reference No. : 6-NE-7D

For Identification Only

APPENDIX 4

Land Resumption Notice

LANDS DEPARTMENT

RAILWAYS ORDINANCE (Chapter 519)
(Notice under section 19)

NORTHERN LINK MAIN LINE

RESUMPTION OF LAND

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 16 of the Railways Ordinance (Chapter 519) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 496 (Portion), 507 (Portion), 624 (Portion) and 2250 all in Demarcation District No. 96;

Lots Nos. 762, 866, 867 (Portion), 868 (Portion), 877 (Portion), 878 (Portion), 881 (Portion), 883 (Portion), 885 (Portion), 886 (Portion), 887, 888, 889 (Portion), 890, 893, 894 (Portion), 895, 896, 897 (Portion), 898, 899, 900, 901, 902, 903, 904, 906, 907 (Portion), 908 (Portion), 909, 910, 911 (Portion), 912 (Portion), 914, 916 (Portion), 942 (Portion), 943 (Portion), 944, 946 (Portion), 951, 952, 953, 954, 955 (Portion), 957 (Portion), 958 (Portion), 959, 960, 961 (Portion), 962 (Portion), 990, 992, 993, 994, 995, 996, 997, 999, 1000 (Portion), 1001 (Portion), 1002, 1006 (Portion), 1007, 1008, 1009, 1010, 1577, 1578 (Portion), 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587 (Portion), 1588, 1589, 1590, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1607, 1608, 1609, 1610, 1611 S.A, 1611 S.B, 1611 S.D, 1612, 1613, 1614, 1615, 1616, 1617 S.A (Portion), 1617 RP (Portion), 1644 (Portion), 1645 (Portion), 1646, 1647, 1648, 1649, 1650, 1651, 1652 (Portion), 1653, 1654 (Portion), 1655 (Portion), 1658 (Portion), 1659 (Portion), 1660 (Portion), 1661 (Portion), 1662, 1663 (Portion), 1682 (Portion), 1683, 1696, 1697, 1698, 2548 (Portion), 2550, 2551, 2553 S.B, 2554, 2555, 2556, 2558, 2559, 2560 (Portion), 2561, 2565, 2566, 2567 S.B, 2568 S.B, 2569 S.B, 2570, 2571, 2577 and 2578 all in Demarcation District No. 102;

Lots Nos. 921 (Portion), 922 (Portion), 923, 924, 925, 926, 927, 928, 929, 930, 931, 933, 934 (Portion), 935 RP (Portion), 940 RP, 941 RP, 942, 943 (Portion), 944, 945 (Portion), 946 RP, 1255 (Portion), 1256, 1257 (Portion), 1258, 1259 (Portion), 1260 (Portion), 1261 (Portion), 1262 (Portion), 1375 (Portion), 1379, 1381, 1382, 1383, 1384 S.A, 1384 RP, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1394, 1395 S.A (Portion), 1406 (Portion), 1408, 1409 S.A, 1409 RP, 1410, 1411 S.A, 1411 S.B, 1411 RP, 1412 S.A, 1412 RP, 1413 S.A, 1413 S.B, 1413 RP, 1414 S.A ss.1, 1414 S.A ss.2, 1414 S.A RP, 1414 S.B, 1414 RP, 1415 S.A, 1415 RP, 1416 S.A, 1416 S.B, 1416 RP, 1417, 1418, 1424, 1427, 1428, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1444, 1446, 1450, 1451, 1452, 1454, 1455, 1456, 1458, 1459, 1460, 1462, 1463, 1464, 1465, 1467, 1469, 1470 S.A, 1470 RP, 1471, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1483, 1484, 1485, 1486, 1487, 1489, 1492 (Portion), 1501, 1502 (Portion), 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1515, 1516 RP, 1520, 1521, 1522, 1621 RP (Portion), 1622 RP (Portion), 1623, 1624, 1625, 1626 S.B, 1626 RP, 1627, 1628, 1629 S.A, 1629 RP, 1630 S.A, 1630 RP, 1631, 1632, 1633, 1634 S.A, 1634 S.B ss.1, 1634 S.B RP, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654 S.A ss.1, 1654 S.A RP, 1654 S.B, 1654 RP, 1656, 1657, 1658 S.A, 1658 RP, 1659, 1660, 1661, 1662 S.A ss.1, 1662 S.A RP, 1662 S.B, 1662 RP, 1663 S.A ss.1, 1663 S.A RP, 1663 RP, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683,

1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709 S.A, 1709 S.B, 1710, 1711, 1712, 1713, 1714 S.A, 1714 RP, 1715 S.A, 1715 RP, 1716 S.A, 1716 RP, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725 S.A, 1725 RP, 1726, 1727 S.A, 1727 S.B, 1727 RP, 1728 S.A ss.1, 1728 S.A RP, 1728 RP, 1729, 1730, 1731 S.A, 1731 RP, 1732 S.A, 1732 RP, 1733, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772 S.A, 1772 RP, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1782, 1793 (Portion), 1794, 1795, 1796 S.A, 1796 S.B ss.1, 1796 S.B ss.2, 1796 S.B ss.3, 1796 S.B RP, 1796 S.C, 1796 S.D ss.1, 1796 S.D RP, 1796 S.E, 1796 S.F, 1796 RP, 1798, 1799, 1800, 1801, 1802 (Portion), 1803 S.A, 1803 S.B, 1803 RP, 1804, 1805, 1806, 1807, 1808 S.A, 1808 RP, 1809, 1810, 1811, 1812 S.B ss.1 (Portion), 1812 S.B ss.2 S.A (Portion), 1812 S.B ss.2 S.B, 1812 S.B ss.2 S.C, 1812 S.B ss.2 S.D, 1812 S.B ss.2 RP, 1812 S.B ss.3 (Portion), 1812 S.B RP (Portion), 1812 S.C, 1812 S.D ss.1, 1812 S.D ss.2, 1812 S.D RP, 1812 S.E ss.1, 1812 S.E RP, 1812 S.F, 1812 S.G ss.1, 1812 S.G RP, 1812 S.H, 1812 RP, 3888 (Portion), 3891, 3892, 3893, 3894 (Portion), 3901 (Portion), 3902 (Portion), 4106 RP, 4107 (Portion), 4162 S.B, 4162 S.C ss.1, 4162 S.C ss.2, 4162 S.C ss.3, 4162 S.C RP, 4162 S.D, 4162 RP and 4637 all in Demarcation District No. 104;

Lots Nos. 577 RP (Portion), 585, 586, 587, 588, 597, 599, 600, 601, 603, 604, 605, 606, 610, 612, 613, 614, 615 (Portion), 616, 617, 618, 619 (Portion), 622 (Portion), 691, 692 (Portion), 696, 697, 698, 699, 700, 701, 702, 703 (Portion), 705 (Portion), 706 S.A, 706 RP, 707, 708, 710 (Portion), 713 (Portion), 715 (Portion), 726 (Portion), 727, 728, 730, 731, 732, 733, 734, 735, 736 S.C, 736 S.E, 736 S.F, 737, 738, 740, 741, 742, 743, 744 S.B, 746, 747, 755, 760, 761, 762 (Portion), 763 (Portion), 764, 765 (Portion), 766, 767 (Portion), 768, 770, 771, 772, 773, 775, 776, 792 (Portion) and 1920 all in Demarcation District No. 105;

Lots Nos. 379 S.B (Portion), 380 S.B (Portion), 380 S.C RP, 381 RP, 382 (Portion), 383 (Portion), 420 S.A, 420 S.A ss.1, 420 S.B RP, 420 S.C RP, 421, 422 S.A, 422 S.B, 423 RP, 428 RP, 429 RP, 430 S.A, 430 S.B, 431, 432, 433 S.A, 433 S.B, 433 S.C, 434, 435, 436, 437 S.A, 437 S.B, 438, 439, 440 S.A (Portion), 440 S.B (Portion), 441, 442, 443, 444, 445 S.A, 445 S.B (Portion), 446 S.A, 446 S.B (Portion), 447 S.A (Portion), 447 RP, 448 (Portion), 504 S.A (Portion), 505 S.A (Portion), 506 S.A (Portion), 1722 (Portion), 1726 (Portion), 1727 (Portion), 1730 (Portion), 1731, 1732, 1733 RP, 1734 (Portion), 1735 (Portion), 1736 S.A, 1736 S.A ss.1, 1736 S.B ss.2 (Portion), 1736 S.C, 1736 S.C ss.1 (Portion), 1736 S.C ss.2, 1738, 1739 S.B, 1739 RP, 1742 RP (Portion), 1743 S.C ss.4 RP (Portion) and 1911 RP all in Demarcation District No. 107; and

Lot No. 1653 (Portion) in Demarcation District No. 113

and shown coloured orange on the Resumption Plan No. RDM2050 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5974 published on 6 October 2023 and 13 October 2023, as amended and corrected by Government Notice No. 2495 published on 3 May 2024 and 10 May 2024, and as amended by Government Notice No. 5005 published on 30 August 2024 and 6 September 2024 (hereinafter referred to as 'the Scheme'), shall be resumed.

The Scheme has been authorized by the Chief Executive in Council and such authorization was gazetted in Government Notice No. 2171 published on 11 April 2025 and 17 April 2025.

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (<https://www.landso.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the Gazette. A copy of the said order, a

copy of this notice, and the aforesaid Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	Monday to Friday 9.00 a.m. – 7.00 p.m.
North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	Monday to Friday 8.45 a.m. – 12.30 p.m. and 1.30 p.m. – 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	

This notice was affixed on or near the said land on 31 July 2025.

The Deputy Director/Specialist, Lands Department has under section 18(1) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 31 October 2025, the land described above shall by virtue of section 18(2) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the Scheme. The date of reversion shall be 1 November 2025.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted via one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to gazettetlb@tlb.gov.hk.

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 34 of the Railways Ordinance (Chapter 519) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 34 of the Railways Ordinance (Chapter 519) is obligatory. If such information, including the personal data, as required under section 34 of the Railways Ordinance (Chapter 519) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

31 July 2025

HO Mun-ye *Chief Estate Surveyor/Railway Development*

APPENDIX 5

Site Photos

Site Photos

Application Site



APPENDIX 6

**Comparison Table of Development Parameters
between the Proposed Scheme and the Approved Scheme
under Application No. A/YL-KTN/848**

Appendix 6
Comparison Table of Development Parameters
between the Proposed Scheme and the Approved Scheme under Application No. A/YL-KTN/848

Development Parameters	Approved Scheme of Application No. A/YL-KTN/848 (a)	Proposed Scheme of Current Application (b)	Difference (b) – (a)
Site area	1,944m ² (about)	1,944m ² (about)	-
Uncovered area	1,180m ² (about)	1259.8m ² (about)	+79.8m ² (+6.76%)
Covered area	764 m ² (about)	684.2m ² (about)	+79.8m ² (-10.4%)
Plot ratio	0.424 (about)	0.35 (about)	-0.074 (-17.5%)
Site coverage	39.3% (about)	35.2% (about)	-4.1% (-10.4%)
Gross floor area (non-domestic)	824m ² (about)	684.2m ² (about)	-139.8m ² (-17.0%)
No. of structure(s)	7	7	-
Building height (non-domestic)	Not more than 7.5m	Not more than 7.5m	-
No. of storey(s) (non-domestic)	Not more than 2	Not more than 2	-
Total no. of vehicle parking space(s)	5	5	-
- Private car	0	2	+2 (+200%)
- Light goods vehicle	1	3	+2 (+200%)
- Medium goods vehicle/Heavy goods vehicle	2	0	-2 (-200%)
- Container tractor/trailer	2	0	-2 (-200%)
Total no. of loading/unloading area(s)	1	1	0
- Light goods vehicle	0	1	+1 (+100%)
- Container tractor/trailer	1	0	-1 (-100%)
Operation hours	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-

APPENDIX 7

Land Filling Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖格界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如閣下使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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Land Filling Plan

比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags_S00000155454_0001

District Survey Office : Lands Information Center

Date : 12-Mar-2026

Reference No. : 6-NE-7D

For Identification Only

Land Filling Area

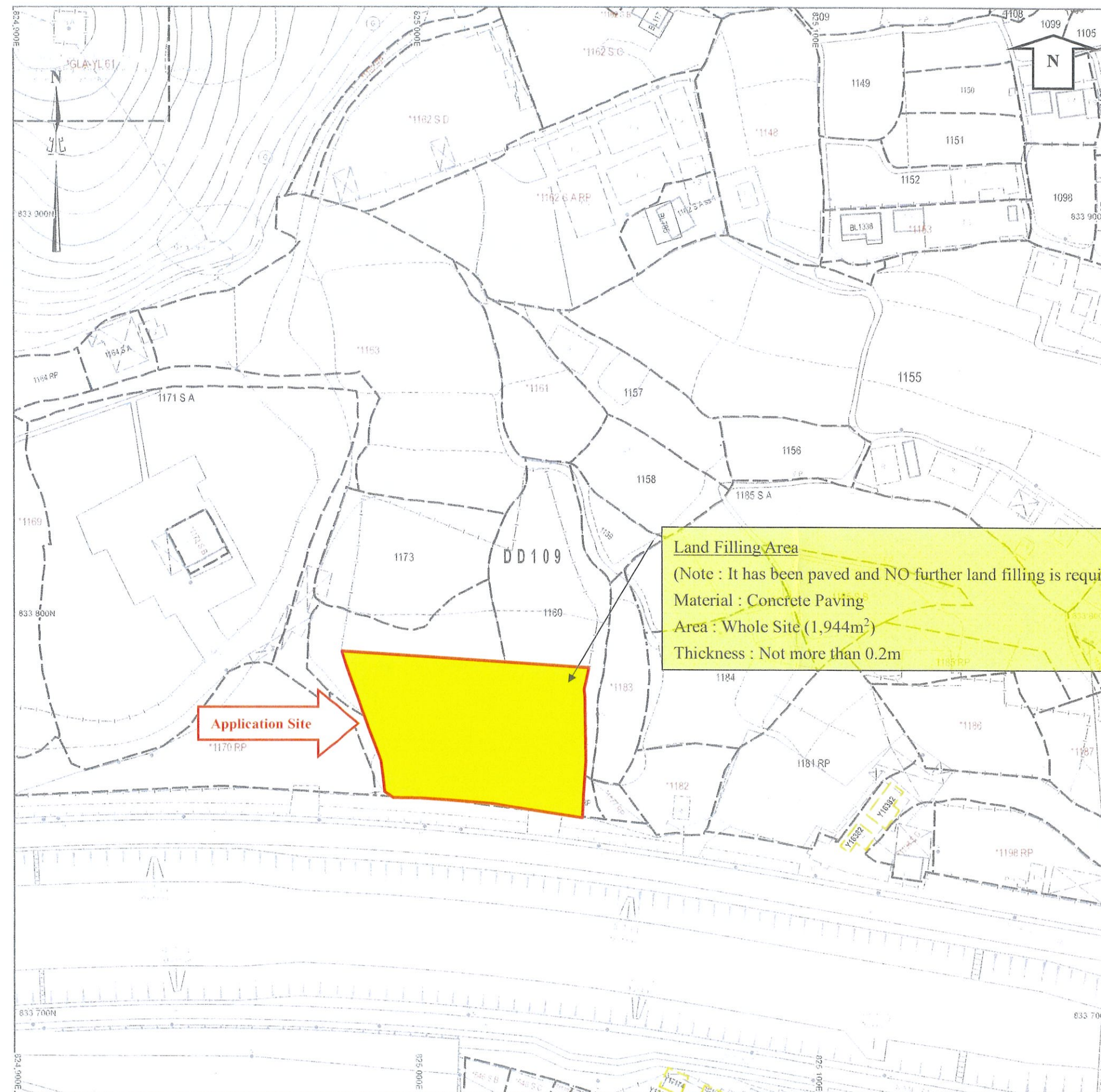
(Note : It has been paved and NO further land filling is required)

Material : Concrete Paving

Area : Whole Site (1,944m²)

Thickness : Not more than 0.2m

Application Site



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約地、以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

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Survey and Mapping Office
Lands Department

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Proposed Layout Plan

比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality:

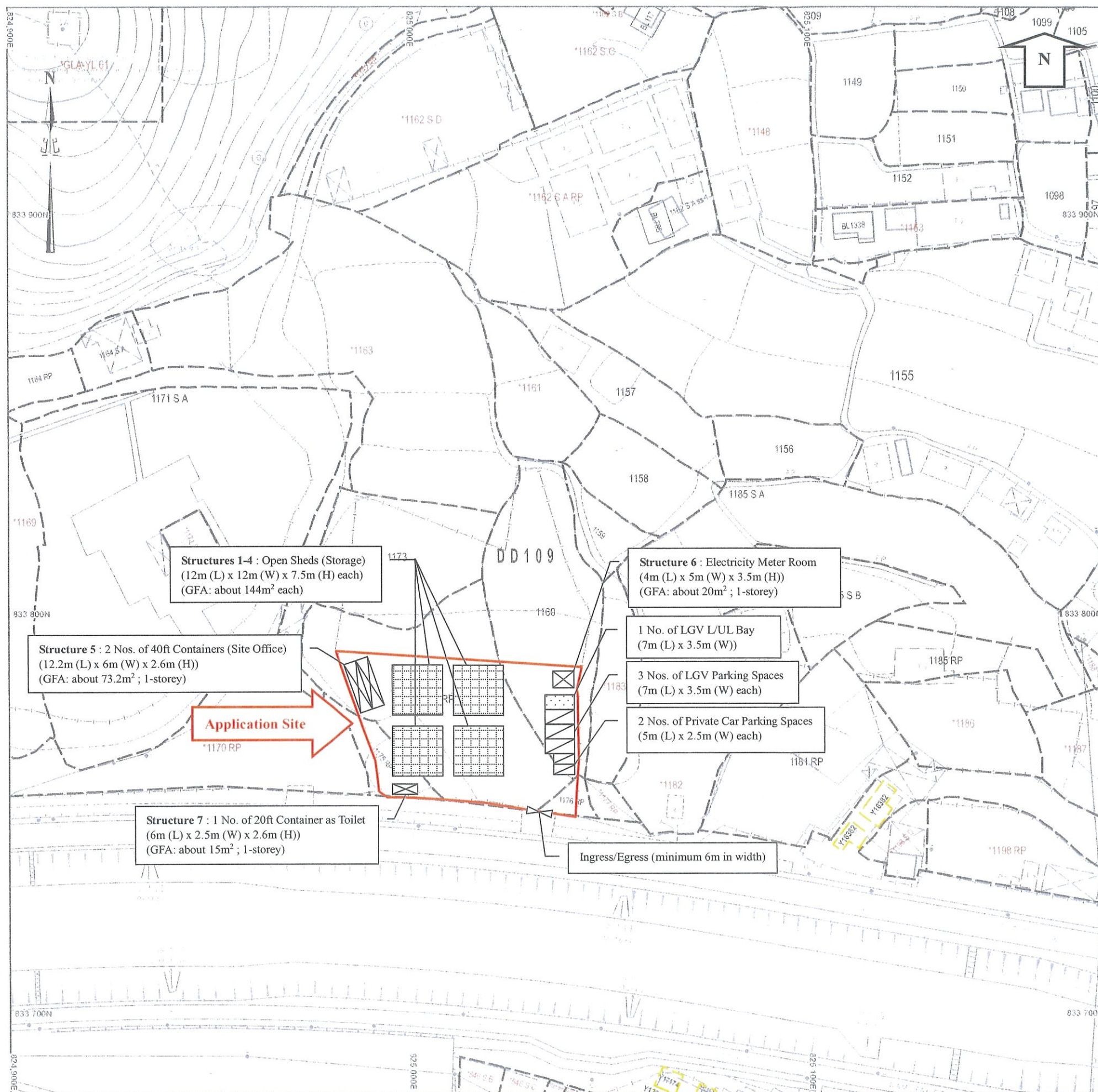
Lot Index Plan No.: ags_S00000155454_0001

District Survey Office: Lands Information Center

Date: 12-Mar-2026

Reference No.: 6-NE-7D

For Identification Only



APPENDIX 9

Swept Path Analysis

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Drive-in Swept Path Analysis

比例尺 SCALE 1 : 1000
metres 10 0 10 20 30 40 50 metres

Locality :

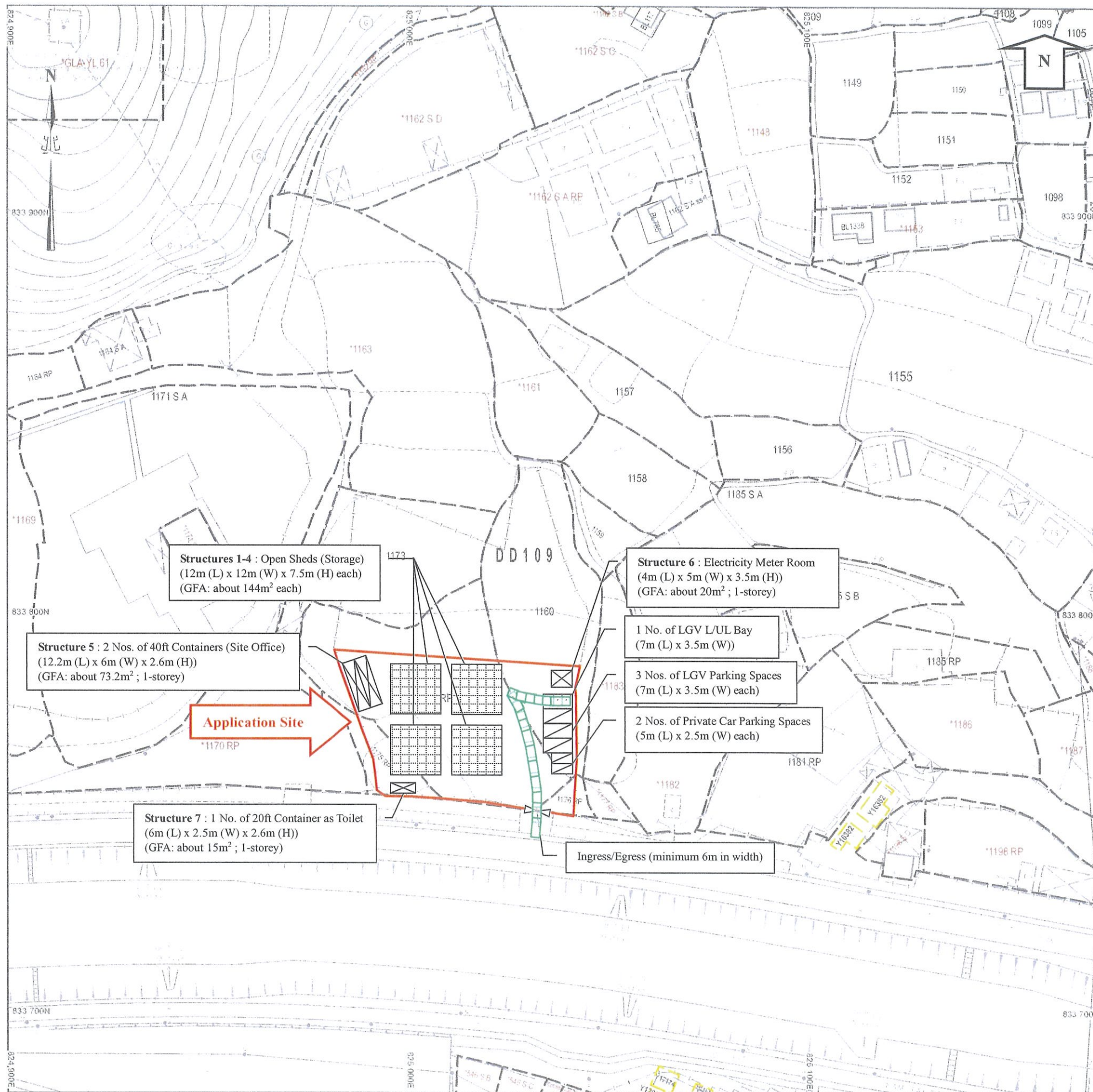
Lot Index Plan No. : ags_S00000155454_0001

District Survey Office : Lands Information Center

Date : 12-Mar-2026

Reference No. : 6-NE-7D

For Identification Only



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖樣界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Drive-out Swept Path Analysis

比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

Locality:

Lot Index Plan No.: ags_S00000155454_0001

District Survey Office: Lands Information Center

Date: 12-Mar-2026

Reference No.: 6-NE-7D

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