

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: 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. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Applications

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/118	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of Three Years	27.3.2026

Rejected Application

	Application No.	Use/Development	Date of Consideration	Rejection Reason
1.	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.

**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/103	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	7.11.2025
2.	A/NE-TKLN/105	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	5.12.2025
3.	A/NE-TKLN/107	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years	5.12.2025
4.	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
5.	A/NE-TKLN/128	Proposed Temporary Warehouse for Storing Car Parts for a Period of Three Years	26.6.2026

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 roads connecting the application site (the Site) to Lin Ma Hang Road are not under the maintenance of HyD; and
- his advisory comments are at **Appendix VI**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- as the Site is classified as a complicated site according to DSD's Technical Note No. 1, a drainage submission in accordance with DSD's Advice Note No. 1 is required. Should the application be approved, approval conditions should be included to request the applicants to submit and implement a drainage impact assessment for the Site to ensure that the applied use 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;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix VI**.

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 VI**.

4. 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 VI**.

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application; and
- his advisory comments are at **Appendix VI**.

6. 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 2026, the Site was located in an area of rural inland plain landscape character comprising warehouses, temporary structures, graves, farmlands, vegetated areas and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo, site photos taken on 30.6.2026 and site visit on 8.7.2026, the Site was largely formed. Scattered temporary structures, some shrubs, common tree species and undesirable species (i.e. *Leucaena leucocephala* 銀合歡) were observed on it. As stated in the Application Form, no tree felling will be involved;
- as stated in the Landscape Plan of the Planning Statement, 30 new trees will be proposed 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 VI**.

7. Geotechnical

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- no adverse comment on the application; and
- it is noted from the Geotechnical Planning Review Report submitted by the applicants that no critical facilities i.e. facilities under Group 1 to 3 in Table 2.2 of GEO Report No. 138 are proposed in the application.

8. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that 20 structures are 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 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 VI**.

9. Other Departments

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

- (a) Project Manager (North), CEDD (PM(N), CEDD);
- (b) Commissioner of Police (C of P); and

(c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issue relating to the applied use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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;
 - (ii) no consent is given for inclusion of GL (about 1,584m² as mentioned in the Application Form) in the Site;
 - (iii) the following irregularities covered by the planning application have been detected by his office
 - unauthorised structures within the said private lots covered by the planning application
 - there are unauthorised structures on Lots 493 RP, 504, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 RP, 518, 519, 520 RP, 524 RP, 525, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 541 RP, 543, 544 RP, 550, 551, 552, 553, 555, 556, 558 RP and 560 all in D.D. 80 which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;
 - unlawful occupation of GL adjoining Lots 492, 493 RP, 494, 501 S.C, 501 S.E, 517 S.A, 519, 520 RP, 524 RP, 525, 527 RP, 528 RP, 529 S.B RP, 543, 558 RP and 559 RP all in D.D. 80 with unauthorised structures partly covered and partly not covered by the planning application
 - the GL adjoining the said private lots within and outside the Site has been fenced-off and illegally occupied with unauthorised structures without any permission. 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 owner(s) 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;
- (iv) erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owners/applicants should remove all the unauthorised structures, rectify the occupation of GL immediately and provide relevant proof to his office; and
- (v) subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for Short Term Waivers (STW) to permit the proposed structures. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the

lot owner(s)/applicants for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;

- (d) 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 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 parties/authorities accordingly. Sufficient manoeuvring space should 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement, traffic impact assessment and swept path analysis 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicants should construct and maintain the proposed drainage facilities whether within or outside the Site at their own expenses; and
 - (iii) 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 applied use;
- (g) 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 applicants should submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicants should also 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 applicants are 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 formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicants should (i) follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', and (ii) in case toilet is 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 toilet;

- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that if the application involves tree works and/or vegetation clearance on GL, the applicant should obtain prior approval from LandsD before carrying out such works;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that some trees were observed outside the southern site boundary along Lin Ma Hang Road. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied 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 applied use may need to be vacated for the site formation works;
- (l) 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 applicants are 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 applicants; and the applicants 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 re-siting 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
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that 20 structures are 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 applicants' attentions are 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 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 applied 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;
 - 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 the 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 applicants' attentions are 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 applicants' attentions are 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;
 - the 6m high warehouses are 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.



NOTES:

1. PROPOSED FRESH WATER MAINS SHOWN THUS
2. NO PROPOSED SALT WATER MAINS IN THE VICINITY OF THE SITE.
3. FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT NO(S) 3/2012.

SUBJECT SITE

PRIVATE LOT BOUNDARY (FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF PROPOSED WATER MAINS
PART COPY OF SURVEY SHEET NO(S).

3-NW-9B & 10A

FILE REF: (6) IN WSD/MSP 3051/528/44S/26 PT.1

REF. CODE: 51W25P SHEET 1 OF 1 SCALE 1:1200

水務署
Water Supplies Department



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
- ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
- THE POSITIONAL ACCURACY OF THIS MAP IS BASED ON THE BEST AVAILABLE DATA AND THE POSITIONAL ACCURACY MAY BE OF VALUE ONLY, WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
- NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
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SUBJECT SITE

PRIVATE LOT BOUNDARY (FOR REF. ONLY)

W67880/3-NW-9B & 10A

FILE REF: (6) IN WSD/MSP 3051/529/44S/26 PT.1

REF. CODE: 26W26M

SHEET 1 OF 1

SCALE 1:1200

水務署

Water Supplies Department

PART COPY OF FRESH WATER MAINS RECORD PLANS(S)

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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

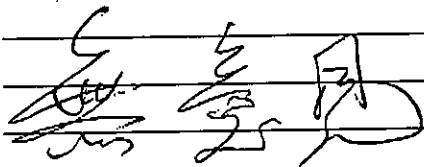
By Fax : 2877 0245 or 2522 8426

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/134

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「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

2026.6.30

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月14日星期二 23:16
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/134 DD 80 Lin Ma Hang Road Rec
類別: Internet Email

Dear TPB Members,

126 withdrawn. Objections are applicable and upheld.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 April 2026 4:03 AM HKT
Subject: A/NE-TKLN/126 DD 80 Lin Ma Hang Road Rec

A/NE-TKLN/126

Lots 493 RP(part), 494, 499, 500RP, 501 S.A RP, 501 S.A ss.1, 501 S.E, 501 S.B, 501 S.C, 501 S.D, 502, 503, 504, 505, 506 RP, 507 RP, 510 RP, 511 RP, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 S.A, 517 RP, 518, 519, 520 RP, 523, 524 RP, 525(part), 526, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP, 560, 561, 562 S.A RP, 562 S.B RP and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 40,530sq.m (Includes Government Land of about 1,584q.m)

Zoning: "Recreation"

Applied use: Warehouse / 6 Vehicle Parking

Dear TPB Members,

So an amalgamation of the approved 89 for the relocation of the timber yard with 118, presumably withdrawn, for recycle operations and some additional lots.

Locating combustible items close to timer storage should ring some alarm bells.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

That the term is three years is risible as the layout indicates considerable site excavation and levelling and there are issues to susceptibility to flooding, etc, as the lots are close to "GB" to be taken into consideration. The planned tree planting is sporadic and does not have the cluster effect that would mitigate the issues.

Because of support from DevB 89 was streamlined and rubber stamped despite objections from some govt depts.

PlanD failed to provide an honest assessment by deferring to DevB under the 'has not objection to the application' cop out.

Members failed in their duty to make an independent appraisal and to question what is the end plan, ie the planning vision for this area. Certainly the "Recreation" zoning is totally inappropriate.

That there is no longer any integrity in the planning process is clear.

Perhaps some of the new member of the board could seek some clarity on the how 'temporary' use can be a justification for operations that will certainly be permanent in nature.

I would recommend that they read the minutes for A/NE-MKT/49 approved on Review 12 Dec 2025 to get a grip on the Lin Ma Hang conundrum.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 18 January 2026 5:14 AM HKT
Subject: A/NE-TKLN/118 DD 118 Lin Ma Hang Road Rec

A/NE-TKLN/118

Lots 493 RP (Part), 494, 496, 499, 500RP, 501 S.E, 50, S.A ss.1, 501 S.A RP, 506 RP, 507 RP, 510 RP, 511 RP, 514, 515, 516 S.C, 517 RP, 517 S.A, 519(Part), 520 RP and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 8,550sq.m (Includes Government Land of about 550q.m)

Zoning: "Recreation"

Applied use: Warehouse for Storage of Recyclable Materials / 2 Vehicle Parking

Dear TPB Members,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Strong Objections. Part of the site was rejected for similar use under 79 on 19 July 2024 as being incompatible with the zoning.

The Applicant trots out the relocation sob story but does not appear to have the explicit support of DevB. NOR SHOULD IT AS THIS IS GROSS MANIPULATION OF RELOCATION JUSTIFICATION.

The size of the site is many times that of the original premises and references to greening and planting trees is absolute greenwash.

"The GFA increases from 778 m² at the former site to ~1,440 m² here (about 1.8×), reflecting the Applicant's business growth and the need for safer, more efficient circulation and housekeeping."

That relocation is the justification for a massive extension of brownfield use is bad enough, that it be allowed to be exploited in this manner brings a whole new dimension to the issue that DevB has betrayed the community re the provision of Cat 2 designation to cope with the relocated premises.

If this application is approved under policy support, then any hope of ethics on the part of the administration is binned.

Mary Mulvihill