

This document is received on - 6 JUL 2026.
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

2601474

17/6

By 2land

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/NB-7KLN/136
	Date Received 收到日期	- 6 JUL 2026

- 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)

Lok Sheng Engineering Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Man Chi Consultants and Construction Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, 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 460 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 195 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)	 111 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation ("REC")
(f) Current use(s) 現時用途	Temporary Private Club (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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 (DD/MM/YYYY)&
於..... (日/月/年)在指定報章就申請刊登一次通知&
- ☐ 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 (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&

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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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	 265sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 195sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 3
Proposed domestic floor area 擬議住用樓面面積	 N/Asq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 195sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 195sq.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) Please refer to the attached Planning Statement	
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 1 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) excluding 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)) A local track from Lin Ma Hang 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 Modification of Existing Structures																															
	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 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	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)
	
	
	
	

(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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the attached Planning Statement.

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.

本人現准許委員會就這宗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

MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED

敏志顧問及建築工程有限公司

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

LIT KIN CHAN EDWARD
Authorized Signature(s)

DIRECTOR

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

on behalf of
代表

Man Chi Consultants and Construction Limited

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

Date 日期

15/6/2026

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories 新界打鼓嶺北丈量約份第78約地段第1309號B分段第3小分段及第1313號餘段和毗連政府土地
Site area 地盤面積	460 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 111 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 打鼓嶺北分區計劃大綱核准圖 (編號: S/NE-TKLN/2)
Zoning 地帶	"Recreation" ("REC") 「康樂」地帶
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 3 ☐ 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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years 擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期三年)

(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	N.A. ☐ About 約 ☐ Not more than 不多於	N.A. ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	195 ☒ About 約 ☐ Not more than 不多於	0.42 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	☐ m 米 (Not more than 不多於)
		N.A.	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6	☒ m 米 (Not more than 不多於)
		1	☒ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	42 % ☒ 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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

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, Lot Index Plan, Outline Zoning Plan extract		
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。



Section 16 Planning Application

Proposed Temporary Warehouse
(Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3
Years

Lots 1309 S.B ss.3 and 1313 RP in D.D.
78 and adjoining Government Land, Ta
Kwu Ling North, New Territories

Planning Statement

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Prepared by
Man Chi Consultants And Construction Limited

June 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The application site has a total area of about 460m² (including 111m² of Government Land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls within an area zoned “Recreation” (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which was gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. This relocation aims to ensure operational continuity;*
- (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (c) the application site is subject to a previous planning approval and the current application involves no substantial change to site configuration;*
- (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “REC” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (f) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界打鼓嶺北丈量約份第 78 約地段第 1309 號 B 分段第 3 小分段及第 1313 號餘段和毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 460 平方米（包括 111 平方米的政府土地）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2016 年 5 月 13 日刊憲公佈的打鼓嶺北分區計劃大綱核准圖（編號：S/NE-TKLN/2）內被劃為「康樂」地帶。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 該申請是為了協助遷移受洪水橋 / 厦村新發展區影響的現有營運。此搬遷旨在確保營運的連續性；
- (二) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (三) 申請用地先前已獲規劃批准，且該申請不會對用地配置造成重大改變；
- (四) 申請用途為臨時用途。申請用途不會妨礙落實大綱核准圖中「康樂」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (五) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，申請用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請作為期三年擬議用途。

	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司
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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 The application site with a site area of about 460m² (including 111m² of Government Land), falls within an area zoned “Recreation (“REC”) on the approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.05.2016 (hereinafter referred to as “the Current OZP”). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the applied use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Lok Sheng Engineering Company Limited* (hereafter referred to as “the Applicant”), *Man Chi Consultants and Construction Limited* have been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The current application serves to support a relocation of existing brownfield operation affected by the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development. The affected operation involves a warehouse for construction materials with ancillary facilities (hereinafter referred to as “the Existing Operations”). Immediate relocation is required to ensure operational continuity.
- 1.2.2 The location of the Existing Operations is illustrated in **Illustration 1**. The uses, locations and areas of the Existing Operations are detailed in **Table 1** below.

Table 1: Use, Locations and Size of the Existing Operations

	Existing Use	Existing Location	Existing Area
Site	Warehouse (Excluding Dangerous Goods Godown)	Lot Nos 986 RP (Part) 991 RP and 995 in D.D.124	About 300 m ²
Total:			About 300m ²

- 1.2.3 To continue existing operation, an extensive site search was conducted to identify a suitable alternative location (including sites in Hung Shui Kiu and Ta Kwu Ling), evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs.
- 1.2.4 The Applicant intends to make use of the application site for reprovisioning of the Existing Operations. The application site is a hard paved land and is vacant with temporary structures. Given that the surrounding areas are observed with similar relocated operations, with planning approval granted in recent years, it has been identified as the optimal location for the relocation of the Existing Operations.
- 1.2.5 The application site involving an area of about 460m² for the relocation is considered reasonable and proportionate to the affected operation (about 300m²). The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirement.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:
- (a) *To fully utilise the land resources falling within “REC” zone for temporary uses without hindering the long-term planning intention of “REC” zone; and*
 - (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 460m² (including about 111m² of Government land. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is located to the west of the Lin Ma Hang Road and Heung Yuen Wai Highway in Ta Kwu Ling North, and adjacent to the Chuk Yuen (South) Sewerage Pumping Station. The application site is abutting a local track connecting Lin Ma Hang Road which joins with Lin Chuk Road and Heung Yuen Wai Highway.
- 2.1.3 The application site currently is flat and hard paved, comprising some temporary structures.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly semi-rural in character. To the north and west of the application site is the Frontier Closed Area. To the further north of the application site is the Heung Yuen Wai Control Point. To the south of the application site are brownfield sites utilising site as warehouse and open storage, which are approved with conditions under planning application no. A/NE-TKLN/114 and A/NE-TKLN/85 on 13.3.2026 and 20.9.2024 respectively. To the east of the application site is the local track, Lin Ma Hang Road and Heung Yuen Wai Highway. To the further east across the Lin Ma Hang Road and Heung Yuen Wai Highway are residential cluster of the Chuk Yuen Tsuen, temporary structures, agricultural land and vacant land.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “REC” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of the “REC” zone is *“primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”*
- 3.1.2 As stipulated in the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

- 3.2.1 The application site is subject to a previous application (No.A/NE-TKLN/63) for ‘Proposed Temporary Private Club for a Period of 5 Years’, which was approved by the Board on 1.3.2024.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 2**, there are similar applications for applying for the same/similar use within the “REC” zone on the same OZP. Allowing the current application should not induce undesirable precedent.

Table 2: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	Approved with condition(s) on a temporary basis on 20.9.2024
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 20.9.2024
A/NE-TKLN/89	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 2.5.2025

Application No.	Proposed Use(s)	Decisions
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.2.2025
A/NE-TKLN/103	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 7.11.2025
A/NE-TKLN/105	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/NE-TKLN/107	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 5.12.2025
A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 13.3.2026
A/NE-TKLN/116	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	Approved with condition(s) on a temporary basis on 6.2.2026
A/NE-TKLN/118	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.3.2026
A/NE-TKLN/117	Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 6.2.2026

3.3.2 There are some similar applications approved for warehouse, open storage use and logistic centre in close proximity to the application site, which scales are larger than the application site's. It is considered that the proposed use should induce no significant impact and approving the current application will not set an undesirable precedent.

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

3.4.1 The application site entirely falls under Category 3 areas in 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) promulgated by the Board in April 2023.

3.4.2 According to the TPB PG-No.13G, "Category 3 areas are those outside the Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years”.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 460m² (including about 111m² of Government land). The application site is accessible via an ingress/egress point (in about 6m) located at the eastern boundary, which is connected to a local track leading to Lin Ma Hang Road (**Figure 1** refers).
- 4.1.2 The proposed development includes three single-storey temporary structures (with maximum height of 6m), providing a total gross floor area of about 195m² for warehouse, ancillary toilet and guard kiosk. Within the application site, there is provision of one parking space for private cars, and 1 L/UL bay for light goods vehicles (LGV) and the remaining uncovered area within the application site would be served as circulation/manoeuvring space. The key development parameters for the applied use are detailed in **Table 3** and **Table 4**.
- 4.1.3 The application site is intended for storage of construction materials within proposed warehouse. The construction materials stored would be non-polluted and non-dangerous in nature and will remain stationary at all times. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. The operation hours of the applied use are from 9:00 a.m. to 5:30p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays. A fenced wall would be erected along the application site boundary to minimize any nuisance to the surrounding areas.
- 4.1.4 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Applied Use	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years
Operation Hours	From 9:00a.m. to 5:30p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 460m ² (including about 111 m ² of Government land)
Covered Area	About 195m ² (About 42%)
Uncovered Area	About 265m ² (About 58%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	 3 1 6m About 195m ²
Ingress/Egress	6m-Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	 1
No. of Loading/Unloading (L/UL) Bays LGV (7m(L) x 3.5m(W))	 1

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Warehouse	166m ²	1	6m
S2	Ancillary Toilet	25m ²	1	3m
S3	Guard Kiosk	4m ²	1	3m
	Total	195m ²		

4.1.5 The application site can be accessed via local track leading to Lin Ma Hang Road. A 6m-wide ingress/egress point will be provided along the eastern boundary of the application site. Within the application site, one parking space for private cars and one L/UL bay for LGV would be provided. LGV will be utilized for the transportation of construction materials to and from the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access road. Since the application site will be designated solely for warehouse for storage of construction materials purposes, advanced arrangement could be made and only occasional trips are expected. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 5** below.

4.1.6 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the applicant would propose the following measures:

- Traffic regulator will be deployed near the access of the subject site to conduct

- traffic control to ensure no queuing of vehicles outside the application site;
- All loading and unloading activities will be confined within the application site and will be organized in advance in order to prevent excessive traffic flow to the nearby road links and junctions; and
- Road signs are proposed to alert drivers and pedestrians. A restricted speed for drivers is required for safety within the application site.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	1	3
Trips at PM peak per hour (17:00 – 17:30)	0	1	1	1	3

4.2 Landscape and Visual Consideration

- 1.1.1 Given that the application site is currently hard paved. Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.3 Environmental Consideration

- 4.3.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.
- 4.3.2 There is provision of toilet facilities within the application site which septic tank and soakaway system are proposed for the collection, treatment and disposal of sewage. The proposed septic tank and soakaway system will strictly comply with the Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93) and will be built within the lot boundaries to prevent any adverse impacts on the surrounding area. If it is further required and considered essential, the Applicant will submit and further implement the sewage proposal by way of approval condition(s).

4.4 Provision of Drainage Facilities

- 4.4.1 The application site is hard-paved, given that there will be no significant alteration to the site conditions. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5 PLANNING JUSTIFICATIONS

5.1 Reprovisioning of the Existing Operations Affected by Government Project

- 5.1.1 The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. The original site has been resumed by the Government, necessitating the urgent relocation and rearrangement of the Existing Operations. An extensive site search was conducted to identify a suitable alternative location, evaluating potential sites based on proximity to the existing business network, accessibility, site size, infrastructure compatibility, and cost-effectiveness. Other sites were deemed unsuitable due to suboptimal locations, limited space, or prohibitive costs. The application site, utilizing vacant land surrounded by relocated operations of similar nature, has been identified as the most suitable location to maintain operational continuity. The current application seeks to temporarily utilize the application site to continue existing operations, thereby minimizing business disruption.

5.2 Not Incompatible with Surrounding Land Uses

- 5.2.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storage, warehouses, temporary structures, tree clusters and vegetated areas. The proposed use is therefore not considered to be incompatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain utmost land use maximization without giving rise to detrimental impacts on the surrounding areas.

5.3 No Substantial Change to Site Condition

- 5.3.1 The application site is subject to a previous approval for private club purposes, and the Applicant intends to make use of existing configuration with minor modification. The current application involves no substantial change to site configuration.

5.4 Not Jeopardizing the Planning Intention of “REC” Zone

- 5.4.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “REC” zone may hardly be materialized in short term. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use. The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “REC” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.5 No Adverse Traffic Impacts

- 5.5.1 The estimated vehicular trips generated/attracted by the proposed development are minimal, as such, adverse traffic impact to the surrounding road network should not be anticipated. The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed use, strategically situated near key roadways, is designed for low-intensity operations, thus ensuring minimal impact on local traffic.

5.6 No Adverse Environmental Impact

- 5.6.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses, and no storage of dangerous goods would be carried out with the application site. The Applicant is committed to implementing good site practices and adhering to the latest "CoP" and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.
- 5.6.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

5.7 No Adverse Drainage Impact

- 5.7.1 The application site is currently paved. An existing manhole can be found some 30m to the north of the application site. The site is not subject of any flooding or relevant complaints in recent years. In view of the above, no adverse drainage from the proposed development impact is anticipated. The Applicant will submit and implement a drainage proposal for the compliance of the requirement of the Drainage Services Department.

5.8 Not Setting an Undesirable Precedent

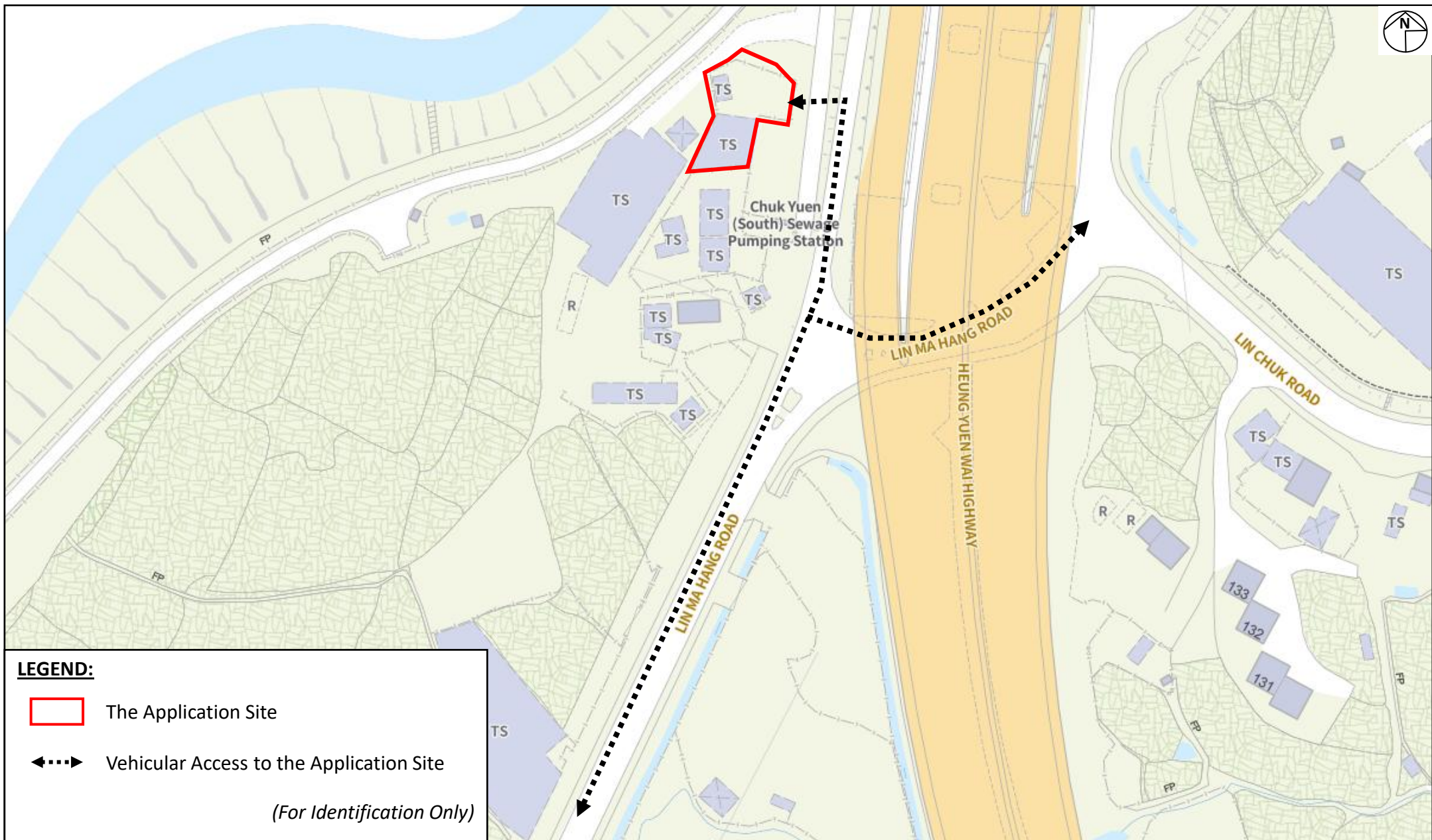
- 5.8.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.2**, no undesirable precedent is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.
- 6.1.2 The application site falls with an area zoned “REC” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) The current application intends to facilitate the relocation of existing business operations affected by the Hung Shui Kiu and Ha Tsuen New Development Area. This relocation aims to ensure operational continuity;*
 - (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (c) the application site is subject to a previous planning approval and the current application involves no substantial change to site configuration;*
 - (d) the applied use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “REC” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
 - (f) the applied use will not set an undesirable precedent as there are similar applications are identified in the close vicinity of the application site.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000157997_0001)
Figure 3	Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Figure 4	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Location Plan

Figure:

1

Scale:

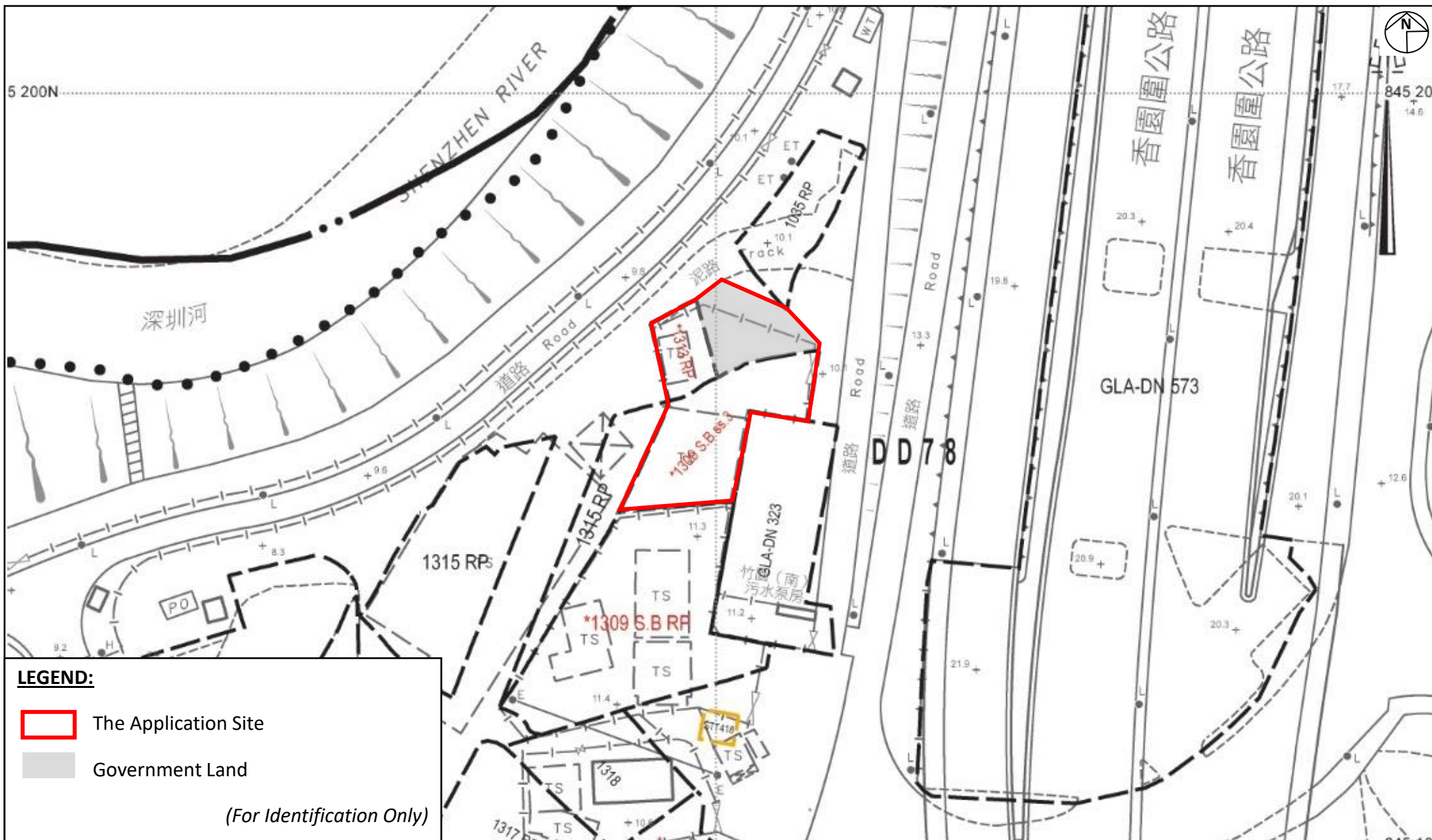
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Date:

Jun 2026

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10352/R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000157997_0001)

Figure:

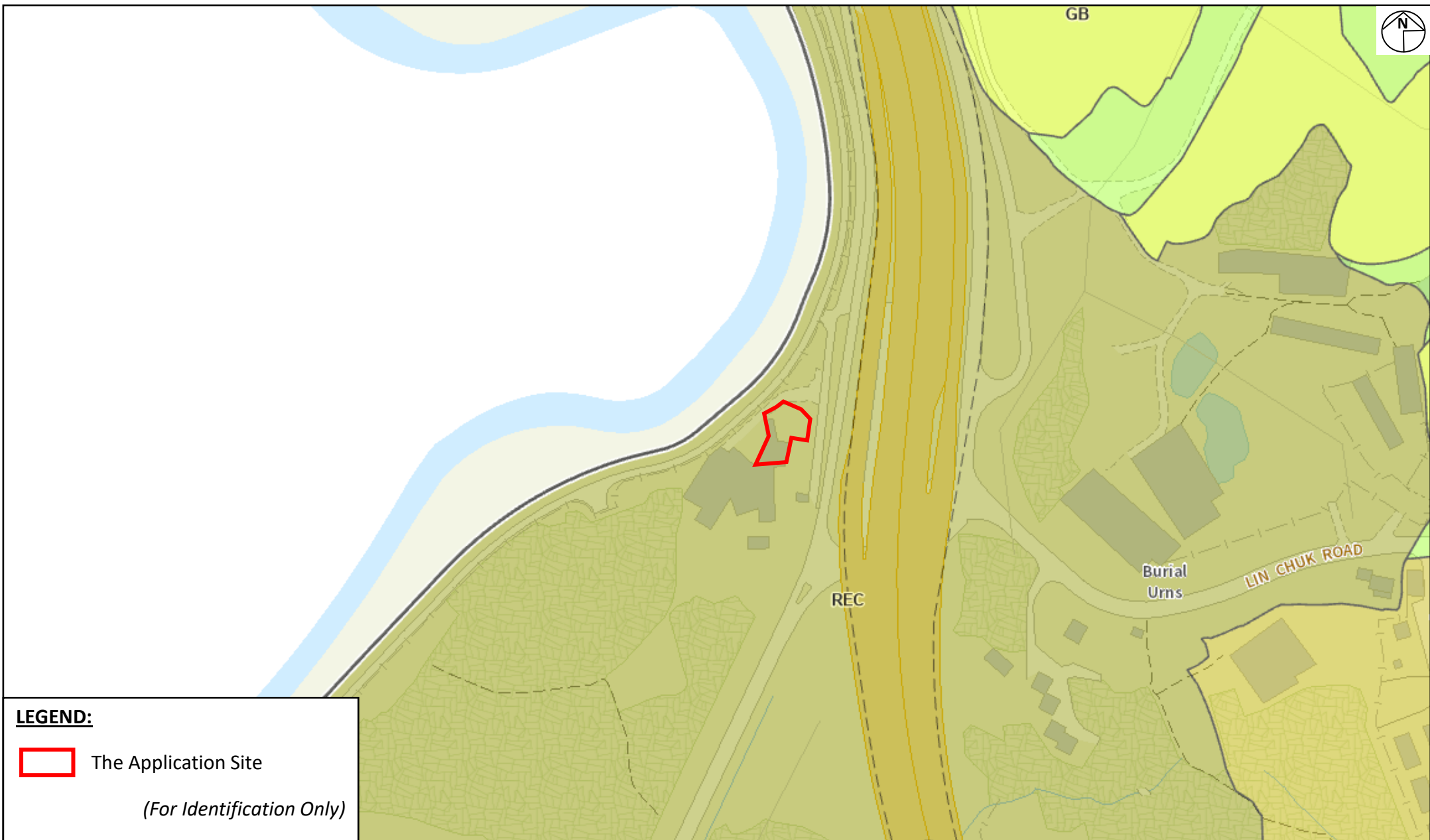
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Date:

Jun 2026



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Extract of the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

Ref.: ADCL/PLG-10352/R001/F003

Figure:

3

Scale:

Not to Scale

Date:

Jun 2026

MC Man Chi
Consultants And Construction Limited

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	460 m ² (About)
COVERED AREA	:	195 m ² (About)
UNCOVERED AREA	:	265 m ² (About)
TOTAL FLOOR AREA	:	195 m ² (About)

STRUCTURE

S1	Warehouse
S2	Ancillary Toilet
S3	Guard Kiosk
	Total

USES

Warehouse
Ancillary Toilet
Guard Kiosk
Total

FLOOR AREA

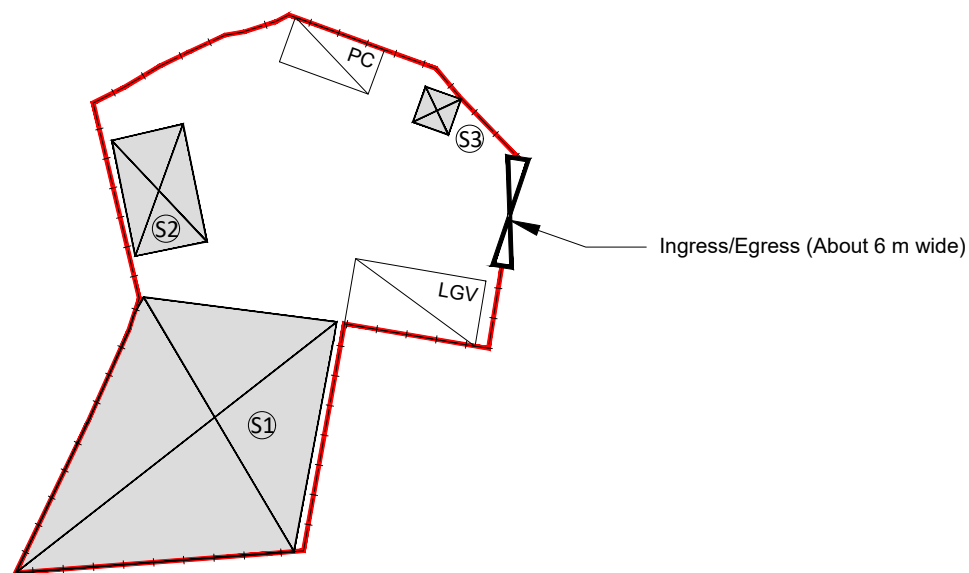
166 m ² (About)
25 m ² (About)
4 m ² (About)
195 m ² (About)

BUILDING HEIGHT

6m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	1 Nos. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV)	:	1 Nos. (7 M(L) X 3.5 M(W))



LEGEND

	Application Site Boundary
	Boundary Fencing of Not More Than 2.5m
	Structure
	Parking Space (Private Car)
	Loading and Unloading Bay (LGV)
	Ingress/Egress (About 6m Wide)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Indicative Layout Plan

Figure:

4

Scale:

Not to Scale

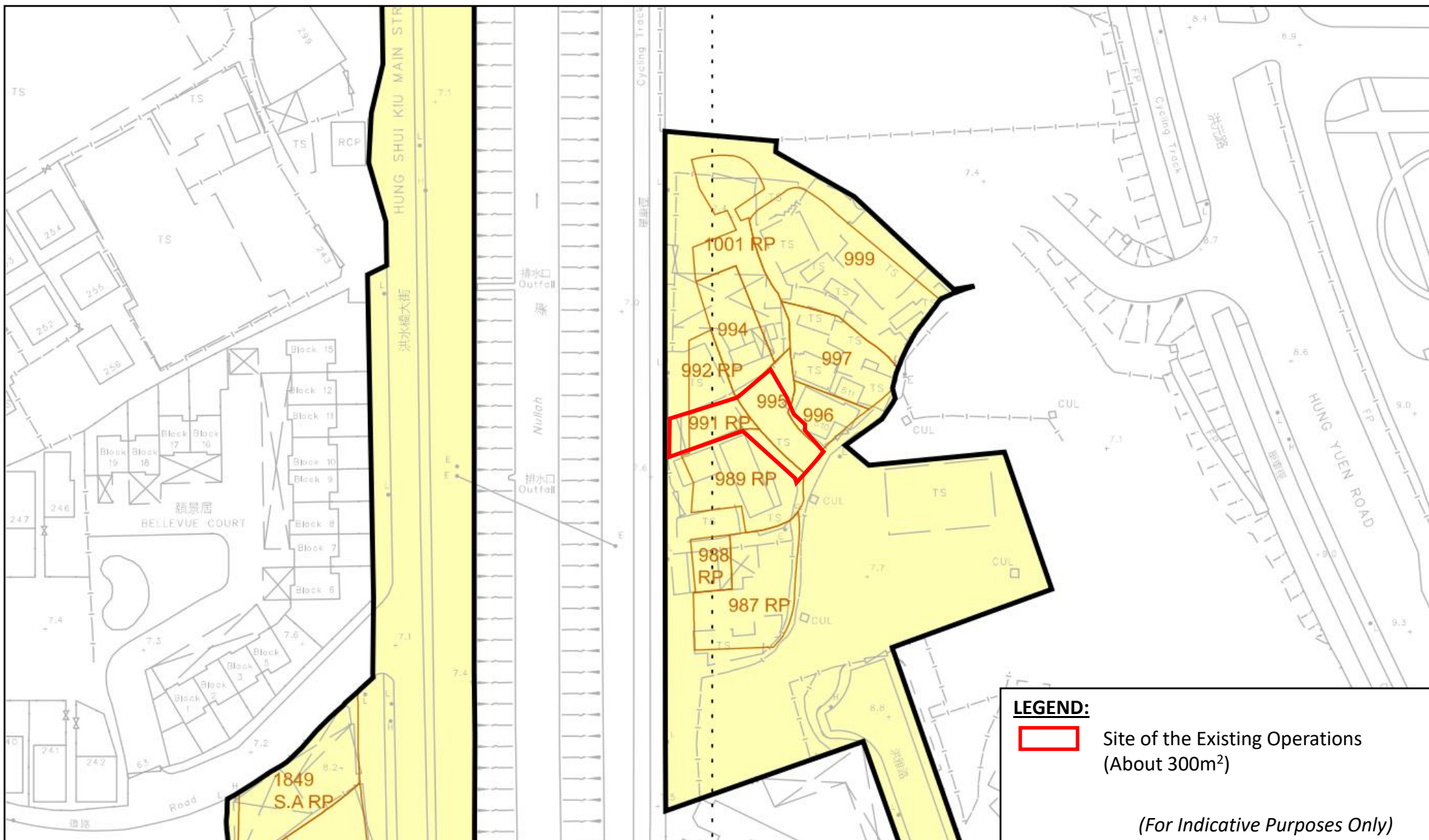
Date:

Jun 2026

Ref.: ADCL/PLG-10352/R001/F004

Illustration 1

Indicative Plan Showing the Location of Existing Operations



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North, New Territories

Title:

Indicative Plan Showing the Location of Existing Operations

Illustration:
1

Scale:
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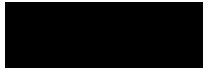
Date:
Jun 2026

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10352/R001/I001

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 :
Fax 傳真 :



Date : 6th August, 2026
Our Ref. : ADCL/PLG-10352/L002

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

By Email

Dear Sir/Madam,

**Re: 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories
(Planning Application No. A/NE-TKLN/136)**

We refer to our submission and the comments received from the relevant departments regarding the subject application. We would like to provide a Response to Comment Table and Swept Path Analysis to facilitate considerations by relevant departments and the Town Planning Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,
For and on behalf of
Man Chi Consultants and Construction Limited

Edward Lit
Planning Consultant

Encl.

Address 地址 :



Department	Date	Comments	Responses to Departmental Comments
Development Bureau and Planning Department	9.7.2026	1. details of the affected businesses, including their names, nature of operation, site photos showing the tenants' affected operations, electricity bills and payment record of some tenants, together with information demonstrating that they are existing operator etc.;	The applicant, Lok Sheng Engineering Company Limited, is an operator whose existing operation is affected by the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development. The affected operation involves a warehouse for construction materials with ancillary facilities at Lot Nos. 986 RP (Part), 991 RP, and 995 in D.D. 124, occupying an area of about 300m ² . Please refer to the appendices for the relevant payment records and site photos.
		2. should the names of these affected business be different from the applicant, reason(s) for not submitting the application under the name of the existing operators and information demonstrating that the application site, if approved, will be used for accommodating the said affected businesses;	The applicant, being the affected operator, submits the current application to seek planning permission for relocating its affected business operations to the application site.
		3. according to the submission, the existing business operation occupies about 300 sq. m., whereas the proposed application site is about 460 sq. m. Please provide a detailed justification to support the necessity of this larger area for the relocation;	The application site is subject to a previous planning approval with a similar scale, making it highly compatible without requiring substantial changes to the site configuration. While the existing operation occupies about 300m², the proposed site (with an area of about 460m²) is considered optimal and proportionate to accommodate crucial operational and safety upgrades. The existing operator would like to take this opportunity to upgrade and expand its scale at the application site in view of the growing business demand driven by infrastructural development in the region. The proposed upgrade will

Department	Date	Comments	Responses to Departmental Comments
			provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, to meet the needs of the expanding industrial sectors. The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirements. The application site, approximately 460m ² , is considered proportionate to support this enhanced scale compared to the current site, ensuring operational continuity with minimal disruption.
		4. according to para.5.1.1 of the submitted Planning Statement, it is noted that a site search was conducted. Please provide details of the site search, including the location of alternative site(s) and reasons for not choosing.	An extensive site search was conducted to identify a suitable alternative location (Please refer to the table below). Potential sites were evaluated based on their site size, compatibility, immediate availability, and cost-effectiveness. Compared to the rejected options, the application site is of a highly comparable and proportionate scale. It is already flat and paved and can be utilized immediately without substantial changes to the site configuration. The application site is uniquely positioned to meet the applicant's urgent need for immediate relocation caused by the government development clearance.

Department	Date	Comments	Responses to Departmental Comments
30.7.2026	Planning Department	1. According to our site visit, it is noted that part of the application site has been covered by a structure for warehouse use while the rest of the application site is mostly for open storage use. Please clarify. 2. Please advise if the application site will be fenced-off. If affirmative, please advise the height of the fencing. 3. According to the submitted Planning Statement, it is noted that applicant is affected by the development of HSK/HT NDA. Please advise if the applicant has vacated the affected site. If affirmative, please also advise the date.	It is clarified that the application site will be fully developed and operated strictly in accordance with the proposed use. All existing open storage activities will cease immediately, and no open storage use will take place on the application site upon receiving planning approval. The application site will be fenced off by a 2m metal fenced boundary fencing. The applicant's business operations were directly affected by the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) project, and the original premises were vacated in July 2023. Following the clearance, the applicant temporarily consolidated part of its business operations into another existing site in Yuen Long as a short-term contingency. However, that facility is severely space-constrained and unable to sustain two distinct operational streams simultaneously, resulting in severe spatial friction and operational bottlenecks. To resolve these constraints and ensure business continuity, the subject application site was identified as the optimal long-term relocation solution due to its suitable location, site area, and financial viability. Relocating the affected operations to the application site

Department	Date	Comments	Responses to Departmental Comments
		4. According to our site visit, there is a two-storey structure within the application site while only single- storey structures are proposed in the application. Please clarify.	will allow the applicant to restore smooth, efficient, and viable business operations. The existing two-storey structure was erected by the previous occupant. Upon approval of the subject application, the applicant will reconfigure the site in strictly according with the proposed layout plan and demolish any unauthorized or unnecessary structures.
30.7.2026	Lands Department	1. he objects to the application; 2. 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 GL but no right of access via GL is granted to the Site; 3. the following irregularities covered by the planning application have been detected by his office: <u>unauthorised structure(s) within the said private lot(s) covered by the planning application</u> there are unauthorised structures on the private lots	Noted. The applicant is committed to removing unauthorized structures and will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots and the occupation of Government land within the application site boundary upon approval of the current application. Ditto.

Department	Date	Comments	Responses to Departmental Comments
		concerned. The lot owner/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; <u>unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application</u> the GL within the Site (about 111m² as mentioned in the Application Form) has been fenced-off/illegally occupied with unauthorised structure(s) without any permission. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; 4. subject to the approval of the Board to the planning application which shall have reflected the rectification aforesaid required, the lot owner shall apply to his office for Short Term Waiver (STW) to permit the structures erected/proposed to be	Ditto. Ditto.

Department	Date	Comments	Responses to Departmental Comments
		erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of 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/applicant for any breaches 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; and 5. unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owner/applicant, his office's objection to the application must be brought to the attention of the Board when they consider the application	

Department	Date	Comments	Responses to Departmental Comments
Transport Department	3.8.2026	1. The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site to and from Lin Ma Hang Road, maneuvering within the subject site and into/out of the loading/unloading space, preferably using the swept path analysis;	Swept path analysis is conducted. Figure SP-01 and Figure SP-02 , demonstrate that there is sufficient space for maneuvering of the goods vehicles entering and exiting the subject site to and from Lin Ma Hang Road, maneuvering within the subject site and into/out of the loading/unloading space.
		2. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site; and	To prevent illegal parking of visitors' vehicles outside the application site, the applicant will implement strict traffic and site management measures. Specifically, all visitors will be required to make a pre-booking or prior arrangement before entering the site. Furthermore, dedicated staff will be deployed on-site to actively manage traffic flow and direct pre-booked vehicles to designated parking area within the application site, ensuring no visitor vehicles park illegally on nearby public road outside the application site.
		3. The local access road between Lin Ma Hang Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible party for the vehicular access road.	Noted.

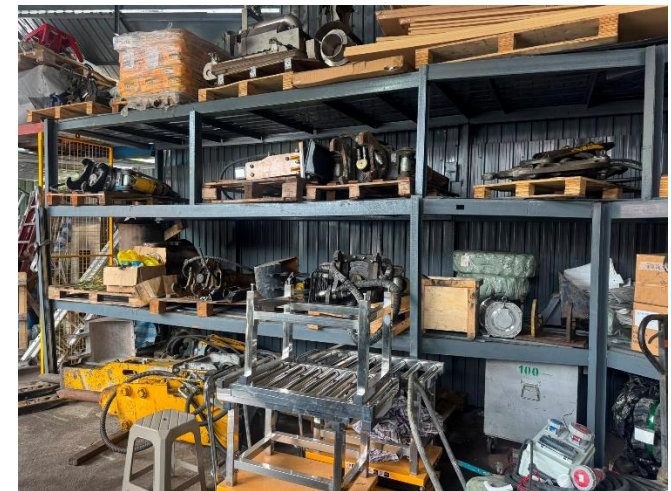
Site Search Exercise for Relocation

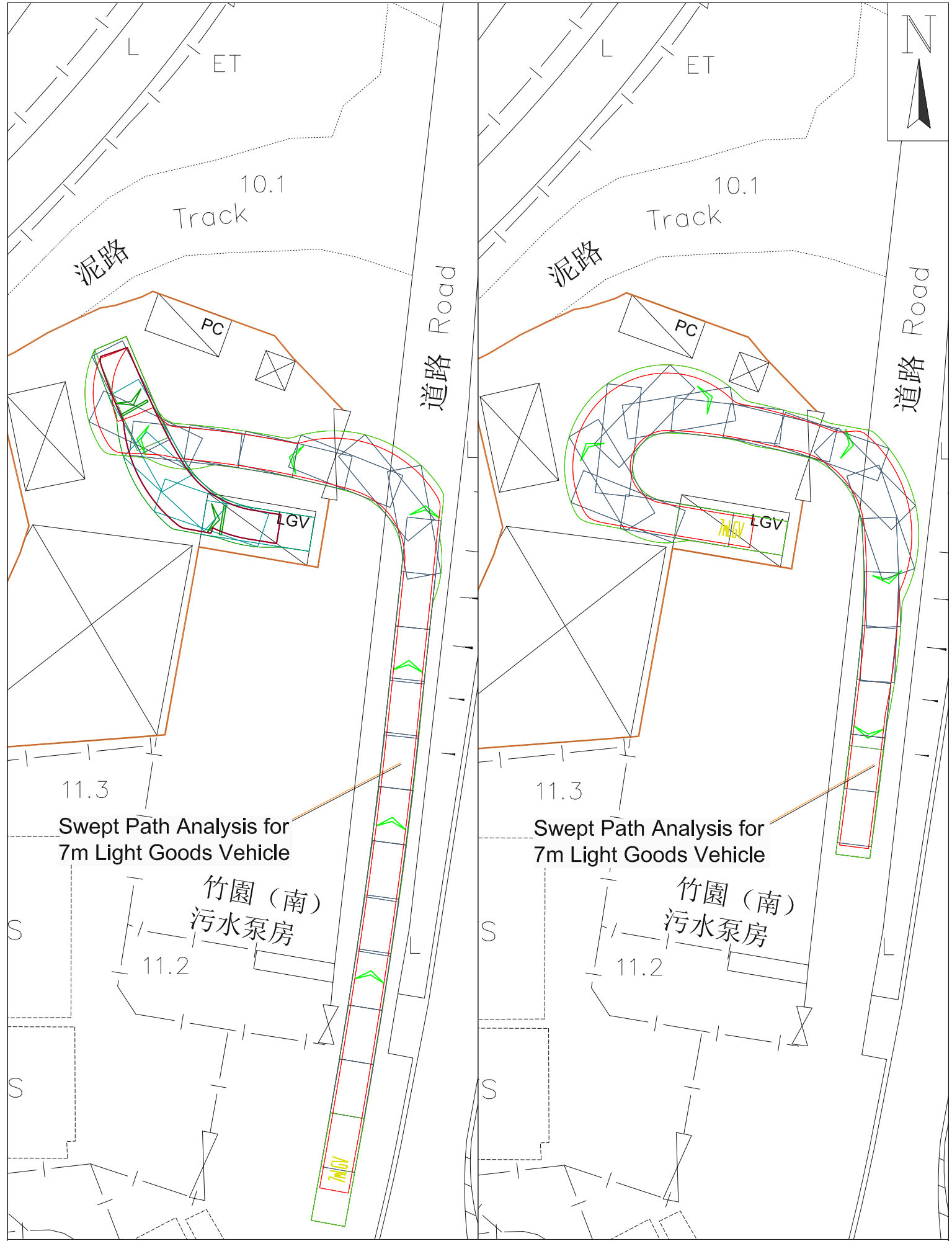
Site	Possible Site Location	Size (m ²) About	Zoning	Reasons for Unsuitable for Relocation
1	Lot 1756 in D.D.78, Ta Kwu Ling, New Territories	1,510m ²	"AGR on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2	The site is substantially larger than the original affected operations; Tree felling is required; Not compatible with the surrounding area.
2	Lots 172 and 174 RP (Part) in D.D. 84, Ping Che, Ta Kwu Ling, New Territories	820m ²	"AGR on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14	Landowner withdrew site from market before commitment; The site is substantially larger than the original affected operations.
3	Lot 337 in D.D. 37	220 m ²	"AGR on Approved Fu Tei Au And Sha Ling Outline Zoning Plan No. S/NE-FTA/18	The site is smaller than the original affected operations.
4	Lot Nos. 4029 and 4030 in D.D. 104, Wing Kei Tsuen, Yuen Long	1,480 m ²	Other Specified Uses (Comprehensive Development To Include Wetland Restoration Area) on the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12	The site falls within the Wetland Buffer Area under Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C; The site is substantially larger than the original affected operations; Not compatible with the surrounding area.
5	Lot Nos. 1942 S.A RP, 1942 S.B RP in D.D. 118, Shap Pat Heung, Yuen Long	2,630 m ²	"AGR" on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20	The site is substantially larger than the original affected operations; Tenancy for portion of the site is not feasible.

Planning Application No. A/NE-TKLN/136

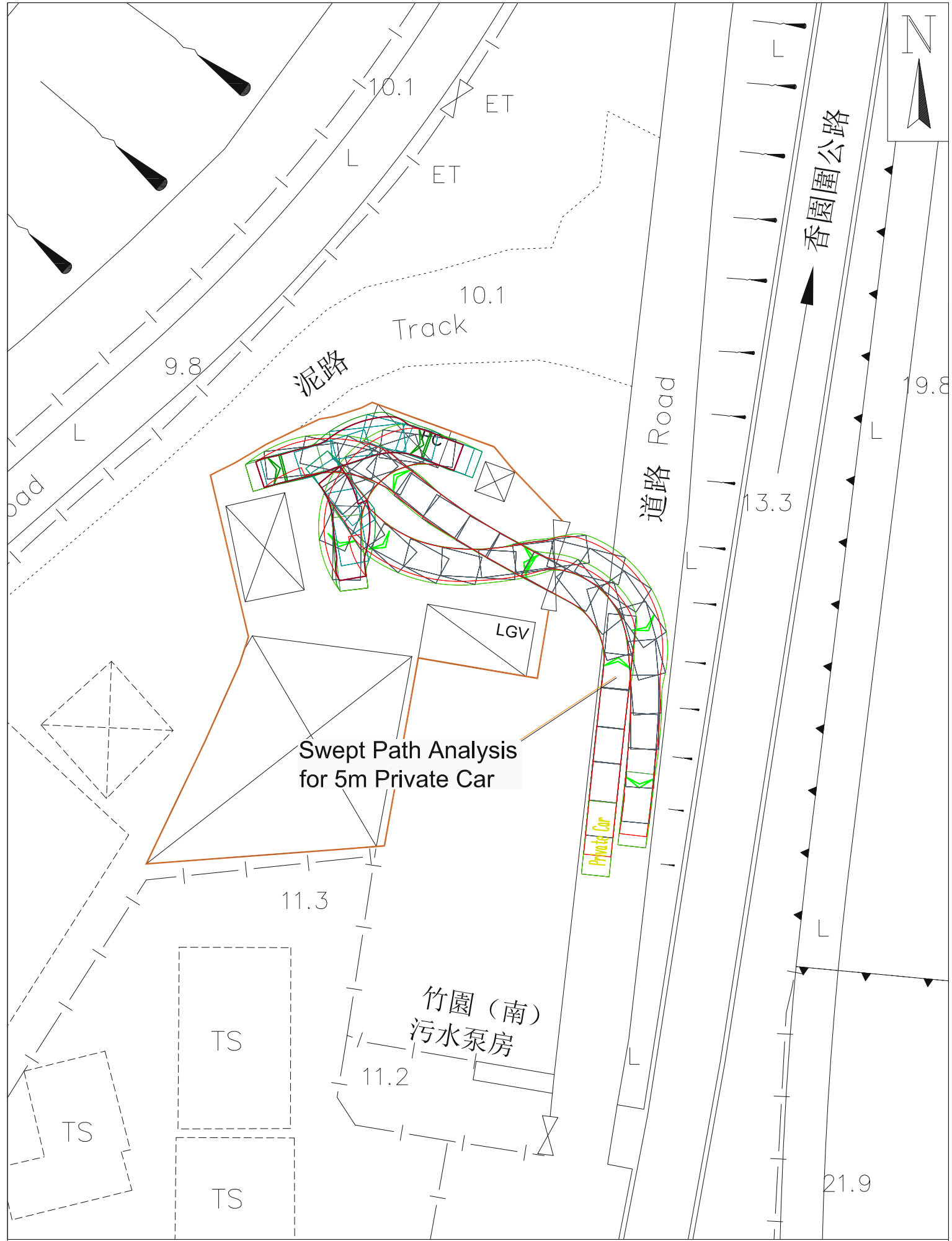
Section 16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Site Photos of Existing Operations





Swept Path Analysis for 7m Light Goods Vehicle



Swept Path Analysis for 5m Private Car

Planning Application No. A/NE-TKLN/136 for Proposed Temporary Warehouse at Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and adjoining Government Land, Ta Kwu Ling North, New Territories

Figure SP-02

Scale : 1:300 @ A3

Drawing Date: Aug 2026



Previous S.16 Application

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/63	Proposed Temporary Private Club for a Period of Five Years	1.3.2024 (Revoked on 1.3.2026)

**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/77 [#]	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of Three Years	15.3.2024 (Revoked on 15.12.2025)
2.	A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	20.9.2024 (Revoked on 20.6.2026)
3.	A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	20.9.2024 (Revoked on 20.6.2026)
4.	A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.2.2025
5.	A/NE-TKLN/116 [#]	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of Three Years	6.2.2026
6.	A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of Three Years	13.3.2026
7.	A/NE-TKLN/123	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of Three Years	5.6.2026

Remarks

[#] : Applications No. A/NE-TKLN/77 and 116 involve the same site.

Government Departments' General Comments

1. Traffic

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

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

2. Drainage

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

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

3. Fire Safety

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

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

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo taken in 2026, the Site was located in an area of rural inland plain landscape character comprising warehouses, temporary structures, farmlands, village houses, vegetated areas and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 14.7.2026, the Site was fenced-off and generally formed without any trees. Scattered construction materials and a temporary structure were observed on it. As stated in the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

6. **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 structure at the Site;
- it is noted that three 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 BO; and
- his advisory comments are at **Appendix V**.

7. **Water Supplies**

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

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

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use under application. It does not condone any other use which current exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (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) the following irregularities covered by the planning application have been detected by his office:

unauthorised structure(s) within the said private lot(s) covered by the planning application

there are unauthorised structures on the private lots concerned. The lot owner/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application

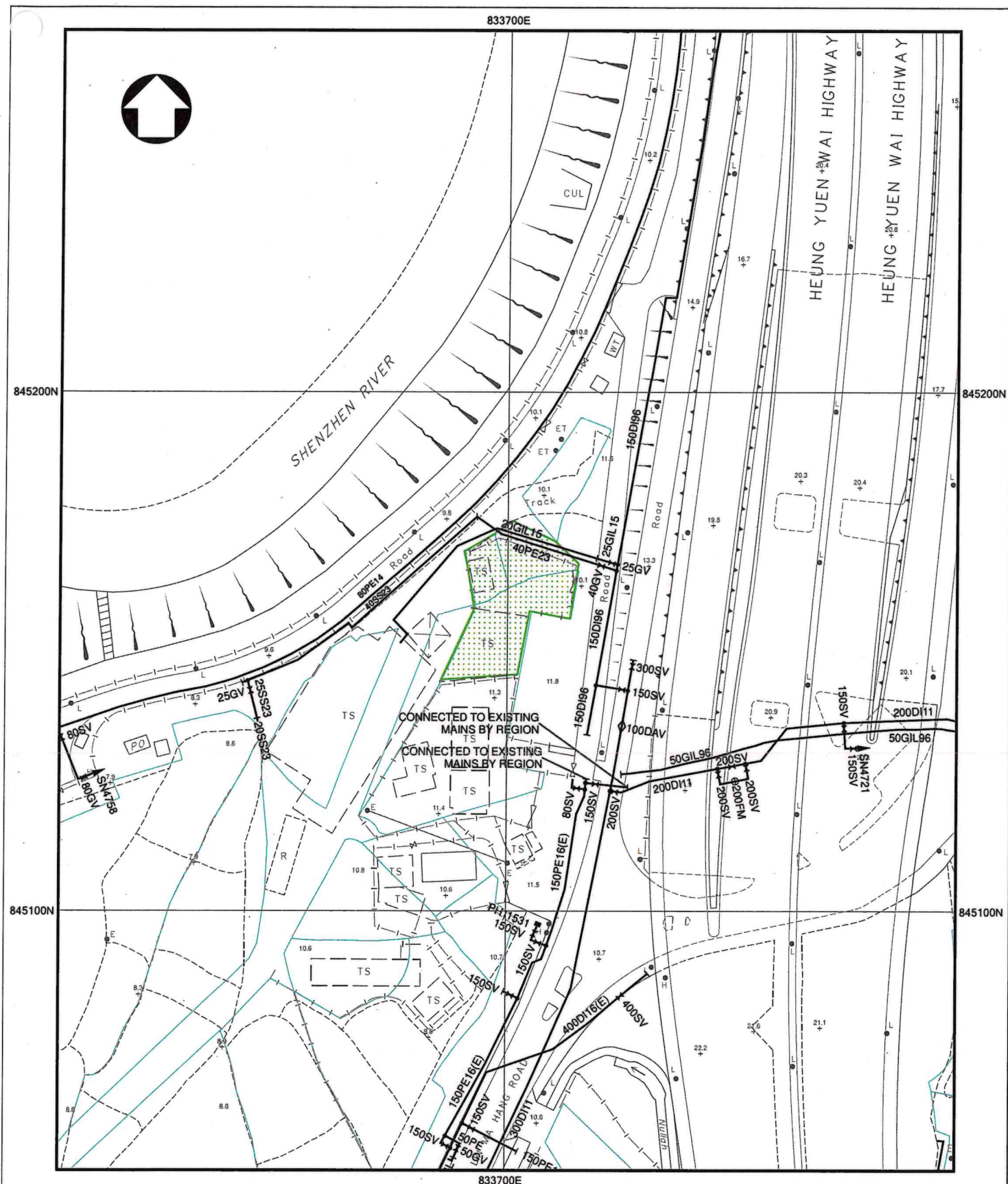
the GL within the Site (about 111m² as mentioned in the Application Form) has been fenced-off/illegally occupied with unauthorised structure(s) without any permission. There is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iii) erection of unauthorised structures and illegal occupation of GL should not be encouraged. The lot owner/applicant should remove all the unauthorised structures and rectify the occupation of GL immediately as regularisation would not be considered according to the prevailing land policy; and
 - (iv) subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owner shall apply to his office for Short Term Waiver (STW) to permit the structures erected/proposed to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of 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/applicant for any breaches 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 proposed vehicular access road between Lin Ma Hang Road and the Site is not managed by the Transport Department (TD). The applicant should seek comments/approvals from the responsible

parties for the proposed vehicular access road. Sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement and traffic generation should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site to 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 applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) 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 applicant should submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow and meet the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and (ii) provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Notes 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations' and are duly certified by an Authorised Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet;
- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) 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; and

- (ii) the applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant should take account of the above if the applied use is pursued;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Mains Record Plan (**Attachment**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant should submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the Mains Record Plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works should be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the Mains Record Plan. Free access should be made available at all times for staff of D of WS or his contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the Mains Record Plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that three 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 Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of 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 space for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- the 6m high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and
- detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 9. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-13A & 13B

FILE REF: (28) IN WSD/M/SP 3051/529/25S/19 PT.1

REF. CODE: 28W26M

SHEET 1 OF 1

SCALE 1:1000

水務署
Water Supplies Department

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/136

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

2026.7.15

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月04日星期二 0:44
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/136 DD 78 Ta Kwu Ling North
類別: Internet Email

A/NE-TKLN/136

Lots 1309 S.B ss.3 and 1313 RP in D.D. 78 and Adjoining Government Land, Ta Kwu Ling North

Site area: About 460sq.m (Includes Government Land of about 111 sq. m)

Zoning: "Recreation"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

63 applications for private club for bikers was approved 1 Mar 2024 and revoked 1 Mar 2026.

This was clearly a ruse to gain approval for filling in the site and now we have the real deal, yet another warehouse. Relocation sob story trotted out.

However, it is inconceivable that a small operation like this cannot find premises elsewhere when ***"Hong Kong's prime warehouse vacancy rate rose to 11.8% in early 2026"***

The are is Cat 3 designated. In view of the significant surplus in vacant storage premises there is no justification to approve this application.

Mry Mulvihill