

Government Departments with No Objection / No Adverse Comment

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

- (a) District Lands Officer/North, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Chief Engineer/Mainland North, Drainage Service Department;
- (e) Director of Fire Services;
- (f) Director of Food and Environmental Hygiene;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Project Manager (North), Civil Engineering and Development Department;
- (l) Director of Electrical and Mechanical Services;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Commissioner of Police; and
- (o) District Officer (North), Home Affairs 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

1402
P. 1/3

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-LYT/880

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

「提意見人」姓名/名稱 _____ of person/company making this comment

簽署 Signature _____



日期 Date

7-8-2006

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

貴處檔號：TPB/A/NE-LYT-880

敬啟者：

粉嶺馬料水新村 31A 號丈量約份第 83 約多個地段
臨時貨倉(危險品倉庫除外)的規劃許可續期(為期 3 年)
(申請編號: A/NE-LYT/880)

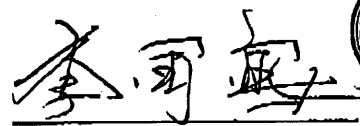
本會接獲村民對上述申請作出 強烈反對，原因是：

- 1) 村路狹窄，再引入大量車輛出入，村路超出負荷，影響行人/村民之安全。
- 2) 周邊村民反對臨時貨倉存放，容易導致環境衛生，影響民生。

懇請 貴處審慎處理及希望理解村民的反對聲音。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)



敬上

2026 年 8 月 7 日

貴處檔號：TPB/A/NE-LYT-880

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粉嶺區鄉事委員會首副主席

劉永安

(劉永安)



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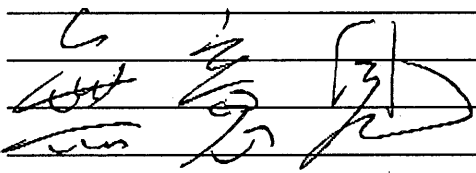
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/880

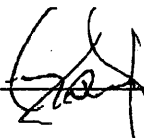
意見詳情 (如有需要，請另頁說明)

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

2026.7.22

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

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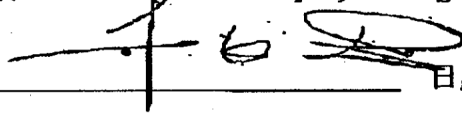
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment 華奕成

簽署 Signature



日期 Date

29 / 7 / 2016

Recommended Advisory Clauses

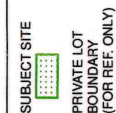
- (a) failure to reinstate the “Agriculture” (“AGR”) portion of the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) 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 contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site; and
 - (ii) the private lots are covered by Short Term Waivers No. 1646 (the STW) for the purpose of warehouse (excluding dangerous goods godown) with total built over area not exceeding 3,123m² and height not exceeding 7.35m. The applied sizes and uses of the structures are generally tallied with those permitted under the STW;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) Dao Yang Road is not managed by the Transport Department (TD). The applicant should obtain consent from relevant land owners and maintenance authorities for the use of the concerned section of road;
 - (ii) a maximum of two heavy goods vehicles are allowed to enter the Site per day, as proposed by the applicant, during the planning approval period; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Sha Tau Kok Road – Lung Yeuk Tau. Presumably, the relevant departments will provide their comments, if any; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the requirements of the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites’ (‘COP’); and (ii) for any proposed toilet, either provide suitable sewage treatment facilities as required under the Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ which are duly certified by an Authorized Person (AP), or employ a licensed waste collector to regularly collect and properly dispose of the sewage;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applied use and the implemented drainage facilities at the Site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
 - (ii) the applicant shall ensure that rain water falling onto the Site is connected by a drainage system and conveyed to proper discharge point(s); and
 - (iii) the applicant shall also be liable for and shall indemnify the Government against claims and demands arising out of damage or nuisance caused by a failure of the system;
- (g) to note the comments of the Director of Fire Services (D of FS) that shall the applicant declared there is no change of use and layout for the current application, a full set of valid F.S. 251(s) covering all the FSIs installed on the Site shall be submitted for the compliance with the relevant approval condition;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
 - (ii) proper licence/permit issued by FEHD is required if there are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop, a cold store), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
 - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained; and

- if the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business, a cold store licence should be obtained;
- (iii) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (the BA);
- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- (v) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (j) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO) that a small portion in the southwestern part of the Site falls within the boundary of “Queen’s Hill Site of Archaeological Interest” (“AM01-1654”) (**Plan A-2**). Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is reminded to inform her office immediately in case of discovery of antiquities or supposed antiquities during the use of the Site. Besides, the applicant has to seek her comments if there are any changes to the development parameters or scope of works, or if any excavation and site formation works are proposed within the Site;
- (k) 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 Fresh Water Mains Record Plan (**Attachment 1**) 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 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 shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;

- details of site formation works shall 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 plan. Free access shall be made available at all times for staff of D of WS or their 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 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;
- (l) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North New Town (the NTN New Town) under the Planning and Engineering Study for the NTN New Town and Man Kam To (the P&E Study). The preliminary development proposal for the NTN New Town was released in December 2024. While the implementation programme of the 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. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works; and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Temporary Building Permit No. NT 5/2004 (the TBP) and Temporary Occupation Permit No. NT 11/2004 (the TOP) covering the Warehouses B and C at the Site issued by the BA have expired since 9.3.2014. The applicant is reminded to closely coordinate with the AP to follow up on the renewal applications, otherwise, the temporary buildings shall be removed as they are unauthorised building works (UBWs) upon the expiry of the TBP and TOP;
 - (ii) if the existing structures are erected on leased land without approval of BD not being a New Territories Exempted House, they are unauthorised under the Buildings Ordinance (Cap. 123) (the BO) and should not be designated for any approved use under the application;
 - (iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBWs. An AP should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (iv) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (v) 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 Building (Planning) Regulations (B(P)Rs) respectively; and
- (vi) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined by the BA under Regulation 19(3) of the B(P)Rs at the building plan submission stage.



W67880/3-SW-3D, 4C, 8B & 9A

FILE REF: (11) IN WSD/M/SP 3051/439/120S/03 PT.4

REF. CODE: 30W26M

Water Supplies Department

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METERS, ELEVATION FROM SEA LEVEL.
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 RECORDS SIGN CONVENTIONS AND DESIGNATIONS SHALL BE AS SHOWN ON THE DRAWING.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
9. NO EXISTING WSD CABLES IN THE VICINITY OF THE SITE.
10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
11. NO SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.