

Previous S.16 Application

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	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)

**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/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)
3.	A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.2.2025 (Revoked on 28.8.2026)
4.	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
5.	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
6.	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
7.	A/NE-TKLN/136	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.8.2026

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; 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;
- as submitted drainage proposal is identical to that accepted under planning application No. A/NE-TKLN/85 and the proposed drainage facilities have been implemented satisfactorily under planning application No. A/NE-TKLN/85, approval conditions on the submission and implementation of drainage proposal can be omitted for this application;
- should the application be approved, an approval condition should be included to request the applicant to submit condition records of the implemented drainage facilities to ensure that the applied use will not cause adverse drainage impact on the adjacent areas;
- the applicant should maintain the implemented drainage facilities at all times during the planning approval period;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix 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 (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

4. Nature Conservation

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

- noting that the Site is the subject of a previous application submitted by the same applicant for the same use, which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board, he has no comment on the application from nature conservation perspective.

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 2024, the Site was located in an area of rural inland plain landscape character comprising village houses, temporary structures, warehouses, vegetated areas and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 4.8.2026, the Site was largely formed and no tree was found within the Site. A temporary structure was observed within the Site. According to the Application Form, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

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 structures at the Site;
- it is noted that two 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 Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

7. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Services Department (CE/C, WSD);
- (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) to resolve any land issues relating to the applied use with the concerned owner(s) of the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (d) 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 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) Lot 1364 S.B RP in D.D. 78 is covered by Short Term Waiver (STW) No. 1680 for the purpose of warehouse and ancillary facilities with built-over-area (BOA) not exceeding 676m², height no more than two storeys. Lot 1364 S.B ss.1 RP in D.D. 78 is covered by STW No. 1681 for the purpose of warehouse and ancillary facilities with BOA not exceeding 209m², height no more than two storeys. According to the Indicative Layout Plan attached to the Application Form, the proposed three one-storey structures for the purpose of warehouse, open-side shelter and washroom have a total BOA of 990m² which exceeds that permitted under the existing STWs (total BOA of 885m²). In this connection, modifications of the existing STWs are required;
 - (iii) the following irregularity covered by the planning application has been detected by his office:

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

there are unauthorised structure(s) on the private lot(s) concerned. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) erection of unauthorised structure(s) are not allowed. The lot owner/applicant should remove all the unauthorised structure(s); and
 - (v) the lot owners shall apply to his office for modification of STW Nos. 1680 and 1681 to permit the proposed structures. The applications for modification of STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification of STWs, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of additional waiver fees and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) HyD should not be responsible for the maintenance of proposed access connecting the Site; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should rectify the implemented drainage facilities if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (h) 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. Based on the submitted FSI proposal, he has the following comments:
 - structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. In this regard, the FSI provisions for open-sided shelter for loading/unloading vehicle manoeuvring shall be consistent with the Structure 1;
 - the legend or dimension of the openable windows should be provided for evaluating the calculation of non-provision of smoke extraction system;
 - the applicant should verify the sprinkler inlet and sprinkler control valve on the layout plan. The inlet and the control valve shall not be obstructed or covered by any objects (i.e. parked vehicle). Instead, the sprinkler inlet and its control valve shall be located at a prominent location in accordance with the Fire Services Department Circular Letter No. 5/2020 'Specification for Automatic Sprinkler Installations' and clearly indicated on plans;
 - appropriate portable fire extinguisher shall be placed at upper floor of the office premises; and
 - sprinkler shall also be provided at the upper floor of the office premises; and
 - (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 formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow 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 Authorized Person (AP) or employing registered waste collectors to collect and dispose of the waste to avoid causing water pollution to the nearby waterbody;

- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that according to paragraph 4.4 of the Planning Statement, existing trees immediately outside the Site will not be affected. 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 departments prior to commencement of the works;
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (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; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two structures are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the 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 spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- the 13m high warehouse and open shelter are considered excessive. It should be justified upon formal plan submission to BD; and
- detailed comments under the BO will be provided at building plan submission stage.

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/139

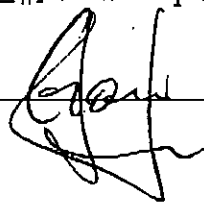
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「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

2026.8.5

致城市規劃委員會秘書：

2

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

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A/NE-TKLN/139

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

持續收到居民水浸投訴，該處地勢及渠道難以承受開發壓力，極易引發水患，
直接危及鄰近村民與作業人員。

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

簽署 Signature



日期 Date 24 Aug 2026

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TKLN/139
電話號碼 Tel. No.: 2158 6031
傳真機號碼 Fax No.: 2691 2806

郵寄

打鼓嶺區鄉事委員會
新界打鼓嶺
坪輦路 198 號

先生／女士：

打鼓嶺北蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段
臨時貨倉（存放建築材料及五金）（為期 3 年）
（申請編號：A/NE-TKLN/139）

隨函夾附由城市規劃委員會（下稱「城規會」）發出的法定通知以供參閱。請安排將有關法定通知及申請摘要連同位置圖，於 2026 年 8 月 4 日起展示於貴辦事處，以供查閱，直至 2026 年 8 月 25 日止。

一如通知所述，城規會現邀請公眾就標題所述的規劃申請（涉及你所屬的地區）提供意見。如果你或公眾人士欲提供意見，則必須於 **2026 年 8 月 25 日** 或之前以書面方式直接向城規會提出。根據《城市規劃條例》，任何逾時提出的意見將不獲接納。你或公眾人士可以在夾附的表格上填寫意見。另夾附申請的摘要及位置圖，以供參考。詳細的申請資料可於城規會網頁 (https://www.tpb.gov.hk/tc/plan_application/A_NE-TKLN_139.html 或掃描以下二維碼) 或規劃署的規劃資料查詢處（查詢熱線 2231 5000）查閱。



城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/>)。

供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於規劃署的規劃資料查詢處（查詢熱線 2231 5000）及城規會網頁 (<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱。

透過規劃工作，使香港成為一個宜居、具競爭力及可持續發展的亞洲國際都會
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY

北區民政事務處

新界粉嶺
豐峰路三號
北區政府合署三樓



NORTH DISTRICT OFFICE

3/F, NORTH DISTRICT GOVERNMENT OFFICES,
3 PIK FUNG ROAD,
FANLING,
NEW TERRITORIES.

本處檔號 Our Ref. : () in HAD N DS/17/40/25/731/95/21 Pt.16
來函檔號 Your Ref. :
電話 Tel. : 2675 1591
傳真 Fax. : 2676 9109

新界打鼓嶺坪輦路 198 號
打鼓嶺區鄉事委員會
陳月明主席，MH、張天送首副主席、易潤東副主席

共：9 頁（連本頁）

陳主席、張首副主席、易副主席：

申請編號：A/NE-TKLN/139

臨時貨倉（存放建築材料及五金）（為期 3 年）

打鼓嶺北蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及
第 1364 號 B 分段第 1 小分段餘段

本處接獲規劃署通知，希望就上述申請諮詢公眾人士的意見。有關申請的內容，請參閱附件。

如對上述申請有任何意見，請於 2026 年 8 月 20 日或之前填寫夾附的表格或以書面形式直接向城市規劃委員會提出。根據《城市規劃條例》，任何逾時提供的意見將不獲接納。

如對此諮詢事宜有任何疑問，請致電 2158 6031 與沙田、大埔及北區規劃處胡偉培先生查詢。

北區民政事務專員

（蘇芷姚 代行）



附件：申請摘要及回條

2026 年 8 月 6 日

*Should you have any question or/and require English version of this consultation material,
please contact Mr Timothy WU of Sha Tin, Tai Po & North, Planning Department at 2158 6031.*

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKLN/139**

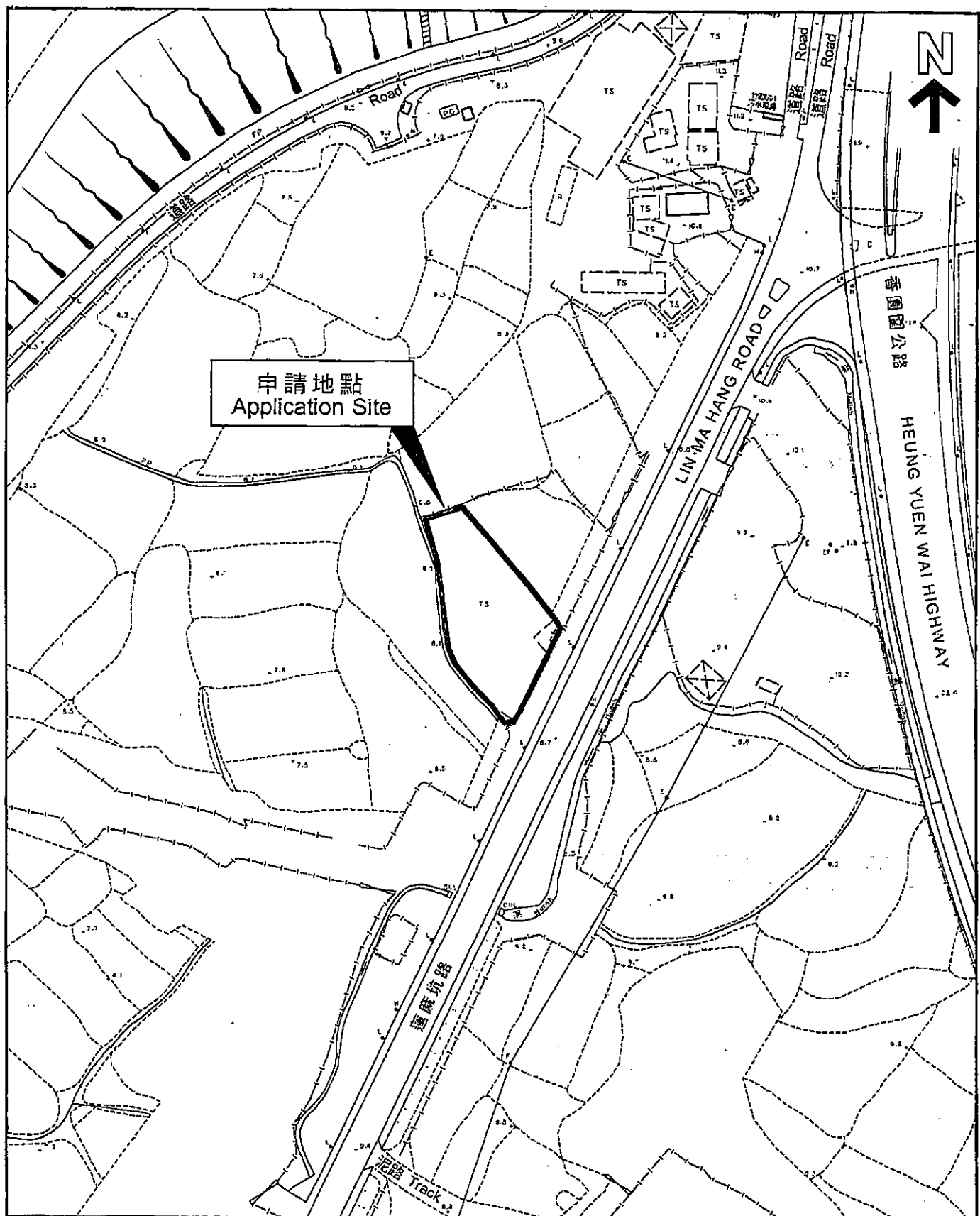
關於申請編號 A/NE-TKLN/139 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/NE-TKLN/139		
Location/address 位置/地址	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North 打鼓嶺北蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段		
Site area 地盤面積	About 約 1,105 sq. m 平方米		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan 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" 「康樂」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Building Materials and Metal) for a Period of 3 Years 臨時貨倉(存放建築材料及五金)(為期 3 年)		
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	-	-
	Non-domestic 非住用	About 約 990	About 約 0.9
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	2	
Building height/ No. of storeys 建築物高度/層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 13	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	About 約 90 %		

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）	☐	☒
<u>Location plan 位置圖</u>		
<u>Lot index plan 地段索引圖</u>		
<u>Vehicular access plan 車輛通道圖</u>		
<u>Site photos 實地照片</u>		
<u>Location plan of original premise 原經營場址位置圖</u>		
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）	☐	☒
<u>Estimated traffic generation 預計交通流量報告</u>		
<u>Swept path analysis 車輛路徑分析</u>		
<u>Approved drainage proposal under application No. A/NE-TKLN/85 申請編號 A/NE-TKLN/85 已獲接納的排水建議</u>		
<u>Fire service installations proposal 消防裝置建議</u>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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本摘要圖於2026年7月27日擬備。
所根據的資料為測量圖編號
3-NW-13A、13B、13C及13D
EXTRACT PLAN PREPARED ON 27.7.2026
BASED ON SURVEY SHEETS No.
3-NW-13A, 13B, 13C & 13D

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/NE-TKLN/139

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄	檔案編號 Reference No.	
For Official Use Only	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月23日星期日 0:45
收件者: tpbpd/PLAND
主旨: Re: A/NE-TKLN/139 DD 78 Lin Ma Hang Road
類別: Internet Email

Dear TPB Members,

85 relocation sob story supported by Sec for Dev so a slam dunk, streamlined and rubberstamped 6 Sept 2024. Revoked 20 June 2026.

So fresh application. This routine is a complete waste of time. Revocation of the approval is nothing more than an inefficient bureaucratic measure, a pretence that fulfilling conditions is taken seriously.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 May 2024 2:59 AM HKT
Subject: A/NE-TKLN/85 DD 78 Lin Ma Hang Road

A/NE-TKLN/85

Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North,

Site area: About 1,105sq.m

Zoning: "Recreation"

Applied use: Warehouse (Storage of Building Materials and Metal / 3 Vehicle Parking

Dear TPB Members,

Yet another "Destroy to Build" application for Lin Ma Hang Road.

This road cannot be allowed to be developed into another avenue of ramshackle brownfield operations like Kam Sheung Road.

Application must be rejected in line with previous applications of the same nature and stringent enforcement undertaken with regard to unauthorized development.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月24日星期一 15:29
收件者: tpbpd/PLAND; [REDACTED]
主旨: Ref: A/NE/TKLN/139 打鼓嶺北蕙麻坑路第79約地第1364號B分段餘段及第1364號B分段第1小分段餘段
附件: ANETKLN139第78地段第1364號B分段餘段及第1364號B分段第1小分段餘段反對通知書 Letter.pdf
類別: Internet Email

致城市規劃委員會秘書：

附上有關的規劃申請編號：[A/NE/TKLN/139](#) 的反對意見回覆如下及請查附件:-

反對意見:

1. 持續收到居民水浸投訴，該處地勢及渠道難以承受開發壓力，極易引發水患，直接危及鄰近村民與作業人員。

如有任何問題, 歡迎與本會聯絡 [Joey 劉小姐](#)聯絡: [REDACTED]。

專此奉達,順頌

鈞安

打鼓嶺區鄉事委員會

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-TKLN/139**
關於申請編號 A/NE-TKLN/139 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/NE-TKLN/139		
Location/address 位置／地址	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North 打鼓嶺北蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段		
Site area 地盤面積	About 約 1,105 sq. m 平方米		
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan 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" 「康樂」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Building Materials and Metal) for a Period of 3 Years 臨時貨倉（存放建築材料及五金）（為期 3 年）		
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	-	-
	Non-domestic 非住用	About 約 990	About 約 0.9
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	2	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 13	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	About 約 90 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	2
	Private Car Parking Spaces 私家車車位	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Medium Goods Vehicle Spaces 中型貨車車位	1

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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 位置圖		
Lot index plan 地段索引圖		
Vehicular access plan 車輛通道圖		
Site photos 實地照片		
Location plan of original premise 原經營場址位置圖		
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）	☐	☒
Estimated traffic generation 預計交通流量報告		
Swept path analysis 車輛路徑分析		
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平面圖 SITE PLAN

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