

14 AUG 2026

This document is received on
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

2601794

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By Hand

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/NZ-7KL/850
	Date Received 收到日期	14 AUG 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)

YAT LEE ENGINEERING COMPANY

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)

Innovative Land Use Planning Consultancy Co. Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 752 RP, 761 RP (Part) in D.D.77
(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 1841 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 595 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)	 N/A 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 PING CHE AND TA KWU LING OUTLINE ZONING PLAN NO. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR & I(D)
(f) Current use(s) 現時用途	Lot 761 RP (part) : vacant, paved Lot 752 RP : part of land occupied by a single storey structure (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
3.6.2026 - 17.6.2026 (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 20.7.2026 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

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 (storage of construction materials/ tools and equipment with ancillary office/workshop) and the Associated Filling of Land (for a period of 3 years)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1246sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 595sq.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 595sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 595sq.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)

All proposed warehouses not more than 7m

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間 7am to 7pm, Mondays to Saturdays, except 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)) <u>Local Road via Ping Che Road</u>																															
	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 Existing structure in Lot 752RP will be demolished.																															
	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 1841 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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）。

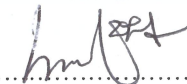
Please see planning statement attached.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Town Planner

Elaine So

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 MCIP (International)

on behalf of
代表 Innovative Land Use Planning Consultancy Co. Ltd.

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

Date 日期

20/07/2026

(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	Lot 752RP and Lot 761RP (part) in DD 77
Site area 地盤面積	1841 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	APPROVED PING CHE AND TA KWU LING OUTLINE ZONING PLAN NO. S/NE-TKL/14
Zoning 地帶	Agriculture "(AGR)" & "I(D)"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (storage of construction materials/ tools and equipment with ancillary office/workshop) and the Associated Filling of Land (for a period of 3 years)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	595 ☒ About 約 ☐ Not more than 不多於	0.32 ☒ 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 ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 ☒ (Not more than 不多於) m 米	
		1 ☒ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	32 % ☒ 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		0
	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) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 2 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Site Plan, Site Photos, Filling of Land Plan, Swept Path Plan, Zoning Plan		
<u>Reports 報告書</u>		
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。

Innovative Land Use Planning Consultancy Co. LTD

Executive Summary

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

This application is submitted to the Town Planning Board (“the Board”) for the proposed temporary warehouses (storage of construction materials/tools and equipment with ancillary office/workshop and the associated filling of land for a period of 3 years at Lot 752RP and 761RP (part) in DD 77 at Ping Che, Ta Kwu Ling, New Territories.

The subject Site partly falls within “Agriculture” (“AGR”) and “Industrial (Group D)” (“I(D)”) zones on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP”).

The proposal comprises 3 warehouses of (230m², 230m² and 135m² respectively) and two loading/unloading spaces for light goods vehicles adjacent to Warehouses 1 and 2. The proposed three warehouses are located at the north-east, south-west and south of the subject Site respectively. Access, within the subject Site, onto the existing warehouses on the adjacent “(I(D)”) zone as located at the north east of the subject Site is allowed. Only two light goods vehicles entering and leaving the site at around 7:30 and two light goods vehicles entering and leaving the Site in the evening at around 7:00p.m. (Mondays to Saturdays only except Sundays and public holidays). There is no overnight parking of vehicles within the subject Site. No adverse traffic impact is therefore anticipated arising from the proposed warehouses within the Site. Due to the land resumption arising from the Northern Link Main Line, the clearance notice was issued to the applicant for immediate site clearance at his current site at Ngau Tam Mei (which is now being used for warehouse for construction materials, tools and equipment and site office/workshop) at Lot 1381 in DD 104 in Ngau Tam Mei. The subject Site is considered the most suitable for relocation among the 11 alternative sites as explained in the planning statement so that the applicant can continue his business operation as affected by the Northern Link Main Line.

In view of the justifications as provided in the planning statement, it shows that there is no adverse traffic, environmental, noise and drainage impacts arising from the subject use. The approval of this planning application for short term use for a period of 3 years only will not jeopardize the long-term planning intention of the “AGR” use at the Site.

INV 創新土地規劃顧問有限公司

內容摘要

（如中文與其英文版本有差異，則以英文版本為準）

此申請提交予城市規劃委員會（「委員會」），申請在粉嶺打鼓嶺坪輦新界丈量約份第 77 號第 752 號餘段及第 761 號餘段（部分）土地上，擬作臨時倉庫（儲存建築材料/工具及器材及相關辦公室/工場）及相關填土工程（為期三年）。

申請地點位於《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》（下稱「大綱圖」）是劃作的「農業」（「AGR」）及「工業（丁類）」（「I(D)」）用途地帶內。

擬議發展包括 3 座貨倉（面積分別為 230 平方米、230 平方米及 135 平方米），以及貨倉 1 及貨倉 2 旁的兩個輕型貨車上落客貨區。擬建的三座貨倉分別位於申請地點內的東北、西南及南部。申請地點內可提供通道通往位於其東北面現有「I(D)」地帶內的現有貨倉。

每日只有兩輛輕型貨車於上午約 7:30 時進入及離開申請地點，以及兩輛輕型貨車於傍晚約 7:00 時進入及離開地點（只限星期一至星期六，星期日及公眾假期除外）。地點內不會有車輛過夜停泊。因此，預計擬議貨倉不會對周邊交通造成不利影響。

由於受到北環線主線的土地收地影響，申請人現時位於攸潭尾現用作倉庫及存放建築物料、工具及設備，以及地盤辦公室／工場的地點（丈量約份第 104 號地段第 1381 號）已收到地政總署（清拆組）的即時清拆通知。申請人經規劃陳述書中列明的 11 個替代地點比較後，申請地點被認為是最適合的重置地點，以便申請人可繼續其受北環線影響的業務營運。

鑑於規劃陳述書所提供的理據，顯示擬議用途不會對交通、環境、噪音及排水造成不利影響。批准此短期用途的規劃申請（為期 3 年），不會損害「農業」地帶的長期規劃意向。



INV 創新土地規劃顧問有限公司

Innovative Land Use Planning Consultancy Co. LTD

Planning Statement

S.16 Application for the

Proposed Temporary Warehouse (Storage of Construction Materials/ Tools
and Equipment with Ancillary Office/Workshop)

and

the Associated Filling of Land

(for a period of 3 years)

At

Lots 752RP and 761RP (part)

in

DD 77

Ping Che, Ta Kwu Ling

1. **Background**

1.1 **Introduction**

The applicant [YAT LEE ENGINEERING Company(溢利工程)] seeks planning permission for the proposed temporary warehouse (storage of construction materials/ tools and equipment with ancillary office/workshop and the associated filling of land (for a period of 3 years)

1.1.1 The applicant's current site (for the same use is located at Lot 1381 DD 104 in Ngau Tam Mei, Yuen Long . The current site at Ngau Tam Mei is falling within the land resumption boundary of the Northern Link Main Line. Location of applicant's current site at Lot 1381 DD 104 in Ngau Tam Mei falls within the Northern Link Main Line is shown on Plan 1 of **Annex 1**. The demand for clearance of the current site as requested by the Lands Department is before 20.8.2026. (**Annex 1** – Site Notice of Lands Department (Clearance (2) Office) dated 20.5.2026).

1.1.2 The applicant is the lessee of Lot 1381 DD 104 until 31.12.2026 (**Annex 2** - Tenancy Agreement and relevant CLP electricity bills addressed to the applicant). Due to the clearance of the current site as required by the Lands Department (Clearance Office), the applicant is urgently seeking for relocation of his warehouse from the current site to the subject site (i.e. Lot 752RP and Lot 761RP (part) in DD 77 under this Application. The applicant's current site in Ngau Tam Mei is about 750 m² for warehouse and open storage use. (**Annex 3**- Photos showing the current site for the use of warehouse and open storage at Lot 1381 in DD 104 in Ngau Tam Mei). The applicant then has undertaken a series of land search for the relocation of his warehouse and open storage for the storage of building materials, tools and equipment and ancillary office/workshop. Without finding a suitable site, the site in Ngau Tam Mei cannot be relocated. Please refer to Applicant's relevant documents

showing YAT LEE Engineering Company which is a brownfield operator affected by land resumption/clearance arising from Northern Link Main Line (**Annex 4** - Letters of Lands Department dated 17.10.2025, 23.1.2026 and 5.6.2026). The Notice of Resumption of Land – Northern Link Main Line dated 31.7.2025 which shows that Lot 1381 in DD 104 is under the said Notice for land resumption (**Annex 5**).

- 1.1.3 After a series of site search (11 alternative sites) in Yuen Long and Lin Ma Hang, the applicant has found the subject Site which is the most suitable among the 11 alternative sites. The area of the subject Site using for warehouse purpose (about 595m²) is comparable to the affected warehouse and open storage (about 750 m²) of applicant's current site at Ngau Tam Mei. Photos showing the applicant's current warehouse and open storage are attached at **Annex 3**. The layout plan of the proposed Warehouse No. 1 to 3 are illustrated at **Plan 3**. Details of the site search are illustrated in paragraphs 4.1.3 -4.1.13 below. The Plans showing the location of all 11 alternative sites are attached at **Annex 6**.
- 1.1.4 The subject Site falls within "Agriculture" "AGR" zone and "Industrial (Group D)" "I(D)" on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP) (**Plan 1**). Eastern portion of warehouse 1 is falling within "I(D)" zone on the OZP (**Plan 6**). According to the Notes of the Plan, warehouse (other than Dangerous Goods Godown) is a Column 1 use under "I(D)" which is always permitted under such zone (**Annex 7**). The rest of the Site (western portion of Warehouse 1 and Warehouse 2 and 3) falls within "AGR" zone on the said OZP. The proposed Warehouse falling within "AGR" zone is neither a Column 1 nor 2 use in "AGR" zone (**Annex 8**). However, the covering Notes of the Plan stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from the Town Planning Boards notwithstanding that the use or development is not provided for under the Notes of the Plan (**Annex 9**).

1.1.5 A number of previous applications at the subject Site was previously considered by the TPB. Application (No. A/NE-TKL/55) for temporary open storage of construction materials for a period of 12 months at Lot 761RP in DD 77 was rejected by the TPB on s.16 and s.17 and appeal on 21.11.1997, 27.2.1998 and 11.6.1999 respectively. Application (No. A/NE-TKL/140) for temporary open storage of ceramic tiles for a period of 3 years at Lot 761RP in DD 77 was approved with condition on a temporary basis for a period of 12 months on 30.6.2000. Application (No. A/NE-TKL/278) for the temporary open storage of containers for the purpose as office and store-room for a period of 3 Years at Lot 752RP in DD 77 was rejected by the TPB both on s.16 application and s.17 review application on 13.1.2006 and 12.5.2006 respectively. Also, another application (No. A/NE-TKL/279) for a temporary open storage of waste paper and metal for a period of 3 years at Lot 761 RP (part) in DD 77 was rejected by the TPB on 13.1.2006 (s.16 Application) and 12.5.2006 (s.17 Review Application) respectively.

1.1.6 Approval and rejection reasons of Application (Nos. A/NE-TKL/55, A/NE-TKL/140, A/NE-TKL/278 and A/NE-TKL/279) are as follow:

A/NE-TKL/55: (Location: Lot 761 RP (part) in DD 77)

Rejection Reasons: (s.16 Application) 21.11.1997

- (a) The proposed open storage use is not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which is to retain and safeguard good agricultural land for agricultural purposes and to retain arable land with good potential for rehabilitation. No strong justification has been provided in the submission for a departure from the planning intention even on a temporary basis;
- (b) The applicant has not demonstrated in the submission that the proposed development will not have adverse drainage impacts on the surrounding areas; and
- (c) The approval of the application would set an undesirable precedent for similar application, the cumulative effect of which would result in a general degradation of the environment in the area.

Rejection Reasons (s.17 Review Application) 27.2.1998

- (a) The proposed open storage use is not in line with the planning intention of the "Agriculture" ("AGR") zone for the area which is to retain and safeguard good agricultural land for agricultural purposes and to retain arable land with good potential for rehabilitation. No strong justification has been provided in the submission for a departure from the planning intention even on a temporary basis;
- (b) The applicant has not demonstrated in the submission that the proposed development would not have adverse drainage impacts on the surrounding areas; and
- (c) The approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would result in a general degradation of the environment in the area.

Appeal (s.17B Appeal) 27.2.1998

Abandoned by Appellant

A/NE-TKL/140: (Location: Lot 761 RP (part) in DD 77)

Approval Condition: (s.16 Application) 30.6.2000

The Town Planning Board (the Board) approved the application for permission under section 16 of the Town Planning Ordinance on a temporary basis for a period of **12 months** up to 30.6.2001, on the terms of the application as submitted to the Board and subject to the following conditions:

- (a) The provision of peripheral fencing within 6 months from the date of planning approval to the satisfaction of the Assistant Director/Task Force (Black Spots), Lands Department or of the Town Planning Board;
- (b) The provision of drainage facilities within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

(c) The provision of vehicular access within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(d) The submission and implementation of landscaping proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board; and

(e) Upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

A/NE-TKL/278: (Location: Lot 752 RP in DD 77)

Rejection Reasons: (s.16 Application) 13.1.2006

(a) the application site fell within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention; and

(b) the development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the use was not compatible with the adjacent domestic structures, there was no previous planning approval granted to the application site and no information had been submitted to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas.

Rejection Reasons (s.17 Review Application) 12.5.2006

(a) the application site fell within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention; and

(b) the development did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that the use was not compatible with the adjacent domestic structures, there was no previous planning approval granted to the application site and no information had been submitted to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas.

A/NE-TKL/279: (Location: Lot 761 RP (part) in DD 77)

Rejection Reasons: (s.16 Application) 13.1.2006

(a) the application site fell within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention; and

(b) the development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that the use was not compatible with the adjacent residential structures and no technical assessments/proposals had been submitted to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas and sensitive receivers.

Rejection Reasons: (s.17 Review Application) 12.5.2006

(a) the application site fell within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone was to retain and safeguard agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. No strong justification had been provided for a departure from the planning intention; and

(b) the development did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that the use was not compatible with the adjacent residential structures and no technical assessments/proposals had been submitted to demonstrate that the proposed

development would not generate adverse traffic and environmental impacts on the surrounding areas and sensitive receivers.

- 1.1.7 After a series of site search, the subject Site is found suitable for the relocation the applicant's current warehouse and open storage at Ngau Tam Mei, Yuen Long. The applicant then would like to submit the subject planning application for the consideration of the TPB.

2. **The Site and Its Surroundings**

2.1 Site

The subject Site falls within "Agriculture" "AGR" and "I(D)" zones on the approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP)(**Plan 6**). The area of the Site is 1,841m². The Site is partly vacant and all hard paved with a depth of concrete filling of 0.2m and partially fenced off. There is an existing structure which is currently used for warehouse located at Lot 752RP in DD 77. The said existing structure falls within two zones including ("I(D)") and "Agriculture" "AGR" zone on the approved Ping Che and Ta Kwu Ling OZP No. A/NE-TKL/14. The existing structure will be demolished and replaced by the proposed warehouse 1 (230m²) which is also falling within the "I(D)" and "AGR" zones (**Plan 6**). The floor area of the proposed warehouse 1 falling within "I(D)" zone and "AGR" zone is 68 m² and 162 m² respectively (see **Plan 6**). Other two warehouses (No. 2 and 3) are falling within Lot 761RP (part) in DD 77. The abandoned toilet facility at the location of the proposed Warehouse 2 will be demolished. Two loading and unloading parking spaces (3.5m x 7m) for light goods vehicles are proposed to be located in the east and north-east of Warehouse 1 and Warehouse 2 respectively. The Site is accessible via local road leading to Ping Che Road (**Plan 1**).

2.2 Its Surroundings (Plan 6 – Zoning Plan)

North of the Site: Fully developed warehouse and open storage (zoned for “I(D)”;

East of the Site: Fully developed warehouse and open storage (zoned for “I(D)”;

South of the Site: Abandoned and fallow land zoned for “AGR”, fully covered with wild grass and no active farming; and in the further south of the site is area zoned for “Open Storage” (“OS”); and

West of the Site: Abandoned land zoned for “AGR”, fully covered with wild grass and no active farming.

3. Proposal

3.1 The area of the subject Site is 1,841m². Two loading and unloading spaces (3.5m x 7m) for light goods vehicles are proposed to serve the need of the applicant’s proposed warehouses. The trip rate for these two light goods vehicles entering and leaving the site is 2 vehicles entering and leaving the Site in the morning at around 7:30 and 2 vehicles entering and leaving the Site in the evening at around 7p.m (Monday to Saturdays only except Sundays and public holidays). No overnight parking is required.

3.2 There are three Warehouses (1 to 3) proposed within the Site with floor area of 230m², 230m² and 135m² respectively (**Plan 3**).

3.3 There is no overnight parking of private cars or light goods vehicles to be parked within the subject Site. Therefore, parking space is not necessary within the Site.

3.4 The access onto the Site is wide enough for the maneuvering of the light good vehicles within the Site. Access is also allowed for the use of other brownfield operators falling within “I(D)” zone in the north -east of the Site;

- 3.5 The swept path analysis with ingress/egress arrangement within the Site for light goods vehicles (6m(L) x2.5m(W)) is illustrated on **Plans 4.1- 4.4** for the consideration of the Transport Department or of the TPB. No drop bar will be installed at the ingress and egress of the Site.
- 3.6 The operation of the workshop starts at 7:00 am to 7:00 pm during Mondays to Saturdays. There is no operation on Sundays and public holidays.

4. Planning Justifications

4.1 Site Selection Process

- 4.1.1 The applicant had undertaken a series of site selection in identifying a suitable site for his affected warehouse in Ngau Tam Mei. The site selection was difficult as land within Categories 1 and 2 areas of the TPB Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13 G) are either too small, narrow site configuration, lack of proper ingress/egress and etc.
- 4.1.2 Eleven alternative sites (Annex 6) in North District and Yuen Long have been reviewed and were found to be unsuitable due to various shortcomings such as ‘too small for relocation’, ‘no proper access’, ‘too narrow configuration for the maneuvering of light goods vehicles’, ‘traffic concerns’ and etc. The details of alternative sites for the relocation of applicant’s business and reasons of not feasible are shown in the following paragraphs 4.1.3-4.1.13 below:
- 4.1.3 Alternative Site 1: DD 129 Lot 66 Shum Wan Road, Lau Fau Shan, Yuen Long
- Area: 590 m² (about)
- Zoning: “Coastal Protection Area” “CPA” (Planning application is required)
- Site Constraints: No proper access, site area (too small)
- Conclusion: Not Suitable

4.1.4 Alternative Site 2 – DD 129 Lot 67 Shum Wan Road, Lau Fau Shan, Yuen Long

Area: 345m² (about)

Zoning: “Coastal Protection Area” “CPA” (Planning application is required)

Site Constraints: No proper access, site area (too small),

Conclusion: Not Suitable

4.1.5 Alternative Site 3 - DD 80 Lot 501s.B , Lin Ma Hang, North District

Area: 395 m²

Zoning: “Recreation” (“REC”) (Planning application is required)

Site Constraints: Site Constraints: No proper access, site area(too small)

Conclusion: Not Suitable

4.1.6 Alternative Site 4- DD 80 Lot No. 538RP, Lin Ma Hang, North District

Area 1,440 m²

Zoning: “Recreation” (“REC”) (Planning application is required)

Site Constraints: Site Constraints: No proper access

Conclusion: Not Suitable

4.1.7 Alternative Site 5- DD 86 Lot No. 72, Lin Ma Hang, North District

Area: 780 m²

Zoning: “Agriculture” (“AGR”)

Site Constraints: No proper access

Conclusion: Not Suitable

4.1.8 Alternative Site 6- DD 82 Lot No. 792, Ping Che Road, North District

Area: 1,350 m²

Zoning: “Recreation” (“REC”) (Planning application is required)

Site Constraints: No proper access

Conclusion: Not Suitable

4.1.9 Alternative Site 7: DD 92 Lot 1197 Kam Chui Road , North District

Area: 2,120 m²

Zoning: “Green Belt” (“GB”) (Planning application is required)

Site Constraints: No proper access

Conclusion: Not Suitable

4.1.10 Alternative Site 8: DD 90 Lot535, Lin Ma Hang, North District

Area: 1,960 m²

Zoning: “Agriculture” (“AGR”) (Planning application is required)

Site Constraints: Site configuration too narrow, no proper access

Conclusion: Not Suitable

4.1.11 Alternative Site 9: DD 90 Lot829, Lin Ma Hang, North District

Area: 842 m²

Zoning: “Agriculture” (“AGR”) (Planning application is required)

Site Constraints: Narrow configuration, no access, site area (too small)

Conclusion: Not Suitable

4.1.12 Alternative Site 10: DD 90 Lot567, Lin Ma Hang, North District

Area: 256 m²

Zoning: “Agriculture” (“AGR”) (Planning application is required)

Site Constraints: Narrow configuration, no access, site area(too small)

Conclusion: Not Suitable

4.1.13 Alternative Site 11: DD 86 Lot 84, Lin Ma Hang, North District

Area: 1,020 m²

Zoning: “Agriculture” (“AGR”) (Planning application is required)

Site Constraints: no proper access, interface problem with pig farm

Conclusion: Not Suitable

4.1.14 The subject Site is considered suitable for relocation. It is accessible from Ping Che Road with proper access. The site area is sufficient enough for the maneuvering of light goods vehicles. The swept path of the light goods vehicles with dimension of (2.5m(W) x 6m(L)) entering the site and the loading/unloading area are illustrated in **Plan 4.4 -4.4** for the consideration of Transport Department or of the TPB.

4.2 Unsuitable for Agricultural Rehabilitation

The subject Site comprises portion of Lot 761RP (under “AGR” zone) and Lot 752RP (under “AGR” and “(I(D))”) in DD 77, located at the close vicinity to the immediate “(I(D))” zone, has been hard paved for over 20 years. Rehabilitation for agricultural use is slim. On the other hand, the large piece of land zoned for “AGR” in the west and south of the subject Site has been fallow for over 20 years as well.

4.3 Previous Applications

As mentioned in Paragraphs 1.1.5 and 1.1.6 above, previous applications at the Site were rejected by the TPB with various reasons in 1997 to 2006. Due to the development of NDAs and the development of Northern Link Main Line, a lot of brownfield operators are affected by the land resumption of the Government of HKSAR. The change of circumstances which reduces tremendous brownfield land in Hong Kong. Sympathetic consideration should be given to the applicant due to his operation is also affected by the land resumption arising from Northern Link Main Line.

4.4 Not Jeopardize the planning intention of “AGR” zone

As the subject Site is applied for temporary use for a period of 3 years, the long-term planning intention of “AGR” zone would not be jeopardized.

4.5 No Adverse Traffic Impacts

There are only 2 light goods vehicles entering and leaving onto the Site at about 7:30 in the morning and entering and leaving the Site at about 6 p.m. or 7 p.m in the evening for loading and unloading during Mondays to Saturdays. There is no operation on Sundays and public holidays. The traffic arising from the proposed temporary warehouses at the Site to Ping Che Road and its surroundings is therefore considered insignificant.

4.6 No Adverse Noise, Environmental and Visual Impacts

There is no noise generated from the proposed temporary warehouses. The application Site for the use of warehouses is considered not incompatible to its surrounding land uses (i.e. warehouses and open storage uses in the vicinity under “I(D)” zone. Therefore, there will not have any adverse noise, environmental and visual impacts to the surroundings.

4.7 No adverse Drainage Impacts

Upon approval of the application, a detailed drainage report will be submitted for the consideration and approval by and to the satisfaction of the Drainage Services Department or of the TPB. Applicant is willing to accept the submission and implementation of drainage proposal to the satisfaction of Drainage Services Department as approval condition under this application. It is therefore considered that there will not have any adverse drainage impacts to the Site and its surroundings.

4.8 The Proposed Development is not incompatible to the Surrounding Land Uses

Since the Site is located at the immediate vicinity to the planned “I(D)” zones, the proposed warehouses are considered not incompatible to the surrounding land uses.

4.9 No Undesirable Precedent

The relocation need of the applicant is due to his warehouse and open storages for building materials, tools and equipment and ancillary office/workshop at Ngau Tam Mei which is being affected by clearance and land resumption arising from the Northern Link Main Line. Approval of this application would not create an undesirable precedent case to similar applications.

End



Plans

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 3 – Layout Plan

Plan 4.1 to 4.4 -Swept Path Plans

Plan 5.1 to Plan 5.2 – Site photo view points and Site photos

Plan 6 – Zoning Plan

Plan 7 – Plan showing the proposed filling of land

Annexes

Annex 1 – Site Notice of Lands Department (Clearance (2) Office) dated 20.5.2026

Annex 2 – Tenancy Agreement and relevant CLP electricity bills addressed to the Applicant

Annex 3- Photos showing the current site for the use of warehouse and open storage at Lot 1381
in DD 104 in Ngau Tam Mei

Annex 4- Letters of Lands Department dated 17.10.2025, 23.1.2026 and 5.6.2026

Annex 5-The Notice of Resumption of Land – Northern Link Main Line dated 31.7.2025

Annex 6-The Plans showing the location of all 11 alternative sites

Annex 7- Notes of the Plan under “I(D)

Annex 8-Notes of Plan under “AGR”

Annex 9- covering Notes of the Plan

Annex 1

Site Notice of Lands Department (Clearance (2) Office)

dated 20.5.2026

電話 Tel: 2664 5141
圖文傳真 Fax: 2660 9770
本署檔號 Our Ref.: LD/C(2)/N/21(G)/21



地政總署
LANDS DEPARTMENT
清拆 (二) 辦事處
CLEARANCE (2) OFFICE

我們矢志努力不懈，提供盡善盡美的土地行政服務
We strive to achieve excellence in land administration
新界大埔大元邨泰榮樓 3 樓 317-332 室
Units 317-332, 3/F, Tai Wing House, Tai Yuen Estate, Tai Po, N.T.
網址 Website: www.landsd.gov.hk

Serial No. 26/TP/010

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION: Unleased land shown coloured pink on the attached Plan at Ngau Tam Mei, Yuen Long

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance hereby requires unlawful occupation of the unleased land at the above location to cease **before the 20th day of August 2026**.

Date 20 May 2026

(LEUNG Yau-tak, Richard)
for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

編號: 26/TP/010

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於元朗牛潭尾在附圖圖則一中粉紅色所示範圍內的未批租土地的情況在二零二六年八月二十日之前停止。

地政總署署長

(梁有德

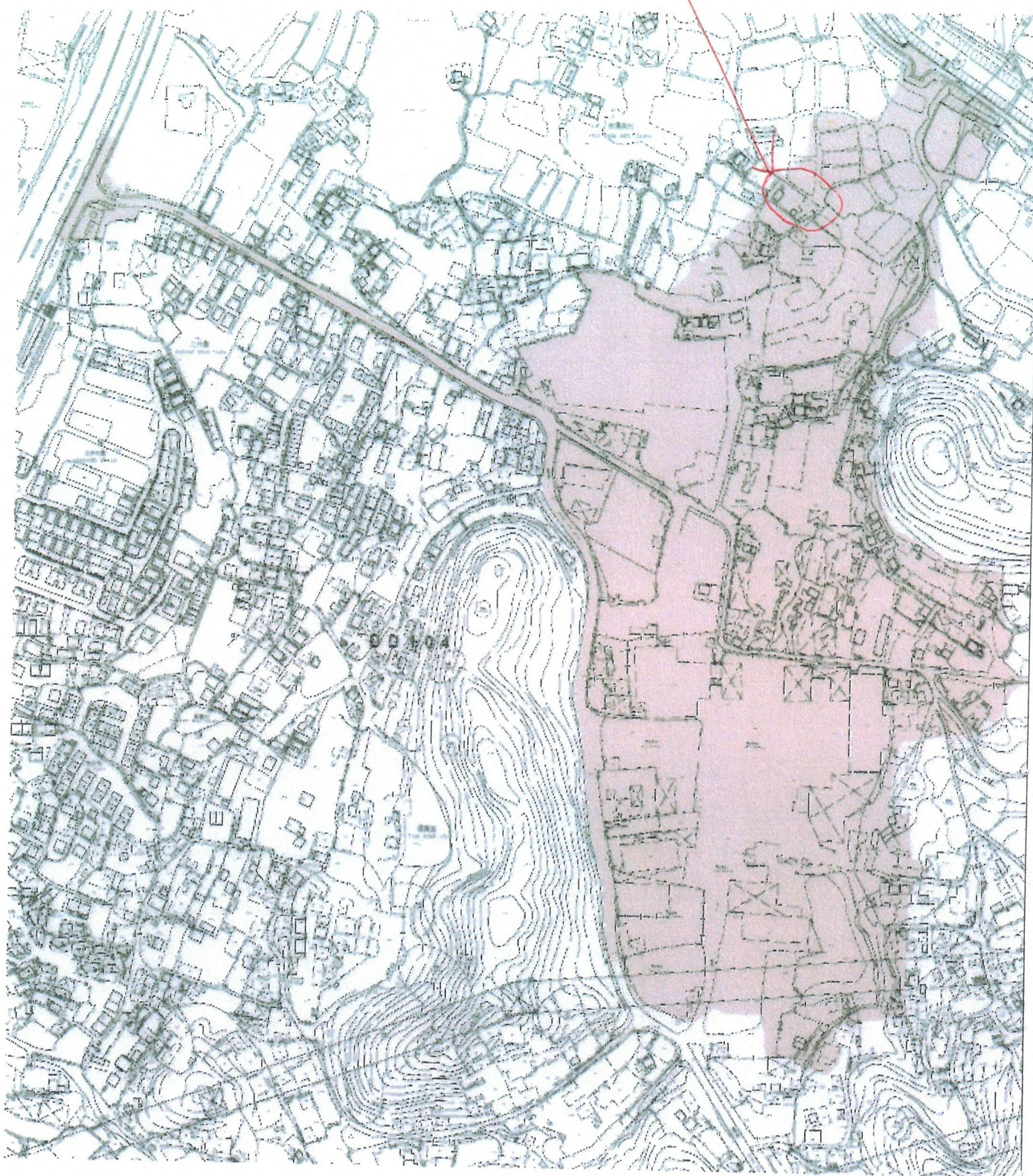


代行)

二零二六年五月二十日

附註:

依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆掉或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆掉該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。



Annex 2

Tenancy Agreement and relevant CLP electricity bills
addressed to the Applicant

租約

立租約人

業主：吳錦鵬

租客：吳展鵬（溢利工程）

茲經雙方同意訂立一切條件分列於後各願遵守：

業主將

元

拾

街／道

收發村

號即

DD104601381地盤

（大廈樓座）（租約予能弟作自用貨倉之用）

拾

元正（收租時另發租單為憑）及訂明租用

五

年，

金每月港幣

二〇

二

年

三月

一日起至二〇

六

年

十二月

三十一日止。

租客在租期內不得退租，否則按照所餘租期之時間賠償租金。如租客在租期一年內要求退租，業主有權另外扣除一個月按金之數目以彌補損失。

租客不得分租或轉租與別人。除所租用之樓宇外，租客不得佔用其他地方。租約期滿，租客如繼續租賃或退租，須於一個月之前以書面通知（續租則另訂新租約方生效力），否則租客須補償一個月租金給業主。如業主要收回樓宇，亦須於一個月之前通知租客。

該樓之租金必須在每月租期之首日以上期形式繳納，不得藉詞拖欠。如過期十天，業主可在該樓宇門口當眼地方張貼告示，催促租客交租。如租客仍未將租金交到業主或租客不履行合約內任何條款，業主有合法權利將此合約終止，當作租客毀約自動退租，另將樓宇租與別人及追討欠租，租客不得異議。

租客遷出時，必須在租期內將屋內傢俬雜物全部搬走以清手續，業主所屬物品除外。如租客藉故取巧不交回門匙或留下任何物品不予搬走故意阻延時間，遷出後三天以內仍不來取作放棄權利論。業主有權不經警務處及租務法庭等手續而聯同兩名見證人將該些物品出售，所賣之款項作為彌補欠租，如有不足之數，租客仍須負責，不得異議。

租客無須繳付建築費及頂手費與業主，但須交拾個月租金之按金即港幣拾萬仟佰元正與業主（不另發收條）。當租客遷出時，業主無利息將該筆款項交還租客並取回該份租約。倘若租客未付清租金或其他一切雜費，業主有權在該筆按金內扣除。租客應清楚明白該筆按金不能用作現金來支付租金。

該樓之物業稅由支付，差餉，地稅均由支付。

該樓之物業稅由支付。地租由支付。

該樓祇准作之用，租客不得在該樓貯存違禁品或幹一切觸犯本港政府法例之事，倘經發覺，即報有關當局究辦。

租客不得有喧嘩或干擾鄰居安寧之舉動，倘經別戶投訴，租客仍喧擾如前，業主有權勒令租客遷出。

租客不得在該屋宇外裝置曬衣架，花架，霓虹光

九、該樓內之一切原來設備及間隔，租客必須徵得業主同意，方可更改或增減。如業主收到政府有關部門書面通知要清拆該單位，租客須在限期內遷出，業主不作任何賠償。

十、該樓一切鐵閘，門窗，廚房及浴室之設備，如潔具，水喉，水渠等如有損壞，租客須負責修理或賠償。如租客因疏忽而毀壞該樓之設備，損及別人之傢具衣物或傷害其他人等，租客須負責賠償。租客須自投風災，水，火，盜竊及意外保險，租客如有任何損失，業主不負任何責任。

十一、租客不得在該樓宇飼養貓狗或使人厭惡之鳥類及動物。

十二、租客不得拒絕業主派遣之人員，在適當時間入屋檢視該樓宇近況或進行任何修理工程。當合約屆滿或終止前兩個月，在干擾原則下，租客須准許持有業主書面證明書之人士，在合理之時間內進入該樓視察。

十三、租客搬進該樓宇時的人牆間格窗花等裝修，遷出時不得拆回以維持該樓原有之齊整。如得業主同意，租客方可拆回但必須將該樓完整修理。該樓宇內之電器設備包括
部熱水爐，
部冷氣機，水電分錶各一個。在租客退租時，須完整地交回業主。如租客故意損壞該等設備，可被控告惡意破壞物品罪並須負責賠償。

十四、該樓之水錶及電錶均屬業主名下登記，業主負責保養及維修水電錶，租客則依照水電分錶耗量付款。如租客欠租超過十天，或多次催促而仍未繳交水電費或管理費等，業主有權拒絕供應食水及電力給租客。

十五、租客收到業主交來該樓鐵閘，大門，房間及信箱鎖匙共
條。租客將來遷出時，必須全部交回業主。如有遺失，必須照樣配妥，不得異議。

十六、本租約正副本共兩份，業主及租客各執一份存證。釐印稅，租約及律師樓費用，均由業主及租客平均負擔。本租約如有未盡善之處，一切均依照本港新樓租例辦理。

業主：

身份證號碼：
或商業登記：

立租約人

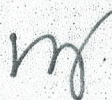
租客：

身份證號碼：
或商業登記：57029900(劉明)

或

見證人：

身份證號碼：



收租印鑑▼

簽名式樣▼

現金／銀行支票號碼：

茲收到本租約條件五的按金

二〇一一年 三月 一日

Mr. NG CHIN PANG

註冊客戶及供電地址
Registered Customer & Supply Address

Mr. NG CHIN PANG
DD 104 LOT 1381
YAU TAM MEI TSUEN
SAN TIN YUEN LONG NEW TERRITORIES

000680/000796



編賬號碼 Account Number

82851-60051-2

賬類及商戶編號: 02

住宅用電

發單日期 (日-月-年)

11-06-24

由 11-04-24 至 07-06-24

共 58 日用電量

按金 **\$1,000.00**

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$464.97		\$221.82		-\$220.79	

應繳總數

\$466.00

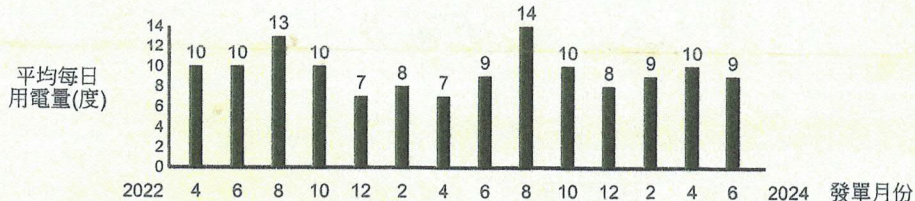
繳款限期

26-06-24

上次繳費\$602.00
已於26-04-24收到
謝謝

電力費用:				其他:	
月電級別	每度(¢)	度數	費用(\$)	政府電費紓緩/補貼	
首 400度	89.9	400	359.60	上期零數撥來	0.20
次 600度	103.3	102	105.37	零數撥入下次	-0.99
小計		502	\$464.97	小計	-\$220.79

燃料調整費:
小計 (502 度) **\$221.82**



電錶號碼	讀錶倍數	前次讀數	今次讀數
10428268	1	13858	14360

政府電費紓緩/補貼摘要

(由2019起, 貴戶已獲電費補貼:\$6,860.00)

上次餘額	今次補貼	扣減電費	補貼餘額
0.00	220.00	-220.00	0.00

「轉數快」繳費



編賬號碼: 82851-60051-2 應繳總數: **\$466.00**

存根

環保訊息:

2023年平均每度電
二氧化碳當量排放:

0.39 千克

82851600512J 0000046600H 02Y 4J



Mr. NG CHIN PANG

註冊客戶及供電地址
Registered Customer & Supply Address
Mr. NG CHIN PANG
DD 104 LOT 1381
YAU TAM MEI TSUEN
SAN TIN YUEN LONG NEW TERRITORIES

002892/002961



編賬號碼 Account Number
82851-60051-2
賬類及商戶編號: 02

住宅用電

發單日期(日-月-年)

14-04-26

由 11-02-26 至 10-04-26

共 59 日用電量

按金 \$1,000.00



電力費用

\$223.97



其他費用

\$93.29



其他

-\$38.26

應繳總數

\$279.00

繳款限期

29-04-26

上次繳費\$306.00
已於24-02-26收到
謝謝

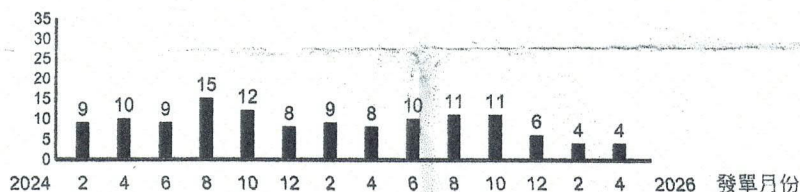
電錶號碼 讀錶倍數 前次讀數 今次讀數
10428268 1 20032 20268

政府電費紓緩計劃餘額為 \$0.00
政府電費補貼餘額為 \$0.00

「轉數快」繳費



平均每日
用電量(度)



編賬號碼: 82851-60051-2 應繳總數: \$279.00

存根

環保訊息:

2025年平均每度電
二氧化碳當量排放:

0.34 千克

Annex 3

Photos showing the current site for the use of warehouse
and open storage at Lot 1381 in DD 104 in Ngau Tam Mei



























Annex 4

Letters of Lands Department dated 17.10.2025, 23.1.2026

and 5.6.2026

電話 Tel: 2443 1068
 圖文傳真 Fax: 2473 3134
 電郵地址 Email: prosecy_yl@landsd.gov.hk
 本署檔號 Our Ref: L/M (1) in DLOYL
 來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
 元朗地政處
 DISTRICT LANDS OFFICE/
 YUEN LONG
 LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
 We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
 7/F-11/F, YUEN LONG GOVERNMENT OFFICES
 2 KIU LOK SQUARE, YUEN LONG, N.T.
 網址 Website: www.landsgov.hk

YAT LEE ENGINEERING COMPANY (溢利工程)

By Registered Service

17 October 2025

Dear Sirs,

Proposed Tenders of

(i) **Short Term Tenancy No. STTN0151**
Government land at Hung Leng North Road, Ping Che in Demarcation
District Nos. 76 and 77, New Territories

(ii) **Short Term Tenancy No. STTYL0269**
Government land at Yuen Ching Road, Shap Pat Heung, Yuen Long, New Territories

(iii) **Short Term Tenancy No. STTTP0137**
Government land at Dai Kwai Street, Tai Po, New Territories

(iv) **Short Term Tenancy No. STTTP0151**
Government land at Dai Kwai Street, Tai Po, New Territories
(hereinafter collectively referred to as “the Premises”)
for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as “the Documents”) can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield9/index.html> (Username: tenderuser, password: LandsDBfield9).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No.		Tender Closing Time
STTYL0269, STTTP0137 and STTTP0151	:	<u>12:00 noon on 19 November 2025</u>
STTN0151	:	<u>4:00 p.m. on 19 November 2025</u>

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No.		Authority
STTYL0269, STTTP0137 and STTTP0151	:	<u>“The Chairman, Tender Opening Committee, Government Logistics Department”</u>
STTN0151	:	<u>“The Chairman, Quotation Opening Team, Lands Department”</u>

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and **misplace of tender to relevant authority/address shall be disqualified.**

4. To safeguard the interest of other eligible tenderers,
 - (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
 - (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.
5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.
6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/009/brownfield9.zip> (Username: tenderuser, password: LandsDBfield9) for information.
7. On your prior request, you can obtain:
 - (a) hard copy of the Documents; and/or
 - (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 20 of the Tender Notice (for Short Term Tenancy No. STTYL0269) and paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTN0151, STTTP0137 and STTTP0151) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTN0151	Ms. Eva CHAN	(Tel. No.: 2675 1509; Fax No.: 2675 9224)
STTYL0269	Mr. Jorgen MA	(Tel. No.: 2443 3019; Fax No.: 2473 3134)
STTTP0137	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)
STTTP0151	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. Kit KOU)

for District Lands Officer, Yuen Long

Encls.

c.c. (Internal Files)

DLON NX 2167 (STTN0151)

DLOYL 280/YAT/2024 (STTYL0269)

DLOTP 34/TAT/69 (STTTP0137)

DLOTP 49/TAT/69 (STTTP0151)

Annex

- (i) First Phase Development of Yuen Long South Development Area
- (ii) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (iii) Remaining Phase Development of Kwu Tung North/Fanling North New Development Areas
- (iv) Second Phase Development of Yuen Long South Development Area
- (v) Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (vi) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vii) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (viii) Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling
- (ix) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (x) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (xi) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (xii) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xiii) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (xiv) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xv) Site Formation and Infrastructure Works for Public Housing Development at Choi Shun Street, Sheung Shui
- (xvi) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xvii) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xviii) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xix) Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui
- (xx) Site Formation and Infrastructure Works for Public Housing Development at Tuen Mun Central – Phase 2
- (xxi) Drainage Improvement Works at North District – Hang Tau, Sheung Shui
- (xxii) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong

- (xxiii) Northern Link Main Line
- (xxiv) Development of San Tin Technopole (Phase 1)
- (xxv) Resumption of land for the establishment of an Agricultural Park in Kwu Tung South (Phase 2 First Stage)
- (xxvi) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132

電話 Tel: 2852 4648
圖文傳真 Fax: 2850 5104
電郵地址 Email: prosecyis@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
IS-B&L-013-BATCH10-P001

來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

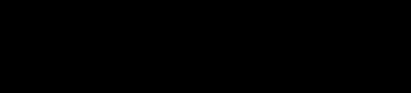
香港統一碼頭道 38 號海港政府大樓十九樓

19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website : www.landsd.gov.hk

By Registered Service

Yat Lee Engineering Company (溢利工程)



(Attn.: Mr. NG)

23 January 2026

Dear Sirs,

Proposed Tenders of

(i) **Short Term Tenancy No. STTIS0370**
Government land at Sham Shui Kok, Lantau Island, New Territories

(ii) **Short Term Tenancy No. STTYL0315**
Government land near Kiu Hing Road and Yuen Long Highway,
Yuen Long, New Territories

(iii) **Short Term Tenancy No. STTYL0325**
Government land at San Fui Street, Tong Yan San Tsuen,
Yuen Long, New Territories

(iv) **Short Term Tenancy No. STTTM0174**
Government land at Lung Kwu Sheung Tan, Tuen Mun, New Territories
(hereinafter collectively referred to as "the Premises")

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that

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the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as “the Documents”) can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield10/index.html> (Username: tenderuser, password: LandsDBfield10).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No.		Tender Closing Time
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>12:00 noon on 24 February 2026</u>

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No.		Authority
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>“The Chairman, Tender Opening Committee, Government Logistics Department”</u>

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and **misplace of tender to relevant authority/address shall be disqualified.**

4. To safeguard the interest of other eligible tenderers,

- (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
- (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/010/Brownfield10.zip> (Username: tenderuser, password: LandsDBfield10) for information.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or
- (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTIS0370, STTYL0315, STTYL0325 and STTTM0174) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTIS0370

Ms. Crystal LUI

(Tel. No.: 2852 4285; Fax No.: 2850 5104)

STTYL0315	Mr. Chris CHAN	(Tel. No.: 2443 3164; Fax No.: 2473 3134)
STTYL0325	Ms. Crystal NG	(Tel. No.: 2443 3114; Fax No.: 2473 3134)
STTTM0174	Mr. Jakco WONG	(Tel. No.: 2451 3130; Fax No.: 2459 0795)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. Doris FANG)
for District Lands Officer, Islands

Encls.

c.c. (Internal Files)

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0370-Main-P001 (STTIS0370)
DLO/YL 95/YAT/2025 Pt.2 (STTYL0315)
DLO/YL 16/YAT/2024 (STTYL0325)
LANDSD DLOs-003-001-001-TM-2025-STTTM0174-MAIN-P001 (STTTM0174)

c.c. (By Post)

Yat Lee Engineering Company (溢利工程)
新界元朗攸潭尾村 571 號
(Attn: Mr. NG)

電話 Tel: 2852 4648
圖文傳真 Fax: 2850 5104
電郵地址 Email: prosecyis@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
IS-B&L-013-BATCH10-P001

來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港統一碼頭道 38 號海港政府大樓十九樓

19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website: www.landsd.gov.hk

掛號郵遞函件

執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

(i) 租賃協議編號：STTIS0370

新界大嶼山深水角的政府土地

(ii) 租賃協議編號：STTYL0315

新界元朗近僑興路及元朗公路的政府土地

(iii) 租賃協議編號：STTYL0325

新界元朗唐人新村新灰街的政府土地

(iv) 租賃協議編號：STTTM0174

新界屯門龍鼓上灘的政府土地

(以下統稱「該批土地」)

為協助受附於本信附件所列的公共項目涉及的收地和清拆行動影響而
已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓
土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹
此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列
連結 <https://rstt.ctp.landsd.gov.hk/brownfield10/index.html> (用戶名稱: tenderuser, 密
碼: LandsDBfield10) 下載該批土地租約有關的文件，即「遞交標書須知」、
「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表
格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便
覽」及「租賃協議」(以下統稱為「有關文件」)。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用
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legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this
message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this
information is excluded.

the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as “the Documents”) can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield10/index.html> (Username: tenderuser, password: LandsDBfield10).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No.		Tender Closing Time
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>12:00 noon on 24 February 2026</u>

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No.		Authority
STTIS0370, STTYL0315, STTYL0325 and STTTM0174	:	<u>“The Chairman, Tender Opening Committee, Government Logistics Department”</u>

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and **misplace of tender to relevant authority/address shall be disqualified.**

4. To safeguard the interest of other eligible tenderers,

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before **12:00 noon on 6 July 2026**. Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelope for each tender shall be addressed and submitted to **“The Chairman, Tender Opening Committee, Government Logistics Department”**. The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender.

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5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/011/Brownfield11.zip> (Username: tenderuser, password: LandsDBfield11) for information.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before **12:00 noon on 6 July 2026**. Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelope for each tender shall be addressed and submitted to **“The Chairman, Tender Opening Committee, Government Logistics Department”**. The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender.

4. To safeguard the interest of other eligible tenderers,

- (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
- (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/011/Brownfield11.zip> (Username: tenderuser, password: LandsDBfield11) for information.

7. On your prior request, you can obtain:

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6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://rstt.ctp.landsd.gov.hk/rstt/010/Brownfield10.zip> (Username: tenderuser, password: LandsDBfield10) for information.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or
- (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTIS0370, STTYL0315, STTYL0325 and STTTM0174) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTIS0370

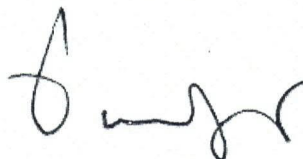
Ms. Crystal LUI

(Tel. No.: 2852 4285; Fax No.: 2850 5104)

STTYL0315	Mr. Chris CHAN	(Tel. No.: 2443 3164; Fax No.: 2473 3134)
STTYL0325	Ms. Crystal NG	(Tel. No.: 2443 3114; Fax No.: 2473 3134)
STTTM0174	Mr. Jakco WONG	(Tel. No.: 2451 3130; Fax No.: 2459 0795)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. Doris FANG)
for District Lands Officer, Islands

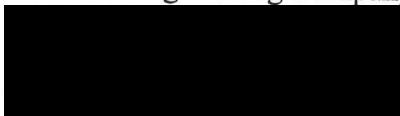
Encls.

c.c. (Internal Files)

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0370-Main-P001 (STTIS0370)
DLO/YL 95/YAT/2025 Pt.2 (STTYL0315)
DLO/YL 16/YAT/2024 (STTYL0325)
LANDSD DLOs-003-001-001-TM-2025-STTTM0174-MAIN-P001 (STTTM0174)

c.c. (By Post)

Yat Lee Engineering Company (溢利工程)



Annex

- (i) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (ii) Remaining Phase Development of Kwu Tung North/Fanling North New Development Areas
- (iii) Second Phase Development of Yuen Long South Development Area
- (iv) Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (v) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vi) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (vii) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (viii) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (ix) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
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- (xiii) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong
- (xiv) Northern Link Main Line
- (xv) Development of San Tin Technopole (Phase 1)
- (xvi) Resumption of Land for the Establishment of an Agricultural Park in Kwu Tung South (Phase 2 First Stage)
- (xvii) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132
- (xviii) Development of San Tin Technopole (Phase 2)
- (xix) Resumption of Land for the Development of Ngau Tam Mei New Development Area

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8. For enquires regarding the Premises, please contact:

STTIS0365	Ms. Crystal LUI	(Tel. No.: 2852 4285; Fax No.: 2850 5104)
STTN0152	Mr. KWAN Wing Yeung	(Tel. No.: 2675 1509; Fax No.: 2675 9224)
STTTM0138	Mr. Jakco WONG	(Tel. No.: 2451 3130; Fax No.: 2459 0795)
STTTP0136	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. May TSOI)
for District Lands Officer, North

Encls.

c.c. (Internal Files)

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0365-Main-P001 (STTIS0365)

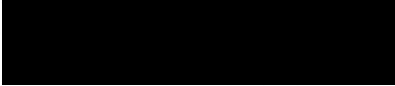
LANDSD DLOs-003-001-001-N-BLR1-0050/STT-MAIN-P002 (STTN0152)

LANDSD DLOs-003-001-001-TM-2024-STTTM0138-MAIN-P001 (STTTM0138)

DLO/TP 35/TAT/69 (STTTP0136)

c.c. (By Post)

Yat Lee Engineering Company (溢利工程)



電話 Tel: 2675 1757
圖文傳真 Fax: 2675 9224
電郵地址 Email: sesn2@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
N-BLR1-0003-P001

來函檔號 Your Ref.:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
北區地政處
DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website: www.landsd.gov.hk

掛號郵遞函件

執事先生：

**擬為受附件所列工務工程項目影響
須遷離的棕地作業經營者而設的租賃招標安排**

(i) 租賃協議編號：STTIS0365

新界大嶼山深水角的政府土地

(ii) 租賃協議編號：STTN0152

新界打鼓嶺坪輦路的政府土地

(iii) 租賃協議編號：STTTM0138

新界屯門龍鼓上灘的政府土地

(iv) 租賃協議編號：STTTP0136

新界大埔大華街的政府土地

(以下統稱「該批土地」)

為協助受附於本信附件所列的工務工程項目涉及的收地和清拆行動影響而已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列連結 <https://rstt.ctp.landsd.gov.hk/brownfield11/index.html> (用戶名稱：tenderuser，密碼：LandsDBfield11) 下載該批土地租約有關的招標文件，即「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便覽」及「租賃協議」(以下統稱為「有關文件」)。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

2. 如有意參與是次招標，請於 **2026 年 7 月 6 日中午 12 時**前，根據招標公告所載指示和規定提交標書。謹請留意，假如貴方提交的標書不符合招標公告所載的各項規定，標書將不獲政府受理。

3. 貴方如擬提交標書承投該批土地中多於一塊土地的租約，必須把每份租約的標書密封於獨立信封內，標書的密封信封面須標註及交予「政府物流服務署開標委員會主席」。貴方須依照招標公告第 4(d)段所載於標書的密封信封面清楚註明承投租賃協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封面。

4. 為保障其他合資格投標者的利益，

(a) 如政府把該批土地的其中一塊土地租賃權批予某位投標者，該批土地餘下的土地不會批予同一名投標者；以及

(b) 假如政府把該批土地的租賃權批予某位投標者，日後政府若再有此類土地招標，以助因收地和清拆行動，而已遷離／即將遷離的棕地作業經營者另覓土地，該批土地的中標者已不符合資格，因而不會獲邀提交標書。

5. 謹請注意，假如貴方是次中標，本處會依據招標公告第 13 段所載，邀請貴方前來簽立租賃協議。

6. 此外，請留意「遞交標書須知」，並點擊以下連結 <https://rstt.ctp.landsd.gov.hk/rstt/011/Brownfield11.zip> (用戶名稱: tenderuser, 密碼: LandsDBfield11)，觀看影片以了解更多資訊。

7. 如有需要，貴方可先行預約，並親臨相關地政處，出示本信的正本，要求本處提供：

(a) 有關文件的硬複本；及／或

(b) 「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」及「不合謀投標確認書」的中譯本。

就相關地政處詳細資料，貴方可參閱招標公告第 19 段。謹請注意，上文第 7(b)

段所指文件的中譯本，**僅供參考**。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

8. 如欲查詢該批土地詳情，請聯絡：

STTIS0365	雷燕鈴女士	(電話：2852 4285；傳真：2850 5104)
STTN0152	關永羊先生	(電話：2675 1509；傳真：2675 9224)
STTTM0138	黃柱濠先生	(電話：2451 3130；傳真：2459 0795)
STTTP0136	李凱雯女士	(電話：2654 1336；傳真：2650 9896)

北區地政專員



(蔡淑媚 代行)

連附件

副本送

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0365-Main-P001
(STTIS0365)

LANDSD DLOs-003-001-001-N-BLR1-0050/STT-MAIN-P002 (STTN0152)

LANDSD DLOs-003-001-001-TM-2024-STTTM0138-MAIN-P001
(STTTM0138)

DLO/TP 35/TAT/69 (STTTP0136)

2026 年 6 月 5 日

電話 Tel: 2675 1757
圖文傳真 Fax: 2675 9224
電郵地址 Email: sesn2@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
N-BLR1-0003-P001

來函檔號 Your Ref.:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
北區地政處
DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

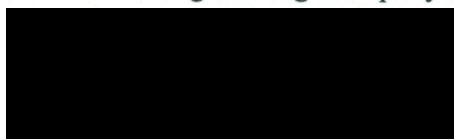
我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : www.landsd.gov.hk

By Registered Service

Yat Lee Engineering Company (溢利工程)



5 June 2026

Dear Sirs,

Proposed Tenders of

(i) Short Term Tenancy No. STTIS0365

Government Land at Sham Shui Kok, Lantau Island, New Territories

(ii) Short Term Tenancy No. STTN0152

Government Land at Ping Che Road, Ta Kwu Ling, New Territories

(iii) Short Term Tenancy No. STTTM0138

Government Land at Lung Kwu Sheung Tan, Tuen Mun, New Territories

(iv) Short Term Tenancy No. STTTP0136

Government Land at Dai Wah Street, Tai Po, New Territories

(hereinafter collectively referred to as “the Premises”)

for Brownfield Operators Displaced by the Public Works Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public works projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as “the Documents”) can be downloaded from the link: <https://rstt.ctp.landsd.gov.hk/brownfield11/index.html> (Username: tenderuser, password: LandsDBfield11).

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before **12:00 noon on 6 July 2026**. Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelope for each tender shall be addressed and submitted to **“The Chairman, Tender Opening Committee, Government Logistics Department”**. The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender.

4. To safeguard the interest of other eligible tenderers,

- (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
- (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

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- (a) hard copy of the Documents; and/or

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STTTM0138	Mr. Jakco WONG	(Tel. No.: 2451 3130; Fax No.: 2459 0795)
STTTP0136	Ms. Christine LI	(Tel. No.: 2654 1336; Fax No.: 2650 9896)

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,



(Ms. May TSOI)
for District Lands Officer, North

Encls.

c.c. (Internal Files)

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0365-Main-P001 (STTIS0365)

LANDSD DLOs-003-001-001-N-BLR1-0050/STT-MAIN-P002 (STTN0152)

LANDSD DLOs-003-001-001-TM-2024-STTTM0138-MAIN-P001 (STTTM0138)

DLO/TP 35/TAT/69 (STTTP0136)

c.c. (By Post)

→ Yat Lee Engineering Company (溢利工程)



Annex

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- (xvii) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132
- (xviii) Development of San Tin Technopole (Phase 2)
- (xix) Resumption of Land for the Development of Ngau Tam Mei New Development Area

附件

- (i) 洪水橋／厦村新發展區第二期發展計劃
- (ii) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (iii) 元朗南發展區第二期發展計劃
- (iv) 洪水橋／厦村新發展區餘下階段發展計劃
- (v) 收回土地以便進行東涌新市鎮擴展計劃，於東涌第 84 區興建河畔公園第二期
- (vi) 吐露港未敷設污水設施地區的污水收集系統第 2 階段 — 沙田赤泥坪
- (vii) 屯門新慶路及康寶路公營房屋發展之工地平整和基礎設施工程
- (viii) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
- (ix) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
- (x) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程
- (xi) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程
- (xii) 元朗沙埔公營房屋發展之工地平整和基礎建設工程
- (xiii) 香港東區阿公岩村公營房屋發展之工地平整及基礎設施工程
- (xiv) 北環綫主綫
- (xv) 新田科技城發展計劃（第一期）
- (xvi) 收回土地以便在古洞南設立農業園（第二期首階段）
- (xvii) 將軍澳第137區發展及將軍澳第132區對出發展
- (xviii) 新田科技城發展計劃（第二期）
- (xix) 收回土地以便進行牛潭尾新發展區發展計劃

（中文譯本）

電話 Tel: 2852 4648
圖文傳真 Fax: 2850 5104
電郵地址 Email: prosecyis@landsd.gov.hk
本署檔號 Our Ref.: LANDSD DLOs-001-006-
IS-B&L-013-BATCH10-P001
來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港統一碼頭道 38 號海港政府大樓十九樓

19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website : www.landsd.gov.hk

By Registered Service

Yat Lee Engineering Company (溢利工程)



(Attn.: Mr. NG)

23 January 2026

Dear Sirs,

Proposed Tenders of

(i) Short Term Tenancy No. STTIS0370

Government land at Sham Shui Kok, Lantau Island, New Territories

(ii) Short Term Tenancy No. STTYL0315

**Government land near Kiu Hing Road and Yuen Long Highway,
Yuen Long, New Territories**

(iii) Short Term Tenancy No. STTYL0325

**Government land at San Fui Street, Tong Yan San Tsuen,
Yuen Long, New Territories**

(iv) Short Term Tenancy No. STTTM0174

Government land at Lung Kwu Sheung Tan, Tuen Mun, New Territories

(hereinafter collectively referred to as "the Premises")

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

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Annex

- (i) Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (ii) Remaining Phase Development of Kwu Tung North/Fanling North New Development Areas
- (iii) Second Phase Development of Yuen Long South Development Area
- (iv) Remaining Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
- (v) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vi) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (vii) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (viii) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (ix) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (x) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xi) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (xii) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xiii) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xiv) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xv) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xvi) Drainage Improvement Works at North District – Hang Tau, Sheung Shui
- (xvii) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong
- (xviii) Northern Link Main Line
- (xix) Development of San Tin Technopole (Phase 1)
- (xx) Resumption of Land for the Establishment of an Agricultural Park in Kwu Tung South (Phase 2 First Stage)
- (xxi) Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132

附件

- (i) 洪水橋／厦村新發展區第二期發展計劃
- (ii) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (iii) 元朗南發展區第二期發展計劃
- (iv) 洪水橋／厦村新發展區餘下階段發展計劃
- (v) 收回土地以便進行東涌新市鎮擴展計劃，於東涌第 84 區興建河畔公園第二期
- (vi) 匡湖居至西貢市之間的西貢公路分隔車道工程
- (vii) 吐露港未敷設污水設施地區的污水收集系統第 2 階段 — 沙田赤泥坪
- (viii) 上水清曉路公營房屋發展之工地平整和基礎設施工程
- (ix) 流浮山天華路擬議公營房屋發展之工地平整和基礎設施工程
- (x) 屯門新慶路及康寶路公營房屋發展之工地平整和基礎設施工程
- (xi) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
- (xii) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
- (xiii) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程
- (xiv) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程
- (xv) 元朗沙埔公營房屋發展之工地平整和基礎建設工程
- (xvi) 北區雨水排放系統改善工程 — 上水坑頭
- (xvii) 香港東區阿公岩村公營房屋發展之工地平整及基礎設施工程
- (xviii) 北環綫主綫
- (xix) 新田科技城發展計劃（第一期）
- (xx) 收回土地以便在古洞南設立農業園（第二期首階段）
- (xxi) 將軍澳第137區發展及將軍澳第132區對出發展

（中文譯本）

連附件

副本送

LANDSD DLOs-003-001-001-IS-B&L-NLT-STTIS0370-Main-P001
(STTIS0370)

DLO/YL 95/YAT/2025 Pt.2 (STTYL0315)

DLO/YL 16/YAT/2024 (STTYL0325)

LANDSD DLOs-003-001-001-TM-2025-STTTM0174-MAIN-P001
(STTTM0174)

2026 年 1 月 23 日

Annex 5

The Notice of Resumption of Land – Northern Link Main Line

dated 31.7.2025

LANDS DEPARTMENT

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

NORTHERN LINK MAIN LINE

RESUMPTION OF LAND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Personal Information Collection Statement

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

31 July 2025

HO Mun-ye  Chief Estate Surveyor/Railway Development

地政總署

鐵路條例(第 519 章)

(根據第 19 條發出的通知書)

北環線主線

收回土地

現公布地政總署副署長(專業事務)已根據香港特別行政區行政長官所授予的權力，根據《鐵路條例》(第 519 章)(下稱「該條例」)第 16 條發出命令，指令收回位於新界詳述如下的各塊或各幅土地：

丈量約份第 96 約地段第 496 號(部分)、第 507 號(部分)、第 624 號(部分)及第 2250 號；

丈量約份第 102 約地段第 762 號、第 866 號、第 867 號(部分)、第 868 號(部分)、第 877 號(部分)、第 878 號(部分)、第 881 號(部分)、第 883 號(部分)、第 885 號(部分)、第 886 號(部分)、第 887 號、第 888 號、第 889 號(部分)、第 890 號、第 893 號、第 894 號(部分)、第 895 號、第 896 號、第 897 號(部分)、第 898 號、第 899 號、第 900 號、第 901 號、第 902 號、第 903 號、第 904 號、第 906 號、第 907 號(部分)、第 908 號(部分)、第 909 號、第 910 號、第 911 號(部分)、第 912 號(部分)、第 914 號、第 916 號(部分)、第 942 號(部分)、第 943 號(部分)、第 944 號、第 946 號(部分)、第 951 號、第 952 號、第 953 號、第 954 號、第 955 號(部分)、第 957 號(部分)、第 958 號(部分)、第 959 號、第 960 號、第 961 號(部分)、第 962 號(部分)、第 990 號、第 992 號、第 993 號、第 994 號、第 995 號、第 996 號、第 997 號、第 999 號、第 1000 號(部分)、第 1001 號(部分)、第 1002 號、第 1006 號(部分)、第 1007 號、第 1008 號、第 1009 號、第 1010 號、第 1577 號、第 1578 號(部分)、第 1579 號、第 1580 號、第 1581 號、第 1582 號、第 1583 號、第 1584 號、第 1585 號、第 1586 號、第 1587 號(部分)、第 1588 號、第 1589 號、第 1590 號、第 1593 號、第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號、第 1599 號、第 1600 號、第 1601 號、第 1602 號、第 1603 號、第 1604 號、第 1607 號、第 1608 號、第 1609 號、第 1610 號、第 1611 號 A 分段、第 1611 號 B 分段、第 1611 號 D 分段、第 1612 號、第 1613 號、第 1614 號、第 1615 號、第 1616 號、第 1617 號 A 分段(部分)、第 1617 號餘段(部分)、第 1644 號(部分)、第 1645 號(部分)、第 1646 號、第 1647 號、第 1648 號、第 1649 號、第 1650 號、第 1651 號、第 1652 號(部分)、第 1653 號、第 1654 號(部分)、第 1655 號(部分)、第 1658 號(部分)、第 1659 號(部分)、第 1660 號(部分)、第 1661 號(部分)、第 1662 號、第 1663 號(部分)、第 1682 號(部分)、第 1683 號、第 1696 號、第 1697 號、第 1698 號、第 2548 號(部分)、第 2550 號、第 2551 號、第 2553 號 B 分段、第 2554 號、第 2555 號、第 2556 號、第 2558 號、第 2559 號、第 2560 號(部分)、第 2561 號、第 2565 號、第 2566 號、第 2567 號 B 分段、第 2568 號 B 分段、第 2569 號 B 分段、第 2570 號、第 2571 號、第 2577 號及第 2578 號；

丈量約份第 104 約地段第 921 號(部分)、第 922 號(部分)、第 923 號、第 924 號、第 925 號、第 926 號、第 927 號、第 928 號、第 929 號、第 930 號、第 931 號、第 933 號、第 934 號(部分)、第 935 號餘段(部分)、第 940 號餘段、第 941 號餘段、第 942 號、第 943 號(部分)、第 944 號、第 945 號(部分)、第 946 號餘段、第 1255 號(部分)、第 1256 號、第 1257 號(部分)、第 1258 號、第 1259 號(部分)、第 1260 號(部分)、第 1261 號(部分)、第 1262 號(部分)、第 1375 號(部分)、第 1379 號、第 1381 號、第 1382 號、第 1383 號、第 1384 號 A 分段、第 1384 號餘段、第 1386 號、第 1387 號、第 1388 號、第 1389 號、第 1390 號、第 1391 號、第 1392 號、第 1394 號、第 1395 號 A 分段(部分)、第 1406 號(部分)、第 1408 號、第 1409 號 A 分段、第 1409 號餘段、第 1410 號、第 1411 號 A 分段、第 1411 號 B 分段、第 1411 號餘段、第 1412 號 A 分段、第 1412 號餘段、第 1413 號 A 分段、第 1413 號 B 分段、第 1413 號餘段、第 1414 號 A 分段第 1 小分段、第 1414 號 A 分段第 2 小分段、第 1414 號 A 分段餘段、第 1414 號 B 分段、第 1414 號餘段、第 1415 號 A 分段、第 1415 號餘段、第 1416 號 A 分段、第 1416 號 B 分段、第 1416 號餘段、第 1417 號、第 1418 號、第 1424 號、第 1427 號、第 1428 號、第 1436 號、第 1437 號、第 1438 號、第 1439 號、第 1440 號、第 1441 號、第 1442 號、第 1444 號、第 1446 號、第 1450 號、第 1451 號、第 1452 號、第 1454 號、第 1455 號、第 1456 號、第 1458 號、第 1459 號、第 1460 號、第 1462 號、第 1463 號、第 1464 號、第 1465 號、第 1467 號、第 1469 號、第 1470 號 A 分段、第 1470 號餘段、第 1471 號、第 1473 號、第 1474 號、第 1475 號、第 1476 號、第 1477 號、第 1478 號、第 1479 號、第 1480 號、第 1481 號、第 1483 號、第 1484 號、第 1485 號、第 1486 號、第 1487 號、第 1489 號、第 1492 號(部分)、第 1501 號、第 1502 號(部分)、第 1504 號、第 1505 號、第 1506 號、第 1507 號、第 1508 號、第 1509 號、第 1510 號、第 1511 號、第 1512 號、第 1513 號、第 1515 號、第 1516 號餘段、第 1520 號、第 1521 號、第 1522 號、第 1621 號餘段(部分)、第 1622 號餘段(部分)、第 1623 號、第 1624 號、第 1625 號、第 1626 號 B 分段、第 1626 號餘段、第 1627 號、第 1628 號、第 1629 號 A 分段、第 1629 號餘段、第 1630 號 A 分段、第 1630 號餘段、第 1631 號、第 1632 號、第 1633 號、第 1634 號 A 分段、第 1634 號 B 分段第 1 小分段、第 1634 號 B 分段餘段、第 1635 號、第 1636 號、第 1637 號、第 1638 號、第 1639 號、第 1640 號、第 1641 號、第 1642 號、第 1643 號、第 1644 號、第 1645 號、第 1646 號、第 1647 號、第 1648 號、第 1649 號、第 1650 號、第 1651 號、第 1652 號、第 1653 號、第 1654 號 A 分段第 1 小分段、第 1654 號 A 分段餘段、第 1654 號 B 分段、第 1654 號餘段、第 1656 號、第 1657 號、第 1658 號 A 分段、第 1658 號餘段、第 1659 號、第 1660 號、第 1661 號、第 1662 號 A 分段第 1 小分段、第 1662 號 A 分段餘段、第 1662 號 B 分段、第 1662 號餘段、第 1663 號 A 分段第 1 小分段、第 1663 號 A 分段餘段、第 1663 號餘段、第 1664 號、第 1665 號、第 1666 號、第 1667 號、第 1668 號、第 1669 號、第 1670 號、第 1671 號、第 1672 號、第 1673 號、第 1674 號、第 1675 號、第 1676 號、第 1677 號、第 1678 號、第 1679 號、第 1680 號、第 1681 號、第 1682 號、第 1683 號、第 1684 號、第 1685 號、第 1686 號、第 1687 號、第 1688 號、第 1689 號、第 1690 號、第 1691 號、第 1692 號、第 1693 號、第 1694 號、第 1695 號、第 1696 號、第 1697 號、第 1698 號、第 1699 號、第 1700 號、第 1701 號、第 1702 號、第 1703 號、第 1704 號、第 1705 號、第 1706 號、第 1707 號、第 1708

號、第 1709 號 A 分段、第 1709 號 B 分段、第 1710 號、第 1711 號、第 1712 號、第 1713 號、第 1714 號 A 分段、第 1714 號餘段、第 1715 號 A 分段、第 1715 號餘段、第 1716 號 A 分段、第 1716 號餘段、第 1717 號、第 1718 號、第 1719 號、第 1720 號、第 1721 號、第 1722 號、第 1723 號、第 1724 號、第 1725 號 A 分段、第 1725 號餘段、第 1726 號、第 1727 號 A 分段、第 1727 號 B 分段、第 1727 號餘段、第 1728 號 A 分段第 1 小分段、第 1728 號 A 分段餘段、第 1728 號餘段、第 1729 號、第 1730 號、第 1731 號 A 分段、第 1731 號餘段、第 1732 號 A 分段、第 1732 號餘段、第 1733 號、第 1735 號、第 1736 號、第 1737 號、第 1738 號、第 1739 號、第 1740 號、第 1741 號、第 1742 號、第 1743 號、第 1744 號、第 1745 號、第 1746 號、第 1747 號、第 1748 號、第 1749 號、第 1750 號、第 1751 號、第 1752 號、第 1753 號、第 1754 號、第 1755 號、第 1756 號、第 1757 號、第 1758 號、第 1759 號、第 1760 號、第 1761 號、第 1762 號、第 1763 號、第 1764 號、第 1765 號、第 1766 號、第 1767 號、第 1768 號、第 1769 號、第 1770 號、第 1771 號、第 1772 號 A 分段、第 1772 號餘段、第 1773 號、第 1774 號、第 1775 號、第 1776 號、第 1777 號、第 1778 號、第 1779 號、第 1780 號、第 1782 號、第 1793 號(部分)、第 1794 號、第 1795 號、第 1796 號 A 分段、第 1796 號 B 分段第 1 小分段、第 1796 號 B 分段第 2 小分段、第 1796 號 B 分段第 3 小分段、第 1796 號 B 分段餘段、第 1796 號 C 分段、第 1796 號 D 分段第 1 小分段、第 1796 號 D 分段餘段、第 1796 號 E 分段、第 1796 號 F 分段、第 1796 號餘段、第 1798 號、第 1799 號、第 1800 號、第 1801 號、第 1802 號(部分)、第 1803 號 A 分段、第 1803 號 B 分段、第 1803 號餘段、第 1804 號、第 1805 號、第 1806 號、第 1807 號、第 1808 號 A 分段、第 1808 號餘段、第 1809 號、第 1810 號、第 1811 號、第 1812 號 B 分段第 1 小分段(部分)、第 1812 號 B 分段第 2 小分段 A 分段(部分)、第 1812 號 B 分段第 2 小分段 B 分段、第 1812 號 B 分段第 2 小分段 C 分段、第 1812 號 B 分段第 2 小分段 D 分段、第 1812 號 B 分段第 2 小分段餘段、第 1812 號 B 分段第 3 小分段(部分)、第 1812 號 B 分段餘段(部分)、第 1812 號 C 分段、第 1812 號 D 分段第 1 小分段、第 1812 號 D 分段第 2 小分段、第 1812 號 D 分段餘段、第 1812 號 E 分段第 1 小分段、第 1812 號 E 分段餘段、第 1812 號 F 分段、第 1812 號 G 分段第 1 小分段、第 1812 號 G 分段餘段、第 1812 號 H 分段、第 1812 號餘段、第 3888 號(部分)、第 3891 號、第 3892 號、第 3893 號、第 3894 號(部分)、第 3901 號(部分)、第 3902 號(部分)、第 4106 號餘段、第 4107 號(部分)、第 4162 號 B 分段、第 4162 號 C 分段第 1 小分段、第 4162 號 C 分段第 2 小分段、第 4162 號 C 分段第 3 小分段、第 4162 號 C 分段餘段、第 4162 號 D 分段、第 4162 號餘段及第 4637 號；

丈量約份第 105 約地段第 577 號餘段(部分)、第 585 號、第 586 號、第 587 號、第 588 號、第 597 號、第 599 號、第 600 號、第 601 號、第 603 號、第 604 號、第 605 號、第 606 號、第 610 號、第 612 號、第 613 號、第 614 號、第 615 號(部分)、第 616 號、第 617 號、第 618 號、第 619 號(部分)、第 622 號(部分)、第 691 號、第 692 號(部分)、第 696 號、第 697 號、第 698 號、第 699 號、第 700 號、第 701 號、第 702 號、第 703 號(部分)、第 705 號(部分)、第 706 號 A 分段、第 706 號餘段、第 707 號、第 708 號、第 710 號(部分)、第 713 號(部分)、第 715 號(部分)、第 726 號(部分)、第 727 號、第 728 號、第 730 號、第 731 號、第 732 號、第 733 號、第 734 號、第 735 號、第 736 號 C 分段、第 736 號 E 分段、第 736 號 F 分段、第 737 號、第 738 號、第 740 號、

第 741 號、第 742 號、第 743 號、第 744 號 B 分段、第 746 號、第 747 號、第 755 號、第 760 號、第 761 號、第 762 號(部分)、第 763 號(部分)、第 764 號、第 765 號(部分)、第 766 號、第 767 號(部分)、第 768 號、第 770 號、第 771 號、第 772 號、第 773 號、第 775 號、第 776 號、第 792 號(部分)及第 1920 號；

丈量約份第 107 約地段第 379 號 B 分段(部分)、第 380 號 B 分段(部分)、第 380 號 C 分段餘段、第 381 號餘段、第 382 號(部分)、第 383 號(部分)、第 420 號 A 分段、第 420 號 A 分段第 1 小分段、第 420 號 B 分段餘段、第 420 號 C 分段餘段、第 421 號、第 422 號 A 分段、第 422 號 B 分段、第 423 號餘段、第 428 號餘段、第 429 號餘段、第 430 號 A 分段、第 430 號 B 分段、第 431 號、第 432 號、第 433 號 A 分段、第 433 號 B 分段、第 433 號 C 分段、第 434 號、第 435 號、第 436 號、第 437 號 A 分段、第 437 號 B 分段、第 438 號、第 439 號、第 440 號 A 分段(部分)、第 440 號 B 分段(部分)、第 441 號、第 442 號、第 443 號、第 444 號、第 445 號 A 分段、第 445 號 B 分段(部分)、第 446 號 A 分段、第 446 號 B 分段(部分)、第 447 號 A 分段(部分)、第 447 號餘段、第 448 號(部分)、第 504 號 A 分段(部分)、第 505 號 A 分段(部分)、第 506 號 A 分段(部分)、第 1722 號(部分)、第 1726 號(部分)、第 1727 號(部分)、第 1730 號(部分)、第 1731 號、第 1732 號、第 1733 號餘段、第 1734 號(部分)、第 1735 號(部分)、第 1736 號 A 分段、第 1736 號 A 分段第 1 小分段、第 1736 號 B 分段第 2 小分段(部分)、第 1736 號 C 分段、第 1736 號 C 分段第 1 小分段(部分)、第 1736 號 C 分段第 2 小分段、第 1738 號、第 1739 號 B 分段、第 1739 號餘段、第 1742 號餘段(部分)、第 1743 號 C 分段第 4 小分段餘段(部分)及第 1911 號餘段；以及

丈量約份第 113 約地段第 1653 號(部分)

上述土地的範圍，已在上述命令附連的第 RDM2050 號收地圖則上以橙色標示。有關土地詳情，已於 2023 年 10 月 6 日和 2023 年 10 月 13 日刊登的第 5974 號政府公告所提述的方案中描述，方案其後按 2024 年 5 月 3 日和 2024 年 5 月 10 日刊登的第 2495 號政府公告修訂及更正，以及按 2024 年 8 月 30 日和 2024 年 9 月 6 日刊登的第 5005 號政府公告修訂(下稱「該方案」)。

行政長官會同行政會議已批准該方案，該項批准亦已刊登於 2025 年 4 月 11 日和 2025 年 4 月 17 日第 2171 號政府公告。

公眾人士可在本通知書刊登《憲報》之後，於地政總署網頁 (<https://www.landsd.gov.hk/tc/resources/gov-notices/acq.html>) 政府公告一欄內，瀏覽本通知書及上述收地圖則的電子版本。下列辦事處備有上述命令和本通知書的副本，以及上述收地圖則，公眾人士可於辦事處下述一般開放時間內免費查閱：

辦事處地址

開放時間
(公眾假期除外)

香港中環統一碼頭道38號
海港政府大樓地下
中西區民政諮詢中心

新界粉嶺璧峰路3號
北區政府合署地下
北區民政諮詢中心

新界元朗青山公路269號
元朗民政事務處大廈地下
元朗民政諮詢中心

星期一至星期五
上午9時至晚上7時

新界粉嶺璧峰路3號
北區政府合署6樓
北區地政處

新界元朗橋樂坊2號
元朗政府合署9樓
元朗地政處

星期一至星期五
上午8時45分至下午12時30分
以及
下午1時30分至下午5時30分

本通知書已於2025年7月31日張貼於上述土地或其附近。

地政總署副署長(專業事務)已根據該條例第18(1)條，指明通知期為三個月，由本通知書張貼於上述土地或其附近的日期起計。

謹此聲明，在該通知期屆滿時，即於2025年10月31日午夜，上述土地即憑藉該條例第18(2)條，為該方案或其附帶事宜的目的，而歸還香港特別行政區政府所有。土地歸還日期為2025年11月1日。

根據該條例有權獲得補償的任何人士，可在政府收地日期起計一年內，向運輸及物流局局長送達書面申索，申索可經下列其中一種方式提交：

- (1) 以郵遞寄到或專人送交，設於香港添馬添美道2號政府總部東翼2樓入口處的運輸及物流局第6號投遞箱。投遞箱由星期一至星期五(公眾假期除外)上午8時至晚上7時可供使用；
- (2) 傳真至(852)2868 4643；或
- (3) 電郵至 gazettetlb@tlb.gov.hk。

收集個人資料聲明

與任何根據《鐵路條例》(第 519 章)第 34 條提出的書面申索有關，而提交予運輸及物流局局長的資料(包括個人資料)，將會用於處理該等申索及其他相關用途。申索人必須提供《鐵路條例》(第 519 章)第 34 條所要求的資料(包括個人資料)。如果沒有按照《鐵路條例》(第 519 章)第 34 條的規定提供所需資料(包括個人資料)，申索或會被駁回。上述提交的任何資料(包括個人資料)，或會向需要處理該等申索及相關事宜的有關政府部門及其他組織或機構披露。上述提交個人資料的人士，有權要求查閱和改正與他們的申索有關的個人資料。查閱和改正個人資料的要求，須以書面向運輸及物流局保障個人資料(私隱)主任提出，聯絡地址為香港添馬添美道 2 號政府總部東翼 20 樓。

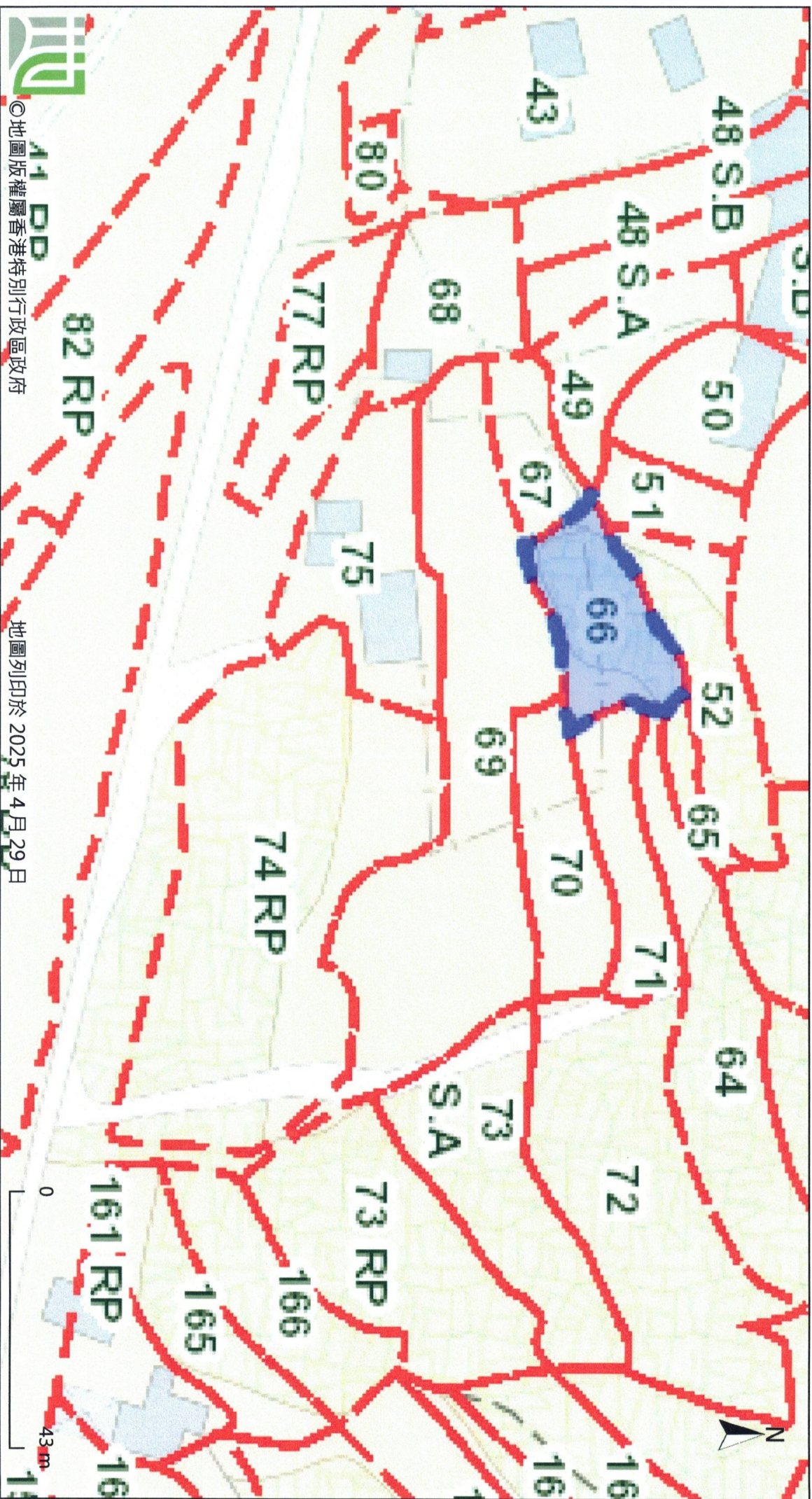
2025 年 7 月 31 日

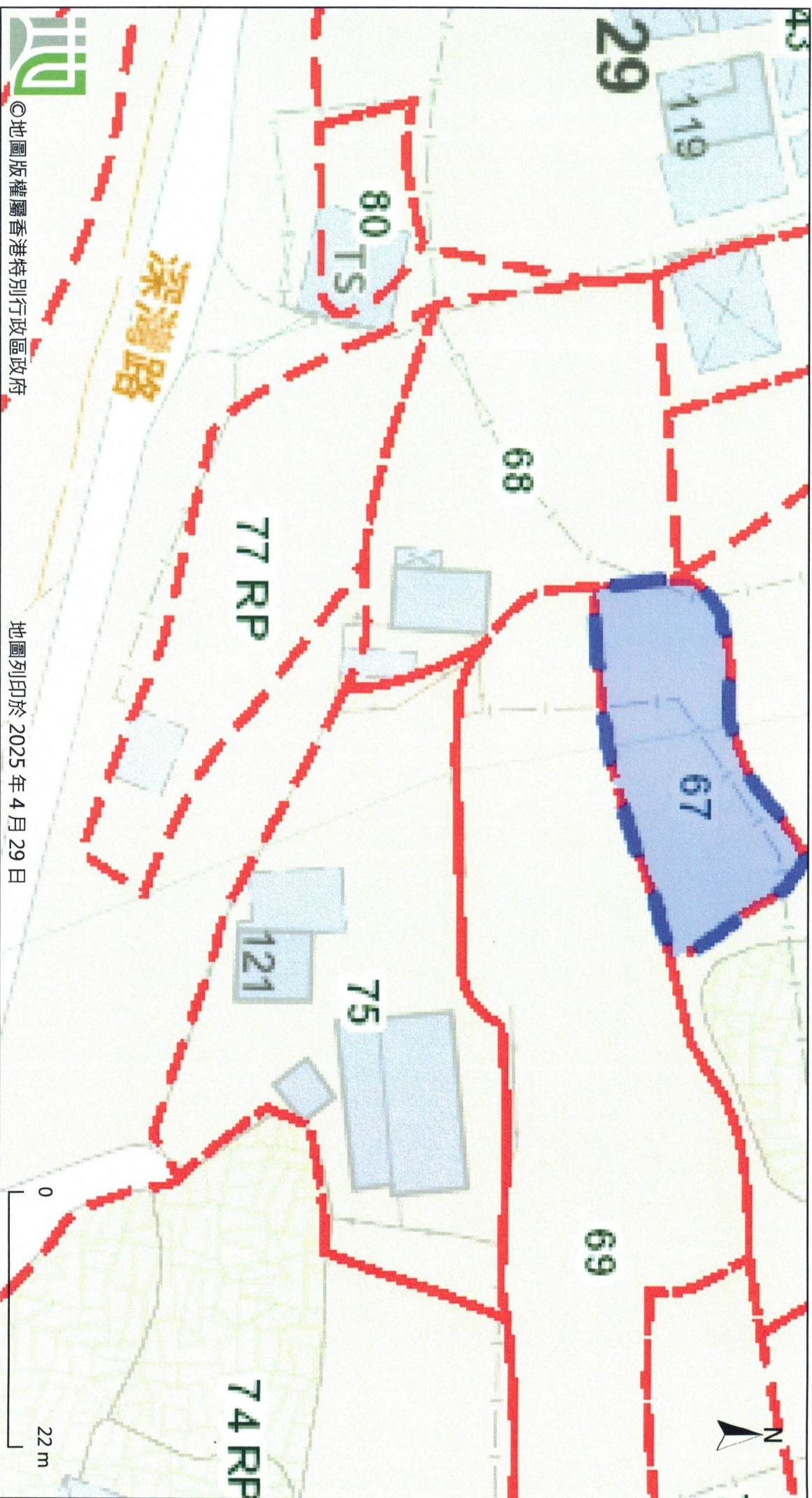


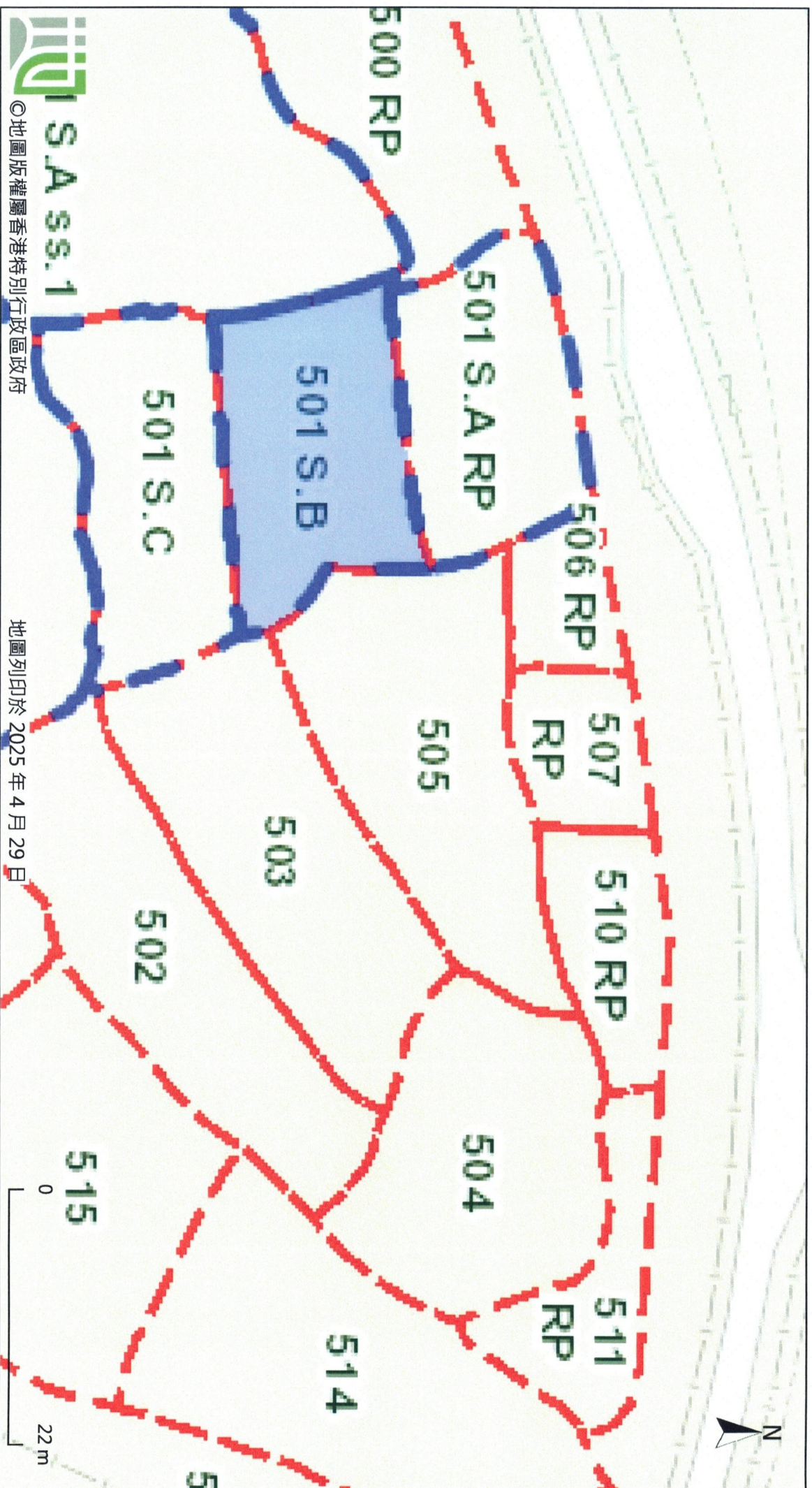
總產業測量師(鐵路發展)何敏儀

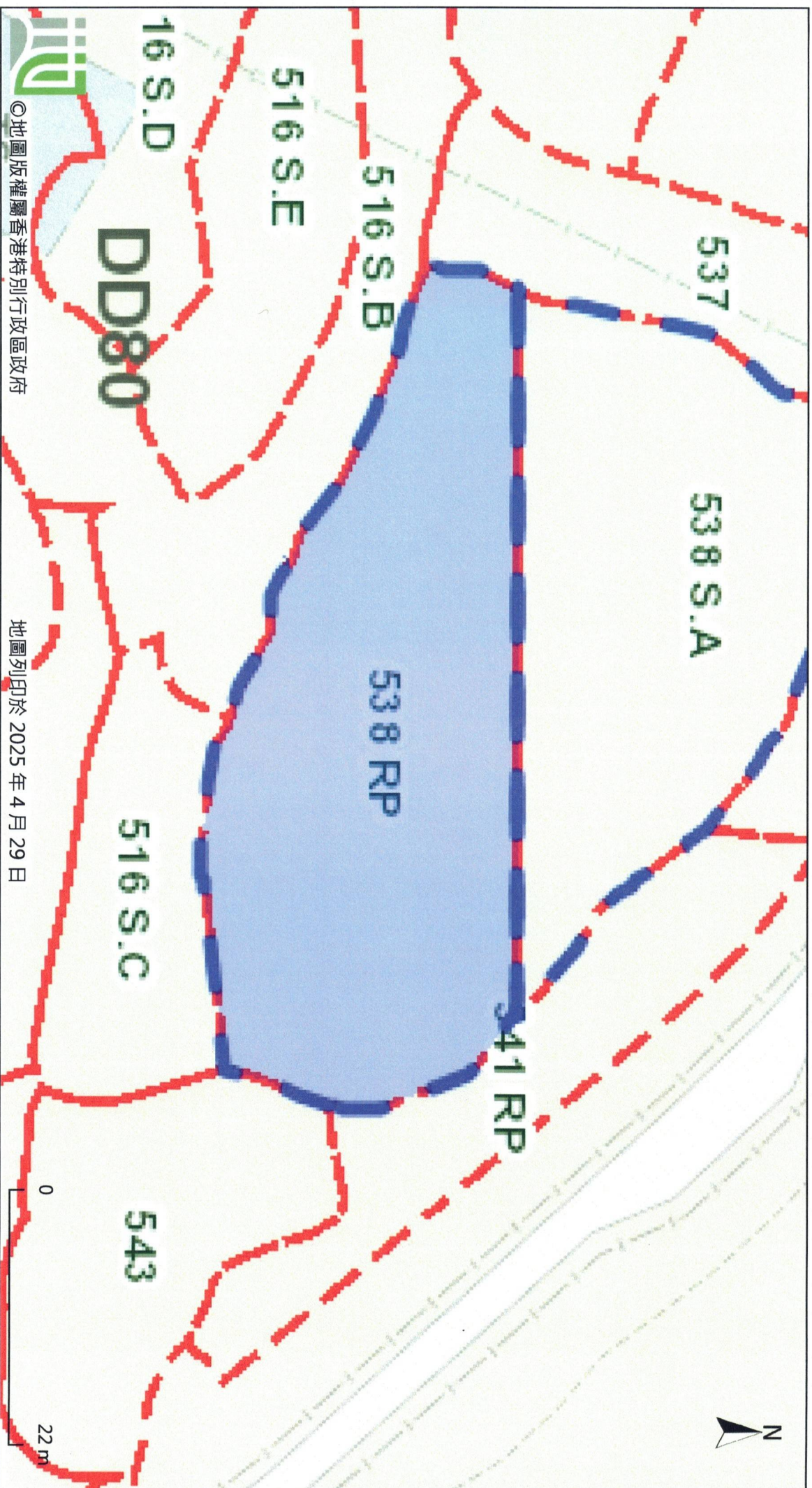
Annex 6

The Plans showing the Location of all 11 alternative sites









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地圖列印於 2025 年 4 月 29 日

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前往地圖: <https://www.map.gov.hk/gm/geo:22.5391,114.1366?z=1128>



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前往地圖: <https://www.map.gov.hk/gm/geo:22.5378,114.1480?z=2257>



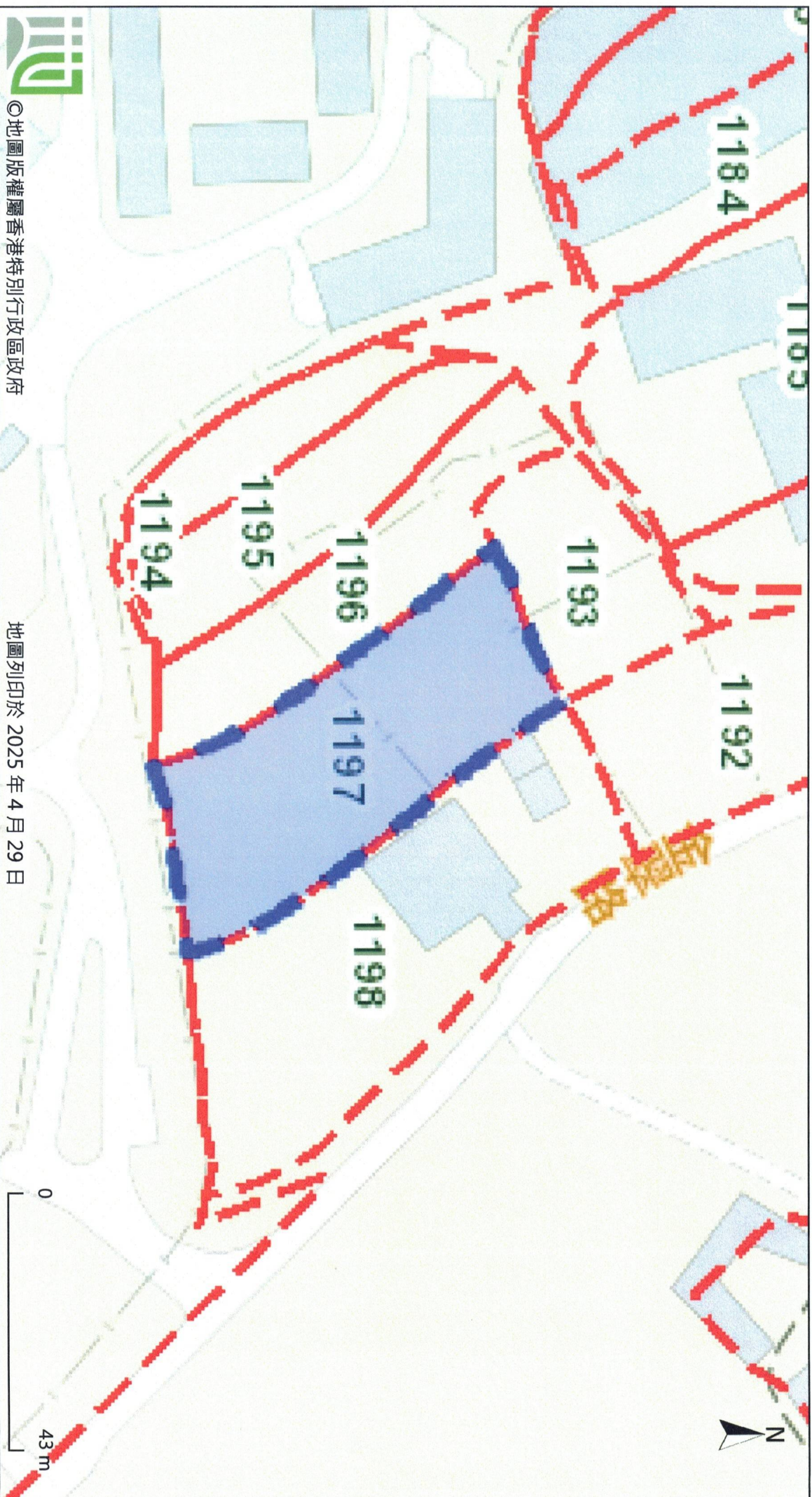
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地圖列印於 2025 年 4 月 29 日

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注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

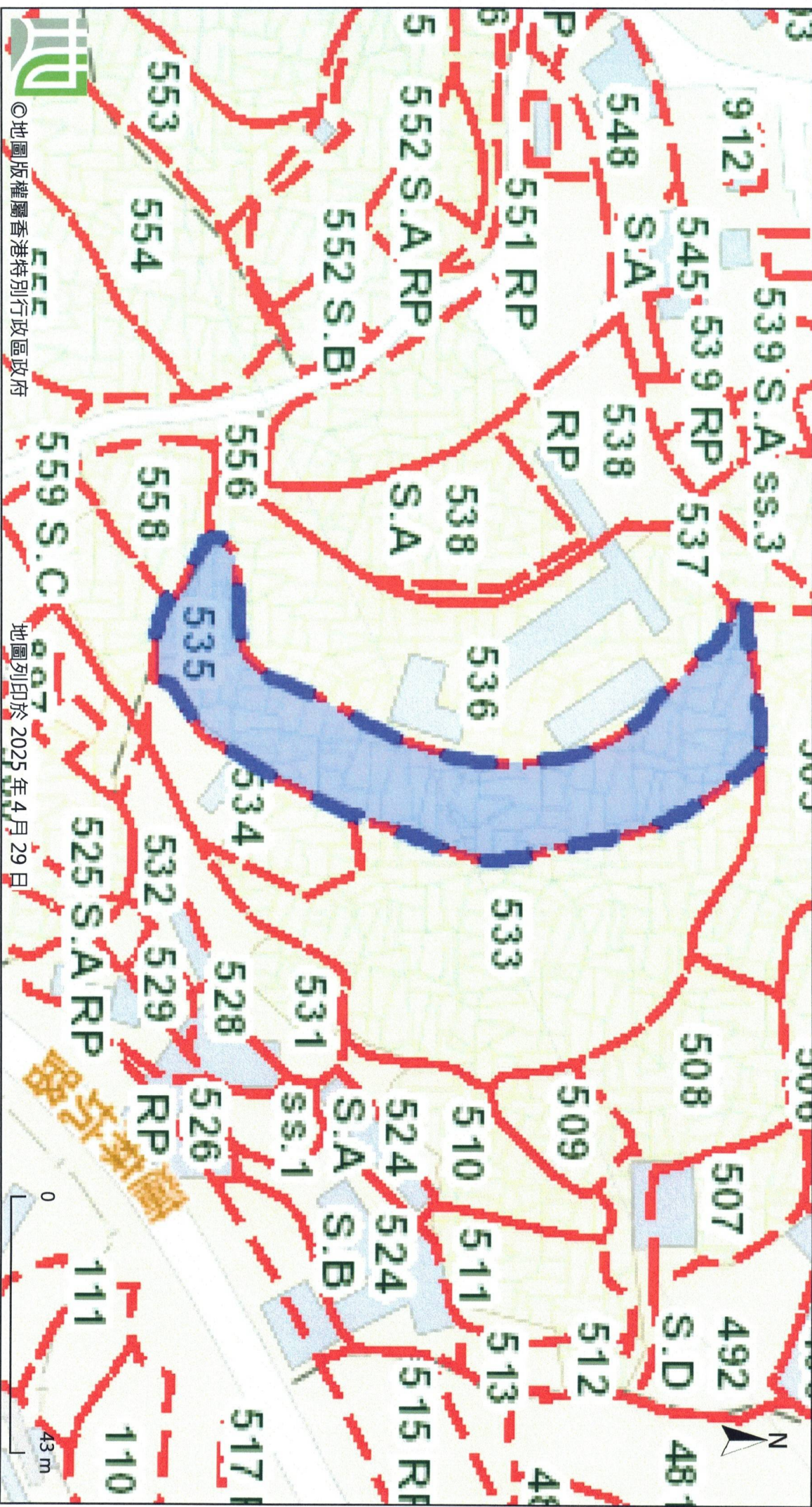
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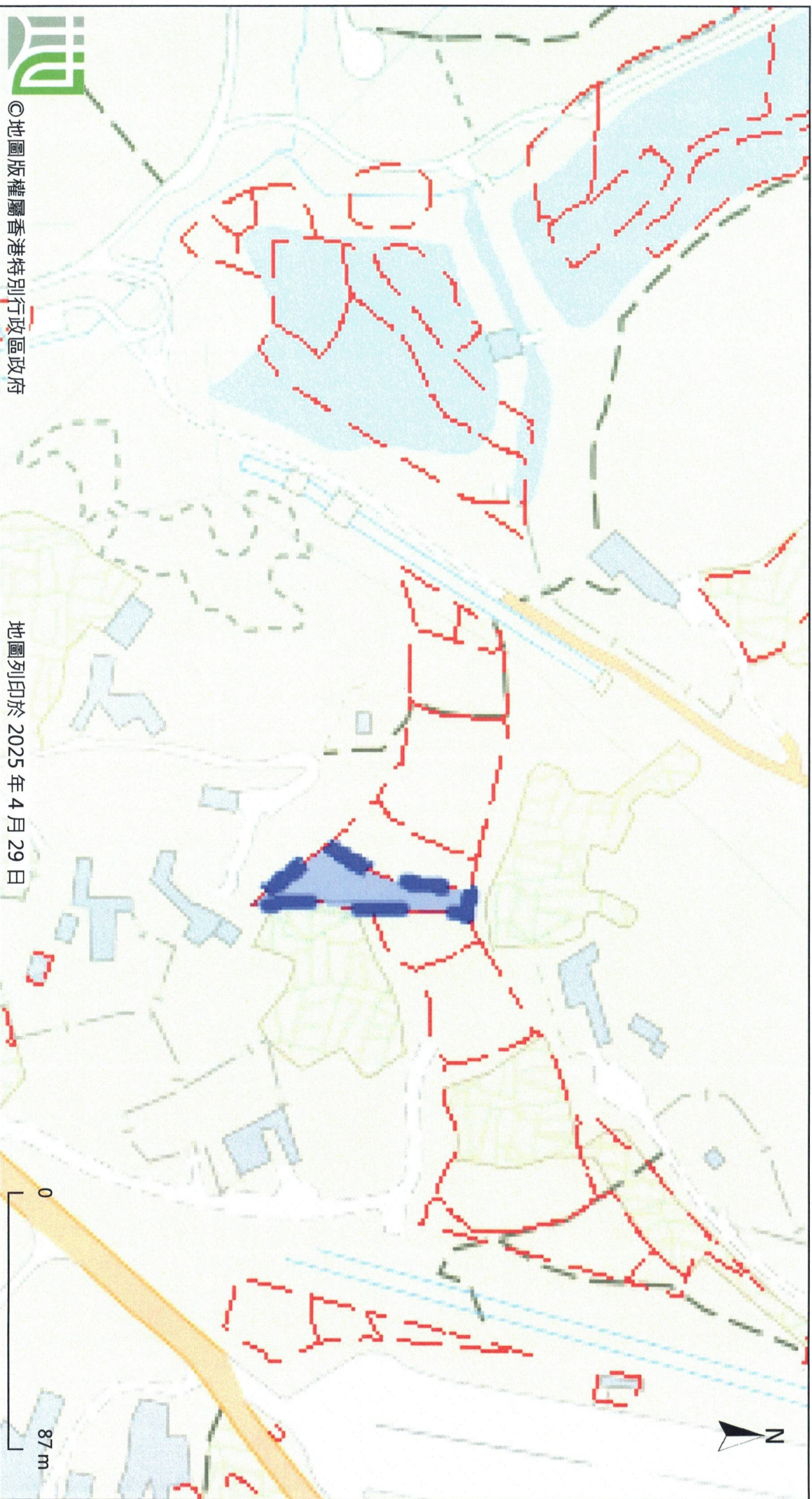
由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

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前往地圖: <https://www.map.gov.hk/gm/geo:22.5385,114.1335?z=2257>



前往地圖: <https://www.map.gov.hk/gm/geo:22.5335,114.1265?z=4514>



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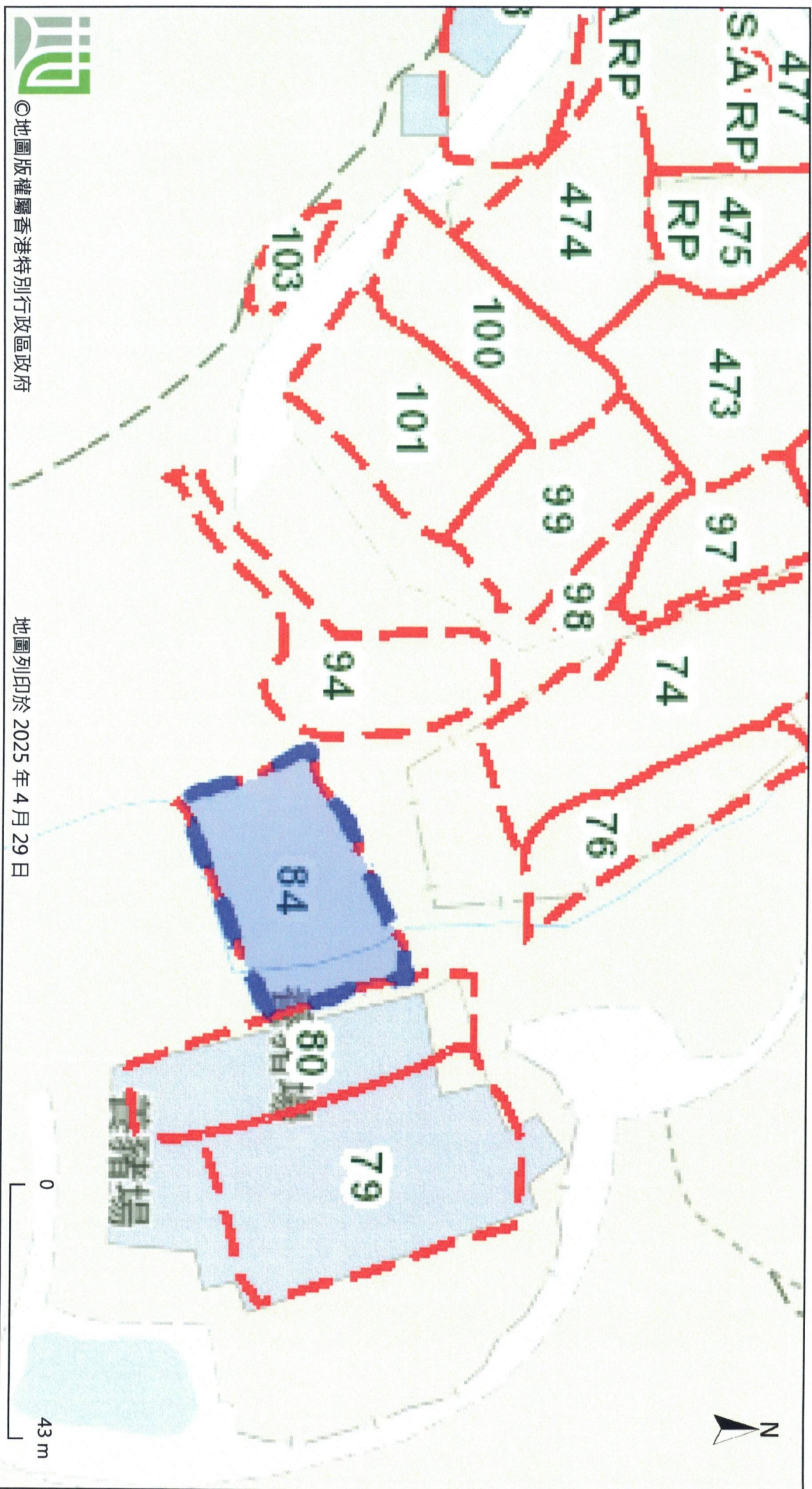
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由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

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地圖列印於 2025 年 4 月 29 日

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Annex 7

Notes of the Plan under “I(D)”

INDUSTRIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (other than Dangerous Goods Godown) Wholesale Trade	Animal Boarding Establishment Asphalt Plant/Concrete Batching Plant Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Offensive Trades Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Petrol Filling Station Refuse Disposal Installation (Refuse Transfer Station only) Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatland factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.0, a maximum site coverage of 60%, and a maximum building height of 13m, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.

(Please see next page)

Annex 8

Notes of the Plan under “AGR”

AGRICULTURE

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

Planning Intention

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

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

Annex 9

Covering Notes of the Plan

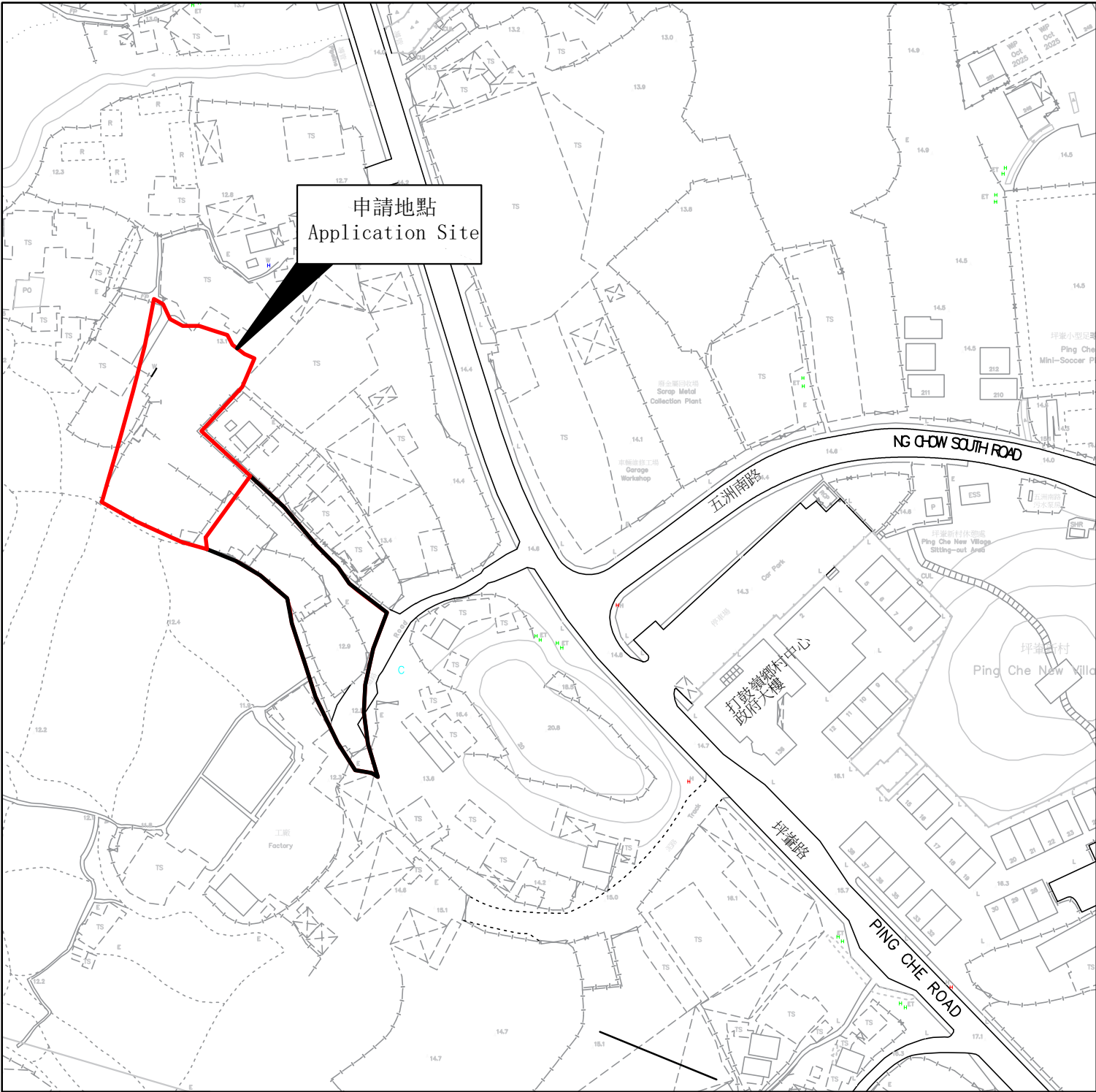
- (11) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

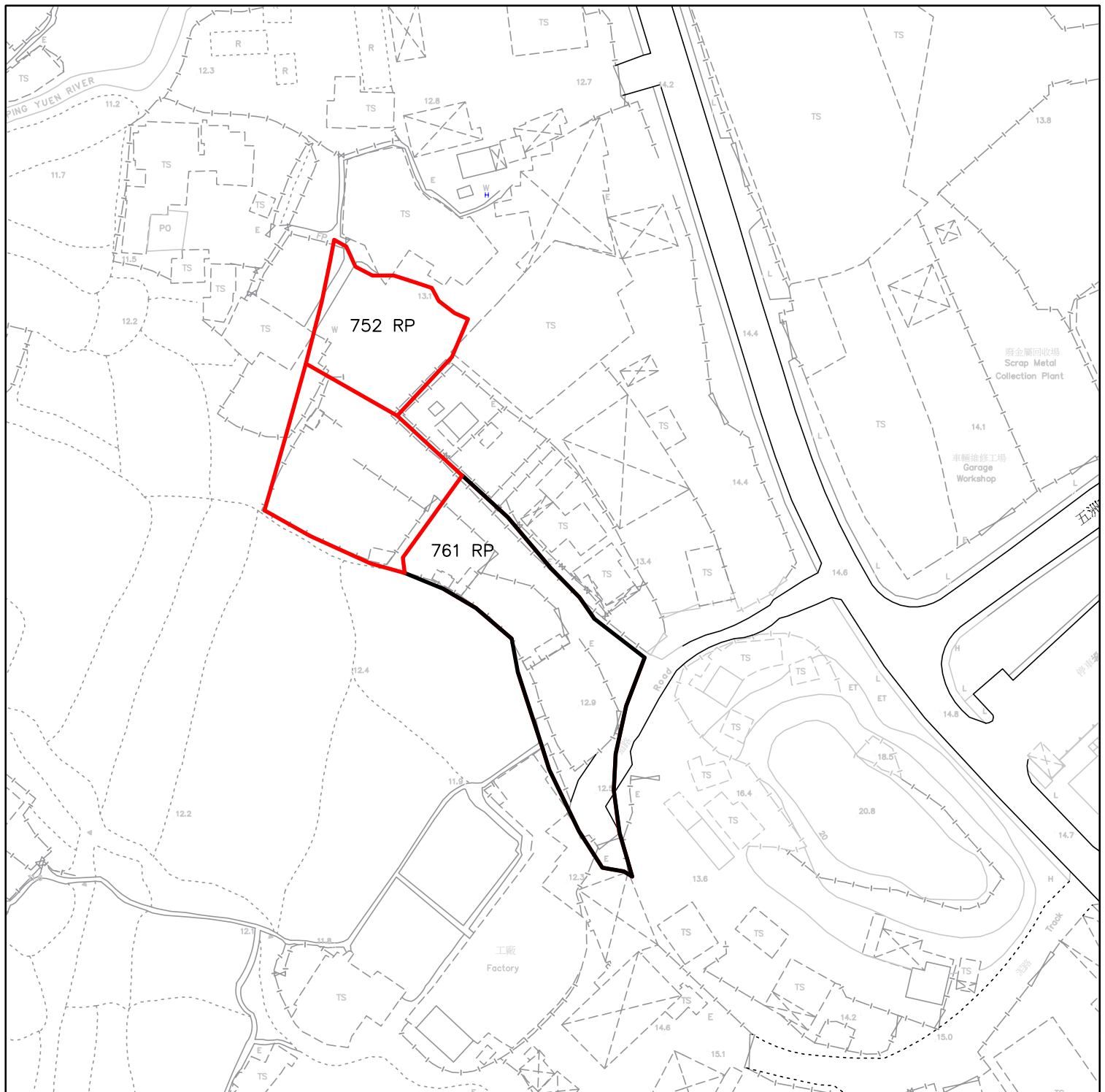
- (b) Except as otherwise provided in paragraph (11)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).



Legend	Site Boundary	
	Location Plan Lots. 752 RP, 761 RP(Part) in D.D. 77	Plan 1



Legend



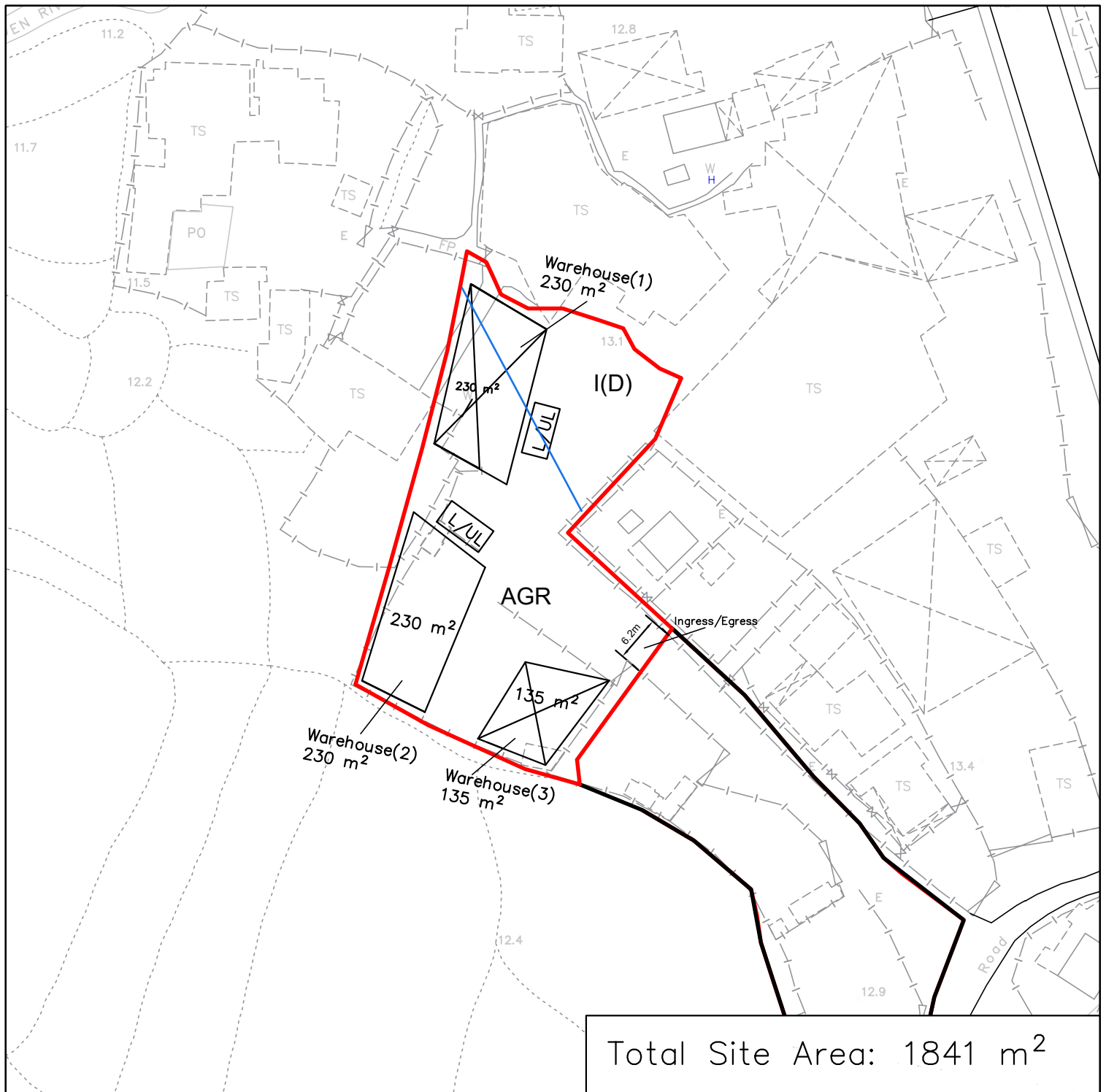
Application Site

Site Plan

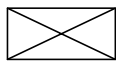
Lots. 752 RP, 761 RP(Part) in D.D.
77

Survey Sheet no.
3-NW-23B

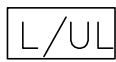
Plan 2



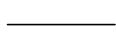
Legend



Warehouse



Light Goods Vehicle Loading/Unloading space
(3.5m x 7m)



Site Boundary

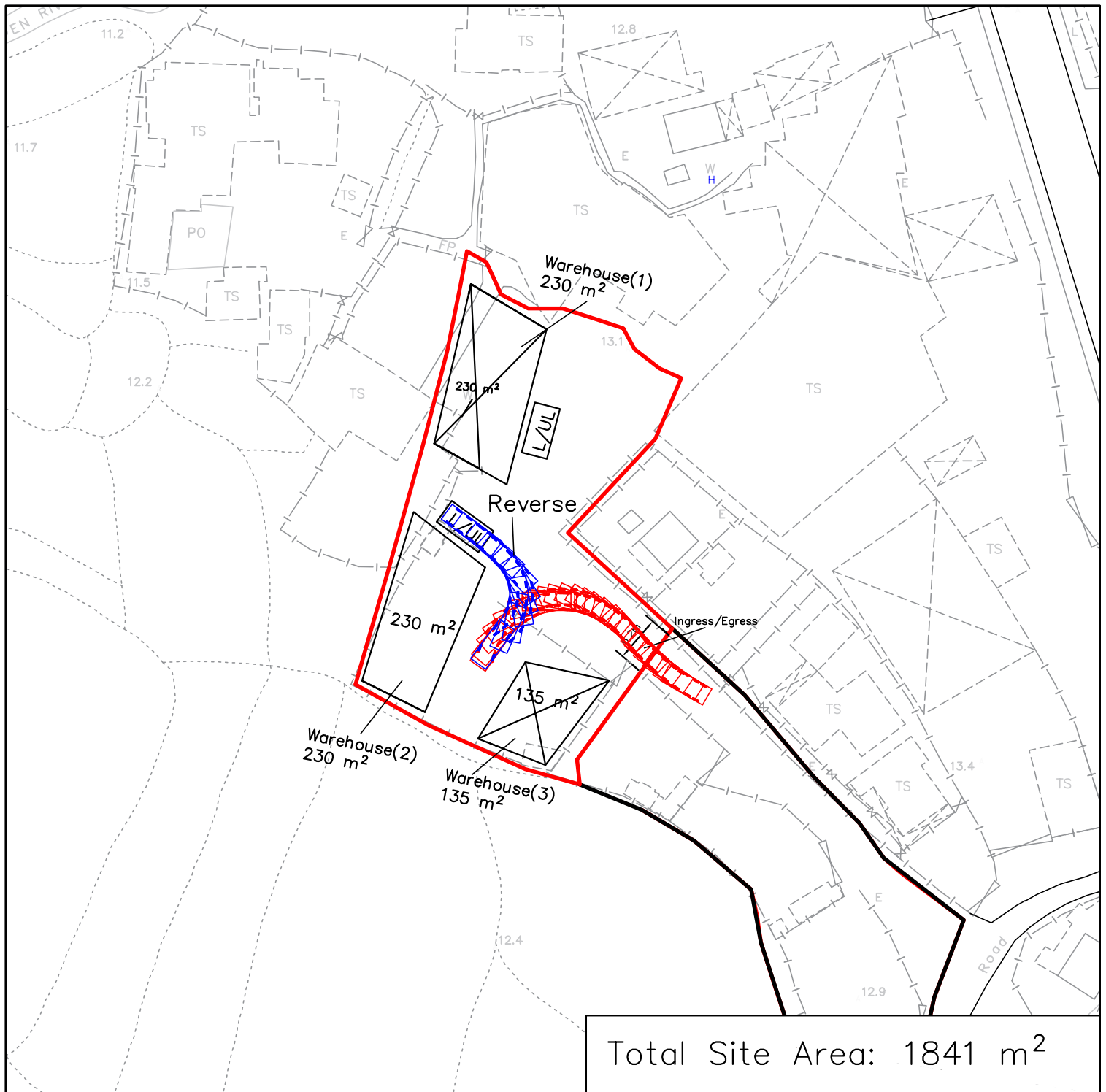
Scale

Layout Plan

Not to Scale

Lots. 752 RP, 761 RP(Part) in D.D.
77

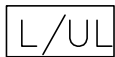
Plan 3



Legend



Model of Light Goods Vehicle 2.5m(w) x 6.5m(L)



Light Goods Vehicle Loading/Unloading space
(3.5m x 7m)

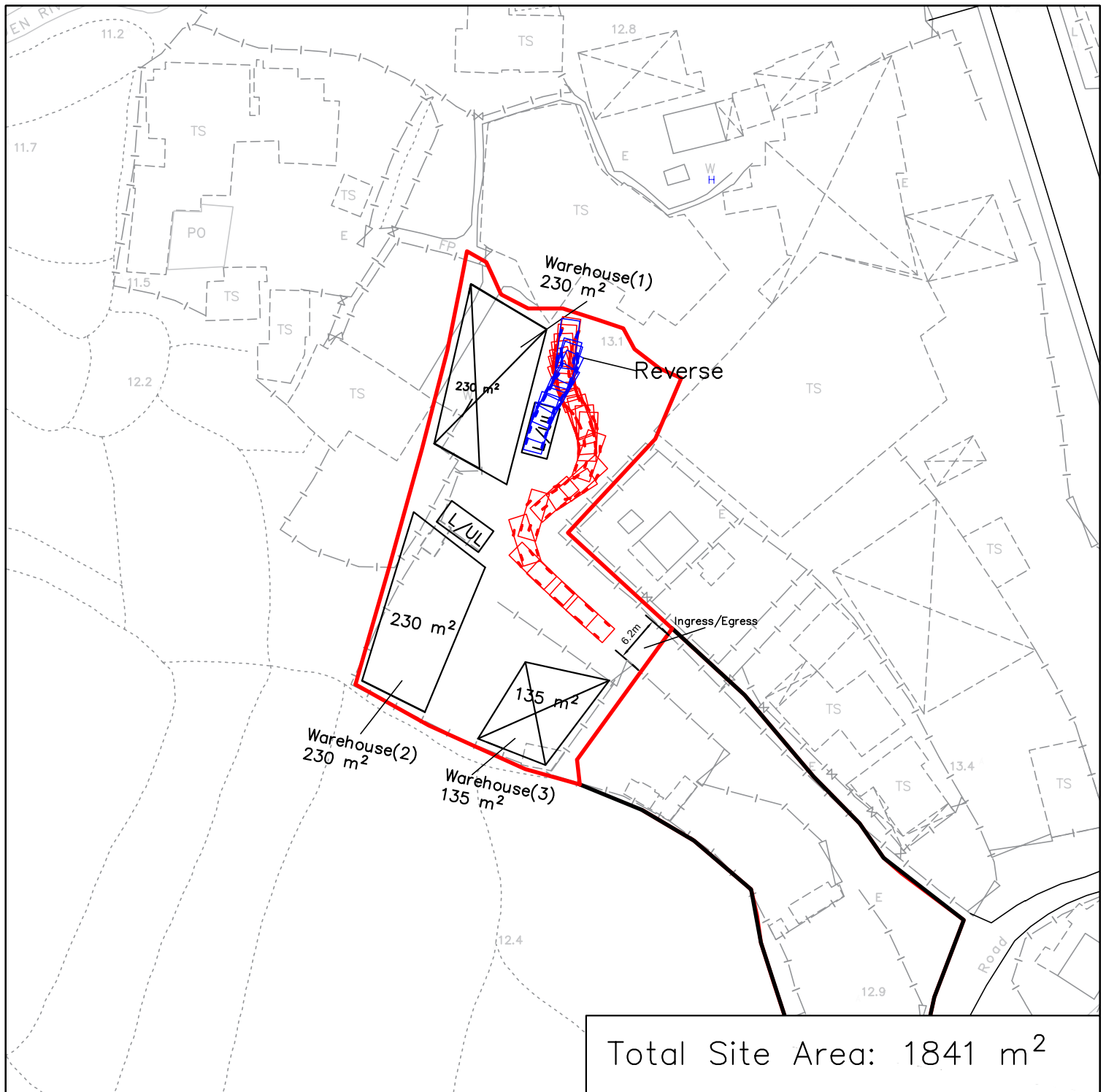


Site Boundary

Swept Path Plan

Lots. 752 RP, 761 RP(Part) in D.D.
77

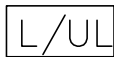
Plan 4.1



Legend



Model of Light Goods Vehicle 2.5m(w) x 6.5m(L)



Light Goods Vehicle Loading/Unloading space
(3.5m x 7m)

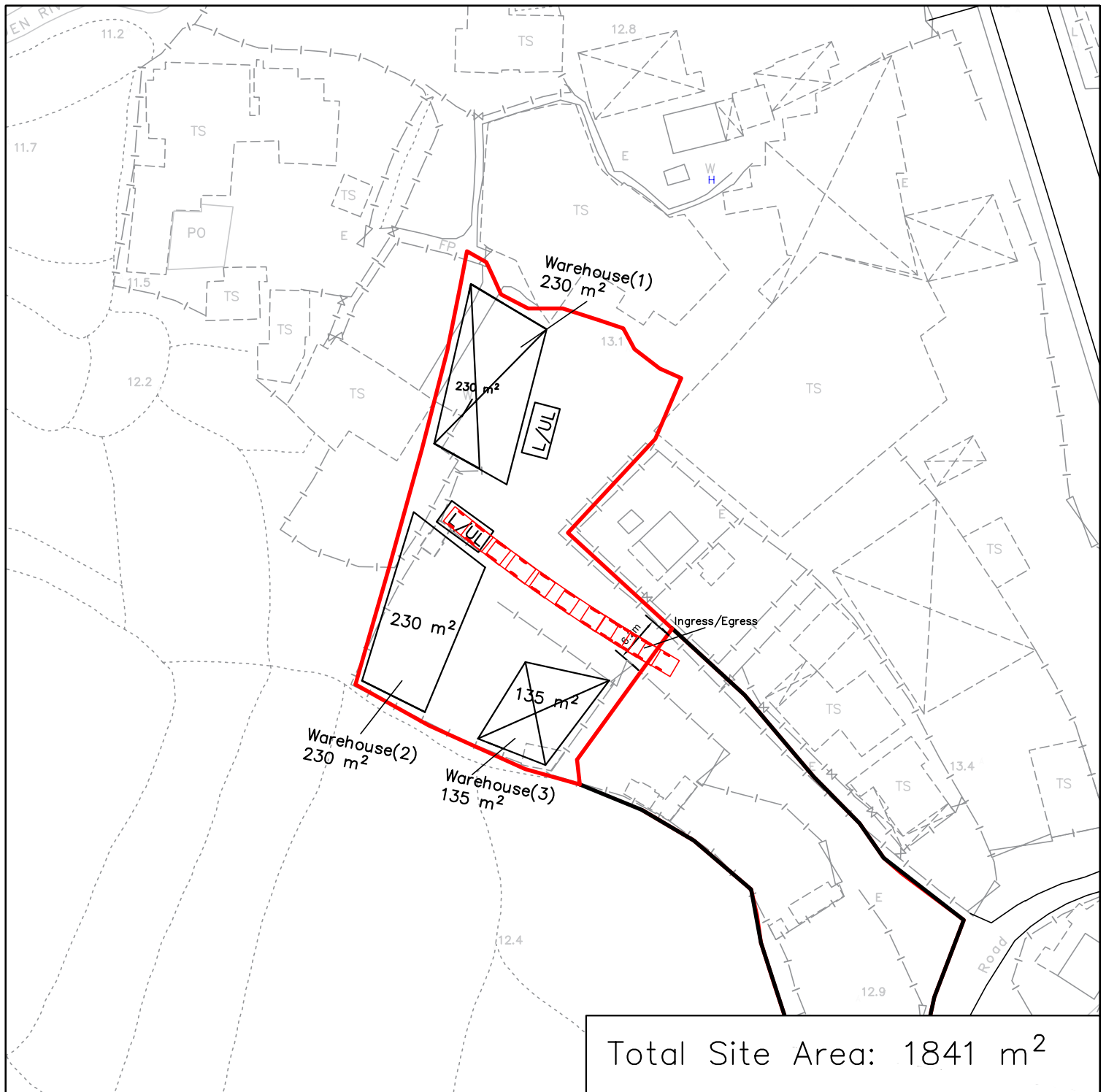


Site Boundary

Swept Path Plan

Lots. 752 RP, 761 RP(Part) in D.D.
77

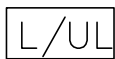
Plan 4.2



Legend



Model of Light Goods Vehicle 2.5m(w) x 6.5m(L)



Light Goods Vehicle Loading/Unloading space
(3.5m x 7m)

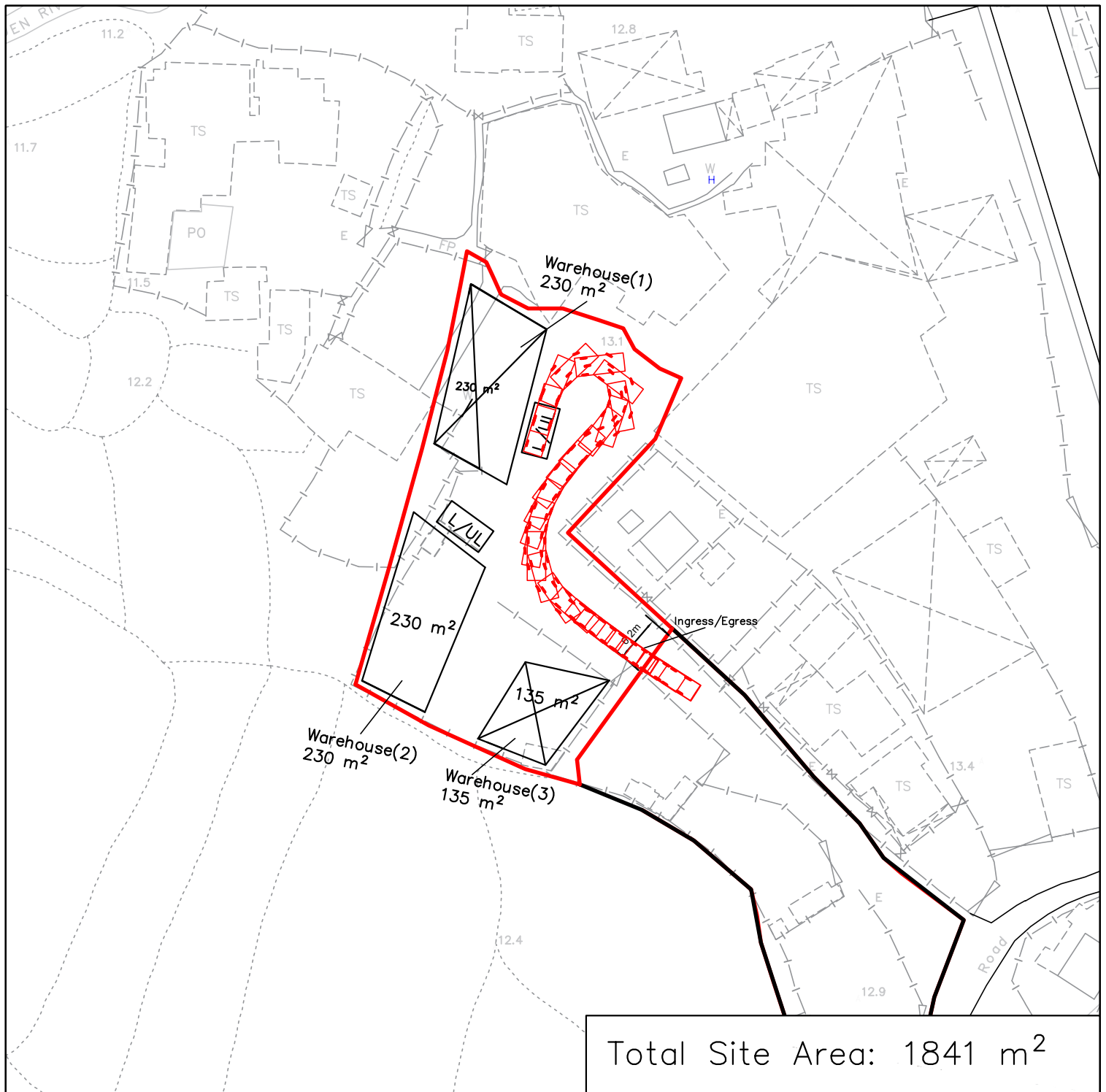


Site Boundary

Swept Path Plan

Lots. 752 RP, 761 RP(Part) in D.D.
77

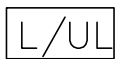
Plan 4.3



Legend



Model of Light Goods Vehicle 2.5m(w) x 6.5m(L)



Light Goods Vehicle Loading/Unloading space
(3.5m x 7m)

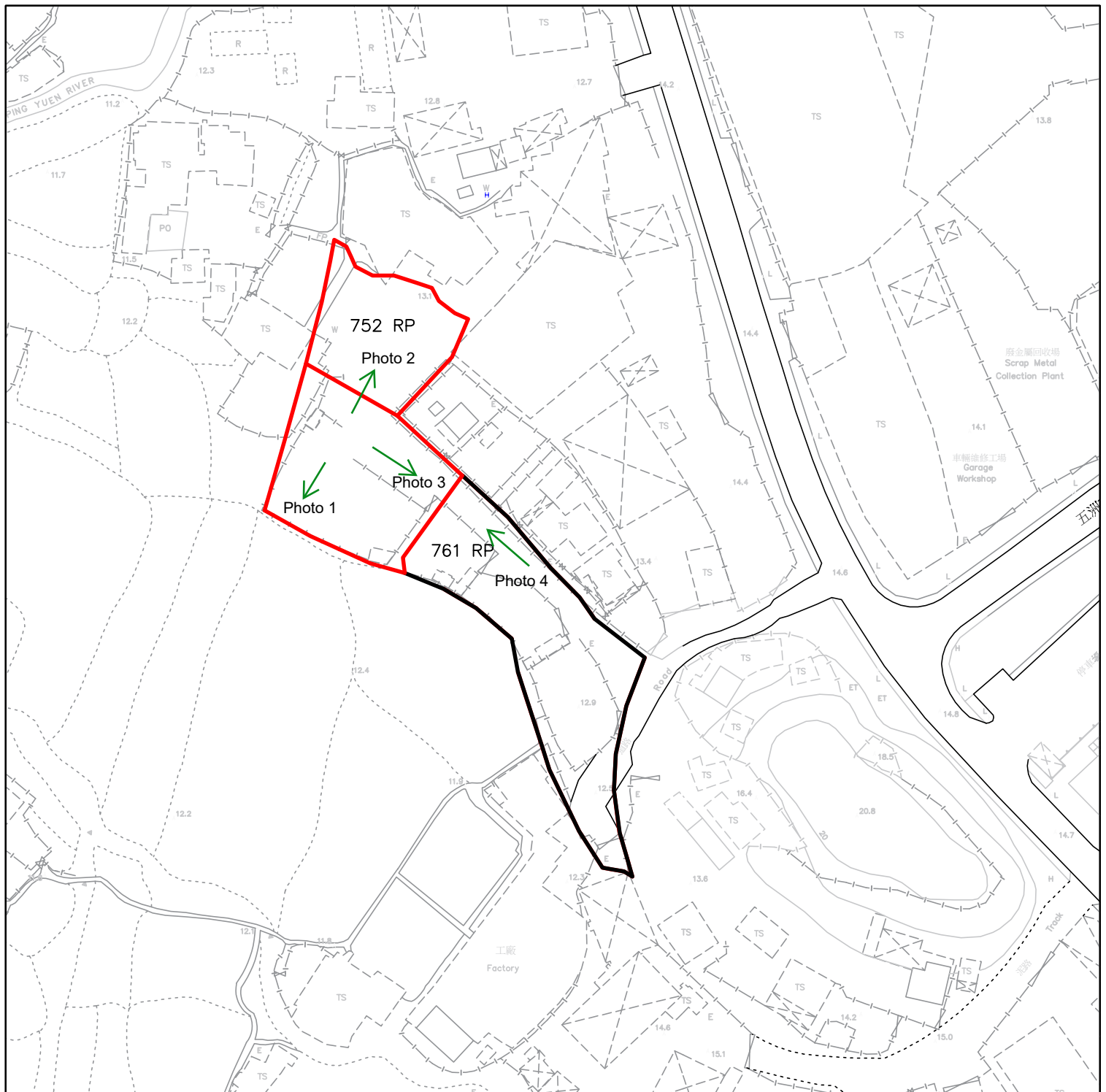


Site Boundary

Swept Path Plan

Lots. 752 RP, 761 RP(Part) in D.D.
77

Plan 4.4



Legend

Application Site

Site View Points Plan
 Lots. 752 RP, 761 RP(Part) in D.D.
 77

Survey Sheet no.
 3-NW-23B

Plan 5.1

Plan 5 .2

Site Photo 1



Site Photo 2



Site Photo 3

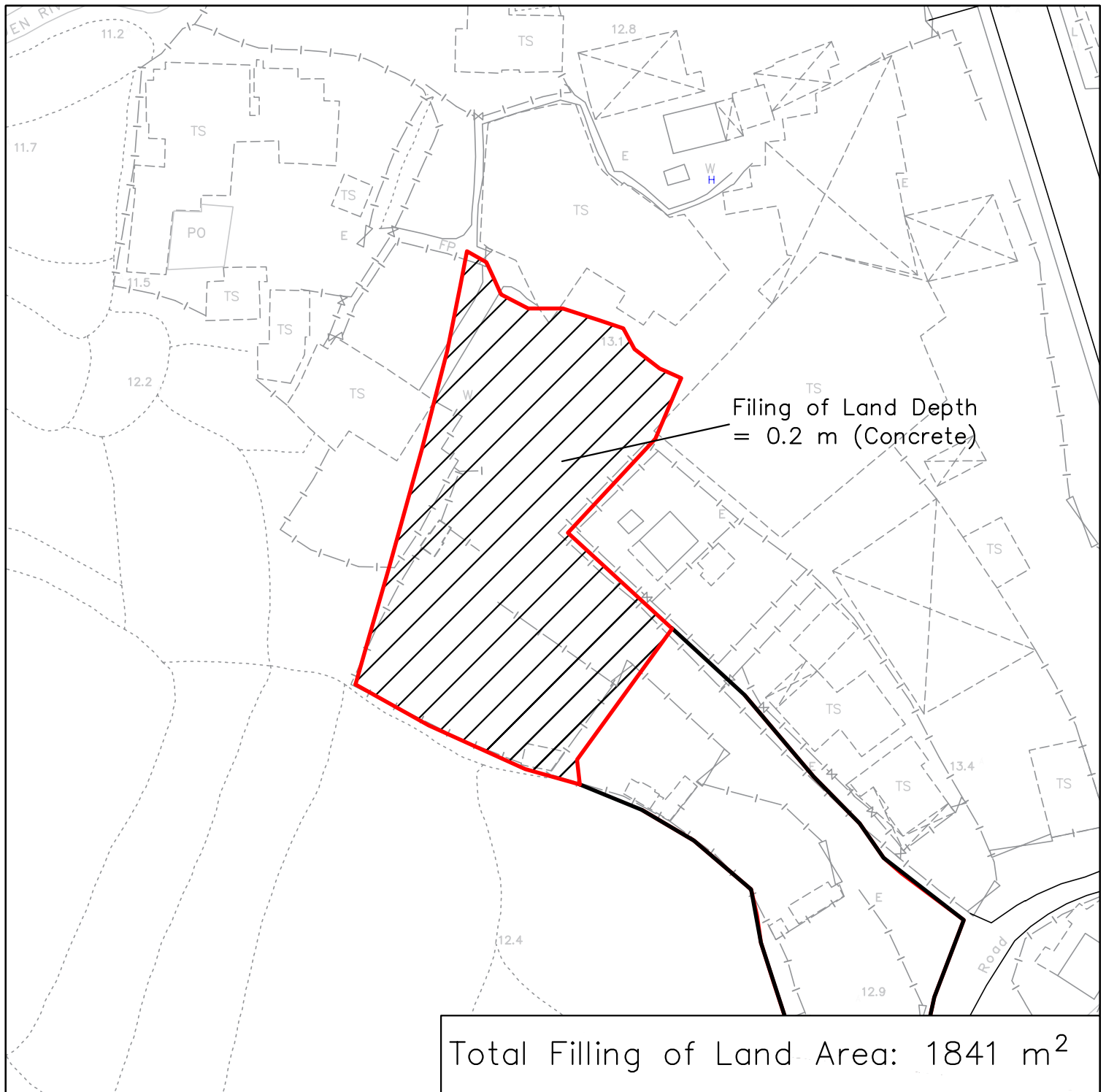


Site Photo 4

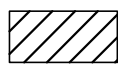


Plan 6





Legend

 Filling of Land Area

 Site Boundary

Filling of Land Plan

Lots. 752 RP, 761 RP(Part) in D.D. 77

Plan 7