

致：

城市規劃委員會

### 有關 A/NE-HLH/83 規劃申請的補充資料

本公司香港新利貿易有限公司（下稱「本公司」）是一家在香港註冊成立的貿易公司，為本次規劃申請的申請人。本公司現位於洪水橋／廈村新發展區（Hung Shui Kiu / Ha Tsuen New Development Area，HSK/HT NDA）範圍內。隨著新發展區發展進入收地、清拆及工程階段，本公司業務經營場所受到影響，需要搬遷，對日常營運、員工就業及業務延續造成實質衝擊。

特此致函，懇請城市規劃委員會，發展局和相關部門酌情考慮本次規劃申請

#### 1. 受影響情況

政府為推動北部都會區發展，已就洪水橋／廈村新發展區展開土地收回及清拆工作，相關住戶及業務經營者須按階段遷出。本公司作為受影響業務經營者，正面臨經營場所被收回／清拆的壓力。搬遷涉及重新物色合適場地、重新佈置營運設施、搬運存貨及設備、重新建立客戶及供應鏈聯繫，以及可能中斷日常交易等多重成本與風險。若未能獲得適時協助，將直接影響本公司持續營運能力，並波及員工生計。

#### 2. 本公司對行業及社會的貢獻

- 行業貢獻：本公司長期參與貿易業務，協助連接本地與內地／海外供應鏈，支持相關行業的物流、倉儲及分銷運作，為香港作為國際貿易樞紐的角色作出實質貢獻。在北部都會區強調高端專業服務、現代物流及產業發展的定位下，類似本公司的中小企業正是產業生態的重要一環。
- 僱傭及民生：本公司現時聘用多名員工，為本地提供穩定就業機會。若無法及時搬遷，會導致員工失業，影響家庭生計，
- 經濟及社區角色：作為在新界西北地區經營多年的中小企業，本公

司為本地經濟活動、稅收及社區穩定作出貢獻。

### 3. 積極尋覓替代地點的努力及現況

本公司一直採取積極態度配合政府推動北部都會區發展。自得悉可能受影響以來，本公司已主動物色替代經營場所。然而，現時市場上可供應的合適土地越來越少，令尋找搬遷地點十分困難。主要原因包括：

- 原先用作物流運輸用途的土地陸續被政府收回，直接減少了可供搬遷的選擇；
- 大量來自不同新發展區的受影響業務經營者先後搬遷至錦田、恐龍坑、文錦渡一帶。這些地區原先有較多合適土地供應，但搬遷需求遠超土地供應，導致空置或合適場地迅速減少，進一步加劇本公司物色合適地點的難度。

但本公司仍然詳細考察及評估了 10 個潛在替代地點，該等已考察的地點最終均因交通運輸配套不完善、面積不足、經營地點臨近住宅等原因而不適合本公司業務需要。

| 數量  | 地段                         | 規劃用途   | 不適合原因          |
|-----|----------------------------|--------|----------------|
| 1.  | DD 87 Lot 332 S.A          | 農業     | 交通運輸設施<br>配套不足 |
| 2.  | DD 87 Lot 358              | 農業     | 面積不足           |
| 3.  | DD 129 Lot 6               | 海岸保護區  | 規劃不允許          |
| 4.  | DD 82 Lot 1118             | 農業     | 面積不足           |
| 5.  | DD 86 Lot 72               | 農業     | 面積不足           |
| 6.  | DD 90 Lot 669              | 農業     | 沒有適合道路         |
| 7.  | DD 87 Lot 266              | 農業     | 面積不足           |
| 8.  | DD 90 Lot 664 S.A          | 農業     | 面積不足           |
| 9.  | DD 118 Lot 1691            | 露天存放   | 面積不足           |
| 10. | DD 107 Lot 1875 S.C<br>ss3 | 工業(丁類) | 面積不足           |

經過持續努力，本公司成功物色到一個適合的搬遷地點，該地點面積足夠本公司存放貨物，附近的道路設施配套足夠，而且搬遷地點遠離民居可以減低對附近環境的影響。在規劃層面上，類似規劃申請早有先例，不會造成負面先例。

|     | 地段                                                       | 原先規劃用途 | 適合原因                        |
|-----|----------------------------------------------------------|--------|-----------------------------|
| 11. | DD 86 Lots 169, 173, 174 ,177 and DD 87 Lots 306 and 307 | 綠化     | 面積足夠，交通運輸設施配套足夠，遠離民居，有規劃先例。 |

爲了儘快合規搬遷，本公司提出以下規劃申請

| 規劃申請編號      | 申請地點的原先規劃用途 | 申請地點的擬議規劃用途                    |
|-------------|-------------|--------------------------------|
| A/NE-HLH/93 | 綠化          | 擬議臨時貨倉存放五金及建築材料及相關填土工程（為期 3 年） |

類似規劃申請先例:

| 規劃申請編號        | 申請地點的原先規劃用途 | 申請地點的擬議規劃用途                                             | 批准日期       |
|---------------|-------------|---------------------------------------------------------|------------|
| A/YL-HTF/1183 | 綠化          | 擬議臨時貨倉存放建築材料和機械、停泊特別用途車輛及鄉郊工場連附屬設施（為期 3 年）及相關填土、填塘及挖土工程 | 28/02/2025 |
| A/TM-LTYT/506 | 綠化          | 擬議臨時貨倉（危險品倉庫除外）及相關的填土工程（為期 3 年）                         | 27/02/2026 |
| A/YL-HTF/1211 | 綠化          | 擬議臨時貨倉（危險品倉庫除外）連附屬設施和相關填土工程（為期 3 年）                     | 22/05/2026 |

#### 4. 申請地點的特點：

- 1, 申請地點位於所屬分區大綱圖及周邊綠化地帶的**邊緣位置**。申請面積中有約 86%處於綠化地帶，約 14%處於農業地帶。
- 2, 申請地點位於所屬分區大綱圖的綠化地帶，該面積為 134847m<sup>2</sup>，而申請地點的總面積約為 4615 m<sup>2</sup>，總占比只有約 3.4%。相信不會改變該片區綠化地帶的景觀和整體規劃意向。
- 3, 申請地點內的土地並沒有作耕種或農業用途，這些土地已經荒廢多年。
- 4, 經過規劃顧問實地視察後，申請地點內並沒有生長高價值的花草植物。
- 5, 申請土地的周邊已經大量被用作棕地用途，包括物流倉庫，露天倉庫存放建築機械，貨櫃場，汽車維修工場等等。擬議的規劃用途與周邊環境大致協調。
- 6, 申請地點周邊 500 米範圍內並沒有鄉村或者大量人口居住的地點。搬遷至申請地點可以最大程度減低對公眾的影響。

#### 5. 額外的規劃理據

5.1. 本次規劃申請與其他一般規劃申請的性質不同，申請人是**受到新發展區影響的業務經營者**。為配合政府發展而需要搬遷至新的經營地點，所以提交本次規劃申請以合規搬遷。而本次規劃申請與先前批准的類似規劃申請，在規劃用途，性質，理據都是一樣。故城市規劃委員會可延續其對其他相同情況的規劃申請所做出的支持。

5.2. 申請地點位於恐龍坑片區，該片區現時已經有數十位受新發展區影響的業務經營者搬遷至此，包括物流，工程和港口後勤行業等等。地區的社會形象和公眾認知早已轉變，同時亦符合政府對該片區的短期規劃意向。批准本次申請在社會和政策層面應是可接受的。

5.3. 申請地點處於所屬分區大綱圖及周邊綠化地帶的**邊緣位置**，申請地點的周邊已經大量被用作棕地用途。該區的景觀早已與周邊地帶融合。申請人亦承諾種植 50 棵樹木以改善景觀，所以本次申請可以令申請地點的景觀維持在可接受的水平。

5.4. 申請人承諾滿足一切規劃許可所附帶的規劃附加條件例如渠務，消防，交通和景觀。并完成土地行政手續。以及在規劃許可期內嚴格遵守規劃用途。

## **6.總結**

本公司完全理解並支持政府推動北部都會區的發展，亦願意配合發展時程。惟作為受影響業務經營者，現時需要搬遷至新營運地點以維持業務運作及生計。鑒於上述情況，我們殷切期盼城市規劃委員會，發展局和相關部門能體恤我們因新發展區計劃所衍生的真實困境。本公司全體員工懇請考慮給予支持，令我們順利搬遷。

此致

香港新利貿易有限公司

公司代表：吳世忠先生

二零二六年八月三十一日

致：

規劃署

### **有關 A/NE-HLH/93 規劃申請的補充資料**

1. 地政署多次要求申請人須於 2026 年 8 月前盡快遷離原先位於洪水橋 / 廈村新發展區的業務經營地點。申請人為配合政府發展計劃的推進，在時間緊迫的情況下，只能藉助同業好心人士協助，將經營地點內部分貨物暫時分散存放於流浮山、沙頭角及竹園村等地的臨時倉庫。惟該等地方原已存放他人貨物，可供使用的面積狹小，運輸亦不便利，僅能作短暫存放之用。申請人已於限期前，將剩餘體積較大的貨物遷入申請地點。
2. 申請地點面積較先前經營地點為大。原因是先前經營地點並未預留空間建造渠務設施，亦未提供足夠的緊急車輛通道及消防通道、足夠的內部車輛迴轉空間，以及美化景觀設施。本次申請已在規劃層面一併考慮上述基礎設施，並作出相應設計及空間預留。

## Response to PD comment

| Comment 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Based on the aerial photo taken in 2026, the application site (the Site) was situated in an area of rural inland plain landscape character comprising vegetated areas, tree clusters, warehouses and temporary structures. The Site was located at the fringe of a “Green Belt” (“GB”) zone covered with vegetation. Approval of the application may alter the landscape character of the areas;</p>                                                                                                                                                                                            |
| Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>1. The application site is located at the fringe of the “Green Belt” (“GB”) zone. The application site is not located in an intact, continuous green zone. The surrounding area already comprises a mixed rural landscape of temporary structures and warehouses, and the landscape character of the application site has long since lost its original quality. The proposed scheme is not incompatible with the surrounding environment.</p> <p>However, the present application is for temporary use of 3 years only and would not permanently alter the landscape character of the area.</p> |

**Comment 2**

With reference to the above aerial photo and DPO's site photos taken on 21.7.2026, the Site was generally formed. Some construction materials and container were observed on it. However, as observed from aerial photos taken on 24.7.2023, the Site was vegetated with trees. According to our site visit conducted on 9.3.2026 and 21.7.2026, the Site were paved with concrete, vegetation and trees were cleared. The original landscape within the "GB" zone could hardly be compensated by planting 50 Terminalia mantaly "Tricolor" (錦葉欖仁) within the Site as shown in para. 5.11 of the Planning Statement.

**Response**

Based on Feb 2023 aerial photographs, the landscape within the application site consisted only of weedy vegetation, extensive shrubbery and a small number of young trees. The soil condition was relatively poor, and the original landscape character of the area was weaker than that of typical Green Belt areas. This site condition remained until February 2026.

The current formed and paved condition of the site is acknowledged. To mitigate the landscape impact, the proposed landscape has been revised to provide 65 Terminalia mantaly 'Tricolor' (錦葉欖仁) along the site boundary to form a peripheral visual buffer. The species is highly flexible, with excellent wind resistance and typhoon resilience, as well as strong environmental tolerance. The trees will be planted along most of the site boundary to form a visual buffer.

**Comment 3**

In view of the above, adverse landscape impact arising from the application is anticipated.

**Response**

1. The present application is temporary in nature and is intended solely to relocate the businesses and goods affected by the New Development Area project as soon as possible. There is no intention to degrade the landscape quality of the area.
2. The application site is located at the fringe of the "Green Belt" zone, where warehouses and temporary structures already exist in the surroundings. It does not form part of an intact and undisturbed green core.

3. The applicant accepts that the originally proposed planting of 50 Terminalia mantaly 'Tricolor' trees is insufficient to fully compensate for the original landscape. The landscape proposal has therefore been revised to include an additional 15 Terminalia mantaly 'Tricolor' trees along the eastern side of the application site, so as to strengthen the peripheral tree belt and screening.
4. The applicant also undertakes that, upon cessation of the approved use, all hard paving and temporary structures will be removed, and grass will be planted to reinstate the vegetation.



E183972C 6900' 22 Feb 2023 UltraCam Eagle 210mm  
HUNG LUNG HANG 恐龍坑



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Dear TPB,

**ANE-HLH93 supplementary information**

According to Comment of Pre-submission of the application site area from CEDD on 28/05/2026. The application site falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. The Government-initiated works for the PDA may commence in 2028/29 the earliest. This indicates that the planned use and landscape of the green belt zone and the HUNG LUNG HANG area will change soon. Approving this temporary application for a period of three years will not affect the long-term planning intention of the area.

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| <b>Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD)</b> |
|--------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>i the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&amp;E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>i the Site falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. The Government-initiated works for the PDA may commence in 2028/29 the earliest. Hence, subject to the land use planning in the P&amp;E Study, the proposed use, if approved, would need to be vacated for the site formation works. The applicant is advised to take account of the above if the proposed use is pursued.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 新界北新市鎮概括土地用途 NTN New Town – Broad Land Use Concept



## 圖例 LEGEND

- 項目範圍  
PROJECT BOUNDARY
- 產業  
INDUSTRIES
- 專上教育、文化、體育設施  
POST-SECONDARY EDUCATION, CULTURAL & SPORTS FACILITIES
- 混合用途/住宅  
MIXED USE / RESIDENTIAL
- 公共設施\*  
PUBLIC FACILITIES \*
- 現有鄉村式發展/鄉村遷置區  
EXISTING VILLAGE TYPE DEVELOPMENT / VILLAGE RESITE
- 綠化地帶(包含認可殯葬區)  
GREEN BELT (WITH PERMITTED BURIAL GROUND)
- 邊境口岸  
BOUNDARY CONTROL POINT
- 鐵路站(規劃中, 位置只作示意之用)  
RAILWAY STATION (locations under planning and indicative only)
- 道路  
ROAD
- 優先發展區  
PRIORITY DEVELOPMENT AREA
- 受影響的鄉村民居  
AFFECTED RURAL SETTLEMENTS

\* 包括 (i) 配合新界北新市鎮發展的設施, 例如濾水廠、淨水設施、配水庫; 以及 (ii) 服務更廣泛地區的設施, 例如醫院、先進轉廢為能設施及其他廢物管理設施  
Including (i) facilities to support NTN New Town development such as water treatment works, effluent polishing plant, service reservoirs; and (ii) facilities serving wider areas such as hospitals, advanced waste-to-energy facility and other waste management facilities