

PLANNING STATEMENT / 規劃陳述書

**S.16 Application under the Town Planning Ordinance (Cap.131) / 根據《城市
規劃條例》(第 131 章)第 16 條提出的申請**

**Proposed Temporary Warehouse for Storage of Electric cable with Ancillary
open storage of construction material for a period of three years / 擬議為期
三年的臨時倉庫存放電纜和露天存放建築材料**

**At Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang
Road, Ta Kwu Ling, New Territories / 位於新界打鼓嶺蓮麻坑路 D.D.80 多個地
段及毗連政府土地**

Applicants / 申請人: JOIN DRAGON GODOWN & LOGISTICS LIMITED

(蒼龍貨倉物流有限公司)

**Application Type / 申請類別: Temporary Use/Development of Land and/or
Building Not Exceeding 3 Years in Rural Areas / 位於鄉郊地區為期不超過三年的
臨時用途 / 發展**

Proposed Permission Period / 申請有效期: 3 years / 三年

Date / 日期: February 2026 / 2026 年 2 月

1. Introduction / 引言

1.1 This Planning Statement is submitted in support of a planning application under Section 16 of the Town Planning Ordinance (Cap.131) for proposed temporary warehouses with Ancillary open storage area within the Application Site for a period of three (3) years.

1.1 本規劃陳述書旨在支持根據《城市規劃條例》(第 131 章)第 16 條提出之規劃申請，申請在申請地點內擬議為期三年之臨時倉庫和露天存放區。

1.2 The purpose of this application is to legally, compliantly and safely operate a temporary warehouse and open storage area at the application site. While awaiting the discovery of a permanent strategic location.

1.2 本次申請是爲了合法，合規和安全地在申請地點營運臨時貨倉和露天存放區。以待找到永久性策略地點

1.3 This project will identify the various potential environmental impacts of emission reduction measures.

1.3 本項目將提出多項措施減低對附近環境的各種潛在影響

2. Background and Planning History / 背景及規劃歷史

2.1 The Applicant previously leased the land parcel (Lot 330 & 332 S.A in D.D. 87) and conducted business operations thereon. However, owing to violations of regulations by the landowner of the relevant land parcel, the land was resumed / confiscated and taken back by the government. The Applicant was compelled to vacate the premises within a limited period. Having no other viable option, the Applicant has relocated their business operations and materials at the site presently being applied for. While awaiting the discovery of a permanent strategic location.

2.1 申請人原本租用 (Lot 330 & 332 S.A in D.D. 87) 該地段並營運其業務，但相關地段的土地業主因違規事宜導致土地被政府充公收回。申請人需要在短時間內遷出土地。迫於無奈申請人將其業務及材料臨時安置在現時申請地點。以待找到永久性策略地點

2.2 The Applicant principally conducts business in the sale and transportation of cables and construction materials. Since its inception, the Applicant has been serving prominent local power companies and construction firms and enjoys a strong and positive reputation in the industry.

2.2 申請人主要從事電纜和建築材料的銷售和運輸業務。自成立以來，申請人一直服務於本地大型電力公司和建築企業，並在業內享有良好的聲譽。

2.3 The present application is made with the objective of enabling the lawful, compliant, and safe operation of a temporary warehouse and open storage area at the application site. This will allow the Applicant to continue serving the local power and construction materials sectors in Hong Kong, while aligning with and supporting the Government's Northern Metropolis Development Strategy.

2.3 本次申請是爲了合法，合規和安全地在申請地點營運臨時貨倉和露天存放區。繼續服務本港電力和建築材料行業，配合政府北部發展區的計劃。

3. Application Site and Surroundings / 申請地點及周邊環境

3.1 The Site falls within the “Recreation” (“REC”) zone on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. The planning intention of the “REC” zone is primarily to provide for low-density recreational developments for the use of the general public, and to encourage the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.

3.1 申請地點位於核准打鼓嶺北分區計劃大綱圖（OZP）S/NE-TKLN/2 的「康樂」（“REC”）地帶內。該地帶主要規劃意向為提供低密度康樂發展供公眾使用，並鼓勵主動及 / 或被動式康樂及旅遊 / 生態旅遊發展；支援低密度康樂發展的用途，可在獲得規劃許可後予以考慮。

3.2 According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years within the “REC” zone requires planning permission from the Town Planning Board (TPB) The current application is therefore submitted for the TPB’s consideration.

3.2 根據大綱圖的總註釋，在「康樂」地帶內進行為期不超過三年的臨時用途或發展，須向城市規劃委員會（TPB）申請規劃許可，故本申請遞交予城規會審議。

3.3 Location: The Site is located along Lin Ma Hang Road, Ta Kwu Ling, North District, New Territories. It comprises various lots in D.D. 80 together with adjoining Government Land (GL)

3.3 地點：申請地點位於新界北區打鼓嶺蓮麻坑路一帶，涉及 D.D.80 多個地段及毗連政府土地。

3.4 The application site comprises the following lots: Lot 487 S.B. RP, Lot 573 and Lot 577 in D.D. 80, together with the adjoining Government land.

3.4 地段：申請地點包括以下地段（：487 S.B RP, 573,577 in D.D. 80 及毗連政府土地。

3.5 According to the layout plan, the total site area is approximately 6,224 m². Including 382 m² Government Land. The proposed gross floor area (GFA) of the covered structures is approximately 2,600 m².

3.5 地盤面積：按最新總體佈局，地盤總面積約 5886 平方米（包括毗連政府土地約 382 m²）。擬議有蓋構築物總樓面面積（GFA）約 2600 平方米。

3.6 Surroundings: The surrounding area is predominantly rural in character, consisting of village roads / access tracks, clusters of trees and shrubs, scattered temporary structures, and areas of formed / vacant land. The site will be accessed via proposed vehicle entrances connecting to Lin Ma Hang Road.

3.6 周邊環境：周邊以鄉郊景觀為主，包括村路/支路、樹叢、零散臨時構築物及已平整/空置土地。地盤將透過擬議車輛出入口連接蓮麻坑路。

4.Development Proposal / 擬議發展

4.1 Proposed use: Temporary warehouses with Ancillary open storage area for storage of timber, spare parts, recyclable materials (metal) and other associated goods/items. The proposal is for storage and logistics only. No polluting workshop activities (e.g. dismantling, repairing, cleansing, paint spraying) will be carried out.

4.1 擬議用途：臨時倉庫及附屬露天存放區，用作存放電纜和建築材料貨品 / 物料。用途屬「存放及物流」性質，不涉及拆解、維修、清洗、噴漆等可能造成污染之工序。

4.2 Proposed erection of a temporary warehouse with a gross floor area of approximately 2,600 m² and a building height not exceeding 6 m, together with an open storage area of about 747 m²

4.2 擬議興建一個臨時貨倉，總樓面面積約 2600 平方米，建築物高度不超過 6m。擬議設置露天存放區約 750 平方米

4.3 No filling of land/pond and no excavation works are proposed or relied upon as part of the current application.

4.3 本次申請不涉及及不依賴任何填土 / 填塘或挖掘工程。

4.4 Parking and loading/unloading: two medium -goods vehicle space will be provided within the Site.

4.4 泊車及上落貨：地盤內提供兩個中型貨車上落貨停車位。

4.5 Vehicular access and management: In principle, one vehicular ingress/egress points are to be provided to the Site respectively, so as to avoid truck queuing on Lin Ma Hang Road.

4.5 車輛出入口及管理：原則上將提供 / 使用 1 個車輛出入口，服務地盤倉庫的上落貨安排，以避免貨車於蓮麻坑路排隊。

4.6 Operating hours: The proposed operation hours are 9:00 a.m. to 5:00 p.m. from Mondays to Fridays. No operation will be held on Saturdays, Sundays and public holidays.

4.6 營運時間：擬議營運時間為星期一至星期五上午九時至下午五時；星期六、星期日及公眾假期不營運。

5.Planning Justifications / 規劃理據

5.1 While temporary warehouses and open storage uses are not in line with the primary planning intention of the “REC” zone, the proposal is put forward on a temporary basis to address genuine operational needs.

5.1 雖然臨時倉庫及露天存放用途並非「康樂」地帶的主要規劃意向，但本申請屬臨時性質，旨在暫時處理實際營運需要。

5.2 Land use compatibility: The surrounding area is predominantly rural in character, with scattered temporary structures and areas of formed or vacant land. Provided that appropriate traffic, drainage and noise mitigation measures are implemented, the proposed storage / logistics use is not entirely incompatible with the surrounding context.

5.2 土地用途相容性：周邊以鄉郊景觀為主，分佈零散臨時構築物及已平整/空置地。只要落實相應交通、排水、噪音緩解措施，擬議存放/物流用途與周邊現況並非完全不相容。

5.3 The proposed use is primarily for storage purposes. The applicant will strictly comply with the "Code of Practice on Handling Environmental Matters for Temporary Uses and Open Storage Sites" and all relevant legislation. No noisy or polluting processes will be carried out on site. Good site management and noise mitigation measures will be implemented. For example, the applicant will install boundary hoarding around the site perimeter to reduce noise propagation and prevent the scattering of debris. The hoarding will be approximately 2 metres in height and constructed with durable and recyclable materials. Sound-absorbing materials may be added to the surface of the hoarding to further enhance the noise reduction effect.

5.3 環境：擬議用途以存放為主，將遵守《臨時用途及露天存放場地環境事項實務守則》及相關法例，不進行噪音/污染工序，並採取良好場地管理及降噪措施。例如申請人會在場地邊界安裝圍板以減低聲音傳播及防止雜物飛散。圍板高度約2米，並採用耐用可回收物料建造，表面可加裝吸音材料以進一步提升降噪效果

5.4 Drainage and utilities: A Drainage Impact Assessment and/or drainage proposal will be submitted and implemented to the satisfaction of DSD/TPB as required. Drainage facilities will be maintained throughout the approval period.

5.4 排水及公用設施：將按渠務署/城規會要求提交及落實排水影響評估/或排水建議書，並於批核期內持續維護排水設施。

5.5 Within the site, there are only 5 small trees. The applicant will protect these trees, for example by installing supports, and will not fell or remove any of them.

5.5 景觀：場地內只有5棵細小的樹木，申請人會保護這些樹木例如設置支架，不會砍伐樹木。

5.6 Temporary nature and planning intention: The proposal is strictly temporary (3 years) and will not permanently frustrate the long-term planning intention of the “REC” zone. Upon expiry of the permission, the Applicant will either apply for renewal (if necessary) or reinstate the Site as required by the relevant authorities/lease conditions.

5.6 臨時性質及規劃意向：本申請屬嚴格臨時性質（3 年），不會永久妨礙「康樂」地帶的長遠規劃意向。許可期滿後，申請人將按需要申請續期或按相關部門/地契條款要求還原地盤。