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Timothy Wai Pui WU/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年07月30日星期四 16:11
收件者: Timothy Wai Pui WU/PLAND
主旨: TKLN/134 Response to comment
附件: page 5 of planning statement.pdf; original site - table 1.pdf; ALTERNATIVE SITE - table 3.pdf; ALTERNATIVE SITE - table 2.pdf; A_NE_TKLN_134_Response to PD comments.pdf; A_NE_TKLN_134_Layout Plan without lot.pdf

類別: Internet Email

Dear Sir,

Please find attached Response to DEVB, PD and LD comments, and related documents for your review. This email supersedes the one sent on 29/07/2026

Please contact me if you need any further information.

Thanks

Carter Tsang
[REDACTED]

TKLN/134 . Response to PD comments

Comment 1
1. It is noted that the lot index plan was incorporated in the submitted layout plan. To facilitate our assessment, please submit a clearer layout plan without indicating the lots.
Response
An additional layout plan without indicating the lots is provided.

Comment 2
2. Please advise the tree species proposed in the submitted landscape plan.
Response
Proposed on-site planting species: Tricolor' (commonly known as Variegated Madagascar Almond or 小葉欖花葉/花葉欖仁) The updated landscape plan is provided

Comment 3
3. Please advise if Ms. Lam Mui (i.e. the applicant of application No. A/NE-TKLN/118) has moved into the application site under the current application.
Response
Part of the goods owned by Ms. Lam Mui has been moved to the application site, as the Lands Department has repeatedly notified her to vacate the original site as soon as possible.

Comment 4

It is noted that the current application is associated with brownfield relocations affected by Government project. Please supplement i) locations of the original sites of each affected business operators; ii) resumption dates of each original sites; iii) the site areas of each original sites; and (iv) any site search of alternative sites has been conducted and the relevant information (e.g. location and the reason of why these sites are not suitable for relocation).

Response

1. Please refer to table 1 for detailed information about each affected business operator.
2. Chi Kee Sawmill & Timber Limited (志記鋸木廠有限公司) and Kin Hing Timber Engineering Limited (建興木業工程有限公司) have relocated to part of the application site. The latest resumption date for Ms. Lam Mui has been arranged for August 2026
3. Please refer to table 2 & 3 of alternative sites for the applicant of TKLN 89 and TKLN118
4. The alternative sites identified for the applicants of TKLN 89 and TKLN 118 are not ideal for relocation, as they have insufficient site area and no proper access. The current application site is considered a suitable location for relocation..

Comment 5

It is noted that the current application is submitted by applicants of application No. A/NE-TKLN/89 and 118. Compared with the aggregated approved development parameters under application No. A/NE-TKLN/89 and 118, the site area and total floor area of the current application has increased about 13,480m² or +49.8% and 8,260m² or +254.9% respectively. Please justify the increase in site area and total floor area. Also, apart from the covered area for warehouses and the area for open storage, it is noted that more than half of the application site (i.e. 23,965m² or 59.1%) is left vacant. Please clarify

Response

The increase in land area mentioned above is to fully address the operational needs that were previously overlooked, and to redesign the overall layout. This provides a neat and unified master layout that meets storage space requirements and complies with fire safety, drainage, landscaping, site logistics efficiency requirement. **The detailed reasons for the increase in site area are as follows:**

- To allow better building placement that meets fire safety requirements (for example, providing emergency vehicle access and enough distance between buildings to reduce the risk of large fires) and drainage requirements
- To provide more spacious internal roads so medium-sized trucks and emergency vehicles have enough space to turn around;
- To provide open storage areas and loading/unloading areas to improve operational safety and efficiency; and
- To reserve more space for the construction and maintenance of drainage facilities;
- The required floor area has increased.

以上增加的土地面積是爲了全面解決先前被忽略的營運需要，並重新設計整體布局，以提供一個整齊統一的總體布局，滿足儲存空間需求並符合消防安全、排水系統、景觀、場地物流效率的要求。用地面積增加的詳細原因如下：

- 提供更佳的建築物位置安排，以符合消防安全要求（例如提供緊急車輛通道，建築物之間有足夠距離以降低大型火災的風險）及排水需求。
- 提供更多的寬敞內部道路，為中型貨車和緊急車輛提供足夠的迴轉空間
- 提供露天貯存區及上落貨區，以提高營運安全及效率
- 預留更多空間作排水設施建造和維護之用
- 所需的樓面面積增加

Reasons for the increase in floor area:

First, the increase in floor area is due to the previously submitted planning applications (A/NE-TKLN/89 & A/NE-TKLN/118). Both applications needed to be approved as soon as possible to complete the applicants' relocation. However, the tight schedule meant that it was not possible to calculate in detail the full quantity and specific dimensions of all goods required for the applicants'

business operations. After the initial relocation, it was found that additional storage space is needed to store the goods and in a safe and compliant manner. At the same time, all three applicants handle larger or longer goods in their daily operations, such as large logs, metal racks, and metal components. The internal storage areas of the warehouse must not only accommodate the required quantity of goods and ensure their safe storage, but also provide adequate handling space and take fire safety design into consideration. Therefore, after comprehensively considering all factors and completing the detailed design, it is necessary to increase the warehouse floor area.

樓面面積增加原因

首先。樓面面積增加是由於先前提交的規劃申請（A/NE-TKLN/89 & A/NE-TKLN/118）都因為需要儘快得到批准以完成申請人的搬遷工作，唯時間緊迫，導致未能詳細計算申請人的業務所需存儲的全部貨物的數量及其具體的尺寸，經過初步搬遷後發現需要額外貯存空間並以安全合規的方式存放貨物。同時，三位申請人在日常運作中均需處理較大或較長的貨物，例如大型原木、金屬貨架及金屬部件。倉庫內部的貯存區域不僅要考慮可貯存貨物的數量，並確保貨物能安全存放，還需提供合適的搬運空間及需要考慮消防設計。因此，在綜合考慮所有因素及詳細設計後，有需要增加倉庫樓面面積

Comment 6

Discrepancy between the building height is observed between the Application Form (i.e. no more than 6m) and the submitted Planning Statement (i.e. para 4.1; not exceeding 5.5m). Please clarify.

Response

All the height of warehouse is proposed as no more than 6m

The revised page of planning statement provided.

Response to comments from DEVB

Comment 1:

Reasons/considerations as to why the areas enclosed by the application sites under previous planning applications No. A/NE-TKLN/89 and 118 were deliberately excluded at the time, but are now incorporated under the current case No. A/NE-TKLN/134

Response:

The earlier planning applications (A/NE-TKLN/89 and 118) focused on getting quick approval and relocating the applicants as soon as possible. Due to the tight schedule at the time, the additional land areas now included were not fully surveyed, and the related planning and infrastructure design work was not fully completed, so they were left out. It was also hard to work out the exact storage needs, and the technical studies for supporting facilities were not finished yet. After the first stage of moving in and starting work, two main problems appeared. First, the warehouses did not provide enough space for the actual storage and daily operations. Second, the site facilities were not properly planned for real needs, such as enough emergency fire access roads, space for drainage works and maintenance, and better internal roads. Now the three affected operators want to use one combined planning application (A/NE-TKLN/134) to keep their current sites (without moving again). This will fix the earlier gaps, redesign the whole layout in a neat and unified way, meet the real storage needs, and follow the rules for fire safety, drainage, landscape and smooth site operations. This will give them proper and enough working space until they can move to permanent places.

先前的規劃申請（A/NE-TKLN/89 and 118）均以加快審批及安置為優先考慮，惟因時間緊迫，未能對現時新增的土地範圍進行充分評估和規劃設計，所以在先前的規劃申請中未有涵蓋。同時，無法詳細計算申請人實際存儲需求、附加的基礎設施技術評估尚未完成等因素。經初步搬遷及運作後，一方面貨倉的設計未能滿足申請人的實際存儲和營運需求，另一方面基礎設施建造未能充分評估營運的需要，例如提供足夠的緊急消防通道，建設和維護渠務設施所需的空間，更高效率的内部道路等等。

現時，三位受影響拆遷戶希望透過統一的規劃申請（A/NE-TKLN/134），整合現在的搬遷地點（不需要搬去其他地點），全面解決先前被忽略的營運需要，並重新設計整體布局，以提供一個

整齊統一的總體布局，滿足實際儲存空間需求並符合消防安全、排水、景觀、場地物流效率的要求，以確保三位拆遷戶能獲得適切及足夠的作業空間，以待三位受影響拆遷戶找到永久性搬遷地點。

Comment 2 :

In addition to the “business expansion” as stated by the Applicant, the Applicant should provide further elaboration on the necessity of additional areas

Response:

First, the applicant wishes to clarify that “business expansion” means an increase in daily operational needs

首先，申請人希望澄清「業務擴張」是指日常營運需求有所增加

The site area and total floor area of the current application have increased by about 13,480 m² (or +49.8%) and 8,260 m² (or +254.9%) respectively.

是次申請的用地面積及總樓面面積分別增加了約 13,480 平方米（或+49.8%）及 8,260 平方米（或+254.9%）。

The increase in land area mentioned above is to fully address the operational needs that were previously overlooked, and to redesign the overall layout. This provides a neat and unified master layout that meets storage space requirements and complies with fire safety, drainage, landscaping, site logistics efficiency requirement. **The detailed reasons for the increase in site area are as follows:**

- To allow better building placement that meets fire safety requirements (for example, providing emergency vehicle access and enough distance between buildings to reduce the risk of large fires) and drainage requirements
- To provide more spacious internal roads so medium-sized trucks and emergency vehicles have enough space to turn around;
- To provide open storage areas and loading/unloading areas to improve operational safety and efficiency; and
- To reserve more space for the construction and maintenance of drainage facilities;
- The required floor area has increased.

以上增加的土地面積是爲了全面解決先前被忽略的營運需要，並重新設計整體布局，以提供一個整齊統一的總體布局，滿足儲存空間需求並符合消防安全、排水系統、景觀、場地物流效率的要求。**用地面積增加的詳細原因如下：**

- 提供更佳的建築物位置安排，以符合消防安全要求（例如提供緊急車輛通道，建築物之間有足夠距離以降低大型火災的風險）及排水需求。
- 提供更多的寬敞內部道路，為中型貨車和緊急車輛提供足夠的迴轉空間
- 提供露天貯存區及上落貨區，以提高營運安全及效率
- 預留更多空間作排水設施建造和維護之用
- 所需的樓面面積增加

Reasons for the increase in floor area:

First, the increase in floor area is due to the previously submitted planning applications (A/NE-TKLN/89 & A/NE-TKLN/118). Both applications needed to be approved as soon as possible to complete the applicants' relocation. However, the tight schedule meant that it was not possible to calculate in detail the full quantity and specific dimensions of all goods required for the applicants' business operations. After the initial relocation, it was found that additional storage space was needed to store the goods safely and in compliance with regulations. At the same time, all three applicants handle larger or longer goods in their daily operations, such as large logs, metal racks, and metal components. The internal storage areas of the warehouse must not only accommodate the required quantity of goods and ensure their safe storage, but also provide adequate handling space and take fire safety design into consideration. Therefore, after comprehensively considering all factors and completing the detailed design, it is necessary to increase the warehouse floor area.

樓面面積增加原因

首先。樓面面積增加是由於先前提交的規劃申請（A/NE-TKLN/89 & A/NE-TKLN/118）都因爲需要儘快得到批准以完成申請人的搬遷工作，唯時間緊迫，導致未能詳細計算申請人的業務所需存儲的全部貨物的數量及其具體的尺寸，經過初步搬遷後發現需要額外貯存空間以安全合規的存放貨物。同時，三位申請人在日常運作中均需處理較大或較長的貨物，例如大型原木、金屬貨架及金屬部件。倉庫內部的貯存區域不僅要考慮可貯存貨物的數量，並確保貨物能安全存放，還需提供合適的搬運空間及需要考慮消防設計。因此，在綜合考慮所有因素及詳細設計後，有需要增加倉庫樓面面積

Comment 3:

To clarify any outstanding works/procedure required for implementing the scheme under No. A/NE-TKLN/89

Response:

Currently, the installation of fire service installations and the construction of drainage facilities under planning application No. A/NE-TKLN/89 have not yet commenced, and the applicants have not fully relocated to the application site.

目前，規劃申請編號 A/NE-TKLN/89 下的消防裝置安裝及渠務設施建造工程尚未展開，申請人也尚未完全搬遷到申請地點。

Comment 4:

the Applicant should clarify the site will be used solely by the affected business units, namely 建興, 志記, and LAM Mui, for the continuation of their respective operations.

Response:

The Applicant confirms that upon approval of this planning application, the site will be used solely by the affected business operators (namely 建興, 志記 and LAM Mui) for the continuation of their respective operations. The Applicant further undertakes to strictly comply with the approved planning uses and fulfil all approval conditions during the validity period of the planning permission.

申請人確認，在本規劃申請獲批准後，該用地將僅供受影響的業務營運者（即建興木業工程有限公司、志記鋸木廠有限公司及林梅女士）繼續進行其各自的營運用途。申請人進一步承諾，在規劃許可有效期內，將嚴格遵守核准的規劃用途，並履行所有規劃許可條件。

A/NE-TKLN-134, Response to LD comments

Comment 1
he objects to the application;
Response
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department.

Comment 2
the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
Response
Note. The applicant will comply with all requirements stipulated by the Lands Department.

Comment 3

no consent is given for inclusion of GL (about 1,584m² as mentioned in the Application Form) in the Site;

Response

Note. The applicant will comply with all requirements stipulated by the Lands Department.

Comment 4

the following irregularities covered by the planning application have been detected by his office

unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on Lots 493 RP, 504, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 RP, 518, 519, 520 RP, 524 RP, 525, 527 RP, 528 RP, 529 S.B, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 541 RP, 543, 544 RP, 550, 551, 552, 553, 555, 556, 558 RP and 560 all in D.D. 80 which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD.

Unlawful occupation of GL adjoining Lots 524 RP, 525, 527 RP, 528 RP, 529 S.B RP, 558 RP and 559 RP in D.D. 80 with unauthorised structures partly covered and partly not covered by the planning application

the GL adjoining the said private lots within the outside and the site has been fenced-off and illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal

occupation of GL and remove the unauthorised structures as demanded by LandsD. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

Response

We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department.

Comment 5

subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owners shall apply to his office for STW to permit the proposed structures. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicants for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and

Response

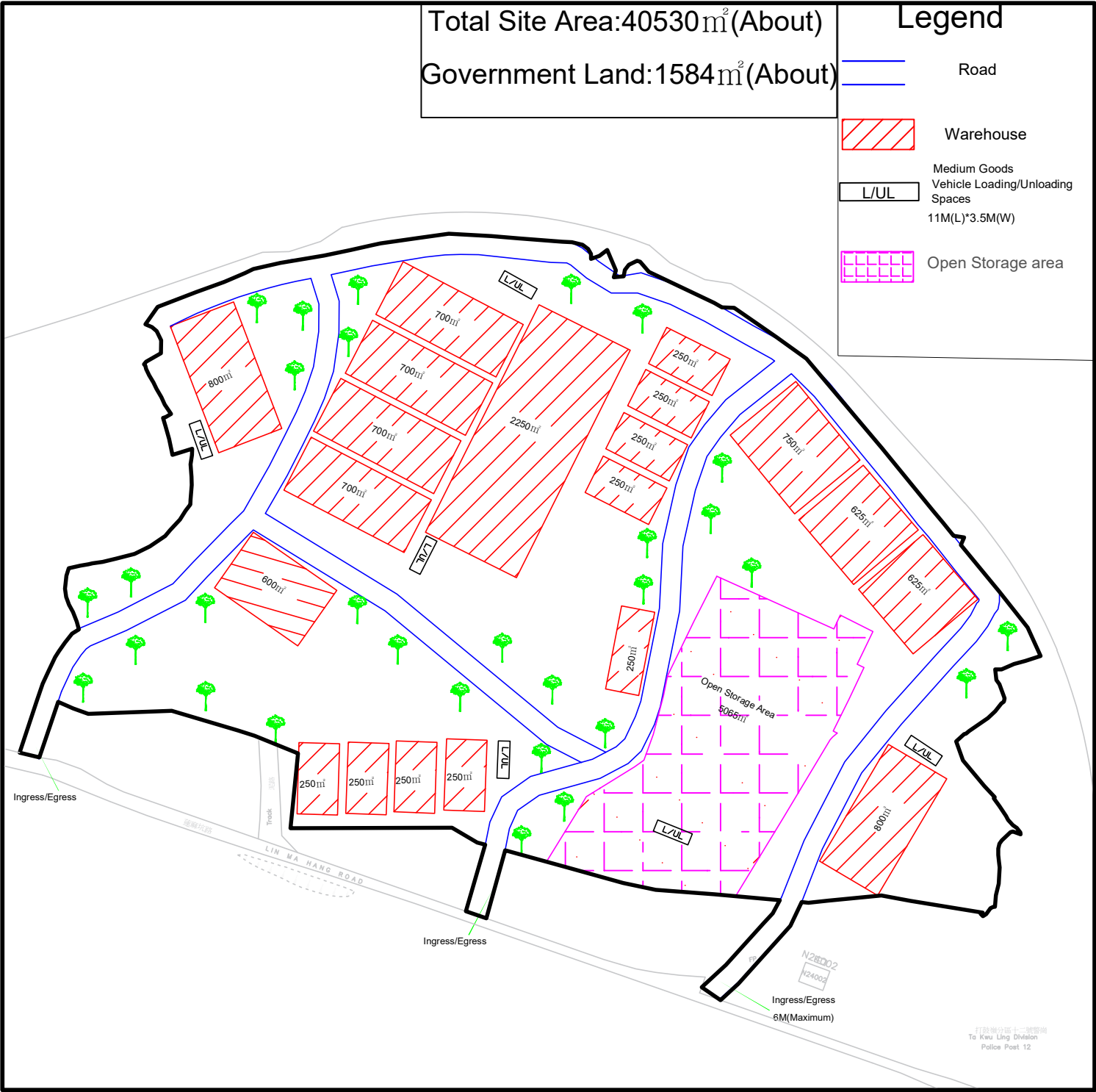
Note. The applicant will comply with all requirements stipulated by the Lands Department.

Comment 6

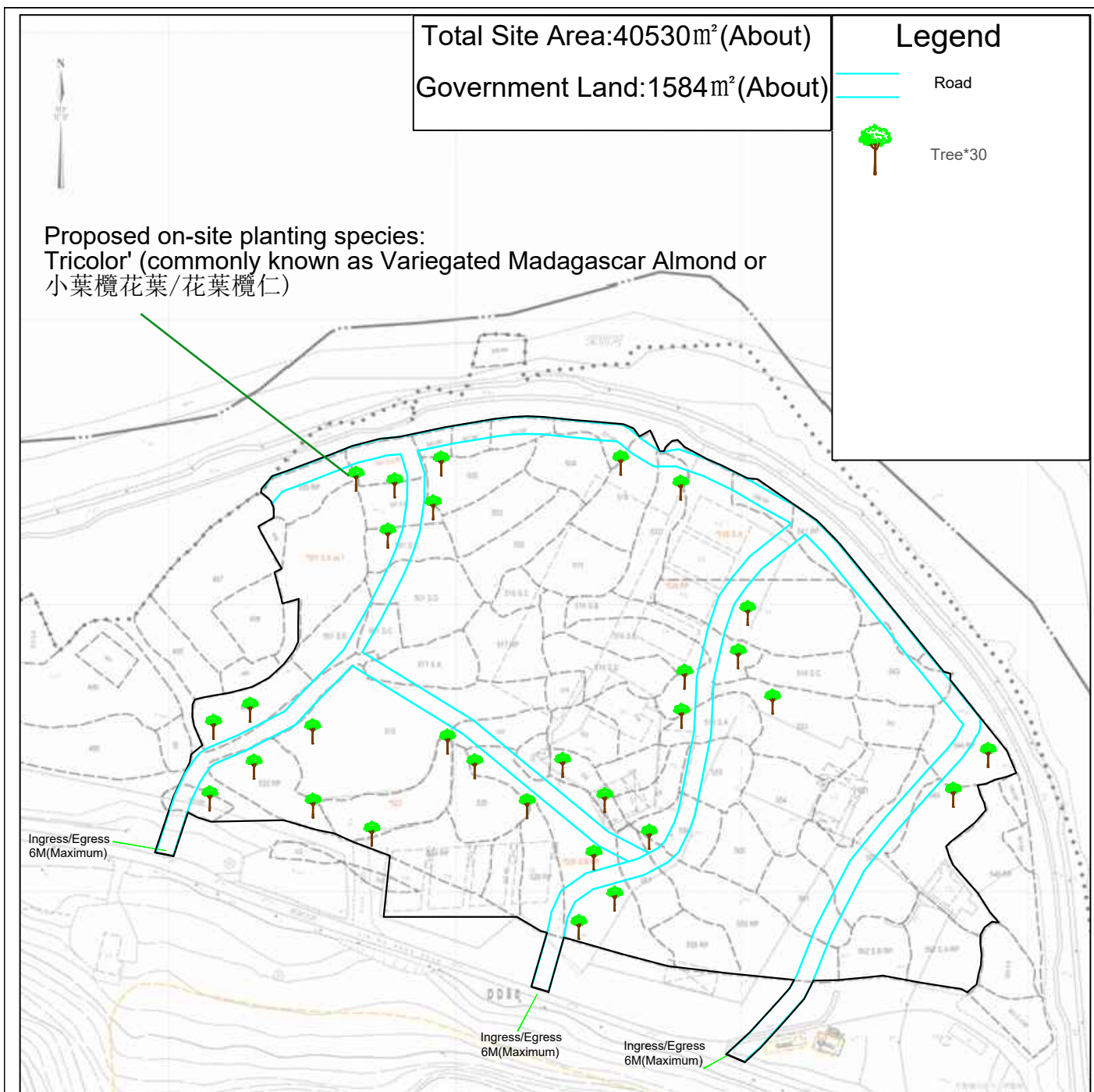
unless and until the unauthorised structures and unlawful occupation of GL are duly rectified by the lot owner(s)/applicants, his office's objection to the application must be brought to the attention of the Board when they consider the application

Response

We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department.



Layout Plan		
January 2026	Lots 493 RP(part), 494, 499, 500RP, 501 S.A RP, 501 S.A ss.1, 501 S.E, 501 S.B, 501 S.C,501 S.C,501 S.D, 502, 503, 504, 505, 506RP, 507 RP, 510 RP, 511 RP, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 S.A, 517 RP, 518, 519, 520 RP, 523, 524 RP, 525(part), 526, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 549 , 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP, 560, 561, 562 S.A RP, 562 S.B RP, in D.D.80 and adjoining Government Land.	YING SHING (HOPEWELL) ENGINEERING CO.LTD.
1:1000		Annex 1



January 2026	Landscape Plan Lots 493 RP(part), 494, 499, 500RP, 501 S.A RP, 501 S.A ss.1, 501 S.E, 501 S.B, 501 S.C, 501 S.D, 502, 503, 504, 505, 506 RP, 507 RP, 510 RP, 511 RP, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 S.A, 517 RP, 518, 519, 520 RP, 523, 524 RP, 525(part), 526, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 549 , 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP, 560, 561, 562 S.A RP, 562 S.B RP, in D.D 80 and adjoining Government Land.	YING SHING (HOPEWELL) ENGINEERING CO.LTD.
1:1000		Annex 3

4. Development Proposal / 擬議發展

4.1 在先前提交並得到批准的兩份規劃申請 (A/NE-TKLN/89 & A/NE-TKLN/118)，申請人分別建議發展 8 座和 6 座臨時貨倉，共 14 座臨時貨倉。爲了滿足三位業務經營者的實際存儲需求，業務增長和作業可行性。本次規劃申請擬議由原本 14 座臨時貨倉，整合並新增至發展 20 個臨時貨倉和一個露天存放區，總有蓋構築物樓面面積約 11500 m²，所有臨時倉庫高度不超過 6 米。

設置露天存放區的原因是三位業務經營者的業務經常涉及一些大型貨物例如大型原木，金屬架，大型金屬零件。而這些貨物需要使用貨車式起重機吊運協助上落貨，所以需要無上蓋的存儲空間，以免在上落貨時產生危險。

4.2 因爲需要急切安置三位業務經營者的貨物和業務，部分貨倉已經按照先前的規劃搭建完畢並存儲貨物。在本次申請中爲了完善所有場地規劃設計和存儲需求，部分貨倉需要整合面積或者改變位置，然後按照三位業務經營者的作業需求分配。詳細的設計考慮和說明圖如下：

4.3 擬議用途：臨時倉庫和露天存放區，用作存放木材、零件、可回收金屬物料及相關貨品 / 物料。用途屬「存放」性質，不涉及拆解、維修、清洗、噴漆等可能造成污染之工序。所有倉庫和露天存放區不會存放任何危險品。

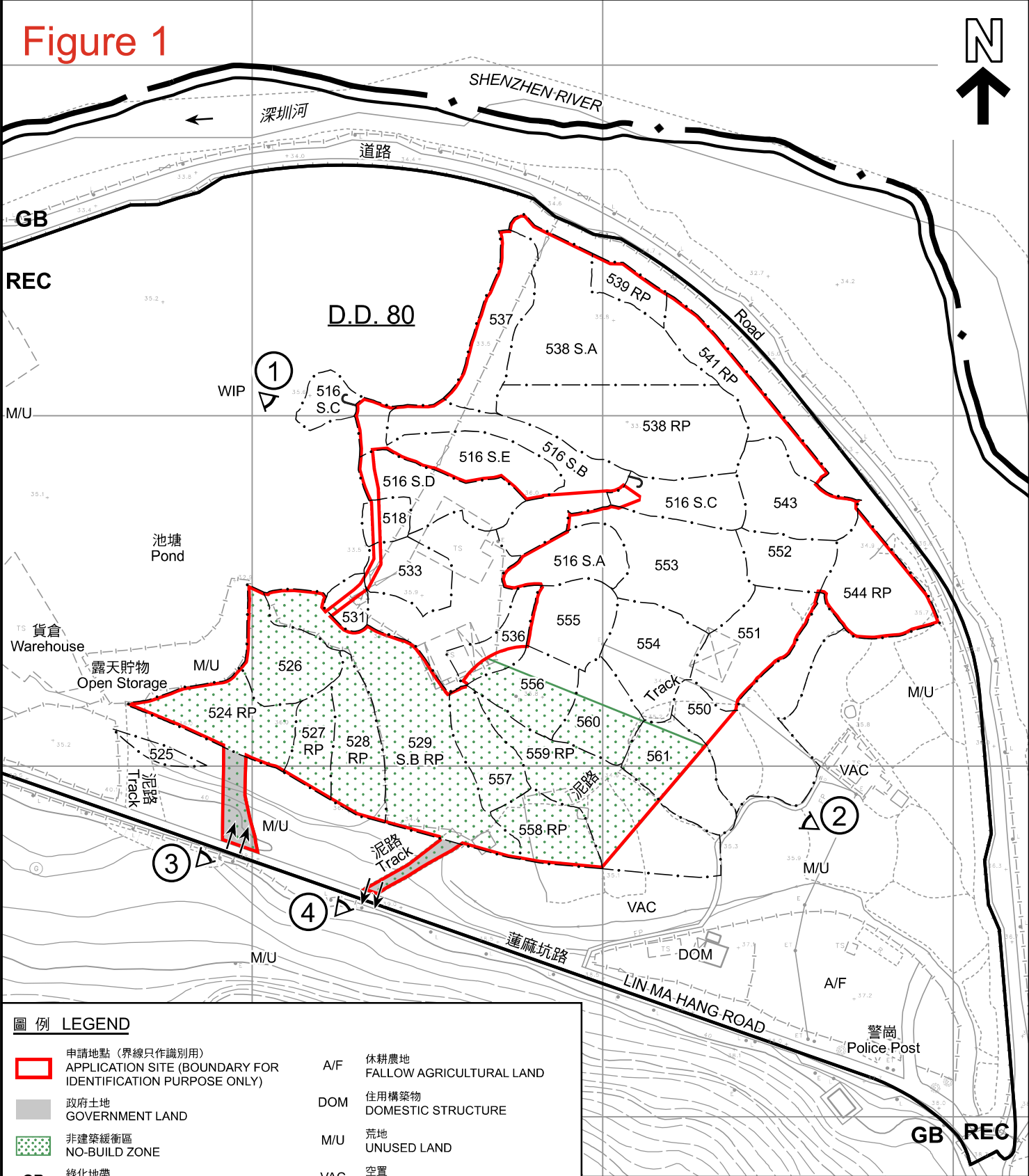
表格 2

編號	使用者	面積 (約)	現況	用途
1	Chi Kee Sawmill & Timber Limited (志記鋸木廠有限公司)	250 m ²	已建	存放半成品木材
2	Chi Kee Sawmill & Timber Limited (志記鋸木廠有限公司)	250 m ²	已建	存放木材
3	Chi Kee Sawmill & Timber Limited (志記鋸木廠有限公司)	250 m ²	已建	存放木材

Table 1

Operator	Original Premises (location / lots)	Original Site Area (m ²)	Original Floor Area / GFA (m ²)	Original Main Uses / Operations	Relocated?	Relevant Approval/ Status	Relevant Application Site
Chi Kee Sawmill & Timber Limited (志記鋸木廠有限公司)	上水古洞馬草壟 DD22403, 2240 J2	4000 m2 (about)	3000 m2 (about)	Sawmill and Storage of Timber	Not fully relocated	A_NE_TKLN/89 (Approved)	Refer to figure 1
Kin Hing Timber Engineering Limited (建興木業工程有限公司)	上水古洞 DD95, LOT331	3400 m2 (about)	2000 m2 (about)	Storage of Timber	Not fully relocated	A_NE_TKLN/89 (Approved)	Refer to figure 1
Ms. Lam, Mui (林梅女士)	D.D.125 Lots 672, 673 and 674	1800 m2 (about)	778 m2 (about)	Storing spare parts and recyclable metals	Not fully relocated	A_NE_TKLN/118 (Approved)	Refer to figure 2

Figure 1



圖例 LEGEND

- | | | | |
|-----|---|-----|----------------------------------|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | A/F | 休耕農地
FALLOW AGRICULTURAL LAND |
| | 政府土地
GOVERNMENT LAND | DOM | 住用構築物
DOMESTIC STRUCTURE |
| | 非建築緩衝區
NO-BUILD ZONE | M/U | 荒地
UNUSED LAND |
| GB | 綠化地帶
GREEN BELT | VAC | 空置
VACANT |
| REC | 康樂
RECREATION | WIP | 施工中
WORKS IN PROGRESS |
| ① | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | | 入口/出口
INGRESS / EGRESS |

註釋 Note :

- (1) 2025年4月7日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 7.4.2025

平面圖 SITE PLAN

本摘要圖於2025年4月25日擬備，
所根據的資料為測量圖編號
3-NW-10A
EXTRACT PLAN PREPARED ON 25.4.2025
BASED ON SURVEY SHEET No.
3-NW-10A

擬議臨時倉庫(存放木材及附屬材料)(為期3年)
新界打鼓嶺北丈量約份第80約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (TIMBER AND
OTHER ASSOCIATED MATERIALS) FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 80 AND ADJOINING GOVERNMENT LAND,
TA KWU LING NORTH, N.T.

SCALE 1:1 500 比例尺
0 25 50
METRES METRES METRES

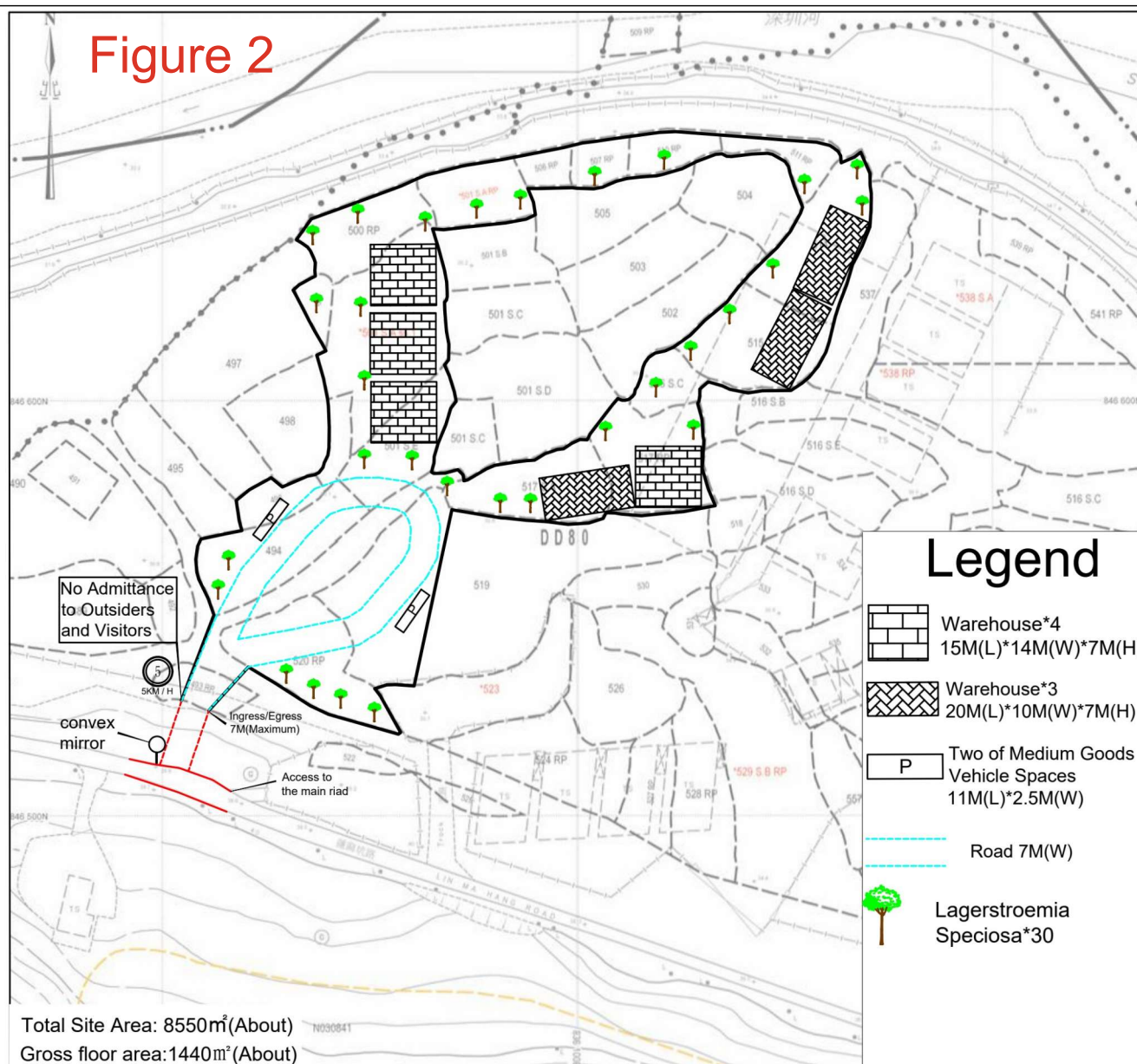
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TKLN/89

圖 PLAN
A-2

Figure 2



Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

November
2025

Layout Plan

Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years at Lots 493 RP (Part) , 494 , 496 , 499 , 500RP , 501 S.E , 501 S.A ss.1 , 501 S.A RP , 506 RP , 507 RP , 510 RP , 511 RP , 514 , 515 , 516 S.C , 517 RP , 517 S.A , 519(Part) , 520 RP and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, NT

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

1:1000

Annex 1

參考編號
REFERENCE No.

A/NE-TKLN/118

繪圖

DRAWING A-1

(來源：申請人於2026年3月16日呈交的資料)
(SOURCE：APPLICANT'S SUBMISSION ON 16.3.2026)

Site Search for The Applicant of TKLN/89

LOT NO.	AREA sq.m	DISTRICT/OZP No.	Zone	Findings
1. DD82 LOT1134 & 1269	3234	Ta Kwu Ling(S/NE-TKL/14)	AGR	No access
2. DD38 LOT207	670	Ta Kwu Ling(S/NE-TKL/14)	AGR	Too small
3. DD84 LOT175	845	Hung Long Hang (S/NE-HLH/11)	AGR	Too small
4. DD87 LOT312	982	Hung Long Hang (S/NE-HLH/11)	GB	Too small
5. DD102 LOT1205	199	San Tim(S/STT/2)	G/IC	Too small
6. DD111 LOT654	1490	Pat Heung (S/YL-PH/11)	OS	Only private car can entering
7. DD90 LOT664	2409	Man Kam To(S/NE-MKT/7)	AGR	Too small
8. DD129 LOT49	533	Yuen Long (S/YL-LFS/11)	CPA	Too small
9. DD129 LOT70	585	Yuen Long (S/YL-LFS/11)	CPA	Too small
10.DD129 LOT63	780	Yuen Long S/YL-LFS/11	CPA	No access

LOT NO.	AREA sq.m	DISTRICT/OZP No.	Zone	Findings
11. DD90 LOT576 S.A RP	609	(A/NE-MKT/7)	AGR	Too small

Site Search for The Applicant of TKLN/118

LOT NO.	AREA sq.m	DISTRICT/OZP No.	Zone	Findings
1. DD82 LOT1134 & 1269	3234	Ta Kwu Ling(S/NE-TKL/14)	AGR	No access
2. DD38 LOT207	670	Ta Kwu Ling(S/NE-TKL/14)	AGR	Too small
3. DD84 LOT175	845	Hung Long Hang (S/NE-HLH/11)	AGR	Too small
4. DD87 LOT312	982	Hung Long Hang (S/NE-HLH/11)	GB	Too small
5. DD102 LOT1205	199	San Tim(S/STT/2)	G/IC	Too small
6. DD111 LOT654	1490	Pat Heung (S/YL-PH/11)	OS	Only private car can entering
7. DD82 LOT 752 S.A to S.E	1200	Ta Kwu Ling(S/NE-MKT/7)	AGR	Too small
8. DD129 LOT49	533	Yuen Long (S/YL-LFS/11)	CPA	Too small
9. DD129 LOT70	585	Yuen Long (S/YL-LFS/11)	CPA	Too small
10.DD129 LOT63	780	Yuen Long S/YL-LFS/11	CPA	No access

LOT NO.	AREA sq.m	DISTRICT/OZP No.	Zone	Findings
11. DD90 LOT576 S.A RP	609	(A/NE-MKT/7)	AGR	Too small

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年07月30日星期四 17:48
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆 : Re: Planning Application No. A/NE-TKLN/134 - Departmental Comments
附件: A_NE_TKLN_134_Response to PD comments (2) .pdf

類別: Internet Email

Dear Sir,

Regarding the comment of (An office and a workshop are observed within the application site. Please clarify.)

Please find attached Response to PD comments

Please contact me if you need any further information.

Thanks

Carter Tsang
[REDACTED]

TKLN/134 . Response to PD comments

Comment 1
An office and a workshop are observed within the application site. Please clarify.
Response
Firstly, Chi Kee Sawmill & Timber Co. Ltd., one of the applicants forced to relocate under the Kwu Tung North New Development Area project, is one of Hong Kong's oldest traditional sawmills. Its unique historical and cultural value has long attracted widespread public attention and appreciation. After obtaining planning permission (A/NE-TKLN/89), Chi Kee Sawmill successfully relocated its business and part of its timber stock to Lin Ma Hang, Ta Kwu Ling, and has continued operations. However, public interest in Chi Kee Sawmill has not diminished after the initial relocation. This story, which embodies Hong Kong's industrial history and traditional cultural significance, has deeply attracted many citizens and media concerned with the conservation of Hong Kong's historical and cultural heritage, as well as those with environmental awareness, who have expressed a strong desire to visit the sawmill. 首先，受到古洞北新發展區計劃被迫拆遷的其中一位申請人——志記鋸木廠有限公司，作為香港歷史最悠久的傳統鋸木廠之一，其獨特的歷史與文化價值早已引起社會廣泛關注與珍惜。取得規劃申請許可（A/NE-TKLN/89）後，志記鋸木廠順利將業務和部分木材搬遷至打鼓嶺蓮麻坑，並繼續營運。然而，初步搬遷後，社會對志記鋸木廠的關注未有減退。這段承載着香港工業歷史與傳統文化意義的故事，深深吸引着眾多關心香港歷史文化保育、以及具有環保意識的市民和傳媒，他們紛紛希望探訪志記鋸木廠。 In recent months, the landowner and planning consultant of this application have observed members of the public visiting Chi Kee Sawmill for tour activities. Upon enquiry, it was confirmed that all such visits do not involve any workshop manufacturing work; they merely involve displaying some timber and wooden artworks for public appreciation on the day of the visit. 在最近的數月，本次申請地點的土地業主和規劃顧問都觀察到有公眾人士到訪志記鋸木廠並進行探訪活動，經過瞭解後所有相關的探訪活動<u>不涉及工場製作工作</u>，只在探訪的當日展示一些木材和木制藝術品給公眾欣賞。 After communication between the planning consultant, landowner and Chi Kee Sawmill & Timber Co. Ltd., it has been confirmed that the application site will only be used for timber storage in accordance with the approved planning permission and will not involve any timber processing

workshop use.

本次規劃申請的顧問和土地業主與志記鋸木廠有限公司溝通過後，確認申請地點只會依照已批核的規劃申請作存儲木材用途，不會涉及木材加工工場用途。

In order to control the number of visitors, maintain proper site management, and continue to provide safe and compliant traffic measures, the planning consultant and landowner of this planning application have, after discussion with Chi Kee Sawmill & Timber Co. Ltd., stipulated that the number of visits shall not exceed two times per month, with no more than five persons per visit. Furthermore, no parking facilities will be provided on site, and all visitors will be advised to travel by public green minibus.

爲了控制訪客數量，保持場地良好的管理及繼續提供安全合規的交通措施。本次規劃申請的顧問和土地業主與志記鋸木廠有限公司協商過後，規定每月可探訪次數不可多於 2 次，每次不可多於 5 人。并且場地內不會提供停車設施，所有訪客會被建議乘搭公共綠色小巴前往。

Pedestrian management measures will be provided on site to ensure visitor safety:

1. The applicant will erect sufficient road signs and banners along the internal road to alert pedestrians and drivers, including notices such as “Caution: Pedestrians” and “Beware of Vehicles Entering/Exiting”.
2. Outdoor convex mirrors will be installed at the gate and site entrance to assist pedestrians in detecting approaching vehicle movements.
3. A staff member will be stationed at the vehicle gate to warn and guide pedestrians when vehicles enter and exit the site.

場地內會提供行人管理措施以保證訪客安全：

1. 申請人將沿內部通道豎立足夠的道路標誌及橫額，提醒行人及司機注意，包括「小心行人」及「小心車輛進出」等告示。
2. 在開口及場地入口安裝室外凸面鏡，協助行人察覺來往車輛。
3. 派駐一名職員於車輛開口，於車輛進出時警告及引導行人

Regarding the observed office use, the applicant clarifies that the site will only be used for the storage purpose already granted planning permission. Upon approval of this planning application, the site will continue to be used solely by the affected business operators (namely Kin Hing Timber Engineering Co. Ltd., Chi Kee Sawmill & Timber Co. Ltd., and Madam Lam Mui) for their respective operational purposes. The applicant further undertakes that, during the validity period of the planning permission, it will strictly comply with the approved planning use and fulfil all planning permission conditions.

至於被觀察到的辦公室用途，申請人澄清場地內只會作已得到規劃許可的存儲用途，在本規劃申請獲批准後，該用地會繼續僅供受影響的業務營運者（即建興木業工程有限公司、志記鋸木廠有限公司及林梅女士）繼續進行其各自的營運用途。申請人進一步承諾，在規劃許可有效期內，將嚴格遵守核准的規劃用途，並履行所有規劃許可條件。