

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: sun wo wong <[REDACTED]>
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收件者: tpbpd/PLAND; Sheren Si Wai LEE/PLAND; Johnny Chung Yin LAM/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: Re: A/NE-TKL/839
附件: 回應部門提問.pdf; 回應貴會的擬問.pdf
類別: Internet Email

A/NE-TKL/839

CC : athtam@pland.gov.hk

此郵件係取代 28-05-2026 下午 10:26 分交付貴會的電郵文件
| 回應各部門的提問

TD

Please advise the number of vehicular trips proposed to be generated from the development site for our further consideration;

隨後附上 1 份交通流量評估給貴署參考 (附件一)

The applicant should supplement swept path analysis showing satisfactory maneuvering of vehicles, in particular for MGV-type vehicle,

- (i) entering the development site from Sha Tau Kok Road -Ma Mei Ha and
- (ii) departing from the development site to Sha Tau Kok Road -Ma Mei Ha;

隨後附上 1 份中型貨車進出場地模擬圖給貴署參考 (附件一)

The access road leading to the development site from Sha Tau Kok Road -Ma Mei Ha is not managed by this Department. The applicant should seek consent from relevant land owners and/or maintenance authorities on using this section of the road for site access; and

如獲批准有關地段的通行權，我等會向有關部門作出申請。

No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

申請場地內的車輛全部為申請者所有，因此絕對不會產生在公路上排隊情況出現。

EPD

Noting that the previous case A/NE-TKL/715 by the same applicant for the same use was revoked due to non-compliance of approval condition including implementation of environmental mitigation measures, please ask the applicant to confirm whether they would undertake to implement the following mitigation measures as proposed in the previous case for this application.

The applicant undertakes the implementation of the following environmental mitigation measures:

- Workshop activities and loading/unloading activities would only be carried out inside a fully enclosed structure with dust removal equipment;
- Individual noisy machinery would be placed in the south-west portion inside the structure and would be equipped with noise insulating fabric; and
- No toilet would be constructed/installed within the site.

- (i) 因早前的申請被取消，我等承諾會在是次獲批後即時遵照和實施以下環境緩解措施
車間活動和裝卸活動只在配備除塵設備的全封閉結構內進行。
- (ii) 單個噪音較大的機械設備將放置在結構內的西南角，並配備隔音布;以及
- (iii) 場地內不會設置洗手間。

DSD

The submitted drainage proposal has not been prepared to my satisfaction. Comments on the drainage proposal are as follows:

- (i) As the site area of the current application is larger than that of the previous application No. A/NE-TKL/715, the applicant should submit a revised drainage proposal to demonstrate that the proposed development will not cause adverse drainage impact to the adjacent areas;
我等會從新擬定一份排放建議圖給貴署參考。
- (ii) The applicant should note that there are existing drainage facilities maintained by DSD within the proposed site boundary. The applicant should advise whether these facilities will be demolished/diverted/modified under the proposed development. The applicant may also consider revising the proposed site boundary to avoid the inclusion of existing drainage facilities in the Site;
現有的設施我等不會拆除，改道，修改及改造，我等在新 1 份排放建議圖作出修正。
- (iii) Surface run-off falling onto and passing through the site should be intercepted and disposed of via a catch pit with sand trap or similar before discharging to the existing drainage facilities.

我等會裝流經場地內的雨水經由現有的隔沙池再流向河道。

The applicant shall submit a revised drainage proposal for consideration.

我等會從新擬定一份排放建議圖給貴署審議。

PlanD

Please show where the workshop is on the layout plan.

Please clarify how many storey the structures at the subject site have.

Please respond to the questions in my preceding email.

我等會在新的布局圖內列明貴處的擬問。

而構築物只有 1 層

回應貴會的擬問

1. 本人為古洞北新發展區內原有的業戶 地址：新界古洞近羅湖軍營路丈量約份第 96 約地段第 2240 號 J 段第 3 小分段，因政府須要收回我等的廠房土地作發展用途，經得發展局願意協助我等工廠營運者搬遷在{彈性條件}下尋找適合的土地繼續經營現有業務，經多方努力找了多個地點都未能找到合適的土地，經與家人商議後只有選用是次的申請地點，因此處三面環河及遠離民居而面積與舊廠房差不多舊廠房面積約為 800 平方米而申請地點面積為 820 平方米，用途亦用作家具加工工作包括木門，廚櫃，衣櫃及假天花配件包括金屬角鐵及金屬天花板，我等使用的工具全部為密封方式及加裝有吸塵機，因此所有木碎都會被收取，而我等所有工作都只會在廠房內進行，絕對不會在場外施工，包括上落貨物都是在廠房內進行。產生噪音的機械放在廠房中央位置操作及已加裝隔音及在廠房內施工即有雙重隔音效果及距離民居都在 100 米以外，而東南方的沙頭角公路為雙線雙程行車，在香港圍公路通車後大部份往來沙頭角的車輛已轉為行走上述公路因此對沙頭角公路的交通絕對不會帶來負荷，而是次申請地點早前已批准作為重型車輛停車場，而我等進出的車輛只為中型貨車 1 部，輕型貨車 1 部，及兩部私家車，因此不會影響原先城規會的規劃意向。
2. 為何產生事次申請，早在古洞發展計劃時，我等廠房被政府收回使用的土地，我等完全同意政府收地，亦為第一輪搬遷的廠戶，其後得到發展局的幫助，及得到城市規劃委員會批准 A/NE-TKL/633 我等在申請地點重新搭建廠房繼續經營，我們依照附帶條件完成大部份的履行附帶條件工作，但最主要的廠房被北區地政處一路拖延我等的搭建廠房申請，因此我等未能完成部份履行附帶條件，主要為廠房內消防設施及環保署的環保設備未能動工連帶未能履行(i) 及 (k) 項的要求。因此被城市規劃委員會取消我等之前的許可，因此產生時次的申請。在這次申請廠房的設計與上次獲批准的廠房設計有部份更改，主要為更好利用現有的空間，及在上落貨物時盡量安排在廠房內進行，這樣可減少對周邊環境的影響。在是次申請中有關構築物外型有小部份更改，但構築物的大小沒有變更。都是 200 平方米。

此致

代理人 黃新和 敬上

20-05-2026