
寄件者: Vivian Wai <[REDACTED]>
寄件日期: 2026年06月30日星期二 16:29
收件者: tpbpd/PLAND; Ivan Sze Yuet FUNG/PLAND
副本: Jeffrey Po Kit WONG/PLAND; Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Yen PY LEUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments
附件: (5)LD-L1198B-APP01(用途分佈圖).pdf; (5)S.16-III_露天倉_KTN1251.pdf; (5)回應意見 (30June2026).pdf; (5)行車路線圖_KTN1251.pdf; 附件1.pdf

類別: Internet Email

在 2026年6月28日星期日 下午06:37:37 [GMT+8] , Vivian Wai <[REDACTED]> 寫道 :

回應有關意見

在 2026年6月26日星期五 下午03:35:33 [GMT+8] , Ivan Sze Yuet FUNG/PLAND <[REDACTED]> 寫道 :

Dear Ms. Wai,

Please find the departmental comments below for your response. Thanks.

Comments from Fanling, Sheung Shui and Yuen Long East District Planning Office
(Contact Person: Ms. Andrea YAN; Tel.: 3168 4049)

- Please provide location and detailed information of the affected premises at Hung Shui Kiu / Ha Tsuen NDA (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.
- Please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.
- Whether the affected business operation at the affected premises is still in operation.
- Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).
- Please clarify whether the proposed structures will be fully enclosed.
- Please provide the types of construction materials and machineries involved respectively, and any dangerous goods would be stored.
- Please provide detailed information on the transportation of construction materials.
- Please advise whether the application site will be fenced off and indicate its height, if any.
- Please indicate the 100m² buffer area in the northern part of the Site on the layout plan as mentioned in the page 8 of the Application Form.
- Please provide the maximum stacking height(s) of proposed open storage use.

- Please clarify whether crane(s) will be used within the Site.
- As stated in page 8 of the Application Form (bullet point 7), the open storage area is about 7400m² which is different that of the layout plan. Please clarify.
- As indicated in page 3 of the Application Form, the Site is currently used as shop and services. Site inspection by this Office that the Site has been used as open storage of construction materials. Please clarify.
- Please indicate the proposed route of the vehicular access from/to the nearby roads.

Best regards,
Ivan FUNG
TPG/FSYLE(2)
FS&YLE DPO, PlanD
Tel: 3168 4045



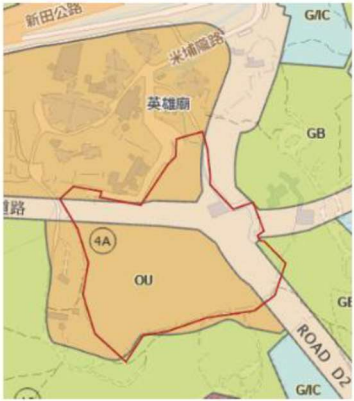
規劃署
Planning
Department

透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY



S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments

Comments from Fanling, Sheung Shui and Yuen Long East District Planning Office

Please provide location and detailed information of the affected premises at Hung Shui Kiu / Ha Tsuen NDA (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application.	現有租用人速拼國際有限公司其原租用地點位於新界元朗米埔隴路短期租約第 1801 號(部份)，面積約 32910 平方米作為主要場所，速拼國際有限公司租用部份約 15000 平方米。在第一期新田科技城將會進行發展計劃期間，租用人已將部份露天倉存的金屬棚架分別存放在長春新村及洪水橋地區作為暫時存放及同時透過地產公司及同業推介可租用地，另一方面因為大埔事件後工程界大部轉用金屬棚架，屯積在洪水橋地區的臨時存放金屬棚架運送到租用的工程客戶的地盤，遷出各臨時存放點，而不出現佔用。
Please advise if alternative sites have been explored. If affirmative, please provide the locations and why those sites are not suitable for the relocation.	因應業務的需求，現在租用的場地還未足夠應付日常運作。
Whether the affected business operation at the affected premises is still in operation.	租用人受第一期新田科技城發展計劃影響的原址已被徵用 (以下附圖)
租用人受第一期新田科技城發展計劃影響的原址  收地後原址的規劃  	
Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement).	據了解速拼國際有限公司其原租用地點位於新界元朗元朗米埔隴路短期租約第 1801 號)(部份)內面積約 15000 平方米，是分租合約。 (見附件 1)

Please clarify whether the proposed structures will be fully enclosed.	擬建建築物是以貨櫃及半開放式為主，各有門窗並不是全封閉式
Please provide the types of construction materials and machineries involved respectively, and any dangerous goods would be stored.	儲存全新鐵喉、工字鐵、地盤臨時電箱、金屬棚架及配件。

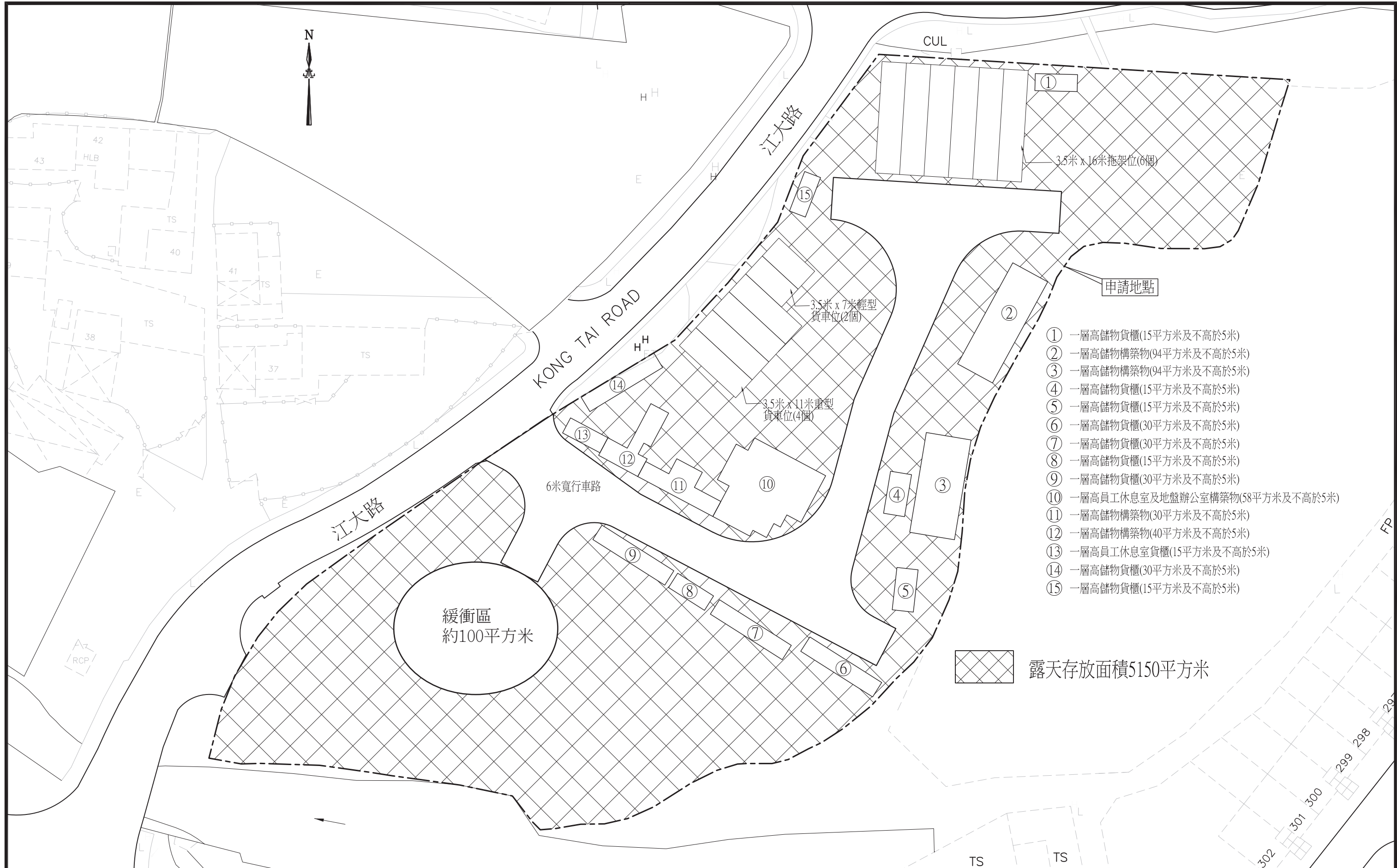
地盤物料



申請地點不會存放的任何危險物品，而現時的建築材料，包括全新鋼喉、新鋼支架、金屬棚架、地盤臨時電箱及載貨吊籃，多為運送到申請現場作暫存儲，因應地盤施工進程需要而運出。

Please provide detailed information on the transportation of construction materials.	日常回收各地盤完工後的工程物料及金屬棚架，自各處經由江大路進入，在場內卸貨及將暫存在場地內，而場內起重車輛最大型是總重 30 噸吊雞車，車輛車長約 11.5 米，配備吊機而吊臂最遠可伸至 22 至 24 米，高約 6 米，最大載重可達 10 至 16 噸，搬運或堆疊則由一部三噸鏟車執行。
Please advise whether the application site will be fenced off and indicate its height, if any.	申請場地大部分鐵造圍板高度約 2 米,每件圍板闊度約 0.8 米。
Please indicate the 100m ² buffer area in the northern part of the Site on the layout plan as mentioned in the page 8 of the Application Form.	附件(用途分佈圖)

Please provide the maximum stacking height(s) of proposed open storage use.	擬建露天堆場的最大堆疊高度為四米高。
Please clarify whether crane(s) will be used within the Site.	申請場內起重車輛最大型是總重 30 噸吊雞車，車輛車長約 11.5 米，配備吊機而吊臂最遠可伸至 22 至 24 米，最大載重可達 10 至 16 噸。
As stated in page 8 of the Application Form (bullet point 7), the open storage area is about 7400m ² which is different that of the layout plan. Please clarify.	更正申請表第 8 頁第 7 點擬議露天存放總面積應該是 5150 平方米。
As indicated in page 3 of the Application Form, the Site is currently used as shop and services. Site inspection by this Office that the Site has been used as open storage of construction materials. Please clarify.	現場地是曾經被用作建築材料的露天堆場。
Please indicate the proposed route of the vehicular access from/to the nearby roads.	附件(行車路線圖)



 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT Temporary Open Storage of Construction Materials and Machinery with Site Office & Associated Worker Rest Room for Period of 3 Years at Lots 1198B(Part) and 1199RP(Part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE 用途分佈圖	DRAWN BY PT	CHECKED BY PT	DATE May 2026
				SCALE 1 : 500	JOB NO. LD/ -	
				CAD / FILE LD-L1198B-APP01	DWG NO. LD/L1198B/APP01	

申請編號：A/YL-KTN/1251

行車路線圖 →



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.

新界荳馬洲公路 382 至 392 號中環大廈 27 樓
27/F, C/DW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

覆函請註明本署檔號

Please quote our reference in your reply

網址 Website : www.landso.gov.hk

掛號及郵遞函件

合群運輸有限公司

執事先生：

遷出通知

新界米埔隴路

短期租約第 1801 號

本人現以行政長官代理人的身分，代表香港特別行政區政府（下稱「政府」），根據 2002 年 5 月 23 日批予貴公司上述土地租用權的書面租賃協議，以及 2002 年 9 月 13 日的增補協議，向貴公司發出遷出通知。貴公司必須於 2025 年 4 月 1 日 遷出向政府承租位於香港新界米埔隴路，面積約 38 750 平方米的土地，並把土地管有權交回本人或本人委派的人員。

地政總署土地徵用組
總產業測量師陳建通

副本分送：

差餉物業估價署署長

元朗民政事務專員

土木工程拓展署北拓展處處長

內部分發：

地政總署清拆(二)辦事處經理

元朗地政處會計組

元朗測量處

2024 年 12 月 13 日

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.



地政總署
土地徵用組
新田落馬洲小組
SAN TIN LOK MA CHAU TEAM
ACQUISITION SECTION
LANDS DEPARTMENT

電話 Tel: 2231 3636

圖文傳真 Fax: 3974 5510

電郵地址 Email:

本署檔號 Our Ref.: (108) in DLOYL 628/YAT/81 Pt. 8

來函檔號 Your Ref.:

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.

新界荃灣青山公路 382 至 392 號中環大廈 27 樓
27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址 Website: www.landsd.gov.hk

覆函請註明本署檔號

Please quote our reference in your reply

Hop Kwan Transportation Co.

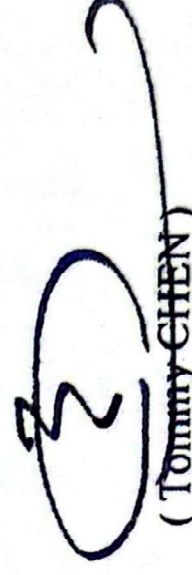
By Registered Service and Post

Dear Sirs,

Notice to Quit
Short Term Tenancy No. 1801
at Mai Po Lung Road, New Territories

I HEREBY as agent for the Chief Executive for and on behalf of the Government of the Hong Kong Special Administrative Region ("the Government") give you notice under a Tenancy Agreement in writing dated 23 May 2002 and a Supplementary Agreement dated 13 September 2002 whereby you were granted a tenancy of the above area, to quit and deliver up to me or to whom I may appoint on the **1 April 2025** possession of the area at Mai Po Lung Road, New Territories, Hong Kong, having an approximate area of 38,750 square metres which you hold from the Government as Tenant.

Yours faithfully,


(Tommy CHEN)

Chief Estate Surveyor / Acquisition

Dated this 13th day of December 2024

c.c.
CR&V
DO(YL)
CEDD, NDO, PM

Internal
Manager / Clearance (2) Office, Lands Department
Account Section, District Lands Office, Yuen Long
District Survey Office, Yuen Long

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。倘本信息誤解給你，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訊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.