

2024年 9月 2日

此文件在\_\_\_\_\_收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on -2 SEP 2024.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2401994

14/8

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKLN/89
	Date Received 收到日期	- 2 SEP 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

英盛 (合和) 工程有限公司 (YING SHING(HOPEWELL) ENGINEERING COMPANY LIMITED)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD80, LOT 516S.A, 516 S.B(部分), 516 S.C (部分), 516 S.D(部分), 516 S.E, 518(部分), 524 RP, 525(部分), 526, 527 RP, 528 RP, 529 S.B RP, 531(部分), 533(部分), 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 550(部分), 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP(部分), 560, 561(部分)及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 18500 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2475 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 320 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	REC ZONE
(f) Current use(s) 現時用途	<p>空置土地</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of “Current Land Owner(s)” 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_14/08/2024\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_29/08/2024\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉 (存放木材及附屬材料) (為期三年)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 三年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....15975.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....2475.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....十一個.....
Proposed domestic floor area 擬議住用樓面面積	.....N/A.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....2475.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....2475.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物擬議高度為7.5米，一層，用作貨倉存放木材及相關材料..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 0 .....
Motorcycle Parking Spaces 電單車車位	..... 0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0 .....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0 .....
Coach Spaces 旅遊巴車位	..... 0 .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 2 .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0 .....
Others (Please Specify) 其他 (請列明)	.....



Proposed operating hours 擬議營運時間 星期一至星期五早上九點到下午五點半，周六，日及公眾假期休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／ 有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 蓮麻坑路.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... 18500..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 1.2..... m 米 <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

由於因古洞北新發展區，政府收地政策影響，建興木業工程有限公司及志記鋸木廠有限公司現需在9月28日前原地址搬遷至其他地方繼續經營。前者公司需要將原有木廠完整搬往，而後者則需要足夠的露天場地存放木材及相關材料。該兩所公司曾研究過大部分選址，包括元朗一帶，恐龍坑及文錦渡等多地，但這些地址并不符合他們的需求。而本申請地段，綜合租金，面積，對附近村民的影響等多個因素考慮他們認為這是最合適的搬遷地點。首先，本申請地段可提供的面積足夠，建興木業原有的木廠占地約3000平方米，而需要的存放空間約2000平方米。另外，志記鋸木廠有限公司規模甚大，需要的存放空間亦不在少數，能夠提供足夠空間的地段較為罕見。其次，該申請地段附近並無村民居住，最近的蓮麻坑村亦離本地段有一定距離，因此木廠興建並不會對附近居民造成負面影響。同時，本身其地段原為康樂地帶，原有土地已經屬於黃土泥地，不會對景觀造成破壞。再者，實際上需要搭建的建築物面積並不多，地積比例低至13.4%，其餘露天部分僅需要加設硬鋪面，作為存放材料，及交通和上落貨之用。木廠興建後。本申請對於交通的需求並不大，整場僅需要三個上落貨車位，包括一個輕型貨車及兩個中型貨車，對現時之交通並沒有任何影響。據公司負責人透露，他們有意聘請附近居民作為管理或文書工作，以本申請地段的規模來看，相信長期能夠提供數量可觀的工作崗位給當地居民，亦有助促進該區的經濟流通，而附近交通及蓮塘口岸的各個基礎設施建設，相信本申請是符合政府及貴署對該區擬議發展的方針，望貴署考慮。



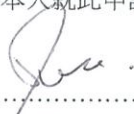
**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

黃鉅盛

經理

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....英國土木工程協會.....

on behalf of

代表

英盛（合和）工程有限公司.....

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

24/07/2024..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD80, LOT 516S.A, 516 S.B(部分), 516 S.C (部分), 516 S.D(部分), 516 S.E, 518(部分), 524 RP, 525(部分), 526, 527 RP, 528 RP, 529 S.B RP, 531(部分), 533(部分), 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 550(部分), 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP(部分), 560, 561(部分)及毗鄰政府土地
Site area 地盤面積	18500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 320 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-TKLN/2
Zoning 地帶	REC ZONE
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 ____三年____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉 (存放木材及附屬材料) (為期三年)



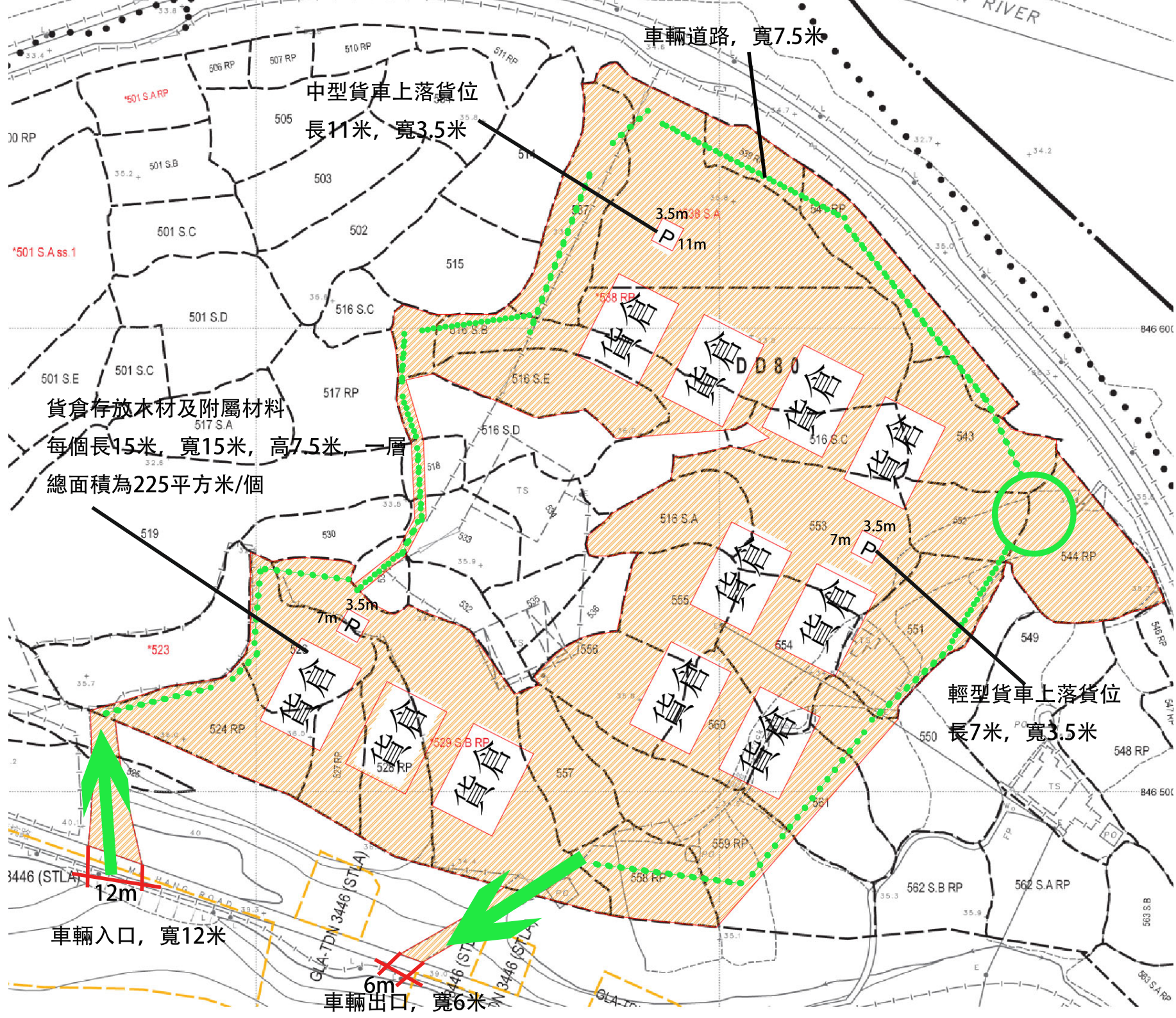
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2475 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.134 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	十一棟	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		一層	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	13.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 2 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
填土範圍圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

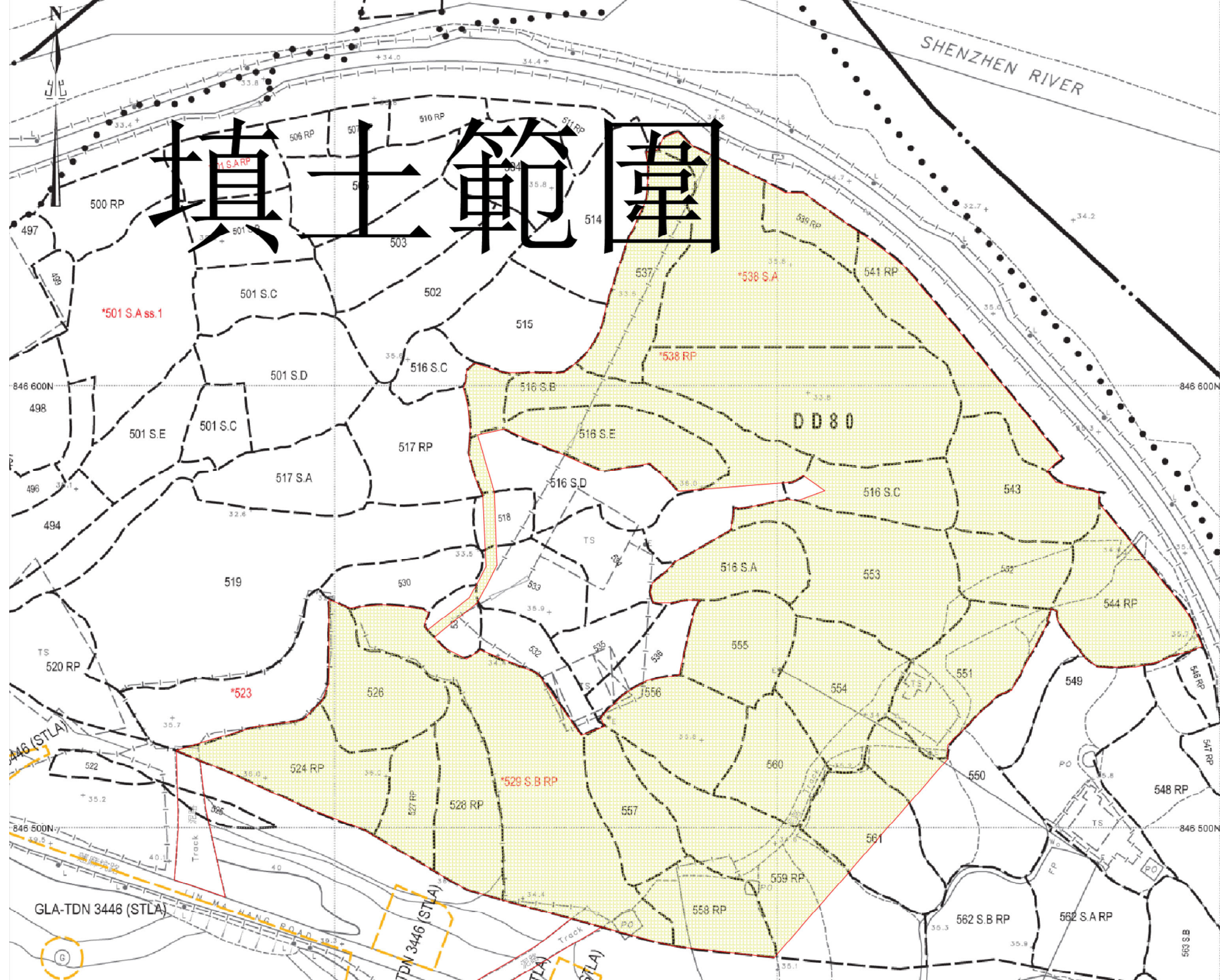
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。











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

Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年09月05日星期四 16:41  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 檔案編號：A/NE-TKLN/89 補充資料  
附件: DD80, 516理由.pdf; 佈局圖.pdf; 以往選址.pdf; 發展局文件.pdf

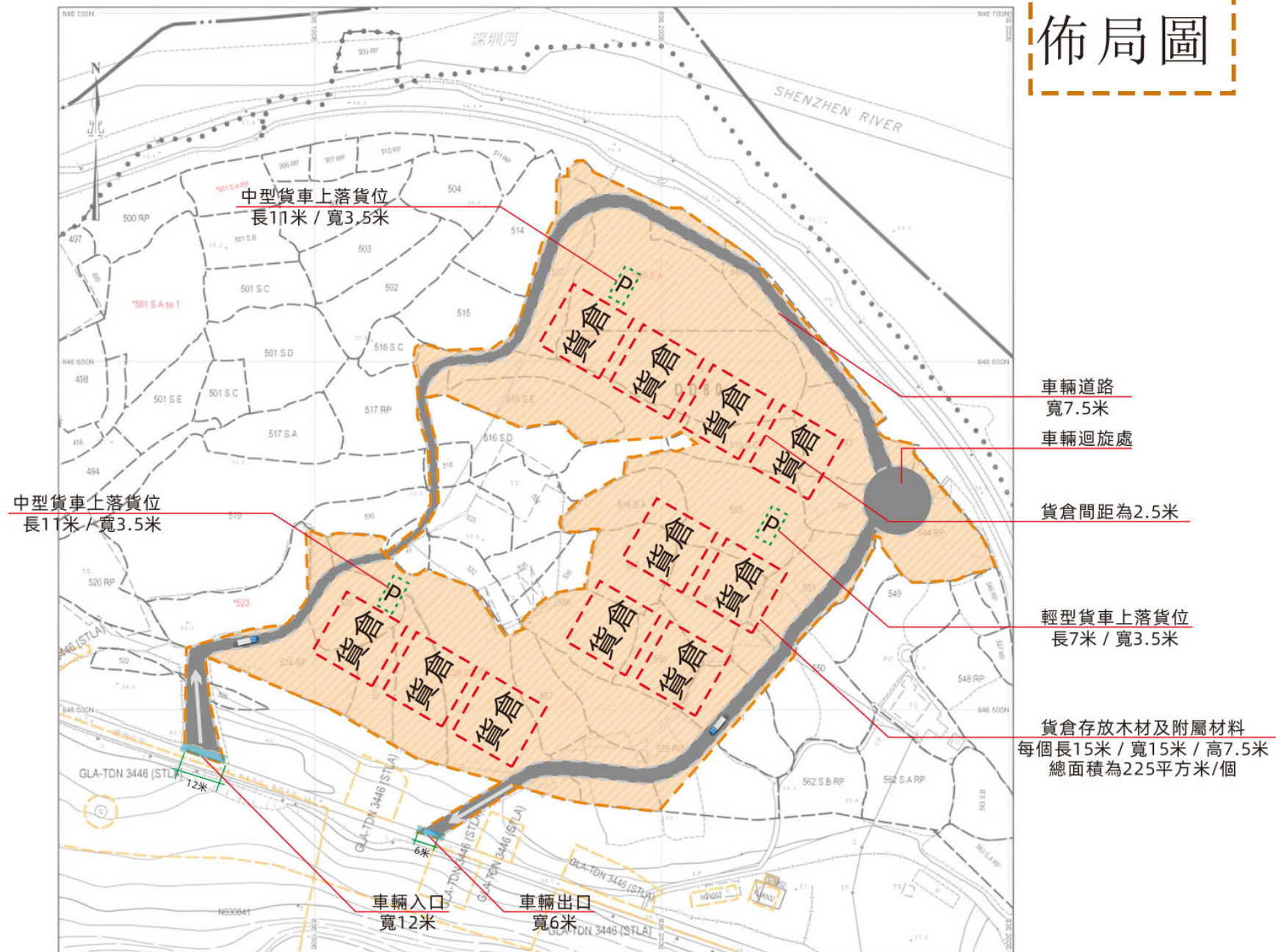
**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

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# 佈局圖



---: 申請地點範圍

申請面積: 18450平方米

Re: DPFO - BF0073 棕地作業提供支援查詢 (建興木業工程有限公司)



DPFO/DEVB 上午10:12

收件者: [REDACTED]

李先生:

謝謝閣下2023年10月11日的電郵查詢。本處會統籌有關決策局及/或部門  
進，並適時回覆。

如閣下對上述內容有任何疑問，請致電 3841 7286與下列署名人士聯絡。

發展局規劃地政科  
項目促進辦事處  
陳靜嫻女士

From: Catherine Chan <[REDACTED]>  
Sent: Wednesday, October 11, 2023 4:58 PM  
To: DPFO/DEVB <[dpfo@devb.gov.hk](mailto:dpfo@devb.gov.hk)>  
Cc: [REDACTED]  
Subject: 棕地作業提供支援查詢

- (a) 辦事處就是次查詢所收到的個人資料或會交給相關決策局、政府部門及  
人士，或向該等人士作出披露。  
The personal data received by DPFO or DEVB in this enquiry may be circulated  
disclosed to the B/Ds or other persons -



電話 Tel: 3516 8233

圖文傳真 Fax: 3547 0756

電郵地址 Email: laonda@landsd.gov.hk

本署檔號 Our Ref: LD NDA/POL/20/2

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

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.

新界上水龍琛路39號上水廣場15樓1501至1510室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

致：構築物佔用人或使用人／業務經營者

現場派遞

重要文件

### 古洞北／粉嶺北新發展區餘下階段工程

閣下的住所／業務所在的地方將受古洞北／粉嶺北新發展區餘下階段工程（下稱「該新發展區工程」）影響而須清拆。本函件旨在通知閣下的預計遷出日期，以及提供有關安置安排（只適用於住所）及補償（如適用）等事宜的相關資料。

#### 擬議清拆範圍及遷出日期

- 根據目前工程計劃，政府最早將於2023年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。
- 為了讓土地佔用人有更多緩衝時間，工程部門將會為工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。就閣下所處的地點而言，預計遷出限期為2024年第二季。在確實遷出限期前約三個月，本署會接引《土地（雜項條文）條例》（第28章），在涉及的構築物及／或相關範圍張貼告示，通知閣下確實的遷出限期。在限期屆滿後，本署會根據《土地（雜項條文）條例》（第28章），清理涉及的構築物及相關範圍的土地。
- 該新發展區工程的擬議收地及清拆範圍可於古洞北／粉嶺北新發展區網頁瀏覽，網址如下：  
<https://www.ktnfln-ndas.gov.hk/tc/6-1-compensation.php>

根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。

3. 收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。為了讓土地佔用人有更多緩衝時間，工程部門會按工程需要，將工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。目前預計的遷出限期約為 2024 年第二季至 2025 年下半年。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼法定告示，限期屆滿後清理相關範圍的土地及構築物。本署已另行向受影響的土地佔用人發信告知相關資料。

#### 補償事宜

4. 本署會根據適用安排向土地業權人作出補償。業權人可以根據相關法例向政府申索法定補償，或選擇領取行政性質的特惠土地補償作為法定補償以外的替代安排。詳情可參考附錄及本署網站 (<https://www.landsd.gov.hk/tc/land-acq-clearance.html>)。

#### 查詢

5. 如有查詢，請與本署新發展區組職員聯絡 [熱線電話: 3516 8233(古洞北／粉嶺北新發展區餘下階段工程)]。

地政總署

總產業測量師／新發展區

(楊振宇  代行)

2022 年 11 月 10 日

#### 附件(供參閱)

附件 1 - 受影響地段一覽表

附件 2 - 查閱古洞北／粉嶺北新發展區餘下階段工程擬議收地及清拆範圍圖則的地點

附錄 - 土地業權人補償簡介



(部分)、第1631號、第1632號、第1640號餘段、第1641號餘段、第2154號餘段(部分)、第2158號餘段(部分)、第2222號及上水地段第2號餘段(部分)；

**這是在的地段**

丈量約份第95約地段第4號、第5號、第6號、第7號、第8號、第9號、第10號A分段、第10號餘段、第12號、第13號、第14號、第16號A分段第2小分段、第16號A分段第3小分段、第16號A分段第4小分段、第16號A分段第5小分段(部分)、第16號A分段第6小分段、第16號A分段第7小分段、第16號A分段第8小分段、第16號A分段第9小分段、第16號A分段第10小分段、第16號A分段第11小分段、第16號A分段第12小分段、第16號A分段第13小分段、第16號A分段第14小分段、第16號A分段餘段(部分)、第17號A分段餘段、第19號、第20號、第21號、第22號、第23號、第24號、第25號、第26號、第27號、第28號、第29號、第31號、第32號(部分)、第33號(部分)、第34號(部分)、第37號(部分)、第38號A分段、第38號B分段、第38號餘段、第39號A分段、第39號餘段、第40號、第41號、第42號、第43號、第44號、第45號、第46號、第47號、第48號、第49號、第50號、第51號、第52號、第53號、第54號、第55號、第56號、第57號、第58號、第59號、第60號A分段、第60號餘段、第61號、第62號、第63號、第64號、第65號、第66號、第67號、第69號、第70號、第71號、第72號、第73號、第74號、第75號、第76號、第77號、第78號A分段、第78號餘段、第79號、第80號、第81號、第82號、第83號、第84號、第85號、第86號、第87號、第88號、第89號、第90號、第91號、第93號A分段餘段、第94號A分段餘段、第95號A分段第2小分段、第95號A分段餘段、第96號A分段、第97號A分段第1小分段、第97號A分段餘段、第98號A分段、第98號餘段、第99號、第100號、第102號、第104號(部分)、第106號、第107號、第108號、第109號、第110號、第111號A分段、第111號B分段、第111號餘段、第112號、第113號、第114號、第115號、第116號、第117號、第118號、第119號、第120號、第122號、第123號、第124號、第126號、第127號、第128號、第129號、第131號、第132號、第133號、第134號、第136號、第137號、第138號、第139號、第140號、第143號(部分)、第145號、第148號、第149號、第150號、第151號、第152號、第153號、第154號、第157號、第158號、第161號、第162號、第163號、第164號A分段、第165號A分段、第166號B分段、第167號A分段餘段、第168號A分段餘段、第169號餘段、第170號、第171號、第172號、第173號、第174號、第175號、第176號、第177號、第178號、第180號、第181號、第182號、第183號、第184號、第186號、第187號、第188號、第189號、第190號A分段、第191號、第193號、第194號A分段、第195號A分段餘段、第196號餘段、第197號A分段、第198號餘段、第199號A分段、第200號A分段、第201號A分段、第202號、第203號、第204號、第205號、第206號、第207號、第208號A分段、第208號B分段、第208號餘段、第210號A分段、第211號A分段餘段、第212號A分段、第212號餘段、第213號、第214號A分段、第214號餘段、第215號、第216號、第217號、第218號、第219號、第220號、第221號A分段餘段、第222號A分段餘段、第223號、第224號、第225號、第229號、第231號B分段餘段、第233號A分段、第234號A分段第1小分段、第234號A分段餘段、第235號A分段第1小分段、第235號A分段餘段、第236號A分段餘段、第237號B分段[又稱第237B號；亦稱第237號]、第238號、第240號、第241號、第242號、第244號、第245號、第246號、第247號、第249號、第252號、第253號、第255號、第256號、第257號、第258號、第259



號、第260號、第261號、第262號、第263號、第264號、第265號A分段、第265號  
餘段、第266號、第268號、第270號、第271號A分段第1小分段、第271號A分段餘  
段、第271B號[又稱第271(B)號；亦稱第271號B分段]、第272號、第273號、第276  
號、第279號、第280號、第283號、第285號、第286號、第287號、第288號、第289  
號、第292號A分段、第292號餘段、第306號、第308號、第314號餘段(部分)、第321  
號B分段、第321號C分段、第321號D分段、第321號E分段、第321號餘段、第322  
號餘段、第323號、第325號A分段、第325號B分段、第325號餘段、第328號A分段、  
第328號餘段、第329號、第331號、第334號A分段、第334號B分段、第334號C分  
段、第334號D分段、第334號E分段、第334號F分段、第334號餘段、第335號A分  
段、第335號B分段、第335號C分段、第335號D分段、第335號E分段、第335號F  
分段、第335號G分段、第335號H分段、第335號I分段、第335號J分段、第335號餘  
段、第337號、第338號、第341號餘段、第346號A分段、第346號B分段、第349號、  
第351號、第352號、第353號A分段、第353號B分段、第353號C分段、第353號D  
分段、第355號、第356號、第357號、第359號、第360號、第372號餘段、第373號餘  
段、第691號C分段第2小分段、第691號C分段第3小分段、第691號C分段第4小分  
段、第691號C分段第5小分段、第691號C分段第6小分段、第691號C分段第7小分  
段、第691號C分段第8小分段、第691號C分段第9小分段、第691號C分段餘段、第  
693號餘段、第694號、第695號、第696號、第697號、第698號、第699號、第700號、  
第701號、第702號、第703號、第704號餘段、第705號、第706號C分段餘段、第708  
號餘段、第709號餘段、第710號餘段、第711號餘段、第713號餘段、第714號餘段、  
第715號餘段、第716號餘段、第717號餘段、第719號餘段、第720號餘段、第722號餘  
段、第723號餘段、第724號、第725號A分段、第725號B分段、第725號餘段、第726  
號餘段、第727號餘段、第728號A分段、第728號B分段、第728號C分段、第728號  
D分段、第728號E分段、第728號F分段、第728號G分段第1小分段餘段、第728號  
G分段餘段、第728號H分段、第728號J分段、第728號K分段、第728號L分段、第  
728號M分段、第728號N分段、第728號餘段、第729號A分段第1小分段、第729號  
A分段第2小分段A分段、第729號A分段第2小分段B分段、第729號A分段第2小分  
段C分段、第729號A分段第2小分段餘段、第729號A分段第3小分段、第729號A  
分段第4小分段、第729號A分段第5小分段餘段、第729號A分段第6小分段餘段、  
第729號A分段第7小分段、第729號A分段第8小分段、第729號A分段第9小分  
段、第729號A分段第10小分段A分段、第729號A分段第10小分段餘段、第729號A  
分段第11小分段、第729號A分段第12小分段、第729號A分段第13小分段、第729號  
A分段餘段、第730號A分段第1小分段、第730號A分段第2小分段、第730號A  
分段第3小分段、第730號A分段第4小分段、第730號A分段第5小分段、第730  
號A分段第6小分段、第730號A分段第7小分段、第730號A分段第8小分段、第  
730號A分段餘段、第730號餘段、第731號A分段第1小分段、第731號A分段第2  
小分段、第731號A分段第3小分段、第731號A分段第4小分段、第731號A分段  
第5小分段、第731號A分段第6小分段、第731號A分段第7小分段A分段、第  
731號A分段第7小分段餘段、第731號A分段第8小分段、第731號A分段第9小  
分段、第731號A分段第10小分段、第731號A分段第11小分段、第731號A分段  
第12小分段、第731號A分段第13小分段、第731號A分段第14小分段、第731號  
A分段第15小分段、第731號A分段第16小分段、第731號A分段餘段、第731號  
餘段、第732號A分段、第732號B分段、第732號C分段、第732號D分段、第

這是在  
做號碼人



以往選址及不采用的理由	
選址	理由
流浮山深灣路DD129LOT 53等段	該地段附近屬海灣保護區，不適合進行發展
打鼓嶺恐龍坑DD87LOT 330等段	該地段的面積不足，不能支持兩間公司的發展規模
蓮麻坑路DD80LOT 501等段	曾申請，規劃署駁回 申請編號：A/NE-TKLN/79

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

Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年09月09日星期一 13:53  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 檔案編號：A/NE-TKLN/89 補充資料  
附件: 授權書.pdf



根據城市規劃條例第 131 章第 16 條的

規劃申請許可


授權書

本公司志記鋸木廠有限公司（商業登記號碼：08910368）因受到政府發展影響，原木廠地段：上水古洞馬草壟 DD 22403 及 2240 J2被迫搬遷，面積約 4000 平方米（含 3000 平方上蓋）。現就著以下地段：DD80, LOT 516S.A, 516 S.B(部分), 516 S.C (部分), 516 S.D(部分), 516 S.E, 518(部分), 524 RP, 525(部分), 526, 527 RP, 528 RP, 529 S.B RP, 531(部分), 533(部分), 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 550(部分), 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP(部分), 560, 561(部分)及毗鄰政府土地，申請規劃許可擬議臨時貨倉（存放木材及附屬材料）（為期三年）一事，全權授權給英盛（合和）工程有限公司（商業登記號碼：69861188）作為申請人處理該次規劃申請，特此簽署茲以證明。

如有任何問題請致電 [REDACTED] 黃生

For and on behalf of  
**CHI KEE SAWMILL & TIMBER LIMITED**  
志記鋸木廠有限公司

公司簽署及蓋章：

  
.....  
Authorized Signature(s)

日期：二零二四年九月九日

根據城市規劃條例第 131 章第 16 條的

規劃申請許可

授權書

本公司建興木材有限公司（商業登記號碼：74339180）因受到政府發展影響，  
原木廠地段：上水古洞 DD95, LOT331 被迫搬遷，面積約 3400 平方米（含  
2000 平方米上蓋）。現就著以下地段：DD80, LOT 516S.A , 516 S.B(部分), ,516  
S.C (部分), 516 S.D(部分), 516 S.E, 518(部分), 524 RP, 525(部分), 526, 527 RP, 528  
RP, 529 S.B RP, 531(部分), 533(部分), 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543,  
544 RP, 550(部分), 551, 552, 553, 554, 555, 556, 557,558 RP, 559 RP(部分), 560,  
561(部分)及毗鄰政府土地，申請規劃許可擬議臨時貨倉（存放木材及附屬材  
料）（為期三年）一事，全權授權給英盛（合和）工程有限公司（商業登記號  
碼：69861188）作為申請人處理該次規劃申請，特此簽署茲以證明。

如有任何問題請致電 [REDACTED] 黃生

公司簽署及蓋章：\_\_\_\_\_



張傑明

日期：二零二四年九月九日



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

Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年10月28日星期一 2:50  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 檔案編號：A/NE-TKLN/89進一步資料  
附件: UD&L申請範圍內樹木.pdf; UD&L種植計劃.pdf; 道路堵塞問題.pdf; 申請表格理由替換頁.pdf; 绿化图-1.pdf; 運輸署意見回復.pdf; 漁護署池塘現場照片.pdf; 志記發展局文件.jpg; 運輸署佈局圖.pdf

現就著該申請，本人向貴署提交相關的補充資料，謝謝。

To Transportation Department:

1. 場地內共有三個上落貨位，分別為 1 個輕型貨車及 2 個中型貨車，用作運輸木材出入。平日預計場地會產生的車流量如下：

預計場地內產生的車流量

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
9:00 to 10:00	1	1	1	1	1	0	0
10:00 to 11:00	1	1	1	1	1	0	0
11:00 to 12:00	1	1	1	1	1	0	0
12:00 to 13:00	1	1	1	1	1	0	0
13:00 to 14:00	1	1	1	1	1	0	0
14:00 to 15:00	1	1	1	1	1	0	0
15:00 to 16:00	1	1	1	1	1	0	0
16:00 to 17:00	1	1	1	1	1	0	0
Overall per day	8	8	8	8	8	0	0

附近道路為蓮麻坑路，有一條專線小巴，每 1 小時一班車，其他車流量產生則來自蓮麻坑村的村民，車流量如下：

平日鄰近道路產生的車流量					
	Mon	Tue	Wed	Thu	Fri
9:00 to 10:00	7	6	6	2	5
10:00 to 11:00	4	5	4	5	6
11:00 to 12:00	6	7	7	6	5
12:00 to 13:00	5	4	5	1	4
13:00 to 14:00	3	5	2	3	3
14:00 to 15:00	1	2	2	1	3
15:00 to 16:00	4	3	1	6	7
16:00 to 17:00	5	6	7	6	5
Overall per day	35	38	34	30	38

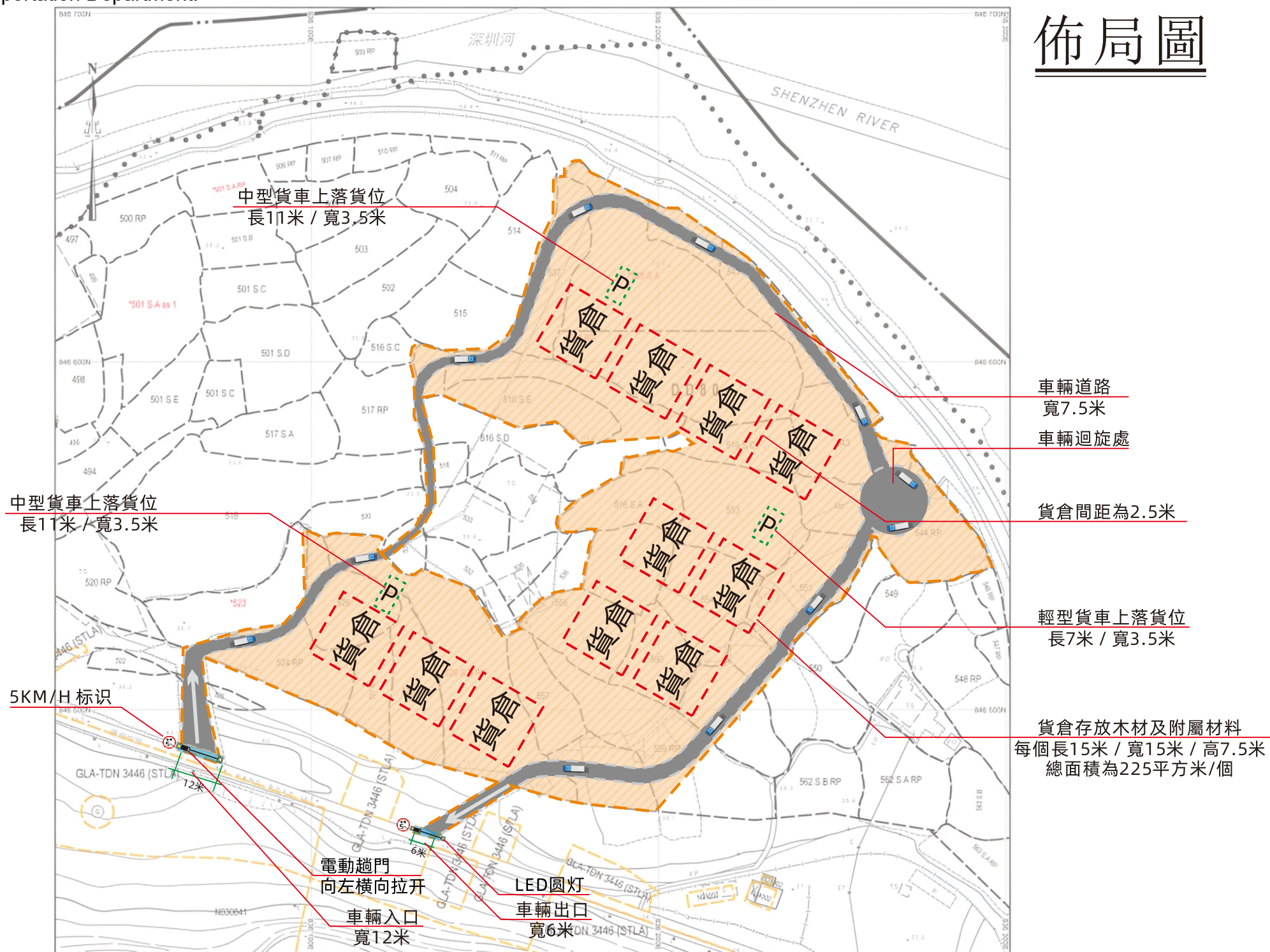
如此可見，申請項目後所產生的交通流量並不會對附近的交通造成重大交通影響，而場地內亦會安排三部車分時段駛入，如限定 1 小時內僅允許 1 輛車駛入蓮麻坑路。

2. 目前的上落貨車位是足夠的，因為申請地段主要以儲存木材為使用方案，平日內如無需求，並不需要將木材運出，因此大部分車次都用作將木材搬入地段。場地內不設泊車位，因為沒有泊車需求，平日亦不允許訪客駛入木廠地段。如需進入場地，可將車輛停泊在近關口的停車場後搭乘公共交通工具進入。

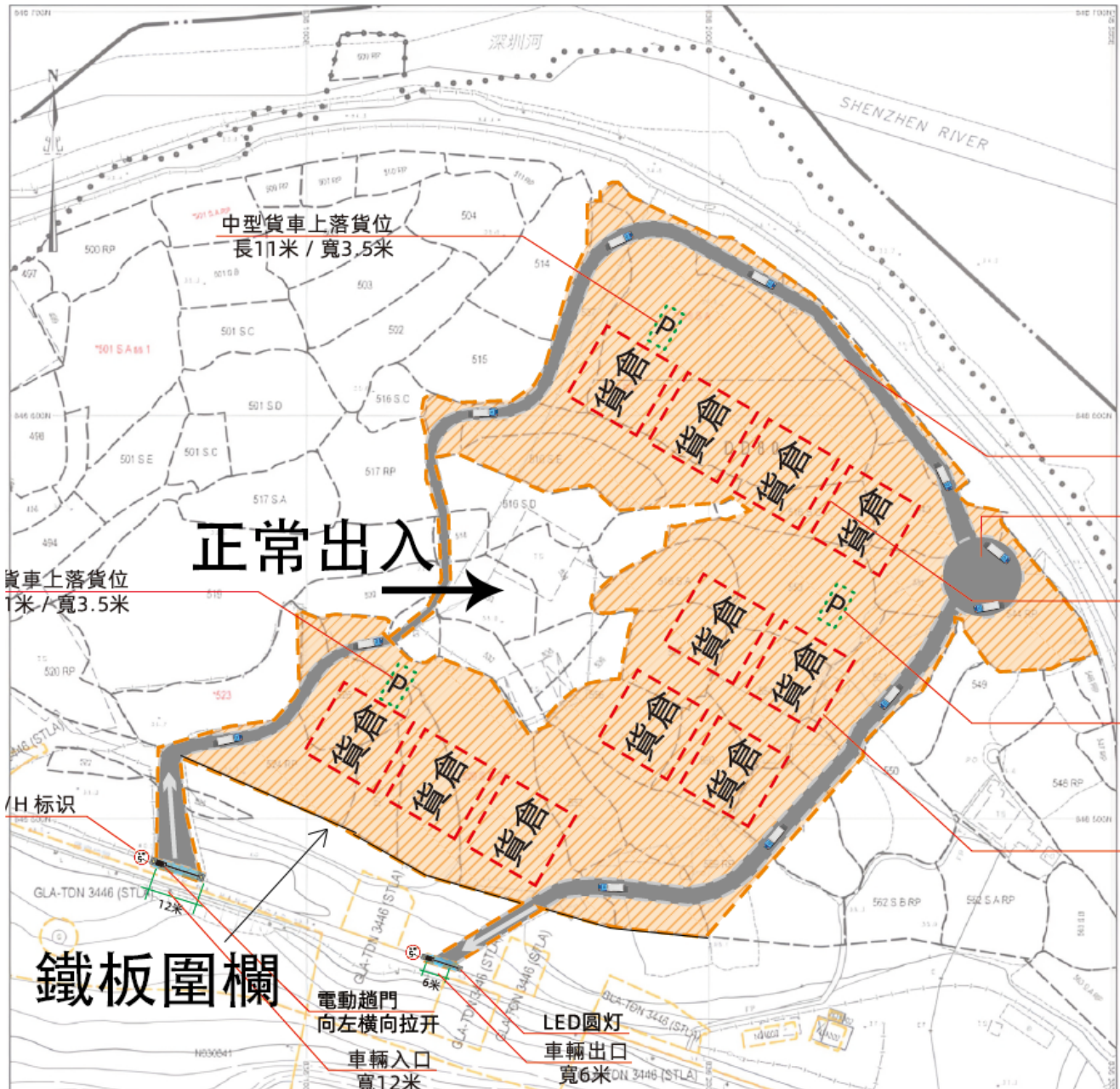


3. 道路入口的寬度為 12 米，道路出口的寬度為 6 米。
4. 詳細見附件。
5. 因為每個小時段僅限一架車輛進入，因此車輛不會在場地外排隊。
6. 在出入口處會張貼限速 5KM/H 及車輛駛入，注意行人的告示；大門為電動趟門，完全開啓時間約為 4-5 秒，頂部有 LED 燈，在開啓時會閃爍並發出聲響，提醒行人。
7. 本場地沒有泊車位，因此禁止所有外來車輛進入；電動趟門為常關。
8. 道路的使用已得到蓮麻坑村村長，村民或土地擁有人的同意。

## 佈局圖





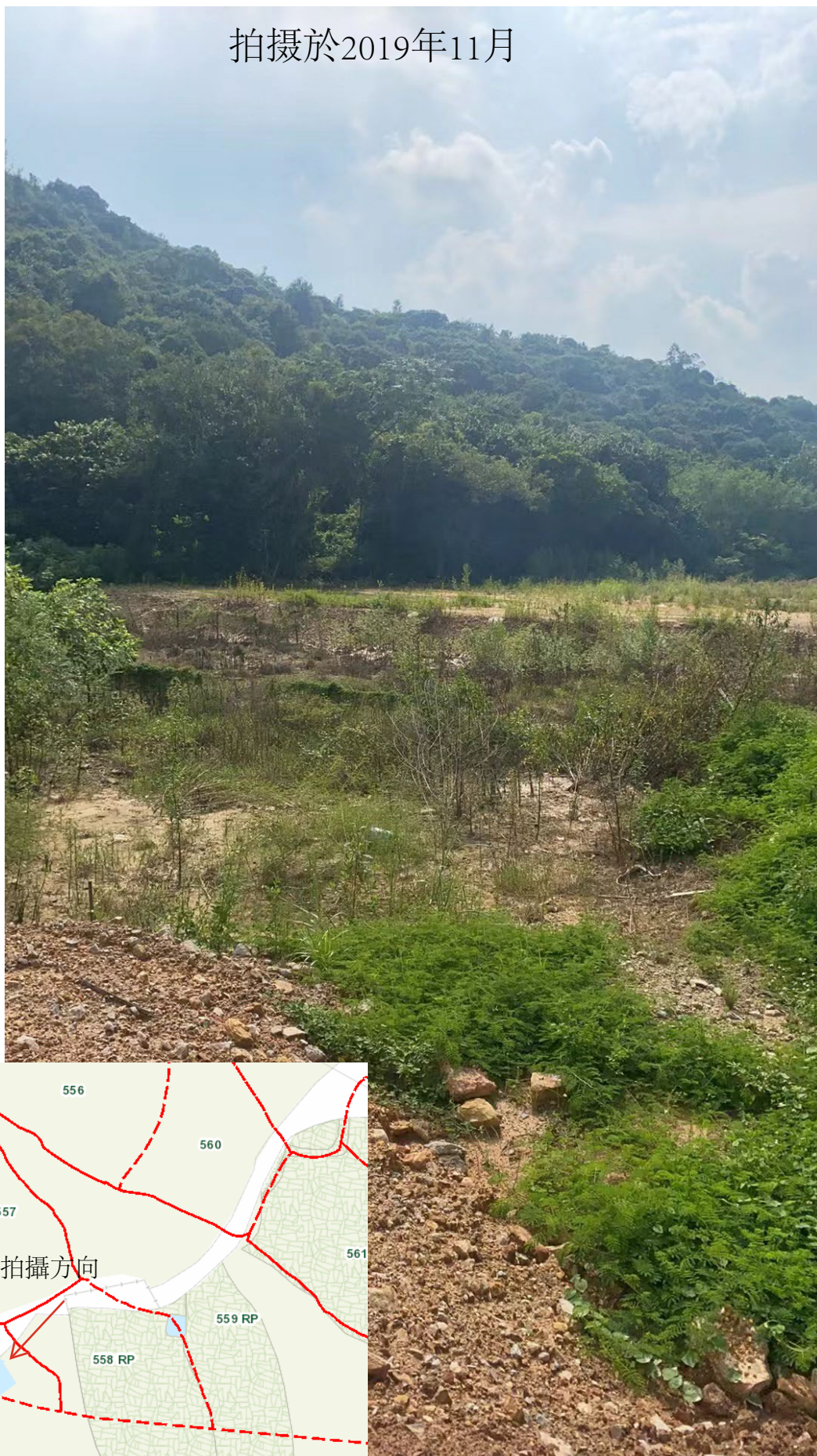




To AFCD

現就著池塘問題，申請地段內的兩個池塘已經乾涸很多年，因此本申請不涉及填塘工程，附件顯示了場地內的狀況，謝謝。

拍摄於2019年11月





拍摄於2019年11月





拍摄於2019年11月





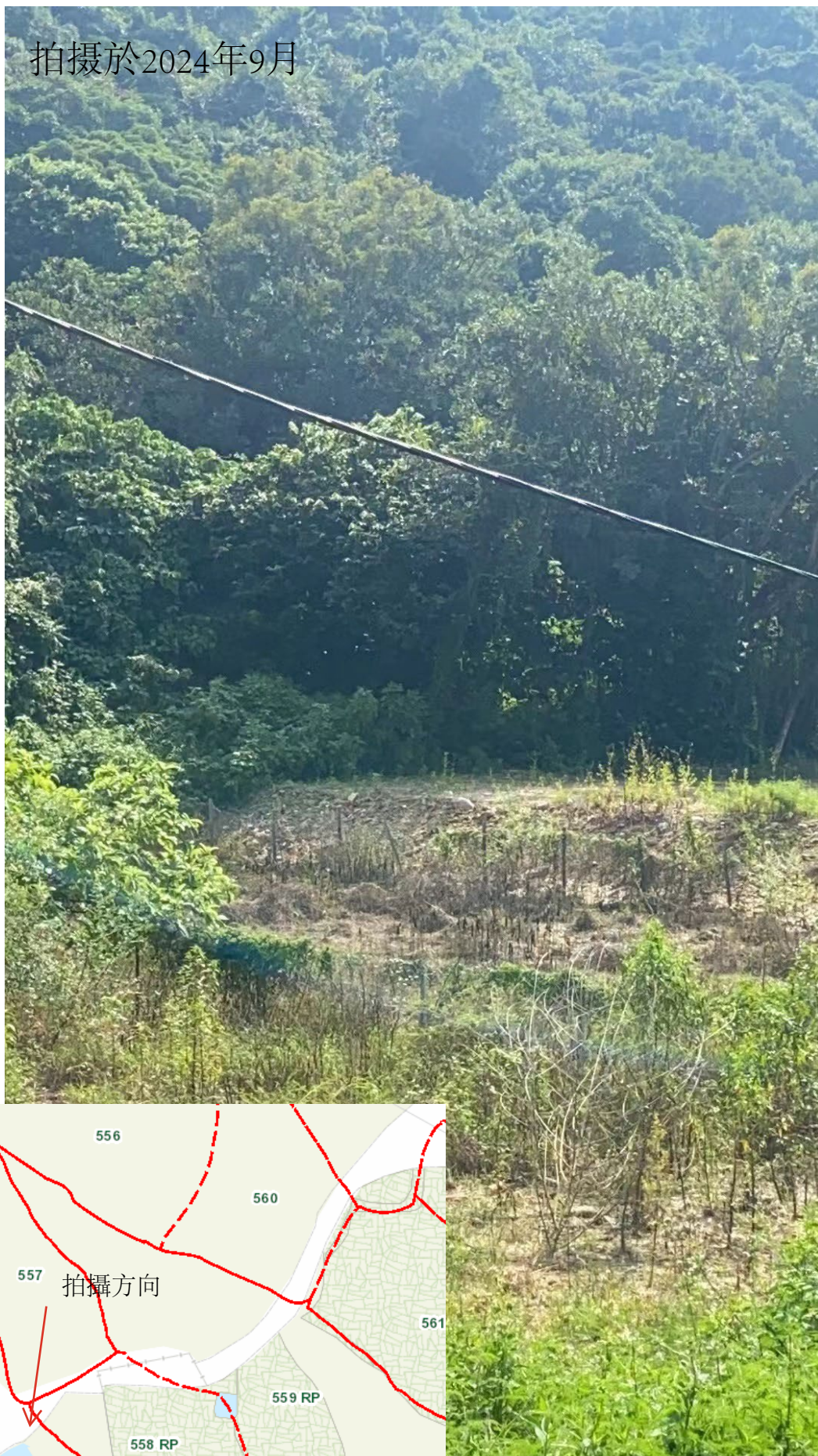


拍摄於2024年9月





拍摄於2024年9月





To UD&L

## 種植計劃

就著綠化問題，現本申請人作出以下補充：

在申請範圍內共有 3 顆樹木，詳細見附圖。該三顆樹木不會對本次申請提及的發展造成影響，我們亦不會對其進行砍伐等砍樹工程，會最大程度上保留及保護該樹木和鄰近植被。同時，就著貴署擔心的景觀問題，我們在建設時，同樣會注重在空餘位置上的綠化工程，包括但不限於在道路旁和倉庫附近空地種植樹木，以及在樹木的鄰近空地移植草坪或植被，從而改善周邊的景致。

計劃中的 24 棵新樹苗，會選擇小葉欖花葉（即花葉欖仁）作為樹種：



圖例：花葉欖仁

作為常見的景觀樹，成年樹木的大小為高度在幾米到十幾米不等，最高不超過 15 米；在完成成長後，樹冠展開的闊度約為 8 米至 10 米。

而附圖中計劃的樹坑大小 1.2 米 x 1.2 米 x 1.2 米是足夠的。土壤深度為 1.2 米；為確保生長良好，每顆樹之間隔為 20 米（因建築物阻擋等因素而異）。

同時，在申請批准後，關於綠化一事，地段負責人承諾會安排專人負責種植及養護樹木，保證場地內的樹木能得到優質的生長環境，增強綠化。

另外，場地內並沒有任何具備特殊價值，如稀有或受保護的樹木；原生樹木皆是矮灌木等自然生長的品種。



希望貴署接納，謝謝。

比例尺 SCALE 1:1000

米 10 0 10 20 30 40 50 米

meter





申請範圍內的樹木，三顆，約 2 米高  
直徑 40 厘米

To UD&L

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

由於因古洞北新發展區，政府收地政策影響，建興木業工程有限公司及志記鋸木廠有限公司現需在9月...28日前原地址搬遷至其他地方繼續經營。前者公司需要將原有木廠完整搬往，而後者亦會有大量木材需要貨倉存放。該兩所公司曾研究過大部分選址，包括元朗一帶，恐龍坑及文錦渡等多地，但這些地址并不符合他們的需求。而本申請地段，綜合租金，面積，對附近村民的影響等多個因素考慮他們認為這是最合適的搬遷地點。首先，本申請地段可提供的面積足夠，建興木業原有的木廠占地約3000平方米，而需要的存放空間約2500平方米；志記鋸木廠有限公司原有占地約4000平方米，需要的存放空間亦不在少數，能夠提供足夠空間的地段較為罕見。其次，該申請地段附近並無村民居住，最近的蓮麻坑村亦離本地段有一定距離，因此木廠興建並不會對附近居民造成負面影響。同時，本身其地段原為康樂地帶，原有土地已經屬於黃土泥地，不會對景觀造成破壞。再者，實際上需要搭建的建築物面積並不多，地積比例低至13.4%，其餘露天部分僅需要加設硬鋪面作為交通和上落貨之用。本申請對於交通的需求並不大，整場僅需要三個上落貨車位，包括一個輕型貨車及兩個中型貨車，對現時之交通並沒有任何影響。據公司負責人透露，他們有意聘請附近居民作為管理或文書工作，以本申請地段的規模來看，相信長期能夠提供數量可觀的工作崗位給當地居民，亦有助促進該區的經濟流通及附近交通及蓮塘口岸的各個基礎設施建設。

關於場地內員工，部分員工會在辦公室，亦即是檔案編號A/NE-MKT/38中的寫字樓工作，部分員工或會跟隨貨車出入，而部分員工則會在倉庫內做點算木材等工作。員工的交通均使用公共交通工具，因為場地正鄰近大馬路，有綠色小巴路綫，同時場地外設有上落客點，十分便捷。

另外，場地內不設固定洗手間，申請人決定向有關公司租賃流動洗手間，以供員工使用。

相信本申請是符合政府及貴署對該區擬議發展的方針，望貴署考慮。





地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

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.  
新界上水龍運路39號上水廣場15樓1501至1510室  
Units 1501-10, Level 15, Landmark North,  
39 Lung Sam Avenue, Sheung Shui, New Territories.  
網址: Website: www.landsd.gov.hk

電話 Tel: 3547 0705  
圖文傳真 Fax: 3547 0755 / 3547 0756  
電郵地址 Email: slep3@landsd.gov.hk  
本署檔號 Our Ref: (140) in LD NDA/POL/8/1/63  
來函檔號 Your Ref:

來函請註明本署檔號  
Please quote our reference in your reply

傳真及電郵:

志記鋸木廠  
王鴻權先生

王先生:

有關志記鋸木廠遷出限期事宜

地政總署(下稱「本署」)早於2019年11月29日已去信通知貴木廠遷出限期約為2021年下半年，以讓你預先籌措安排遷離所處地點。其後，本署按先前已作的通知，於2021年9月13日根據《土地(雜項條文)條例》到場張貼通告，訂明貴木廠須於2021年12月16日前遷離，以便政府展開工程。此後，本署與相關部門人員多次聯絡你並因應你提出的要求酌情將遷出限期延至2022年6月底。

近日，本署及土木工程拓展署於2022年8月4日與你於志記鋸木廠會面，重申政府已給予超過兩年緩衝時間讓貴木廠安排搬遷。基於木廠所處地點的土地平整及基礎設施工程必須盡快啟動，不能再作延期，否則會影響古洞北新發展區的完工時間及土地供應時間表，希望閣下明白政府必須按計劃收回及清理有關土地。正如我們於會議上表示，懇請貴木廠於2022年9月13日或此限期前遷出，否則本署會按程序採取適當的土地清理行動，以便土木工程拓展署展開工程。對於於清拆時仍儲存於木廠內的木材，我們了解你關注政府會否棄置有關木材，就此，土木工程拓展署已與環境保護署協調，將需要處理的木材運往轄下的園林廢物回收中心 Y·PARK [林·區]，妥善處理並盡可能循環再造，轉廢為材，希望能釋除你的疑慮。

For and on behalf of  
CHI KEE SAWMILL & TIMBER LIMITED  
志記鋸木廠有限公司

Authorized Signature(s)



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

Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年10月29日星期二 3:41  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 檔案編號：A/NE-TKLN/89進一步資料  
附件: To LandsD.pdf

就著地政署對本次申請提出的意見，本申請人做出以下回覆，謝謝。



To LandsD

感謝貴署的意見，現本申請人就著各項問題做出回覆：

1. 本次申請涉及到部分毗鄰政府土地作為道路使用，申請人明白即使在得到城規會的申請許可後，仍需要先向地政署申請租用政府土地，有關手續本申請人會在發展前向貴署提交申請。
2. 貴署提及到 531, 533, 518, 516 SD 等地作為行車道路使用一事，申請人已向各地主反映並得到允許。
3. 關於可能出現的違規一事，包括貴署在第 4，第 5 及第 6 點，本申請人在此做出澄清：  
首先，本次申請不包括的範圍，本申請人並沒有任何瞭解，同時亦并非由本申請人進行，具體申請範圍內目前並沒有任何違規建築物搭建。因此，就著貴署提及到的問題，應向有關地主反映而并非由本申請人去處理。  
其次，本申請人實際上亦並不清楚貴署提及到的具體是哪個地方，如為 531, 533 等作為道路使用的部分，本申請人向地主得到的僅是部分作為車路行駛，至於其他可能出現的相關違規事宜，本申請人（即英盛（合和）工程有限公司）是沒有權利及資格，亦沒有義務去處理。

同時，据申請人所知，目前該處地方應為紅字屋（寮屋），如按條例，該處建築屬於合法存在。

即使本申請得到城規會批核，亦並不與貴署提及到的這些部分有任何關係，如後貴署核實實屬違法，亦可聯絡地主進行處理。

4. 因此，就著貴署的第 7 點，本申請人明白亦會遵守有關的條例作出合符規格的申請，但希望貴署能夠理解本次申請的目的是為了因受到政府發展影響的木廠，讓他們能夠繼續經營；至於其他部分，貴署應直接向地主聯係，本申請人願意配合貴署的工作，如幫忙聯絡地主等，但對於本次申請並沒有任何關係，亦不會有任何規劃申請在這些或其他土地上，謝謝。



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Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年11月21日星期四 18:40  
收件者: Timothy Wai Pui WU/PLAND  
主旨: A/NE-TKLN/89進一步補充資料  
附件: 附件一.pdf; To TD.pdf; 道路分析掃描.pdf

現就著運輸署於 11 月 6 日發出的意見，申請人做出以下回覆：

To TD's:

平日鄰近道路產生的車流量							
	Mon	Tue	Wed	Thu	Fri		
9:00 to 10:00	7	6	6	2	5		
10:00 to 11:00	4	5	4	5	6		
11:00 to 12:00	6	7	7	6	5		
12:00 to 13:00	5	4	5	1	4		
13:00 to 14:00	3	5	2	3	3		
14:00 to 15:00	1	2	2	1	3		
15:00 to 16:00	4	3	1	6	7		
16:00 to 17:00	5	6	7	6	5		
Overall per day	35	38	34	30	38		

附圖 1：交通量調查

1. 該次交通量調查的日期為 2024 年 9 月 30 日至 10 月 4 日，調查地點在蓮麻坑路中段（見附圖 2），選擇該段是避免與平日過關人士的停泊車輛重合，他們的車輛僅會在入村頭段的停車場擺下，該段雖為單向車路的開始但實際有寬闊的讓車空間，不會造成交通阻塞。
- 至於中段開始，約每隔 100 米便有一處避讓位置，根據申請人先前提交的預計增加車流量，場地內產生的車流量可分做兩部分，一出一入，並沒有同時兩輛車出或入的情況，加上路段避讓位足夠，所以對於目前交通狀況並無重大交通影響。



附圖 2：調查地點

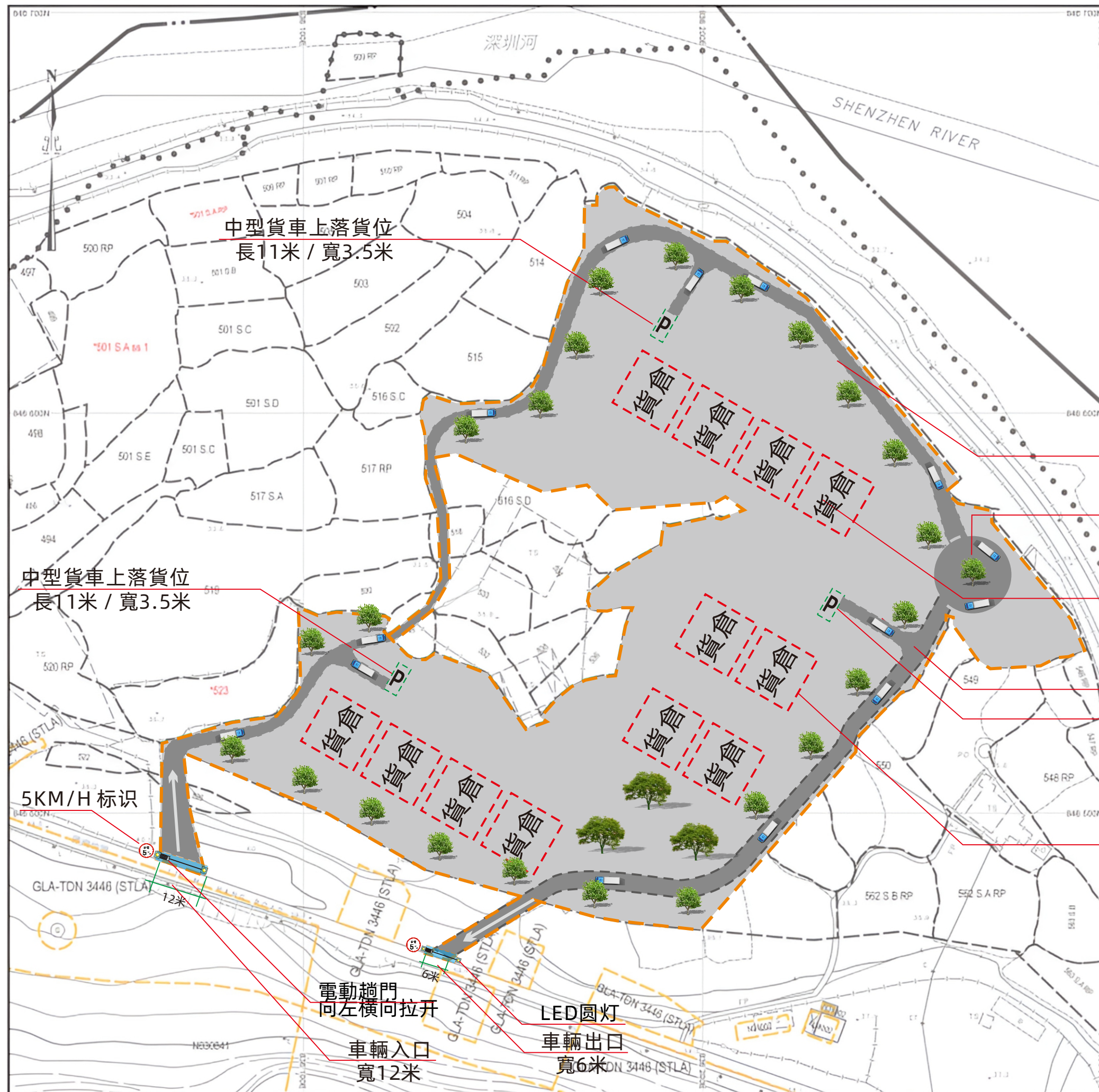
2. 本次申請只要求 3 個貨車位上落貨位是足夠的，因為目前木廠約平均只需每小時 1 輛車輛入場地卸貨及裝貨，出入貨量不算打，亦會做好車輛分批次入場的安排，3 個車位是足夠的。
3. 見附圖 3





附圖 3：道路分析掃描

4. 見附件 1
5. 申請人已向地政總署提交計劃，同時亦承諾在未得到地政署對於使用這些地段及部分政府土地作為道路的批准時不會先行動工。



# 佈局圖

申請面積：18450平方米

申請地點範圍

圖示： 目前已有樹木



計劃種植樹木（樹種為：小葉欖花葉）  
樹木本身的大小為0.5米x0.6米，  
高約10米，樹冠範圍8米。  
樹木間距為20米。  
樹木底部樹坑為1.2x1.2x1.2米。

合計：計劃種植樹木24棵。

車輛道路  
寬7.5米

車輛迴旋處  
計劃種植

貨倉間距為2.5米

混凝土地面  
輕型貨車上落貨位  
長7米 / 寬3.5米

貨倉存放木材及附屬材料  
每個長15米 / 寬15米 / 高7.5米  
總面積為225平方米/個

比例尺 SCALE 1:1000  
meter 10 0 10 20 30 40 50 meter



## 道路使用授權書

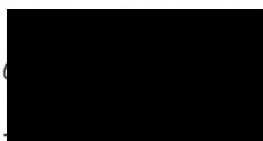
規劃申請編號: A/NE-TKLN/89

涉及地段: DD80, LOT516 S.D, 518, 531 及 533

本祖堂: 葉成蓮 得知, 本次正在進行的規劃申請中涉及到上述地段, 本祖堂明白並同意授權申請人用作場地內的道路使用, 如有任何問題請向申請人: 英盛 (合和) 工程有限公司詢問。

簽署: 葉成蓮

聯絡方式:



村代表, 叶成蓮

日期: 二零二四年十一月十三日

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Timothy Wai Pui WU/PLAND

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寄件者: December Huang <[REDACTED]>  
寄件日期: 2024年12月03日星期二 16:40  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: A/NE-TKLN/89  
附件: Geotechnical Planning Review Report.pdf

郵件標幟: 待處理  
標幟狀態: 已標幟

To Civil Engineering and Development Department:  
Re: Planning Application for A/NE-TKLN/89  
I am writing to submit the revised Geotechnical Planning Review Report (GPRR) supporting the planning application for the proposed development at Lin Ma Hang Road, DD80, Lot 516 and others.

We would like to clarify the following key points:

1. **Unauthorized Slope Works (USW):** Upon review, the area identified in Attachment 1 does not accurately reflect the location of the slope maintenance work. The actual area is near the site gate and involved minor road safety repairs following erosion caused by the recent typhoon. No fill soil engineering or major works were undertaken.
2. **South Slope Gradient:** The southern slope, from the site gate to the main road, has a gradient of approximately 3.44, and preliminary assessments indicate it poses no significant geotechnical risks.
3. **Commitment to NTHS:** We fully commit to conducting a Natural Terrain Hazard Study (NTHS) to assess and mitigate potential hazards associated with the steep terrain overlooking the site.

We appreciate your guidance and are committed to resolving all outstanding concerns promptly.



# **Geotechnical Planning Review Report (GPRR)**

## **Executive Summary**

This Geotechnical Planning Review Report (GPRR) has been prepared to support Planning Application No. A/NE-TKLN/89 for the proposed development at Lin Ma Hang Road, DD80, Lot 516 and others. The report addresses the Civil Engineering and Development Department's (CEDD) comments, including unauthorized slope works (USW), natural terrain hazards, and the commitment to conducting a Natural Terrain Hazard Study (NTHS). Key measures include exclusion of the USW-affected area, clarification of maintenance activities, and mitigation proposals.

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## **1. Introduction**

### **1.1 Purpose**

The purpose of this GPRR is to provide a preliminary geotechnical assessment in response to CEDD's comments. This report focuses on:

- Clarifying issues regarding unauthorized slope works.
- Reviewing natural terrain hazards impacting the site.
- Proposing practical measures, including a commitment to undertake an NTHS.

### **1.2 Scope**

This report covers:

- Clarification of the USW-affected area from the application boundary.
- Clarification of the nature and extent of slope maintenance activities.
- A preliminary natural terrain hazard assessment for the remaining area.
- Mitigation measures and recommendations.

### **1.3 Project Background**

The subject site, located at Lin Ma Hang Road, DD80, Lot 516 and others, has been proposed for temporary warehouse development. The site is bordered by steep natural terrain to the north, raising concerns about potential hazards such as landslides and erosion. Recent slope maintenance near the site gate was carried out following typhoon damage from landowner. However, it is not exactly in the application area which you said.

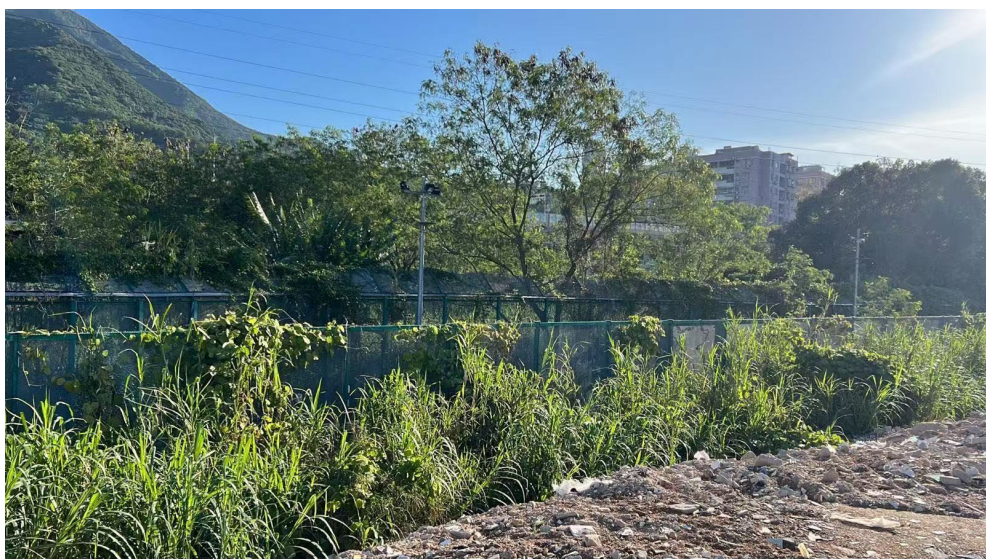
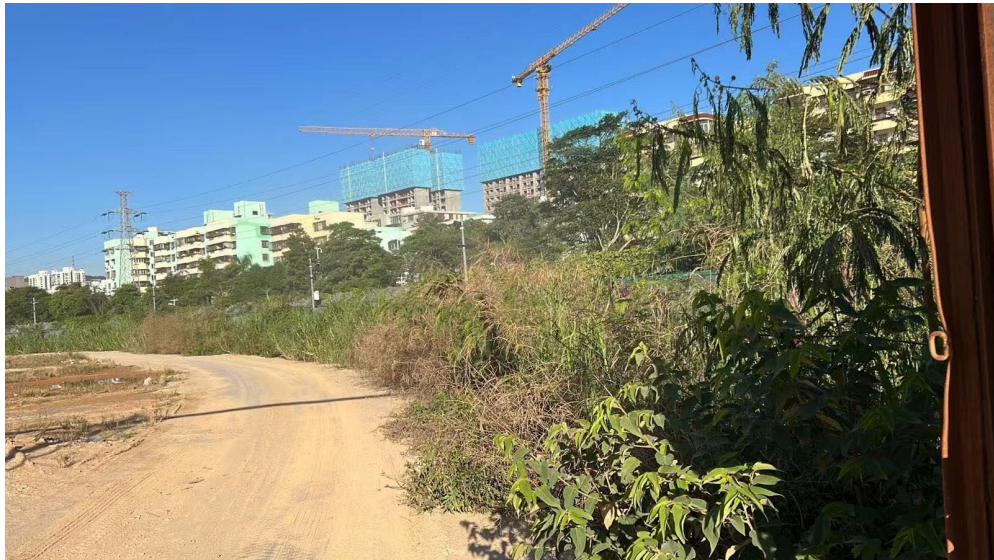
---

## 2. Site Description

### 2.1 Location and Topography

The site is located at Lin Ma Hang Road, DD80, Lot 516 and others, in the New Territories. Key features include:

- A southern section with a slope gradient of approximately 3.44 (25 m length, 1.5 m height) leading from the site gate to the main road.
- Steep natural terrain to the north overlooking the site is not near the main building.





## 2.2 Site Features

- **Existing Use:** The site is currently used for nothing.
- **Unauthorized Slope Works:** Maintenance near the gate but not in the application area following typhoon erosion.



## 2.3 Climate and Hydrology

The site is subject to subtropical conditions, with heavy rainfall during the summer. This contributes to potential hazards such as surface erosion and slope instability.

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## 3. Unauthorized Slope Works (USW)

### 3.1 Issue Description

Unauthorized slope works have been identified near the site, but the area indicated in CEDD's Attachment 1 does not align with the actual maintenance location. The works involved minor road repairs to ensure safety following typhoon-induced erosion. No fill soil engineering or significant slope modifications were conducted.

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## 4. Preliminary Geotechnical Review of Natural Terrain Hazards

### 4.1 Identified Hazards

Based on the site's steep southern and part of northern terrain and climate, the following natural hazards are identified:

- **Landslides:** Steep slopes pose a risk of soil and rock movement.
- **Erosion:** High rainfall increases surface erosion potential.
- **Rockfalls:** Loose rocks on the slopes may impact the site.

### 4.2 Preliminary Assessment

- **Southern Slope Stability:** The gentle slope near the gate (3.44 gradient) shows no significant geotechnical risks.
- **Northern Terrain Risks:** Moderate to high hazard risks require mitigation.

### 4.3 Mitigation Recommendations

1. **Drainage Improvement:** Install surface drainage to reduce water accumulation.
  2. **Vegetation Reinforcement:** Stabilize slopes with native vegetation.
  3. **Commitment to NTHS:** Conduct a detailed hazard study to develop long-term mitigation measures.
-



## **5. Commitment to Natural Terrain Hazard Study (NTHS)**

### **5.1 Scope of NTHS**

The NTHS will:

- Assess landslides, erosion, and rockfall risks for the southern terrain.
- Propose mitigation measures to ensure the site's safety.

### **5.2 Timeline**

The NTHS will be initiated upon planning approval and completed within six months.

### **5.3 Implementation**

Mitigation measures recommended by the NTHS will be integrated into the development plan.

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## **6. Conclusion**

This GPRR demonstrates the applicant's commitment to addressing CEDD's concerns and ensuring site safety. Key actions include:

- Excluding the inaccurately identified USW area.
- Providing detailed clarification of maintenance activities.
- Guaranteeing the completion of an NTHS to assess and mitigate natural terrain hazards.

We respectfully request that the planning application be approved, subject to the outlined commitments and mitigation measures.

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

Timothy Wai Pui WU/PLAND

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寄件者: faith yu <[REDACTED]>  
寄件日期: 2025年03月18日星期二 16:26  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 有關規劃申請A/NE-TKLN/89的土木工程署部門意見的進一步資料  
附件: 佈局圖改動-25-15.pdf  
  
類別: Internet Email

尊敬的城規會和土木工程署的辦事辦事人員你們好，  
我是規劃申請 A/NE-TKLN/89 申請人（英盛合和工程有限公司）的員工，  
余生，是次來郵為回應該申請有關土木工程署的部門意見，而  
土木工程署意見的回應如下；

- 1，我們已經更改佈局圖並向城規會遞交，如佈局圖展示，  
我們將涉及違例斜坡工程的入口處道路，面積 240 平方米，向警崗方向平移  
大約 40 米，因為此申請範圍不再包括涉及違例斜坡工程的地段
  - 2，我們最新的佈局圖中已展示，我們將會撤銷禁建區內的四個  
貨倉，原本貨倉位置將會被植被或道路代替，並作為緩衝區
  - 3，由於貨倉數量和泊車位的減少，直接令進出申請地段的車輛  
預期下降至每天 3-6 架次，因為車流量太少，所以對禁建區的影響  
幾乎忽略不計
- #佈局圖在附件中，





# 佈局圖

申請面積：18450平方米

申請地點範圍

圖示： 目前已有樹木



計劃種植樹木（樹種為：小葉欖花葉）  
樹木本身的大小為0.5米x0.6米，  
高約10米，樹冠範圍2-3米。  
樹木間距為6-8米。  
樹木底部樹坑為1.2x1.2x1.2米。

車輛道路  
寬7.5米

車輛迴旋處

貨倉間距為2.5米

混凝土地面  
輕型貨車上落貨位  
長7米 / 寬3.5米

貨倉存放木材及附屬材料  
每個長15米 / 寬15米 / 高7.5米  
總面積為225平方米/個

比例尺 SCALE 1:1000  
meter 10 0 10 20 30 40 50 meter

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

英盛合和工程有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	D D 80, L O T 516 S.A, 516 S.B (部分), 515 S.C (部分), 516 S.D (部分), 516 S.E (部分), 518 (部分), 524 R P, 525 (部分), 526, 527 R P, 528 R P, 529 S.B R P, 531 (部分), 533 (部分), 537, 538 S.A, 538 R P, 539 R P, 541 R P, 543, 544 R P, 550 (部分), 551, 552, 553, 554, 555, 556, 557, 558 R P, 559 R P (部分), 560, 561 (部分) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 18500 sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1800 sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	320 sq.m 平方米 <input type="checkbox"/> About 約



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（存放木材及附屬材料）（為期三年）  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 三年 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	16700 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1800 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8 ..... N / A
Proposed domestic floor area 擬議住用樓面面積	1800 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1800 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1800 .....sq.m <input checked="" type="checkbox"/> About 約
<b>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</b> 建築物擬議高度7.5米，1層高，用作存放木材及附屬材料 ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	1
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

由於古洞北新發展區，政府收地政策影響。建興木業工程有限公司及志記鋸木廠有限公司現需要在2025年9月28日前原地址搬遷到其他地方機械經營。前者公司需要將原有木廠完整搬往，而後者需要足夠的露天場地存放木材及附屬材料；該兩所公司曾研究過大部分選址，包括元朗一帶，恐龍坑及文錦渡等多地，但那些地址並不符合他們的需求。而本申請地段，綜合租金，面積，對附近村民的影響等多個因素考慮，他們認為這是最合適的搬遷地點。首先本申請地段有足夠的土地面積供應，建興木廠原有的佔地面積約為3000平方米，而需要的露天存放空間不少於2000平方米，另外志記木廠規模甚大，需要的存放空間也不在少數，能夠提供足夠空間的地段較為罕見。其次，該申請地段附近並無村民居住，最接近的連麻坑村亦離本地段有一定距離，因此木廠興建並不會對附近居民造成負面影響。同時本身其地段原為康樂地帶，原有土地已經屬於黃土泥地，不會對景觀造成破壞，我們在規劃中劃出相當大部分土地種植樹木。再者，實際上需要搭建的建築物面積並不多，上蓋面積地積比低至9.7%。本申請對交通的需求並不大，整個申請地段只需兩個上落貨車位，包括一個輕型貨車及一個中型貨車上落貨車位，對現時交通並沒有任何不良影響，據公司負責人透露，他們有意聘用附近居民作為管理或文書工作，以本申請地段的規模來看，相信長期能夠提供可觀的工作崗位給附近村民，亦有助促進該區的經濟流通，而附近交通及蓮塘口岸的各個基礎設施建設，相信本申請是符合政府及貴署對該區擬議發展的方針，望貴署考慮。



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N /A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N /A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1800 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	9.72% <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N /A	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N /A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N /A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	9.72 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 1 0 0

電話 Tel: 3547 0705  
圖文傳真 Fax: 3547 0755 / 3547 0756  
電郵地址 Email: [step3@landsd.gov.hk](mailto:step3@landsd.gov.hk)  
本署編號 Our Ref: (140) in LD NDA/POL/8/1/63  
來函編號 Your Ref:  
來函請註明本署編號  
Please quote our reference in your reply



地政總署  
新發展區組  
NEW DEVELOPMENT AREA SECTION  
LANDS DEPARTMENT

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.  
新界上水龍運路39號上水廣場15樓1501至1510室  
Units 1501-10, Level 15, Landmark North,  
39 Lung San Avenue, Sheng Shui, New Territories.  
網址 Website: [www.landsd.gov.hk](http://www.landsd.gov.hk)

掛號郵遞及電郵：  
[REDACTED]

[REDACTED]  
志記鋸木廠  
王鴻權先生

王先生：

有關志記鋸木廠遷出限期事宜

地政總署(下稱「本署」)早於2019年11月29日已去信通知貴木廠遷出限期約為2021年下半年，以讓你預先籌措安排遷離所處地點。其後，本署按先前已作的通知，於2021年9月13日根據《土地(雜項條文)條例》到場張貼通告，訂明貴木廠須於2021年12月16日前遷離，以便政府展開工程。此後，本署與相關部門人員多次聯絡你並因應你提出的要求酌情將遷出限期延至2022年6月底。

近日，本署及土木工程拓展署於2022年8月4日與你於志記鋸木廠會面，重申政府已給予超過兩年緩衝時間讓貴木廠安排搬遷。基於木廠所處地點的土地平整及基礎設施工程必須盡快啟動，不能再作延期，否則會影響古洞北新發展區的完工時間及土地供應時間表，希望閣下明白政府必須按計劃收回及清理有關土地。正如我們於會議上表示，懇請貴木廠於2022年9月13日或此限期前遷出，否則本署會按程序採取適當的土地清理行動，以便土木工程拓展署展開工程。對於於清拆時仍儲存於木廠內的木材，我們了解你關注政府會否棄置有關木材，就此，土木工程拓展署已與環境保護署協調，將需要處理的木材運往轄下的園林廢物回收中心 Y·PARK [林·區]，妥善處理並盡可能循環再造，轉廢為材，希望能釋除你的疑慮。

本人 王鴻

又名 王鴻權

Wong Hung

For and on behalf of  
CHI KEE SAWMILL & TIMBER LIMITED  
志記鋸木廠有限公司

[Signature]  
Authorized Signature(s)



Timothy Wai Pui WU/PLAND

---

寄件者: faith yu <[REDACTED]>  
寄件日期: 2025年03月19日星期三 0:54  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: 有關規劃申請A/NE-TKLN/89的土木工程署部門意見的進一步資料  
附件: 車流量，運輸.pdf; 調查車流量地點，.pdf  
  
類別: Internet Email

有關運輸部門的進一步資料

faith yu <[REDACTED]> 於 2025 年 3 月 18 日 週二 下午 4:55 寫道：

faith yu <[REDACTED]> 於 2025 年 3 月 18 日 週二 下午 4:26 寫道：

尊敬的城規會和土木工程署的辦事辦事人員你們好，  
我是規劃申請 A/NE-TKLN/89 申請人（英盛合和工程有限公司）的員工，  
余生，是次來郵為回應該申請有關土木工程署的部門意見，而  
土木工程署意見的回應如下；  
1，我們已經更改佈局圖並向城規會遞交，如佈局圖展示，  
我們將涉及違例斜坡工程的入口處道路，面積 240 平方米，向警崗方向平移  
大約 40 米，因為此申請範圍不再包括涉及違例斜坡工程的地段  
2，我們最新的佈局圖中已展示，我們將會撤銷禁建區內的四個  
貨倉，原本貨倉位置將會被植被或道路代替，並作為緩衝區  
3，由於貨倉數量和泊車位的減少，直接令進出申請地段的車輛  
預期下降至每天 3-6 架次，因為車流量太少，所以對禁建區的影響  
幾乎忽略不計  
#佈局圖在附件中，

## 平日鄰近道路 B 產生的車流量

	Mon	Tue	Wed	Thu	Fri
9:00 to 10:00	7	6	6	2	5
10:00 to 11:00	4	5	4	5	6
11:00 to 12:00	6	7	7	6	5
12:00 to 13:00	5	4	5	1	4
13:00 to 14:00	3	5	2	3	3
14:00 to 15:00	1	2	2	1	3
15:00 to 16:00	4	3	1	6	7
16:00 to 17:00	5	6	7	6	5
Overall per day	35	38	34	30	38

登記地點 B 在停車場後，此表格是顯示從 26-02-2025

到 28-02-2025 的平均數據；

接下來的三個圖片是在地點 A 登記車流量的表格，

地點 A 的車輛是在停車場之前；

總結：

從兩個地點登記的車流量可以看出，停車場前後的車流量形成巨大的差別，進入蓮麻坑的車輛有超過 90%是為了把車泊在露天停車場內，而停車場都集中在蓮麻坑路路口位置，車流量雖大，但那些停車場都能及時消化，而穿過停車場要駛去蓮麻坑路的車輛十不存一，而且申請地點產生的道路吸引力幾乎可以忽略不計，一天只有 4 至 8 架次，而蓮麻坑路雖然是單線雙向行車，但一路都有多個避車處，加上車流量不多，所以，該申請並不會對附近道路造成不良影響。



# 車輛出入計算表

26-2-2025

蓮麻坑路近79大巴士站路边

时 间	私家車	小巴	大巴	輕型	重型車	警車	其它
7:00-7:30	40	2	2	1	0	1	
7:30-8:00	42	2	2	3	2	0	
8:00-8:30	46	3	2	1	1	0	
8:30-9:00	41	2	2	2	1	1	
9:00-9:30	20	2	2	4	0	1	
9:30-10:00	29	2	2	4	3	1	
10:00-10:30	31	2	2	6	2	0	
10:30-11:00	46	2	2	6	1	0	
11:00-11:30	49	2	2	4	2	1	
11:30-12:00	53	2	2	3	2	1	
12:00-12:30	52	2	2	4	1	0	
12:30-1:00	46	3	2	8	3	0	
1:00-1:30	40	3	2	6	0	0	
1:30-2:00	42	2	2	5	1	1	
2:00-2:30	63	2	2	10	4	1	
2:30-3:00	25	2	2	11	1	0	
3:00-3:30	29	2	2	3	2	1	
3:30-4:00	32	2	2	5	0	0	
4:00-4:30	35	2	2	6	1	0	
4:30-5:00	39	3	2	7	1	1	
5:00-5:30	42	3	2	3	2	0	
5:30-6:00	30	3	2	5	0	1	
6:00-6:30	28	2	2	6	0	0	
6:30-7:00	25	2	2	1	0	1	
12小时	925	53	48	114	30	12	
总数							1182 輛

CS 掃描全能王 創建

26-02-2025 早上7点至下午7点車流量 1182 輛

# 車輛出入計算表

28-2-2025

蓮麻坑路近79大巴士站路邊

時間	私家車	小巴	大巴	輕型	重型車	警車	其它
7:00-7:30	5	2	2	0	1	1	
7:30-8:00	13	2	2	1	1	2	
8:00-8:30	36	2	2	6	1	0	
8:30-9:00	40	2	2	4	0	0	
9:00-9:30	36	2	2	3	1	1	
9:30-10:00	72	2	2	4	1	3	
10:00-10:30	41	2	2	5	0	1	
10:30-11:00	39	2	2	3	0	0	
11:00-11:30	56	2	2	4	1	0	
11:30-12:00	46	2	1	2	0	0	
12:00-12:30	41	2	1	2	0	0	
12:30-1:00	32	2	1	4	1	0	
1:00-1:30	42	2	1	5	2	1	
1:30-2:00	67	2	2	7	2	0	
2:00-2:30	41	2	2	12	1	0	
2:30-3:00	42	2	2	11	3	0	
3:00-3:30	39	2	2	5	2	1	
3:30-4:00	30	2	2	6	1	0	
4:00-4:30	35	2	2	2	0	0	
4:30-5:00	42	2	2	3	1	0	
5:00-5:30	50	2	2	2	2	1	
5:30-6:00	40	2	2	4	0	0	
6:00-6:30	32	2	2	2	0	0	
6:30-7:00	31	2	2	1	0	0	
12小时	912	48	44	98	21	11	
总数							1134 輛

CS 掃描全能王 創建

28-02-2025 早上7点至下午7点車流量 1134 輛



# 車輛出入計算表

25-2-2025

蓮麻坑路近T9大巴站路邊

時間	私家車	小巴	大巴	輕型	重型車	警車	其它
7:00-7:30	5	2	2	0	1	1	
7:30-8:00	13	2	2	1	1	2	
8:00-8:30	36	2	2	6	1	0	
8:30-9:00	40	2	2	4	0	1	
9:00-9:30	36	2	2	3	1	3	
9:30-10:00	72	2	2	4	1	1	
10:00-10:30	41	2	2	5	0	0	
10:30-11:00	39	2	2	3	0	0	
11:00-11:30	56	2	2	4	1	0	
11:30-12:00	46	2	1	2	0	0	
12:00-12:30	41	2	1	2	0	0	
12:30-1:00	32	2	1	4	1	0	
1:00-1:30	42	2	1	5	2	1	
1:30-2:00	67	2	2	7	3	0	
2:00-2:30	41	2	3	12	1	0	
2:30-3:00	42	2	2	11	3	0	
3:00-3:30	39	2	2	5	2	1	
3:30-4:00	30	2	2	6	1	0	
4:00-4:30	35	2	2	2	1	0	
4:30-5:00	42	2	2	3	1	0	
5:00-5:30	50	2	2	2	2	1	
5:30-6:00	40	2	2	4	1	0	
6:00-6:30	35	2	2	2	0	0	
6:30-7:00	20	2	2	1	0	0	
12小时	940	48	45	98	24	11	
总数							1166 輛

CS 掃描全能王 創建

2502-2025 早上7点至下午7点車流量 1166 輛



香園圍邊境管制  
站客運大樓

香港海關入境貨  
物檢查大樓

停車場

松園下

登記車流量地點

A

B



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地圖列印於 2025 年 3 月 18 日





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

Timothy Wai Pui WU/PLAND

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寄件者: faith yu <[REDACTED]>  
寄件日期: 2025年03月21日星期五 1:07  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 有關規劃申請A/NE-TKLN/89的進一步資料  
附件: 申請表格第2,8頁替代頁.pdf  
  
類別: Internet Email

尊敬的城規會辦事人員你們好，是次來郵為遞上該規劃申請表格中的第 2 頁及第 8 頁替代頁面，以往此申請多次更改申請表格資料，多有打擾，是次第 2 頁及第 8 頁替代頁面將會是最後一次更改並替代之前所有有關申請表格第 2 頁及第 8 頁，並作為唯一及準確的頁面。

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

英盛 (合和) 工程有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD 80, LO T 516 S.A, 516 S.B (部分), 515 S.C (部分), 516 S.D (部分) 516 S.E (部分), 518 (部分), 524 R.P, 526, 527 R.P, 528 R.P 529 S.B R.P, 531 (部分), 533 (部分), 537, 538 S.A, 538 R.P, 539 R.P 541 R.P, 543, 544 R.P, 550 (部分), 551, 552, 553, 554, 555, 556, 557, 558 R.P 559 R.P (部分), 560, 561 (部分) 及毗鄰政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 18500 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1800 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div>           350            ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div>



**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

由於古洞北新發展區，政府收到政策影響。建興木業工程有限公司及志記鋸木廠有限公司現需在2025年9月28日前原地址搬遷到其他地方繼續經營。前者公司需要將原有木廠完整搬往，而後者亦需要足夠的貨倉存放木材及附屬材料，該兩所公司曾研究過大部分選址，包括元朗一帶，恐龍坑及文錦渡等多地，但那些地方並不符合他們的需求。而本申請地段，綜合租金，面積，對附近村民的影響等多個因素考慮，他們認為這是最合適的搬遷地點。首先本申請地段有足夠的土地面積供應，建興木廠原有的佔地面積約3000平方米，而需要的貨倉存放空間不少於2000平方米，另外志記木廠規模甚大，需要的存放空間也不細，能夠提供足夠空間的地段較為罕見。其次，該申請地段附近並無村民居住，最接近的連麻坑村亦離本申請地段有一定距離，因此木廠興建並不會對附近居民造成負面影響。同時本身其地段原為康樂地帶，原有土地已經屬於黃土泥地，不會對景觀造成破壞，我們在規劃中劃出相當大部分土地種植樹木。再者，實際上需要搭建的建築物面積並不多，上蓋面積地積比低至9.7%，本申請對交通的需求和影響不大，整個申請地段只需要兩個上落貨車位，包括一個輕型貨車及一個中型貨車上落貨車位，平時進出場地的次數十分有限，對現時交通並沒有任何不良影響，據公司負責人透露，他們有意聘用附近居民作為管理或文書工作，以本申請地段的規模來看，相信長期能夠提供可觀的工作崗位給附近村民，亦有助促進該區的經濟流通，而附近交通及蓮塘口岸的各個基礎設施建設，相信本申請是符合政府及貴署對該區擬議發展的方針。

另外有關本申請地段擬議臨時倉庫地積比較低的原因，在建興木廠和志記選擇此申請地段為預期搬遷地點的時候，我們預設搭建總共11個臨時貨倉，後因為土木工程署的意見，他們告知此申請地段有一大部分土地屬於禁建區範圍，因此我們將原本擬議設立在禁建區的4個貨倉取消，以植物或道路代替，上蓋面積減少，地積比自然也減少。

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Timothy Wai Pui WU/PLAND

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寄件者: faith yu <[REDACTED]>  
寄件日期: 2025年03月22日星期六 9:55  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: 有關規劃申請A/NE-TKLN/89的進一步資料  
附件: 樹木佈局圖.pdf

吳生，你好，是次來郵為補充更改一個樹木分佈圖，更改了其中一些註釋，以回應園景組樹木組部門的疑惑，圖表在附件中，謝謝

faith yu <[REDACTED]> 於 2025 年 3 月 21 日 週五 上午 1:07 寫道：

尊敬的城規會辦事人員你們好，是次來郵為遞上該規劃申請表格中的第 2 頁及第 8 頁替代頁面，以往此申請多次更改申請表格資料，多有打擾，是次第 2 頁及第 8 頁替代頁面將會是最後一次更改並替代之前所有有關申請表格第 2 頁及第 8 頁，並作為唯一及準確的頁面。






# 佈局圖

申請面積：18450平方米

申請地點範圍

圖示：  目前已有樹木

 計劃種植樹木（樹種為：小葉欖花葉）  
樹木本身的大小為0.5米x0.6米，  
高約10米，樹冠範圍8米。  
樹木間距為6-8米。  
樹木底部樹坑為1.2x1.2x1.2米。

車輛道路  
寬7.5米  
車輛迴旋處

貨倉間距為2.5米

混凝土地面  
輕型貨車上落貨位  
長7米 / 寬3.5米

貨倉存放木材及附屬材料  
每個長15米 / 寬15米 / 高7.5米  
總面積為225平方米/個

比例尺 SCALE 1:1000  
meter 10 0 10 20 30 40 50 meter

Timothy Wai Pui WU/PLAND

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寄件者: faith yu <[REDACTED]>  
寄件日期: 2025年03月24日星期一 17:10  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: 有關規劃申請A/NE-TKLN/89的進一步資料  
  
類別: Internet Email

補充說明總種植樹木的數量為 32 棵

faith yu <[REDACTED]> 於 2025 年 3 月 22 日 週六 上午 9:55 寫道：  
吳生，你好，是次來郵為補充更改一個樹木分佈圖，更改了其中一些註釋，  
以回應園景組樹木組部門的疑惑，圖表在附件中，謝謝

faith yu <[REDACTED]> 於 2025 年 3 月 21 日 週五 上午 1:07 寫道：  
尊敬的城規會辦事人員你們好，是次來郵為遞上該規劃申請表格中的第 2 頁及第 8 頁替代頁面，  
以往此申請多次更改申請表格資料，多有打擾，是次第 2 頁及第 8 頁替代頁面  
將會是最後一次更改並替代之前所有有關申請表格第 2 頁及第 8 頁，並作為唯一及  
準確的頁面。



**Similar S.16 Applications for Temporary Warehouse  
in the Vicinity of the Application Site within “Recreation” Zone in the Past Five Years**

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Uses/ Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/NE-TKLN/29	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	17.1.2020	R1, R2, R3
A/NE-TKLN/31	Proposed Temporary Logistics Warehouse for a Period of 3 Years	6.3.2020	R1, R3, R4
A/NE-TKLN/79	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years and Associated Filling of Pond	19.7.2024	R1

**Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the “Recreation” (“REC”) zone, which was intended primarily for low-density recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate in the submission that the proposed development would not have caused adverse traffic impact on the surrounding areas.
- R3. The approval of the application would have set an undesirable precedent for similar applications within the same “REC” zone. The cumulative effect of approving such similar applications would have resulted in a general degradation of the environment of the area.
- R4. The applicant failed to demonstrate that the proposed development would not have caused adverse traffic and drainage impacts on the surrounding areas.

**Government Departments' General Comments**

**1. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage impact assessment (DIA) for the Site to ensure that it will not cause adverse drainage impact on the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in area where public sewerage connection is not available; and
- his advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application;
- should the application be approved, approval condition should be included to require no operation on Saturdays, Sundays and public holidays as proposed by the applicant; and
- her advisory comments are at **Appendix IV**.

**3. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CB/NTW, BD):

- no objection to the application;
- it is noted that eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.



#### 4. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

#### 5. **Geotechnical Aspect**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD):

- the southern part of the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). Submission of a Geotechnical Planning Review Report (GPRR) is required in support of the planning application. The GPRR should include a preliminary geotechnical review of the man-made geotechnical slopes and natural terrain hazards, assess the geotechnical feasibility and constraints of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed use;
- however, given the southern part of the Site has been designated as a ‘no-build’ zone, within which no critical facilities (i.e. facilities under Group 1 to 3 of the “Guidelines for Natural Terrain Hazard Studies GEO Report No. 138”) should be located, the requirement of GPRR submission could be waived for this application;
- the FI submitted by the applicant indicates that the concerned area of Unauthorized Slope Works has been exclude from the application. In view of this, he has no in-principle objection to the application; and
- his advisory comments are at **Appendix IV**.

#### 6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- with reference to the aerial photo of 2023, the Site is located in an area of upland and hill side landscape character comprising woodland within the “Green Belt” zone, clusters of tree groups, vegetated areas and temporary structures at the west. The proposed use is not entirely incompatible with the surrounding landscape character. Based on the site record taken on 7.4.2025, the Site is mostly vacant with some minor portions to the northeast and south covered by wild grasses and self-seeded vegetation. Vegetation clearance within the Site is observed. A few trees of common species are observed within the Site;

- having reviewed the updated layout plan and based on the submitted FI, it is noted that three existing trees identified to the southeast within the Site are proposed to be preserved and 28 new trees, i.e. *Terminalia mantaly* 'Tricolor' 花葉欖仁 are proposed within the Site. Significant adverse impact on the existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix IV**.

## **7. Other Departments**

The following government departments have no objection to/no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the use under application. It does not condone any other uses which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such uses not covered by the permission;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) 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. No right of access via Government Land (GL) is granted to the Site;
  - (ii) no consent is given for inclusion of GL (about 350 m<sup>2</sup> mentioned in the application) in the Site. The applicant should be reminded that any occupation of GL without Government's prior approval is an offence. For direct grant of Short Term Tenancy (STT) of the adjoining GL to the applicant for the proposed temporary use, prior policy support from the relevant bureau has to be obtained. The application does not provide any details on the policy support. Comments from relevant bureau should be sought, especially the application highlights that the existing business operations are affected by the development of Kwu Tung North New Development Area;
  - (iii) the applicant should obtain consent from the lot owners for using the Lots (namely Lot Nos. 531, 533, 518, 516 S.D and others) to access the proposed use as this concerns private right of third parties;
  - (iv) the following irregularity covered by the planning application has been detected by his office:

unauthorised structure within the said private lot covered by the planning application

there are unauthorised structures on the private lots. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (v) the following irregularity not covered by the planning application has been detected by his office:

unauthorised structures within the said private lots not covered by the planning application

there are unauthorised structures within the said private lots not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (vi) the lot owners/applicant shall either (i) remove the authorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for further consideration by the relevant departments



and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required and subject to the availability of policy support as mentioned in paragraph (c) (ii) above, apply to his office for Short Term Waiver (STW) and STT to permit the structures erected/to be erected and the occupation of GL. The applications for STW and STT submitted jointly by all lot owners will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date the unauthorised structures were erected/occupation of GL and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (vii) the lot owners/applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval; and
  - (viii) the applicant should be reminded that planning approval does not mean that LandsD permits any structure(s) to be erected on the agricultural land under the Block Lease within the Site. The STW application as mentioned in paragraph (c) (vi) above has to be submitted by the registered lot owner(s) and will be considered on whole lot basis. The registered lot owners shall either remove the unauthorised structures not covered by the planning application/provide any evidence for these are tolerated structures or include the unauthorised structures in the planning application for further consideration by the relevant departments;
- (d) to note the comments of the Commissioner for Transport (C for T) that
- (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD;
  - (ii) the management and maintenance responsibilities of the local access road should be clarified with the relevant parties/authorities accordingly; and
  - (iii) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement of the Site should be commented and approved by TD;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iii) his office is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage system should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owners at their own expense;
  - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
  - (iv) as extensive landfilling works are involved in the proposed use, the applicant is advised to critically review the extent of landfilling works to minimise the potential drainage impacts on the adjacent areas;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;
  - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorized Person; and
  - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site;
  - (ii) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works;
- (k) to note the comments of the Head of the Geotechnical Engineering Office, CEDD ((H) GEO, CEDD) that a review of the Geotechnical Planning Review Report (GPRR) requirement will be necessary if there is any substantial change of the layout of the proposed facilities in this application;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that eight structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the applicant's attention is drawn to the following points:
    - the Site shall be provided with emergency vehicular access in accordance with Regulations 41D of the Building (Planning) Regulations (B(P)R);
    - if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
    - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
    - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
    - if the applicant is required to provide access to adjacent lots or public passage under lease and the access falls within the definition of street under regulation 2 of the B(P)R, such access should be deducted from the site area for the purpose of plot ratio and site coverage calculation under the BO;



- the applicant's attention is drawn to the provision under Regulations 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of surface water;
  - the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross total area (GFA) of the storey will be considered double counting under Regulation 23(3)(a) of the B(P)R subject to justification; and
  - detailed checking under the BO will be carried out at building plan submission stage; and
- (m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown on the plans (**Attachment**) may be affected. The applicant is required to either divert or protect the water mains found on site;
  - (ii) if diversion is required, existing water mains inside the site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
  - (iii) if the diversion is not required, the following conditions shall apply:
    - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
    - details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
    - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
    - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
    - tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-TKLN/89

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and date: 2024.9.16

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature

Handwritten signature

日期 Date

2024.9.16

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**From:**  
**Sent:** 2024-10-01 星期二 03:22:07  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TKLN/89 DD 80 Ta Kwu Ling North

A/NE-TKLN/89

Lots 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 518, 524 RP, 525, 526, 527 RP, 528 RP, 529 S.B. RP, 531, 533, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP 560 and 561 in D.D. 80, Ta Kwu Ling North

Site area: About 18,500sq.m including Government Land 320sq.m

Zoning: "Recreation"

Applied use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

66 withdrawn and back with more than double the size.

It is quite clear that the relocation of brownfield operations has not brought about any improvements in land use efficiency nor the modernization of modus operandi.

What should have been a golden opportunity to upgrade and uplift standards has been squandered by the failure of the administration to prepare in advance for relocations by ensuring an adequate supply of custom built high rise industrial parks but also by the ease with which large tracts of land can be completely slathered in concrete despite the alarming issues related to climate change that need to be addressed.

Previous objections relevant and upheld. Kwu Tong North is NOT included in the Cat 2 **TPB PG-No. 13G (Revised April 2023)**

Note that the parking is less than previous application and suspiciously low for such a large operation.

Mary Mulivhill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 24 September 2023 3:41 AM HKT  
**Subject:** A/NE-TKLN/66 DD 80 Ta Kwu Ling North

A/NE-TKLN/66



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Lots 516 S.A, 516 S.C(Part), 538 S.A, 538 RP, 539 RP, 541 RP, 543, 551, 552, 553, 554 and 555 in D.D. 80, Ta Kwu Ling North

Site area: About 8,335sq.m

Zoning: "Recreation"

Applied use: Warehouse / 6 Vehicle Parking

Dear TPB Members,

Strongest Objections. There is absolutely no justification to approve destruction of the habitat to facilitate the transformation of this area into a new BROWNFIELD ZONE.

In view of the issues that surfaced during the recent record rainfall and flooding due to the discharge of water from the Shenzhen reservoir it is of paramount importance that land alongside the river be preserved as a buffer zone.

Approval of this application would trigger a series of developments that would destroy the integrity of the district.

Mary Mulvihill

FL4

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426


By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/89 Received on 03/12/2024

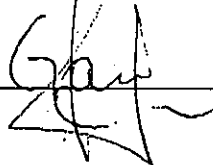
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強 義通

簽署 Signature



日期 Date

2024.12.18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

F.L 5

4

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

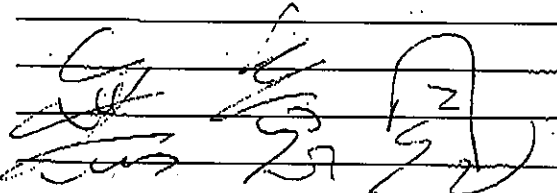
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**有關的規劃申請編號 The application no. to which the comment relates**

**A/NE-TKLN/89 Received on 18/03/2025 , 19/03/2025**

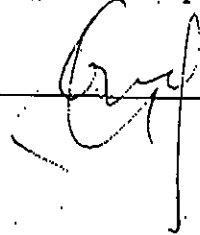
**意見詳情 (如有需要，請另頁說明)**

**Details of the Comment (use separate sheet if necessary)**

  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**「提意見人」姓名/名稱 Name of person/company making this comment** \_\_\_\_\_

**簽署 Signature** \_\_\_\_\_ **日期 Date** \_\_\_\_\_





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**From:**  
**Sent:** 2025-04-18 星期五 04:09:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/NE-TKLN/89 DD 80 Ta Kwu Ling North

Dear TPB Members,

One has to question why the applicant would require such a large site if a significant portion is to be devoted to planting trees?

A three year old could see through this one.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 1 October 2024 3:22 AM HKT  
**Subject:** A/NE-TKLN/89 DD 80 Ta Kwu Ling North

A/NE-TKLN/89

Lots 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 518, 524 RP, 525, 526, 527 RP, 528 RP, 529 S.B. RP, 531, 533, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP 560 and 561 in D.D. 80, Ta Kwu Ling North

Site area: About 18,500sq.m including Government Land 320sq.m

Zoning: "Recreation"

Applied use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

66 withdrawn and back with more than double the size.

It is quite clear that the relocation of brownfield operations has not brought about any improvements in land use efficiency nor the modernization of modus operandi.

What should have been a golden opportunity to upgrade and uplift standards has been squandered by the failure of the administration to prepare in advance for relocations by ensuring an adequate supply of custom built high rise industrial parks but also by the ease with which large tracts of land can be completely slathered in concrete despite the alarming issues related to climate change that need to be addressed.

Previous objections relevant and upheld. Kwu Tong North is NOT included in the Cat 2 TPB PG-No. 13G (Revised April 2023)

Note that the parking is less than previous application and suspiciously low for such a large operation.

Mary Mulvihill

---

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Sunday, 24 September 2023 3:41 AM HKT

**Subject:** A/NE-TKLN/66 DD 80 Ta Kwu Ling North

A/NE-TKLN/66

Lots 516 S.A, 516 S.C(Part), 538 S.A, 538 RP, 539 RP, 541 RP, 543, 551, 552, 553, 554 and 555 in D.D. 80, Ta Kwu Ling North

Site area: About 8,335sq.m

Zoning: "Recreation"

Applied use: Warehouse / 6 Vehicle Parking

Dear TPB Members,

Strongest Objections. There is absolutely no justification to approve destruction of the habitat to facilitate the transformation of this area into a new BROWNFIELD ZONE.



In view of the issues that surfaced during the recent record rainfall and flooding due to the discharge of water from the Shenzhen reservoir it is of paramount importance that land alongside the river be preserved as a buffer zone.

Approval of this application would trigger a series of developments that would destroy the integrity of the district.

Mary Mulvihill



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY; WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
  5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
  6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
  7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
  8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
  9. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
  10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE  
  
PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)  


PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-10A

FILE REF: (1) IN WSD/M/SP 3051/529/39S/24 PT.1

REF. CODE: 37W24M

SHEET 1 OF 1

SCALE 1:1200



水務署  
Water Supplies Department





- NOTES:
1. PROPOSED FRESH WATER MAINS SHOWN THUS ---
  2. NO PROPOSED SALT WATER MAINS IN THE VICINITY OF THE SITE.
  3. FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT NO(S). 3/2012.

SUBJECT SITE  
  
 PRIVATE LOT  
 BOUNDARY  
 (FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF PROPOSED WATER MAINS  
 PART COPY OF SURVEY SHEET NO(S).

**3-NW-10A**

FILE REF: (1) IN WSD/M/SP 3051/529/395/24 PT.1

REF. CODE: 24W23P	SHEET 1 OF 1	SCALE 1:1200
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**水務署**  
 Water Supplies Department