

2025年 10月 2 日

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只於 \_\_\_\_\_ 文件後才正式確認收到  
申請。

This document is received on 21 OCT 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-III  
電子表格第 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

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MIKT/54
	Date Received 收到日期	21 OCT 2025

- 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

鼎基顧問管理公司 (Company 公司)

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

### 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)	新界打鼓嶺丈量約份第 82 約地段第 1 號餘段、第 2 號餘段及毗連政府土地
(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 5310 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 760 ..... 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)	1292 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>文錦渡分區計劃大綱草圖編號 S/NE-MKT/6</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「康樂」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</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>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</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)"#. 根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

- (b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"#.

已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#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)"#

已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#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)”<sup>#</sup>& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書&

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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (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<sup>&</sup> on  
\_\_\_\_\_ 18/09/2025 \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ 18/09/2025 \_\_\_\_\_ (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  
&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid  
committee(s)/management office(s) or rural committee<sup>&</sup> on \_\_\_\_\_ 03/10/2025 \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ 03/10/2025 \_\_\_\_\_ (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）

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

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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	臨時露天存放建築材料和建築機械連附屬設施（為期3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                      3.....  <input type="checkbox"/> month(s) 個月                      .....

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	4550	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	760	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	760	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	760	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) 詳情請見附頁。		
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		-----
Motorcycle Parking Spaces 電單車車位		-----
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2	-----
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)		-----
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
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	2	-----
Others (Please Specify) 其他 (請列明)		-----
Proposed operating hours 擬議營運時間 星期一至星期六，上午九時至下午六時，星期日及公眾假期休息。		
(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)) <u>蓮麻坑路</u>
	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"/>	<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 5310 .....	sq.m 平方米 <input checked="" type="checkbox"/> About 約
		Depth of filling 填土厚度 0.2 .....	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 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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	

<p>(e) Approval conditions 附帶條件</p>	<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>Reason(s) for non-compliance: 仍未履行的原因：</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<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）。

可參閱附頁申請理由

## 8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised e-signature  
Signer: HUI HANG YU  
 Applicant 申請人 /  Authorised Agent 獲授權代理人  
文員.....

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) 專業資格  
 Member 會員 /  Fellow of 資深會員

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

On behalf of 代表

鼎基顧問管理公司.....

### 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

- 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：
  - 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
  - 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。
- 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。
- 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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	新界打鼓嶺丈量約份第 82 約地段第 1 號餘段、第 2 號餘段及毗連政府土地		
Site area 地盤面積	5310 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 1292 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	文錦渡分區計劃大綱草圖編號 S/NE-MKT/6		
Zoning 地帶	「康樂」		
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 3 _____ <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	臨時露天存放建築材料和建築機械連附屬設施 (為期 3 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	760 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	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		14.31 %	<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		<u>2</u>
	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		<u>2</u>
	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)		_____
	_____		_____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		<u>2</u>
	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 中型貨車位		_____
	Heavy Goods Vehicle Spaces 重型貨車車位		<u>2</u>
	Others (Please Specify) 其他 (請列明)		_____
	_____		_____

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></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）		
場地大綱圖、場地位置圖、填土位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
_____	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於新界打鼓嶺丈量約份第82約地段第1號餘段、第2號餘段及毗連政府土地，總面積約 5310 平方米，涉及約 1292 平方米政府土地，總樓面面積為 760 平方米，由鼎基顧問管理公司提出申請作臨時露天存放建築材料和建築機械連附屬設施（為期3年）。

申請地點位於文錦渡分區計劃大綱草圖編號 S/NE-MKT/6 的「康樂」地帶。申請地點共涉及 2 幅私人土地及毗連政府土地，申請地點地型不規則，地勢平坦。場地共有 5 個構築物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
構築物 1	224	224	4	1	金屬搭建	涼棚
構築物 2	224	224	4	1	金屬搭建	涼棚
構築物 3	224	224	4	1	金屬搭建	涼棚
構築物 4	84	84	3	1	金屬搭建	電錶房
構築物 5	4	4	3	1	金屬搭建	洗手間

露天存放建築材料及建築機械佔面積約 1900 平方米，佔申請地點約 35.78%土地。建築材料方面包括：磚石、沙石、玻璃、磚瓦等，建築機械方面包括：小型單輪壓路機、馬路跳鎚機等。申請人希望物料有更好的保存空間，免受天氣影響，因此場地設有附屬設施即涼棚，可以避免日曬雨淋。餘下面積約 2650 平方米的土地，佔申請地點約 49.91% 土地會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。即場地設計圖內所示，申請地點內未有註明的空白部份。

申請地點現時為配合渠務署批出工程合約編號 DC/2021/02 「提升新界東北污水收集系統」，借出場地供中國化學工程集團有限公司完成有關工程。此範圍的工程內容主要是更新及擴闊現有污水渠道，預計此段的工程即申請範圍的部分會於 2025 年底完工。中國化學工程集團有限公司為了完成渠道工程，已於申請場點填土並存放了建築工程機械、沙石等材料。申請用途及範圍，在該政府工程期間一直沒有對週邊環境造成不良影響。我們希望把填土工程規範化，故在此申請用途也包含了填土工程。填土面積約 5310 平方米，填土厚度約 0.2 米，填土物料為混凝土。填土能方便車輛出入，物資補給及運送建築材料時，可減少泥濘或積水，讓車輛更容易進出。

場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 6 米，可供消防車之類的緊急車輛進入，經蓮麻坑路貫通新界道路網絡，方便往來各處。申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

蓮麻坑路實況照片



申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾、噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能，對規劃及地方環境均帶有好處及產生正面作用。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六，上午九時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 2 個輕型貨車泊車位，每個面積 7 米 x 3.5 米，2 個重型貨車上落貨車位，每個面積 11 米 x 3.5 米。預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

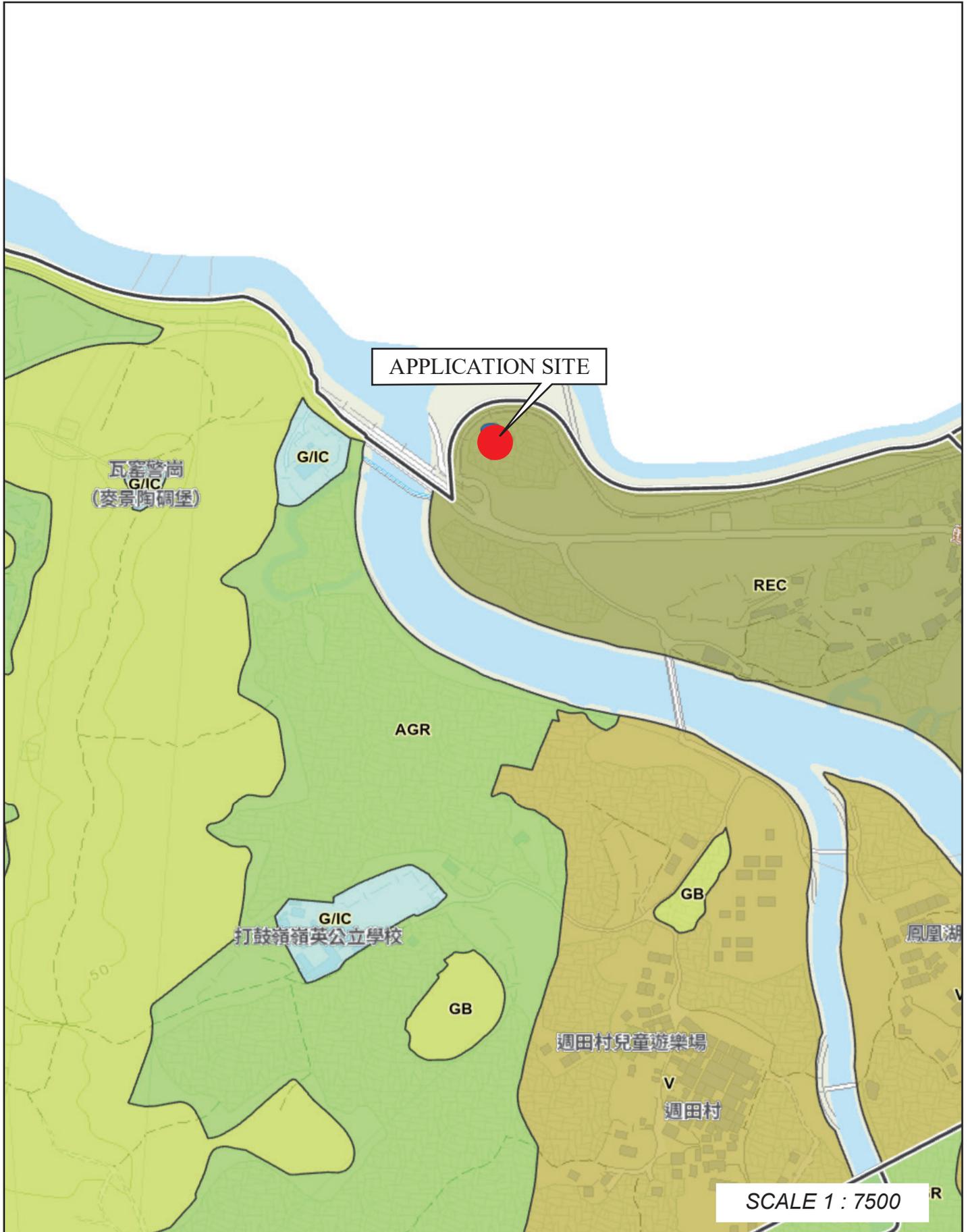
	星期一至六				
	輕型貨車		重型貨車		
	入	出	入	出	每小時車輛出入次數
09:00 - 10:00	2	0	0	0	2
10:00 - 11:00	0	1	2	2	5
11:00 - 12:00	1	0	2	2	5
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1
14:00 - 15:00	0	1	2	2	5
15:00 - 16:00	1	0	2	0	3
16:00 - 17:00	0	0	0	2	2
17:00 - 18:00	0	2	0	0	2
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。					

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用。發展項目不會發出氣味，對生態及環境不會帶來任何負面影響。

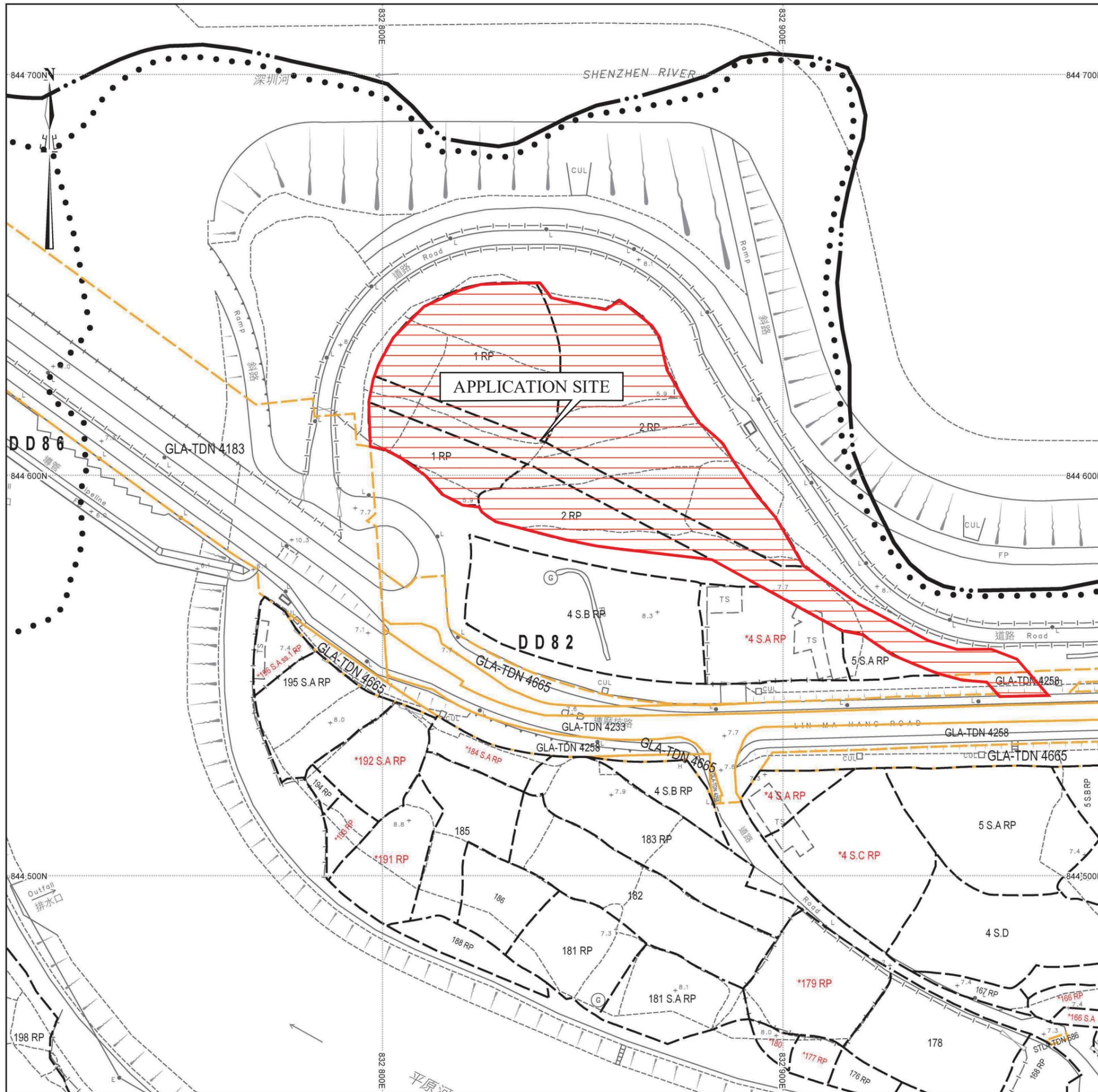
此申請能有意義及靈活地善用地點資源，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此乃屬過渡性質，發展項目簡單，容易還原

，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

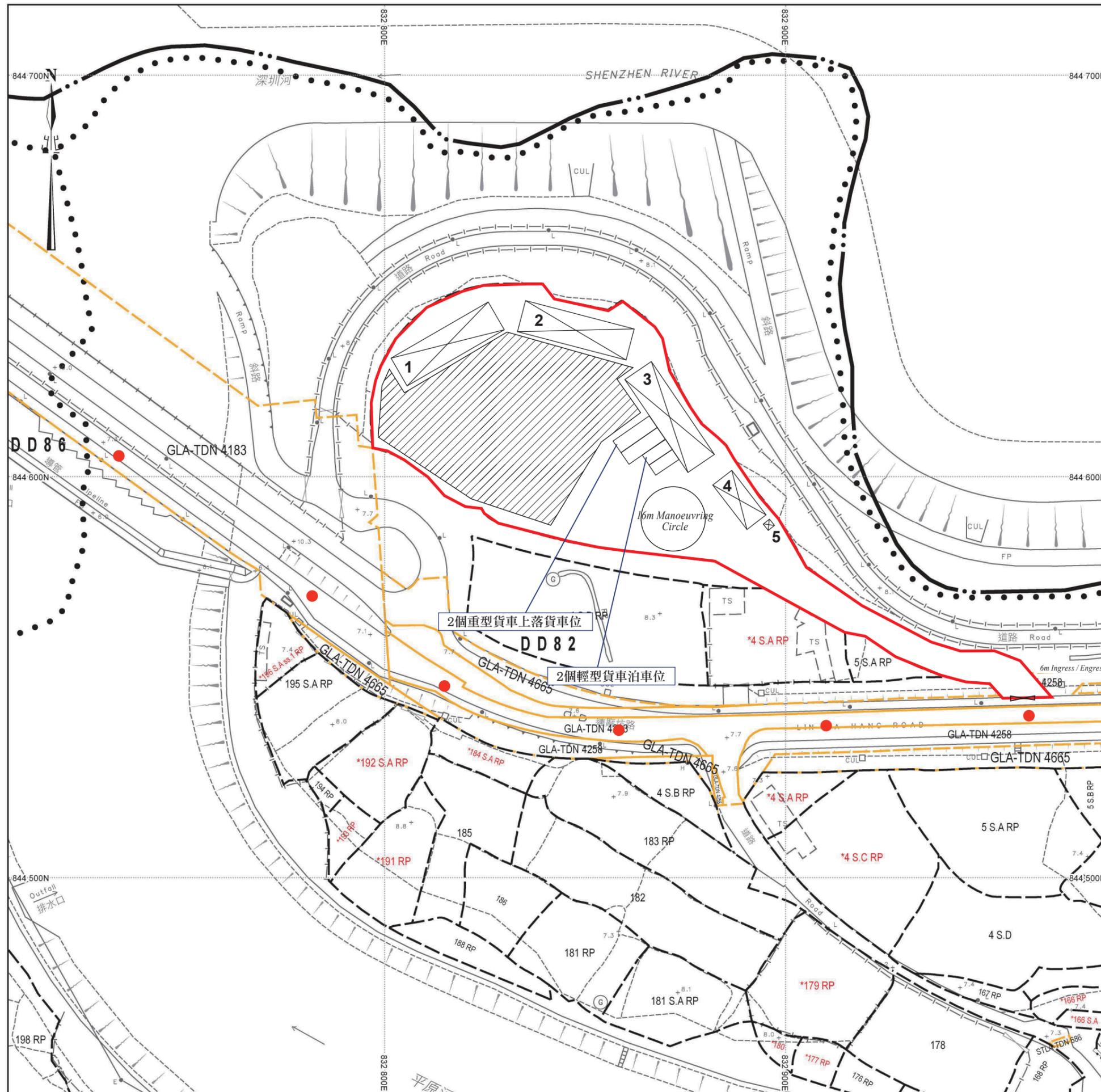
# 場地大綱圖



場地位置圖



SCALE 1 : 1000



### 場地設計圖

露天存放建築材料和建築機械面積：約1900平方米

構築物(1)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(2)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(3)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(4)  
用途：辦公室  
高度：約3米  
層數：1層  
面積：約84平方米  
總樓面面積：約84平方米

構築物(5)  
用途：電錶房  
高度：約3米  
層數：1層  
面積：約4平方米  
總樓面面積：約4平方米

 露天存放建築材料和建築機械範圍

 行車路線

SCALE 1 : 1000



### 填土位置圖

填土面積：約5310平方米  
 填土厚度：約0.2米  
 填土物料：混凝土

■ 填土範圍

SCALE 1 : 1000

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**Cheryl Tsz Man TSANG/PLAND**

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寄件者: 陳灝然 <[REDACTED]>  
寄件日期: 2025年10月30日星期四 18:37  
收件者: tpbpd/PLAND  
副本: Audrey Hiu Tung SOO/PLAND; Cheryl Tsz Man TSANG/PLAND  
主旨: A/NE-MKT/54 補充資料  
附件: NOL-L07\_20251008\_SAT.pdf; 租約.pdf; Form No. S.16-III\_Sep 2023.pdf  
  
類別: Internet Email

敬啟者

此電郵取代 10 月 29 日 上午 11:03 發出的電郵。

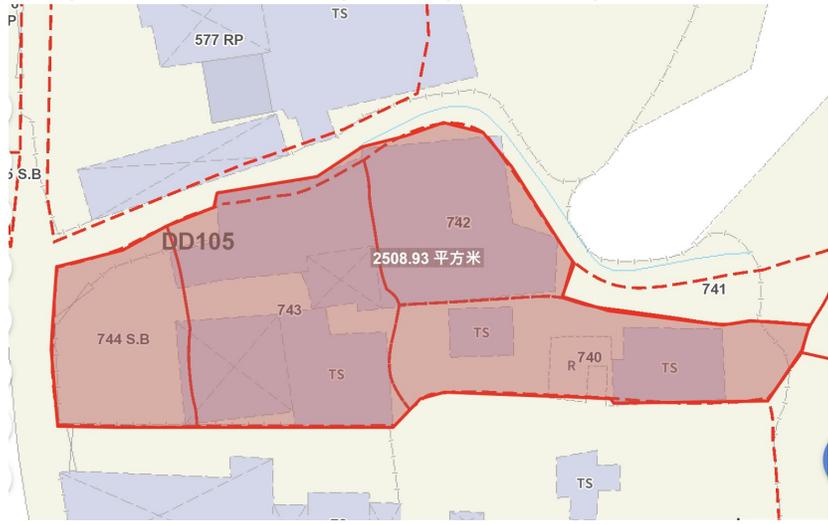
有關上述檔案現提交補充資料。

香港環保回收再生資源有限公司受政府收地影響，政府為興建北部都會區的集體運輸骨幹——北環線主線而收回土地（可參閱附件），預計遷出日期為二零二六年三月，有關經營者現需尋覓新地點重置業務。

有關申請人與搬遷戶關係方面，鼎基顧問管理公司為規劃申請人及土地管理人，香港環保回收再生資源有限公司為承租人。根據城市規劃條例提出有關規劃申請。若規劃申請獲批，香港環保回收再生資源有限公司會於新界打鼓嶺丈量約份第 82 約地段第 1 號餘段、第 2 號餘段及毗連政府土地繼續經營其業務。

香港環保回收再生資源有限公司受影響土地面積為 2508 平方米，地點為新界元朗牛潭尾石湖圍新村丈量約份第 105 約地段第 740 號、第 742 號、第 743 號、第 744 號 B 分段。（可參閱附件租約）其營運性質為回收再生資源，例如建築材料、機械及零件，主要作暫存作用，再轉運至其他國家作工場活動如破碎、清洗、溶解等等。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential



圖例:

- 方案界線
- 地段界線

預計遷出日期:

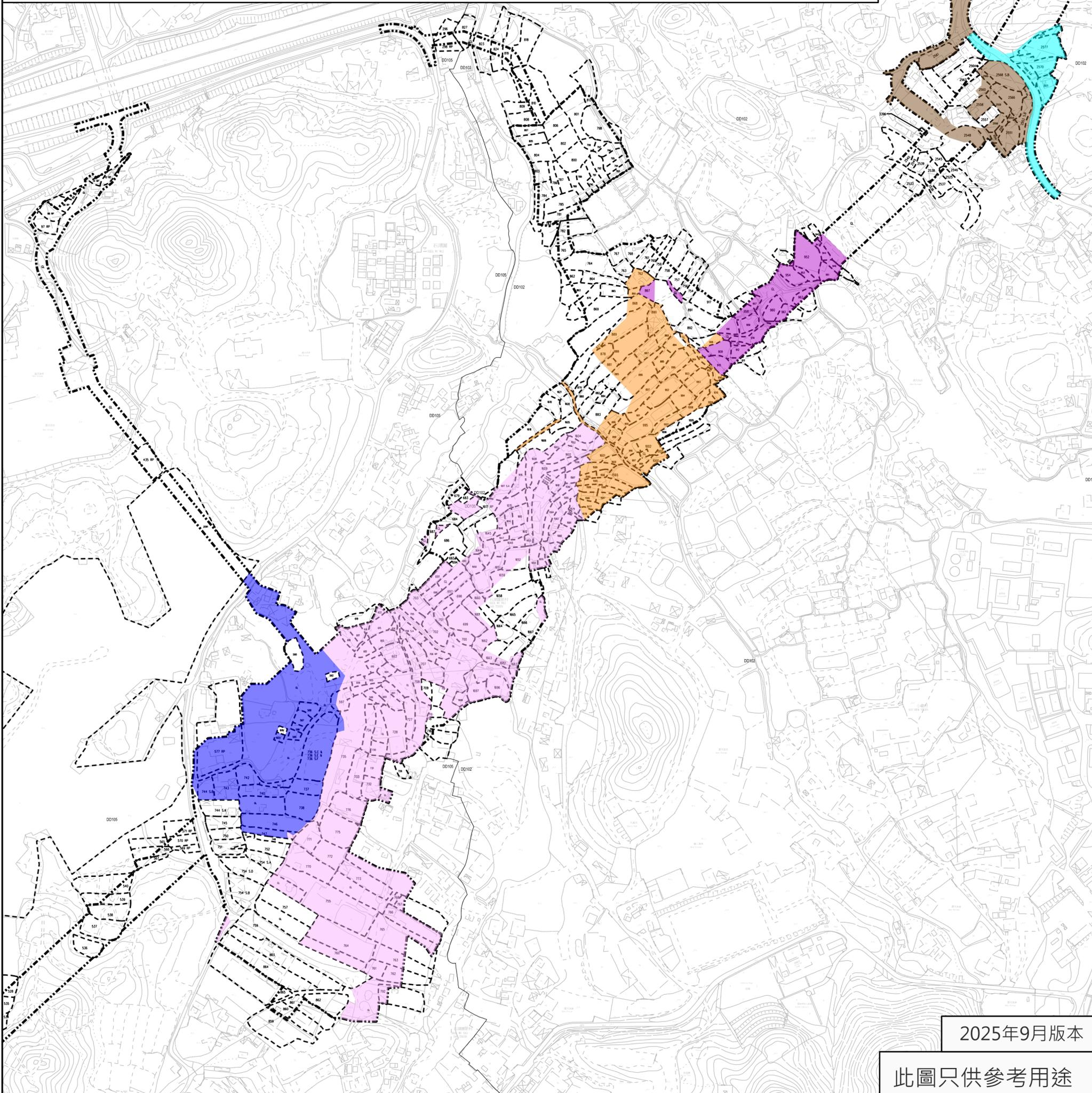
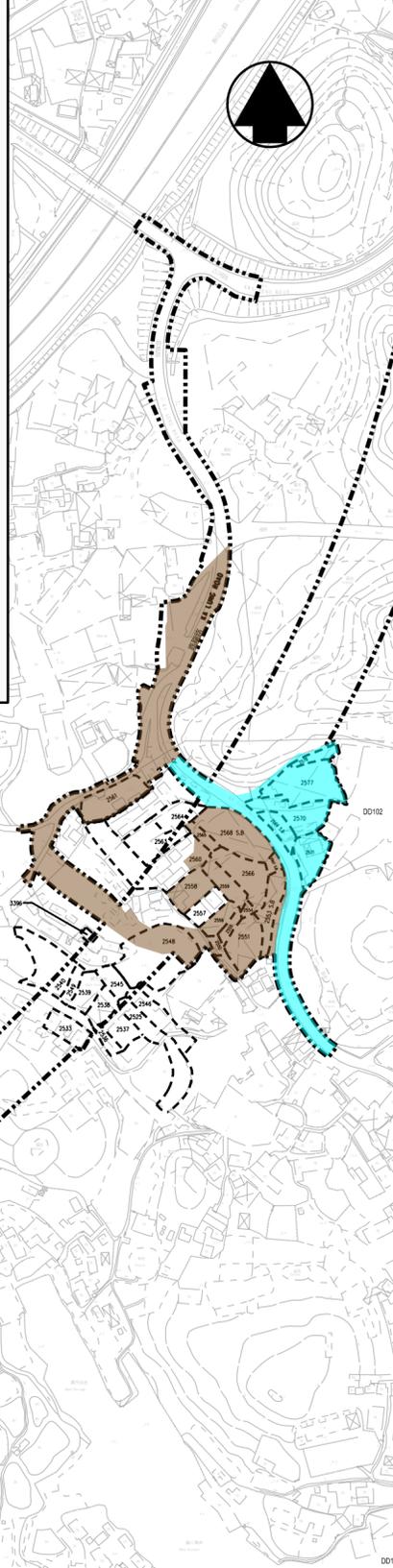
- |  |         |   |          |   |         |
|--|---------|---|----------|---|---------|
|  | 二零二六年三月 |  | 二零二六年九月  |  | 二零二七年一月 |
|  | 二零二六年七月 |  | 二零二六年十二月 |  | 二零二七年三月 |

註一：預計遷出日期及分界均以地政總署張貼的通知為準。

註二：收回地層的土地範圍並沒有顯示。

註三：設定暫時佔用權利的土地範圍並沒有顯示。

註四：其他項目收回的土地範圍並沒有顯示。



2025年9月版本

此圖只供參考用途

北環線主線 - 預計遷出日期(新田)

# 租約

業主姓名: 黃君東陳偉光 [REDACTED]  
租客姓名: 香港環保回收再生資源有限公司  
物業地址: 新田石圍 20105 (OT 742, 740, 743, 744SB)

業主及租客茲同意租用上述物業條款如下:

- 1: 租期為 壹 年, 由 2023年2月1日 至 2024年1月31日。
- 2: 每月租金為港幣: [REDACTED] 元
- 3: 電表由業主提供, 不收按金, 但租客須每月繳付電費。
- 4: 租客須自行申請水表及安裝喉管。
- 5: 租約期內, 若果政府須強制性收地, 合約立即終止, 業主須退回按金, 不另作賠償, 租客須即時退出。
- 6: 若租客於租期內欠租一個月, 此租約即使終止, 而租客所付之按金則被沒收, 及租客須即時退出。
- 7: 租客須自行維修物業內一切設施。
- 8 租客須支付相等於租金兩個月之按金, 租約完結后, 扣除一此欠費后, 無息退回。

備此地只作政府合法用途

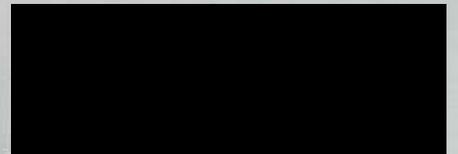
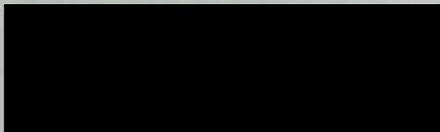
租客簽署

丁澤豪

業主簽署

陳偉光

日期 2023.1.14



Proposed operating hours 擬議營運時間 星期一至星期六，上午九時至下午六時，星期日及公眾假期休息。..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>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</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>..... .....</p>	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"/>
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Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**Cheryl Tsz Man TSANG/PLAND**

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**From:** 陳灝然 <[REDACTED]>  
**Sent:** Tuesday, December 2, 2025 10:53 AM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** Audrey Hiu Tung SOO/PLAND <[REDACTED]>  
**Subject:** A/NE-MKT/54補充資料

敬啟者

此電郵取代11月28日週五下午4:12 及 12月1日週一下午6:06 發出的電郵。

就上述檔案，現提交補充資料以回應部門意見。

申請人名稱需作進一步調整，名稱為 鼎基顧問管理有限公司，而非 鼎基顧問管理公司，商業登記證：  
[REDACTED]，附件為商業登記證。

環保署

污水處理方面，場地作露天存放建築材料和建築機械連附屬設施，職員不會長時間逗留在申請場地，因此場地不設洗手間，沒有污水處理。

運輸署

第一，出入口闊度約8米，可參閱附件。

第二，申請人已得悉場地需要完成車輛進出口通道建議，申請人希望能納入附帶條件。

第三，附件為SWEPT PATH ANALYSIS，可作參考。

第四，車量管制及行人安全方面，現場會有職員協助疏導車流量。申請人會於車輛進出時分派兩名職員進行車管制，分別分派於場內大門及蓮麻坑路的位置，並提供對講機，指揮出入，避免量影響公共道路及加強行人安全，杜絕車輛於公共道路排隊的機會。

最後，出入口會安裝大門，闊度約8米，大門於營業時間是不會關閉的，直至下午六時才會關閉。另外，場地設置的是電動閘門，可遙距控制大門的開關，因此不可能會有車輛於公共道路排隊及訪客車輛不會於申請範圍外停車。

城市設計及園境組

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

申請人已得悉有關情況，申請場地於2021年至今為配合渠務署批出工程合約編號 DC/2021/02「提升新界東北污水收集系統」，借出場地供中國化學工程集團有限公司完成有關工程。中國化學工程集團有限公司為了完成渠道工程，於申請場點進行填土及斬樹的行動，並存放了建築工程機械、沙石等材料。因此部門提出現時的高空照片與2019年的高空照片相比有差別是正常情況。

另外，申請人亦需要進行斬樹活動，斬樹範圍位於場地中央，由於樹木位置於正中心，阻礙車輛出入及公司營運。包括場地中央的一些灌木約5棵、攀藤植物及雜草都需要斬掉，可參閱照片。為補償及美化環境，申請人將會於場地周圍圍邊種植5棵黃槐樹，以美化現場環境。



繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line after making payment and display the valid business/branch registration ce



正本  
ORIGINAL

表格 2 FORM 2  
《商業登記條例》(第 310 章)  
BUSINESS REGISTRATION ORDINANCE (Chapter 310)  
《商業登記規例》  
BUSINESS REGISTRATION REGULATIONS

[第 5 條]  
[regulation 5]

XXXXXX  
XXXXXX

商業 XXXX 登記證 Business XXXX Registration Certificate



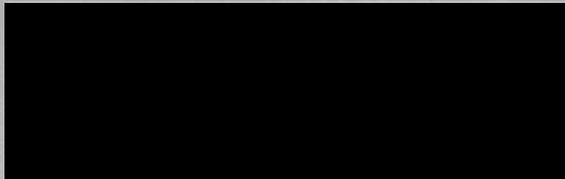
業務 / 法團所用名稱  
Name of Business/  
Corporation

鼎基顧問管理有限公司  
DEEP BASE CONSULTANT MANAGEMENT LIMITED

業務 / 分行名稱  
Business/  
Branch Name

\*\*\*\*\*  
\*\*\*\*\*

地址  
Address



業務性質  
Nature of Business

BUSINESS MANAGEMENT AND  
CONSULTANCY

法律地位  
Status

BODY CORPORATE

生效日期  
Date of Commencement  
26/02/2025

屆滿日期  
Date of Expiry  
25/02/2026

登記證號碼  
Certificate No.



登記費及徵費  
Fee and Levy

\$2,200

(登記費 FEE = \$2,200)  
(徵費 LEVY = \$ 0)

請注意下列《商業登記條例》的規定：

Please note the following requirements of the Business Registration Ordinance:

1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。

1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.
2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.

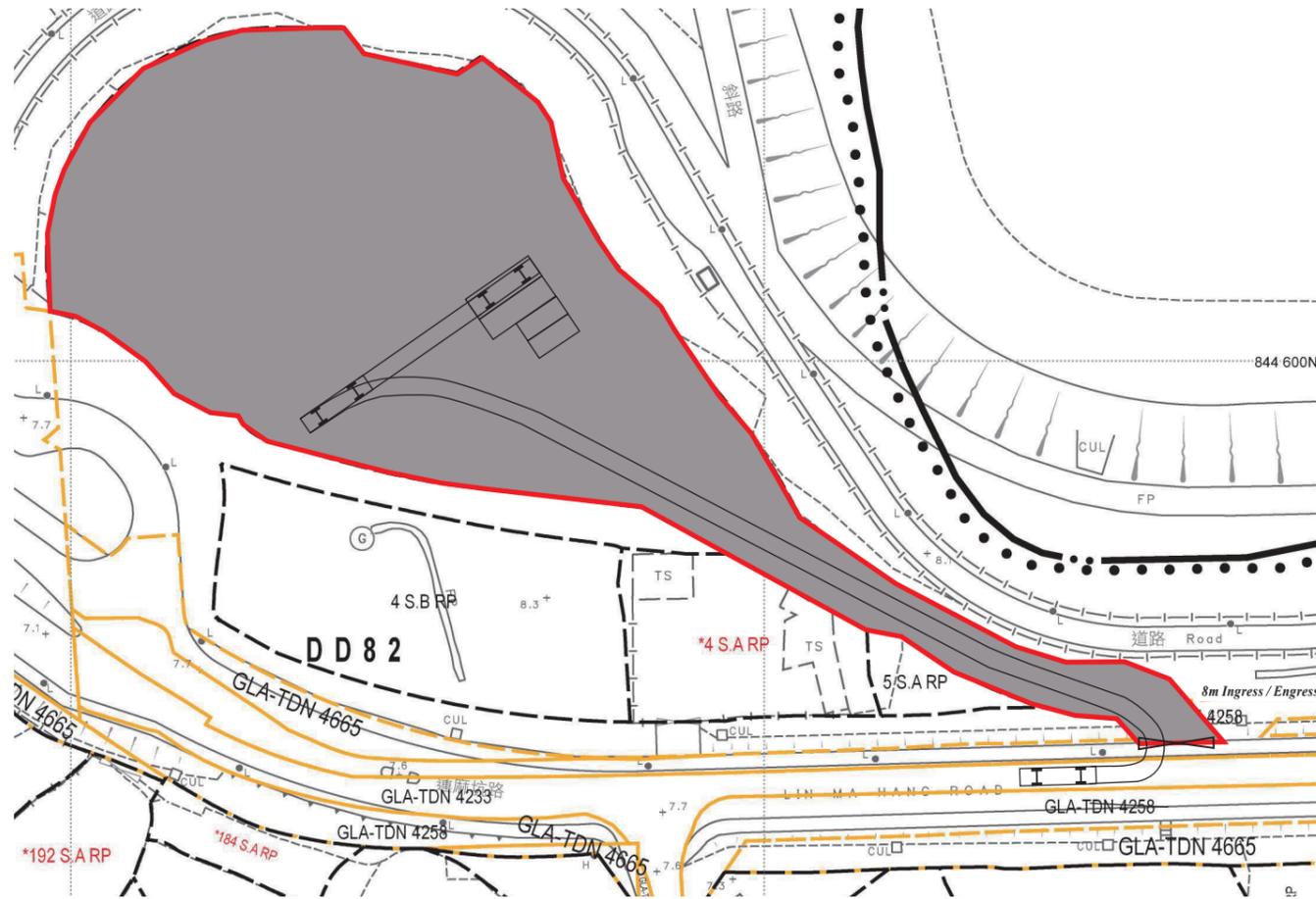
繳款時請將此商業 XXXX 登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業 / XXXX 登記證。(請參閱背頁繳款辦法所載內容。)

Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business/XXXX registration certificate upon payment. (Please see payment instructions overleaf.)

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

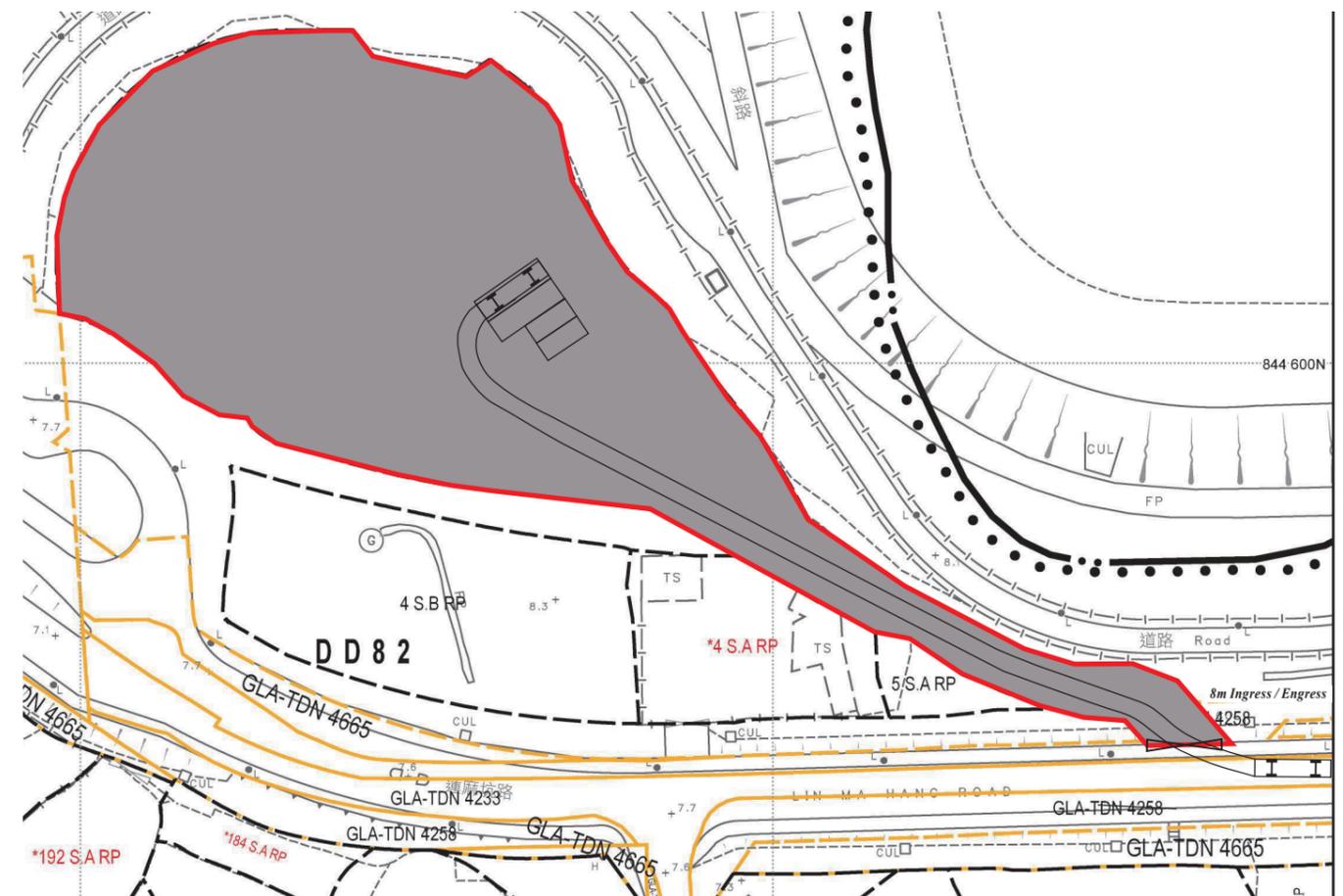
## SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



### LEGEND

-  PARKING SPACE
-  HEAVY GOODS VEHICLE
-  SWEPT PATH OF VEHICLE
-  8M WIDE INGRESS / EGRESS
-  APPLICATION SITE

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**Cheryl Tsz Man TSANG/PLAND**

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**From:** 陳灝然 <[REDACTED]>  
**Sent:** Monday, January 5, 2026 11:54 AM  
**To:** Audrey Hiu Tung SOO/PLAND <[REDACTED]>  
**Subject:** A/NE-MKT/54補充資料

敬啟者

就上述檔案，現提交補充資料以回應部門意見。

城市設計及園境組

申請人現提交美化環境建議，當中已提及樹木的基本信息，包括樹木的位置、品種和大小。

運輸署

第一，申請人已得悉場地需要完成車輛進出口通道建議，申請人希望能納入附帶條件。

第二，行人設施及管理措方面，申請人會在出入口設置車輛警示燈，車輛出入時警示燈會亮起及發出聲音，以提示行人，增加行人安全性。管理措方面，現場會有職員協助疏導車流量。申請人會於車輛進出時分派兩名職員進行車管制，分別分派於場內大門及蓮麻坑路的位置，並提供對講機，指揮出入，避免量影響公共道路及加強行人安全。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

第三，附件為SWEPT PATH ANALYSIS，可作參考。

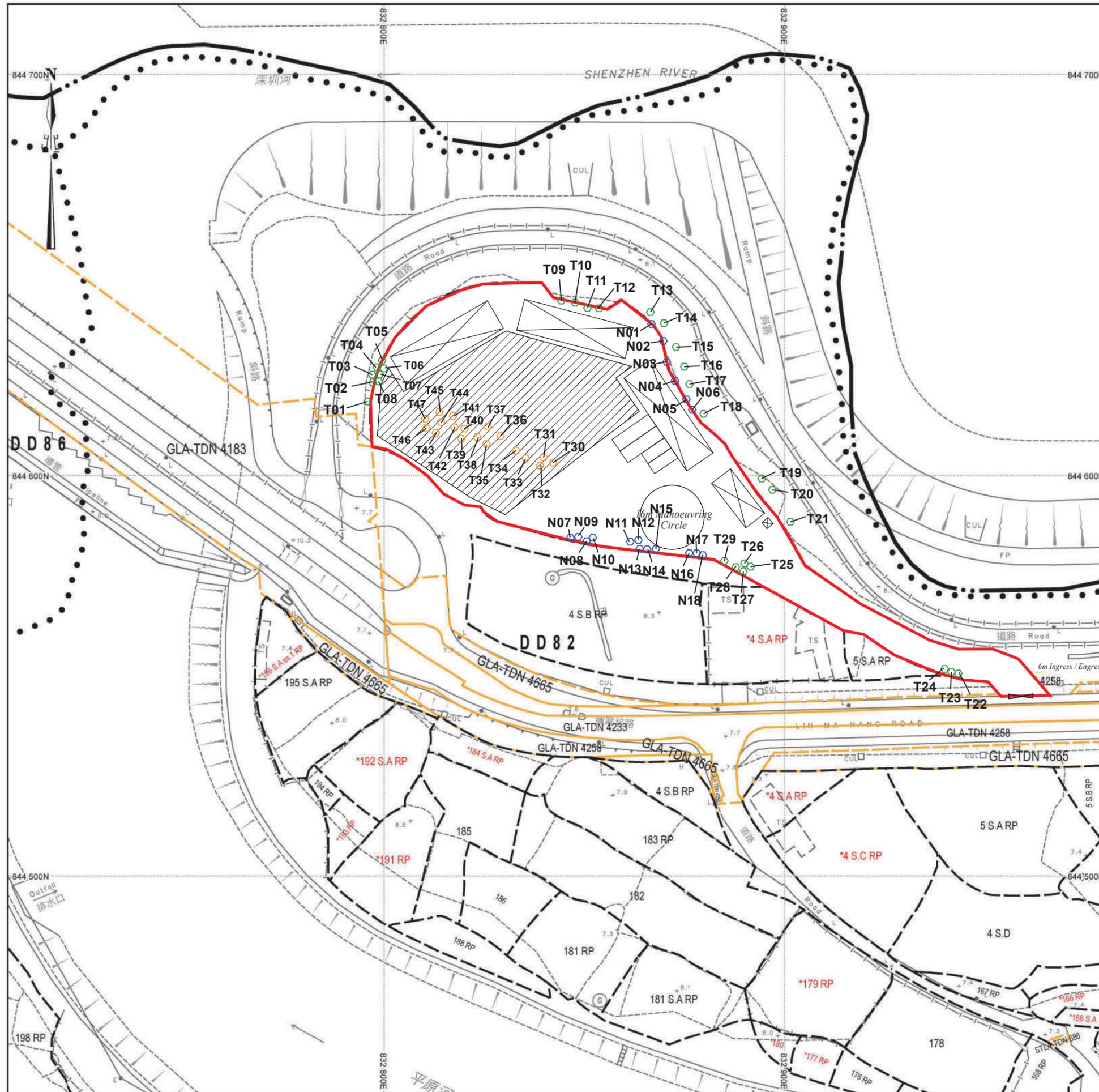
### 地政署

申請人已得悉有關事宜，若是次規劃申請批給，業主及申請人會跟進有關地段STT及STW的事項。

### 規劃署

申請地點面積的確比原址大，申請範圍約5310平方米，原址面積約2508平方米，相差2802平方米。此外，由於申請場地形狀三尖八角，場地東南方位置約有1000平方米只能作通道用途，沒有其他用途，因此場地較大是合理。另外，申請人亦不是故意要尋找比原址大的場地，但選址有限，政府收回了不少土地，各搬遷戶努力尋覓土地，申請人也是好不容易才找到這片土地作重置。

美化環境建議計劃圖



◻ 保育現有樹木29棵：T01-T29

◻ 斬掉現有樹木18棵：T30-T47

◻ 種植新樹木18棵：N01-N18

▨ 露天存放建築材料和建築機械範圍

SCALE 1 : 1000



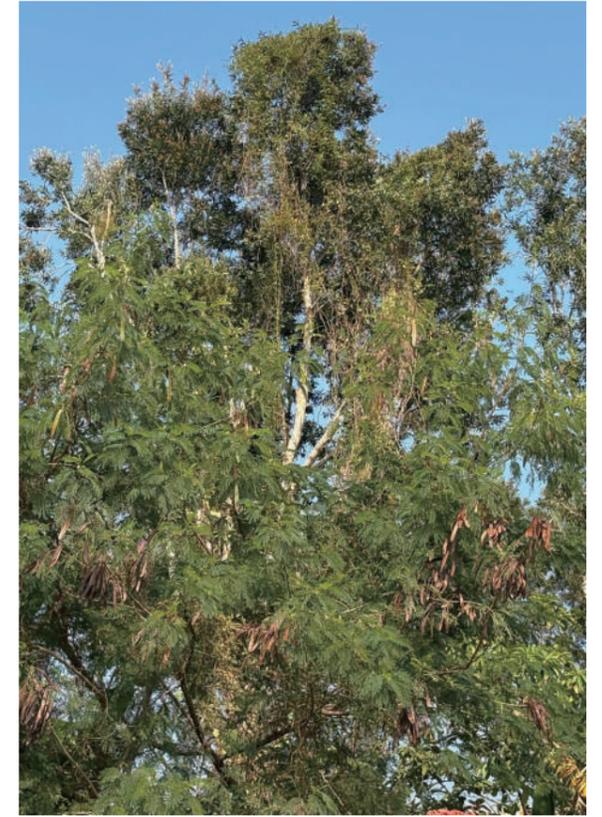
T01\_OverallView



T02-T08\_OverallView



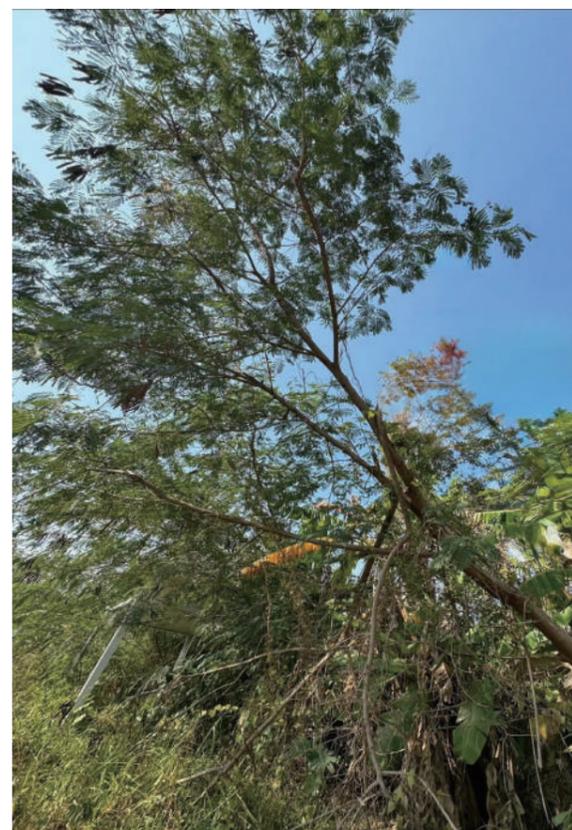
T09\_OverallView



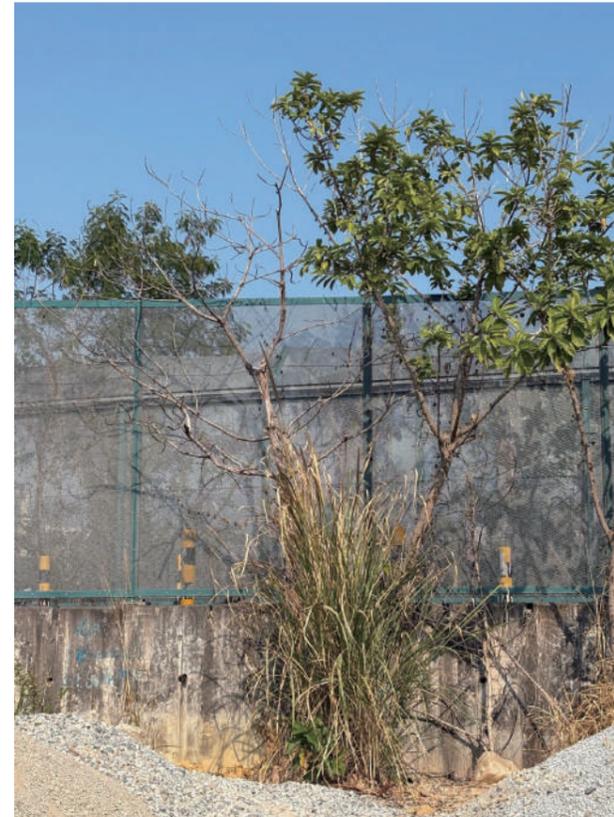
T10\_OverallView



T11\_OverallView



T12\_OverallView



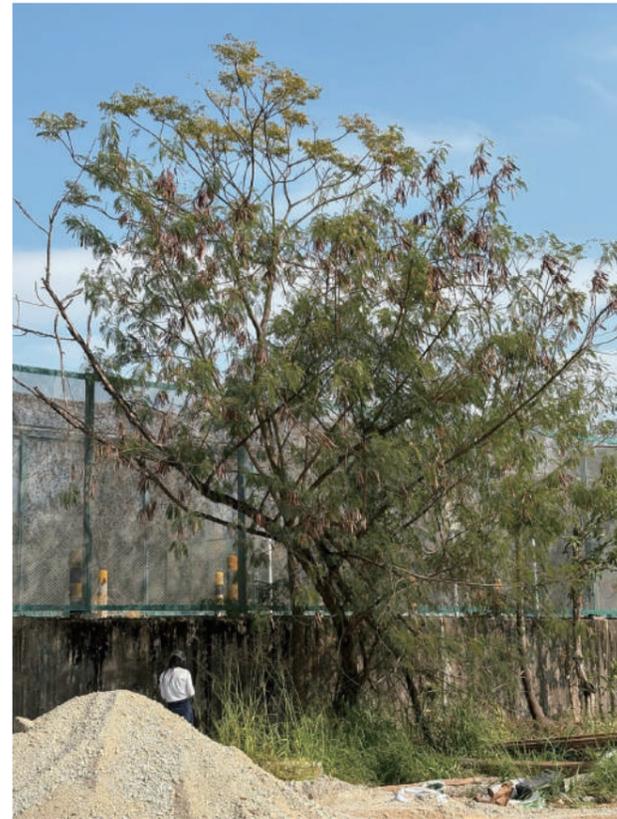
T13-T14\_OverallView



T15\_OverallView



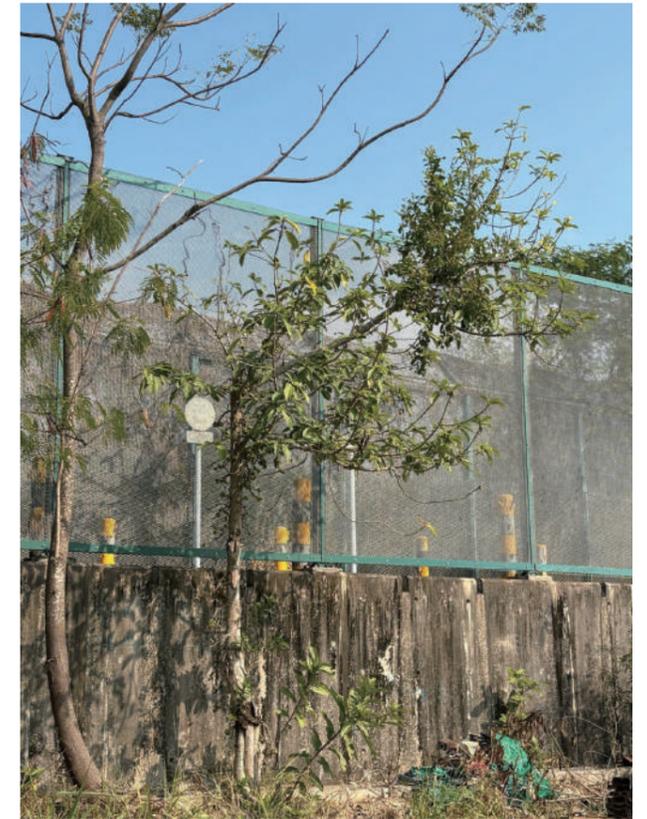
T16\_OverallView



T17-T18\_OverallView



T19\_OverallView



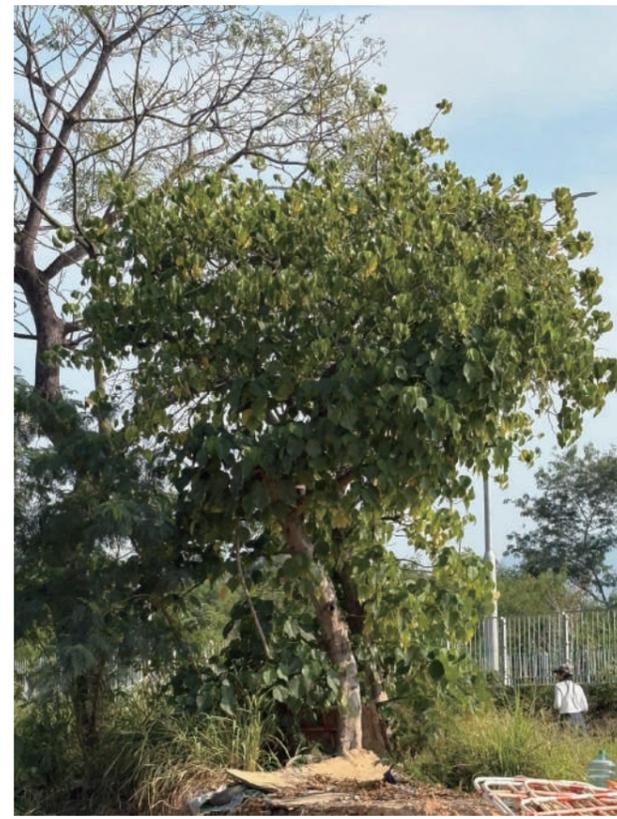
T20\_OverallView



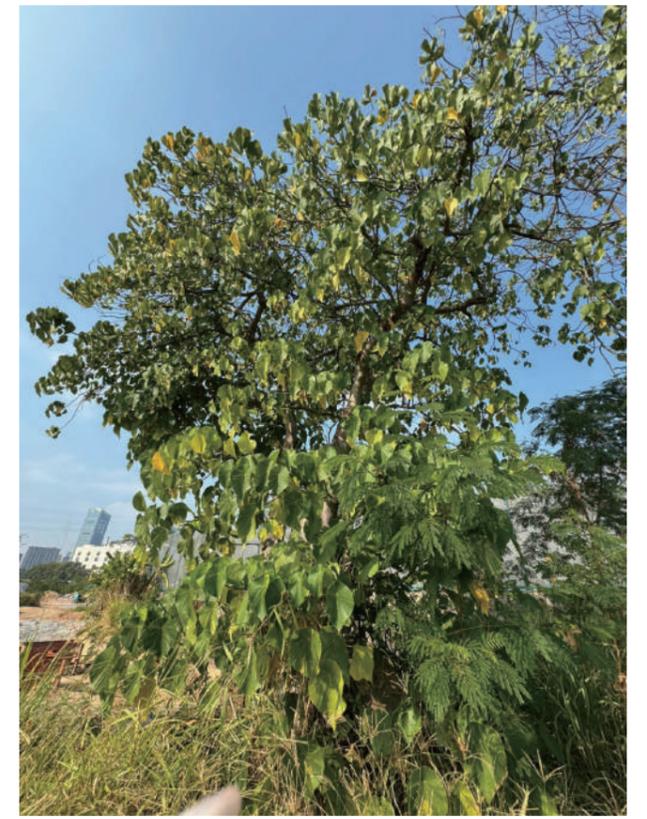
T21\_OverallView



T22\_OverallView



T23\_OverallView



T24\_OverallView



T25-T26\_OverallView



T27-T29\_OverallView



T30-T35\_OverallView



T36-T40\_OverallView



T41-T47\_OverallView

現場樹木調查記錄 27/12/2025

序號	樹種	高度(米)	胸徑(毫米)	樹冠闊度(米)
T01	白千層	8.0	300.0	3.0
T02	香蕉樹	3.0	/	/
T03	香蕉樹	3.0	/	/
T04	香蕉樹	3.0	/	/
T05	香蕉樹	3.0	/	/
T06	香蕉樹	3.0	/	/
T07	香蕉樹	3.0	/	/
T08	香蕉樹	3.0	/	/
T09	白千層	9.0	350.0	4.0
T10	白千層	9.0	350.0	4.0
T11	銀合歡	7.0	160.0	5.0
T12	銀合歡	7.0	160.0	5.0
T13	大葉糖膠樹	5.0	150.0	3.0
T14	大葉糖膠樹	5.0	135.0	3.0
T15	大葉糖膠樹	5.0	120.0	3.0
T16	大葉糖膠樹	5.0	145.0	3.0
T17	銀合歡	6.5	200.0	4.0
T18	銀合歡	6.5	200.0	4.0
T19	合歡樹	7.0	150.0	3.0
T20	具柄冬青	4.0	130.0	2.5
T21	苦楝	9.0	300.0	2.5
T22	黃葛樹	13.0	500.0	5.0
T23	恒春黃槿	7.0	380.0	4.0
T24	恒春黃槿	7.0	380.0	4.0

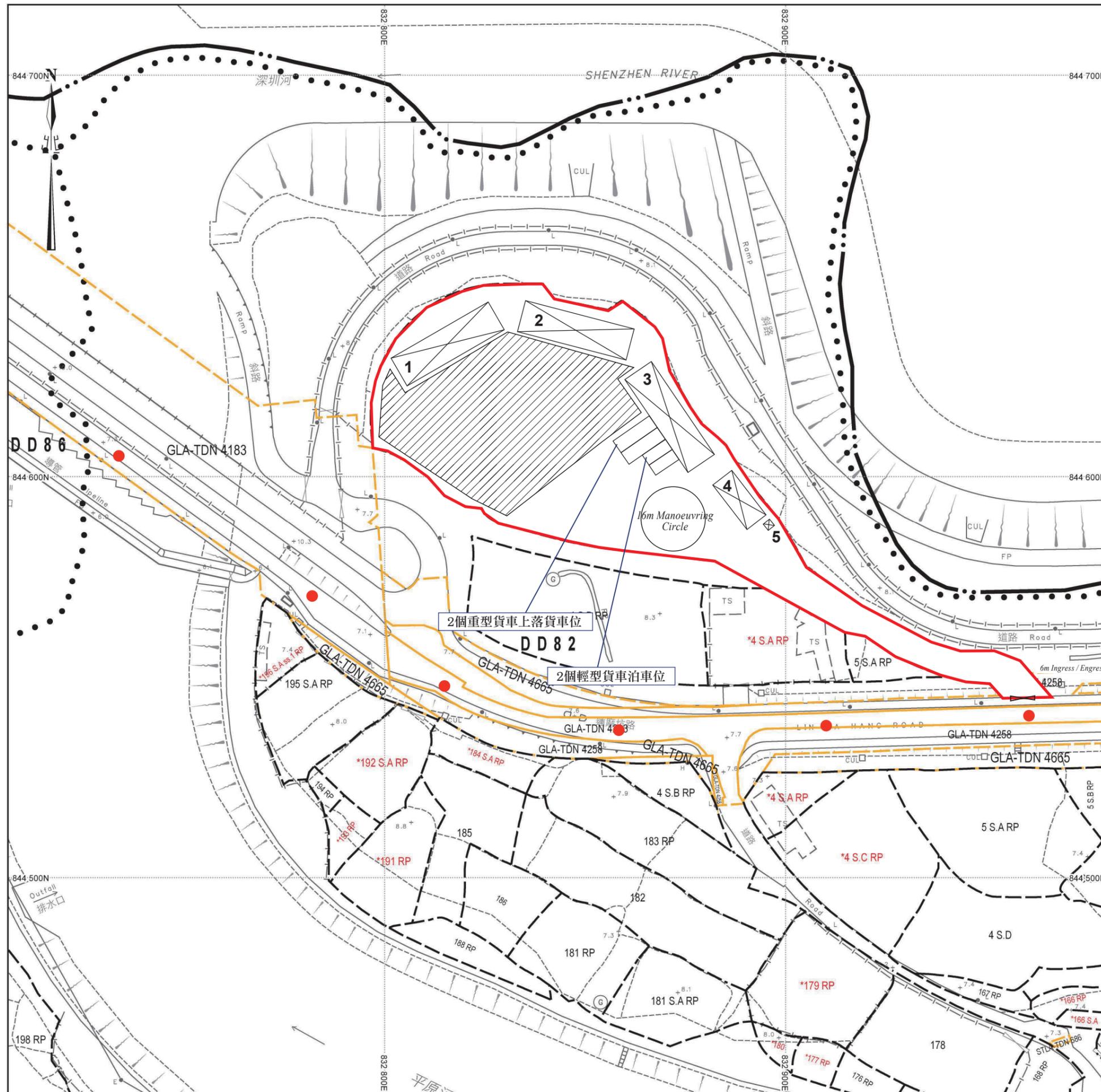
T25	食茱萸	6.0	130.0	2.0
T26	食茱萸	6.0	130.0	2.0
T27	香蕉樹	3.0	/	/
T28	香蕉樹	3.0	/	/
T29	香蕉樹	3.0	/	/
T30	香蕉樹	3.0	/	/
T31	香蕉樹	3.0	/	/
T32	香蕉樹	3.0	/	/
T33	香蕉樹	3.0	/	/
T34	香蕉樹	3.0	/	/
T35	香蕉樹	3.0	/	/
T36	香蕉樹	3.0	/	/
T37	香蕉樹	3.0	/	/
T38	香蕉樹	3.0	/	/
T39	香蕉樹	3.0	/	/
T40	香蕉樹	3.0	/	/
T41	香蕉樹	3.0	/	/
T42	香蕉樹	3.0	/	/
T43	香蕉樹	3.0	/	/
T44	香蕉樹	3.0	/	/
T45	香蕉樹	3.0	/	/
T46	香蕉樹	3.0	/	/
T47	香蕉樹	3.0	/	/

## 美化環境建議計劃

由於現場部分樹木，序號：T30-T47，位於場地中心，阻礙車輛及場地人士進出及使用。申請人規劃把有關範圍作露天存放建築材料和建築機械，因此提出斬樹18棵，當中18棵都是香蕉樹，即以上表格紫色部分，圖中橙色標示位置。

為了美化環境，加強場地綠化效果，團隊會保留原有29棵樹木，序號：T01-T29，並會種植18棵新樹木，序號：N01-N18，均是細葉榕，即圖中藍色標示位置。從而減低發展對環境可能構成的視覺影響，提高場地及附近範圍的景觀質素。計劃會分為種植和保育樹木，所有綠化工作，會聘請具經驗及專業的園藝公司進行，為將來工程進行更新及補養。

有關保護樹木工作，申請人會參考由發展局綠化、園境及樹木管理組發出的資訊：護養樹木的簡易圖解及樹木管理手冊以護養樹木。第二，申請地點會設置水喉位，並會安排專人按時灌溉、施肥、修剪及除草；留意蟲害，確保樹木能健康生長。若發現樹木瀕死或出現枯萎情形，會盡快更換。第三，申請地點會嚴格規定，不許在樹木 1 米範圍內停放車輛或堆放雜物，以免損害樹木支幹或將泥土壓實，防止出現任何污染泥土的情況。第四，申請地點內嚴禁焚燒垃圾及處理廢物，不會把樹木連著圍欄或電纜，或在樹木上安裝標誌牌。最後，申請人會盡力保護成齡樹木，並將清除攀緣植物的工作，列作保養樹木的常規工作。



### 場地設計圖

露天存放建築材料和建築機械面積：約1792平方米

構築物(1)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(2)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(3)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(4)  
用途：辦公室  
高度：約3米  
層數：1層  
面積：約84平方米  
總樓面面積：約84平方米

構築物(5)  
用途：電錶房  
高度：約3米  
層數：1層  
面積：約4平方米  
總樓面面積：約4平方米

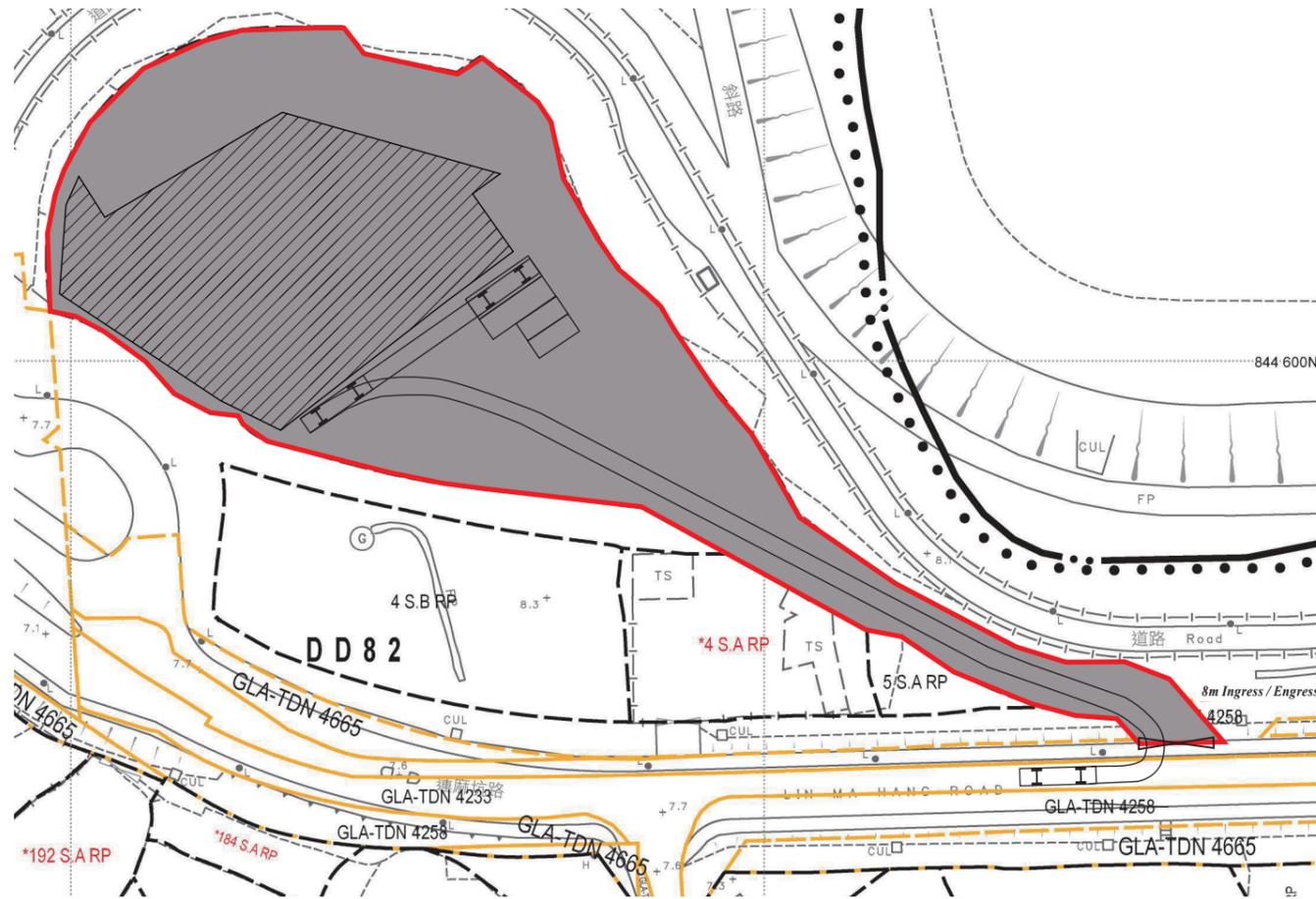
 露天存放建築材料和建築機械範圍

 行車路線

SCALE 1 : 1000

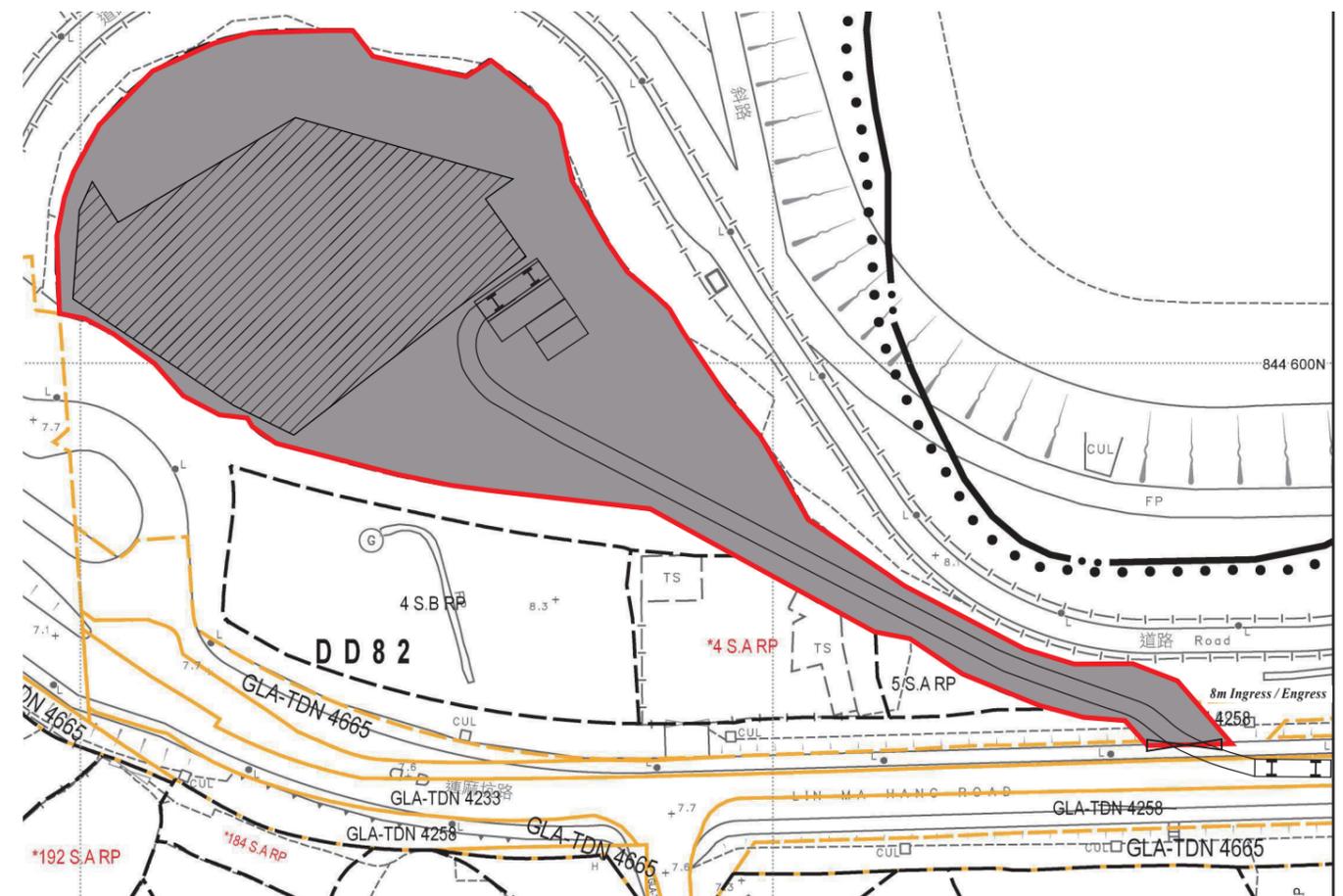
## SWEPT PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



### LEGEND

-  PARKING SPACE
-  HEAVY GOODS VEHICLE
-  SWEPT PATH OF VEHICLE
-  8M WIDE INGRESS / EGRESS
-  APPLICATION SITE

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**Cheryl Tsz Man TSANG/PLAND**

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**From:** 陳灝然 <[REDACTED]>  
**Sent:** Friday, January 9, 2026 5:05 PM  
**To:** Audrey Hiu Tung SOO/PLAND <[REDACTED]>  
**Subject:** A/NE-MKT/54補充資料

敬啟者

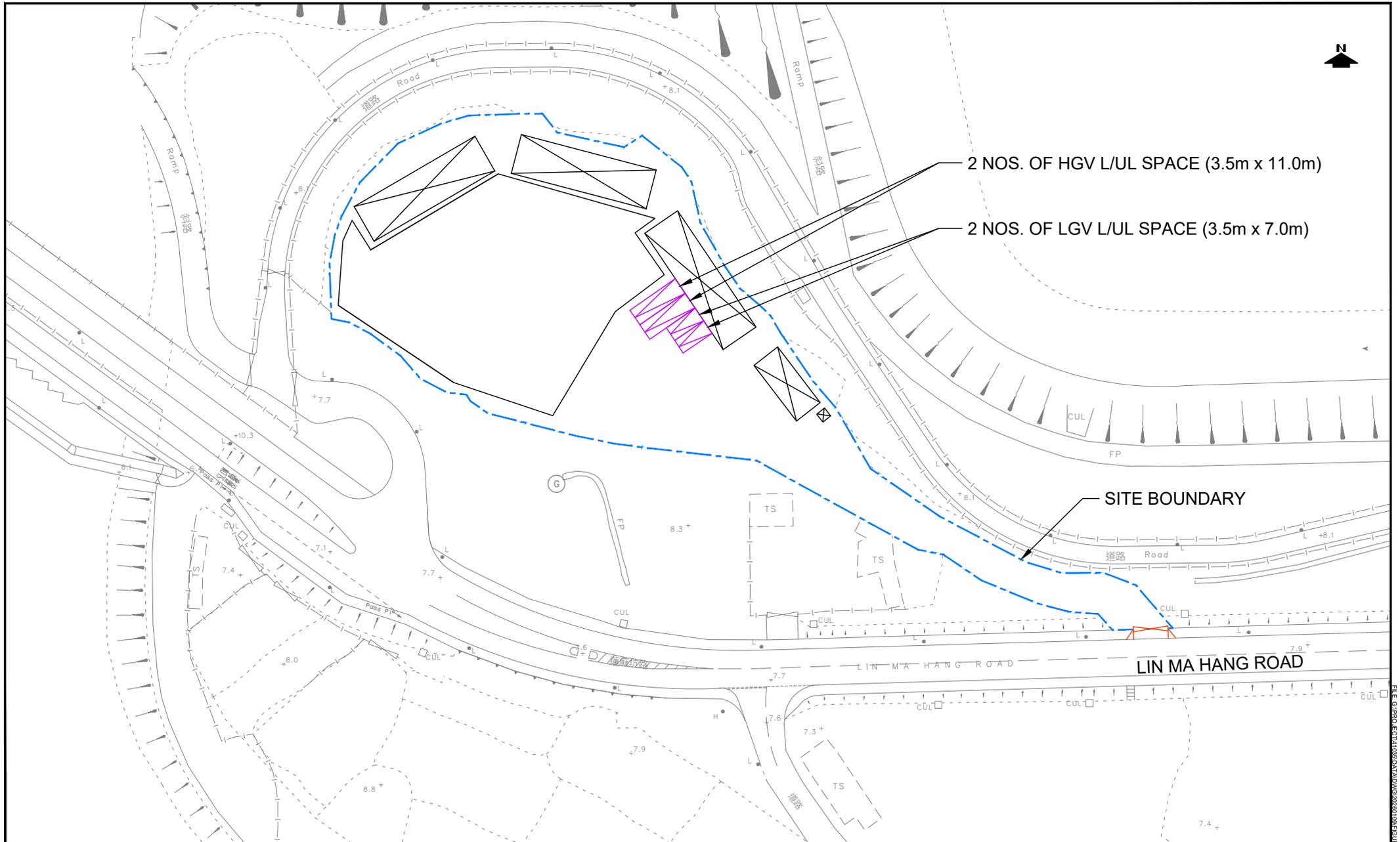
就上述檔案，現提交補充資料以回應運輸署意見。

**Proposed Temporary Open Storage of Construction Materials and Construction Machinery with Ancillary Facilities for a Period of 3 Years at Lots 1 RP and 2 RP in D.D. 82 and Adjoining Government Land, Ta Kwu Ling, New Territories  
(Application No. A/NE-MKT/54)**

**9 January 2026**

**Response to Comments**

Comments	Responses
<b>Comments from Transport Department (Contact Person: Mr Eric Tam, Tel: 2399 2405)</b>	
(i) The previous comment on “The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the proposed use” has not been addressed;	Noted. Please refer to <b>Figure 1</b> for the Site Layout Plan and <b>Figure 2</b> for the proposed access arrangement.
(ii) The previous comment on “The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety” has not been addressed; and	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the proposed public vehicle park.
(iii) The swept path analysis submitted should have included other facilities e.g. open storage area, on the same plan to demonstrate sufficient space is provided for maneuvering of heavy goods vehicles within the application site. Subsequently, the applicant should revise the master layout plan if necessary.	Noted. Please refer to <b>Figures 3</b> and <b>4</b> for the swept path analysis of an HGV moving in/out between the L/UL space and the proposed vehicular access. The sight line is also checked and demonstrated in <b>Figure 5</b> .



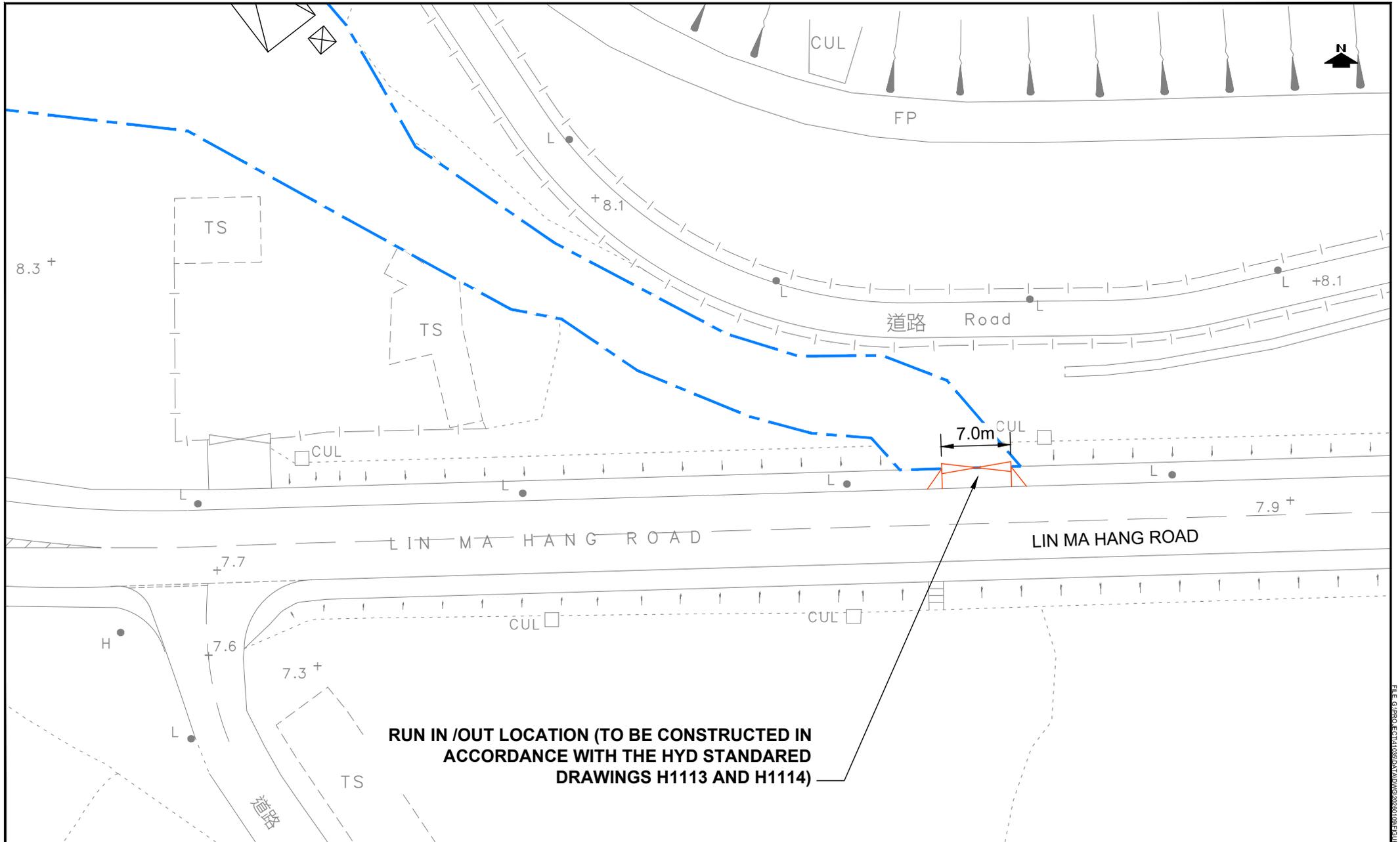
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CHECKED	SLN	

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54

DRAWING NO.	FIGURE 1	REV.	.
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**SITE LAYOUT PLAN**

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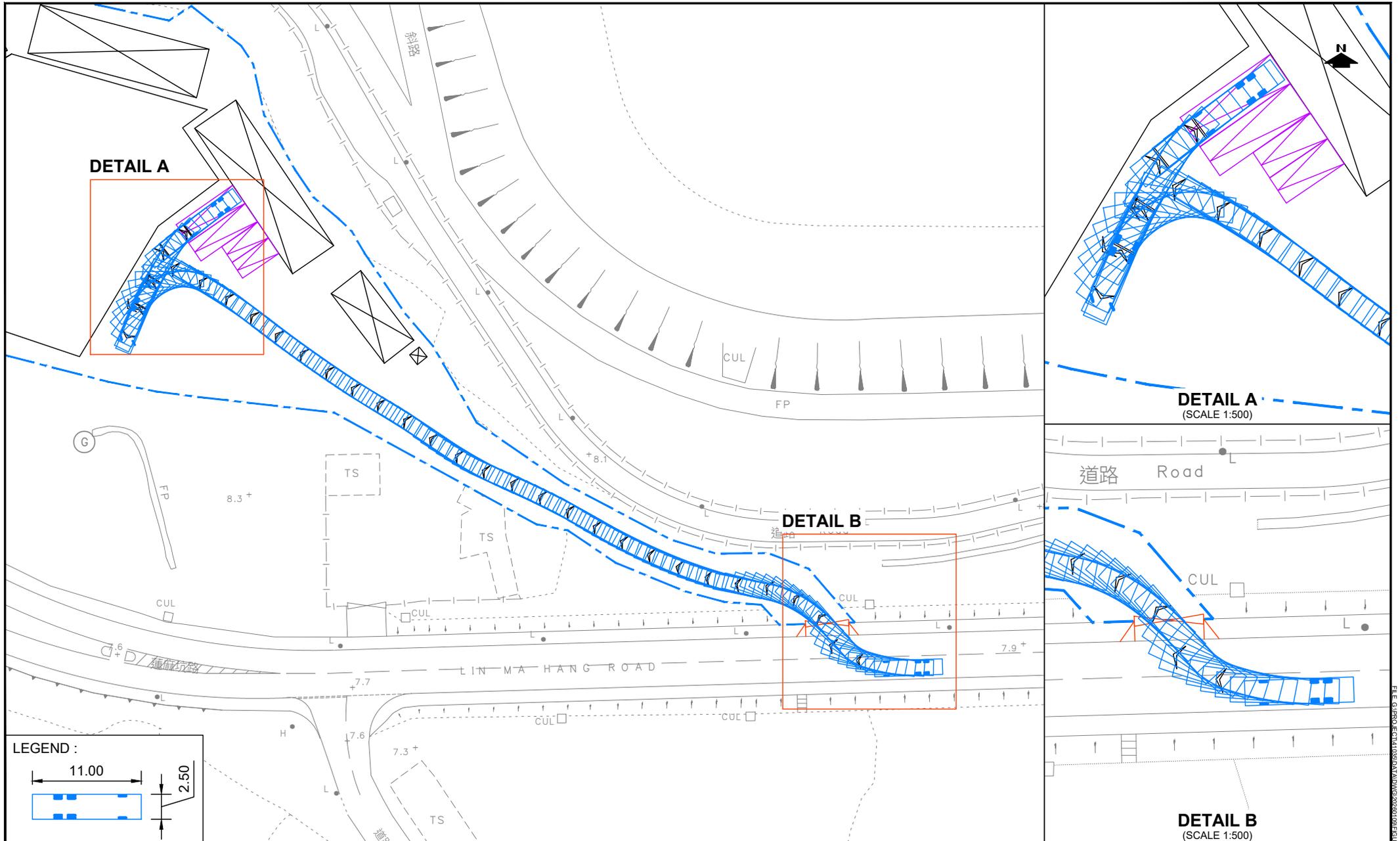
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DRAWING NO.	FIGURE 2	REV.	.
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**PROPOSED ACCESS ARRANGEMENT**

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**LEGEND :**

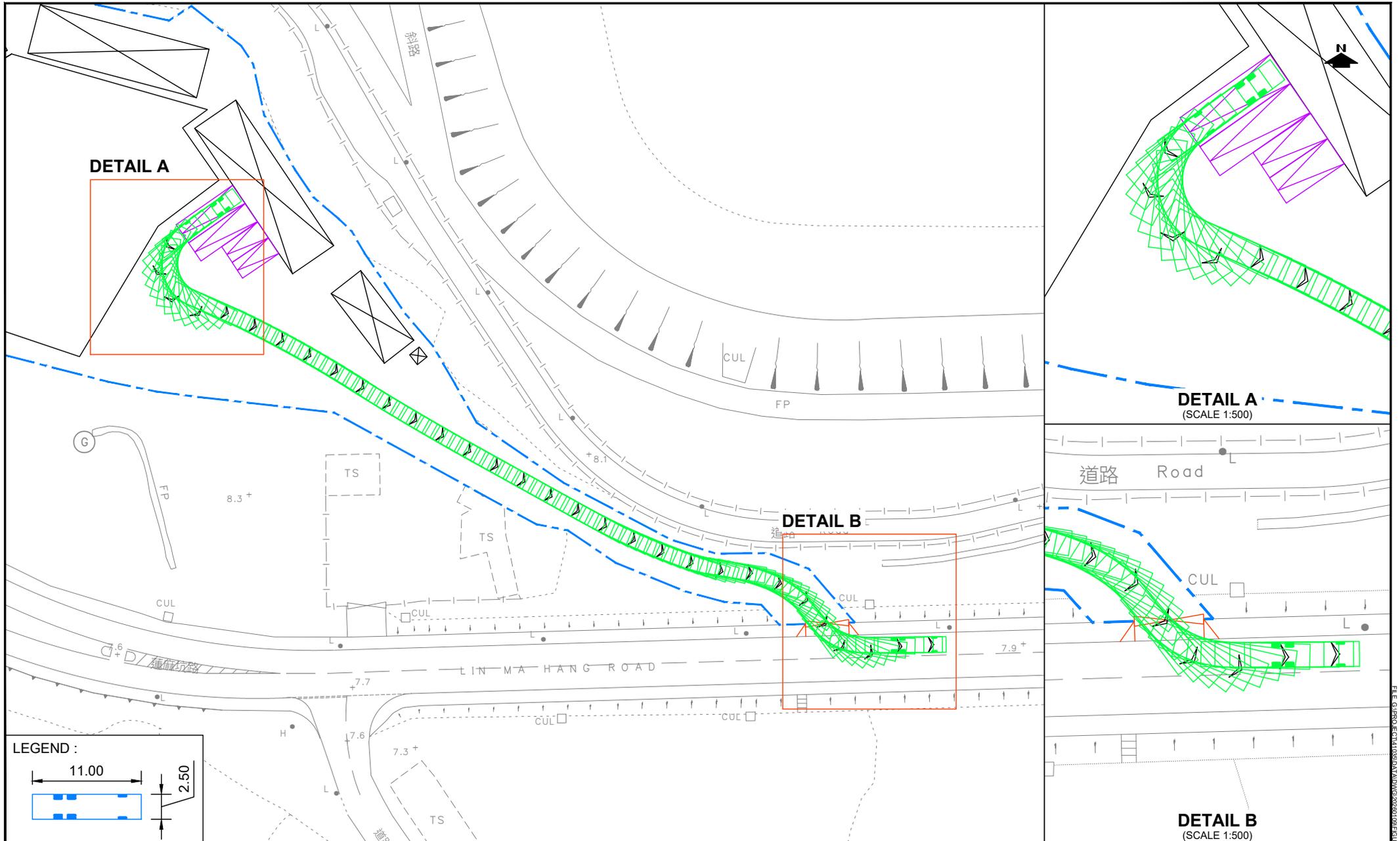
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DESIGNED	SLN	DATE <b>JAN 2026</b>
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CHECKED	SLN	

PROJECT TITLE **PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54**

DRAWING TITLE **SWEPT PATH ANALYSIS - HGV (IN)**

DRAWING NO.	<b>FIGURE 3</b>	REV.	.
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**LLA** 顧問有限公司  
Consultancy Limited



**LEGEND :**

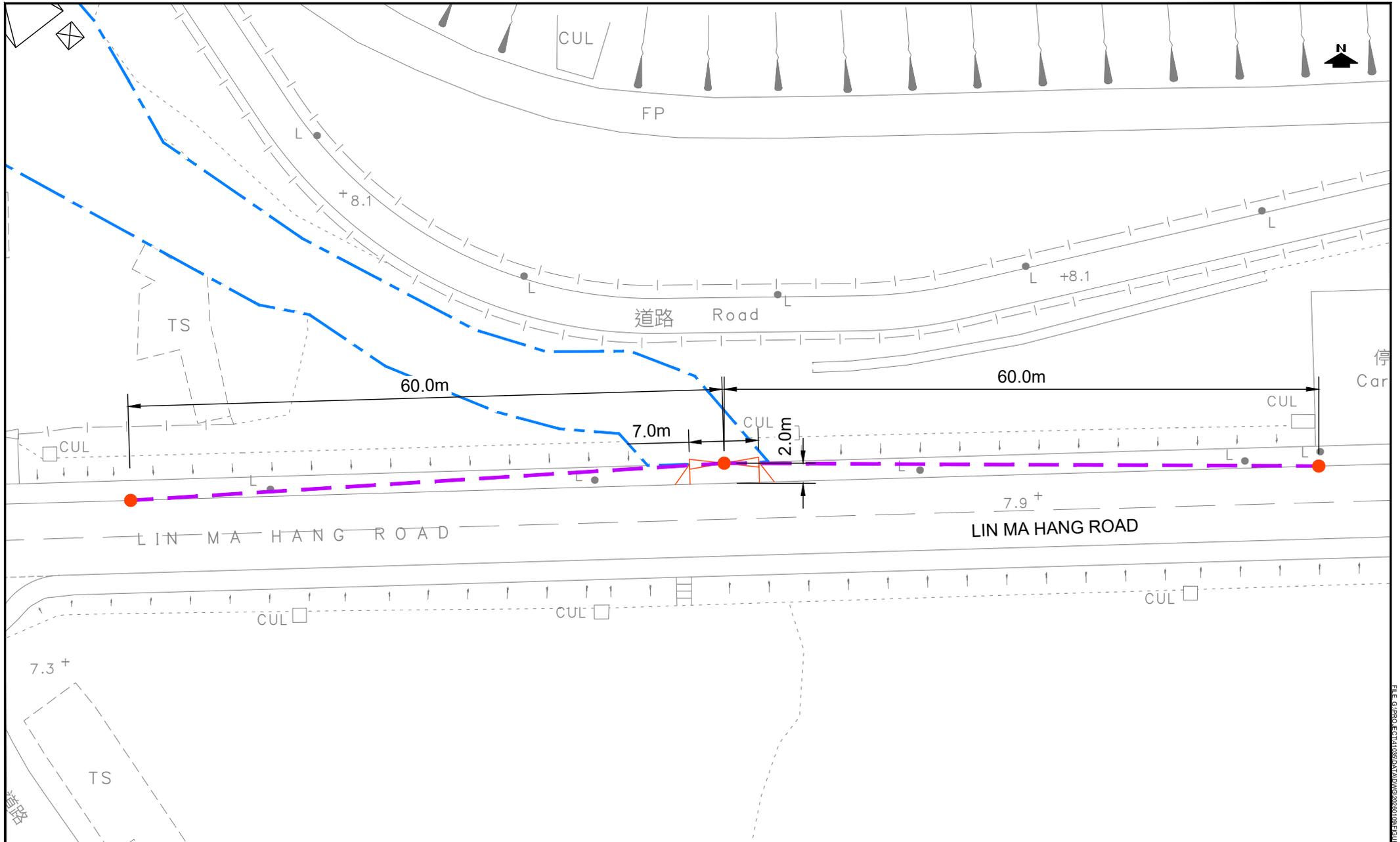
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PROJECT TITLE **PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54**

DRAWING TITLE **SWEPT PATH ANALYSIS - HGV (OUT)**

DRAWING NO.	<b>FIGURE 4</b>	REV.	.
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PROJECT NO.	41035
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	JAN 2026
SCALE	1:500 @ A4

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54
DRAWING TITLE	<b>SIGHT LINE ANALYSIS</b>

DRAWING NO.	FIGURE 5
REV.	.
<b>LLA</b> 顧問有限公司 Consultancy Limited	

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## Cheryl Tsz Man TSANG/PLAND

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寄件者: 陳灝然 <[REDACTED]>  
寄件日期: 2026年02月05日星期四 14:11  
收件者: tpbpd/PLAND  
副本: Cheryl Tsz Man TSANG/PLAND  
主旨: A/NE-MKT/54補充資料  
附件: 美化環境建議計劃圖.pdf; 場地設計圖.pdf; 填土位置圖.pdf; RTC\_20260204.pdf  
類別: Internet Email

敬啟者

此電郵取代今日 11:17 發出的電郵。

就上述檔案，現提交補充資料以回應部門意見。

場地早前借出給中國化學工程集團有限公司進行「提升新界東北污水收集系統」工程，有關工程已於 31/01/2026 完工且已撤出場地，因此場地不會再有工程進行，只會作擬議用途：臨時露天存放建築材料和建築機械連附屬設施（為期 3 年）。

路政署

申請人已按照路政署要求更改出入口位置，申請範圍已避開 GLA-TDN 4258 的政府土地，因而申請場地減少了 70 平方米的政府土地。

運輸署

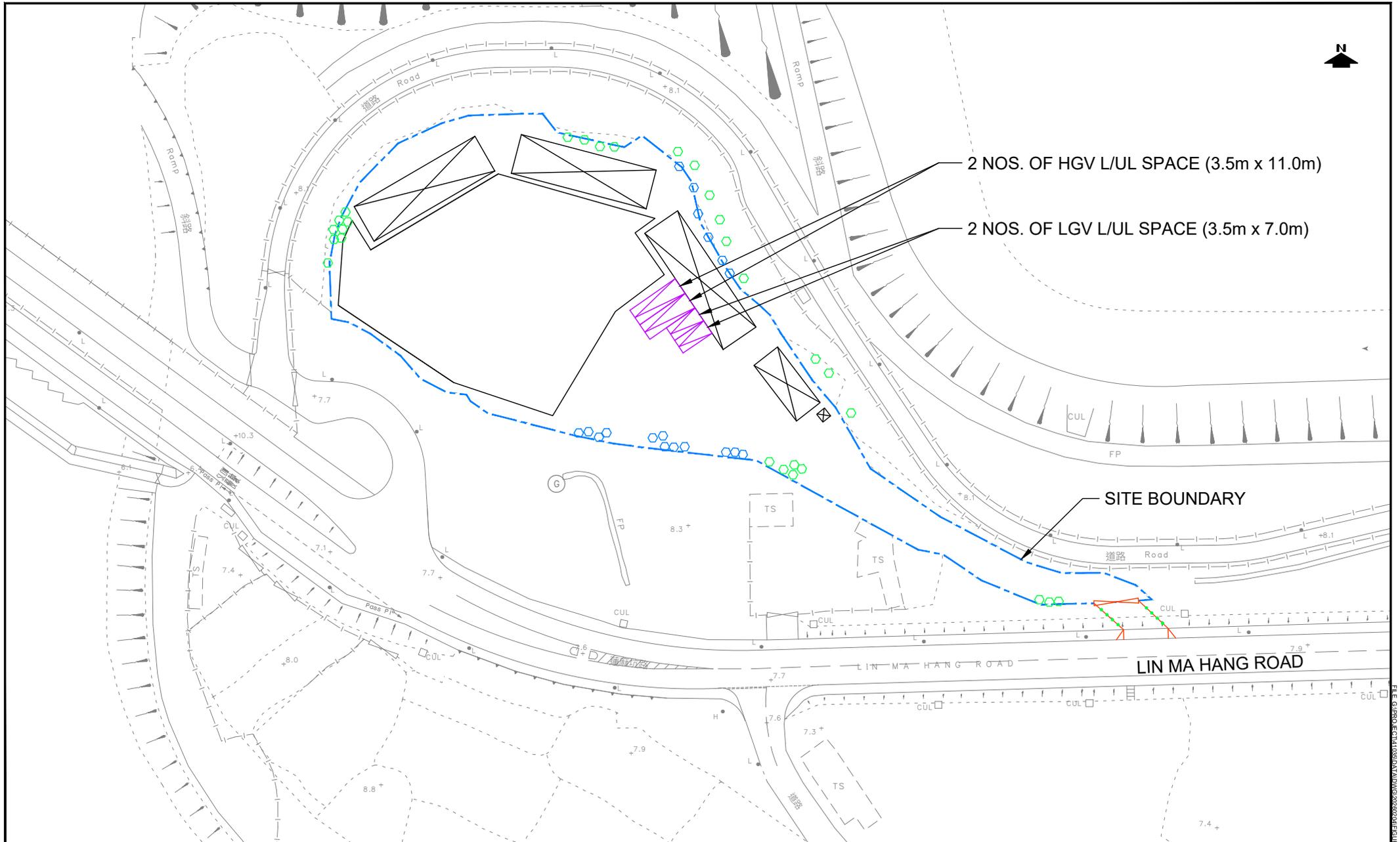
申請人已就其要求更改圖則。

**Proposed Temporary Open Storage of Construction Materials and Construction Machinery with Ancillary Facilities for a Period of 3 Years at Lots 1 RP and 2 RP in D.D. 82 and Adjoining Government Land, Ta Kwu Ling, New Territories  
(Application No. A/NE-MKT/54)**

**4 February 2026**

**Response to Comments**

Comments	Responses
<b>Comments from Transport Department (Contact Person: Mr Ray Lam, Tel: 2399 2405) received on 29 January 2026</b>	
1. The trees proposed to be retained and compensatory trees should be included in the swept path analysis to ensure that the maneuvering of heavy goods vehicles does not conflict with the trees and has sufficient clearance;	Noted. The location of the trees to be retained and compensatory trees are provided in the updated figures ( <b>Figure 1 to 5</b> ).
2. It is noted that the applicant has demonstrated the ingress routes of heavy goods vehicles (HGV) from Lin Ma Hung Road Eastbound and egress route to Lin Ma Hung Road Westbound only. The applicant should confirm that the HGV will follow the proposed routes to and from the application site.	Noted. The applicant confirms that the HGV will follow the proposed ingress route from Lin Ma Hung Road Eastbound and the proposed egress route to Lin Ma Hung Road Westbound only.
3. In connection to the comments from the Highways Department, please update the access width and run-in/out details.	Noted. The access width and run-in/out details are provided in <b>Figure 5</b> .
<b>Comments from Highways Department (Contact Person: Mr Kennie Lam, Tel: 2762 4090)</b>	
1. The applicant site falls within Simplified Temporary Land Allocation No. GLA-TDN 4258, which includes the newly constructed footpath under Public Works Programme No. 6863TH 'Widening of Western Section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road'. Please revise the application site boundary to avoid any conflict with GLA-TDN 4258.	Noted. The application site boundary is adjusted as shown in the updated figures ( <b>Figure 1 to 5</b> ).

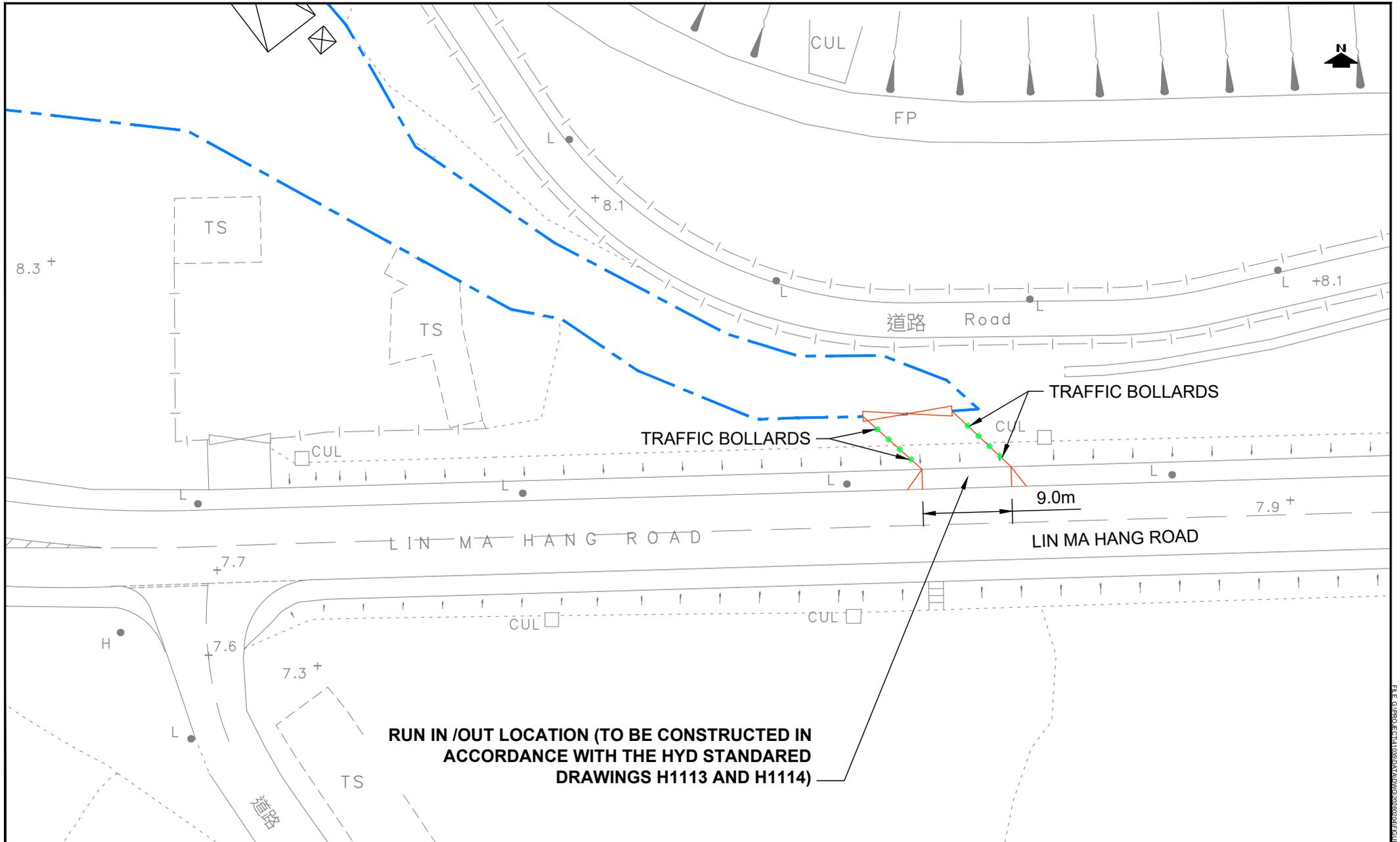


PROJECT NO.	<b>41035</b>
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	JAN 2026
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PROJECT TITLE **PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54**

DRAWING TITLE	<b>SITE LAYOUT PLAN</b>
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DRAWING NO.	<b>FIGURE 1</b>	REV.	.
<b>LLA</b> 顧問有限公司 Consultancy Limited			



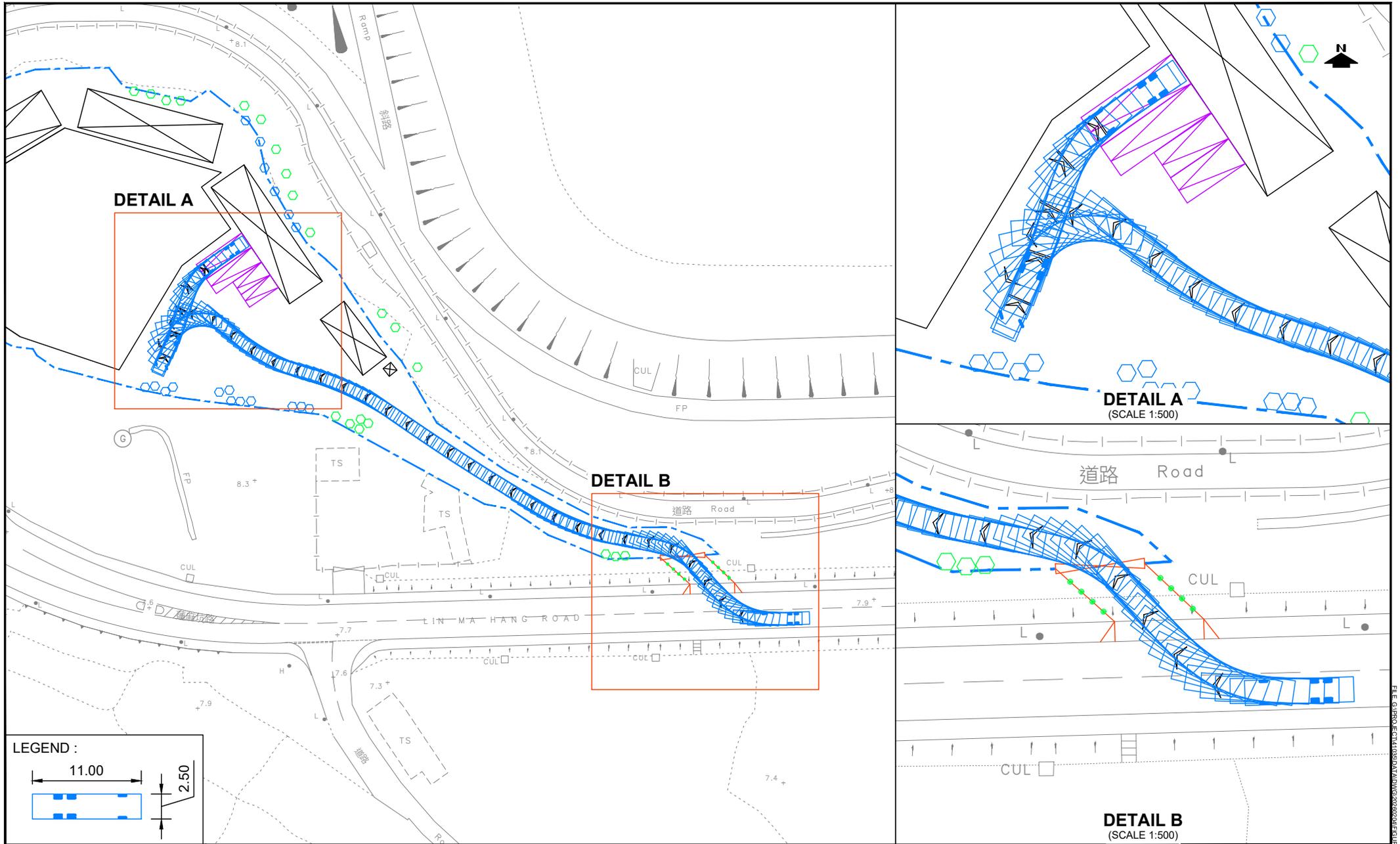
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CHECKED	SLN	

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DRAWING NO.	FIGURE 2	REV.	.
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**PROPOSED ACCESS ARRANGEMENT**

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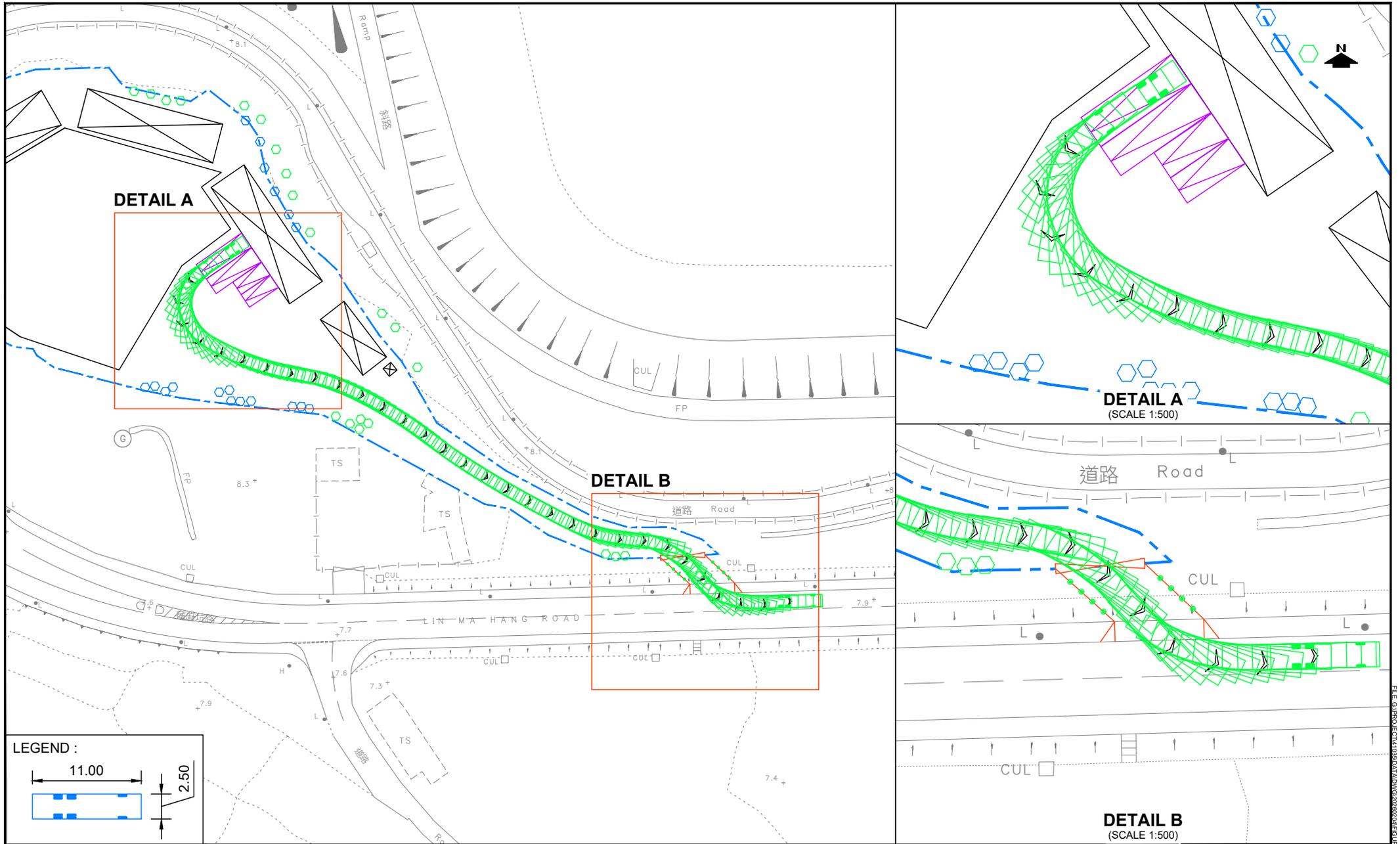
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DRAWING NO.	FIGURE 3	REV.	.
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**SWEPT PATH ANALYSIS - HGV (IN)**

**LLA** 顧問有限公司  
Consultancy Limited



**LEGEND :**

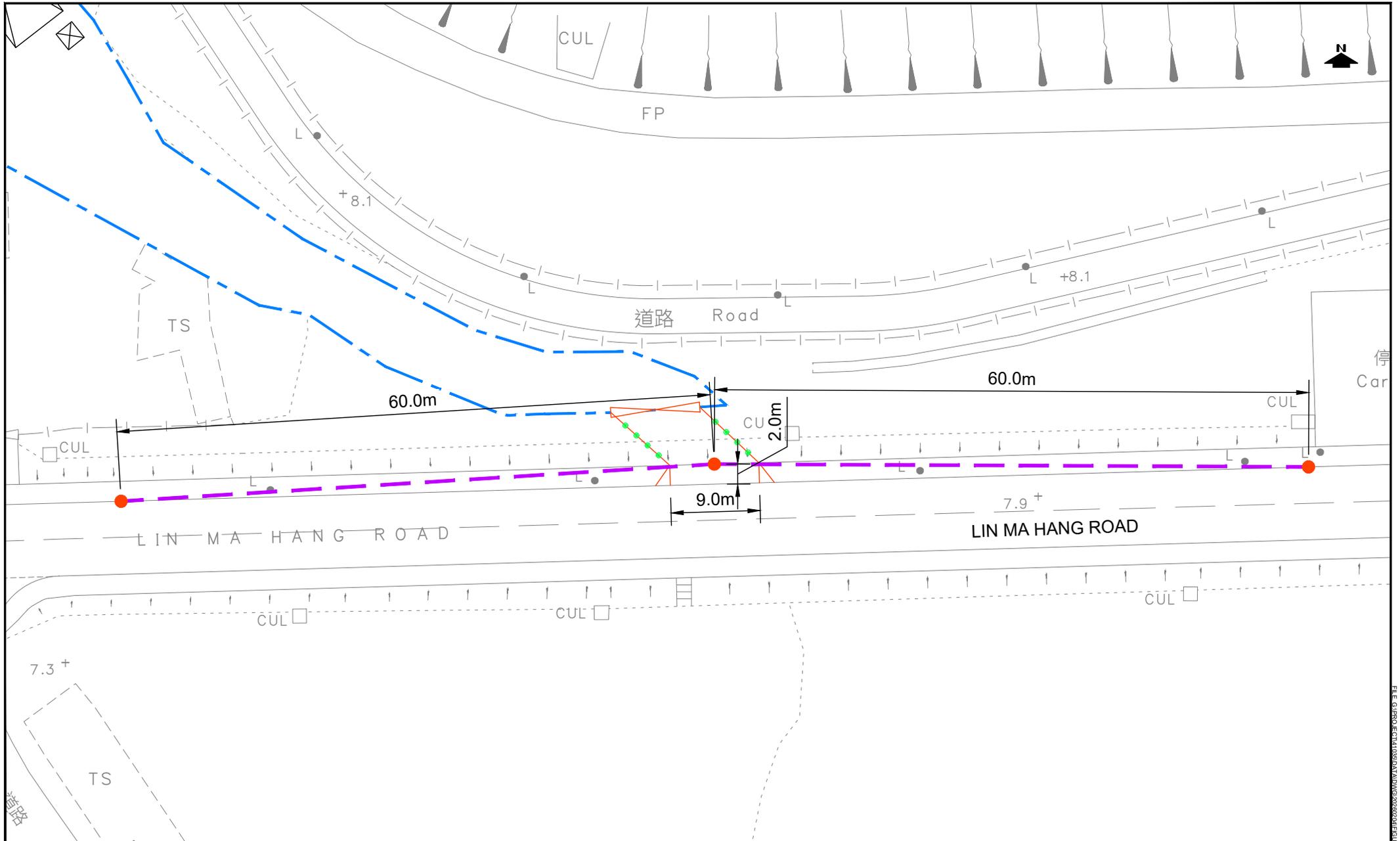
PROJECT NO.	<b>41035</b>	
DESIGNED	SLN	DATE <b>FEB 2026</b>
DRAWN	CLL	SCALE <b>1:1000 @ A4</b>
CHECKED	SLN	

PROJECT TITLE **PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54**

DRAWING TITLE **SWEPT PATH ANALYSIS - HGV (OUT)**

DRAWING NO.	<b>FIGURE 4</b>	REV.	.
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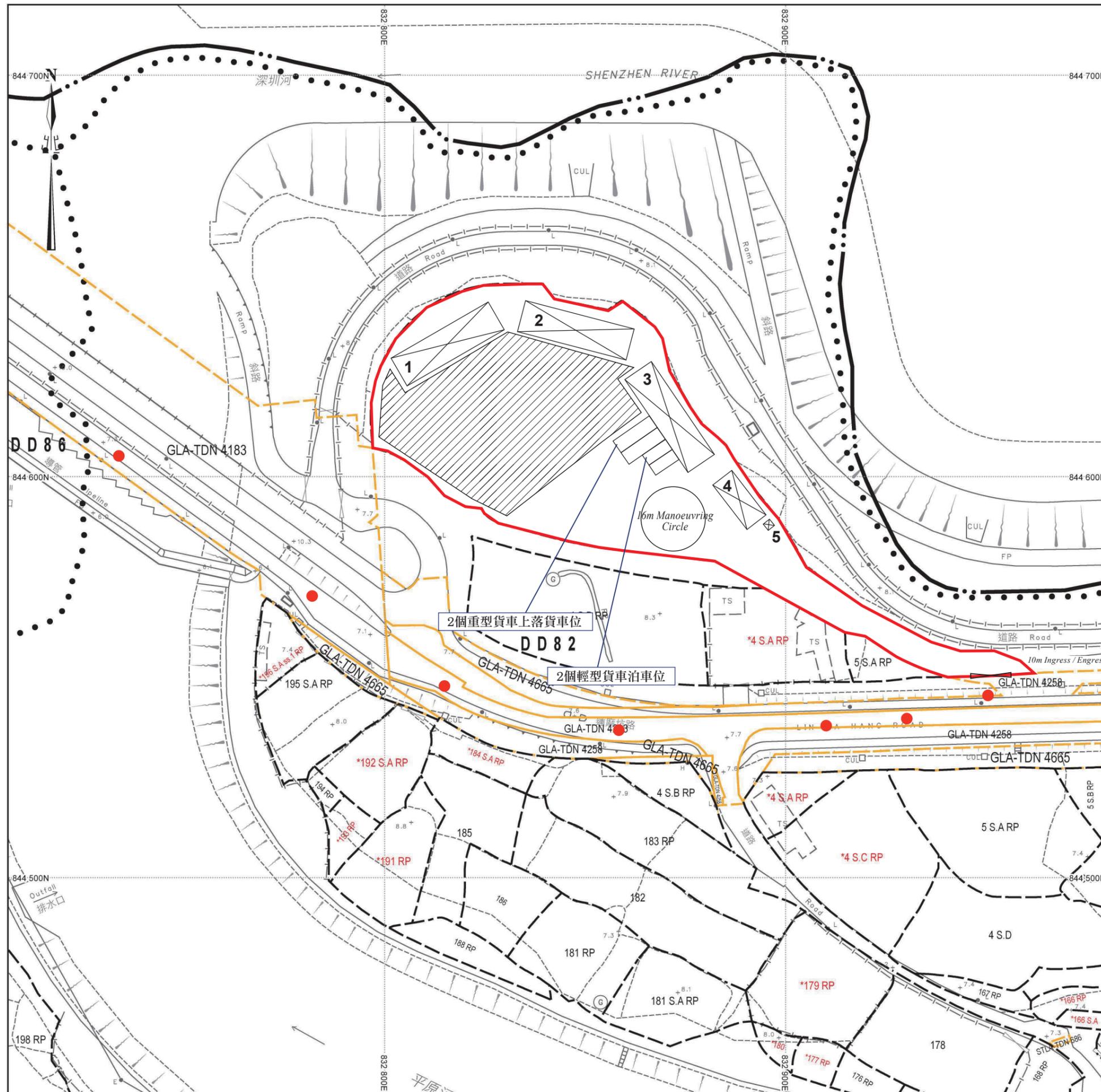
**LLA** 顧問有限公司  
Consultancy Limited



PROJECT NO.	41035
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	FEB 2026
SCALE	1:500 @ A4

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AT LOTS 1 RP AND 2 RP IN D.D. 82 AND ADJOINING GOVERNMENT LAND, TA KWU LING, N. T. APPLICATION NO. A/NE-MKT/54
DRAWING TITLE	SIGHT LINE ANALYSIS

DRAWING NO.	FIGURE 5	REV.	.



### 場地設計圖

露天存放建築材料和建築機械面積：約1792平方米

構築物(1)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(2)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(3)  
用途：涼棚  
高度：約4米  
層數：1層  
面積：約224平方米  
總樓面面積：約224平方米

構築物(4)  
用途：辦公室  
高度：約3米  
層數：1層  
面積：約84平方米  
總樓面面積：約84平方米

構築物(5)  
用途：電錶房  
高度：約3米  
層數：1層  
面積：約4平方米  
總樓面面積：約4平方米

 露天存放建築材料和建築機械範圍

 行車路線

SCALE 1 : 1000



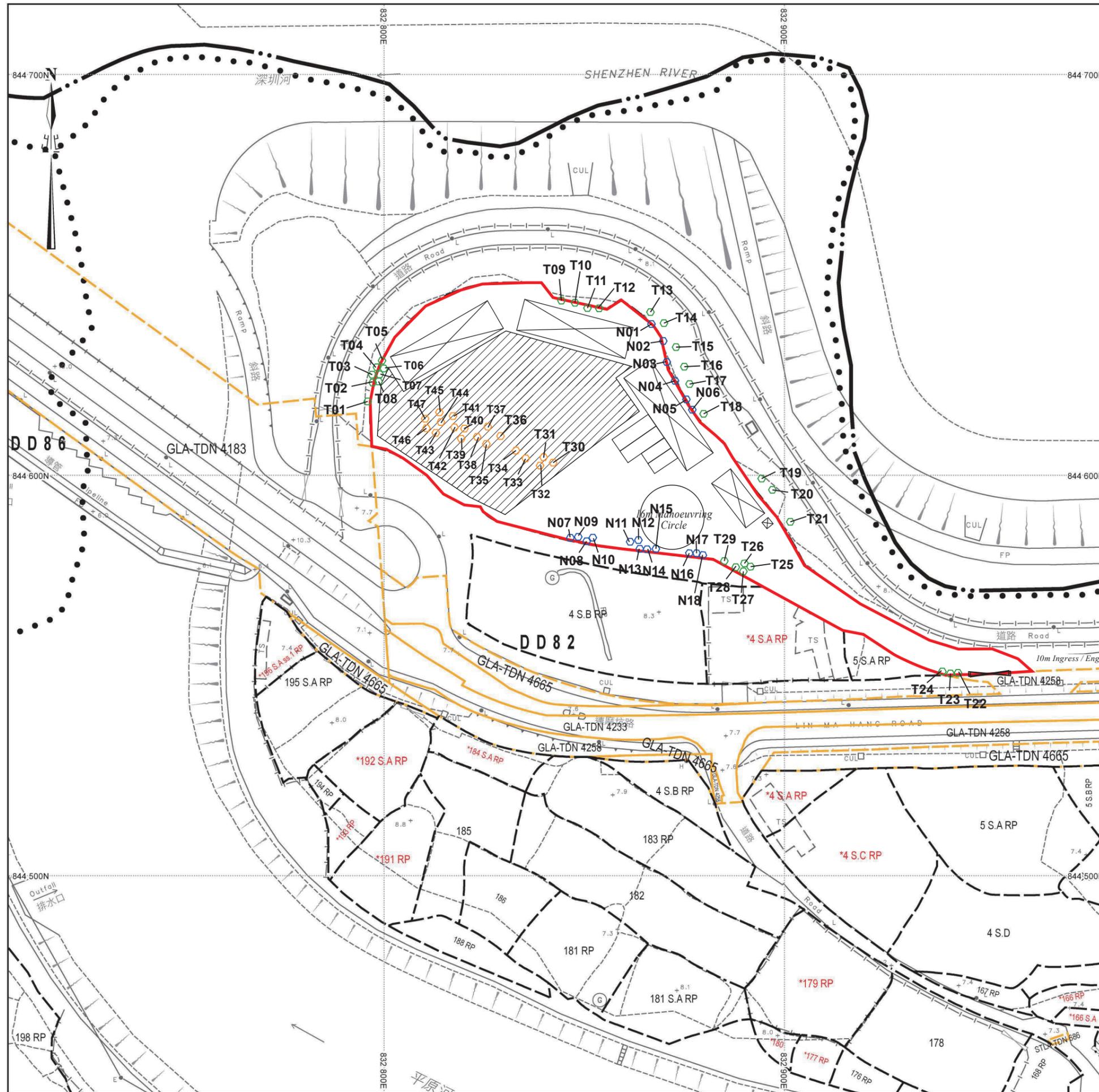
填土位置圖

填土面積：約5240平方米  
 填土厚度：約0.2米  
 填土物料：混凝土

■ 填土範圍

SCALE 1 : 1000

美化環境建議計劃圖



◻ 保育現有樹木29棵：T01-T29

◻ 斬掉現有樹木18棵：T30-T47

◻ 種植新樹木18棵：N01-N18

▨ 露天存放建築材料和建築機械範圍

SCALE 1 : 1000

**Relevant Extracts of Town Planning Board Guidelines on  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar Application for Temporary Open Storage  
within “Recreation” Zone in the vicinity of the Application Site**

**Rejected Application**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MKT/27	Proposed Temporary Open Storage of Construction Machinery and Warehouse for Storage of Machinery Parts with Ancillary Office for a Period of Three Years	1.12.2023 <i>(on review)</i>	R1-R3

**Rejection Reasons**

- R1 The proposed use was not in line with the planning intention of the “Recreation” zone, which was primarily for recreational developments for the use of the general public. It encouraged the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low density recreational developments might be permitted subject to planning permission. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed use would not generate adverse traffic, drainage, landscape and environmental impacts on the surrounding areas.
- R3 The proposed use did not comply with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that no previous approval has been granted to the Site and there were adverse departmental comments and local objections.

**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 public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure it will not cause adverse drainage impact to the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation; and
- her detailed advisory comments on the application are at **Appendix V**.

**2. Fire Safety**

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his detailed advisory comments on the application are at **Appendix V**.

**3. Traffic**

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no adverse comment on the application from highway maintenance perspective;
- should the application be approved, conditions should be included to request the applicant to submit and construct the proposed vehicular run-in/run-out to the Site in accordance with the prevailing HyD standard drawings (i.e. H5133, H5134 and H5135); and
- his detailed advisory comments on the application are at **Appendix V**.

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

- no adverse comment on the application from traffic engineering perspective;
- should the application be approved, conditions should be included to request the applicant to implement the proposed traffic management measures, and the implemented traffic management measures shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix V**.

#### **4. Environment**

Comments of the Director of Environmental Protection (DEP):

- Although heavy vehicle is involved, no domestic dwelling is identified within 100m from the Site, hence he has no objection to the application from environmental planning perspective;
- no environmental complaint was received for the Site in the past three years; and
- his detailed advisory comments on the application are at **Appendix V**.

#### **5. Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site is located in an area of rural inland plain landscape character comprising tree clusters, vegetated areas, village houses, Shenzhen River to the north, Ping Yuen River to the south and woodland within the “Green Belt” zone to the west. Compared with the aerial photos from 2019 to 2024, vegetation clearance within the Site has taken place since 2020. Approval of the application may further alter the landscape character of the surrounding areas;
- it is noted that 18 trees are proposed to be felled, and 18 new *Ficus microcarpa* (細葉榕) will be planted as compensation for the tree loss with not less than 1:1 in quantity. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- her detailed advisory comments on the application are at **Appendix V**.

#### **6. Other Departments**

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Commissioner of Police (C of P);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC);
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (e) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and

(g) 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) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures on the said private lots. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

Unlawful occupation of Government Land (GL) with structure extended from adjoining Lot 4 S.A RP in D.D. 82 covered by the planning application

portion of the GL within the Site was illegal occupied with the structure extended from adjoining Lot 4 S.A RP in D.D. 82. No regularisation would be considered according to prevailing policy. The applicant should be clarified to revise his/her proposal. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (ii) subject to the rectification or amendment as aforesaid required, the lot owner shall apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his/her own expense; and
- (ii) the Site is in an area where public sewerage connection is not available;

- (d) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicant should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
  - (i) the proposed access arrangement should be commented by the Transport Department (TD);
  - (ii) as there is no proper run-in/out for the proposed ingress and egress of the Site, the applicant should submit a design of the run-in/out for his office's review upon TD's approval of the access arrangement; and
  - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (f) to note the comments of the Commissioner for Transport (C for T) that 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;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and new tree planting 2m spacing for large tree species (i.e. *Ficus microcarpa* (細葉榕)) with aggressive root system is considered too narrow and sufficient growing space should be provided. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that five structures are proposed at the Site. 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 unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (iii) the Site abuts on a specified street (i.e. Lin Ma Hang Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage; and
  - (iv) the applicant's attention is drawn to the following points:
    - if any existing structure is erected on leased land without the approval of the Building Authority (BA), they are UBW under the BO and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by 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 and subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage; and
- (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 & 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. Hence, subject to the land use planning and boundary review of the PDA in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

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

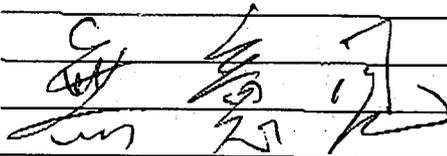
By Fax : 2877 0245 or 2522 8426

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-MKT/54

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

簽署 Signature  日期 Date 2025.11.5

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月23日星期日 2:52  
收件者: tpbpd/PLAND  
主旨: A/NE-MKT/54 DD 82 Lin Ma Hang Road  
類別: Internet Email

2

A/NE-MKT/54

Lots 1 RP and 2 RP in D.D. 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling

Site area: About 5,310sq.m (Includes Government Land of about 1,292sq.m)

Zoning: "Recreation"

Applied use: Open Storage of Construction Materials and Construction

Machinery / 4 Vehicle Parking

Dear TPB Members,

Yet another application for brownfield on Lin Ma Hang. While many of the applications are for lots to the West where much of the land has already been trashed, this site is another matter. There is no large development anywhere close by. It is opposite a green lung for Shenzhen and runoff would contaminate the river. A significant portion of the site is GL.

There is absolutely no justification to approve the stripping of vegetation and trees at this location.

Approval would set an alarming precedent that would create a window to encourage the same rampant development as that close to the Boundary Control.

The application must be rejected.

Mary Mulvihill