

2024年 4月 2 日

Appendix I of RNTPC  
Paper No. A/NE-MKT/36A

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。

22 APR 2024

This document is received on  
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



2400904

9/4

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-MKT/36
	Date Received 收到日期	22 APR 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)

運俊客運有限公司 WANCHUN TOURS 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)	DD90, LOT 473, 474, 475 RP, 476 S. A RP DD90, LOT 518 和毗鄰政府土地
(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 5056 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1262 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)	317 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-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(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 \_\_\_\_\_ (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 27/3/2024 (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 12/4/2024 (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）

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/發展擬議臨時汽車維修工場和露天停放汽車  
(只限旅遊巴士) (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☒ year(s) 年 三年☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 3834 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 1222 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☒About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 1262 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 1262 .....sq.m ☒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1, 巴士維修工場上蓋, 634平方米, 1層, 層高不高于7米

建築物2, 巴士維修配件及零件倉庫, 548平方米, 1層, 層高不高于7米

建築物3, 辦公室, 每層40平方米, 2層, 層高7米

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

N/A

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

N/A

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

N/A

Proposed operating hours 擬議營運時間

星期一至星期六，早上9點至下午5點，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)) <b>蓮麻坑路</b>
	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 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 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  <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 checked="" 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </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。

本申請人擬議在此地段向城規會申請臨時汽車維修工場和巴士停放中心（為期三年）。

本公司早前在坪輦路經營汽車維修工場，就此業務本公司已有幾十年經驗，也是中港澳直通巴士聯會的資深會員，早前因為前業主無故加三倍租金，加上疫情封關以來，本公司業務蕭條無法應付高昂租金，只能被迫遷離舊址。因需要在短時間內覓地存放工具及待維修巴士，本公司找到此申請地段的業主們，本人自問無法再以同樣低廉的價錢，租到同樣面積和同樣地理位置的場地。

為何本公司要選擇此申請地點作為維修工場？除了業主們提供的低廉租金和雙倍於舊址的場地面積外；1，此地地理位置優越，位於兩個關口中間，蓮麻坑路連接文錦渡關口和香園圍關口，而此申請地點正位於蓮麻坑路旁邊，距離文錦渡關口非常接近。2，此地遠離民居，我們在進行維修工作時不會害怕對附近居民造成影響。3，附近有多個直通巴士停泊車場，也有很多直通巴士在附近穿梭，這個地點十分便利直通巴士的維修保養工作。

然後，本公司認為在此申請地點經營維修工場不會對附近的環境，交通，景觀，排水，和樹木等造成不良影響。交通方面：維修工場設有3個出入口，5萬多呎的工場只設立20個車位，工場內有足夠的空間給巴士在工場內調頭，泊位，等候等等，不會對蓮麻坑路的車輛來往造成不良影響。環境方面：不需要砍伐樹木，也不需要填土等工程，不會對環境造成破壞，維修工作產生的廢料也會用適當方式處置，不會對環境造成不良影響。景觀方面：我們會用全新一整的物料裝飾內外圍牆和建築物，也會把建築物高度限制在7米以下，務求對景觀不造成影響。排水方面：我們會在地段內設置多條U型排水渠和沙井，過濾處置雜物之後再連接到路邊的政府大渠，不會對排水系統造成不良影響。

隨著通關之後，中港兩地之間經濟，民生活動逐漸恢復，通關人數屢創新高，直通巴士，旅遊巴等交通工具也被迫切需要，同樣地維修保養的工作也就一樣被迫切需要，隨著更多巴士投入服務，業界也更頻繁地敦促本公司的維修工作，現因工場問題，本公司遲遲不能答應更多業界的維修保養工作，若然不能及時解決工作場地問題，本公司很快會面臨失去業界訂單的風險，希望貴署高抬貴手，通過本公司的城市規劃申請。



**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

李運廣

董事

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

on behalf of  
代表

運俊客運有限公司

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

Date 日期

06/03/2024

(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	D D 90, L O T 473, 474, 475 RP, 476 S. ARP, 518 和毗鄰政府土地
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 5056 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 317 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> </div>
Plan 圖則	S/NE-MKT/4
Zoning 地帶	AGR
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	擬議臨時汽車維修工場和露天停放汽車 (只限旅遊巴士) (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	1262 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	24.2 % <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		N/A
	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) _____ _____		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	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) _____ _____		N/A N/A N/A N/A N/A

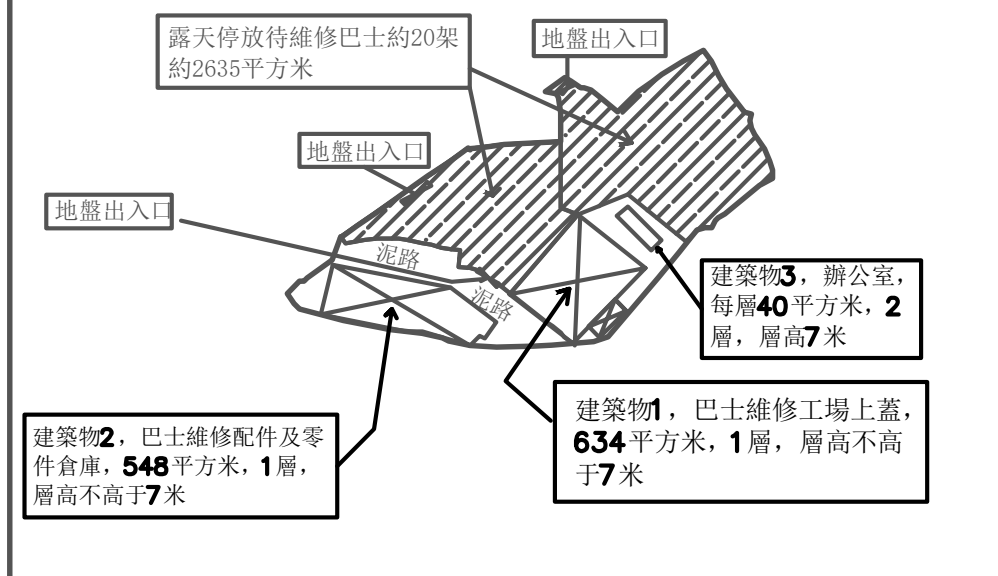
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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"/>
申請地點圖, 車輛行駛路線圖, 渠務示意圖		
<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		

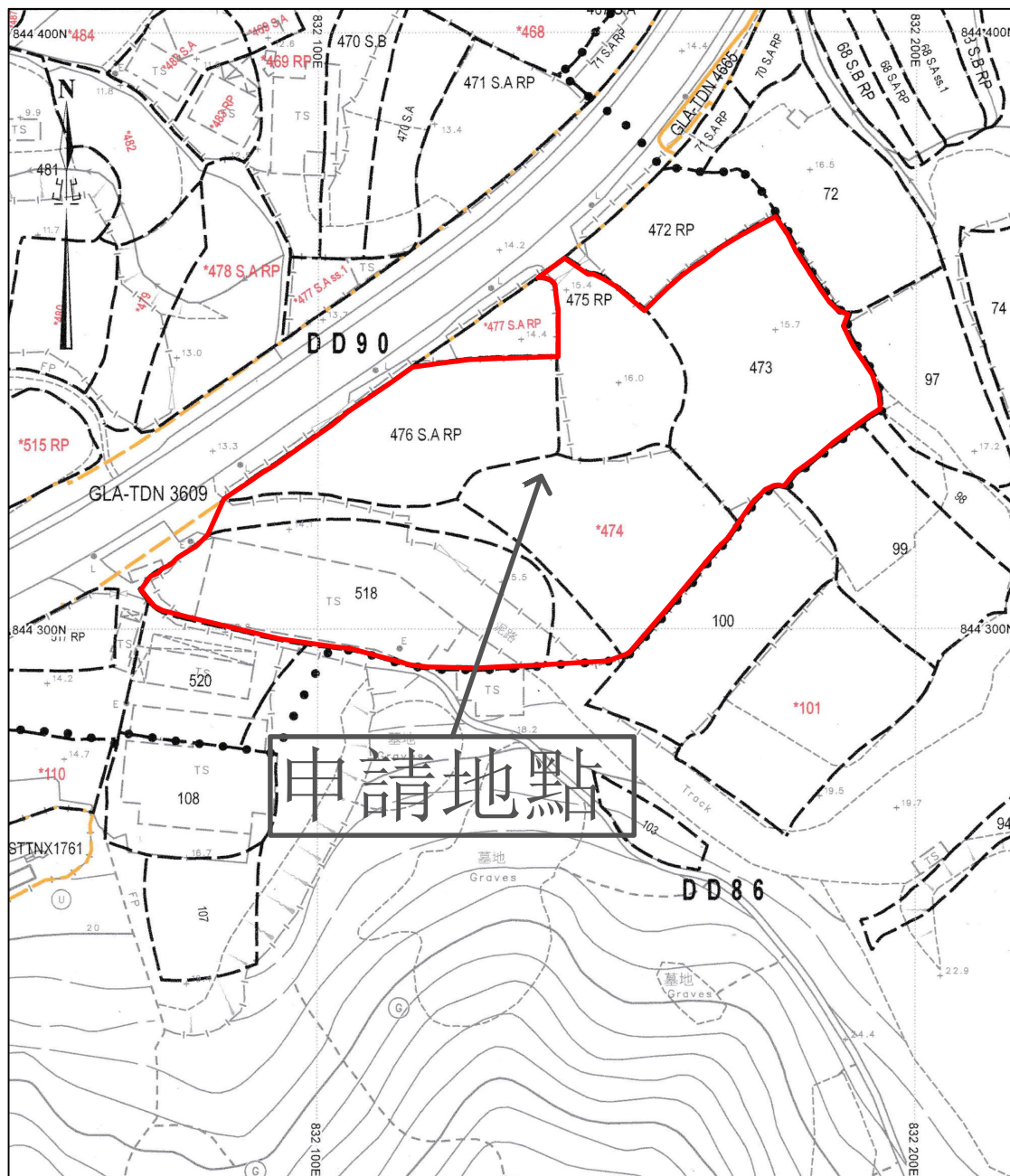
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



## 佈局圖





圖目：申請地點圖

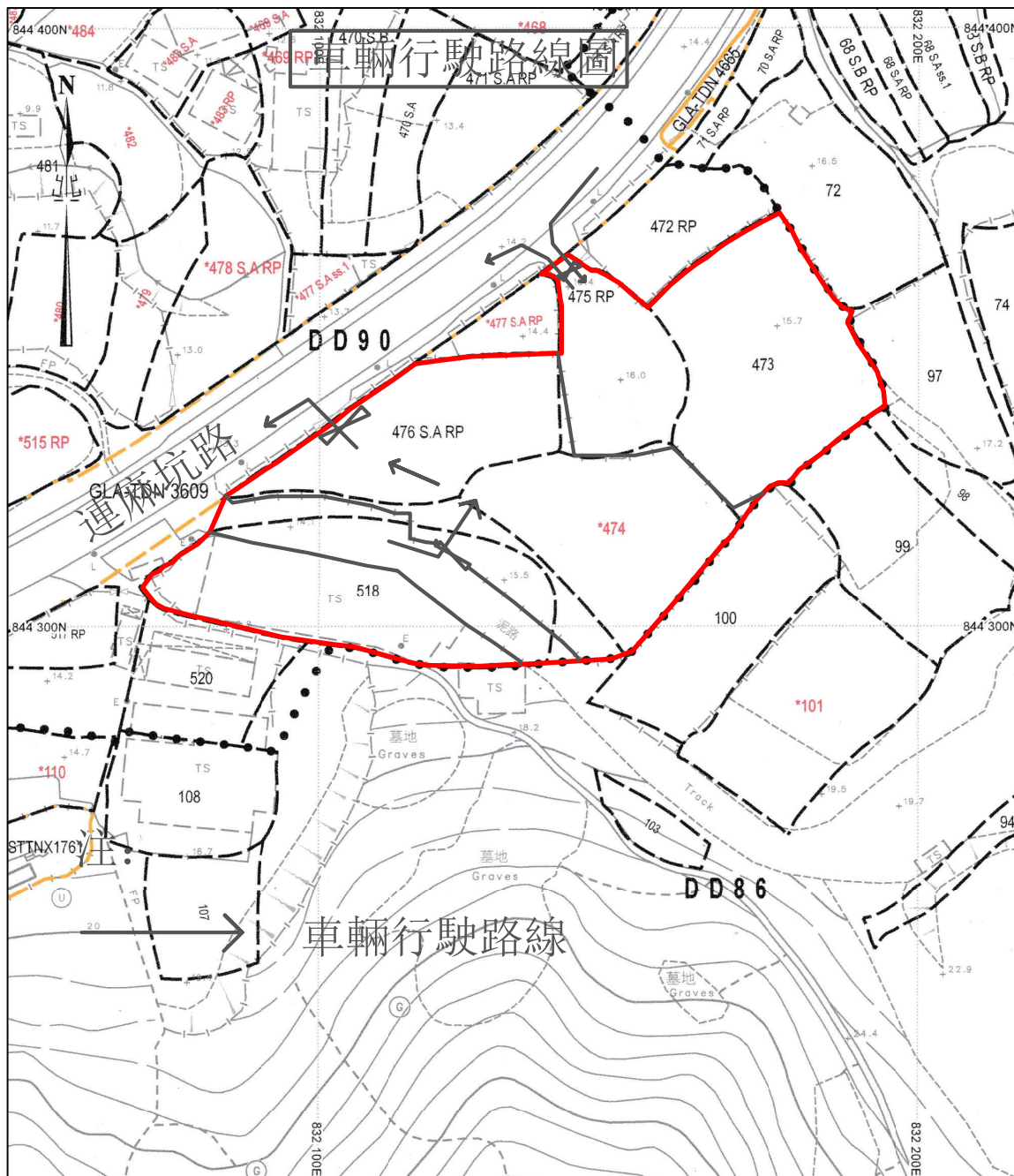
圖號：4

申請地段：DD90 LOT 473, 474, 475 RP  
476 S A. RP , 518和毗鄰政府土地

申請用途：擬議臨時汽車維修工場和露天  
停放汽車（只限旅遊巴士）（為期三年）

備註：





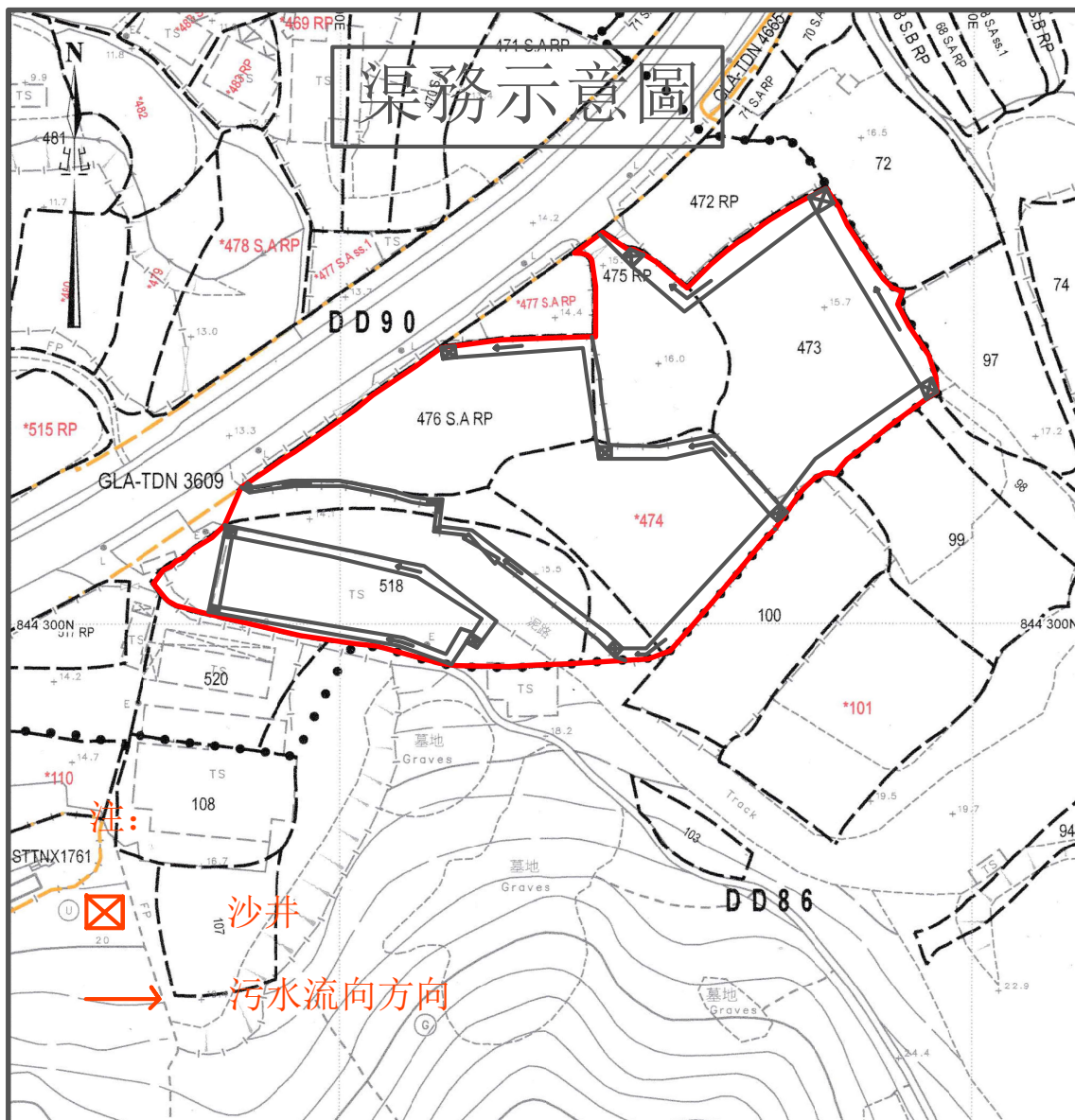
圖目：車輛行駛路線圖

圖號：3

申請地段：DD90 LOT 473, 474, 475 RP  
476 S A. RP , 518和毗鄰政府土地

申請用途：擬議臨時汽車維修工場和露天  
停放汽車（只限旅遊巴士）（為期三年）

備註：



圖目：渠務示意圖

圖號：2

申請地段：DD90 LOT 473, 474, 475 RP  
476 S A. RP , 518 和毗鄰政府土地

申請用途：擬議臨時汽車維修工場和露天  
停放汽車（只限旅遊巴士）（為期三年）

備註：



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

Katie Yuet Yee LEUNG/PLAND

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----- Forwarded message -----

寄件者： **faith yu** <[REDACTED]>

Date: 2024年5月21日 週二 下午2:29

Subject: 規範化規劃申請表格A/NE-MKT/36

To: <[TPBPD@pland.gov.hk](mailto:TPBPD@pland.gov.hk)>

尊敬的城規會辦事人員，你們好，我是A/NE-MKT/36的經辦人余生，是次來郵為補充已修改的規劃申請表格第6頁關於填土的資料，鑒於上一位為A/NE-MKT/36所在地段提出規劃申請的作為，他們在申請地段覆蓋了一層0.1M厚度的瀝青地面，本人經過與大埔沙田規劃署辦事人員的聯絡諮詢後，本人決定規範化申請資料，修改申請表格中的第6頁，即填土面積和厚度部分。經修改的第6頁表格在附件中，多有打擾，望體諒

Proposed operating hours 擬議營運時間 星期一至星期六，早上9點至下午5點，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)) <div style="margin-left: 40px;">蓮麻坑路</div>																															
	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)  <input type="checkbox"/>																															
(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／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 ..... 5056 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.1 ..... 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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>			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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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**Cheryl Tsz Man TSANG/PLAND**

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寄件者: stndp/PLAND  
寄件日期: 2024年07月30日星期二 16:21  
收件者: Cheryl Tsz Man TSANG/PLAND; Ryan Chi Kin HO/PLAND  
主旨: Fw: \*Restricted: 就A/NE-MKT/36規劃申請回應運輸署的部門意見  
附件: 車輛停放佈局.pdf; 回應運輸署部門意見.pdf

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, July 30, 2024 3:51 PM  
**To:** stndp/PLAND <stndpo@pland.gov.hk>  
**Cc:** Gloria Wai Mei LAM/PLAND <[REDACTED]>  
**Subject:** Fw: \*Restricted: 就A/NE-MKT/36規劃申請回應運輸署的部門意見

**From:** faith yu <[REDACTED]>  
**Sent:** Tuesday, July 30, 2024 3:38 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 就A/NE-MKT/36規劃申請回應運輸署的部門意見

尊敬的城規會和運輸署 辦事人員，你們好，我是A/NE-MKT/36的經辦人余生，  
是次來郵為遞上該申請關於運輸署部門的意見回應，詳細在PDF檔中展示

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回復運輸署的部門意見:

- i) , 關於該地點的交通產生和吸引力對附近道路的交通影響;

此申請地點的申請用途為巴士協會維修工場和巴士停放, 而在此位置停放的所有巴士均為等待維修的巴士, 停放的巴士由停放到該地點至完成維修工作之前, 不會進出該地點, 所有將會停放在該地點的巴士會與工場負責人溝通得到安排後才會進入該地點, 在平時進出工場的只是工場職員的車輛, 所以, 該地點對附近的道路交通不會造成不良影響。

- (ii) 附件中有一個圖則名為車輛停放佈局, 圖中列出 4 個區域供待維修巴士停放, 此四個區域空間停放滿車輛之後, 就不會安排額外車輛進入該工場。

- (iii) (iv)車輛在連麻坑道進入工場時, 工場的三個大門寬度至少 7 米闊, 穿過大門後, 連接大門至停車位的通道也是至少有 7 米闊, 可以容納兩架巴士同時通過三個大門附近均設有大約十米闊位置供巴士調頭泊位。

(V)維修工場主要的業務和服務對象是巴士協會成員的車輛, 在一般情況下, 工場不會答應直接到訪工場的車輛, 需要維修車輛時, 所有人都需要預先向工場負責人員預先溝通, 得到負責人同意和安排後才可以在預定時間將車輛停放到工場和等候維修

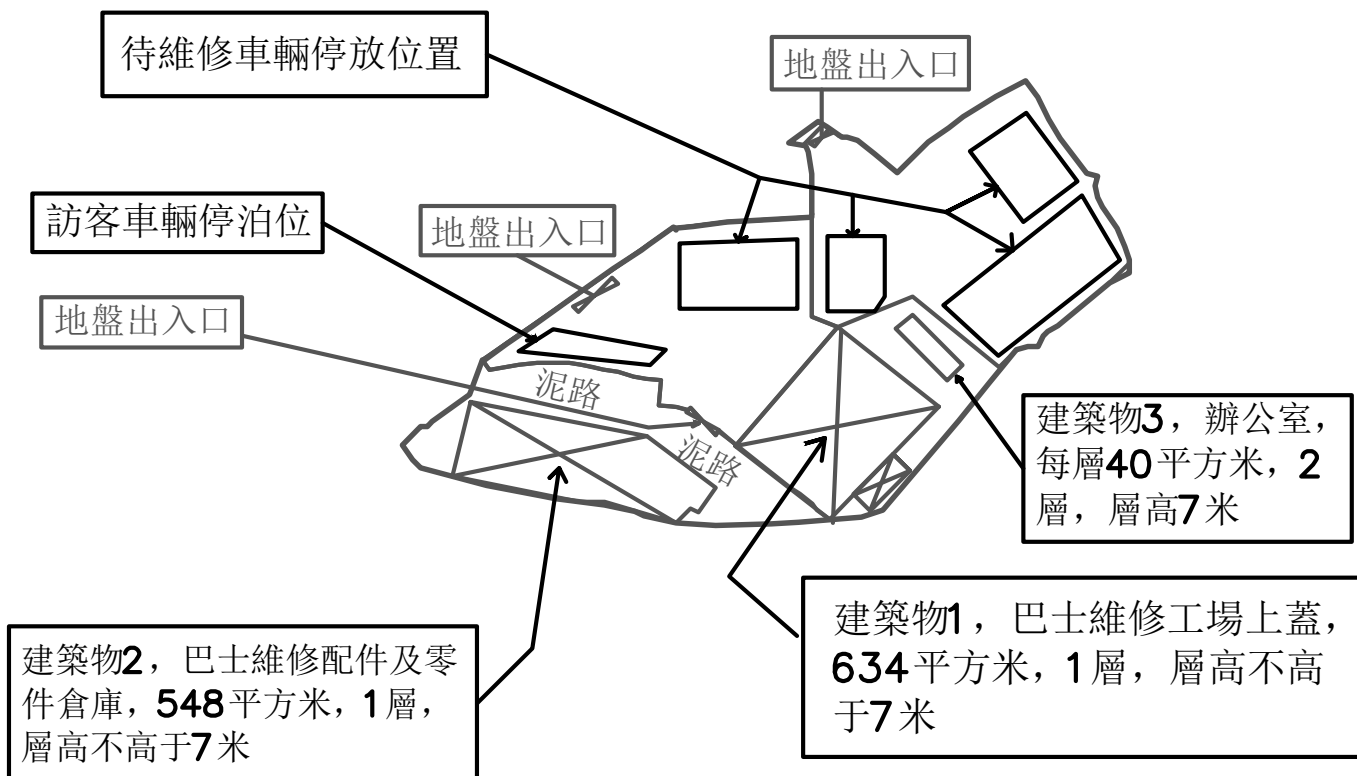


因此可以杜絕車輛在場外排隊的情況發生。

(vi)至於行人設施，由於工場大部分時間在維修停放在維修工場的車輛，大部分時間工場並沒有其他車輛出入，所有大部分時間工場甚至沒有打開工場的大門，另外，我們會在大門口處樹立警示牌，提醒路人和車輛注意交通情況，和用黃色油漆畫出行人專用路線，同時設立娃娃鏡，讓途人和車輛在經過門口時更容易看到交通情況。

(vii)在圖則車輛停放佈局中，已用線條勾勒出一個區域給予訪客停車專用，到訪客戶可以直接將車輛停泊在工場內，無需非法停車。

## 佈局圖



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**Cheryl Tsz Man TSANG/PLAND**

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寄件者: stndp/PLAND  
寄件日期: 2024年08月09日星期五 10:36  
收件者: Cheryl Tsz Man TSANG/PLAND; Ryan Chi Kin HO/PLAND  
主旨: Fw: \*Restricted: 就規劃申請A/NE-MKT/36回復有關地政署的部門意見  
附件: 地政署回復.pdf; 474地政部門意見.pdf

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Friday, August 9, 2024 10:35 AM  
**To:** stndp/PLAND <stndpo@pland.gov.hk>  
**Cc:** Gloria Wai Mei LAM/PLAND <[REDACTED]>  
**Subject:** Fw: \*Restricted: 就規劃申請A/NE-MKT/36回復有關地政署的部門意見

**From:** faith yu <[REDACTED]>  
**Sent:** Friday, August 9, 2024 10:08 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 就規劃申請A/NE-MKT/36回復有關地政署的部門意見

尊敬的城規會和地政署辦事人員，你們好，我是規劃申請A/NE-MKT/36的經辦人，余生，是次來郵為回復地政署的部門意見，回復在附件中，隨函附上早前地政署回復該規劃申請的申請人所在的協會的信件，地政署在信件中表示不反對該申請，並註明權利歸屬在與城規會。

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就規劃申請 A/NE-MKT/36 回應城規會、地址署的部門意見：

尊敬的城規會和地政署辦事人員你們好，我的該規劃申請的經辦人，余生，從城規會收到此申請有關地政方面的意見，總結城規會的部門意見主要是提到該申請範圍包括政府土地，而該土地已經被圍牆圍住，而且在沒有得到政府部門同意的情況下使用，要求我們還原政府土地，

回答城規會和地政署的問題，A/NE-MKT/36 中包括的政府土地 317 平方米，在 DD90LOT518 和 LOT474 之間的交接處最短不超過 80cm，如果完全按照各個 LOT 號碼地段各自劃分土地，此規劃申請後面的 LOT100，LOT101, LOT103 等地段將不會有車路連接，按照 LOT 號碼周邊各自圍牆的話，只能有每次單人穿過 LOT474 和 LOT518 的交界處，肥胖一點的人也不能通過此處，這樣劃分大大阻礙了後面土地的使用，後面土地便變了廢土，即使想要進行農業也成奢望，要使用土地，交通是重中之重。因此我們也無償讓出 LOT518 接近 400 平方米的土地用作供車輛進出通過後面土地的車路，在發展自己土地的同時，也方便周邊土地的使用。

至於，將 317 平方米政府土地圍在圍牆內，也是為了製造一條相對較直的車路進出該申請後面的土地，而被圍起的政府土地我們也沒有想過私自霸用，在我們無償讓出 400 平方米 LOT518 的土地用作車路之後，部分附近政府土地也沒有用作道路的必要，因此當此規劃申請獲得批准的情況下，我們會向地政署申請支付租用政府土地的費用，以取得合法使用的權利，若然申請沒有得到批准，在政府要求下，我們也可以還原，或者重新圍圍牆，釋放涉及被非法佔用的土地，但當我們將 LOT518 和 LOT474 的邊界圍起來的時候，該申請後面的土地將失去他們的車輛通行道路。總結而言，我們尊重政府設立的既定規則，也可以按照規定向政府人員申請短期豁免處理相關的政府土地，但是希望城規會和地政署人員明白，我們此舉只是為了方便周邊土地使用者，我們會在有溝通的情況下配合政府人員的一切要求。

電話 Tel: 2675 1546  
圖文傳真 Fax: 2675 9224  
電郵地址 Email:  
本署檔號 Our Ref:  
來函檔號 Your Ref: (50) in DLON 341/NAT/13

來函請註明本署檔號

Please quote our reference in your reply



地政總署  
北區地政處  
DISTRICT LANDS OFFICE, NORTH  
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.

新界粉嶺璧峰路三號北區政府合署六樓  
6/F., NORTH DISTRICT GOVERNMENT OFFICES  
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : [www.landso.gov.hk](http://www.landso.gov.hk)

九龍旺角  
上海街 450-454 號  
慶華商業大廈 7 字樓 B 室  
中港澳直通巴士聯會  
張愷寶秘書

張女士：

有關城市規劃申請檔號 A/NE-MKT/36 之查詢

就 2024 年 7 月 2 日題述的來信已收悉，本處現回覆如下。

2. 處理規劃許可申請的意見並非本處職權範疇，你的信件已轉交規劃署跟進。
3. 請注意，倘若題述的規劃申請獲得批准，相關申請的地段業權人需向本處提交短期豁免書申請，以准許在農地上豎設構築物。
4. 如有進一步查詢，請致電 2675 1546 與本信代行人聯絡。

北區地政專員

(袁銘健 代行)

2024 年 7 月 18 日

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**Cheryl Tsz Man TSANG/PLAND**

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寄件者: stndp/PLAND  
寄件日期: 2024年08月12日星期一 10:11  
收件者: Cheryl Tsz Man TSANG/PLAND; Ryan Chi Kin HO/PLAND  
主旨: Fw: \*Restricted: 就A/NE-MKT/36申請回應環保署部門意見  
附件: 474 渠務示意圖.pdf

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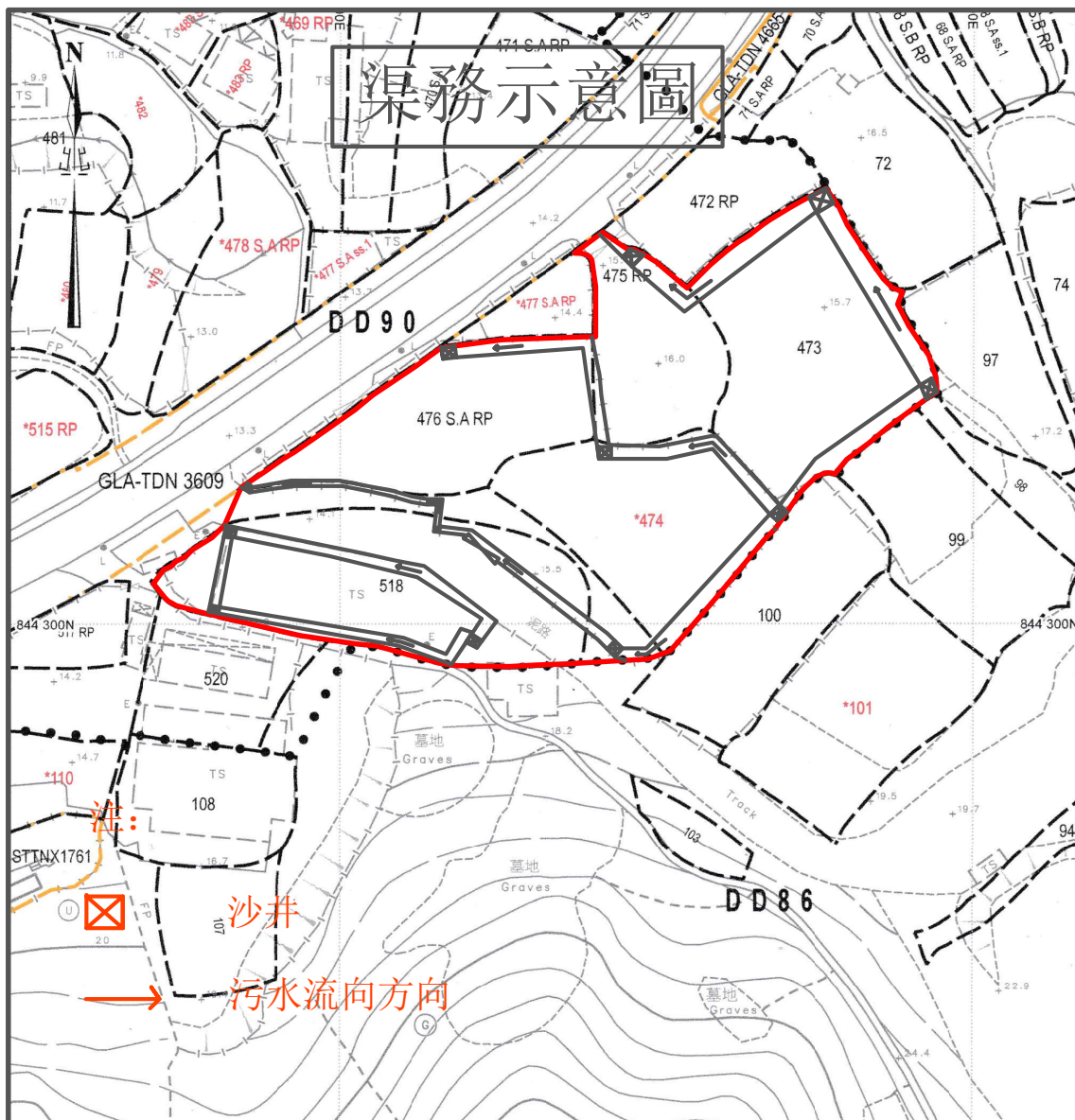
**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Monday, August 12, 2024 9:49 AM  
**To:** stndp/PLAND <stndpo@pland.gov.hk>  
**Cc:** Gloria Wai Mei LAM/PLAND <[REDACTED]>  
**Subject:** Fw: \*Restricted: 就A/NE-MKT/36申請回應環保署部門意見

**From:** faith yu <[REDACTED]>  
**Sent:** Friday, August 9, 2024 7:06 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 就A/NE-MKT/36申請回應環保署部門意見

尊敬的城規會和環保署辦事人員你們好，我是A/NE-MKT/36的經辦人余生，是次來郵為回復此申請，環保署提出的有關污水處理設施的問題。就此地段的污水處理問題，在圖表渠務示意圖中，申請地點四周都用聚水溝包圍，首先防止污水未經處理排出場外，然後，每一小段聚水溝之間都設置了沉澱池（沙井）和截油器，過濾油污和阻隔垃圾，防止它們污染和堵塞污水渠，令到排入污水渠的都是經過處理的污水，所以不會對周邊環境和污水渠造成不好的影響，另外我們也會頻繁清理污水處理設施。

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圖目：渠務示意圖

圖號：2

申請地段：DD90 LOT 473, 474, 475 RP  
476 S A. RP , 518 和毗鄰政府土地

申請用途：擬議臨時汽車維修工場和露天  
停放汽車（只限旅遊巴士）（為期三年）

備註：



**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 summarized 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 considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; 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.

**Previous Application**

**Rejected Application**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2

**Rejection Reasons**

- R1     The development was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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 that the proposed uses would not generate adverse traffic and environmental impacts on the surrounding areas.





**Similar Applications for Temporary Vehicle Repair Workshop and/or Open Storage  
within the same “Agriculture” zone in the vicinity of the Application Site**

**Rejected Applications**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MKT/25	Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years	11.9.2023	R1-R3
A/NE-MKT/32	Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years	24.11.2023	R1-R2

**Rejection Reasons**

- R1 The development was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. 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 development would not cause adverse traffic, environmental, drainage and/or landscape impacts on the surrounding areas.
- R3 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.



**Government Departments' General Comments**

**1. Building Matters**

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

- he has no adverse comment to the application; and
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site. Detailed advisory comments under the Buildings Ordinance (BO) are appended in **Appendix VII**.

**2. Project Interface**

Comments from Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the temporary vehicle repair workshop and open storage of vehicles (coaches only) on a 3-year basis (the applied use) is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North New Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage.

**3. Fire Safety**

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

- he has no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction.

**4. Drainage**

Comments from Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

- he has no objection to the application from the public drainage viewpoint; and
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period.



## **5. Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Commissioner of Police (C of P); and
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the lot owners/applicant shall remove the unauthorized structures and cease the illegal occupation of the Government land immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for a Short Term Waiver (STW) to permit the structures erected/to be erected. The applications for STW will be considered by the Government in its capacity as a landlord and there is not guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD;
  - (ii) 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 government land (GL);
  - (iii) given the applied use is temporary in nature, only erection of temporary structures will be considered; and
  - (iv) the approach of first illegal occupation of GL then regularisation should not be encouraged. 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 of the adjoining GL to the applicant for temporary uses, prior policy support from the relevant Bureau has to be obtained;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department in order to minimize any possible environmental nuisances;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):
  - (i) the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Lin Ma Hang Road should be commented and approved by Transport Department (TD);
  - (ii) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drain;
- (d) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
  - (i) the applied use is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North

New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage; and

- (ii) subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works;
- (e) 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 this Department 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;

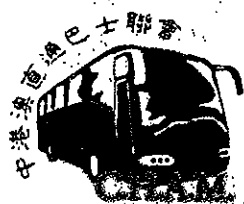
if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) surface channel with grating covers should be provided along the site boundary;
  - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
  - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers should be provided;
  - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
  - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicant should also ensure that the flow from this Site will not overload the existing drainage system;
  - (vii) where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;

- (viii) all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
  - (ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at the applicant's own expense;
  - (x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N of LandsD and/or relevant private lot owners;
  - (xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
  - (xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the completed drainage works;
  - (xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on GL when so required; and
  - (xiv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorised building works (UBWs) under the BO and should not be designated for any approved use under the captioned application;
  - (ii) it is noted that three new structures are proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are UBWs. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
  - (iv) any temporary shelters or concerted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);



- (v) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of B(P)R and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of B(P)R at building plan submission stage;
- (vii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- (ix) the headroom of the storey should not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification. As such, particular attention should be drawn to the headroom of the vehicle repair workshop and warehouse at the applied use; and
- (x) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.



# 中 港 澳 直 通 巴 士 聯 會

China Hong Kong and Macau Boundary Crossing Bus Association

傳真 2877 0245

城市規劃委員會主席

何珮玲女士, JP

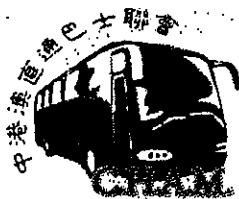
(經辦人：吳芷茵)

吳女士 鈞鑒：

## 關於：貴會檔號 TPB/A/NE-MKT/36

本會(中港澳直通巴士聯會)於 2004 年由近百家香港跨境客運公司組成，代表港、粵、澳直通巴士七成以上陸路跨境客運企業的商會，會員主要包括具有央企或國企背景的跨境客運營辦商、或在港具規模和影響力的上市公司，以及一些紮根於本港實力雄厚的中小型企業等。會員範疇涵蓋全面，讓本會的會務時刻保持不偏不倚，顧及到跨境客運業界之營商所須。

近日接獲會員(「運俊客運有限公司」)求助，表示其公司原於坪輦路的巴士維修場地因業主無理加價三倍致令被迫遷走，但因業務需要，目前已向英盛(合和)工程有限公司租用位於文錦渡口岸附近蓮麻坑路旁的一個場地，繼續維持巴士維修的工作。該土地屬農地，無論是位置、面積及交通均十分適合用作車輛維修場地。會員公司為配合維修工作所須，欲在上址加裝臨時上蓋，惟必須由地主向 貴會提出申請方可合法使用，否則或將負上違規的風險，而影響其在上址進行維修工作和停放車輛。因此，本會現特專函 貴會，支持「運俊客運有限公司」提出題述檔號的規劃申請，讓其能合法地和長久地租用所指的土地作為車輛維修工場和巴士停放中心。



# 中港澳直通巴士聯會

China Hong Kong and Macau Boundary Crossing Bus Association

事實上，同業在過去數年接連受到社會事件及疫情封關的影響，嚴重打擊業內的營商環境；但最令同業困擾的是本港長期缺乏商用車輛停泊位和維修場地，部分同業被迫違泊，卻遭警方瘋狂票控，以致整天收入化為烏有，淪為泊車位供求失衡的受害者。隨著政府發展北部都會區，多處棕地和短期租約用地被政府回收作發展用途，更甚者是部分無良私人用地業主，趁勢無理抬高租金。本會和業界曾多次去信政府相關部門，促請政府解決商用車輛泊車位不足的問題，惟時至今日仍未有絲毫的改善。另外，本會亦支持更多商用車營運者在不影響周邊環境的前提下，尋覓空置的棕地發展，增加商用車輛的停泊位及其有關業務的所須土地。是次「運俊客運有限公司」申請地點的地理位置得天獨厚，地段靠近口岸，可短時間內到達文錦渡關口和香園圍口岸，方便跨境巴士同業調動車輛，場地不僅位置敞大，出入口更位處蓮麻坑路，交通便利。因此，請貴會批准「運俊客運有限公司」提出的申請。

一切有勞之處，謹此致謝。如有任何查詢，歡迎致電  
會秘書處張惺寶女士聯絡。

與本



中港澳直通巴士聯會 謹啟

2024 年 4 月 30 日

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

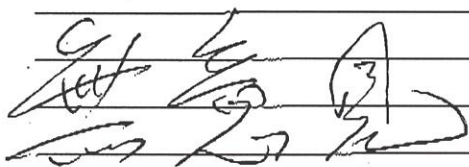
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/36

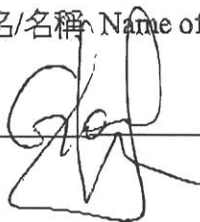
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date 2024.5.3





香港非專利巴士聯會

HONG KONG NON FRANCHISED BUS ASSOCIATION

地址:

TEL:

E-mail:

關於：貴會檔號 TPB/A/NE-MKT/36

本會(香港非專利巴士聯會)於 2022 年由過百家香港及跨境客運公司組成，代表香港客運企業的商會，會員主要包括在港中小型規模公司。會員範疇涵蓋全面，讓本會的會務能助會員在水深火熱時及時得到相關支援。

近日接獲會員(「運俊客運有限公司」)求助，表示其公司原於坪輦路的巴士維修場地因業主加價三倍租金被迫遷走.但因業務需要，目前已向英盛(合和)工程有限公司租用位於文錦渡口岸附近蓮麻坑路旁的一塊地，繼續經營巴士維修工作。該土地原屬於農地，無論是位置、面積及交通均十分適合用作車輛維修用途。會員公司為配合維修工作及令維修技工有舒適環境工作(最低要求有瓦遮頭避免日曬雨淋)，欲在上址加裝臨時上蓋，惟必須由地主向 貴會提出申請方可合法使用，否則或將負上違規的風險，而影響其在上址進行維修工作和停放車輛。因此，本會現特專函 貴會，支持「運俊客運有限公司」提出上述檔號的規劃申請，讓其能合法地和長久地租用所指的土地作為車輛維修工場和巴士停放地點。





香港非專利巴士聯會

HONG KONG NON FRANCHISED BUS ASSOCIATION

地址:

TEL:

E-mail:

事實上，同業在過去數年接連受到社會事件及疫情封關的影響，嚴重打擊業內的營商環境；但最令同業困擾的是本港長期缺乏商用車輛停泊位和維修場地而導致同業被迫違泊，但卻遭執法單位嚴厲票控，以致整天收入化為烏有，淪為泊車位供求失衡的受害者。本會和業界曾多次去信政府相關部門，促請政府解決商用車輛泊車位不足的問題，惟時至今日仍未有絲毫的改善。另外，本會亦支持更多商用車營運者在不影響周邊環境的前提下，尋覓空置的棕地發展，增加商用車輛的停泊位及其有關業務的所須土地。是次「運俊客運有限公司」申請地點的地理位置得天獨厚，地段靠近口岸，可短時間內到達文錦渡關口和香園圍口岸，方便巴士同業調動車輛，場地不僅位置敞大，出入口更位處蓮麻坑路，交通便利。因此，請貴會批准「運俊客運有限公司」提出的申請及訂明有關申請只適用於運俊客運有限公司，若日後有其他租用者則需重新申請。

香港非專利巴士聯會 謹啟

2024 年 5 月 01 日





中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China

立法會議員易志明 金紫荊星章, 太平紳士  
Hon. Frankie Yick Chi-Ming, Legislative Councillor GBS, JP

何珮玲女士, JP  
發展局常任秘書長(規劃及地政)  
香港添馬添美道二號  
政府總部西翼十八樓

致： 發展局常任秘書長  
何佩玲女士, JP

### 支持 A/NE-MKT/36 的申請通途

本人致函支持上述土地申請作為汽車維修工場及露天旅遊巴士存放處。

為滿足社會對房屋的需求，近年政府積極收地發展，預計今年將收回多達三百多公頃的土地，當中有相當部分屬棕地並涉及不少與運輸業相關的業務，如車輛維修場及停車場。雖然政府已預留土地安置棕地作業者，但未能做到無縫交接，加劇市場對土地的需求。在供不應求下，棕地租金水漲船高。申請人正是受租金飆升影響的受害者之一，業主加其三倍租金，迫使他搬離。

旅遊巴士泊車位不足，已困擾業界多年，警方的連番違泊票控，不但增加營運者的經營成本，還嚇怕有意入行的司機，加劇業界司機不足的問題。另外，由於旅遊巴士的體積較大型，因此，其維修工場亦有一定的要求。事實上，自落實北部都會區的發展後，大部分新界土地都已被納入發展土地，能夠成功尋覓一幅適合作大型車輛停泊及作維修工場並不容易。現時位於新界文錦道蓮麻坑路的土地，無論其面積、位置及道路交通均適合供旅遊巴士停泊及作維修工場，實屬難得。

本港現時有七千多架旅遊巴士，對停泊位及車輛維修服務需求殷切。但隨著行業面對青黃不接的問題，新一代年青人不願意入行，車輛維修業特別是商用車輛，已不斷地萎縮。因此，希望政府能夠批准有關申請，申



請人能夠繼續其業務，滿足市場旅遊巴士對停泊及維修保養服務的需求，  
確保旅遊巴士能夠安全地在道路上行走，避免不必要的交通意外發生。

如何之處，請與本人聯絡，謝謝！

易志明

易志明 謹啓

2024 年 5 月 3 日



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**From:**  
**Sent:** 2024-05-13 星期一 03:15:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-MKT/36 DD 90 Lin Ma Hang Road

A/NE-MKT/36

Lots 473, 474, 475 RP, 476 S.A RP and 518 in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To

Site area: 5,056sq.m Includes Government Land of about 317sq.m

Zoning : "Agriculture"

Applied use: Vehicle Repair Workshop and Open Storage of Coaches **Filling of Land**

Dear TPB Members,

Strong Objections. Lin Ma Hang Road cannot be allowed to become the new Kam Sheung Road lined with ramshackle brownfield operations.

This application has the same characteristics of A/NE-MKT 26 and should be considered in the same way.

01/12/2023

Type Of  
Consideration Planning Permission Review (S17 of S16)

Decision Rejected/Not agreed

Authority Town Planning Board

Detailed  
Decision

1308th TPB MEETING ON 01.12.2023 After deliberation, the Board decided to reject the application for the following reasons: "(a) the proposed uses are not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; (b) the applicant fails to demonstrate that the proposed uses would not generate adverse traffic and environmental impacts on the surrounding areas."

Mary Mulvihill

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**From:**  
**Sent:** 2024-05-16 星期四 16:06:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on three planning applications  
**Attachment:** 240516 s16 MKT 36 & 37.pdf; 240516 s16 KTN 1011.pdf

Dear Sir/ Madam,

Attached please see our comments regarding THREE applications. There are TWO pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

16th May, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Vehicle Repair Workshop and Open Storage of Vehicles**  
**(Coaches Only) for a Period of 3 Years**  
**(A/NE-MKT/36)**

&

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3**  
**Years and Associated Filling of Land**  
**(A/NE-MKT/37)**

1. We refer to the captioned.
2. There is a rejected application (A/NE-MKT/26; Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land; review application rejected in 2023) covering the site of A/NE-MKT/36; the reasons for the rejection are as follows:

*(a) the proposed uses are not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;*

*(b) the applicant fails to demonstrate that the proposed uses would not generate adverse traffic and environmental impacts on the surrounding areas.*



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

3. The captioned applications are within the same Agriculture (AGR) zone. They are unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject both applications.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden