

Previous Application

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
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 that the proposed use would not generate adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- she has no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land is granted to the Site; and
- if the application is approved, the lot owner will need to apply to LandsD for a Short Term Waiver (STW) to permit the structure erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.

2. Traffic

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

- having review the further information submitted by the applicant, he has no further comment on the application from traffic engineering perspective; and
- should the application be approved, the applicant is required to implement the traffic management measures to his satisfaction, and the implemented traffic management measures shall be maintained at all times during the planning approval period.

3. Drainage

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

- he has no objection to the application from the public drainage viewpoint;
- the Site is in the vicinity of an existing streamcourse to the east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction; 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.

4. Landscape

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

- she has no objection to the application from the landscape planning perspective; and
- with reference to the aerial photo in 2023, the Site is located in an area of rural inland plains landscape character comprising of vegetated areas, clusters of tree groups, temporary structures and woodland within the “Green Belt” zone. According to site photos in 2023, the site is fenced off and hard paved with temporary structure. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated.

5. Fire Safety

Comments of the 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.

6. Project Interface

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

- the proposed use is located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering Study for New Territories North New Town and Man Kam To. Please note that the Planning and Engineering (P&E) Study already commenced on 29.10.2021. While the implementation programme of LW/MKT 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 in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

7. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comments from the environmental planning perspective;
- the Site was the subject of one substantiated environmental complaint in relation to water pollution in 2023, involving the small amount of mud and dirt on the nearby road. His office has reminded the responsible site representative to take dust reduction measures, such as keep watching the mid condition of site entrance and wash the floor if necessary to avoid causing nuisance. Subsequent inspections found that the situation had improved and there was no muddy water was noted at the nearby access road and water channel. As no violations of environmental legislation were identified, no enforcement action is deemed necessary.

8. Building Matters

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

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

9. 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) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Commissioner of Police (C of P); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that
- (i) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land is granted to the Site; and
 - (ii) if the planning application is approved, the lot owner will need to apply to LandsD for a Short Term Waiver (STW) to permit the structure erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewer connection is available;
 - (ii) the applicant is advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - 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;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - 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;
 - 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;
 - 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. He should also ensure that the flow from this Site will not overload the existing drainage system;

- the applicant is reminded that 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;
- the applicant is reminded that 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;
- 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 his/her own expense;
- 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;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on Government Land when so required; and
- 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;

(d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work;

(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 Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary office on a three-year basis (the proposed use) is located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering 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 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 in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the applicant is required to sort out the land issue as attached with relevant land authorities. Adequate drainage measures such as U-channels shall be provided to prevent surface runoff flowing from the Site to the nearby public roads. The ingress and egress of the Site should be properly constructed according to HyD's Standard Drawings; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the Buildings Department 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;
 - (iv) the applicant may wish to note that 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;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

2024年 7月 19日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 19 JUL 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

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

2401617

4/7

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MK7/38
	Date Received 收到日期	19 JUL 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)

高盛 (合和) 實業有限公司 (GO SHINE HOPEWELL INDUSTRIAL 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, LOT610 S.A RP
(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 390 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 100 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input 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 ZONE
(f) Current use(s) 現時用途	空置土地 (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)

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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ 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 年 月 日的記錄，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)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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 on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (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[&]

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	臨時私人辦公室 (為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 三年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....290.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....100.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....一個.....
Proposed domestic floor area 擬議住用樓面面積	.....N/A.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....100.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....100.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物擬議高度為4米，一層，用作辦公室.....	
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	.....4.....
Motorcycle Parking Spaces 電單車車位	.....0.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....0.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....0.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....0.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....0.....
Coach Spaces 旅遊巴車位	.....0.....
Light Goods Vehicle Spaces 輕型貨車車位	.....0.....
Medium Goods Vehicle Spaces 中型貨車車位	.....0.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....0.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期五早上九點到下午五點半，周末及公眾假期休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 蓮麻坑路.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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 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>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

近年來，由於蓮塘口岸通關后，附近一帶開始邁入全新的發展階段，無論是運輸頻率上升，政府工程增加，以及附近多處土地的變更，例如申請地段附近的大型木廠的搭建，都證明文錦渡及蓮塘一帶的需求出現變化。隨著發展深入，本地區對辦公空間的需求同樣會持續上升，而目前，本地區並沒有相關的功能性設施。辦公場所的設立可以帶動周邊商業和服務設施的發展，如餐飲，零售，娛樂等提升整個地區的活力及質量。且本申請地段靠近主要交通幹道和小巴士站，有助吸引企業入駐，為他們減少通勤時間及交通壓力。另一方面，相比起農地利用，將土地更改為私人辦公場所能促進當地的經濟發展並為當地村民創造出更多的就業機會，同時銜接著政府對於蓮塘一帶未來的發展計劃。

環境方面，目前土地處於空置狀態，雜草叢生。變更后可人為地調節環境，例如進行綠化，改善環境質量。本辦公室擬議出租給物流公司以作為職員處理文件，以及調度各個物流司機的出入關安排，目前已有數間物流公司有意租賃。

本地段申請不涉及任何填土填塘工程。

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

Name in Block Letters

姓名 (請以正楷填寫)

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 ... ICE 英國土木工程師協會

on behalf of

代表

高盛 (合和) 實業有限公司

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

Date 日期

26/06/2024 (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	DD90, LOT610 S.A RP
Site area 地盤面積	390 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TKLN/2
Zoning 地帶	坪輦及打鼓嶺分區發展大綱圖 AGR ZONE
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 三年 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	臨時私人辦公室 (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	100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.26 <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	一棟	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		一層	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	26 % <input 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 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) _____ _____		4 4 0 0 0 0 _____ _____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0 _____ _____

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
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

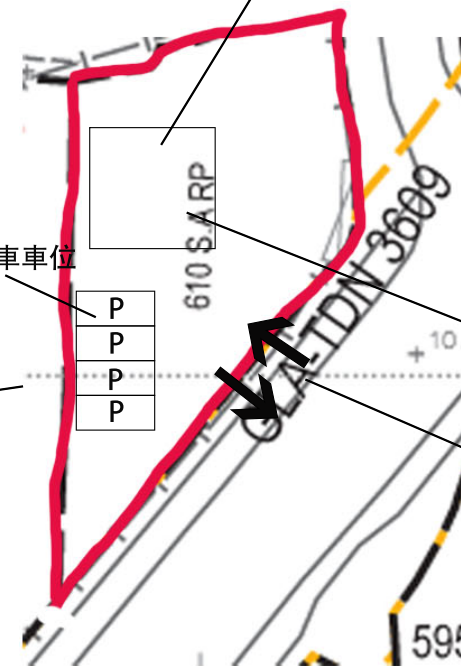
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

申請地點



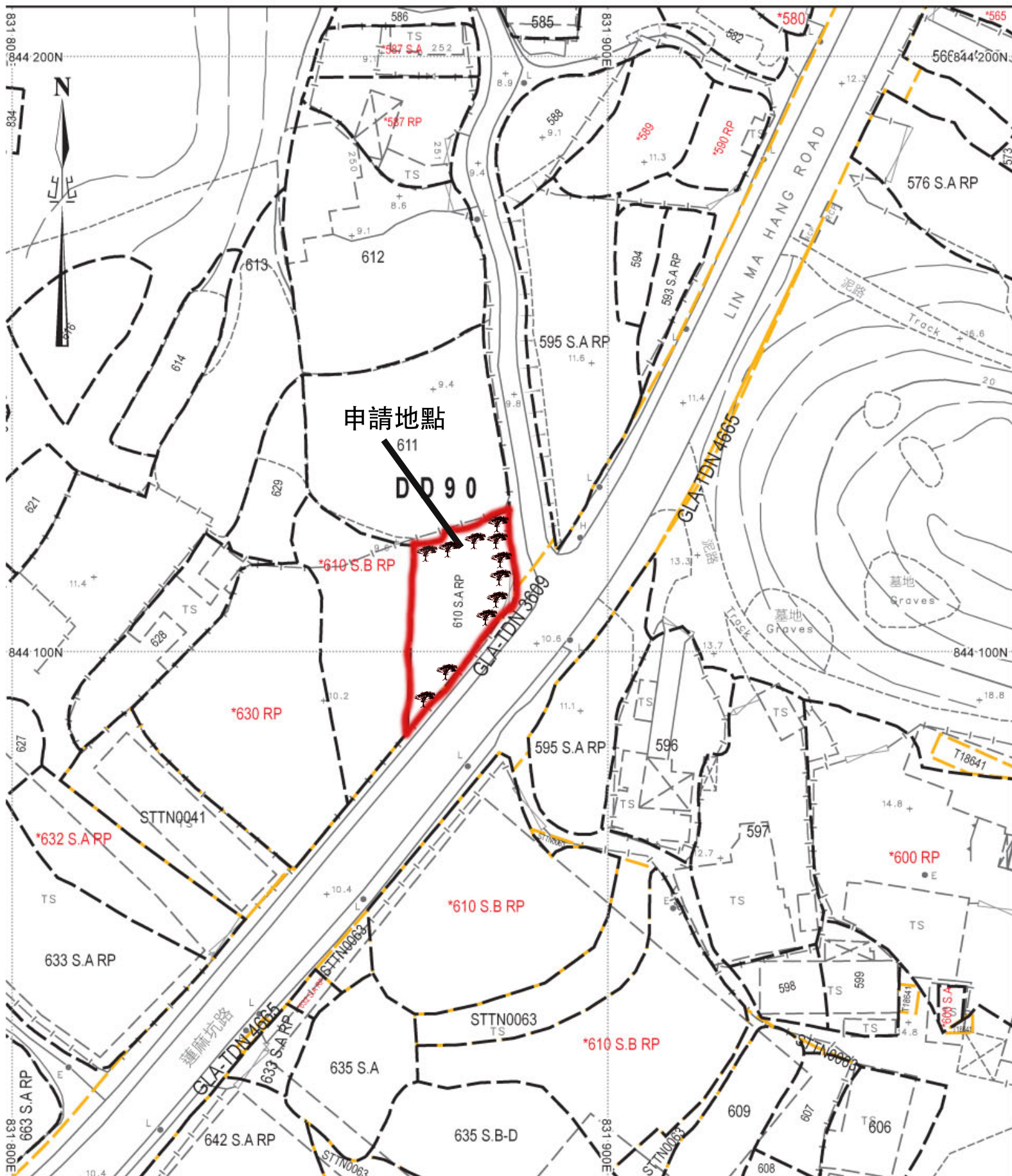
四個私家車車位



面積：100平方米

車路出入口

綠化示意圖



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

Cheryl Tsz Man TSANG/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年07月23日星期二 16:18
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: DD90 610 S.A RP 補充資料
附件: DD90,610.pdf
類別: Internet Email

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	DD90, LOT610 S.A RP
Site area 地盤面積	390 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	S/NE-MKT/4
Zoning 地帶	文錦渡分區發展大綱圖 AGR ZONE
Type of Application 申請類別	<input 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 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	臨時私人辦公室 (為期三年)

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

Cheryl Tsz Man TSANG/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年07月26日星期五 9:53
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: DD90 610 S.A RP補充資料
附件: DD90,610.pdf page 8.pdf; 公司補充資料.pdf; 政府收地地政文件.pdf; 地政新發展組文件.pdf

類別: Internet Email

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）。

近年來，由於蓮塘口岸通關后，附近一帶開始邁入全新的發展階段，無論是運輸頻率上升，政府工程增加，以及附近多處土地的變更，例如申請地段附近的大型木廠的搭建，都證明文錦渡及蓮塘一帶的需求出現變化。隨著發展深入，本地區對辦公空間的需求同樣會持續上升，而目前，本地區並沒有相關的功能性設施。辦公場所的設立可以帶動周邊商業和服務設施的發展，如餐飲，零售，娛樂等提升整個地區的活力及質量。且本申請地段靠近主要交通幹道和小巴士站，有助吸引企業入駐，為他們減少通勤時間及交通壓力。另一方面，相比起農地利用，將土地更改為私人辦公場所能促進當地的經濟發展並為當地村民創造出更多的就業機會，同時銜接著政府對於蓮塘一帶未來的發展計劃。環境方面，目前土地處於空置狀態，雜草叢生。變更后可人為地調節環境，例如進行綠化，改善環境質量

目前，建興木業工程有限公司準備申請使用本地段作為臨時辦公室。該公司原址為地段DD95, LOT331作為木廠使用，由於古洞北發展區政府收地工程，他們需要在9月28日前搬遷地址到其他地方，本申請人已為他們挑選蓮麻坑一帶作為搬遷選址，但工程及準備工作龐大，需要多年時間新選址為蓮麻坑路DD80, LOT516, 517, 525等多段折合約15700平方米，預計從申請到建造完畢需耗時三至四年，因此目前該公司希望能在這段建造時間內使用本申請地段作為臨時辦公室做過渡期

原因如下：首先，本地段租金便宜，對比起市區的寫字樓，能令該公司免受高昂租金困擾。其次，該地段臨近即將搬遷的選址，該公司負責人認為本申請地段作為臨時性的辦公場地對他們視察木廠搭建或暫時的工作安排能夠提供便利。同時，因為本地段目的作為一個臨時的辦公室，該公司並不需要進行填土或搭建工程，按計劃來看，該公司要求僅需要一個40尺貨櫃擺在場地作為辦公室，且壓平原有黃泥土地即可，對周邊環境並沒有太大影響及投資較少。

而木廠的新選址，蓮麻坑路等段，亦是經過該公司多方選擇後得出的最佳位置。在先前，建興公司已經就著搬遷事宜向地政署提交幾個合適地段，如元朗，恐龍坑一帶及文錦渡。但由於地段租金及面積，以及祖堂地等複雜的人際關係因素，而導致該公司不得不放棄這些地段。最後在各方推薦下，認為蓮麻坑一帶為最佳之選，無論是足夠的面積，清晰明朗的業主關係，以及對周邊村民的影響並不大（因村民居住地離申請場地有足夠遠的距離）。

該公司對於辦公室的需求是迫切的，在原址上，建興木業工程有限公司分別有兩個一層的辦公室，而辦公室內常有10位員工在內工作，因此在新址申請及建設的期間，考慮到租金及與場地的距離，以及同樣能夠與附近木廠便捷地進行交流，因此選定本申請地段作為辦公室之用。就著這些理由，希望貴署能考慮請批准該次申請。

有關根據城市規劃條例第 16-III 條

申請變更土地用途之計劃同意書

申請地段：蓮麻坑路 DD90, LOT610 S.A RP

變更用途：擬議臨時私人辦公室，為期三年

本公司：建興木業工程有限公司（商業登記號碼：74339180）現受到政府收地影響（檔案編號：24/C(NDA)/087），原有木廠地址 DD95, LOT331 號，面積約 3000 平方米，需要尋找其他地段在 2024 年 9 月 28 日前搬遷，目前本公司與該次申請人：英盛（合和）工程有限公司協商後，決定將木廠搬遷至 DD80, LOT 516S.A (部分), 516 S.B(部分), 516 S.C, 516 S.D(部分)及多處地段。而預計總建設時間為 3 至 4 年，期間本公司亦急切需要一處地方作為臨時性的辦公室作文書及各項工作。在經過多方選擇後，考慮到租金，對環境的影響及便捷性，以及在申請地段臨近亦有木廠興建，因此本公司希望能夠在本地段申請變更用途，令本司度過這段搭建新木廠的空窗期，望貴署考慮。

公司蓋章：



區陳明

日期：二零二四年七月二十五日

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 certificate at business address.

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]
X XXXX XXXX XXXX XXXX		商業 XXXX 登記證 Business XXXX Registration Certificate		
業務 / 法團所用名稱 Name of Business/ Corporation		建興木業工程有限公司 KIN HING TIMBER ENGINEERING LIMITED		
業務 / 分行名稱 Business/ Branch Name		***** *****		
地址 Address		[REDACTED]		
業務性質 Nature of Business		建築木材代購服務及承接釘板工程		
法律地位 Status		BODY CORPORATE		
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No	登記費及徵費 Fee and Levy	
16/08/2024	15/08/2025	74339180-000-08-24-3	\$2,200	
			(登記費 FEE = \$2,200)	
			(徵費 LEVY = \$ 0)	
<p>請注意下列《商業登記條例》的規定：</p> <p>Please note the following requirements of the Business Registration Ordinance:</p> <p>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。</p> <p>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.</p> <p>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。</p> <p>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.</p>				
<p>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。)</p> <p>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.)</p> <p>機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES</p>				

2024 16/08/24 24391 000013 BSH

\$2,200.00



電話 Tel: 3516 8233
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署檔號 Our Ref: LD NDA/POL/20/1
來函檔號 Your Ref:

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



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

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

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

網址 Website: www.landsd.gov.hk

注意：請轉交土地業權人

致：受影響土地業權人(受影響私人土地的地段編號請參閱附件1)

現場派遞

重要文件

古洞北／粉嶺北新發展區餘下階段工程

根據古洞北／粉嶺北新發展區餘下階段工程（下稱「該新發展區工程」）擬議收地範圍，附件1列出的私人土地（下稱「該土地」）將受影響而須被政府收回。本函件旨在通知受影響土地業權人項目的擬議收地範圍及時間表，以及提供有關補償事宜的相關資料。

擬議收地範圍及時間表

2. 該新發展區工程的擬議收地及清拆範圍可於古洞北／粉嶺北新發展區網頁瀏覽，網址如下：

<https://www.ktnfln-ndas.gov.hk/tc/6-1-compensation.php>

或掃描以下二維碼 (QR Code)：



相關圖則亦可於附件2所述地點查閱。

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

這是在
做號碼人

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

這是我的地段

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

土地業權人補償簡介

1. 政府會根據適用程序向需收回土地的業權人作出補償。土地業權人可選擇領取行政性質的新界土地特惠補償，亦可向政府申索法定補償作為替代。本署張貼收回土地公告後會發信聯絡土地業權人跟進，包括發出標準補償建議書，當中會載列適用特惠補償金額供業權人考慮。
2. 屬行政性質的新界土地特惠補償已於2022年5月優化。該特惠補償設有兩個補償分區級別(即第一級別和第二級別)。第一級別適用於因發展用途而收回的土地，第二級別適用於因非發展用途而收回的土地。由於古洞北／粉嶺北新發展區餘下階段工程屬發展用途，所收回的土地將獲發較高的第一級別補償，一般以土地業權歸還政府當時生效的補償率計算。作為參考，現時(自2022年10月1日生效)，每平方呎農地的特惠補償為港幣1,457元。特惠補償率於每年四月一日及十月一日檢視及調整。

電話 Tel: 3529 2415
圖文傳真 Fax: 3793 4547
電郵地址 Email: grc3@landsd.gov.hk
本署檔號 Our Ref.: LD/C(NDA)/DN/1
來函檔號 Your Ref.:
來函請註明本署檔號

Please quote our reference in your reply

Serial No.: 24/C(NDA)/087



地政總署
新發展區組清拆小組
CLEARANCE TEAM
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界上水彩園邨彩屏樓地下 129 至 136 號
Unit 129-136, G/F, Choi Ping House, Choi Yuen Estate,
Sheung Shui, N.T.
網址 Website: www.landsd.gov.hk

LAND (MISCELLANEOUS PROVISIONS) ORDINANCE
(Chapter 28 of The Laws of Hong Kong Special Administrative Region)
NOTICE UNDER SECTION 6(1)

LOCATION: Unleased land as shown coloured pink on Plan 1 in the Remaining Phase
Development of Kwu Tung North New Development Area, New Territories

TAKE NOTICE that the Authority designated pursuant to section 3 of the captioned Ordinance
hereby requires unlawful occupation of the unleased land at the above location to cease before the
28th day of September 2024.

Date 12 June 2024

(CHU Yiu-ming)
for Director of Lands

NOTE:

Pursuant to section 6(2) of the Land (Miscellaneous Provisions) Ordinance (the Ordinance), if the occupation of unleased land does not cease as required by this Notice, any public officer, or other person, acting on the direction of the Authority may, with the assistance of such other public officers or other persons as may be necessary (a) remove from the unleased land the persons (if any) thereon; and (b) take possession of any property or structure on the unleased land in question. By virtue of section 6(3) of the Ordinance, any property or structure of which possession is taken under section 6(2)(b) of the Ordinance shall become the property of the Government free from the rights of any person and may be demolished or otherwise dealt with as the Authority thinks fit. Any person who, without reasonable excuse, does not cease the occupation as required by this Notice, may be convicted under section 6(4) of the Ordinance. According to section 6(5) of the Ordinance, the Authority may recover from the person convicted of an offence under section 6(4) of the Ordinance any cost incurred in or arising out of the demolition of any property or structure in the unleased land under section 6(3) of the Ordinance and the exercise of the powers conferred by section 6 of the Ordinance.

編號: 24/C(NDA)/087

土地(雜項條文)條例
(香港特別行政區法例第 28 章)
根據第 6(1)條所發的通知

現公布，依據上述條例第 3 條指定的當局現飭令不合法佔用位於新界古洞北新發展區餘下階段發展在圖則一中粉紅色所示範圍內的未批租土地的情況於二零二四年九月二十八日之前停止。

地政總署署長

(朱耀明)




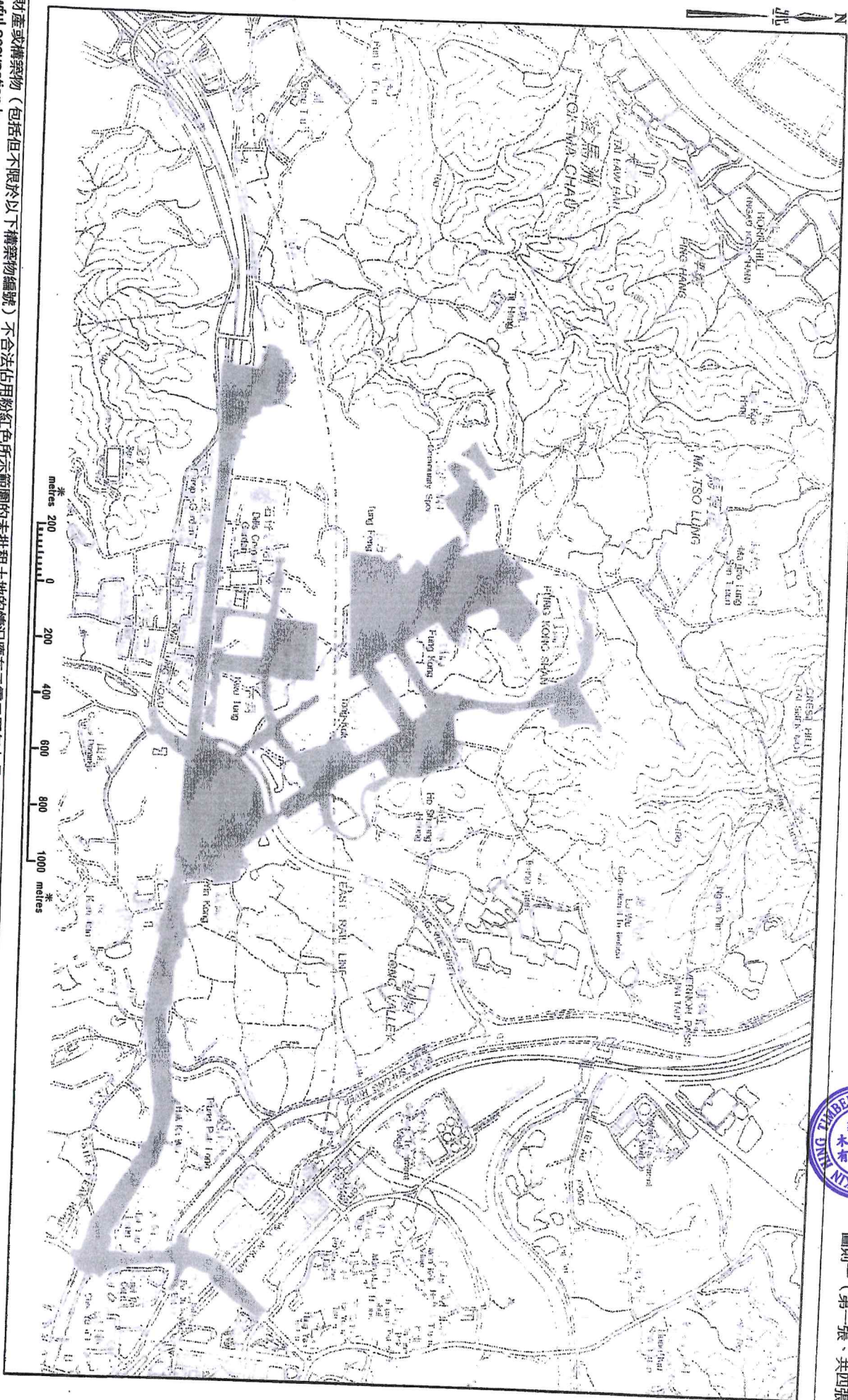
代行



二零二四年六月十二日

附註:

依據《土地(雜項條文)條例》(該條例)第 6(2)條，如佔用未批租土地的情況未有遵照本通知所飭令者而停止，則按當局指示行事的任何公職人員或其他人(有需要時由其他公職人員或其他人協助)，可(a)將該未批租土地上的任何人(如有的話)驅逐；及(b)接管該未批租土地上的任何財產或構築物。憑藉該條例第 6(3)條，根據該條例第 6(2)(b)條接管的任何財產或構築物即成為政府的財產而不再受任何人在該財產或構築物中的任何權益所規限，並可按當局認為適合的任何方式，將該財產或構築物拆掉或作其他處理。任何人在無合理辯解下未有遵照本通知所飭令者而停止佔用情況，可因觸犯該條例第 6(4)條而被定罪。此外，根據該條例第 6(5)條，當局可向根據該條例第 6(4)條被定罪的人收回因根據該條例第 6(3)條拆掉該未批租土地上的財產或構築物以及行使該條例第 6 條所賦權力而招致或引起的任何費用。



Plan 1 (Sheet 1 of 4)
圖則一 (第一張、共四張)

任何財產或構築物（包括但不限於以下構築物編號）不合法佔用粉紅色所示範圍的未批租土地的情況應在二零二四年九月二十八日之前停止。

Unlawful occupation by any property or structure (including but not limited to the following structure numbers) on the unleased land as shown coloured pink should cease before the 28th day of September 2024.

X9/1 - 5, X9/6 - 10, X9/11 - 15, X9/16 - 20, X9/21 - 25, X9/34 - 39, X9/40 - 44, X9/45 - 47, X9/48 - 50, X9/51 - 62, X9/63, X9/64, X9/65, X9/66, X9/67, X9/68, X9/69, X9/70, X9/71, X9/72, X9/73, X9/74, X9/75, X9/76, X9/77, X9/78, X9/79, X9/80, X9/81, X9/82, X9/83, X9/84, X9/85, X9/86, X9/87, X9/88 - 102, X9/103 - 107, X9/108 - 112, X9/113, X9/114, X9/115, X9/116, X9/117, X9/118, X9/119, X9/120/1, X9/120/2, X9/120/3.

[illegible]

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

Cheryl Tsz Man TSANG/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年08月19日星期一 13:47
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Planning Application No. A/NE-MKT/38
附件: TD's comments reply.docx

類別: Internet Email

Here is the reply to TD's comments. Please call me if you have any questions or I have to defer this application for two months.

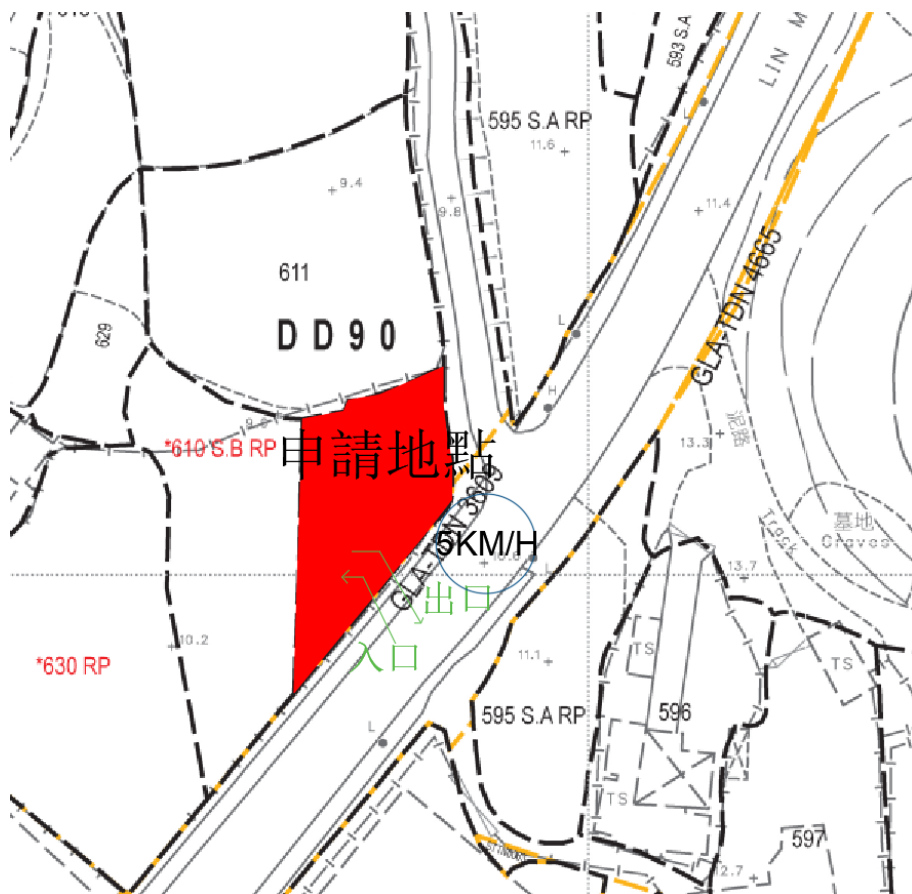
To TD's comments:

1. There are four parking areas on the application site, which allow employees to work in the office only. In addition, their working time is from 9 a.m. to 5 p.m., and they will have a 1.5-hour lunch break. In fact, traffic will not be affected by this situation even in rush hour. Those cars come from Sheung Shui and pass through Man Kam To Road to Lin Ma Hung Road. The entrance and exit of the application site are near the main road.
2. There is a layout plan to prove the number of parking spaces is enough for employees and the area of parking space.



The office will have six to eight employees, who will use three to four parking spaces. One backup parking space is available for the manager or others related to the company. So, the parking spaces are certainly adequate.

3. The width of the vehicular access is 7.5 meters; it includes entrance and exit.
4. As the parking spaces are near the entrance/exit, the path is short.



5. The employees are required not to wait outside to ensure no cars are queuing. The gate is built big enough to accommodate two cars' income and export at the same time.
6. To ensure the president's safety, some facilities will be set up near

the gate. First, the connection between the main road and the sidewalk will be put on an LED light billboard that says, 'Vehicles entering, please pay attention.' The light will switch on when a car is nearing. Second, there is another billboard that shows ' 5KM/H' to remind drivers to control their speed when they are entering or exiting.

7. To prevent illegal visitors from entering the site, the gate is controlled by electrical devices. And only using a remote controller can open the gate. The gate is closing as usual.

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

Cheryl Tsz Man TSANG/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年08月29日星期四 11:03
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: DD90, LOT610 TD's comments & page 2
附件: To TD.docx; DD90,610公司名.pdf; 布局+路径图.pdf

類別: Internet Email

To TD's comments:

1.

Transport Generation								
	9:00 to 10:00	10:00 to 11:00	11:00 to 12:00	12:00 to 13:00	13:00 to 14:00	14:00 to 15:00	15:00 to 16:00	16:00 to 17:00
Mon	3	1	1	2	2	1	1	3
Tue	3	1	1	2	2	1	1	3
Wed	3	1	1	2	2	1	1	3
Thu	3	1	1	2	2	1	1	3
Fri	3	1	1	2	2	1	1	3
Sat	0	0	0	0	0	0	0	0
Sun	0	0	0	0	0	0	0	0

5.其中三個車位是提供給員工，一個車位為流動的，提供給相關的管理人員。場地三個私家車位對於員工是足夠的，他們有部分人會搭乘同一車輛，有部分人則會選擇搭乘公共交通工具。在高峰時段安排工作人員在場外指揮車輛進入，避免車輛在場外排隊現象。

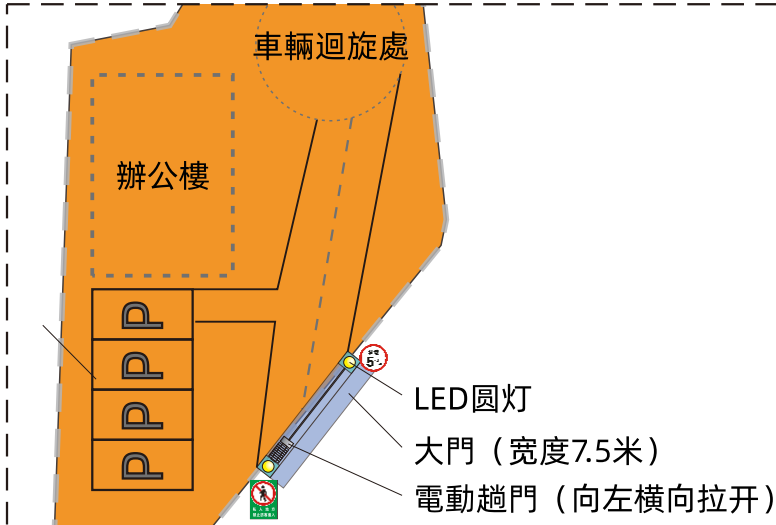
6. 明確的標誌和指示：在停車場進出口和主要路徑設置清晰的標示不准訪客停車；安裝監控攝像頭：在停車場內部和出口安裝監控攝像頭，以便錄像和監視任何非法停車行為。同時會有員工監視，如非相關人士的車輛則會拒絕他們的進入。

7.大門會使用電動趟門，無車輛出入時會常關；在上下班時間（早上 9 點至 10 點，及下午四點到五點）會常開，直至場地內員工到達。大門的頂部會有 LED 燈，在開啓時會閃爍及發出聲響，提醒有車輛出入。大門完全開啓的時間約為 5 秒，在開啓時，車輛或需駛入門外的人行道上，以避免阻礙交通。

佈局圖



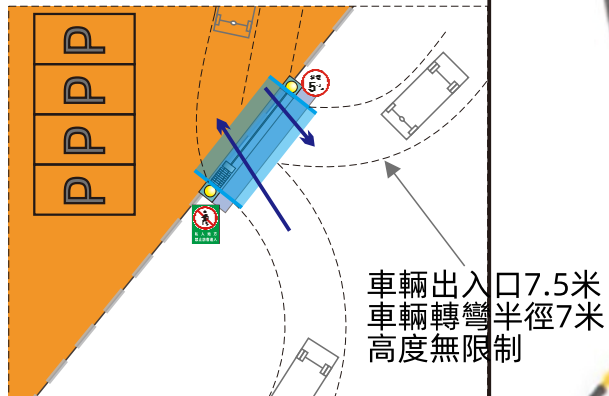
插圖A



路徑圖



插圖A



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

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

1. Name of Applicant 申請人姓名/名稱

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

高盛 (合和) 實業有限公司(GO SHING (HOPEWELL) INDUSTRIAL 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, LOT610 S.A RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 390 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 100 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

Cheryl Tsz Man TSANG/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年09月30日星期一 0:29
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Planning Application No. A/NE-MKT/38額外補充資料
附件: Planning Application.pdf
類別: Internet Email

關於申請理由，本人希望能作出進一步的補充。該申請實際與另外一宗申請，編號為 A/NE-TKLN/89 相關，本申請實際為兩位木廠提供臨時性的辦公場所。

首先，本申請地段正在蓮麻坑路路旁，進入木廠場地僅需 5-8 分鐘車程，因此交通方面是十分便捷。如若在上水或粉嶺租賃寫字樓，除去租金的高昂，車程亦增加至 25 分鐘，對辦公場所與木廠的協調性會造成較大影響。

其次，木廠在建設好後或會尋求其他更合適的地方作辦公場所，但目前在木廠搬遷的期間，他們急需一處場所去進行各項工作，兩位負責人在綜合各方因素，包括交通，租金及周邊環境的影響下，最終確認目前最合適的地點就是本申請地段。同時，另一宗申請，因消防安全等因素，負責人表示不會在木廠的申請增加任何辦公場所。

最後，就著本申請，木廠負責人提供目前他們因搬遷而準備清拆的辦公室相片，以示其迫切需求。









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/38


意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

簽署 Signature



日期 Date

2024.8.2

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/38

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關新界文錦渡蓮藕坑路丈量約份第90約地段第610A分段擬申請臨時變地專界因該地段位置正正在本村路口此地地段多次改變土地用途本村村務多次反對理由是該申請位置對村民出入安全很大影響因該路口是民每未搞小巴上落所有學童搭校巴上落都在該路口村還有本村車量出入都影響兩邊路視角所以所有村民都嫌

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

林福子

簽署 Signature

林福子 (本村村代表)

日期 Date

15-8-2024



致: 城市規劃署署長，城市規劃署副處長及城市規劃署助理署長， 及城市規劃處專員

木湖村大概於 17 世紀末建村，位於文錦渡旁貼近邊境的地方，木湖圍圍門約在 1819 年由杜氏、黃氏和任氏所建本村得知城市規劃處 發出城市規劃申請通知，申請編號為 **A/NE-MKT/38**

地點位置:

上水新界文錦渡蓮麻坑路丈量約 DD90, LOT610 S.A RP 段

本村特來此函作出強烈反對該地段規劃之申請, 建築物擬議高度為 4 米, 一層, 用作辦公室, 臨時私人辦公室 (為期 3 年)

交通影響評估:

木湖村(村口) 及蓮麻坑路段，由於蓮塘關口正式啟用後，該路段大型車, 及各類車流量高出 10 倍以上，未來未知之數情況下，學生，老人，小童出入行走路段已經增加了生命危險及交通意外風險，木湖村 村民強烈反對木湖村 村口增加建築物擬議高度為 4 米, 一層, 用作辦公室, 臨時私人辦公室 (為期 3 年) 及改變使用用途

視覺影響評估:

另外，所有駕駛者由木湖村，進出入蓮麻坑道往新屋嶺方向方，該地段(丈量約 DD90, LOT610 S.A RP 段，從駕駛者 視覺上先已經嚴重遮蓋出口視線，由於該路段 道路車輛行駛時速及車輛流量密集，令到駕駛者從木湖村村口出蓮麻坑道難以判斷安全行車、目前狀況已經增加了一切 行車及人命風險

若果該地段更改增加建築物擬議高度為 4 米, 一層, 用作辦公室, 臨時私人辦公室，會導致木湖村駕駛者會造成嚴重出事率及交通意外風險

希望城市規劃署及其他有關部門 使用三個月甚至半年時間觀察該地段交通狀況

懇請各城市規 要員在審議 **A/NE-MKT/38**，留意並尊重每一位木湖村 村民的反對意見聲音。

在各種情況下，此地段不適宜築物擬議高度為 4 米, 一層, 用作辦公室, 臨時私人辦公室 (為期 3 年)，避免有人只想改變土地使用用途作出第一個規劃變更開啟綠燈，而作出此規劃申請。

本村強烈反對該地段之計劃申請，同時亦期待部門收到之反對作出回覆確認。

此文件分別一式三份給予各位城市規劃署長，及城市規劃署專員，希盡快處理，
謝謝

木湖村村民 15/8/2024

附上：以下(木湖村)村民聯署簽名確認 (本文件反對：申請編號為 **A/NE-MKT/38**)

杜木壽
杜德榮
杜德輝
黃佩儀
黃火嬌
袁家昇
杜俊壽
杜少
杜福子
黃國輝

XXXX)

鄭錦富
鄭潤生
曾艷紅
廖慧芳
文沛茹
文俊忠
杜少



4

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/38

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請地真正處於木湖村鄉村路口，嚴重阻礙視線令
到村民車輛及行人進出蓮蔴坑路造成極度危險故提出
反對；

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

張伏泰 (新屋嶺村原居
民村代表)

簽署 Signature



日期 Date

13-08-2024

From:
Sent: 2024-08-18 星期日 02:24:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/38 DD 90 Lin Ma Hang Road

A/NE-MKT/38

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 390sq.m

Zoning: "Agriculture"

Applied use: Office / **Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

As the saying goes, if at first you don't succeed, try, try again.

So 32 was rejected, but the transformation of Lin Ma Hang Road into Brownfield Road continues unabated.

Members should request aerial images of the site and questions why enforcement re unapproved operations has not been carried out.

Previous objections valid and upheld. Copy and paste text of previous rejection is required.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 2 November 2023 2:43 AM HKT
Subject: A/NE-MKT/32 DD 90 Lin Ma Hang Road

Dear TPB Members,

23 withdrawn and back with the true intention, a vehicle repair workshop, all the better to contaminate the land.

All the more reason to reject application. Lin Ma Hang Road cannot be allowed to become another Kam Sheung Road lined with ramshackle and rusting eyesores that pollute the environment.

Previous objections applicable and upheld.

Mary Mulvihill

From:

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

Date: Friday, 21 April 2023 1:32 AM CST

Subject: Re: A/NE-MKT/23 DD 90 Lin Ma Hang Road

Dear TPB Members,

PlanD should carefully study the Demand and Supply Report provided as it would appear that a number of developments listed have not been approved or are not being developed in compliance with approval conditions.

Providing services that support illegal activities is in fact a form of Joint Enterprise.

Mary Mulvihill

From:

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

Date: Friday, 23 December 2022 2:09 AM CST

Subject: A/NE-MKT/23 DD 90 Lin Ma Hang Road

A/NE-MKT/23

Lot 610 S.A RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: 395sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Strong objections, retail can be accommodated in one of the nearby villagers. There is no residential close to the lot.

No previous history of approvals. Lin Ma Hang Road must not be allowed to become a long line of haphazard brownfield operations that was tolerated in other NT districts like Kam Tin.

There is no justification for approval.

Mary Mulvihill

From:
Sent: 2024-08-20 星期二 18:00:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 240820 s16 KTN 1038.pdf; 240820 s16 MKT 38.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

20th August, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Office for a Period of 3 Years
(A/NE-MKT/38)

1. We refer to the captioned.
2. There was an application for 'Proposed Temporary Vehicle Repair Workshop with Ancillary Office for a Period of 3 Years' (A/NE-MKT/32) covering the application site rejected last year, and the reasons are as follows:

(a) the proposed development is 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 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; and

(b) the applicant fail to demonstrate in the submission that the proposed development would not generate adverse traffic impact on the surrounding areas.

3. We consider the currently proposed use is also unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden