

2023年 7月 1 23

此文件已收到。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 12 JUL 2023
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 Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2301833 4/7 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/ML-ST/655
	Date Received 收到日期	12 JUL 2013

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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樓及新界沙田上禾輋路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)

HOWAN LIMITED 康宏有限公司

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOTS 372DRP(PART), 743RP(PART), 744RP(PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 35,813 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 13,914.2 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 723 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SAN TIN OUTLINE ZONING PLAN (OZP) NO. S/YL-ST/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"OTHER SPECIFIED USES (SERVICE STATIONS)"
(f) Current use(s) 現時用途	"Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices" (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 5/7/2023 (DD/MM/YYYY)[&]
於 5/7/2023 (日/月/年)在指定報章就申請刊登一次通知[&](請見夾附的通知副本)

- ☐ 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 5/7/2023 (DD/MM/YYYY)[&]
於 5/7/2023 (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[&] (請見夾附由郵局發出的收條)。

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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	 (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 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約 Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積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)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

6

	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) 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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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/ <u>YL-ST</u> / <u>575</u>
(b) Date of approval 獲批給許可的日期	<u>15/09/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/09/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	“Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices”
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月

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。

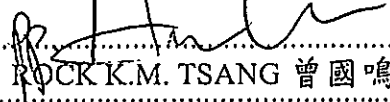
PLEASE REFER TO THE PLANNING STATEMENT

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 an application to the Board 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.
本人現准許委員會的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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
- ☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
- ☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
- ☐ RPP 註冊專業規劃師
- Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

05 JUL 2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS 372DRP(PART), 743RP(PART), 744RP(PART) IN D.D. 99 AND ADJOINING GOVERNMENT LAND IN SAN TIN, YUEN LONG.
Site area 地盤面積	35,813 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 723 sq. m 平方米 ☒ About 約)
Plan 圖則	APPROVED SAN TIN OUTLINE ZONING PLAN NO. S/YL-ST/8
Zoning 地帶	"OTHER SPECIFIED USES (SERVICE STATIONS)"
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	"TEMPORARY VEHICLE PARK (INCLUDING CONTAINER VEHICLES), CONTAINER STORAGE AREA, STORAGE OF NEW UNLICENSED CONTAINER TRACTORS, STORAGE OF CONSTRUCTION MATERIALS, TYRE REPAIR, SHOP AND SERVICES (SALE OF CONTAINER VEHICLES AND THE RELATED PARTS/ACCESSORIES), VEHICLE REPAIR AND SERVICES, AND ANCILLARY OFFICES"

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		13,914.2sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	13,914.2sq.m ☒ About 約 ☐ Not more than 不多於	0.3885 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	18	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.6 to 8 m 米 ☐ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	31.57 % ☒ 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		5
	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) Container Vehicle Parking Spaces		3 NIL NIL NIL 1 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) Loading/Unloading Area		NIL NIL NIL NIL NIL 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan, Site Plan (Lot Index Plan) and Extract of Approved San Tin		
OZP		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

Our Ref.: YL/TPN/1004H/L03

16 August 2023

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Vehicle Park (including Container Vehicles), Container Storage Area,
Storage of New Unlicensed Container Tractors, Storage of Construction Materials,
Tyre Repair, Shop and Services (Sale of Container Vehicles and the related
Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices
for a Period of Three Years
at Lots 372DRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining
Government Land, San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/655)**

We refer to the captioned planning application.

We would like to clarify that the captioned planning application is a renewal application of previous Planning Application No. A/YL-ST/575. The proposed site boundary, proposed uses, proposed development parameters under the current application are identical to previous Planning Application No. A/YL-ST/575, as summarized below:

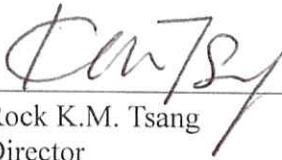
Site Area	About 36,503m ² (including about 723m ² GL)
No. of Structures (Building Height, No. of Storey)	19 Structures (2.6m to 8m, 1 to 2 storey(s))
Total Floor Area	About 14,136.2m ²
No. of Car Parking Spaces	3 (private cars) 1 (container vehicle) 1 (heavy goods vehicle)
No. of Loading/Unloading Spaces	1
Operation Hours	8:00a.m. to 11:00p.m., Mondays to Saturdays 10:00a.m. to 5:00p.m., Sundays and public holidays



Our Ref.: YL/TPN/1004H/L03

Attached please find the revised Proposed Site Plan (Lot Index Plan) and Proposed Layout Plan for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang

Director

Encl.

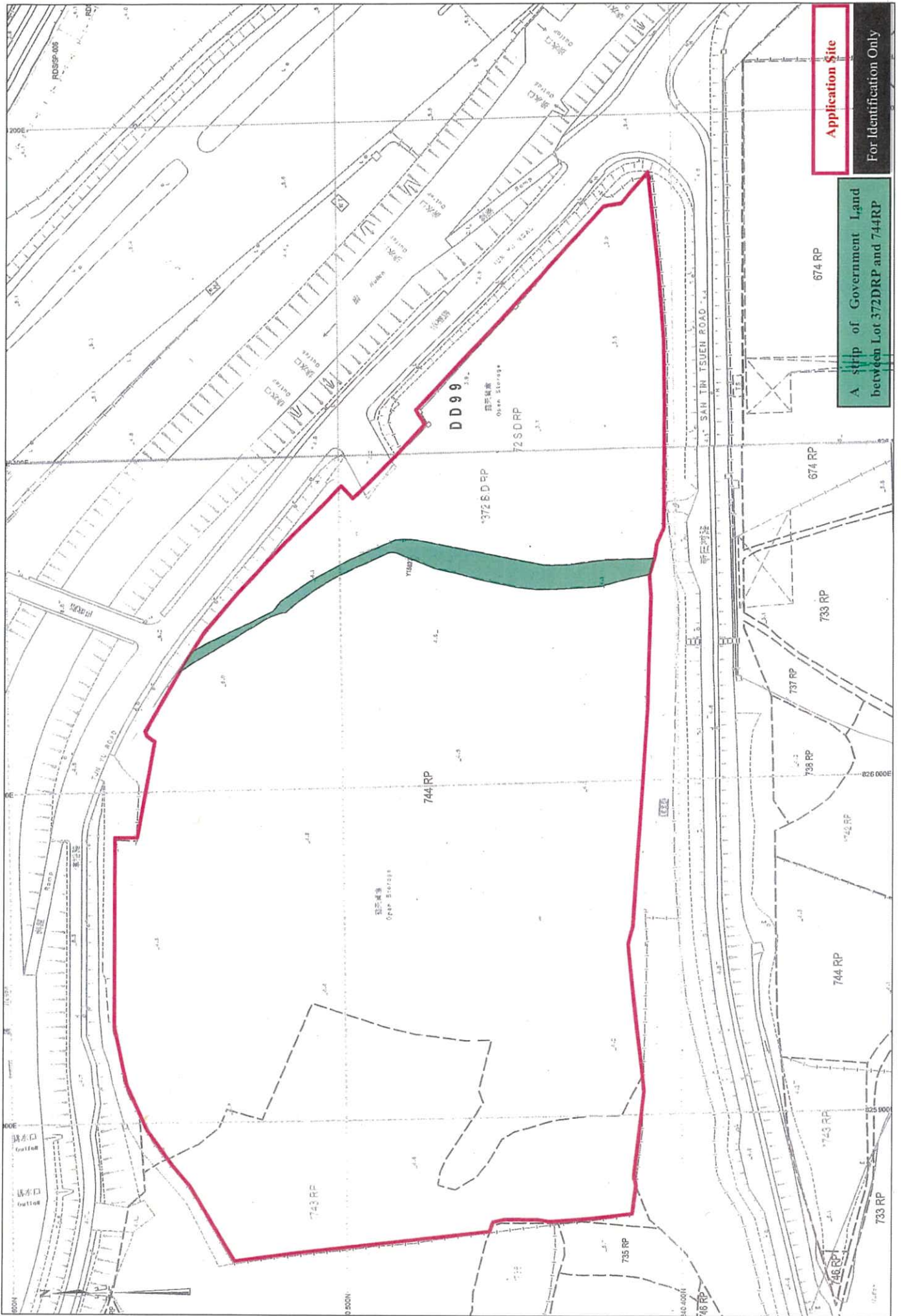
RK/AL

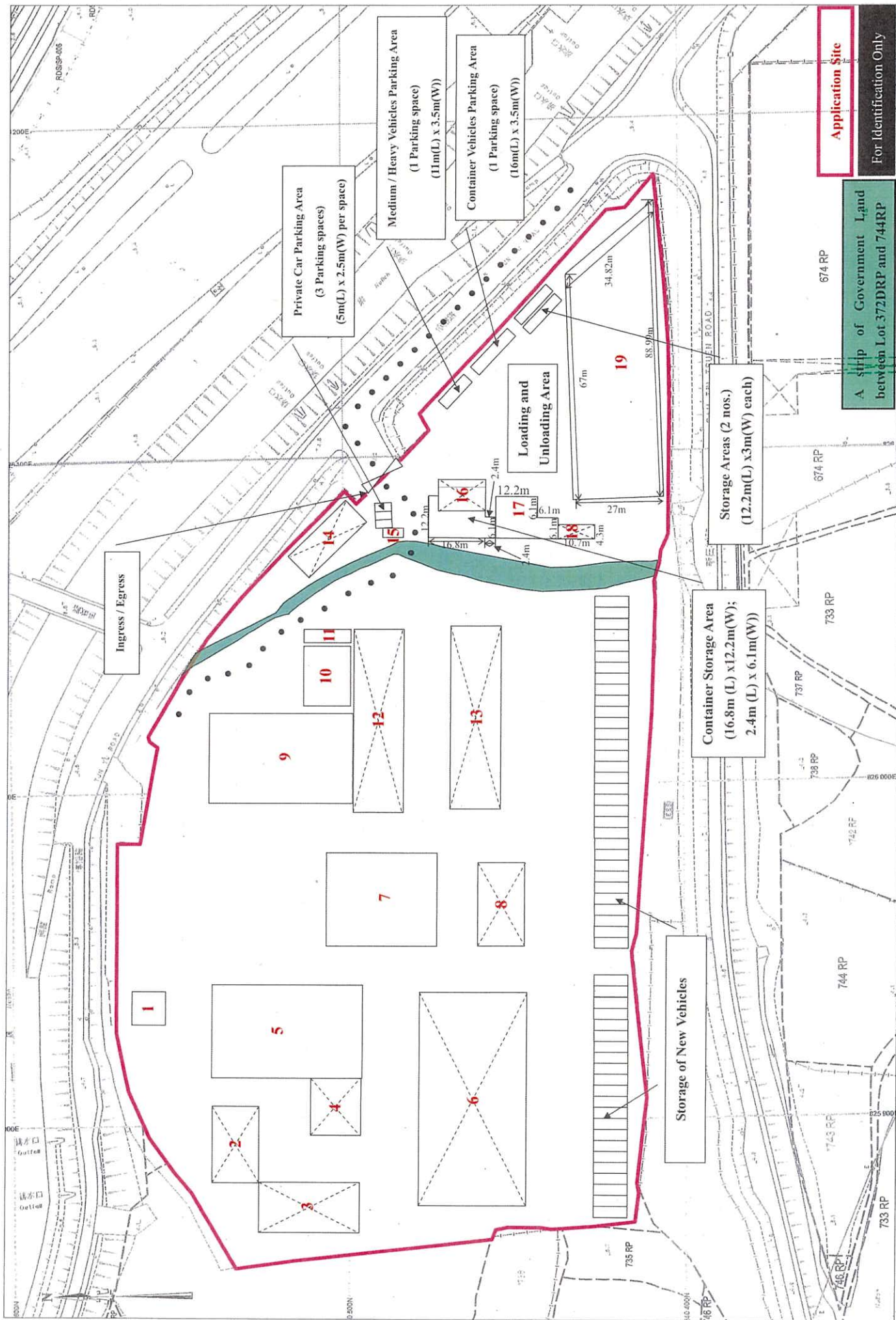
c.c.

DPO/FSS & YLE

(Attn.: Mr. Kimson Chiu

By Email)





Application Site

For Identification Only

A strip of Government Land between Lot 372DRP and 744RP

674 RP

674 RP

733 RP

737 RP

738 RP

744 RP

746 RP

733 RP

Information of On-site Structures					
No.	Use	No. of Storey	Dimension	Covered Area (m ²)	GFA (m ²)
1	CLP Transformer Room	1	10m(W) x 10m(L) x 5m(H)	100	100
2	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 23m(L) x 6m(H)	322	322
3	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 30m(L) x 6m(H)	450	450
4	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 17m(L) x 6m(H)	255	255
5	Shop, Office and Storeroom	2	28m(W) x 45m(L) x 7m(H)	1,260	2,520
6	Vehicle Repairing and Servicing Area (Open-sided)	1	32m(W) x 64m(L) x 6m(H)	2,048	2,048
7	Shop and Office	1	28m(W) x 33m(L) x 7.5m(H)	924	924
8	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 25m(L) x 6m(H)	350	350
9	Shop, Office and Storeroom	2	27m(W) x 43m(L) x 8m(H)	1,161	2,322
10	Type Repairing Area	1	14m(W) x 18m(L) x 6m(H)	252	252
11	Type Repairing Area	1	4m(W) x 14m(L) x 6m(H)	56	56
12	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825	825
13	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825	825
14	Type Repairing Area (Open-sided)	1	9.1m(W) x 24.4m(L) x 7m(H)	222.0	222.0
15	Security Office	1	2.7m(W) x 6.1m(L) x 2.6m(H)	16.5	16.5
16	Container Storage Area (Open-sided)	1	9.1m(W) x 13.7m(L) x 5.2m(H)	124.7	124.7
17	Office	2	12.2m(W) x 12.2m(L) x 5.2m(H) 6.1m(W) x 6.1m(L) x 5.2m(H)	186.1	372.1
18	Container Storage Area (Open-sided)	1	4.3m(W) x 10.7m(L) x 7m(H)	46.0	46.0
19	Storage of Construction Materials	1 (Height = 8m)	(67m(L) + 88.99 m(L)) x 27m(W) / 2	2,105.9	2,105.9
Total Area (m ²)				11,529.2	14,136.2

Our Ref.: YL/TPN/1004H/L04

28 August 2023

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of
New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and
Services (Sale of Container Vehicles and the related Parts/Accessories), Vehicle Repair and
Services, and Ancillary Offices
for a Period of Three Years
at Lots 372DRP(Part), 743RP(Part), 744RP(Part) in D.D. 99 and adjoining Government Land,
San Tin, Yuen Long, New Territories
(Planning Application No. A/YL-ST/655)**

We refer to the captioned planning application.

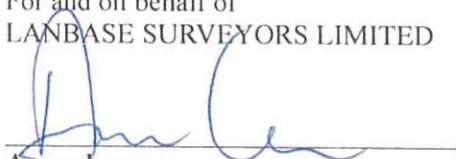
We would like to clarify that the current application is a renewal application of previous Planning Application No. A/YL-ST/575. The proposed site boundary, proposed uses, proposed development parameters, drainage facilities and fire service installations remain unchanged from previous Planning Application No. A/YL-ST/575. We also submit the followings:

- (1) a set of "Response-to-Comments" with a Layout Plan with ingress/egress width and vehicle manoeuvring swept path;
- (2) an as-built drainage plan with a photographic record showing the existing condition of drainage facilities; and
- (3) a fire service installations plan and the relevant fire certificates.

Should you have any queries, please feel free to call our Mr. Anson Lee at
for your attention.

Thank you

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
Encl.
RK/AL

c.c.
DPO/FSS &YLE

(Attn.: Mr. Kimson Chiu

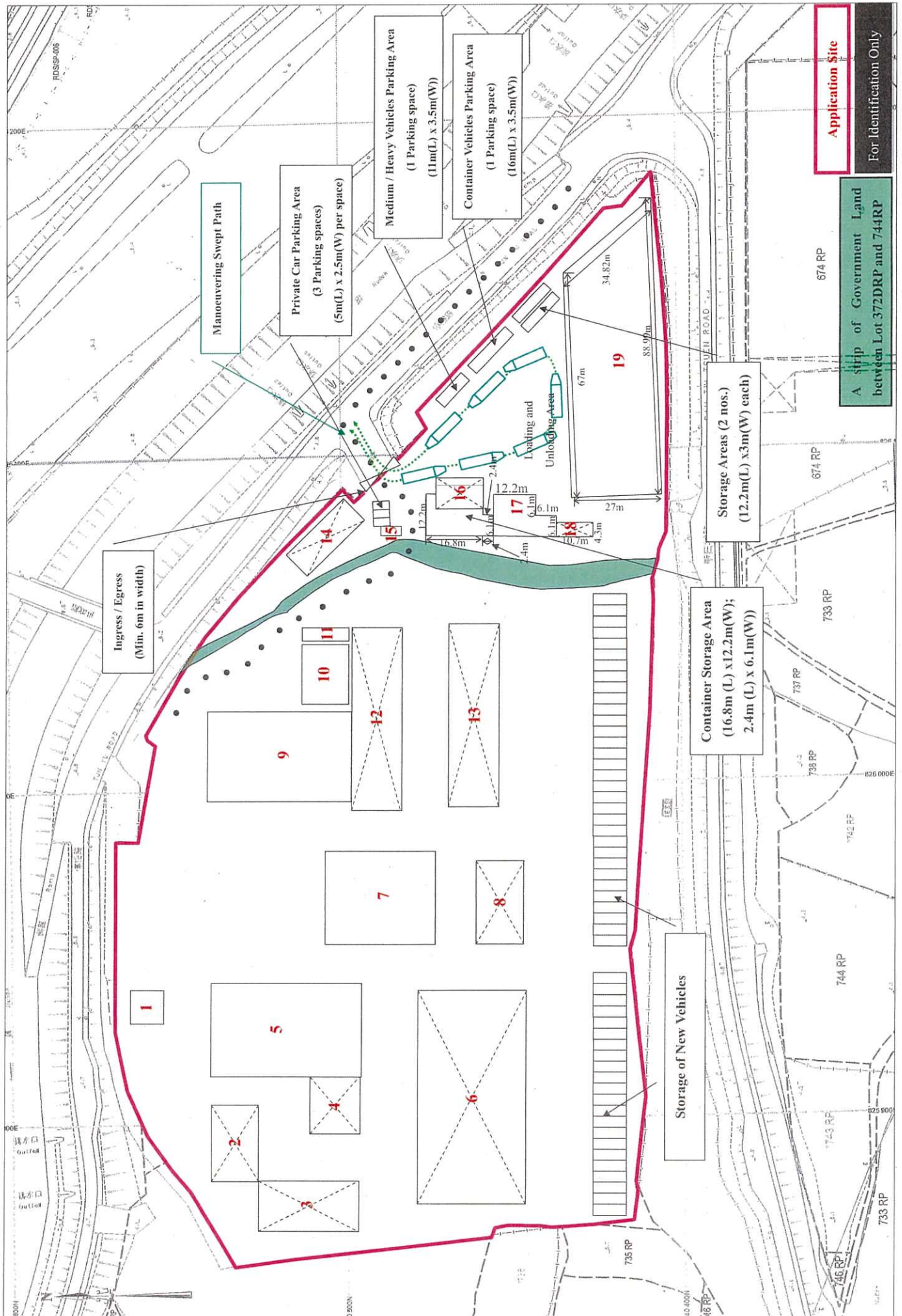
By Email)



**Response-to-Comments
and
Layout Plan**

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. Leung Chi Kong at 2399-2778)	
(a)	The applicant should provide details of trip generation and attraction rates with breakdown for the proposed use in the application.	Please see the following trip generation and attraction rates in the peak hours period: <u>Morning Peak Hours (8:00am to 10:00am)</u> No. of Driving-in Vehicles: 25 No. of Driving-out Vehicles: 29 <u>Afternoon Peak Hours (4:00pm to 6:00pm)</u> No. of Driving-in Vehicles: 18 No. of Driving-out Vehicles: 18
(b)	The applicant should indicate the clear width of the ingress and egress point on layout plan.	Please see the attached Layout Plan.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tin Tsuen Road and within the site by providing swept path analysis.	Please see the attached Layout Plan.
(d)	Please note that the proposed vehicular access along San Tin Tsuen Road is allocated to CEDD under Simplified Temporary Land Allocation. The applicant should seek comments from CEDD accordingly.	Please note that no comments were received from CEDD.



Application Site

For Identification Only

A strip of Government Land
between Lot 372DRP and 744RP

An As-built Drainage Plan with a Photographic Record

Drainage Photos

Photo 1

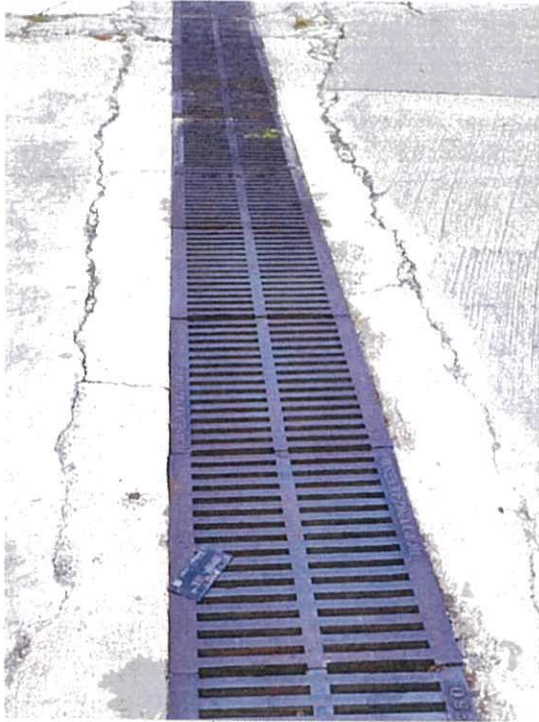


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

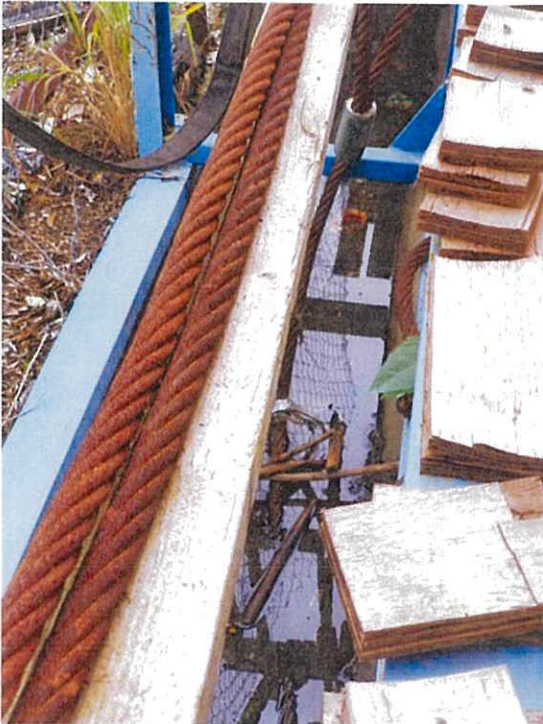


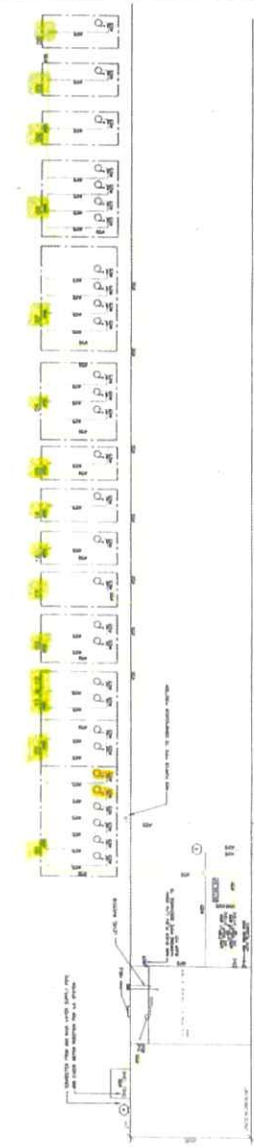
Photo 8



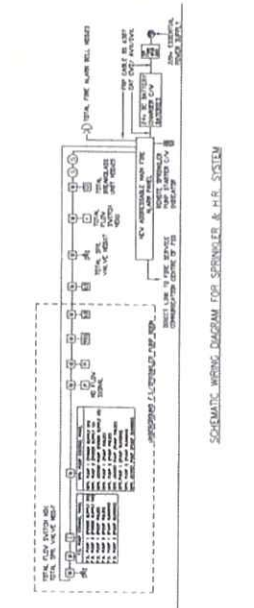
Photo 9



A Fire Service Installations Plan and the Relevant Fire Certificates



SCHEMATIC PUMP DIAGRAM FOR H-R SYSTEM



SCHEMATIC WIRING DIAGRAM FOR SPRINKLER & H-R SYSTEM



SCHEMATIC PUMP DIAGRAM FOR SPRINKLER SYSTEM

NOTES:

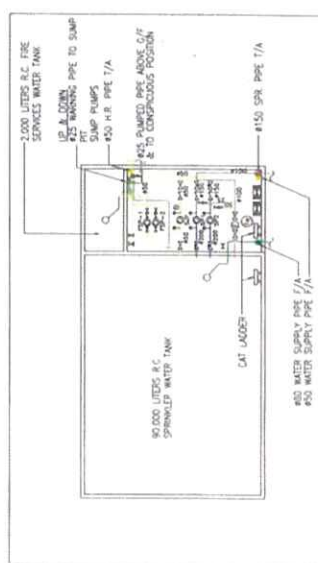
1. SPRINKLER SYSTEM IS A 1.5% DESIGN. THE SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1.5% OF THE TOTAL WATER CAPACITY OF THE SYSTEM.
2. THE SPRINKLER SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1.5% OF THE TOTAL WATER CAPACITY OF THE SYSTEM.
3. THE SPRINKLER SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1.5% OF THE TOTAL WATER CAPACITY OF THE SYSTEM.
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10. THE SPRINKLER SYSTEM IS DESIGNED TO PROVIDE A MINIMUM OF 1.5% OF THE TOTAL WATER CAPACITY OF THE SYSTEM.

FIXED FIRE PUMP SCHEDULE

PUMP	TYPE	PRESSURE (PSI)	FLOW (GPM)	WATER
SPRINKLER PUMP	1.5% DESIGN	1.5	1.5	1.5
SPRINKLER PUMP	1.5% DESIGN	1.5	1.5	1.5

SPRINKLER PUMP SCHEDULE (OHIO HAZARD)

PUMP	TYPE	PRESSURE (PSI)	FLOW (GPM)	WATER
SPRINKLER PUMP	1.5% DESIGN	1.5	1.5	1.5
SPRINKLER PUMP	1.5% DESIGN	1.5	1.5	1.5



DETAILS OF UNDERGROUND F.S./SPRINKLER PUMP ROOM (SCALE(A1) = 1:150)



REL PLAN (SCALE - NOT TO SCALE)

INFORMATION OF ON-SITE STRUCTURES

STRUCTURE	AREA (SQ. FT.)	TYPE	WATER
SPRINKLER PUMP ROOM	1.5	1.5	1.5
SPRINKLER PUMP ROOM	1.5	1.5	1.5

DATE: 10/1/2020
BY: [Signature]

[illegible]

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.:

消防處編號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

MAN Truck and Bus Hong Kong Limited

Name of Building:

樓宇名稱

DD99 Lot 744RP, Tun Yu Road, San Tin, Yuen Long

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 4(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第4(b)條, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	7x5.0kg Dry Powder f.e.	Workshop area.	Conforms with	25/11/2022	24/11/2023
24	7x2.0kg CO2 Gas f.e.		FSD requirements.		
24	25x5.0kg CO2 Gas f.e.				
24	2x9 liter AFF Foam f.e.				
25	9nos Sand Bucket				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	4x5.0kg CO2 Gas f.e.	Workshop area.	For supply.	Conforms with	25/11/2022
25	1no Sand Bucket			FSD requirements.	

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			---NIL---	證明副本 CERTIFIED TRUE COPY

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們特此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Key-in

Verified

25/11/2022

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A

Name of Client:

顧客姓名

Dah Chong Hong (Motor Service Centre) Ltd.

Name of Building:

樓宇名稱

Isuzu Service Centre

Street No./Town Lot:

門牌號數/市地段

Lot 744RP

Street/Road/Estate Name:

街道/屋苑名稱

Tun Yu Road

Block:

座

District:

分區

Area:

地區

☐ HK☐ K☐ NT

香港

九龍

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝設在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	10x2.0kg CO2 Gas f.e.	Workshop area	Conforms with FSD requirements.	13/04/2023	12/04/2024
24	4x5.0kg CO2 Gas f.e.				
24	3x9 liter AFF Foam f.e.				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	4x2.0kg CO2 Gas f.e.	Workshop area	For supply	Conforms with FSD requirements.	13/04/2023
24	1x9 liter AFF Foam f.e.				

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			---NIL---	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

NORMAN WAN

Wan's Fire Prevention

Engineering Limited

13/04/2023



For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A

Name of Client :

顧客姓名

康宏有限公司

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

D. 99 and Adjoining Government Land

Street/Road/Estate Name :

街道/屋苑名稱

Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part)

Block :

座

District :

分區

San Tin, Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
	NIL		NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMMYY)
13	火警警報系統	地下	更換3個消防鈴手。	Conforms with FSD requirements.	10/08/2023
16	消防栓/喉轆系統	地底消防泵房至地下	重新造喉轆喉約10米。	Conforms with FSD requirements.	11/08/2023
13	火警警報系統	地下	更換消防控制箱之按鍵1塊。	Conforms with FSD requirements.	10/08/2023
28	花灑系統	地下	更換消防控制箱及消防穩壓箱的電池各1對。	Conforms with FSD requirements.	10/08/2023
11	應急照明燈	地下	更換1支緊急照明燈。	Conforms with FSD requirements.	10/08/2023
28	花灑系統	地下	更換6個訊號模塊。	Conforms with FSD requirements.	10/08/2023
16	消防栓/喉轆系統	地下	更換1個訊號模塊。	Conforms with FSD requirements.	10/08/2023

(參考年檢FS251 No.: A9151926)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL	NIL		



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :

受權人簽署

Name :

姓名

Li Cheuk Yuen

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Kei Yip Fire Engineering Ltd.

Telephone :

聯絡電話

Date :

日期

12/08/2023

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
 (Regulation 9(1))
 (第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: _____
 消防處編號

A

Name of Client : **康宏有限公司**
 顧客姓名

Name of Building : _____
 樓宇名稱

Street No./Town Lot : **D.D. 99 and Adjoining Government Land** Street/Road/Estate Name : **Lois 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part)**
 門牌號數/市地段 街道/屋苑名稱

Block : _____ District : **San Tin, Yuen Long** Area : ☐ HK ☐ K ☒ NT
 座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項					
In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	應急照明燈	全場	(Defects see part 3).	13/07/2023	12/07/2024
12	出口指示牌	全場	Conforms with FSD requirements.	13/07/2023	12/07/2024
13	火警警報系統	全場	(Defects see part 3).	13/07/2023	12/07/2024
15	火警偵測系統	全場	Conforms with FSD requirements.	13/07/2023	12/07/2024
16	消防栓/喉嚨系統	全場	(Defects see part 3).	13/07/2023	12/07/2024
28	花灑系統	全場	(Defects see part 3).	13/07/2023	12/07/2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	NIL		NIL		

Part 3 第三部 Defects 損壞事項					
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述	
13	火警警報系統	地下	3個消防鈴手損壞	需更換	
16	消防栓/喉嚨系統	地底消防泵房至地下	一段喉嚨喉行泵時漏水	需重新造	
13	火警警報系統	地下	消防控制箱之按鍵老化	需更換	
28	花灑系統	地下	消防控制箱及消防穩壓箱的電池	需更換	
11	應急照明燈	地下	1支緊急照明燈損壞	需更換	
28	花灑系統	地下	6個訊號模塊損壞	需更換	
16	消防栓/喉嚨系統	地下	1個訊號模塊損壞	需更換	

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Authorized Signature :
 授權人簽署

Name :

姓名

FSD/RC No. :
 消防處註冊號碼

Company Name :
 公司名稱

Telephone :
 聯絡電話

Date :
 日期

Li Cheuk Yuen

Kei Yip Fire Eng. Ltd.

18/07/2023

For FSD use only:

Inspected

Key-in

Verified

FSD Ref.: _____
消防處核發

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A

Name of Client : 顧客姓名 康宏有限公司

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 D.D. 99 and Adjoining Government Land Street/Road/Estate Name : 街道/屋苑名稱 Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part)

Block : 座 District : 分區 San Tin, Yuen Long Area : 地區 ☐ HK 香港 ☐ K 九龍 ☒ NT 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5kg Co2 type F.E. 2支	消防泵房及總電掣房	Conforms with FSD requirements.	13/07/2023	12/07/2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	Nil		Nil		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	Nil		Nil	

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如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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Authorized
Signature :
授權人簽署

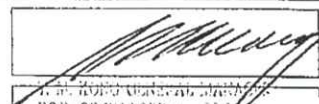
Name :
姓名

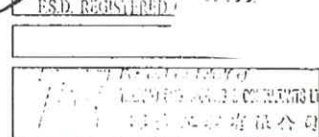
FSD/RC No. :
消防處註冊號碼

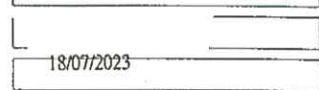
Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期


FSD REGISTERED




18/07/2023

For FSD
use only:

Inspected

Key-in

Verified

**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA; and
- (c) open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

**Relevant Extracts of 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)**

According to TPB PG-No. 13G, the Site falls within Category 2. The following criteria are relevant:

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 or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.

**Relevant Extracts of Town Planning Board Guidelines on
Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-ST/11	Container Vehicle Park and Stormwater Nullah	23.7.1993 (RNTPC)
2.	A/YL-ST/12	Temporary container vehicle park and open storage of containers for 3 years	1.11.1996 (RNTPC)
3.	A/YL-ST/60	Proposed for pond filling and temporary container tractor/trailer park and open storage of containers for a period of 2 years	13.11.1998 (RNTPC)
4.	A/YL-ST/94	Temporary Container Vehicle Park and Open Storage of Containers with Ancillary Repair Area for a Period of 2 Years	10.9.1999 (RNTPC)
5.	A/YL-ST/157	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	22.12.2000 (RNTPC)
6.	A/YL-ST/167	Temporary Container Tractor/Trailer Park and Open Storage of Containers with Ancillary Repair Area and Canteen for a Period of 18 Months	16.11.2001 (RNTPC) [Revoked on 16.2.2003]
7.	A/YL-ST/312	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	1.9.2006 (RNTPC) [Revoked on 1.2.2009]
8.	A/YL-ST/363	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	27.3.2009 (TPB on review)
9.	A/YL-ST/411	Renewal of Planning Approval for Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	16.3.2012 (RNTPC) [Revoked on 27.3.2013]
10.	A/YL-ST/438	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services and Ancillary Offices	11.10.2013 (RNTPC) [Revoked on 11.10.2014]
11.	A/YL-ST/447	Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	22.8.2014 (RNTPC)

12.	A/YL-ST/506	Renewal of Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	11.8.2017 (RNTPC)
13.	A/YL-ST/575	Renewal of Planning Approval for Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, and Ancillary Offices for a Period of 3 Years	15.9.2020 (RNTPC)

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/95	Temporary Container Storage and Container Vehicle Parking with Ancillary Workshop Facilities for a Period of 3 Years	26.5.2000 (TPB on review)	(1), (2), (3)
2.	A/YL-ST/103	Temporary Container Tractor/Trailer Parks and Open Storage of Containers with Ancillary Repair Area for a Period of 2 Years	21.7.2000 (TPB on review)	(1), (2)
3.	A/YL-ST/200	Temporary Container Vehicle Park and Container Depot with Ancillary Repair Area for a Period of 2 Years	14.6.2002 (RNTPC)	(2), (4)
4.	A/YL-ST/295	Temporary Container Vehicle Park, Container Storage Area, Vehicle Repair and Canteen for a Period of 3 Years	17.3.2006 (RNTPC)	(1), (5)

Rejection Reasons:

- (1) Not in-line with TPB PG-No. 12B for "Application for Developments within Deep Bay Area".
- (2) There was insufficient information in the submissions to demonstrate that due regard had been given to minimise the adverse impacts of the development including drainage, traffic, sewerage, environment and ecology on the surrounding areas.
- (3) The submitted layout was not acceptable.
- (4) A large portion of the site falls within the gazetted scheme boundary of the Eastern Main Drainage Channel for San Tin, the approval of the application, even on temporary basis, would jeopardise the implementation of the drainage channel project.
- (5) Not in-line with TPB PG-No.13D for Application for Temporary Open Storage and Port Back-up Uses.

Similar s.16 Applications in the vicinity of the Site within the same “OU(SS)” Zone on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8 in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/529	Renewal of Planning Approval for Temporary Cross-Boundary Shopping Centre with Ancillary Car Park, Eating Place, Shop and Services (Fast Food Shop), Office and Storage of Consumer Goods for a Period of 3 Years	7.9.2018 (RNTPC) [Revoked on 19.2.2021]
2.	A/YL-ST/533	Temporary Shop and Services for a Period of 3 Years	21.12.2018 (RNTPC)
3.	A/YL-ST/559	Temporary Shop and Services (Motor Vehicle Showroom) for a Period of 3 Years	15.11.2019 (RNTPC) [Revoked on 15.2.2022]
4.	A/YL-ST/592	Temporary Shop and Services for a Period of 3 Years	13.8.2021 (RNTPC)
5.	A/YL-ST/595	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	12.11.2021 (RNTPC) [Revoked on 24.12.2021]
6.	A/YL-ST/600	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling and Excavation of Land	24.12.2021 (RNTPC)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the application site (the Site) comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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;
- the GL within the Site (about 723m² subject to verification) is covered by a Short Term Tenancy No. 2830 for the purposes of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Partd/Accessories), Vehicles Repair and Services, and Ancillary Office”;
- the private land of Lot No. 774 RP in D.D. 99 is covered by Short Term Waiver No. 4045 to permit structures for the purpose of “Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Part/Accessories), Vehicles Repair and Services, and Ancillary Office”; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

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

- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix V**.

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

- HyD shall not be responsible for the maintenance of any access connecting the Site and Tun Yu Road; and
- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaints relating to the Site was recorded in the past 3 years;

- the application includes 2 parking spaces for heavy goods vehicles/container vehicles and the use of heavy vehicles is expected. No sensitive receiver within 100 m from the site boundary and 50 from the access road is found. As such, in accordance with the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”, he has no objection to the application; and
- advisory comments as detailed in **Appendix V**.

4. Landscape

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

- based on the aerial photo of 2022, the Site is located in a rural landscape character comprising of car parks, temporary structures, ponds, scattered tree groups and dense vegetation to the west. Comparing the aerial photo of 2020 and 2019, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the proposed layout, there is no significant change in the layout. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated. As such, she has no objection to the application from landscape planning perspective.

5. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- all the existing drainage facilities should be maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

6. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction;
- fire service installations (FSIs) are anticipated to be required in consideration of the design/nature of the proposal. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments as detailed in **Appendix V**.

7. **Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 2-1, Highways Department (CE/RD 2-1, HyD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long) (DO(YL)).

Recommended Advisory Clauses

- (a) The application site (the Site) falls within the boundary of San Tin Technopole. The Site may be resumed by the Government and that the proposed operation at the Site may be terminated at any time during the planning approval period for implementation of government projects;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
 - should planning approval be given to the subject planning application, the Short Term Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that
 - the proposed vehicular access along San Tin Tsuen Road is allocated to Civil Engineering and Development Department (CEDD) under Simplified Temporary Land Allocation. The applicant should seek comments from CEDD accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
 - the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that

- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained; and
 - the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future;
- (h) to note the comments of the Director of Fire Services (D of FS) that
- if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Highway Engineer/Railway Development 2-1, Highways Department (CE/RD 2-1, HyD) that
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by the Mass Transit Railway Corporation Limited (MTRCL);
 - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (j) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that
- the Site is located near the Development of Lok Ma Chau Loop: Main Works Package 1 – Site Formation and Infrastructure Works Project. The applicant should take note of the proposed works which are near the Site;
- (k) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that
- the applicant is reminded to submit the proposed building works plans to the Buildings Department (BD) for approval as required under the provisions of BO; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- if the existing structures are erected on leased land without approval of BD (not being New Territories Exempted Houses), they are unauthorised under BO and should not be designated for any approved use under the application;

- before any new building works (including offices, shops and store rooms as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorised Building Works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- for UBW erected on leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's 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 BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

依期A/YL-ST/655的申請項目地段, 於將規
劃的新田科技城內, 影響政府 2024 年第一期的
平整工程, 所在地段將發展 3 條鐵路, 4 條跨區
道路, 1 條商業等用途, 所以強烈反對
該項申請。

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

簽署 Signature 張 日期 Date 31.07.2023

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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上述的規劃申請本人也不支持, 因其申請增加可
的地點是在新田科技城的位, 即有批發商
在該處開闢新用途, 土地平整工程, 而
令到該地段的發展, 居民入住該區的時
不需再等更長的時間, 故並不支持。

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

簽署 Signature 張 日期 Date 2023年7月31日

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對城規項目 A/YL-ST/655, 申請項目擬發展臨時
貨棧, 汽車停車場, 貨棧貯存區, 存放建築材料等用途。
這個申請如獲批准會加劇附近交通, 空氣及噪音等問題, 加
上新田科技城發展在即, 政府更不應繼續批准這類有可能
影響科技城未來發展與建設的申請。

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

簽署 Signature 張 日期 Date 28-7-23

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不贊成新田 A/YL-ST/655 的
申請。政府已規劃了「新田科技城的
發展, 現在批准這個申請的話, 3 年後
也必須步撤遷。我不好意思影響了
科技城的發展, 我阻礙了發展, 影響
更遠達。

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

簽署 Signature 張 日期 Date 27.7.23

-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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

科技一日千里, 發展科技是各國的重點之一。新
田科技城正是香港一個新發展目標, 提供給
一班對創新的年青人一個追尋的地方。為特
設這項項目, 不希望一些不必要的因素影響科
技城的發展。例如附近一些臨時用地, 包括輕
停車場, 佔據日子存庫及配件倉庫等, 不斷
修訂, 這可減低及縮短收回用地的時間,
而且方便取回發展, 新希望盡快收地發展
科技城。

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

簽署 Signature L.H. 日期 Date 1-Aug-2023

- 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

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對該項目。
該地點位於發展中的新田科技城範圍內, 已標為 2024
年工程項目之一。所以如果在短期內導致成個新田科技城
的振興進度同人才輸入科技創新會帶來嚴重影響。

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

簽署 Signature Leo Ye 日期 Date 31.7.2023

- 2 -

致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

我不支持這個申請, 規劃許可與發展臨時車場、貨柜場等
這地點感設可以配合政府用作發展北部發展區, 興建新田科
技城, 提供先進創科基地, 再配以將來完善交通網絡,
亦可造就理想居住與理想工作平台交匯一體, 所以此
地點應發展為大大發展而不應屬地給市外路進。

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

簽署 Signature Sarah Ng 日期 Date 31-7-2023

- 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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 A/YL-ST/655 的項目, 該計劃許可編期
3 年, 但編了 2024 年下半年土地平整, 有排至 2026
年科技城的發展時間, 市人十分反對 A/YL-ST/655
的項目計劃。

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

簽署 Signature Yip 日期 Date 1/8/2023

- 2 -

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請項目是區內冷庫停車場, 佔地
面積大, 土地利用率低, 也有新田科技城
第一期項目內, 城規會不應批准該申請。
新田科技城將會提供便利於毗鄰的
人才創生活, 緊連世界。

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

簽署 Signature

日期 Date

01.08.2023



- 2 -

致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

是次申請地點位於政府規劃未來打造的新田科技城
內, 政府已明確表明新田科技城的第一期土地平整工程
將於 2024 年第四季展開並預計 2026 年完成建設。
2023 年已過半, 如果此時通過為期 3 年的續期申請, 恐怕
會影響未來工程的進度, 所以我反對 A/YL-ST/655 申請。

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

簽署 Signature

日期 Date

2023/07/30



- 2 -

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請項目通過! 反對 A/YL-ST/655 申請!
如果新田科技城未能按照政府所制定的時間表
進行建設, 可能導致原本有意來港發展的人才或
創科企業, 會尋求向外地, 或到香港科技發展
產業帶來不可估量的負面影響。

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

簽署 Signature

日期 Date

Alex Wan

31 July 23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角海濱道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不諒成這項申請, 因為政府將發展新田局
北部都會區的人脈地帶, 打造一個集領袖、健
康和綠色的新社區。如果這項申請批准的話,
將會影響附近的環境。

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

簽署 Signature

日期 Date

ka

2023年7月31日



- 2 -

致城市規劃委員會秘書：

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我是新界居民, 我反對這個 A/YL-ST/655 的議程建議。
我認爲這個建議是會阻礙了新田科技城的發展, 由於這個建議是將該地的用地正化, 位於新田科技城第一階段發展的位置, 所以, 我是不支持這個建議的。加上, 這個申請地已發展多年, 如果向該地發展三年, 將大大影響新田科技城的興建進度, 這對於在附近的居民會是一個很大的影響。

「提意見人」姓名/名稱 Name of person/company making this comment Emily簽署 Signature [Signature] 日期 Date 29-7-2023

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不支持有關 A/YL-ST/655 的申請, 原因如下:

這個申請地點是在計劃興建的新田科技城的土地上。
據可抗辯, 如果這項申請得到通過, 將會影響到新田科技城的發展。現在香港屬於發展迅速, 但只有新田科技城地勢最優美不是的, 所以必須發展土地, 如新田科技城。加上, 此地鄰近深圳, 更可加強香港和深圳在創科上的交流和合作。

「提意見人」姓名/名稱 Name of person/company making this comment Winnie簽署 Signature [Signature] 日期 Date 30.07.2023

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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對在新田科技城地帶插入貨櫃車修理區, 修理車胎, 存放建築材料等汽車修理及保養業務。

拖頭貨櫃車出入, 會造成路面和交通阻塞, 有關業務亦會造成污染。

影響科技城的進展

「提意見人」姓名/名稱 Name of person/company making this comment Heung簽署 Signature [Signature] 日期 Date 29.7.23

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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我是新界居民, 十分反對規劃中的北部都會發展, 但該中區是現時汽車修理區, 和貨櫃車修理區, 零件是向政府堆棧, 發展完全相反, 破壞環境, 所以本人絕對不贊成該中區。

「提意見人」姓名/名稱 Name of person/company making this comment Jessica Li簽署 Signature [Signature] 日期 Date 1/8/2023

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

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對上述規劃擬議, 對臨時停車場、貨櫃貯存區、新貨櫃車拖頭和建築材料等的規劃許可續期3年, 因為政府已規劃了新區的發展大綱, 興建「創新科技園區」, 提供容納約15萬人口的公私營住宅單位, 如果對上述規劃許可續期, 將會拖慢和影響科技園區的發展。

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

簽署 Signature

日期 Date

岑維原

2023年7月29日



- 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

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

A/YL-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不反對興建貨櫃申請。
猶已提交資料2024年第四季已是最開創科園地的平整工程, 如果因為這貨櫃申請影響到建築施工時間, 便無法在2021年左右投入營運了。

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

簽署 Signature

日期 Date

Lam

2023-7-23



- 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

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

規劃發展：臨時停車場(貨櫃拖頭)貨櫃貯存區, 未將新貨櫃拖頭, 貨櫃材料, 車胎修造, 向政府申請, 提供車零件配件確信, 政府修路及保養路, 給予使用此規劃許可續期(長期3年)
政府已公佈在2024年開始平整新區科技城第一期, 申請續期項目正如在新區科技城第一期的中央!!!
令新區科技城發展受阻, 阻礙香港發展!!!
我本人不反對。

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

簽署 Signature

日期 Date

Guthan Law

1/8/2023



- 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

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

這規劃申請用途主要是存放車架材料、車胎修造、貨櫃貯存區、貨櫃車零件、配件銷售、貨櫃拖頭、車架、中型、大型車出入、對住這片地的居民, 安全、衛生、不衛生、不健康、環境, 也不應得到改善。
因此本人是反對以上的規劃申請。

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

簽署 Signature

日期 Date

Kam

30-July-2023



- 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

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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/YL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關規劃申請, 因為政府現時要着手收地準備發展新田科技城, 需要多達 627 公頃用地, 興建「創新科技園區」創造 16.5 萬個就業職位, 和興建至少 5 萬個分租單位, 容納 15 萬人口。如果對現時汽車停車場, 貨棧貯存區, 車胎汽車維修等用途的規劃許可續期 3 年, 將阻礙 2027 年新田科技城的完成。

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

簽署 Signature 日期 Date 31-7-2023



- 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

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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/YL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請是絕對反對的。就是新界北的區民, 十分支持政府發展新田科技城, 但此申請完全與政府所設法不相符, 作為鄰近的居民, 真不忍心看到此破壞當區發展的申請。

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

簽署 Signature 日期 Date 29 July 23



- 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

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To: Secretary, Town Planning Board

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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/YL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關的發展, 因為政府把該地劃作政府倉庫, 發展新田科技城, 因此此等發展 (停車場, 貨棧貯存, 汽車維修等) 一定與政府土地規劃以及該區各個社區用途的配套, 非常不協調。這不但是本人和區民所反對的。

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

簽署 Signature 日期 Date 1/8/2023



- 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

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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/YL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請會否是發展新田科技城的一項重大項目, 目前尚未有一項條件符合政府所定之要求, 其中新田科技城更是其中一項打頭陣, 對新田科技城發展, 所以要求上而, 政府應否新田科技城發展, 並在 2024 年當批土地, 批出, 批出後, 發展新田科技城, 這是一項重大項目, 所以反對以上項目。

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

簽署 Signature 日期 Date 27/07/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

025

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/YL-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I would like to file my objection of the application of A/YL-ST/65.
"Pan Ten Technology" is going to start in 2024. There is no point to consider this application at this point. Otherwise it is very likely to hinder and delay the "Pan Ten Technology".

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

簽署 Signature Fung 日期 Date 11/8/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

026

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/YL-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對這次的提議延期申請。
創新科技是香港政府近年大力推動的發展新方向，期望為香港的經濟帶來新的出路。而此個項目正位處新田科技城第一期。這個龐大(相當於17個香港科學園)的創科項目是香港發展創科產業的百有餘年項目，能帶來巨大的經濟效益，也能吸引更多科技人才來港，更重要的是能促進香港經濟轉型發揮更大作用。如果批准延期提議，勢必拖慢香港創科的發展，也令人質疑政府在發展創科方面的決心。

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

簽署 Signature Jacob Wong 日期 Date 30/7/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

027

To: Secretary, Town Planning Board

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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

新田科技城是北約部會原生態元，更提供人才和聯運運創科，有積極的反應，所以今年年中，聯運港非常重要，故此我反對 A/YL-ST/65，因為有可能拖慢科技城進度，用額外的成本，更難在2024年，聯運港可獲得土地三區科技城。

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

簽署 Signature 陳文偉 日期 Date 23/7/23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

028

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/YL-ST/6

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人絕不同意在計算2024年平穩的新田科技城中，設一個貨櫃場及有關事務的安排，提出超過150,000職位的創科發展，可促進人才創強和反流，不希望這貨櫃場阻礙創科發展。

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

簽署 Signature HN 日期 Date 2/8



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我是新界居民, 十分支持北部都會區及新田科技城之發展因為整個規劃對新界將有正面的影響, 有利創科發展, 令新界發展更趨繁榮, 對新界居民亦是一個更宜居的地方。因此本人對該發展項目, 意見如下:

① 擬議在發展區分期 3 年, 另外的時間並不長, 希望新田科技城能如期發展。

② 是所修路, 擬議在發展區分期 3 年, 另外的時間並不長, 希望新田科技城能如期發展。

「提意見人」姓名/名稱 Name of person/company making this comment Mrs. P. Law

簽署 Signature

日期 Date

30/7/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

經原發展, 香港經濟受到很大打擊, 加上

國際環境日益不利, 要讓香港重新振作,

政府必須推出此計劃, 其中新田科技城是

其中重要項目, A/YL-ST/655 土地未來有批

土地, 約 2028 年第四期, 原計劃早 2026 年已

供, 項目將挖掉新田科技城, 所以反對。

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

簽署 Signature

日期 Date

1/8/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請用地, 位於北部都會區, 即將

成為創科用地, 發展新田科技城, 發展

創科產業。因此, 我不同意上述的規劃

申請, 以免影響新田科技城的規劃

時間表, 因為香港在建造發展創科平台。

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

簽署 Signature

日期 Date

1-8-2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不贊成這項短期申請, 令地盤被板城

所阻礙, 令阻碍香港的發展, 可令將振興經濟

轉為較佳的位置? 該地塊未來在 12 年一個創科

城的理想? 與深圳相輝映? 該地塊規令考慮。

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

簽署 Signature

日期 Date

29/8/2023

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

033

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/1/L-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不同意此項目的延期申請。
因為有關用地正在規劃「新田科技城」，
不可能繼續做物流、存貯。
「新田科技城」的戰略性定位是打造
傳訊、健康及綠色生活的新社區，創造機遇
吸引人才，使香港成為國際創新科技
中心。■

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

簽署 Signature

Tommy

日期 Date

1/8/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

031

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/1/L-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對這個項目延期。
這個項目剛經落在新田科技城第一期，如果批准
將會對科技城的發展拖慢。這個項目規模大的
創科項目相信能為香港帶來遠大於這個臨時項
目的經濟效益。也有利於吸引更多創科人才來香
港，令香港的創科產業氣血流通，成為香港的
經濟的新支柱、新增長點。
相反如果批准這個延期項目，只會令人懷疑香港
政府發展創科科技產業的决心。

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

簽署 Signature

17

日期 Date

1/8/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

035

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/1/L-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我是港區的居民，就現時所見，已
經有大量的運輸貨物出入，也有一
些堆積材料等，甚為一有希望政府能
整頓一下，而申請延期是把這些堆
積貨物，的用途加以規劃，實在是不
公平，區居民的期望。

所以我是堅決反對這申請

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

簽署 Signature

Lan

日期 Date

30-7-2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

036

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/1/L-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對以上項目，因 A/1/L-ST/655 土地
是在南港上地，早獲在 2014 年第四條兩家
早可在 2016 招標土地給與新田科技城。
不帶田上土地，新增整個新田科技城，
科技城可佔有土地和融合學研創科。
對香港經濟有貢獻，所以反對延期以上申請。

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

簽署 Signature

Lan

日期 Date

30.7.23



- 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
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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/YL-ST/61T

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

以上規劃申請本人並不反對, 因其中請地盤
屬新田科技城的發展的重要位置, 新田科技城
是一項大型及有宏義的發展項目, 全區兩端
居民宜居住工作的地方, 惠及社會大眾, 故不反對
上述的規劃申請, 以落實有關新田科技城之發展
進度。

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

簽署 Signature [Signature] 日期 Date 31-7-2023



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/YL-ST/65T

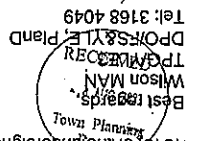
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不反對 A/YL-ST/65T 的申請, 因為政府對新
北角新發展區是一個創科新城
而新田科技城正位於北角新發展區地帶, 能
創造一個優質、時尚、具特色生活社區, 而
此 A/YL-ST/65T 之申請有機會令新田科技城之
早期發展土地發展上之進度減慢, 如為大眾
之福祉所需, 並不反對 A/YL-ST/65T 在土地申請。

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

簽署 Signature [Signature] 日期 Date 31st July 2023



Should you have any queries, please contact Mr. Gary LAM (Tel: 3168 4043) or the undersigned of this office. Thanks.

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
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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

政府 2024 年開始在新田科技城平
整第一期 A/YL-ST/655 的申請位置在
第一期的地盤中, 這申請會阻礙科技城
第一期的發展, 故反對該申請, 以保障新
科技城的發展。

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

簽署 Signature [Signature] 日期 Date 31-07-2023



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
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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

香港政府積極發展北角新發展區, 並在區內心臟地帶興建新
田科技城, 勢必成為創科發展樞紐的樞紐, 與深圳產生協同
效應。A/YL-ST/655 這個城規申請於新田科技城發展範圍內
發展用作存放建築材料、汽車修理、臨時泊車及貨櫃車停車場、
貨櫃堆存區等, 必然影響到未來新田科技城的興建, 科技
城發展時間表已明確, 創科用地的土地平整工程將於 2024
年展開, 所以現時再批准 A/YL-ST/655 城規項目心中構成不良的
影響, 本人十分反對及希望政府不要批准這個城規
項目。

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

簽署 Signature [Signature] 日期 Date 31/7/23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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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/YL-ST/615

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

從各方面看, 得知 北部都會發展的那個偉大構想, 新田科技城, 令我們眼前一亮! 今這幾年因疫症和香港左右泥再陷泥, 這具有前瞻性的構想, 令香港再燃希望, 令下一代有源源的投入及期望性, 對香港實在十分重要! 所以現時有反對或懷疑工程任何階段的人, 本人確切反對! 尤其要所提要求, 七項(以)年為期, 用來作什麼, 作推廣, 作做什麼, 這構想的存放, 什麼車胎或什麼材料, 都是不恰當的, 這構想, 令這政府能作的人, 做這構想, 新田科技城, 早日出現! 讓下一代有更確的建設, 能隨時應付的用地, 令以再收地, 問題多, 投資多。

提意見人姓名/名稱 Name of person/company making this comment: Alanie Chung 鄧曉雲

簽署 Signature: Alanie Chung 日期 Date: 31/7/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

A/YL-ST/655 項目在人工及對, 這地段設在未來科技城的中間, 如能建造臨時停車場, 或站頭, 這材料等, 為坊間科技城發展, 香港, 需要在這類型的科技城, 才能有新的未來, 帶動經濟, 希望政府考慮批准 A/YL-ST/655 這項目。

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

Chu

簽署 Signature

日期 Date

1/8/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人於 2023 年 7 月 31 日, 提交以上申請。

政府將興建新田科技城, 但以上申請作爲科技城範圍內, 只爲科技城的發展, 但未有確, 因此, 本人認爲, 政府不能以此作爲申請。

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

C W Chan

簽署 Signature

日期 Date

2023 年 7 月 31 日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 A/YL-ST/655 的規劃許可證!

若此申請獲批准, 將大大可能拖慢新田科技城的發展, 令此年整工程進度, 從而影響整個新田科技城的建設。

新田科技城將會帶來一個最重要且具巨大價值的科技園, 不僅能促進港人投資, 科技創新及高增值產業, 亦能帶動香港經濟, 將香港建設成一個國際性城市。

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

Carol Tang

簽署 Signature

日期 Date

28/7/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

049

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不贊成這項申請, 因為新田科技城的建設發展大綱圖, 一半土地作創科用途, 最快在2026年有首批單位供應, 所以希望可以盡快有土地, 配合發展, 而暫停這項申請。

「提意見人」姓名/名稱 Name of person/company making this comment Nicole簽署 Signature Nicole 日期 Date 31 July 2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

051

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-YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我是新界居民, 我並不贊成這個為期3年的申請。

① 新田地區鄰近深圳, 是很有發展潛力。過往曾興建新田鎮40城以作創科用途, 可惜最後因人流太少而結束營運。最近政府已宣佈有「新田科技城」的計劃, 並計劃投入大量資金去興建, 又會興建住宅及民生設施。如果批准這項申請, 將會嚴重阻礙「新田科技城」的發展。

② 新田科技城, 將會提供大量的就業機會, 並提供住宅單位, 居民可以在附近就業, 減少市區交通擠塞。

「提意見人」姓名/名稱 Name of person/company making this comment 梁小姐簽署 Signature 梁小姐 日期 Date 1 August 2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第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 _____

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 _____

簽署 Signature _____ 日期 Date _____



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

052

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關規劃申請將臨時汽車停車場建築材料存放和貨櫃和拖頭存放, 汽車車胎修理用途的規劃許可續期三年, 因為會影響2031年計劃入伙的新田科技城5萬個住宅單位和創設科技園區所提供的16個就業機會。

「提意見人」姓名/名稱 Name of person/company making this comment 杜家慧簽署 Signature 杜家慧 日期 Date 29/7/2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

053

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不贊成有關用地作臨時汽車停車場。
貨櫃貯存區等之規劃用途, 新界其他
地方之標地多的是, 有關申請可應另
覓更合適的土地, 讓新田科技城可
順利按著規劃的時間表行事!

「提意見人」姓名/名稱 Name of person/company making this comment Mr. Liu簽署 Signature [Signature]日期 Date 1.8.2023

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我部唔支持這項延期申請, 政府唔係新田
興業科技城。2020年開始在第一期。該項目停車場
正起科技城一期中央, 若延期申請, 將會阻礙
新田科技城的興建, 也會減慢香港發展的步伐。
請政府會考慮否決。

「提意見人」姓名/名稱 Name of person/company making this comment Joe Man簽署 Signature [Signature]日期 Date 1/8/2023

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

055

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關的申請延期, 因為此申請如獲
延期, 將影響新田科技城創科用地的
土地平整時間表, 延誤整個創新科技園
的發展, 牽連甚廣。

「提意見人」姓名/名稱 Name of person/company making this comment Maggie Chan簽署 Signature [Signature]日期 Date 1 Aug 2023

-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對這個建議。因為雖然只是延期,
但現有的汽車停放、修理、存放車輛所產生的
噪音、環境、污染等影響對附近居民的滋擾不
僅已令他們受夠了, 現在沒有理由再延期繼續
下去。
另外對科技城的發展速度也減慢了, 這與
政府要全力發展創新科技香港經濟等政策新
方向相反的政略相悖。

「提意見人」姓名/名稱 Name of person/company making this comment Wilfred Chung簽署 Signature [Signature]日期 Date 8/7/2023

-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/41-52/11-7

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary).

為馮正光所已引惹北鄰 其9新田利權
土城 會打劫上中下三灘利稅駁原，
富和等項科技獻台，明以重於重，利凡一之/出
福保年器中免慢部應延名，其中二款：在
2024年第期市部可拉 數早726年百：却德
處，所公家皮對以上五月本館研一大人。
提應見人姓名/名稱 Name of person/company making this comment Full name
簽署 Signature 日期 Date 11/28/2023



23

致城市規劃委員會秘書：
粵人透遞或郵遞：香港北角濟華道 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/42-ST/1055

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人十分反對這中講，不單影響政府對空區發展，還對當區帶來環境污染和對鄰近村居帶來不便。

「提意見人」姓名/名稱 Name of person/company making this comment R. Li
簽署 Signature R. Li 日期 Date 30/3/23



. 2.

致城市規劃委員會秘書：
有人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpl@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/N-ST/16-17

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

1. 有關 APL-87(6.6) 之申請
本人是反對的

得知這中統的地點正好是高新科技
園的第一期位置。這不科學，各地
鋼鐵廠，燒了整間科技園的發展
嗎？那河東橋南西康1的對，學力？
河東橋人才呢？何以規劃的用，年
也對這區的位置，帶來很多不便，你
知對這區車輛出入影響居民，的
人高生海

「提意見人」姓名／名稱 Name of person/company making this comment 12/4/4
 簽署 Signature 12/4/4 日期 Date 28-7-2023



• 2 •

致城市規劃委員會秘書：
專人送達或郵遞：香港北角源順道 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

有關的規則申請編號 The application no. to which the comment relates

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

六、對上述的規劃申請，因為如果再為現時的臨時停車場、貨櫃和拖頭存放、建築材料存放、汽車和車胎修理等用途的規劃許可續期3年，將影響政府所規劃的新田科技城的2011年的入伙期，影響能容納5萬人口的5萬個住宅單位的興建，同時亦影響了16.5萬個就業機會。

「提意見人」姓名/名稱 Name of person/company making this comment 辛淑賢
 簽署 Signature [Signature] 日期 Date 2022年7月29日



2.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

061

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/YL-ST/1655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

你好, 我是新界西的居民, 居住新界西十多年, 本人十分反對
是次項目。因為這個項目只是一些臨時停車場, 每幅地都有
建築材料貯存, 車輛修理及車輛維修等用途; 對該地
區的長遠發展並沒有幫助。而且更加有損該區地底
一些較為有價值的發展項目, 例如: 新田科技城。我想
該區居民也期望, 自己的區分是發展一些創科項目, 而
不是一些沒有價值的停車場或車輛維修項目。

「提意見人」姓名/名稱 Name of person/company making this comment Lewy Wai Nam
簽署 Signature [Signature] 日期 Date 1. 8. 2023



- 2 -

063

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/1655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此項對上列申請, 破壞環境和
交通不便, 尤其對該區村民十分不理想, 難得
等到政府發展當區, 從而得到改善環境。
為此地亦須多委員會
所以此項建議, 考慮否決申請, 對香港來
的發展是十分重要。謝謝!

「提意見人」姓名/名稱 Name of person/company making this comment Anson Cheung
簽署 Signature A.C. 日期 Date 20-7-23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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 _____

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 _____
簽署 Signature _____ 日期 Date _____



- 2 -

064

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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 _____

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 _____
簽署 Signature _____ 日期 Date _____



- 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/YL-ST/654

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對以上項目, 因項目位置坐落
新田科技城, 而新田科技城的前批土
地工程已在 2008 年第四季開工, 預計
會 2016 年落成, 前批已平整的計劃用地。
A/YL-ST/654 項目會把環境整頓新田科技

城發展, 所以我反對以上項目。
「提意見人姓名/名稱 Name of person/company making this comment」Matthew

簽署 Signature [Signature] 日期 Date 28/07/2023

- 2 -

55

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對批准這個撥款。
創新科技是香港的重要發展方
向之一, 希望香港帶來更多新機
遇。
不應在同一地點重複, 而破壞了

新田科技城兩發展
「提意見人姓名/名稱 Name of person/company making this comment」Fung

簽署 Signature [Signature] 日期 Date 30 July 23

- 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/YL-ST/654

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對這撥款的續期申請。

這項目正建於新田科技城第一期的中央, 而新田
科技城中已包括了新田市中心, 能提供的五個
公私營房屋單位, 這就能大大的舒緩香港迫切的
住屋問題。如果批准這項目, 就會令香港的住屋問
題更加惡化, 也不利於社會民生的和諧。

「提意見人姓名/名稱 Name of person/company making this comment」Fred Man簽署 Signature [Signature] 日期 Date 30/7/2023

- 2 -

060

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是新界的居民, 我反對該項目的發展。
因為這項目主要是用作停車場及貯存用途, 為期更是
三年之久, 其實於新界北部已經有太多相似類似的項目。
所以, 新界應該添加其他發展用途的項目, 例如一些創新
科技用途的項目, 利用新界地大的優點, 興建一些大型科技
產業項目, 這都有利香港的長遠發展。

「提意見人姓名/名稱 Name of person/company making this comment」Raymond Leung簽署 Signature [Signature] 日期 Date 31-7-2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

069

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/PL-ST/165

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

北角科學園發展計劃, 為香港
提供人才, 也為香港工業發展
提供動力, 所以不少公司及行業都爭相
在該區發展, A/PL-ST/165 計劃, 正在第一期工
地興建, 2024 年第四季, 最早會在 2026
年交付使用, 為香港提供人才, 所以不少
公司及行業, 爭相在該區發展, 不意因
「提意見人」姓名/名稱 Name of person/company making this comment Wai Sun

簽署 Signature Wai Sun 日期 Date 3/07/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

071

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/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對這個擬議發展。
綜觀世界大勢發展以及香港政府現時的政策,
創科科技都是世界大潮流, 也是香港政府寄予厚望
的經濟發展新發展路向。新田科技城「項目中
約 300 公頃屬於「創科科技發展區」, 相當於 17 個
香港科學園面積。這個擬議, 將大大減慢
香港在創科方面的發展, 也令外地創科人才却步。
這與香港政府的大方向政策背道而馳, 也不利
香港的經濟發展。

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

簽署 Signature D 日期 Date 1/8/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

略好批准這個項目申請, 讓 3 年擴充, 政府
在新田興建科技城, 規模如龐大, 2026 年開始興建。
完成後, 科技城擴充, 吸引人才, 培養人才, 增加房屋
供應, 對新界帶來新發展, 又可增加相鄰地區的。

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

簽署 Signature L 日期 Date 1/8/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

072

To: Secretary, Town Planning Board

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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/PL-ST/611

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關申請正位於規劃中的
新田科技城, 計劃將於 2024
年開展。現在才批准 3 年的
臨時項目, 會破壞原有的科
技城計劃。
不贊成。

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

簽署 Signature Fau 日期 Date 4/8/2023



致城市規劃委員會秘書：

粵人送遞或郵遞：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

073

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

港府已計劃北部都會區多年, 其中有關科創的新
田科技城, 可推動香港創科和國際化創
科發展, 協同效應, 所以支持新田科技城
發展上馬, 為可憐。而 A/YL-ST/655 土地又
在新田科技城內, 土地平整約在 2024 年

最早在 2026 年提供土地供創科發展, 所以
A/YL-ST/655 土地中, 不應把土地作其他用途。

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

簽署 Signature 歐太 日期 Date 3/10/2023



075

致城市規劃委員會秘書：

粵人送遞或郵遞：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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

A/YL-ST/655 的申請項目位於新田科技
城新田科技城內, 政府於 2024 年開始平整
工程項目之一, 如果因該項申請導致新田科技
城延誤進度, 所以反對該項目的申請

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

簽署 Signature 歐太 日期 Date 01.08.2023



致城市規劃委員會秘書：

粵人送遞或郵遞：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

074

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對以上申請, 因政府有計劃在新田科技城內再
添建多座可負擔, 這將能為居民提供可負擔的
地方, 使居民能安居而居住。如新田科技城
能發展, 將會為居民提供, 將能令更多人受惠, 令
更多人安居樂業。

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

簽署 Signature 周小姐 日期 Date 2023年7月12日



076

致城市規劃委員會秘書：

粵人送遞或郵遞：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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不反對 A/YL-ST/655 的申請。
香港正全力推動產業轉型升級,
需要提高質量經濟發展。新田科技園
正提供一個重要的地理恆星, 有助香港打
造成國際創科新城。何能將同一地點證明是
項擬議? 應該集中發展新田科技城, 方為上策。

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

簽署 Signature 潘 日期 Date 31.7.23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人及支持城規申請項目編號: A/YL-ST/655,
該項目的期滿期 3 年, 是因應科技城的建設
發展, 在港發展科技已慢了, 現在再 PA 延遲三年,
比其他國家更落後, 所以懇請政府不要批准
A/YL-ST/655 的項目

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

簽署 Signature Tak 日期 Date 1/8/2023

. 2 .

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不同意 A/YL-ST/655 的續期許可申請, 政府自願
全大局, 順利推進新田科技城的建設對於香港
的經濟發展和與全球的科技創科競爭力量至
關重要。故絕不同意 A/YL-ST/655 申請將延遲
能抵慢新田科技城開發的進度。

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

簽署 Signature Julia Lee 日期 Date 2023.7.31

. 2 .

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人及支持城規申請項目編號: A/YL-ST/655,
新田科技城發展, 新田科技城發展, 係由十
分期發展, 而因科技城可以為新田帶來經濟動力, 提高
此區居民的生活水平, 但以上申請, 又係屬科技城
的發展, 而因, 阻礙科技城的發展, 故此不
支持。

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

簽署 Signature Ms. J. Lam 日期 Date 31 July 2023

. 2 .

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不支持這項申請, 因為政府發展新田
科技城, 此項用作創科用途; 而南面
是新田市中心, 如果可以盡快配合
政府方案, 發展創科政策, 是最好
的決策。

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

簽署 Signature Wing 日期 Date 2023年7月31日

. 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
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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

簽署 Signature 日期 Date



致城市規劃委員會秘書：

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Details of the Comment (use separate sheet if necessary)

我以為不應在該區興建新屋。
 如早在 2014 年政府有計劃開始興建該區，地點應已使用。周圍已建好
 工廠，該地點亦應早作發展。興建材料運輸需新自科技城發展，因在
 工廠施工帶來交通，政府已規劃的該區，因入伙時間尚早，對香港
 發展新科技人才，該區已帶來不少影響。
 現時規管不應批准這個項目。

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

簽署 Signature 日期 Date 29.7.2023



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
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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

I am not agree with this application as
 it falls into phase 1 of the Technology of San Tin.
 Maintaining the activity of the site will hinder the
 progress of the Technology. Time is important. We
 need more employment of high tech personnel. I
 object the above application.

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

簽署 Signature Kelvin 日期 Date 2 Aug 2023



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
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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對 A/YL-ST/655 的申請，因為
 該地點已不是興建新屋，而是興建科技城，影響
 該區在 2014 年政府計劃興建科技城的建設。
 能滿足該區科技人才，令該區更發展。

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

簽署 Signature 日期 Date 29.7.2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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有關的規劃申請編號 The application no. to which the comment relates A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不同意在新田科技城的地址, 批出這個申請。

科技城將於2024年開始和平整第一期的工作, 在相同地點批出這個申請, 相信會影響科技城的發展進度。

有關部門應先在發展前預先, 以免日後發展時, 出現問題和延誤。

「提意見人」姓名/名稱 Name of person/company making this comment Hoi簽署 Signature Hoi 日期 Date 2023.7.28

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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Details of the Comment (use separate sheet if necessary)

本人並不贊成申請人申請在此地點發展的土地用途, 這大大阻礙政府推銷北部發展區項目, 使到該區發展落後於其他發展區, 如批出3年編期, 一切有關新田科技城, 劃定, 落成, 便需要再提交審議, 才能興建。

「提意見人」姓名/名稱 Name of person/company making this comment PLAN LEE簽署 Signature PLAN LEE 日期 Date 24-7-2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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有關的規劃申請編號 The application no. to which the comment relates A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對申請編號 A/PL-ST/655 項目, 城市規劃委員會在新田發展區尚未有明確的新發展範圍, 且建築材料這都是大型車及建築材料, 對於道路破壞且使用壓力很大, 都是新田科技城發展, 產生車量更多, 更不便, 經審視, 劃定要通過有關申請。

「提意見人」姓名/名稱 Name of person/company making this comment 林小姐簽署 Signature 林小姐 日期 Date 30-7-23

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

新田科技城快將完工, 此為該地段的發展目標之一, 如劃定的臨時停車場, 自來水及污水, 纜的佈置, 約年期為3年, 這可阻礙該地發展的速度, 與配合整體發展, 建議不繼續, 方便發展商及政府。

「提意見人」姓名/名稱 Name of person/company making this comment 周小姐簽署 Signature 周小姐 日期 Date 24 Jul 2023

- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不支持這個申請項目, 因為該項發展位於北部區, 不利於該區的發展, 亦與該區的發展方向不符。

政府應考慮發展的新科技, 例如, 發展

地區又通而後, 能夠與內地接軌,

提供大量多元文化, 就業平台,

打造成智慧綠地城市, 值得鼓勵。

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

簽署 Signature

日期 Date

李永良

31-7-2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對 A/YL-ST/655 的項目發展, 該計劃

對周邊地區的發展沒有好處, 本人認為政府

應保留該地的發展, 發展新區科技城, 不要再浪費

時間, 作無謂的組織低計劃, 作臨時停車場,

或作住宅。

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

簽署 Signature

日期 Date

Rcy

1/8/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不贊成 A/YL-ST/655 這個項目, 申請地點位於將來
新區科技園的規劃範圍內, 申請繼續用作臨時停車場, 停車場
佔地約 1.5 公頃, 有綠化材料, 車位約 100 個, 現時申請地
段交通十分繁忙, 不時有大型貨車阻礙交通, 影響多時, 如將
未來發展科技園, 勢必受其影響, 拖後交通之興建進度, 如政府繼
續其中申請, 本人期望政府部門認真考慮, 並不支持
此項申請項目。

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

簽署 Signature

日期 Date

Rcy

21-7-2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人居住新區已超過四十年, 本人不同意此項申請。
它與國際印務開區的新區科技城也無半點工程, 從而
延誤整個科技城的發展進度, 且隨後有高科技研發
廠的落成, 因此不應該在一個臨時的臨時停車場作
深遠的影響, 請予以反對。

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

簽署 Signature

日期 Date

Y S Lo

31-7-2023



- 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
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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不同意本次申請! 地點與新田科技城第一期土地
平整工程重疊, 若申請通過再獲得延期 3 年, 必定
會令預計 2024 年進行的第一期工程無法順利展開。
新田科技城為本港未來發展的其中一環, 望政府
認真考慮, 慎重處理。

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

簽署 Signature 陳國治 日期 Date 1/8/2023



- 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

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

政府積極發展「北部都會區」, 新田可以提供
至少數十萬個公營房屋可容納 15 萬人口,
預料最快可以 2031 年入住。所以希望可以順承
發展方土地, 暫不考慮批准這項申請。

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

簽署 Signature FA 日期 Date 2023年8月16日



- 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

新田政府發展新田, 用作創科和住宅用地。
由於首批平整的創科用地預計可於明年下半年
展開工程, 2026 年完成平整, 所以不支持這
項申請。

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

簽署 Signature ICG 日期 Date 1 Aug 2023



- 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

政府公佈會在 2024 年開始新田科技城的平整, 是次申
請的位置正好坐落在第一期的發展區中, 這申請的使用會
阻礙科技城第一期的發展。
新田科技城對本港就業、工作、住屋都有重要的影響, 故
本人反對是次申請。

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

簽署 Signature 林先生 日期 Date 28 July 2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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

ANL-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對此項規劃建議, 因為政府已規劃了
新田區「創新科技園區」的發展, 提供 5 萬個公和
營住宅單位和提供 16.5 個就業職位, 將會在
2031 年入伙, 如果對臨時汽車停車場, 貨櫃拖頭
和建築材料存放, 汽車修理等用途規劃許可
續期 3 年將阻礙「創新科技園區」的發展。

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

簽署 Signature

日期 Date

杜沛勳
2023 年 7 月 30 日



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YC-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不贊成續期臨時停車場貨櫃
車拖頭等設施, 因為附近做成污染,
不配合新界新田創新科技城的環
景, 有違新界新田創新科技城和
新界北部大都會的願景。

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

簽署 Signature

日期 Date

Ngan

28.7.23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YC-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是新界北居民, 意見是, 得悉此申請是十分反對,
因為此申請是破壞了當區環境, 尤其附近有多條村
的村民此入帶來極難的環境。
而後城市規劃委員會不批准此申請。

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

簽署 Signature

日期 Date

John Suen Mei

1 Aug 2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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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/YC-ST/65

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關規劃申請, 原因知道有關用地
即將在新田科技城的一部份南地, 即將發展, 此
平整的開地, 務求西騰出土地發展打邊爐港, 此
劃新新城, 並提供土地社會發展, 發展其地
和發展內居民, 以不給居民劃劃有起眼。

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

簽署 Signature

日期 Date

F. L. Li

1-2-23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我曉得無謂過了領牌而後
錄了未來的新界北部大都會, 在申請
階梯了科技城, 這領牌明顯與創
科相關, 在港相違背, 不單因小失大,
保護資源, 支持香港邁向高端科技
體系, 所以不反對。

「提意見人」姓名/名稱 Name of person/company making this comment Chau
簽署 Signature Chau 日期 Date 2.8.23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

其實已規劃已久, 新田科技城
將會正起香港最大的創科平台
指這能吸引香港國際科研
項目的領先地位, 創造創科
系統, 為香港重要基礎, 確得製造
大量創科和其他有關行業的職位。
反對以上領牌申請, 正誤到香港
和科技城的發展。

「提意見人」姓名/名稱 Name of person/company making this comment Clara
簽署 Signature Clara 日期 Date 29.7.23



- 2 -

110

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

對於 A/YL-ST/655 項目：
因為項目位置在現時新田科技
城內，是港府 2022 年第四季，第
3.49 2022 年政府批出的新田科技
城批地，在 2022 年 11 月 1 日，
已批出，在 2022 年 11 月 1 日，

「提意見人」姓名/名稱 Name of person/company making this comment Chau
簽署 Signature Chau 日期 Date 11/7/23



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對上述規劃申請, 因為政府將
發展新田科技城, 將興建 300 公頃的「創新
科技園區」, 在 5 萬個公和住宅單位, 如果
的對臨時汽車停車場、貨櫃和把頭存放、
汽車修理用途的規劃, 許可再續期 3 年, 將
大大影響港人的就業機會和 2023 年的入伙日期

「提意見人」姓名/名稱 Name of person/company making this comment 杜家樂
簽署 Signature Jonathan 日期 Date 26.7.2023



- 2 -

電郵：tpbpxd@pland.gov.lk

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

Details of the Comment (use separate sheet if necessary)

本人留意到政府致力發展北部都會區，發展為一個綠化的居住及工作空間，屋內發展需要配合面向綠地配合、鄰近郊外郊野和山，因此有一個發展或發展的問題，即是否發展郊野和山，因此，本人反對發展郊野和山，因為這有小型郊野和山，但郊野發展不一致，有可能影響北部都會區的規劃及發展。

「提意見人」姓名／名稱 Name of person/company making this comment Devin Jang
簽署 Signature [Signature] 日期 Date 29/7/23



- 2 -

電郵: ipbpct@pland.gov.hk

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

Details of the Comment (use separate sheet if necessary)

政治正合力打做「北部都会区」，「北河」
谷展而新用造一港也，今秋展成
种绿带，种绿带，所带来经济
效益是十分之大，但 ALI-PT-131 中统
只是用作货柜港，港区内，港区内，港区内
车路修理，汽车修理，汽车维修，汽车维修
地区，地区，地区，地区，地区，地区，地区，地区
地区，地区，地区，地区，地区，地区，地区，地区，地区

「提意見人」姓名／名稱 Name of person/company making this comment A/04
簽署 Signature Alex 日期 Date 30-July, 2023



- 2 -

電話：tpbpc@pland.gov.hk

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

Details of the Comment (use separate sheet if necessary)

才造成被情打擊，經濟不穩，港府努力
找新板塊過，力推北部新管區，其中主據是
有新田科技城，以上項目正早在新田科技
城首批土地平整，而最遲會在2006年可提供
土地給新田科技城，所以老人反對以上
申請，因為他不相信會開發新田科技城。

「提意見人」姓名/名稱 Name of person/company making this comment Tung Lai Wong
簽署 Signature [Signature] 日期 Date 1 Aug 2013



- 2 -

電話：tpbpd@pland.gov.hk

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

Details of the Comitant (use separate sheet if necessary)

近日滿城熱話的新田科技城，
要大力推進創科發展，勢在必行，
而階梯的土地平整工程將於2024年第四季展開，
最遲2026年月底應已平整好用地，所以此中請有礙
發展，不應允許續期，因此反對申請者。

「提意見人」姓名／名稱 Name of person/company making this comment Ms. Choi
簽署 Signature [Signature] 日期 Date 1 Aug. 13



■ ?

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

117

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對這項提出的擬議發展!

香港政府天天高喊要突破香港產業單一過度集中的問題, 並提出全力發展創新科技作為經濟的新增長點, 而這項正統確在新田科技城第一期中央, 這會大大減慢香港在創科方面的發展及競爭力, 令吸引創科人才進入香港的意願然大減, 更令香港在創科方面的發展更加遠遠落後於其他國家/地區。

「提意見人」姓名/名稱 Name of person/company making this comment Ben Wong
簽署 Signature B 日期 Date 29/7/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

政府大力發展北約都管區, 當中有創科的新田科技城, 首批土地平整會在 2024 年, 而最快會在 2026 年可供應土地給新田科技城, 但 A/YL-ST/655 在土地平整前, 所以我不反對以上申請, 因為他們是平整過新田科技城, 不要因小失大。

「提意見人」姓名/名稱 Name of person/company making this comment Sam Wong
簽署 Signature Sam 日期 Date 11/8/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

119

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

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我不同意該項目為期 3 年緩期申請。因申請地是正在政府規劃新田科技城內, 2024 年會開始土地平整, 2026 年會開始建設, 3 年緩期會阻礙新田科技城興建和香港的發展速度, 影響人才, 路網發展, 住屋及交通, 而沒有好處, 請審慎考慮審批。

「提意見人」姓名/名稱 Name of person/company making this comment Nicholas Ling
簽署 Signature HL 日期 Date 28/8/2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

120

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不贊同 A/YL-ST/655 的申請, 在計劃好的創科用地上, 貨櫃車停車場會損壞創新科技園和附近環境, 若因此而影響創新科技園的建設流暢更不值得。

「提意見人」姓名/名稱 Name of person/company making this comment Hudson
簽署 Signature H 日期 Date 2.8.23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道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/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關以上申請, 本人是十份之反對這項規劃的內容, 因為臨時停車場, 在該項申請內, 存放建築材料, 每天的不平, 令公眾利益, 而且, 不配合該項規劃, 亦造成不便, 而且, 對該項規劃, 居民, 帶來不便和混亂。

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

簽署 Signature

[Signature]

日期 Date

2023年7月20日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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

A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是十份之反對這項規劃的內容, 因為臨時停車場, 在該項申請內, 存放建築材料, 每天的不平, 令公眾利益, 而且, 不配合該項規劃, 亦造成不便, 而且, 對該項規劃, 居民, 帶來不便和混亂。

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

簽署 Signature

[Signature]

日期 Date

2023年7月20日



致城市規劃委員會秘書：

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

A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不贊成 A/PL-ST/655 的規劃申請, 因此申請涉及臨時汽車停車場/貨櫃堆棧之類, 為期三年, 許可申請, 將會破壞新田科技城土地平整及土地, 供應作新田科技城發展的時間, 故不予以支持。

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

簽署 Signature

[Signature]

日期 Date

2023年7月31日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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

A/PL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不贊成以上規劃申請, 因為申請人申請, 將會破壞新田科技城土地平整及土地, 供應作新田科技城發展的時間, 故不予以支持。

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

簽署 Signature

[Signature]

日期 Date

2023年7月31日



致城市規劃委員會秘書：

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

新創科技园對香港未來發展十分重要

擁有創科產業科研代表 文化博物館等等

A/YL-ST/655 的申請地點正好在科技园的第一

一期, 所以強烈反對該申請。

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

簽署 Signature

日期 Date

張

20.07.2023



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

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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

B/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

香港城市規劃委員會編號 A/YL-ST/655, 在土庫有未竣工, 項目擬議停車場及
 停車場, 對公眾安全造成以上問題, 且對交通造成不便, 且出於安全考慮, 擬議
 項目附近新創科技园, 所以城市規劃委員會應就此項申請, 因科技园
 科技园是重要之區, 不應在此處, 因此不應在此處, 且對科技园
 科技园是重要之區, 不應在此處, 因此不應在此處, 且對科技园

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

簽署 Signature

日期 Date

內

21.7.23



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

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對 A/YL-ST/655 是項續期要

求, 香港需要在新創科技园發展下, 新創科技园提供優良的園地, 和環境。
 鄰近皇崗, 福田的創科地點, 在科研和人才
 方面享有地利, 應該好好利用。

不願於這時候額外生枝, 續期是
 項申請。

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

簽署 Signature

日期 Date

C.L.O.

29.7.23



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

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

A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

自特約的未來預有牌照的商用, 臨時停車場及
 的臨時辦公室等, 約期為三年, 這等預有
 的臨時辦公室等, 約期為三年, 這等預有
 的臨時辦公室等, 約期為三年, 這等預有
 的臨時辦公室等, 約期為三年, 這等預有
 的臨時辦公室等, 約期為三年, 這等預有

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

簽署 Signature

日期 Date

丁先生

1 Aug 2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

129

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我十分反對這個項目延期申請。
政府已規劃 2024 年起平盤工程外推建新科技园, 新建科技园
可集中就業帶動更多人才流入香港, 擴建好成為「創科發展新引擎」
與深圳前海月朗想, 並協助香港發展「黃金地」北創新, 新布局。
如果延期將會阻礙科技园發展, 政府不應給予批准。

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

簽署 Signature

日期 Date

DT 4 H
31.7.2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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有關的規劃申請編號 The application no. to which the comment relates B/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

不支持申請在此地車路規劃發展, 在發展材料、
發展、新發展車路發展, 影響環境、防礙發展。
我支持政府可以配合地區加以發展, 使到區內發展環境
發展提升。
新田村發展是一個大型北部都會區發展項目
可帶動發展商、
使用創新平台, 吸納人才, 生機處處。

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

簽署 Signature

日期 Date

JACKY HO
29/7/23



- 2 -

132

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

131

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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對發展臨時停車場, 發展則有阻, 請政府
當局清楚, 該地發展發展科技城, 如批准了該計劃
A/YL-ST/655的發展, 便會浪費了時間, 令科技城計劃
1 耽誤了發展科技城的時間。

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

簽署 Signature

日期 Date

JCY
11/8/2023



- 2 -

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

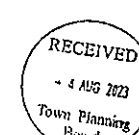
該地發展發展臨時停車場, 發展則有阻, 請政府
2 類, 發展則有阻, 但發展科技城, 凡可於出車進行
土地平整, 該計劃 A/YL-ST/655 發展則有阻, 土地平整
浪費了很多時間, 本人想請政府清楚, 本人十分
反對該項目 A/YL-ST/655

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

簽署 Signature

日期 Date

梁
1/8/2023



- 2 -

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本是一項新界區的發展, 我不贊同以上規劃申請, 在申請中, 新界發展局的新田科技城中心, 而科技城將於 2024 年開始進行工程, 若此申請獲批准, 便會阻礙平穩工程的進行及後期的工程時間, 因此建議不批准。

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

簽署 Signature H K Wong 日期 Date 2023-7-31



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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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/YL-ST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

A/YL-ST/655 地點位於新田科技城第一階段土地平整工程的範圍內, 若該期成地預留受工程建設, 導致整個科技城完工日期推後。

延期可能會令投資計劃延遲或取消, 此舉對相關企業和投資造成經濟的損失, 最終引致就業機會減少, 無法創造就業和經濟增長和就業機會。

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

簽署 Signature Jane Wu 日期 Date 23-7-27



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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Details of the Comment (use separate sheet if necessary)

我不支持這項目的申請, 政府預計在 2031 年可以提供的 5 萬至 6 萬公屋單位, 希望可以順利發展, 如果這由該發展的數據, 當然便政府進行修訂。

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

簽署 Signature Henny 日期 Date 31-7-2023



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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Details of the Comment (use separate sheet if necessary)

我是新界居民, 我不支持這項目的申請, 首先, 這項申請並不能美化附近的環境, 我住在元朗多年, 在附近居住的人, 雖然用車, 但用車, 因為附近道路狹窄, 車多, 車速和建築材料。

其次, 以我而言, 2021 年發出的《北約新發展策略》, 當中提出「新田科技城」的建議, 而這個新田科技城, 的第一階段發展, 是 A/YL-ST/655 申請的土地上, 我不贊成因為這個申請而阻止了「新田科技城」的發展, 因為「新田科技城」對香港在科技上是十分重要, 是位於北約新發展區的心臟地帶, 此新田科技城, 是北約新發展區, 在地理上, 是佔有優勢, 可與內地合作, 為不同企業進行科技研發和生產提供用地。

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

簽署 Signature 梁光宇 日期 Date 23年8月1日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

我反對這個申請。

因為該地區已獲撥作北部都會區內的新田科技城，
由外來動力和創新發展條件的極佳，吸引人才的重
要地區，不應在短期內作臨時停車場，浪費土地
資源，拖慢新田科技城發展。

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

簽署 Signature 江先生 日期 Date 28/7/23



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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有關的規劃申請編號 The application no. to which the comment relates A/YLST/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

The subject application site falls in the Phase One of
San Tin Technology Park. The Phase One will be commenced
in 2024. It is ridiculous for the Town Planning
Board to approve an application to delay the
progress of the Technology Park. I simply object this
application.

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

簽署 Signature Carly L 日期 Date 1 Aug 2023



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Government has announced the implementation of
San Tin Technology Park. The phase one of the
development will be started in 2024 including
site clearance and site formation works.

The relocation of the subject application is located
in the midst of Phase One. Therefore, it will
delay the progress of land supply of the Technology Park if
the Board approve this temporary use.

Therefore, I strongly object this application for
the benefit of Hong Kong.

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

簽署 Signature Michael 日期 Date 2023-7-26



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates a/yL-st/655

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

政府新田科技城對香港的未來十分之重要，
政府應全力推進這項工程。

A/YL-st/655 這個申請地點不好在科技城的第
二期，如政府繼續讓這塊地作舊用途及阻礙
科技城發展，是絕對講不通。

本人強烈反對這申請。

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

簽署 Signature 文 日期 Date 2023-7-26



145

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230731-151428-85164

提交限期

Deadline for submission:

11/08/2023

提交日期及時間

Date and time of submission:

31/07/2023 15:14:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-ST/655

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Liu YC

意見詳情

Details of the Comment:

政府已公佈在2024年開始平整新田科技城第一期，而這已申請這項目的正好在新田科技城第一期的中央。如果城規會批出這臨時用途的申請，就會阻礙香港發展進度及製造矛盾。

所以本人反對這臨時用途的申請。