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收件者: Yan Yan LAM/PLAND; tpbpd/PLAND; Steven Kang Shun MA/PLAND
主旨: Re: A/TM-LTYYY/504
附件: 回應DPO的擬問.pdf; 回應EPD的擬問.pdf; 回應HyD的擬問.pdf; 回應TD的擬問.pdf; 回應地政署的擬問.pdf; 回應消防署的擬問.pdf; 回應渠務署的擬問1.pdf

類別: Internet Email

A/TM-LTYYY/504

CC : yylam@pland.gov.hk

早前收到部門的擬問，我等現作出以下回應
此郵件係取代 23-03-2026 交付貴會的電郵文件

sun wo wong <[REDACTED]> 於 2026 年 3 月 23 日週一下午 9:30 寫道：

A/TM-LTYYY/504

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sun wo wong <[REDACTED]> 於 2026 年 3 月 22 日週日下午 1:46 寫道：

早前收到部門的擬問，我等現作出以下回應

回應 DPO 的擬問

According to the aerial photo taken in 2024 and site photos taken by DPO on 30.12.2025, the Site is situated in an area of miscellaneous rural fringe landscapes characterised by tree clusters to the northeast and west, village houses to the northeast and temporary structures to the southeast of the Site. The Site is formed and occupied by construction vehicles with no distinctive landscape resources. The proposed use is considered incompatible to the landscape setting of the surrounding areas and would inevitably alter the landscape character of the Site.

我等申請地點被列作鄉村屋宇用途及底密度住宅用途，日後都會被用作建屋用途，而近黃崗圍路路傍有多個樹林存在，而 LOT NO1174 亦存在多棵樹木，因保留現有樹木，我等沒有將全幅土地用作申請，我等是次在上述地點申請臨時更改土地用途，皆因我等位於洪水橋田夏路的倉庫被政府收回用作屯馬線洪水橋站，主要政府在新界區進行大量收地發展，引至我等未能在其他地方租用合適的土地進行搬遷工作，而上述申請地點大部份土地為本公司所有，因此只能選用上述向城市規劃委員會作出臨時許可申請，如有需要我等同意在場內部份土地進行綠化工作，懇請貴組能同意我等申請。

回應地政署的擬問

1. The application site ("the Site") comprises Old Schedule Agricultural Lot Nos. 1161 S.A, 1161 RP (Part), 1162, 1164 S.A, 1164 S.C, 1164 RP, 1165 RP, 1167 RP, 1172, 1174 (Part), 1175 S.A, 1175 S.B, 1175 S.D, 1175 S.F, 1175 S.G and 1175 RP all in D.D.130 ("the Lots") 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.

是次申請如獲批准，我等會先向地政處申請獲得豁免許可才會搭建有關構築物。

2. The following irregularity not covered by the subject planning application has been detected by this office:

Unauthorised structure(s) within the Lots not covered by the planning application

There are unauthorised structures within the Lots not covered by the subject planning application. The Lots owners should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.

有關未在申請書內列明的構築物我等將會全部拆除。

3. The Lots owners/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a Short Term Waiver ("STW") to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by Lands Department ("LandsD "). In addition, LandsD reserves

是次申請如獲批准我等必定先向地政處作出申請及獲得批准才會搭建申請書內列明的臨時構築物。

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回應TD的擬問

We consider that the proposal is not acceptable for the following reasons:

- 1) The local access road is located at the existing cautionary crossing. Vehicular access at the crossing will impose safety hazard to pedestrians.
- 2) The proposed vehicular access is located at the junction of Castle Peak Road - Hung Shui Kiu / Wong Kong Wai Road. There are potential problems of sight line and turning.

我等明白有關路口可能產生安全問題，我等會在出轆出入前先安排安全人員在有關路口進行安全指引防止產生交通事故。

回應消防署

In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised as follows:

- i. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and
- ii. The location of the proposed FSIs to be installed should be clearly marked on the layout plans.

因是次申請有三個大型倉庫而必須聘請專業消防工程公司代為深入設計有關消防安全裝置，而有關工作非常龐大，短時間不足以完成有關設計，因此懇請貴署在我等申請獲得批准後在履行附帶條件期間再作提交給貴署審議。

回應渠務署的擬問

- (a) With reference to the reference table in Para. 6(a)iv. of our DSD Technical Note No. 1, the applicant's proposed sizing of the U-channel (350mm) is insufficient to collect even the rainwater within the subject site alone, not to mention the site also appeared subjecting to overland flow influence from our limited desk-top checking. In this regard, please enlarge the peripheral drains (and the proposed 350mm PE pipe) and demonstrate with calculations that the proposed drainage facilities have adequate drainage capacities to intercept the surface runoff from both uphill catchment and within the site.

經貴署提醒，我等重新計算有關我等承接雨水範圍後，已重新計算渠道的呎吋及設計新一份雨水排放建議圖。

- (b) Please advise whether walls/kerbs are to be constructed along the site boundaries. In such case, adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the proposed development.

我等只會使用鐵網圍封我等土地範圍，並不會阻礙鄰近地方的流水經過場地流向河道。

- (c) From the drainage proposal, it appears there is an existing streamcourse located north of the subject site to which the applicant proposed to connect with proposed 350mm PE pipes. However, there is no formal record of such existing streamcourse. In this regard, the applicant should provide photo records to demonstrate its presence, sizes and existing conditions,

有關 350mm P.E. Pipe 依照工程師建議改為 600mm P.E. Pipe

- (d) The applicant should check and ensure that the existing streamcourse to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the site. He should also ensure that the flow from this site will not overload the existing drainage system.

經專業工程師議見，有關下游河道足以承接我等場地排水流量。

- (e) In general, U-channel should be laid along the periphery of the site. However, peripheral U-channel was missing from several locations within the site, e.g. at Lots 1161RP, 1164 S. A, 1163 S.C and the area between CP5 and CP12 - Please advise how the runoff of these locations could be collected. Otherwise, please provide the peripheral U-channels accordingly.

已依照貴署提議，在新一份設計圖內加設有關渠道。

- (f) The invert level of "Start Point" near Lot No. 1175RP is +9.500mPD while the downstream catchpit CP13 is of an invert level +9.650mPD. Please review such drainage layout to avoid rainwater

backflow.

有關錯誤在新一份設計圖內已作更正

- (g) The fall directions of stormwater from the site/uphill catchment to the peripheral drains was missing. Please provide.

已在新一份設計圖內加上。

- h) The gradients of the proposed peripheral drains were missing. Please provide.

已在新一份設計圖內加上。

- (i) Please provide drawings showing the typical details of the proposed peripheral drains and catchpits.

已在新一份設計圖內更正。

- (j) The text box of CP8 has covered the alignment of the existing streamcourse in the figure. Please relocate the textbox to ensure all necessary information is clearly presented.

已在新一份設計圖內更正。

- (k) The application site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.

有關構築物全部遠離河道超越 3 米以上。

- (l) The existing discharge location to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works.

我等是次申請沒有設置洗手間，因此沒有污水產生。

- (m) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.

我等在施工時會小心防止影響鄰近地方的渠道，如有損壞時，我等會代為修整。

- (n) The cover levels of proposed U-channels and catch pits should 加 flush with the adjoining ground level.

所有集水渠全部與相鄰地面相平。

- (o) The proposed sand-trap/catchpit should be regularly desilted by the applicant to prevent sand and silt from being washed into the existing drainage system/channel at its downstream.

我等已在尾井設置沙坑，防止沙石流至政府河道。

- (p) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

我等同意允許政府人員及其代理人隨時自由進入已完成的排水工程現場進行必要的檢查。

- (q) The applicant is reminded that that development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

我等絕對不會阻礙地表徑流，也不會對現有天然溪流、鄰近排水溝、溝渠和鄰近地方造成不利影響。

- (r) The applicant should confirm DLO/TM and seek agreement from relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

是次申請如獲批准，在政府土地政土地上的所有工程，我等必定先取得地政處同意才會進行施工。

- (s) The applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new sewers / drains / channels and/or modifying / upgrading existing ones in other private lot(s) or on government land (where required) outside the lot.

是次申請如獲批准，在政府或私人土地的所有工程我等必定先取得地政處或及私人土地業權人同意才會進行施工。

2. Comments from the Environmental Protection Department (EPD)
- 3 The application site falls within an area zoned “V” and “R(C)” on the draft Lam Tei & Yick Yuen OZP No. S/TM-LTY/13.

We note that the nearest domestic structure is adjacent to the south of the site boundary. The proposed Site is also situated close to other residential development, i.e. Arron Villa and Villa Lotto, directly to its north.

4. We have previously written to PlanD regarding the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP). Considering the information in the planning application document that the proposed development will generate traffic of heavy vehicles; and the subject site boundary is within 100m from the nearest residential building, we could not lend our support to the subject application in residential and village zone involving traffic of heavy vehicles from environmental planning perspective.

我等明白環保署的憂慮，我等營業時間只在上午 8 時至下午 6 時星期日及公眾假期休息。在此段期間的作業對鄰近居民產生影響非常輕微，同時我等會安排車輛只可在早上 11 時後及下午 4 時前進出申請地點，懇請貴署再次考慮我等申請及給與同意。我等中型貨車上落位置只設在近入口位置與民居有一段距離，因此對居民影響非常輕微。

1. Comments from the Highways Department

(a) The vehicular access arrangement and the swept path analysis should be commented by TD;

我等會提供一份車輛進出模擬圖給貴署參考。

(b) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;

我等已在場內設置雨水渠防止雨水流放至馬路上。

(c) Please note that HyD shall not be responsible for the maintenance of any access connecting between the application site and Wong Kong Wai Road. If a run in/out on the footpath of Wong Kong Wai Road is required, it shall be constructed up to relevant HyD standard;

我等清楚及明白有關排水設置將會由我等自行建造及維修保養的工作。

(d) A minimum 4 m clearance below the soffit and 2 m clearance around the columns/piers of the KSWH shall be maintained at all times for inspection and maintenance purposes; and

我等清楚及明白橋樑的安全問題，我等承載的高度絕對不會超越 4 米，及會遠離柱體多於二米以上。

(e) If the proposed works pose a hazard to the KSWH in respect of vehicular impact, adequate protective measures shall be provided to protect the columns/piers. Reference may be made to HyD Standard Drawing Nos. H2128 and H2129C, which specify the use of untensioned corrugated beam barriers for column protection.

如有需要我等必定加裝 H2128 及 H2129C 以作保護橋柱的安全。