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Sent: 2026-07-16 星期四 18:26:56
To: Yan Yan LAM/PLAND <yylam@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>; Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>
Subject: A/TM-LTY/504
Attachment: 回應 NMCO, DEVB 16-07-2026(1).pdf; 回應 EPD 的擬問 16-07-2026.pdf; 回應 DSD 提問 07-07-2026.pdf; 回應 TD 的擬問.10-07-2026-1.pdf

CC : sksma@pland.gov.hk

此電郵文件係取代 13-07-2026 交付貴會的文件

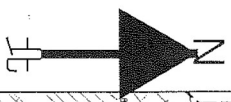
Grateful request the applicant for the following for our consideration please:

extent/area of affected premises in DD 124 Lot 1162sC (part lot / entire lot), and any plan indicating such extent/area;

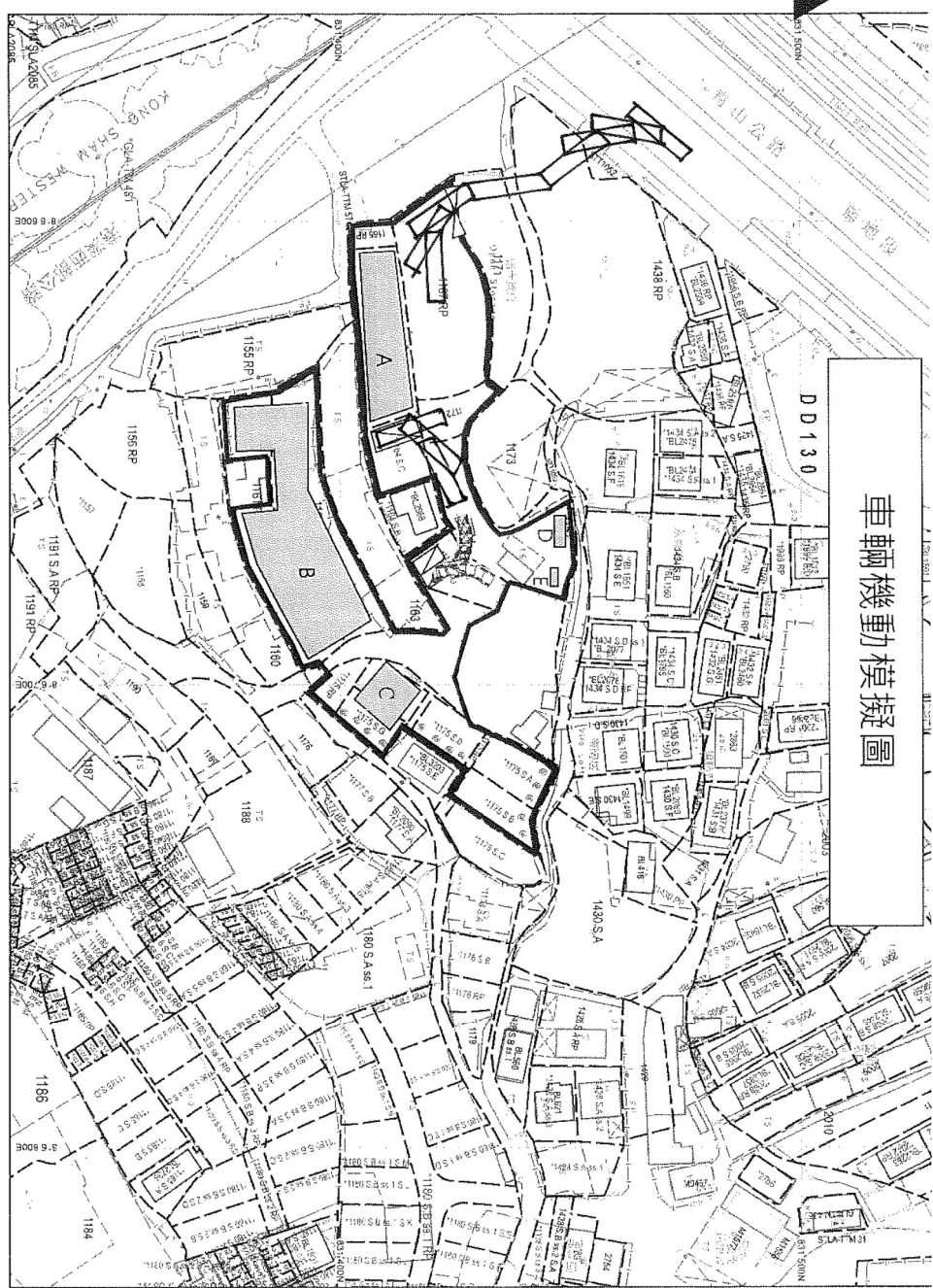
if such extent/area is smaller than the application site area, the respective justifications for such increase, if any, in land required; and

the relevant details of site search for alternative premises attempted by the applicant (e.g. locations of alternative sites explored; reasons why they are not suitable, etc.).

我等位於DD 124 Lot 1162sC的土地面積1856.6平方米而
我等在田廈路舊址場地只有小小的車路，其他地方全部存放建築機械及配件，
和維修場，而是次申請地點有 1 大段行車通道，及設有走火通道，占用了不小
地方，實際可用的土地和舊有場地差不多，最主要舊場地存放機械太過緊密，
不方便營運，而新地點地方多一點在展銷其間每部機械都能展視給客人查驗，
而舊有場地，餘地不足令至我等不能將全部機械展視給客人揀選，而時次搬遷
雖然政府給與補貼，但我等都有損失，我等同意政府因發展而收回我等土地，
有關我等是次申請的面積約為4750平方米，但我等實際可用的土地只有1418平
方米，主要原因申請位置地型全部為不規則地帶扣除倉庫用地餘下的地方需用
作EVA(消防通道及行車通道)，因應環境保護署的要求，構築物C須要需要在
LOT1175各餘段由原先的構築物625平方米改為現時的100平方米，承餘的土地
只能用作消防及走火通道，及種植多棵樹木作為美化環境用途。在新的布局圖
清楚列明我等實際可用的地地只有1418平方米 與舊場地1856.6平方米還減少
400多平方米，請看附件 (車輛機動模擬圖)希望北都辦能諒解和給與批准是次申請。



車輛機動模擬圖



回應 EPD 的擬問

Comments from EPD :

1. Please advised that EPD's view stated in their last reply is still valid.
2. 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.
3. 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.

因應有關情況，我等上落貨車輛只在上午 10 時後及下午 4 時前進行，其他時段不會進行上落貨情況出現，用以減底對鄰近居民的影響，同時我等在星期日及公眾假期休息，因此對鄰居居民影響不大，而我等已在相連地塊經營超過 30 年一直與鄰近居民相處融洽，並沒有收到居民和村長的提訴，我等亦非常重視居民的意見，希望貴署能同意我等是次申請。

在6月尾我等提交的文件曾提及車輛上落貨時間，和申請人再三確認實為每日上午10時後至下午4時前的時段上落貨物，其他時段禁止上落貨物。特此更正。有關小型工廠只用作一般維修，絕對不會進行化學分解，除毒，拆卸，破碎，切割機械的工序。

回應 DSD 的擬問

Comments from DSD :

Specific comments

1. Response to Comments (RtC) item (c) refers, our comment has not yet been addressed. Please provide photo records of the existing "1m wide watercourse" and "2.5m wide watercourse" to demonstrate their presence, sizes and existing conditions.相片隨後附上
2. RtC item (l) refers. The applicant should be reminded that this general comment was referring to stormwater drainage, not sewage.已更新雨水排放建議圖
3. It seems there were two proposed catchpits located at the upstream of proposed CP1, while their cover levels (C.L.) and invert levels (I.L.) were missing. Please provide. 已更新雨水排放建議圖

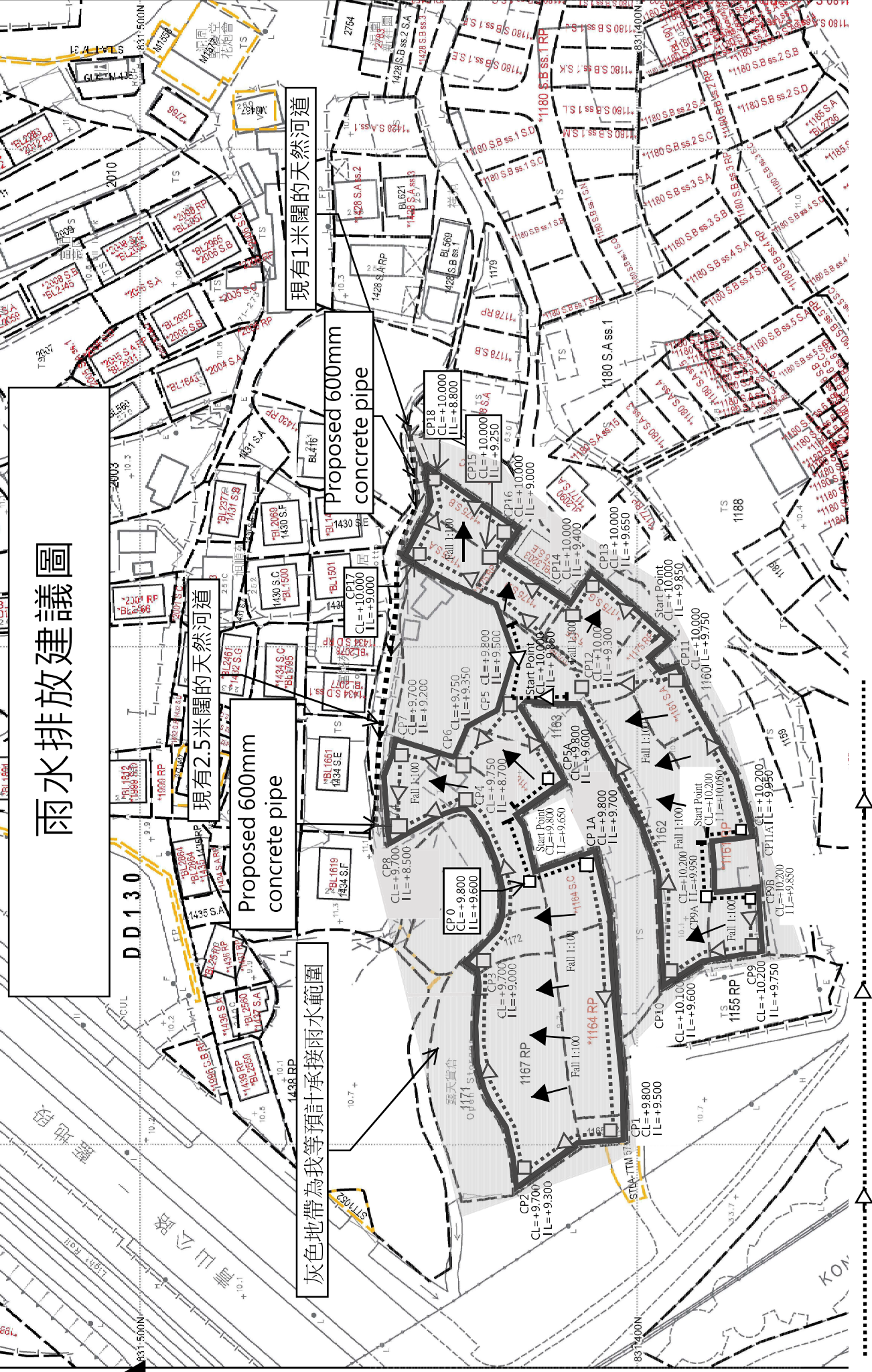
General Comments

- (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.如獲批准有關構築物將會遠離河道 3.5 米才建造。在施工其間，我等必定保護河道暢通及不會阻礙河道流量。
- (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.我等明白有關河道並非由渠務署管理，有關河道位於政府土地上，因此我等會先向屯門地政處申請。
- (m) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.我等同意排水渠工程完工後會負責維修鄰近受損的地方
- (n) The cover levels of proposed U-channels and catch pits should be flush with the adjoining ground level.擬建的渠務一定與相鄰地面齊平。
- (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.我等必定會定期進行清理河道及集水坑，防止沙石和淤泥沖入下游排水系統。
- (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.我等同意政府部門隨時進入場地查看排水工程現場進行檢查。

- (q) The applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
我等清楚及明白有關發展項目不得阻地表徑流，亦不得對天然溪流，村莊排水渠，沟渠及鄰近區域造成不利影響。
- (r) The applicant should consult 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.
如獲批准渠道施工前我等會先向有關部門提出申請，獲得同意後才會進行有關工程。
- (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.
如獲批准渠道施工前我等會先向有關部門提出申請，獲得同意後才會進行有關工程。



雨水排放建議圖



Proposed 450 mm Open U channel (ALL) Fall 1:100

SCALE 1:1000

Note:

1. Catchpit (CP8 and CP18) with desilting facility shall follow CEDD's standard drawing No. C2406/1, C2406/2A
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

回應 TD 的疑問

Comments from TD :

1. The applicant shall explore the feasibility of providing access road and run-in/run-out at Wong Kong Wai Road. If it is considered as infeasible, the application shall provide justifications. 先前我等的建議為黃崗圍路但不獲貴署同意，因此改為在青山公路出入，有關路口已使用 30 多年，車輛出入非常暢順亦沒有發生意外及危險情況。而黃崗圍路全程為單線雙程行車，非常不適合重型貨車進出申請地點。部份近路口的土地都不是我等能夠使用，因此我等只能使用青山公路作為行車通道。
2. The proposed access route is not managed by Transport Department, thus, the right-of-way is not guaranteed. Consent/comments shall be sought from relevant land owners and management parties. Please also confirm if the proposed route will be reserved as driveway and free from obstruction. 有關出入口亦為申請人所有，有關路口已使用 30 多年，車輛出入非常暢順亦沒有發生意外及危險情況。前後都沒有阻擋，車輛離開場地時，司機能清晰查看路面及行人路的情況，在安全情況下才開車離去。
3. Run-in/run-out proposal shall be provided for access. It should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD. 青山公路曾多次進行修建，而有關路口已使用 30 多年，車輛出入非常暢順亦沒有發生意外及危險情況。如有須要我等同意加裝告示牌提醒司機及行人小心通過上述過段。
4. Swept path analysis shall be provided for various vehicle types.
隋函附上車輛機動模擬圖給貴署參考。
5. Sufficient vehicle manoeuvring space should be reserved within the proposed site. Please ensure that no queuing and/or waiting of motor vehicles from the site onto Wong Kong Wai Road, and/or Castle Peak Road – Lam Tei, would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Wong Kong Wai Road, and/or Castle Peak Road – Lam Tei

我等場地內空間非常充足，同時每天車流量非常底，所有貨車在進入場地前須要預先通知我等安排進入時間，因此絕對不會產生車輛排隊情況出現，我等已預留地方給與大型車輛在場內掉頭和禁止車輛倒車進入場內。

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

From: sun wo wong <[REDACTED]>
Sent: 2026-07-21 星期二 16:14:59
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Subject: A/TM-LTYT/504
Attachment: 最新布局圖 20-07-2026.pdf

此郵件係取代 20-07-2026 交付貴會的最新布局圖



布局圖

DD130

電動工具存放處面積40平方米X
高6米(2層)合共總面積80平方米

發電機及零配件存放處面積
298平方米X8米高(1層)

機械零件存放處面積30平方米X
高6米(2層)合共總面積60平方米

2個私家車車位
每個2.5米X5米

行車路線

黃色地帶只用作走火通道不會存放貨物

因場地與民居相近，因此我等決定將工
場用地減少及在周邊種植13棵洋紫荊
樹，餘下土地只作為走火通道(黃色範圍)

臨時維修工場面積100
平方米X8米高(1層)

挖掘機存放處面積880
平方米X8米高(1層)

1個中型貨車上落貨車位
面積3.5米X11米

