

寄件者: [REDACTED]  
寄件日期: 2025年06月25日星期三 11:53  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: S.16 Planning Application No. A/YL-KTN/1114 - Departmental Comments  
附件: AYL-KTN 1114 20250625.pdf  
類別: Internet Email

To whom may concern,

I would like to supersede the email that sent at 11:44 on 25 June 2025 with this email. Please see the attachment for the further information and updated appendix and application form. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Regards,  
Tang Wing Yat Tommy

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. 星期一至六上午九時至下午七時，星期日及公眾假期休息。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路，轉到郊區小徑。	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3,411.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3-0.8 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	_____		
	_____		

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1114 的查詢**

收悉 貴委員會對 A/YL-KTN/1114 申請的查詢，本人現書面回覆。

申請範圍在規劃獲批後使用約 2.5 米高的金屬實心板將範圍圍起。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/1114 的查詢**

收悉 貴署對 A/YL-KTN/1114 申請的意見，本人現書面回覆。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	8	0	9	0	0	0	0	0	17
下午時段 (12:00- 23:59)	0	8	0	9	0	0	0	0	17
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0
全日 24 小時	8	8	9	9	0	0	0	0	34

由於方便上落物料和方便員工駕車到本申請地點，現申請 7 個客貨車上落貨位置、2 個客貨車停車位及 8 個私家車停車位。本申請地點不會對公眾開放。因此，上述車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-5 米闊，並設有避車處，私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 5.5 米闊。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 14 米及兩個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

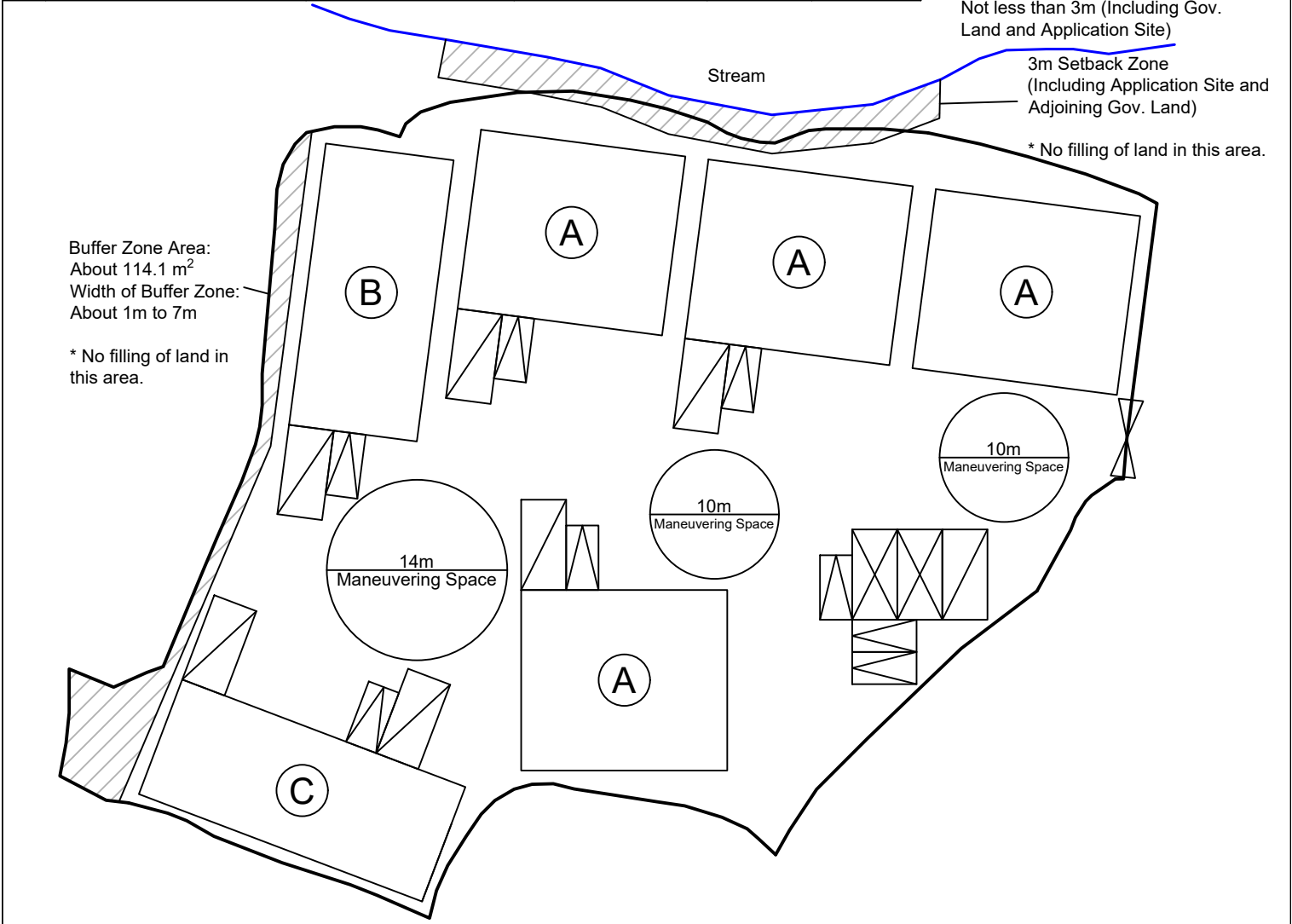
Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Warehouse (Excluding D.G.G.) with Ancillary Office	About 224 m <sup>2</sup>	8m	1	4
B	Warehouse (Excluding D.G.G.) with Ancillary Office	About 220 m <sup>2</sup>	8m	1	1
C	Warehouse (Excluding D.G.G.) with Ancillary Office	About 228.5 m <sup>2</sup>	8m	1	1
	Total	About 1,344.5 m <sup>2</sup>			
	Private Car Parking Space	5m x 2.5m			8
	LGV L/UL Space	7m x 3.5m			7
	LGV Parking Space	7m x 3.5m			2



Setback Zone Area:  
 About 31.8 m<sup>2</sup> (Application Site)  
 About 84.3 m<sup>2</sup> (Gov. Land)  
 Width of Setback Zone:  
 Not less than 3m (Including Gov. Land and Application Site)

3m Setback Zone (Including Application Site and Adjoining Gov. Land)

\* No filling of land in this area.



<b>Legend:</b> Ingress/egress (Width: about 5.5m) Proposed Structures Private Car Parking Space LGV L/UL Space LGV Parking Space		Total Area: 3,557.4 m <sup>2</sup> (About) Covered Area: 1,344.5 m <sup>2</sup> (About) Uncovered Area: 2,212.9 m <sup>2</sup> (About) Non-Domestic GFA: 1,344.5 m <sup>2</sup> (About) Nos. of Proposed Structures: 6	
	Warehouse with Ancillary Office Warehouse with Ancillary Office Warehouse with Ancillary Office		

<b>Appendix 2</b> Location: DD 107 Lot 1400 (Part) DD 107 Lot 1401 DD 107 Lot 1413 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture Date: 25 June 2025		<b>Proposed Layout Plan</b> 擬議佈局平面圖 擬議臨時貨倉（危險品倉庫除外） 連附屬設施及相關填土工程（為期3年） Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years		<b>SCALE</b> 1:500 @A4	
		For Identification Only		Drawing No.:	2-01



Original Site Level: +9.9 mPD (About)

Existing Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 2,609.4 m<sup>2</sup> (About 73.4%)

\* This area has been filled under Planning Application A/YL-KTN/975

Setback Zone Area:

About 31.8 m<sup>2</sup> (Application Site)

About 84.3 m<sup>2</sup> (Gov. Land)

Width of Setback Zone:

Not less than 3m (Including Gov. Land and Application Site)

Stream

3m Setback Zone, No filling of land will be carried out in this area.

Buffer Zone, No filling of land will be carried out in this area.

Buffer Zone Area:

About 114.1 m<sup>2</sup>

Width of Buffer Zone:

About 1m to 7m

To regularized Filling of Land

Area: About 2,609.4 m<sup>2</sup>

(About 73.4%)

Will be Filled with this planning application

Area: About 802.1 m<sup>2</sup> (About 22.5%)

Existing Site Level: +9.4 mPD (About)

Proposed Site Level: +10.2 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.5m by Soil and 0.3m by Concrete on top (About)

Area: About 802.1 m<sup>2</sup> (About 22.5%)

■ To regularized Filling of Land

Total Paved Area: About 3,411.5 m<sup>2</sup>

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 107 Lot 1400 (Part)  
DD 107 Lot 1401  
DD 107 Lot 1413 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

Date: 25 June 2025

#### Paved Area

##### 平整位置圖

擬議臨時貨倉（危險品倉庫除外）  
連附屬設施及相關填土工程（為期3年）

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

#### SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01