

寄件者: king king [REDACTED]
寄件日期: 2025年07月18日星期五 11:32
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND
主旨: A/YL-KTN/1130
附件: KTN1130-ltr-04.pdf

類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 7 pages

Date: 18 July 2025

TPB Ref.: A/YL-KTN/1130

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lot 1560 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
1. Please provide swept path of vehicles moving along Shui Mei Road.	Noted. Please see attached Figure 5 and 6.
2. Private car parking spaces should be provided within site to meet parking demand of staff and visitor.	As shown in the proposed layout plan (Figure 3), we confirm that no site office will be provided at the application site and the site will be occupied for long term storage of construction machinery and materials so that no staff or visitors will enter the application site. As such, no parking space is proposed in the current application.

Our response to the comments of the Building Department is as follows:

Building Department's comments	Applicant's response
The headroom of the proposed structure of 8.5m is considered excessive.	Noted. The applicant propose to reduce the headroom of the proposed structure to 6.5m as shown in the updated layout plan (Figure 3) and updated page 5 and 11 of S.16-III application form.

Our response to the comments of the DLO/YL is as follows:

The applicant will demolish the temporary structures at the application site and apply for the short term waiver (STW) for the proposed structure as shown in the proposed

layout plan (Figure 3).

Our response to the comments of the Fanling, Sheung Shui and Yuen Long East District Planning Office is as follows:

Fanling, Sheung Shui and Yuen Long East District Planning Office's comments	Applicant's response
As the site is close to a medium-rise residential development, namely Park YOHO, whether there is any mitigation measures to be undertaken by the applicant to address the potential industrial/residential interface issue such as noise, air and visual impacts arising from the proposed use.	Noted. First of all, no operation will be carried out during the sensitive hours (i.e. 7:00p.m. to 9:00a.m.). Also, the applicant proposes a temporary structure at the western part of the application site to accommodate the storage of construction machinery and materials within enclosed structure so that it will shield the noise and to avoid eyesore from the adjacent residential development. Further, the proposed development is storage use only which is an inert use. No workshop activities will be carried out at the application site. In view of the above, we trust that the proposed development would not generate noise, air and visual impacts to the adjacent residential development.

Derived from the estimated traffic generation and attraction table in Annex 2, there will be at most 2 medium/heavy goods vehicle visiting the application site each day during the operation hours.

We write to confirm that no operation will be carried out during sensitive hours (i.e. 7:00p.m. to 9:00a.m.).

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Jet CHEUNG) – By Email

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

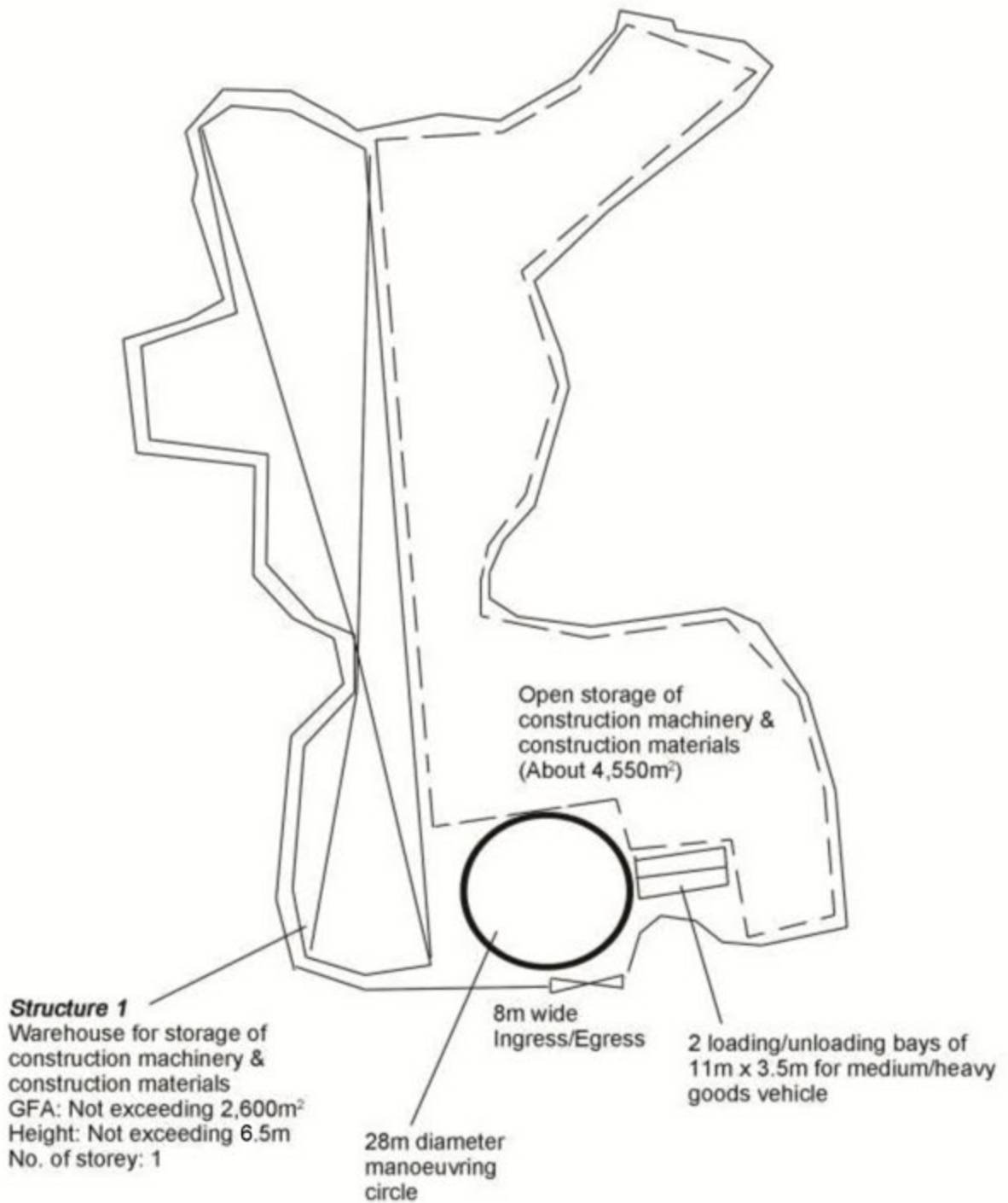
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(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	Proposed Temporary Open Storage and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	6,400	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,600	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 2,600	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 2,600	sq.m	<input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Warehouse (Not exceeding 6.5m, 1 storey)			
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	Nil		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	2 spaces of 11m x 3.5m for MGV & HGV		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,600 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.289 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	28.89 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) NA _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) NA _____ _____		0 0 0 2 (MGV & HGV) 0

N



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lot 1560 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000

