

Planning Application No. A/YL-KTN/1201

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from Planning Department	
(1)	<p>according to application subject, only storage of construction materials will be involved. However, the planning statement indicates that both storage of construction materials and machineries will be involved. In this regard, please clarify what will be stored within the site. If both construction materials and machineries are involved, the application subject (including the application form) shall be revised accordingly;</p> <p>please clarify whether open storage, storage of dangerous goods, recycling, cleansing, repairing, dismantling or other workshop activities will be involved at the site;</p> <p>according to the applicant's submission, the applicant applies for proposed filling of land for the entire site for not more than 0.2m in depth (to a level of about 5mPD). In this regard, please advise the land filling materials;</p> <p>according to the land filling plan, there is gap between the site boundary and land filling area. Should the applicant is applying for filling of the entire site, please rectify the land filling plan; and please advise the details of the affected business operation at the affected premises under application No. A/YL-KTN/848 (e.g. for open storage or other uses).</p>	<ul style="list-style-type: none"> - 申請人已修正申請文件，申請地點只會存放建築材料。 - 申請地點不涉及露天存放、危險物品存放、回收、清潔、修理、拆卸、其他工場活動。 - 申請地點的填土物料是混凝土，並已修正填土範圍圖則。 - 申請人亞洲水力有限公司以前是在元朗錦田逢吉鄉路，原址的用途為：臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場；規劃申請編號為 A/YL-KTN/848。 - 但由於擬議申請地點屬農業用途，如用作臨時露天存放建築機械及建築材料和附屬中型/重型貨車及貨櫃車拖頭/拖架停放場和周邊實在不太協調，因此申請人重整業務，擬議申請只擺放建築材料。

	Departmental Comments	Responses
	Comments from Railway Development Office, Highways Department	
(1)	<p>However, it is noted that the subject site is close to the Northern Link scheme boundary. Please note that the construction of Northern Link commenced in 2025 for completion in 2034. The applicant should ensure the traffic arrangements of the subject development will not have adverse impact on the implementation of the Northern Link during either the construction or operation period.</p>	<p>申請人知悉。 申請人會盡量在非繁忙時間進行運輸工作，減少對政府工程項目的影響。</p>

	Departmental Comments	Responses
	Comments from Agriculture, Fisheries and Conservation Department	
1	It is noted from the aerial photo that the subject site is vegetated, yet it is noted from application form (item 6 (e)(iii)) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	申請地點現場沒有樹木，請看下圖。



	Departmental Comments	Responses
	Comments from Environmental Protection Department	
1	<p>It is noted that construction materials would be stored at the site. In this regard, grateful if the applicant could advise:</p> <ul style="list-style-type: none"> i. what types of construction materials would be stored at the site; and ii. whether materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) would be stored at the Site. 	<p>申請人擬議存放的建築材料，包括：紅磚、沙磚、鋁架、鐵通、角鐵、木方、木板、膠管等等，不會有粉狀東西。</p>

	Departmental Comments	Responses
Fanling, Sheung Shui and Yuen Long East District Planning Office		
1	<ul style="list-style-type: none"> - the affected premises is subject of an application No. A/YL-KTN/848. Please provide justification on why the current application is submitted by an applicant different from the application No. A/YL-KTN/848. - please provide justification on why a larger site area (+2656m² /+136.6%) for the affected business operation is required as compared with that of the application No. A/YL-KTN/848. - whether the affected business operation at the affected premises under application No. A/YL-KTN/848 is still in operation. - please provide the operating period of the affected business operation and provide relevant documentary proof (e.g. tenancy agreement) - please provide the location of the alternative sites and why those sites are not suitable for the relocation. - please clarify whether the proposed structures will be fully enclosed. -please clarify whether storage of dangerous goods will be involved. - please provide detailed information on the transportation of construction materials as shown in the reference photo, which are large in size, could be conducted using light goods vehicles as proposed in the application. 	<ul style="list-style-type: none"> - 規劃申請編號：A/YL-KTN/848的申請人是：Lotti Construction Materials Limited，他在規劃申請獲批後，再把受影響場所租給本申請人，因此申請人是不同名稱。 - 由於申請人尋覓土地多時，最後只找到申請地點的土地，而土地業主要求整片土地租出，因此面積有所不同。(請看附件的租約) - 現時受影響業務運作在舊址仍在進行的，現時正在等待清場。 - 擬議興建的構築物是完全密封的。 - 擬議存放的建築材料，包括：紅磚、鋁架、鐵枝、木方、木板、鋼筋、膠管，全部都會用卡板包裝，用卡板或唧車透過輕型貨車運送。 - 申請地點並不涉及危險品的存放。 - 申請人尋找新地方已有一段時間，在放盤的土地裡，有些是流浮山的綠化用地（DD 129 Lot 82 RP）；有些是九龍坑的綠化地帶（D.D.9 Lot 784）；都不太合適，最後只能找到擬議申請地點的地段（農業地帶），地點、租金和租期都是申請人能夠承受和較為合適的，於是向城規會遞交申請，希望發展局能給予政府支持，讓申請人能繼續營運，不用結業。