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收件者: tpbpd/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1263 - Departmental Comments
附件: KTN1263_LD-L1041-SF01.pdf; KTN1263_回應部門意見(22July2026).pdf

類別: Internet Email

以下是附件是回應部門意見,謝謝!

韋小堯
[REDACTED]

S. 16 Planning Application No. A/YL-KTN/1263 - Departmental Comments

Comments from Fanling, Sheung Shui and Yuen Long East District Planning Office (Contact Person: Ms. Andrea YAN; Tel.: 3168 4049)

ž According to page 6 of the Application Form, filling of land is involved in the proposed use. Please provide a separate land filling plan showing the filling area, materials, depth and the change of site formal levels (in mPD). Please also clarify whether filling of land will be involved in the remaining area and/or below the erected structures (i.e. 680m ²); otherwise, please advise the current status of the non-filling area;	(附件_填土位置圖)
ž Please advise the building material(s) of the three proposed structures;	三座建築物其中一座是現有，建築材料是鐵質角鐵及鐵質坑板構建屋頂及建築物牆板，地上已鋪約三吋厚混凝土作地台，而未建造的第二及第三間建築物亦如同既有的簡單結構搭建。
ž It is noted that the proposed operation is affected by the San Tin Technopole Development. Please provide location and detailed information of the affected premises at San Tin (such as the site area, total floor area, number of structures, building height of the structures), with justification on why the location is chosen for the current application;	申請人原在米埔壠路旁以分租再分租的形式租用地，並不納入新田科技園開發的賠償內，而原用場地面積大概一萬呎、總建築面積大概四千平方呎及建築物高度大概不高於 5 米，選擇該地點進行本次申請的理由是申請人無法在市場找到合適合規的地方，已經向同行人士兼租些倉位，同時已向多間地產代理公司覓地超過十個月，申請人已努力超過一年，但尚未有成果。
ž Whether the affected business operation at the affected premises is still in operation.	申請人只是工程物料供應及安裝商，承接包括安裝全新消防掣箱及電控的小型工程，在知道收地後已減少儲備貨量及以繼續以臨時兼租他人倉庫進行艱難地營運。

ž Please provide the operating period of the affected business and provide relevant documentary proof (e.g. tenancy agreement);	申請人只是在工程大判下的承判供應公司，在業主的租上租的情況下，只可以是向三房東在口頭承諾下兼租部份邊角位作臨時儲貨，委實是沒有紙質文件可提供。
ž Whether peripheral fencing will be provided at all sides of the Site. If affirmative, please provide the its height and material;	場地四周是已設置圍籬，圍籬高度 2.5 米高的鐵質坑板及以鐵質材質。
ž Please advise the requirement of “New Engineering Contract 4” that the proposed use will be complied with; and	因為申請人大多承接政府公程(以渠務署及水務署)在 NEC4(新工程合約四)內，若果供應商本身倉儲地點是有合法合規及具備正式租約的地點，可以向總承建商提出用作“物料倉儲”的費用支出，而申請人過住一直是以兼租借用形式，故此沒有背景及理由去向總承建商申請倉儲的支出以補貼支出。
ž Please advise whether any open storage, storage of dangerous goods, dismantling, maintenance, recycling, cleansing, paint spraying or other workshop activities will be involved at the Site at all times.	申請場地內不會在任何時間內進行任何露天堆放物料及物品,全部貨品只放在臨時構築物內，不會有危險物品堆放、不進會行拆卸、不會進行維護、不進行任何回收、日常會清理垃圾、不會進行任何噴漆或其他車間活動。

