
From: PROJECT CONSULTANCY FBI <[REDACTED]>
Sent: Tuesday, September 22, 2026 10:51 AM
To: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
Subject: 有關規劃申請編號 A/YL-KTS/1140回覆部門意見



菲比國際項目顧問有限公司
FiBi International Project Consultancy Co. Limited

日期：21-09-2026

編號：FBI-PLMHP-AGR2023-11-11-01

致：規劃署/渠務署

電郵

尊敬的先生/女士,

有關AYL-KTS1140規劃申請:

回覆有關部門意見：

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 陳先生。

[REDACTED]

[REDACTED]

Below please find the comments of the Planning Department :
It is noted that there are trees observed at the Site. Please advise if tree felling will be involved in the captioned application. If affirmative, please suggest the tree felling details. If otherwise, please provide a tree location plan. Please provide planning justification for the application.

Comments of the Environment and Ecology Bureau :
It is noted from P.15 out of 18 of the application form that the applicant proposed to provide 48 private car parking spaces, with 21 electric vehicle (EV) chargers. Please advise the output power of the 21 EV chargers.

Comments of the Transport Department :

The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access.

回覆：我們不會涉及砍伐樹木及樹木不會在建設上蓋的範圍,已付上(樹木位置圖)。

回覆：(見充電樁的輸出功率圖)21個充電設備都是用同一款系統。

回覆：申請地點開放時間為星期一至日，每天 24 小時，公眾假期照常開放。場地共 48 個私家車泊車位（每個面積 5 米 x 2.5 米）。有關申請地點每天私家車車輛架次最多 70 架次,預算早上車輛數量約 20 架次,預算中午車輛數量約 20 架次,預算晚上約 30 架次,申請地點亦有足夠位置迴轉,所以排隊及等待機會不大,亦不會有停泊阻塞情況。

Below please find the comments of the Drainage Services Department:

Please submit a proper drainage proposal with sufficient details for comments in future. Besides, he has the following comments on the submitted drainage plan:

- i. The ground to the east and west of the application site are significantly higher. Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly.
- ii. Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.
- iii. Please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.
- iv. The gradient and size of all the proposed U-channels/pipe should be shown on the drainage plan.
- v. Catchpit should be provided at the turning point of the proposed u-channel.
- vi. The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.

回覆：如批給許可,會根據渠務署及規劃署指引及條例申請合規格渠務建議及工程。

- vii. Please indicate the size of the existing drainage facility at Kam Sheung Road, to which the applicant proposed to discharge the stormwater from the subject site on the drainage plan for reference. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.
- viii. Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).
- ix. The existing drainage facility at Kam Sheung Road, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/ disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.
- x. Further to (ix) above, since there is no record of the said discharge path, please provide site photos at different locations and views to demonstrate its presence and existing condition.
- xi. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.
- xii. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- xiii. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works

回覆：如批給許可,會根據渠務署及規劃署指引及條例申請合規格渠務建議及工程。

回覆：排水工程開始前會向相關部門得到同意,已徵得土地所有者及相關業主同意。

申請地點

Project 項目名稱：

新界元朗八鄉丈量約份第 106 約地段第1448號(部分)、
第1476號、第1472號、第1477號A分段(部分)及
第1478餘段(部分)

Drawing Title 圖紙標題：

樹木位置圖

Drawing No 圖紙號：

圖6

Remarks 備註：



現有樹木

(現有樹木我們會保留)

Scale 比例：



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2.3 120kW 双枪直流充电桩系统

参数名称	
额定功率	120kW（双枪）
充电模块	40kw*3
双枪功率分配	0~120kw 智能动态分配
直流输出电压	150~1000V DC
直流输出电流	133.3A/路*3
充电协议	国标接口，带欧标转接头
枪线规格	国标充电桩接口枪线+欧标转接头 长度 3m
交流输入电压	400V
交流最大输入电流	75A
频率	50~60Hz
功率因素	0.99
THD	5%

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新界元朗八鄉丈量約份第 106 約地段第1448號(部分)、
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第1478餘段(部分)

Drawing Title 圖紙標題：

充電樁的輸出功率圖

Drawing No 圖紙號：

圖7

Remarks 備註：

Scale 比例：



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Project 項目名稱：

新界元朗八鄉丈量約份第 106 約地段第1448號(部分)、
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第1478餘段(部分)

Drawing Title 圖紙標題：

填土位置圖

Drawing No 圖紙號：

圖 5

Remarks 備註：

-  填土位置
-  現時土地高度
- 填土面積約2932平方米
- 填土高度約0.4米(填高後即+14.4)
-  現有樹木面積約15平方米

Scale 比例：

1 : 1000



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填土位置

