

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Timothy Yuet Sang CHAN/PLAND

寄件者: Tse Cherry <[REDACTED]>
寄件日期: 2025年10月03日星期五 15:20
收件者: tpbpd/PLAND
副本: [REDACTED]; Timothy Yuet Sang CHAN/PLAND
主旨: Re: DD104 Lot260 回覆 運輸處_地政總處_消防處_渠務處
附件: 回覆運輸處_地政總處_消防處_渠務處-v1.pdf

類別: Internet Email

Cherry Tse

----- Forwarded message -----

寄件者: **Cherry Tse** <[REDACTED]>
Date: 2025 年 10 月 3 日 週五 13:43
Subject: 回覆: 運輸處_地政總處_消防處_渠務處
To: <tpbpd@pland.gov.hk>
Cc: [REDACTED] <[REDACTED]>

你好，

附來：回覆運輸處_地政總處_消防處_渠務處文件，
煩請跟進，謝謝！

Regards，
Cherry Tse
[REDACTED]

Comments from the Commissioner for Transport
(Contact Person: Mr. Donald LEUNG; Tel: 2399 2778)

a) The applicant should provide details of the trip generation with breakdown due to the land filling works.	該填土工程已於2015年前已經完成，不會再有額外填土工程，所以不會有額外車輛進出。
b) The applicant should advise the loading/unloading arrangement in the application.	該填土工程已於2015年前已經完成，不會再有額外填土工程，所以不會有額外車輛進出。
c) The subject Site is connected to Ngau Tam Mei Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department (LandsD) by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	明白，在申請獲批後，將與其他部門作進一步溝通。
d) Please note that Ngau Tam Mei Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 metres in length. Should the associated land filling vehicles under this application exceed 7 metres in length, the applicant should make the relevant permit application.	無進一步工程，不涉及7米車輛。

Comments from the District Lands Officer/Yuen Long, LandsD
(Contact Person: Mr. WONG Yu Chun; Tel: 2443 3474)

<p>a) The Site comprises Old Schedule Agricultural Lot No. 260 in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p>	<p>明白。</p>
<p>b) LandsD has reservation on the planning application since there is/are unauthorized structure(s) or uses on the Lot No. 260 in D.D. 104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>在申請獲批之後，將向地政總署申請短期豁免書，準許在私人土地建造構築物。</p>

Comments from the Director of Fire Services
(Contact Person: Mr. CHEUNG Wing Hei; Tel: 2733 7737)

<p>a) In consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points</p> <p>i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and</p> <p>ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.</p> <p>b) The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans</p>	<p>明白，在申請獲批之後， 將有進一步文件提供。</p>
--	-----------------------------------

Comments from the Chief Engineer/Mainland North, Drainage Services Department
(Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)

<p>a) The applicant is required to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his office or the Town Planning Board.</p> <p>b) The applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to proposed works.</p>	<p>明白，在申請獲批之後， 將有進一步文件提供。</p>
---	-----------------------------------