
From: sun wo wong [REDACTED]
Sent: 2025-06-11 星期三 14:48:27
To: [REDACTED]
Subject: tpbpd/PLAND <tpbpd@pland.gov.hk>
A/YL-PH/1054
Attachment: 回應部門的提問 10-06-2025.pdf; 布局圖 10-06-2025-1.pdf; 申請
填土範圍圖 10-06-2025.pdf; 行車路線圖 10-06-2025.pdf

回應部門的提問

**Temporary Open Storage of Modular Integrated Construction Components
with Ancillary Facilities and Associated Filling of Land for a Period of Three Years
in “Residential (Group D)” Zone,
Lots 87, 88, 89, 103 and 104 in D.D. 108, Pat Heung, Yuen Long, New Territories**

(Planning Application No. A/YL-PH/1054)

Departmental Comments

1. Comments from the Planning Department

- Please provide the site level upon the completion of filling of land and the materials uses for filling of land.
有關填土物料為不超過0.15米的混凝土，填土範圍將附上新的填土範圍圖。
- Please clarify the operation hours of the proposed development
星期一至星期六上午8時至下午6時 星期日及公眾假期休息
- Please clarify the existing use/existing materials being stored at the Application Site.
我等場地存放簡約居屋的組件和零配件包括 (貨櫃改裝的簡約居屋)
- Please confirm whether there is workshop activity for the proposed development and provide a revised layout plan. 我等聽取村長及村民的意見，決定不會在場內進行組裝工序，包括改裝工程，連同此函附上新一份布局圖。
- Please demonstrate the width of the access road with photos and provide photos of the proposed ingress/egress point. 我等應村長及村民的提議決定更改出入口及取消經由現有鄉村通道進出申請地點。在新一份布局圖內列出新的出入口。
- Please provide responses to the public comments received (see attachment) and departmental comments (see below).
我等已應公眾見議決定取消經由鄉村通道進出申請地點。
同時我等亦會將出入通道由西南方改往北方進出申請地點。

2. Comments from the Water Services Department

Other Detailed Comments (if applicable):

1. Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.
如有須要時，我等會先向水務署作出申請及自費進行更改喉管工程。
2. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. 我等不會在管道1.5米範圍內進行任何工程，包括植樹工作及同意水務人員任何時間進入申請地點查驗及維修喉管工作。
3. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.
我等不會在水務保護區內進行種植樹木及灌木的工作。
4. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.
我等同意及明白在申請地點範圍內及附近的公共水管爆裂或滲漏而造成的任何損害，不論其原因，政府均不承擔法律責任。

3. Comments from the Lands Department

Please tick as appropriate: ☐ No objection / No adverse comment*
☐ No comment
☒ ~~Objection~~ / Have adverse comment*

Part A: General and Adverse Comments (for incorporation into the main text of TPB paper)

My comments/observations based on the applicant's information are as follow:

1. The application site comprises Old Schedule Agricultural Lot Nos. 87, 88, 89, 103 and 104 all in D.D. 108 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.

2. I must point out that the following irregularities covered by the subject planning application have been detected by this office:
如獲城市規劃委員會批准，我等會先向地政處作出申請獲批准後才會進行搭建工作

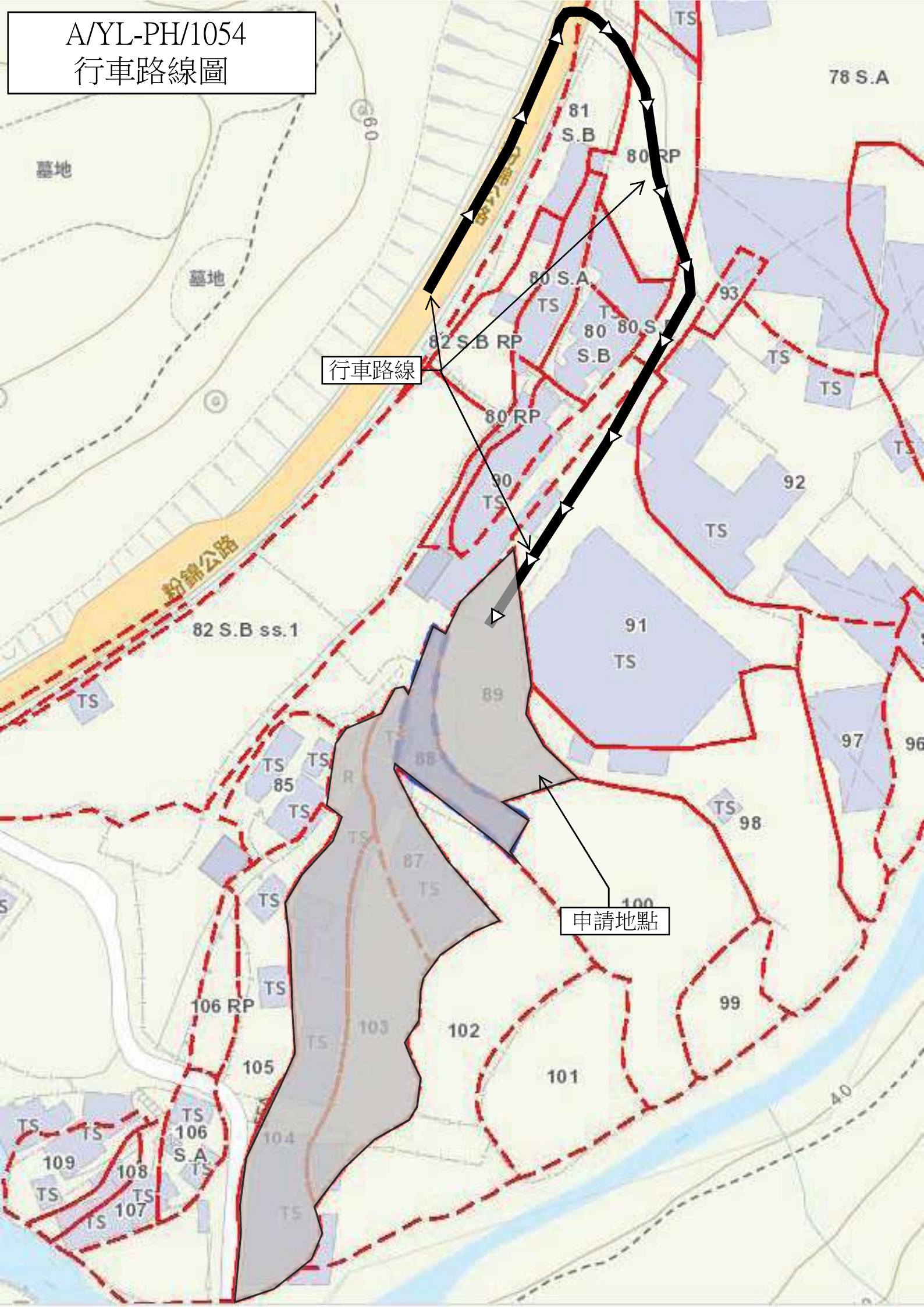
Unauthorised structure(s) within the said private lot(s) covered by the planning application

LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the Lot No. 88 in D.D. 108 which are 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.

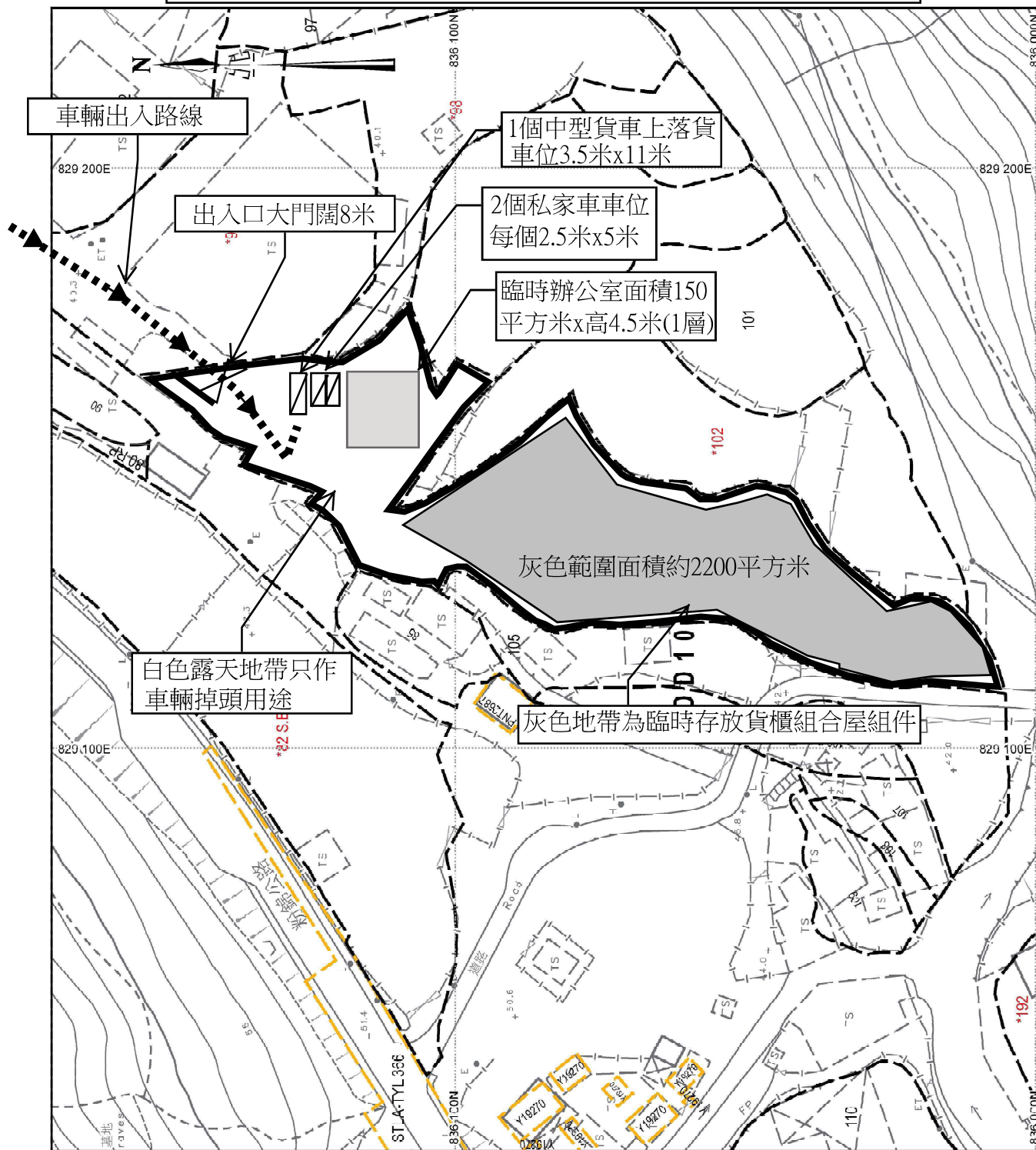
If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

我等會將有關違規構築物拆除，如獲批准我等會向地政處申請短期豁免書
取得同意及繳付有關費用後才會進行搭建工程。

A/YL-PH/1054 行車路線圖

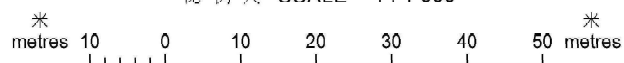


布局圖



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



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比例尺 SCALE 1:1 000

