
From: sun wo wong [REDACTED]
Sent: 2025-08-22 星期五 12:01:40
To: [REDACTED]
Subject: tpbpd/PLAND <tpbpd@pland.gov.hk>
A/YL-PH/1055
Attachment: 回應部門的提問 22-08-2025.pdf; 模擬行車路線圖.pdf

回應部門提問

回應部門提問

- (1) HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. local track).

我等明白有關路段並非貴署管理，日如獲批准，我等會向有關部門申請使用有關地段，及負責日後的維修保養工作。

- (2) A run-in/out proposal is required. The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. 有關路口早前已依照 HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135,的指引建做，我等會連同附件一並附上車輛出入模擬圖給貴署參考。

- (3) Adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains

有關粉錦路行人路路面基準平水為+37.27 而申請地點入口處的基準平水為+37.15，因此有關我等場地內的雨水絕對不會影響粉錦路的道路及行人路，而有關場內的雨水會經由已設置的排水渠引流至鄰近河道排走。

A/YL-PH/1055

Comments from the Fire Service Department on the submitted Fire Service Installations (FSIs) Proposal

回應部門提問

- (1) The provision of FSIs and the separation distance between each structure shall be clearly indicated on the plan.
- (2) In relation to (1) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system) shall be provided if the total floor area exceeds 230m².
- (4) The numbering of structures as mentioned in FS Notes items 1.1, 2.3, 5.3 and 5.4 shall tally with the information on the plan.
- (5) Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022.
- (6) The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.
- (7) If the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan

有關消防署的建議我等全部接立，亦已即時聘請專業消防顧問公司進行設計及制定圖則因時間不足可能需要多一點時間完成，因此希望貴署能給與我等批准是次申請，在履行附帶條件時一並交付有關消防裝置圖則給與貴署審議。

Comments from the Lands Department (LandsD)

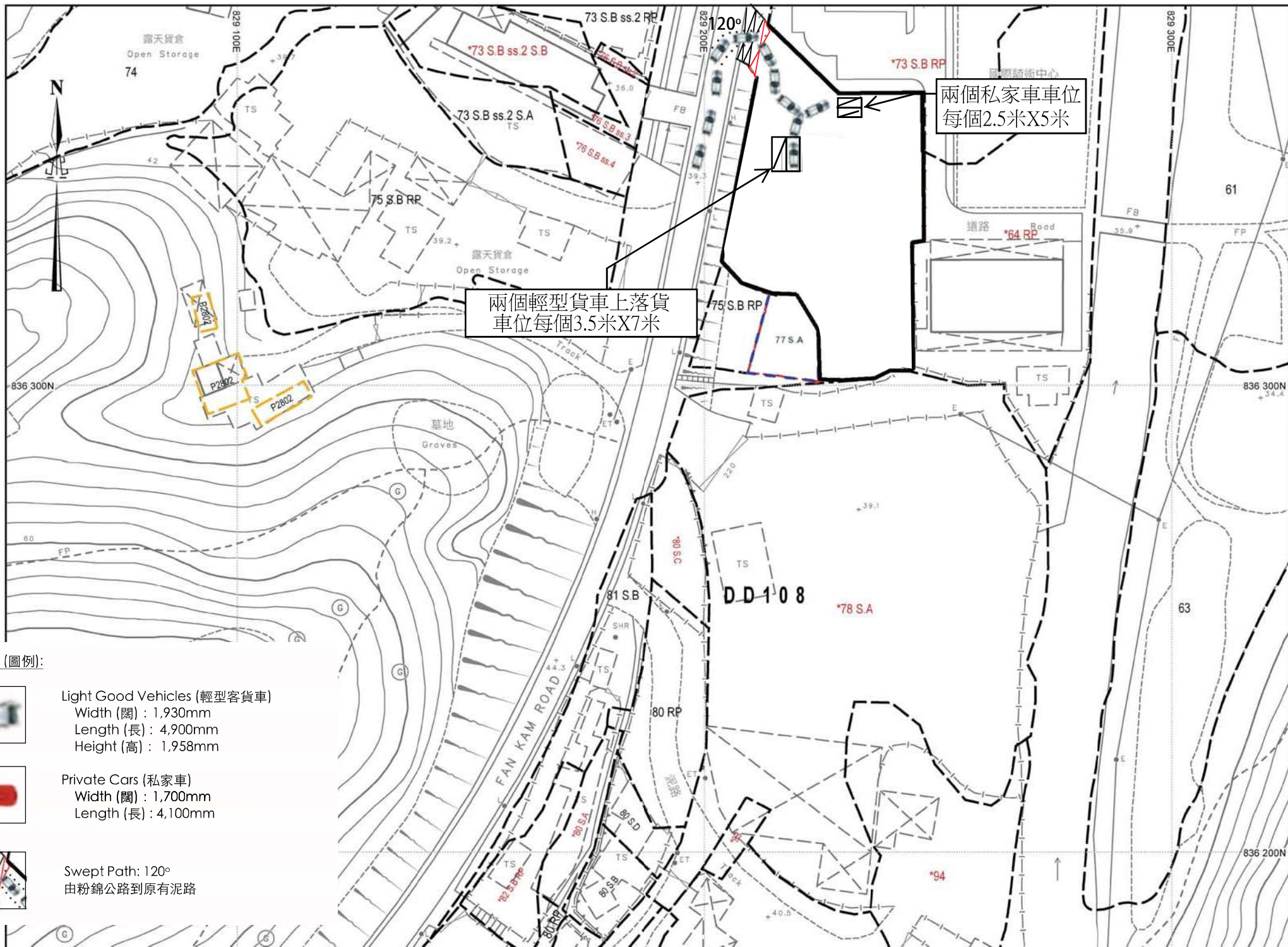
- (1) There is/are unauthorized structure(s) and uses on Lots 64 S.A, 73 S.B ss.4 and 76 S.B RP all in D.D. 108 covered by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.

有關信函提及的構築物，早在 TPB/A/YL-PH/806 獲得批准後已即時向元朗地政處申請豁免許可當時唔信顧問的建議在未獲得地政處批准而搭建，懇請見諒。

- (2) The lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots of the Site. 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered

是次申請如獲批准，我等希望貴署能給與規範許可，准與我等在支付有關費用後給與臨時豁免許可，如未能獲得通過，我等會在被否決的 15 天內完成清拆事宜。

模擬行車路線圖



LEGENDS (圖例):



Light Good Vehicles (輕型客貨車)

Width (闊) : 1,930mm

Length (長) : 4,900mm

Height (高) : 1,958mm



Private Cars (私家車)

Width (闊) : 1,700mm

Length (長) : 4,100mm



Swept Path: 120°

由粉錦公路到原有泥路