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寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年05月12日星期二 15:40  
收件者: tpbpd/PLAND  
副本: Ivan Sze Yuet FUNG/PLAND  
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1224 - Departmental Comments  
附件: AYL-KTN 1224 20260512.pdf  
  
類別: Internet Email

Town Planning Board,

I would like to superseded the email that sent on 12:27 today with this email. Please see the attachment for the further information on the departmental comment from EPD, TPB, updated swept path analysis and updated proposed layout plan. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours faithfully,  
Mr. Tang

環保署及城市規劃委員會：

**有關環保署對 A/YL-KTN/1224 的查詢**

本申請範圍內不會儲放任何危險品，申請地點只會用在存放用途，不會進行任何有關回收、清潔、修理、拆解、維護、噴漆或其他工場作業。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

**有關城市規劃委員會對 A/YL-KTN/1224 的查詢**

在規劃獲批後依照 Appendix 2 – 擬議佈局平面圖的佈局及用途發展及更正。

露天存放面積已減去中型貨車上落貨空間的面積，露天存放面積現更正為約 2,341 平方米。

現場會存放的建築材料為排水管、水喉及電箱等。

現場亦會存放建築機械，例如挖掘機、升降台等。

不會儲放水泥、泥土、粉煤灰、骨材、淤泥、細石、沙、碎片、鋸屑或木屑或其他多塵的材料，以免影響周遭圍境。

由於申請用途為露天存放，申請地點是沒有商店，不會對公眾開放的場地，並只會用作儲存貨物，不規律亦少量的車流量相信不會對道路帶來負面影響。預計本申請地點的中型貨車車流為**每小時 1 輛**。

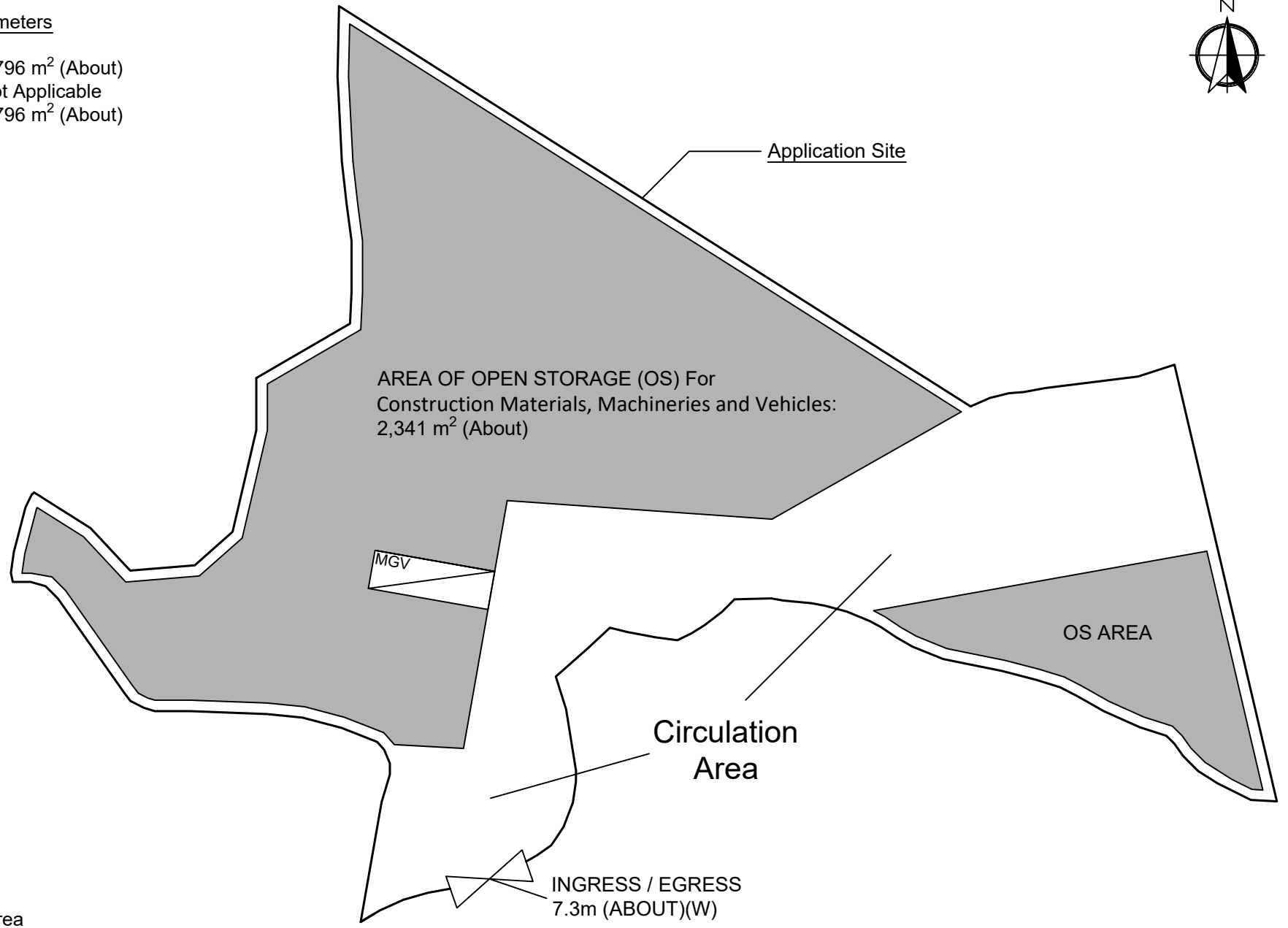
申請人已獲得 A/YL-KTN/1119 的申請人及土地持有人准許，可經過 A/YL-KTN/1119 的申請空間作本申請的出入口。




本申請地點使用水尾路出入，該道路為一條單線雙程的道路，之後轉入郊區小徑。


希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

Proposed Development Parameters

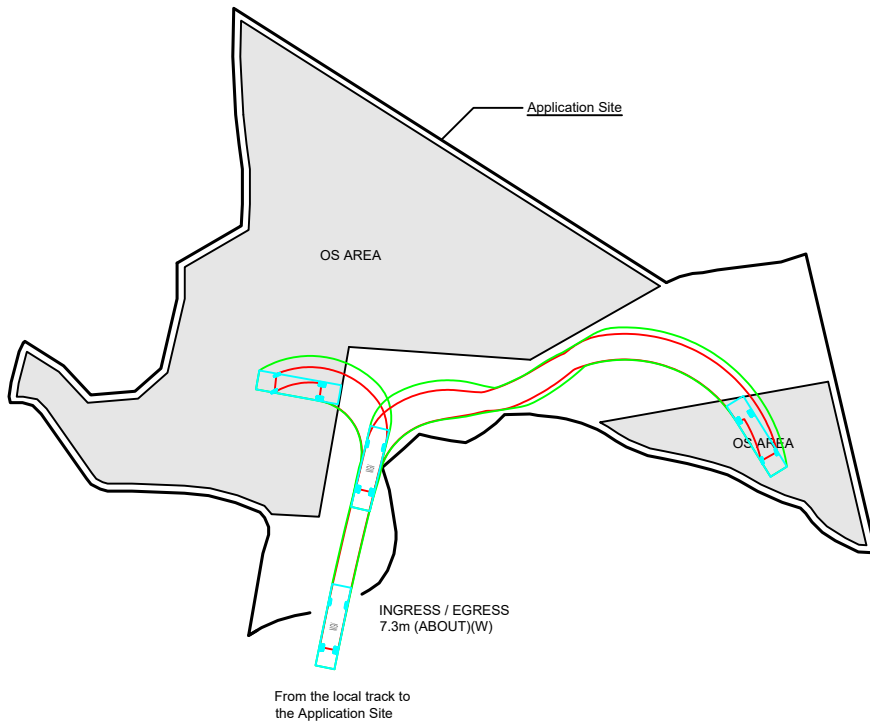
Application Site Area : 3,796 m<sup>2</sup> (About)  
 Covered Area : Not Applicable  
 Uncovered Area : 3,796 m<sup>2</sup> (About)



- Legend:
-  Ingress / egress
  -  MGV L/UL Space
  -  Open Storage (OS) Area

<p><u>Appendix 2</u> Proposed Layout Plan</p>	<p>Location: D.D. 107 Lot 1290 RP(Part), 1291 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p> Scale: 1:500 @A4 For Identification Only</p>	<p>Drawing No.: 2 Date: 12/05/2026</p>

**Vehicle In**

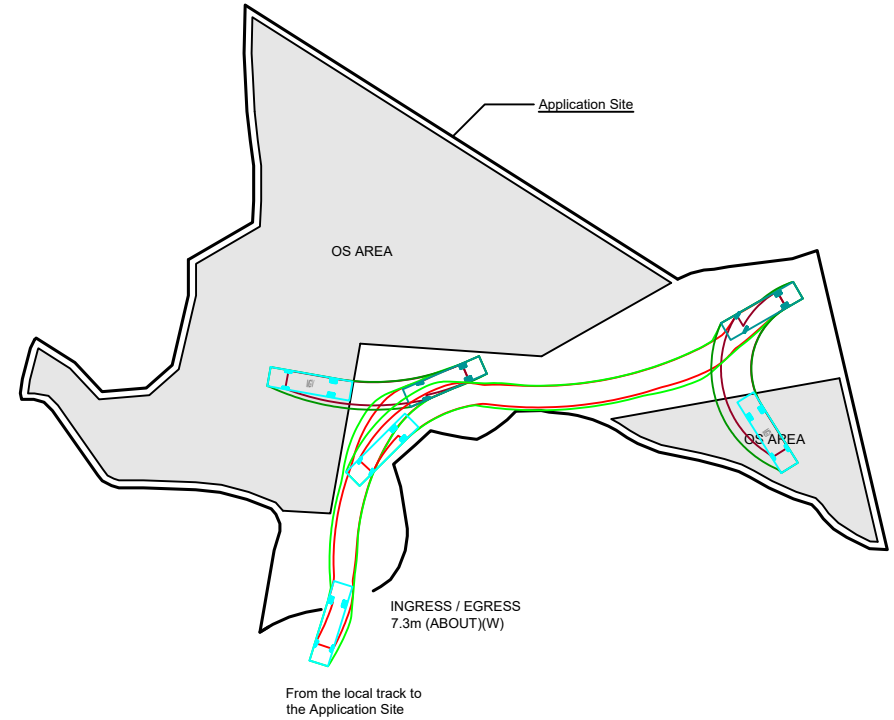


**Swept Path Analysis**

Type of Vehicle : Medium Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 11 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

**Vehicle Out**




**Swept Path Analysis**

Type of Vehicle : Medium Goods Vehicle  
 Dimension of Vehicle : 3.5 m (W) x 11 m (L)

Swept Paths Generated by Autodesk Vehicle Tracking

Scale: Undefined @A4

<p><b>Appendix 8</b> Swept Path Analysis</p>	<p>Location: D.D. 107 Lot 1290 RP (Part), D.D. 107 Lot 1291 (Part)                  OZP: S/YL-KTN/11                  District: Kam Tin North                  Zoning: Agriculture</p>	<p>Temporary Open Storage of Construction Materials, Machineries and Vehicles and Associated Filling of Land For a Period of 3 Years</p>	<p>Legend:   MGV L/UL Space   Open Storage (OS) Area</p>	<p>Drawing No.: 8                  For Identification Only                  Date: 01/04/2026</p>
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