

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, July 30, 2026 9:00 AM
To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>
Cc: Ricky Kai Yin CHAN/PLAND <rkychan@pland.gov.hk>
Subject: Fw: S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments

From: Vivian Wai <[REDACTED]>
Sent: Wednesday, July 29, 2026 7:18 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>;
Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
Subject: S. 16 Planning Application No. A/YL-KTN/1251 - Departmental Comments

各位好,

以下是回應有關部門的意見,謝謝!

韋小堯
[REDACTED]

Subject: S. 16 Planning Application No. A/YL-KTN/1251 - Departmental

Comments :

Comments from Environmental Protection Department

(Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)

Please confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). In the event that the proposed use would involve storage of dusty materials, please advise whether those materials will be packaged.	確認擬議用途是不會涉及儲存易產生粉塵的材料（例如水泥、泥土、燃料灰、骨材、淤泥、石粉、沙子、碎屑、鋸木和木屑）。擬議用途涉及儲存亦沒有亦不會有產生粉塵的物料，亦不會進行任何包裝。
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Comments from Water Supplies Department, Construction Division

(Contact Person: Mr. H. Y. HO; Tel.: 2152 5740)

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.	申請人了解本申請有機會影響到現有的供水設施，如需要更改供水設施時，本人必定會提供一切幫助，亦同意水務署的職員或其外判人員隨時進出本申請範圍，以便貴署進行供水相關的工程。
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.	申請人亦了解如未能更改該水掣或其設計，會預留與水掣的中心線不小於 1.5 米的空間，以便貴署進行相關的工程。

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.	此申請範圍內不會進行栽種任何含有入侵式根部的樹木 (Tree or shrubs with penetrating roots)，以免影響供水設施。
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.	申請人了解政府無需為任何因供水設施滲漏或損毀而導致的損失而負上任何責任。

Comments from Agriculture, Fisheries and Conservation Department

(Contact Person: Ms. WONG Cheuk-ling; Tel.: 2150 6933)

There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during construction and operation.	建造的雨水排水渠會排入錦田河，全程經由U型渠接流至相關沙井，引出到錦田河渠務署錦田河排水口。申請場地周邊及大部份U型渠已完成鋪設，只差場內一小段U型渠及沙井修善工作，為求減少對附近水道因工程或許會引起水土流失，或因為此工程執行期間可能造成的影響，施工活動不會重疊及同時使用幾種機動設備的情況出現。預料本工程項目在施工和營運期間，不會對這些附近水道造成干擾或環境影響。
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Comments from Agriculture, Fisheries and Conservation Department

(Contact Person: Ms. WONG Cheuk-ling; Tel.: 2150 6933)

Her previous comments remain valid (i.e. There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during construction and operation.)	保護天然河溪免受建造工程影響，務求減少工程對天然河溪或地表水系統可能造成的水質影響，U 型渠建築施工和營運期間將實施的緩解措施及其他避免對附近水道造成干擾，將實施控制和減少粉塵的措施，務求能夠控制工地所產生的粉塵，而這些措施包括經常為外露的地面灑水、以帆布覆蓋多塵的物料堆、設置圍板等，均可減少塵埃飄散。此外，應避免把多塵物料堆放在空氣質素敏感受體附近，務求能盡量減少潛在粉塵影響因下雨成飄揚到南側水道。若要堆放建築物料或棄土，會加上妥當的覆蓋，並遠離任何天然河溪，在施工時若產生碎屑或棄土都會加以覆蓋，並盡快處置，以免被沖進附近的水體，同時盡量避免或減少清除河岸上的現有植物，務求在竣工後能夠與天然環境融合。 除了上述各項緩解措施外，此 U 型渠施工包括新安裝一段 U 型渠及修補現有破損的渠段，現場會先準備足夠沙包作為屏障導流，特別是在暴雨時候可以將雨水導流，免致雨沖擦泥土。現場已設置臨時流動化學廁所，以便處理工作人員所產生的污水，而這些設施所產生的污水，以及設施的維修保養工作，都由持牌承辦商負責妥善處置。 在 U 型渠建築完成後，正日常運作中，會定時留意下雨雨水的去水情況，清理落葉雜草免淤塞，將雨水排放系統施制訂一套定期清理和保養計劃；避免對附近水道造成干擾。 鑑於本工程項目的性質和規模較小，局部和為時短暫。預計本工程項目在實施各項建議的緩解措施後，不會造成不良的環境影響。
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Comments from the Fanling, Sheung Shui, Yuen Long East District Planning Office

(Contact Person: Ms. Andrea YAN; Tel.: 3168 4049)

• Please clarify whether the current application is submitted on behalf of a brownfield business operator 速拼國際有限公司; and	本申請並不是由棕地經營者速拼國際有限公司代表提出，申請人是業主方的承租人(二房東)達一有限公司，達一有限公司授權代理人向城規上呈申請，速拼國際有限公司是最具誠意的准租用人。
• Please indicate the location of the lorry crane on the layout plan;	場內吊運是可行駛的 30 噸吊雞車，操作時沒有固定泊車位置。 (見附圖)

