

Urgent Return receipt Expand Group Restricted Prevent Copy

Tommy Ngo Chun MA/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年11月06日星期三 9:17
收件者: Eva Ka Yan TAM/PLAND
副本: Ka Lo KAN/PLAND; Tommy Ngo Chun MA/PLAND
主旨: 轉寄: A/YL-TT/664 _ 回應部門意見
附件: A_YL-TT_664_回應部門意見.pdf; 附件_Landscape Proposal.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, November 6, 2024 9:15 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyyiu@pland.gov.hk>
Subject: Fw: A/YL-TT/664 _ 回應部門意見

From: Chong Hermose [REDACTED]
Sent: Wednesday, November 6, 2024 9:13 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>; Bosco Tak Ko YUNG/PLAND <btkyung@pland.gov.hk>
Subject: A/YL-TT/664 _ 回應部門意見

城規會/規劃處：

有關規劃申請：A/YL-TT/664

現附上回應部門的意見，請查收。

這電郵將取代 2024 年 11 月 5 日的電郵。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-TT/664

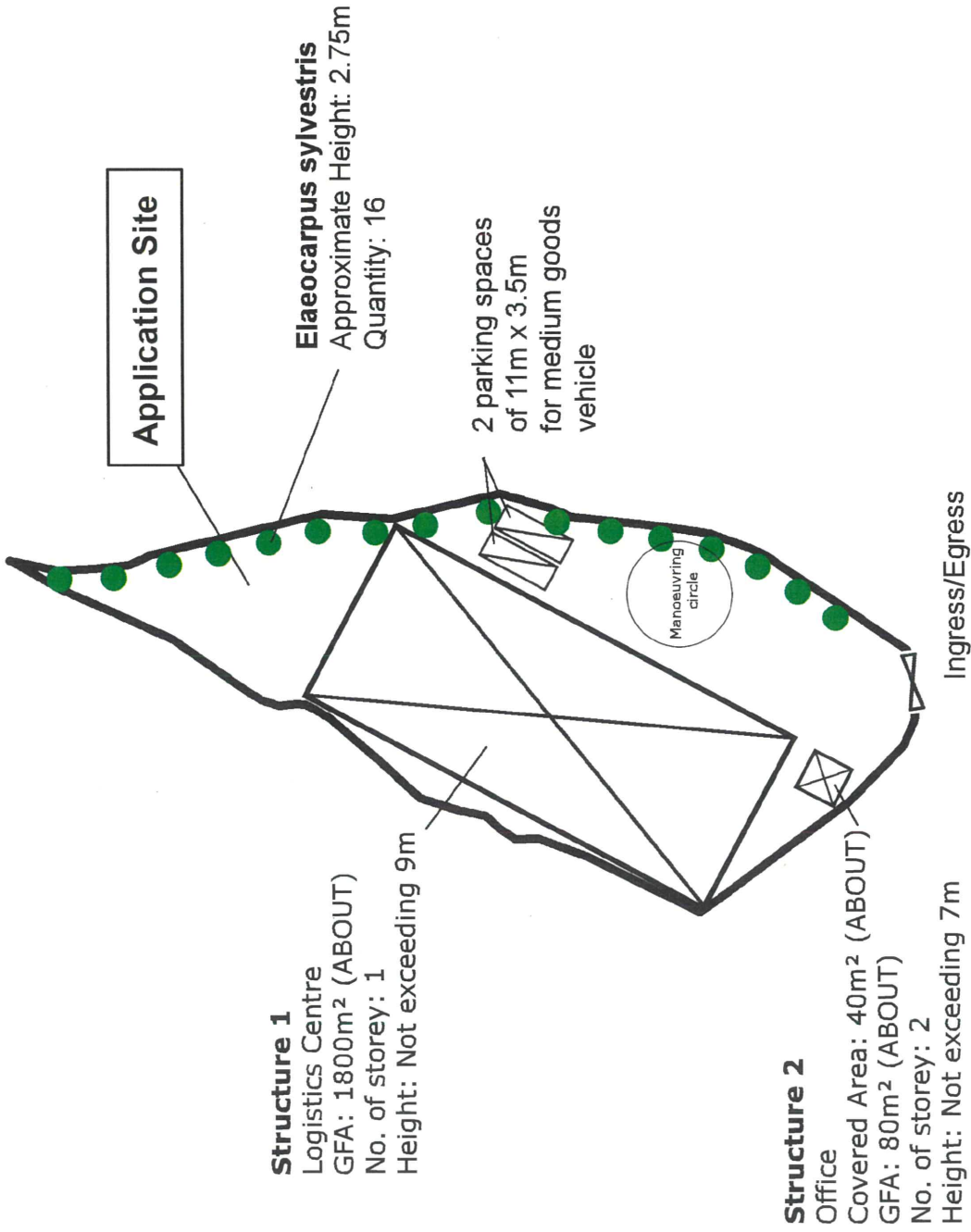
Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from DEVB (Contact Person: Mr. CHAN, Tel: 3915 4252)	
(a)	<p>The application site is noted to be about 3,900 sq.m. which is larger than the original site recorded by LandsD. As the purpose of the application is to facilitate the relocation of their business operation, we would like to seek the clarification from the applicant as to whether the enlarged site is deemed necessary for the continued operations of their business.</p>	<p>申請人之前的物流中心面積約 20,000 多萬呎，主要存放貨品，等待空運及海運，以前的貨倉地址位於：新界元朗唐人新村丈量約份第 121 約地段第 1092 號 A 分段、第 1819 號及第 2008 號 H 分段餘段，涉及的規劃申請編號為：A/YL-TYST/1107，申請用途為臨時物流中心。</p> <p>現時申請地點約 40,000 呎，是因為業主要求將整個土地地段出租，而整個土地地段面積約 4 萬呎，因此申請人只申請 20,000 呎的上蓋為物流中心，其餘面積都是用作停泊車輛及作為空地。政府在 2024 年 8 月開始洪水橋及廈村新發展區第二期發展，很多土地都被政府徵收，現時尋覓土地相當困難，申請地點是現時唯一找到租金、租期、地點和地形都相對合適的土地。</p> <p>申請人受政府收地影響，一直尋尋覓覓，尋找地點多時，無法找到其他更合適的地點，最後只能找到擬議申請地點的地段。</p> <p>希望發展局能給予政府支持，讓申請人能繼續營運。</p>

	Departmental Comments	Responses
	Comments from UD&L (Contact Person: Mr. LAM, Tel: 3565 3949)	
(a)	<p>No mitigation measures and landscape proposal are proposed by the applicant to demonstrate that the proposed uses would not have adverse landscape impact on the subject site and surrounding areas. We would reserve our comment upon receipt of the required landscape technical information in accordance with "Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)" for consideration.</p>	<p>申請人現附上 landscape proposal，請查收。</p>

	Departmental Comments	Responses
	Director of Agriculture, Fisheries and Conservation (DAFC)	
(a)	<p>The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>申請地點已缺乏復耕潛力，旁邊就設有童軍中心及一些露天貨倉，如用作耕種，會與周遭環境不協調。</p> <p>申請人是次是受政府收地影響，需重新找地方繼續營運，申請人一直尋尋覓覓，尋找地點多時，無法找到其他更合適的地點，最後只能找到擬議申請地點的地段，這個地點沒有任何耕種活動，不會影響原來的農業發展。</p> <p>參考規劃申請編號 A/YL-TT/544，申請人也是受政府收地影響而搬遷，最後也能在農業地帶上申請成：臨時貨倉，以存放建築材料(木材、鐵架及鋁板)。</p>

	Departmental Comments	Responses
	Director of Environmental Protection (DEP)	
(a)	<p>They may have objection to the application as there are residential uses in the vicinity, the proposed use would generate heavy vehicle traffic and environmental nuisance.</p>	<p>申請地點附近圍繞的都是一些臨時構築物及寮屋，申請人會在營業時間內營業，營業時間以外的不會有任何營運，盡量減少對周邊民居的影響。</p> <p>申請地點也會設置 3 米高的圍板圍網，完全封好申請地點，避免影響周邊鄰居。</p> <p>申請人會盡全力減少對交通、鄰居、周邊環境的影響，城規會可以加在附帶條件，申請人會嚴格執行。</p>



Project 項目名稱:

Proposed Temporary Logistics Centre for a Period of 3 Years at Lot 489 RP (Part) in D.D. 117, Tai Tong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed Landscape & Tree Preservation Plan

Remarks 備註:

● *Elaeocarpus sylvestris*