

寄件者: [REDACTED]  
寄件日期: 2025年07月07日星期一 9:49  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1121 - Departmental Comments  
附件: 1121回應地政專員意見.pdf; 1121回應運輸處意見.pdf; 1121回應規劃處意見1.pdf; 1121回應規劃處意見2 -更新填土圖.pdf

回應各部門意見:  
1) 回應地政專員意見  
2) 回應運輸處意見  
3) 回應規劃處意見-1  
4) 回應規劃處意見-2更新填土圖

## **Comments from LandsD Department**

**(Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)**

1. The application site comprises Old New Grant Lot Nos. 926 S.A ss.1 S.D ss.4, 926 S.A ss.1 S.D ss.7, 926 S.A ss.2 S.A and 926 S.A ss.2 RP all in D.D. 109 for the purpose of agriculture and no structures shall be erected on the lots.
2. I must point out that the following irregularities covered by the subject planning application have been detected by this office:

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

LandsD has reservation on the planning application since there are unauthorized structures and uses on the private lots which are already subject to lease enforcement actions according to case priority. The lots 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 they 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.

回應地政專員:

- 1) 本人明白申請地點本身沒有任何構築物,若本人在規劃申請中需要搭建任何構築物,必須事先向城規會申請
- 2) 若城規會批准本計劃申請,本人應向貴署申請短期豁免,以允許在私人地段中搭建構築物,相關批准受條件約束

**Comments from Transport Department**

**(Contact Person: Mr. Louis HON; Tel.: 2399 2427)**

Please provide the estimated hourly traffic trips (inbound and outbound) of the subject site.

回應運輸處意見,提供車輛流量評估

申請編號:A/YL/KTN-1121

車輛流量評估

本場地只提供 1 個輕型貨車上落車位,

我等預計經常出入場地車輛流量

進入&離開場地車輛架次:

星期	時間 9am 至 12pm	2pm 至 7pm	每日車輛出入架次
1 至 6	預計 1 架	預計 1 架	2 架次

註:星期日&公眾假期休息

以上是我等場地車輛進出預計流量評估,

我等上述行車安排絕對不會影響江大路的交通

流量,懇請貴處批准

**Comments from Planning Department**

**(Contact Person: Mr. David CHENG; Tel.: 3168 4046)**

Please advise whether the existing tree within the application site will be retained in situ.

回應規劃處意見:

申請地點有一棵5米高樹木,

申請人會保留樹木在原位

