

寄件者: [REDACTED]
寄件日期: 2025年10月30日星期四 12:15
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/YL-KTN/1166
附件: KTN1166-ltr-04.pdf

類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years at Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

We write to update the proposed use at the application site to Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years. Please see the updated page 5 and 10 of the S.16-III application form.

2.5m high corrugated metal fencing will be erected to fence off the application site boundary except the ingress/egress.

The proposed workshop use at the application site would be operated twice a week at the application site. It is ancillary to the proposed use because it is operated twice a week and it is 100m² in size which is small. The proposed workshop would be occupied for inspection and repairing use so that the actual impact to the surrounding environment is insignificant. Also, no assembling or dismantling works will be carried out at the application site.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;	Please see the attached swept path analysis.
(b) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. David CHENG) – By Email

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

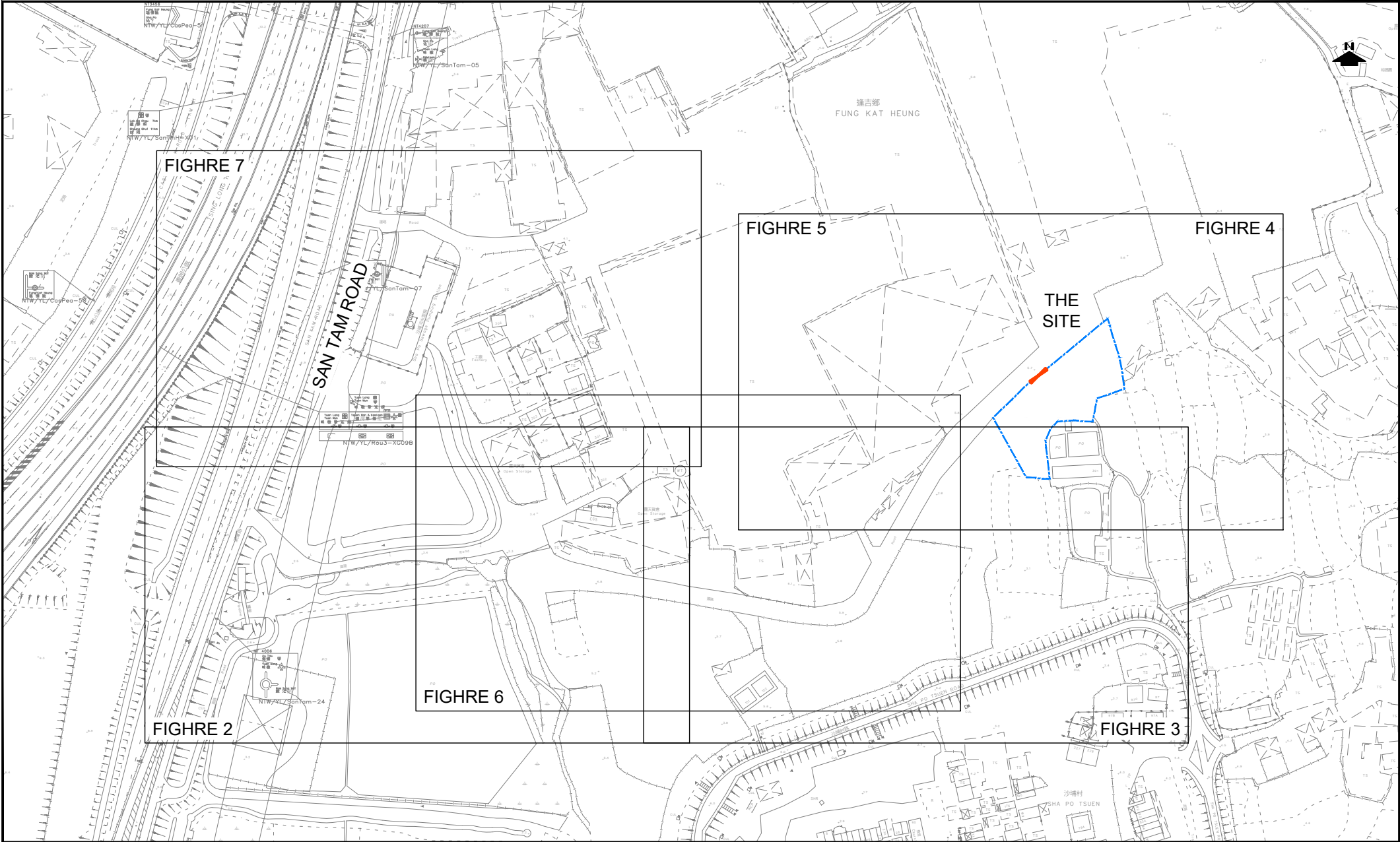
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年		3
	☐ month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積		1,512	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積		670	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目		4	
Proposed domestic floor area 擬議住用樓面面積		NA	sq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積		Not more than 670	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積		Not more than 670	sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
Structure 1: Guard room (Not exceeding 3m, 1 storey), Structure 2: Warehouse and ancillary workshop (Not exceeding 13m, 1 storey), Structure 3: Site office (Not exceeding 4m, 1 storey), Structure 4: Toilet (Not exceeding 4m, 1 storey)			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目			
Private Car Parking Spaces 私家車車位	Nil		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1 space of 11m x 3.5m for MGV & HGV		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m for MGV & HGV		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Gist of Application 申請摘要

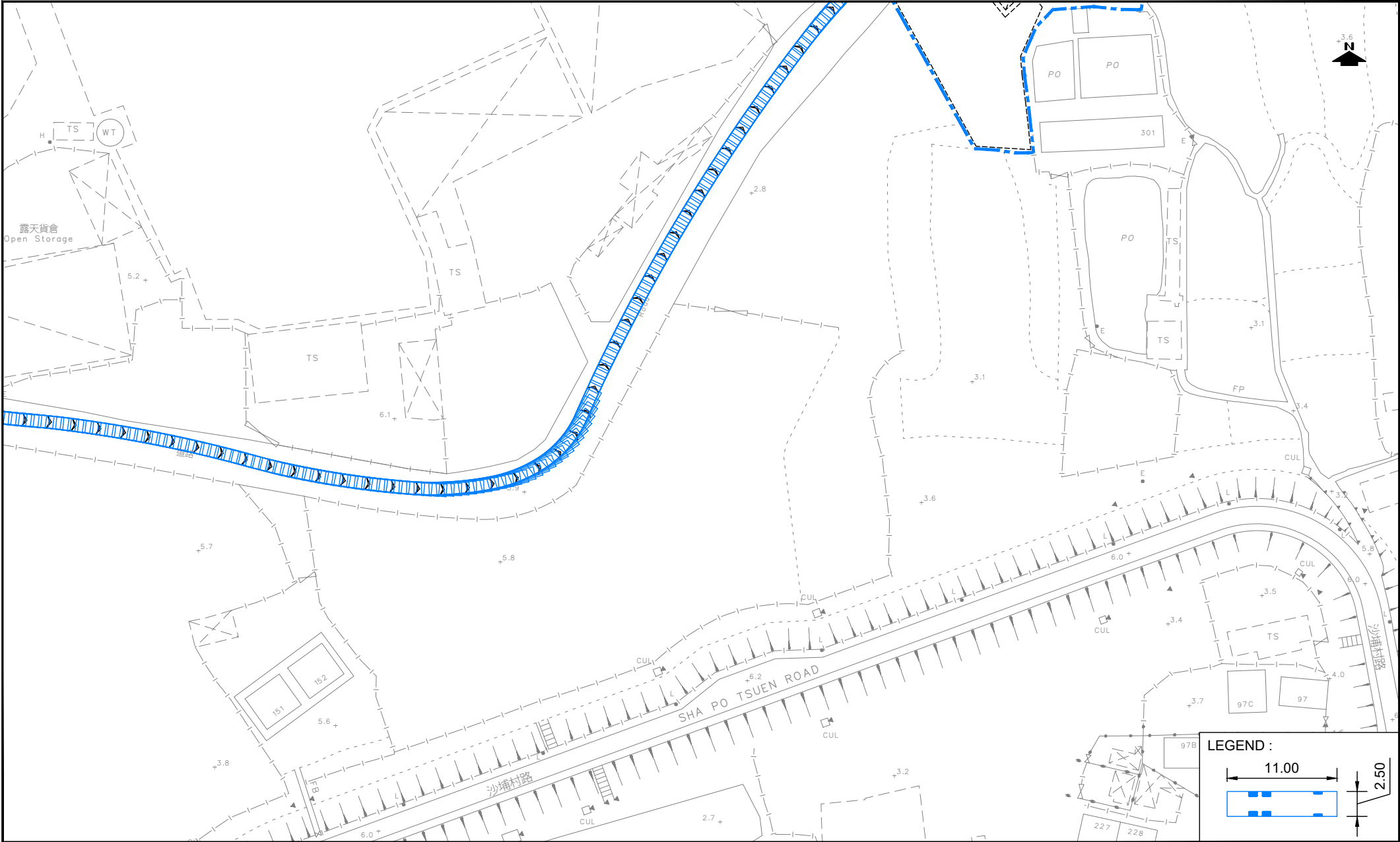
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 486 (Part), 487 (Part), 488 (Part), 489 (Part), 1643 (Part) & 1644 (Part) in D.D. 107 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	2,182 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 127sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	'Residential (Group A)' ('R(A)')
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage for Construction Materials and Warehouse for Storage of Vehicle Parts with Ancillary Facilities for a Period of 3 Years



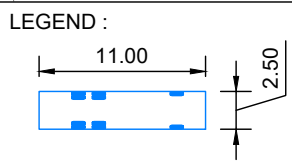
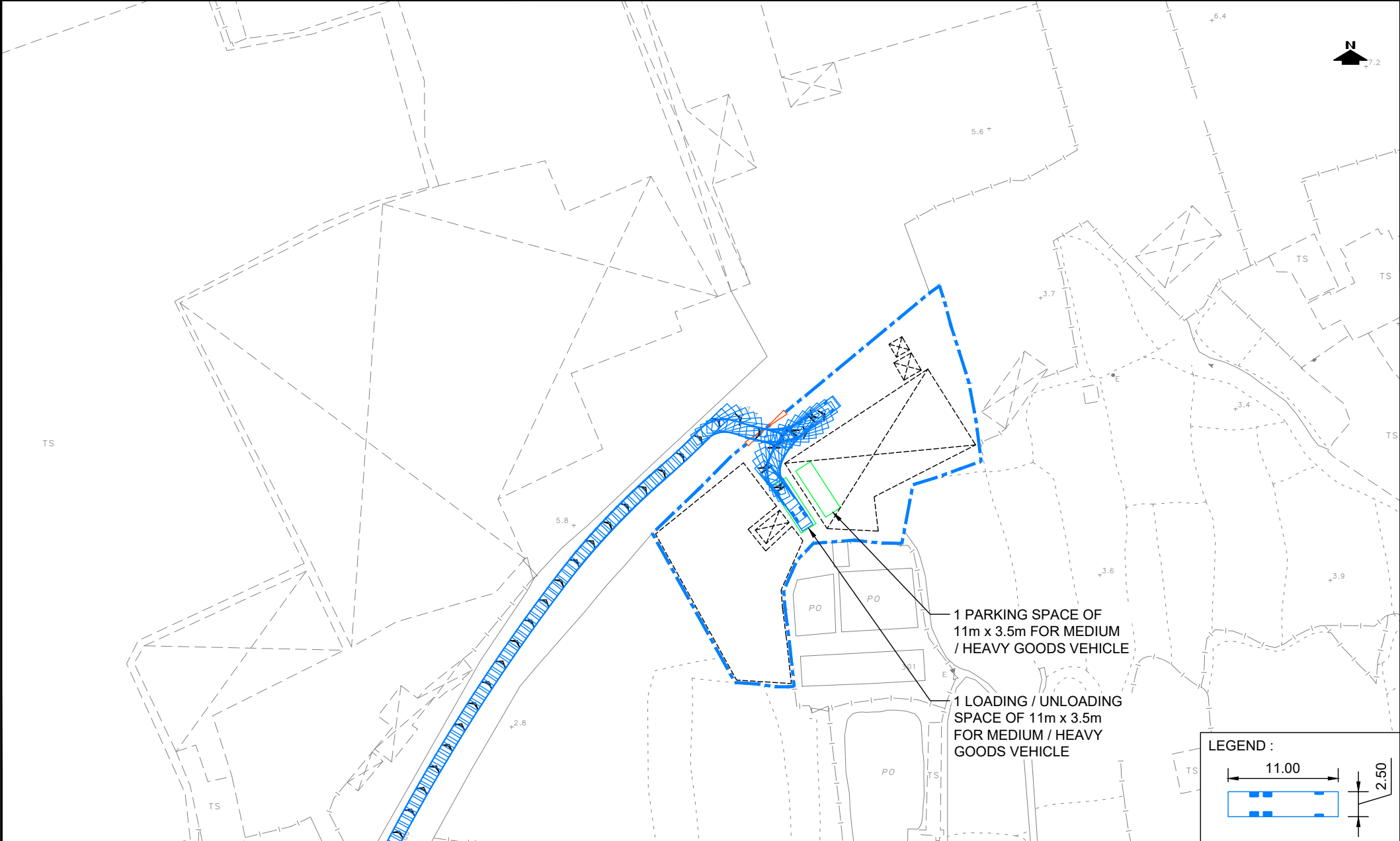
PROJECT NO. 41024		PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		DRAWING NO. FIGURE 1	REV. .
DESIGNED SLN	DATE OCT 2025	DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - KEYPLAN (1 OF 7)		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:2500 @ A4				
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PROJECT NO.	41024
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN

DATE	OCT 2025
SCALE	1:1000 @ A4
PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES
DRAWING TITLE	SWEPT PATH ANALYSIS (HGV) - IN (3 OF 7)

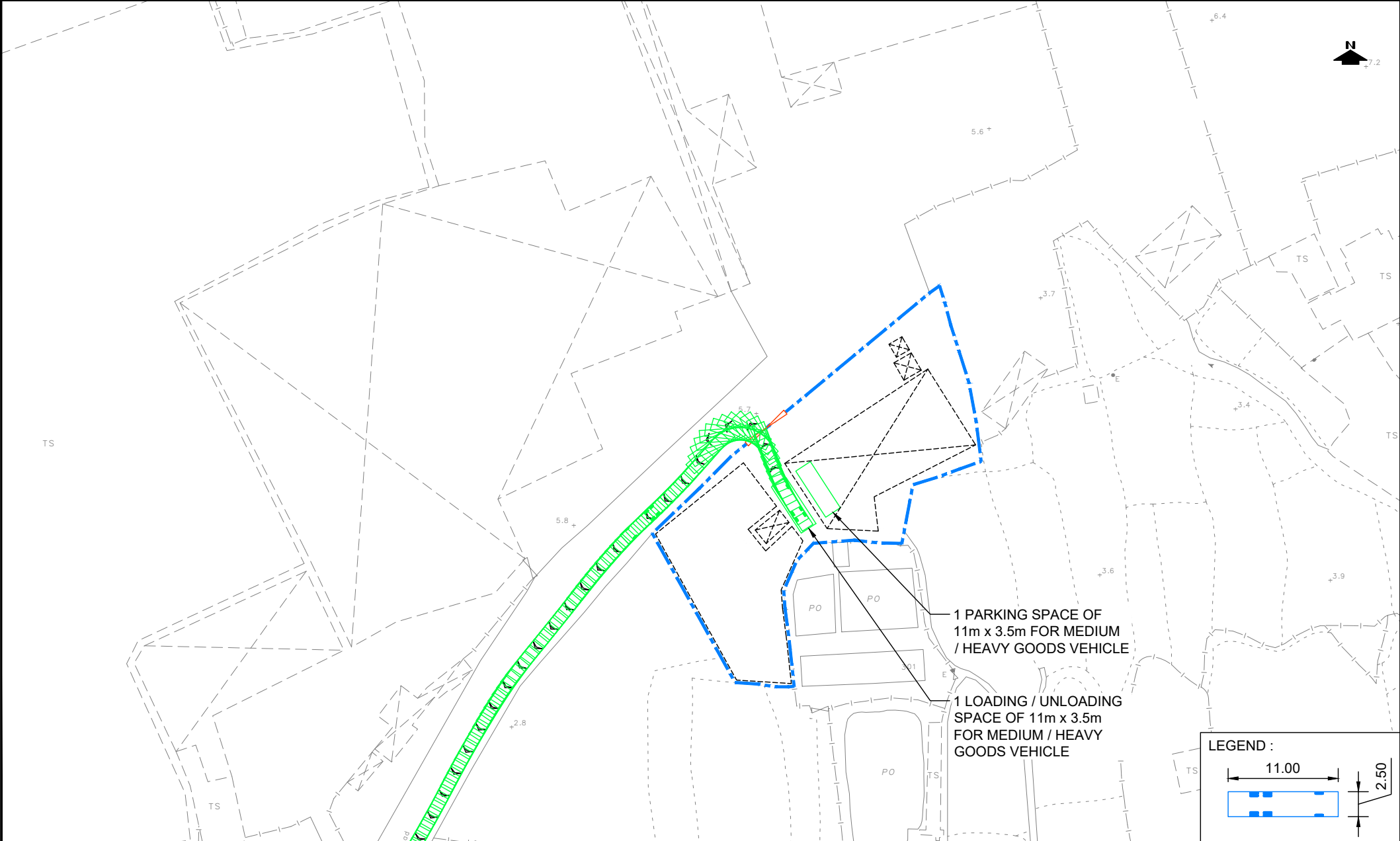
DRAWING NO.	FIGURE 3
REV.	.
LLA 顧問有限公司 Consultancy Limited	



PROJECT NO.	41024	
DESIGNED	SLN	DATE OCT 2025
DRAWN	CLL	SCALE 1:1000 @ A4
CHECKED	SLN	

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	
DRAWING TITLE	SWEPT PATH ANALYSIS (HGV) - IN (4 OF 7)	

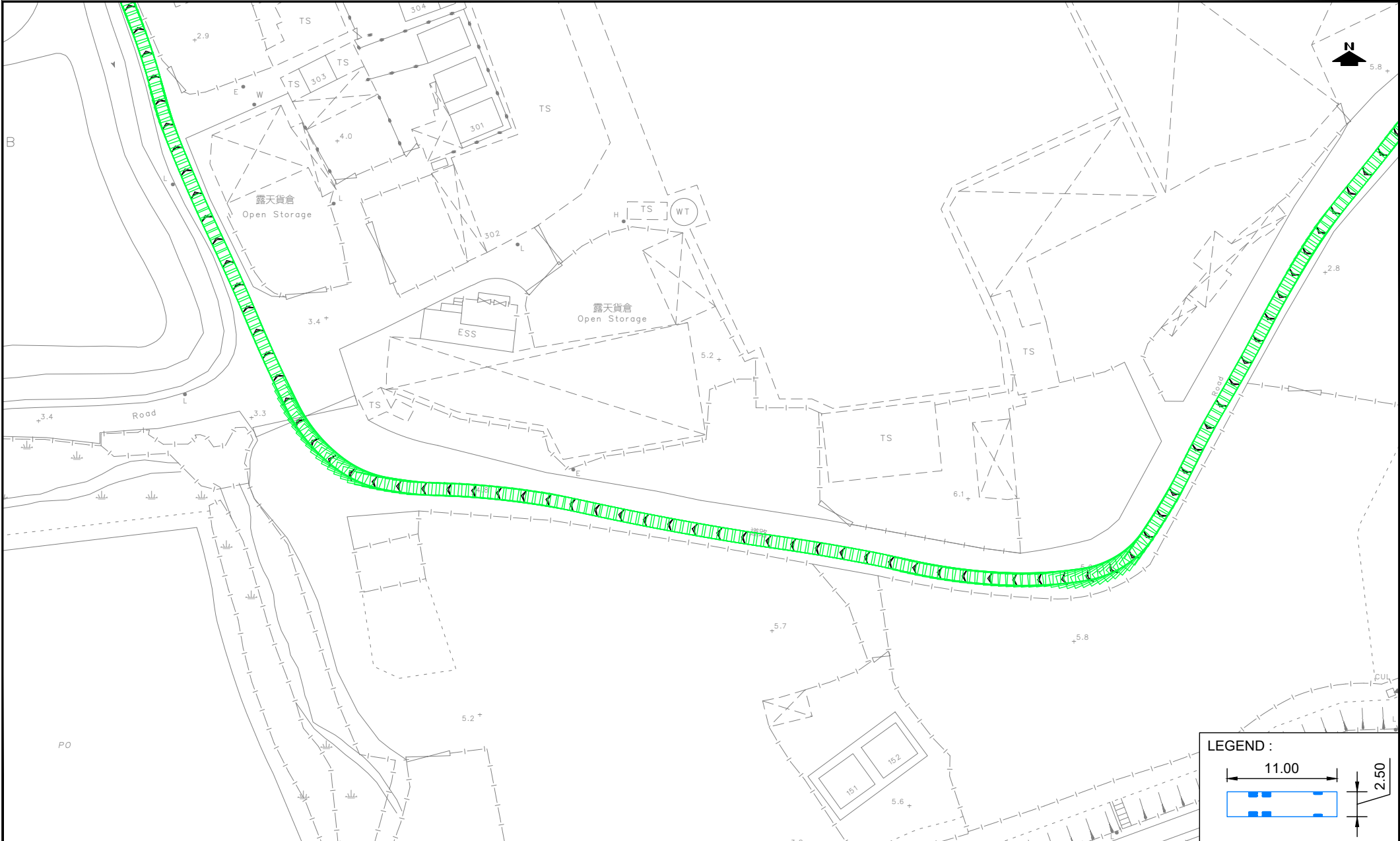
DRAWING NO.	FIGURE 4	REV.	.
LLA 顧問有限公司		Consultancy Limited	



PROJECT NO.	41024	
DESIGNED	SLN	DATE OCT 2025
DRAWN	CLL	SCALE 1:1000 @ A4
CHECKED	SLN	

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DRAWING TITLE	SWEPT PATH ANALYSIS (HGV) - OUT (5 OF 7)	

DRAWING NO.	FIGURE 5	REV.	.
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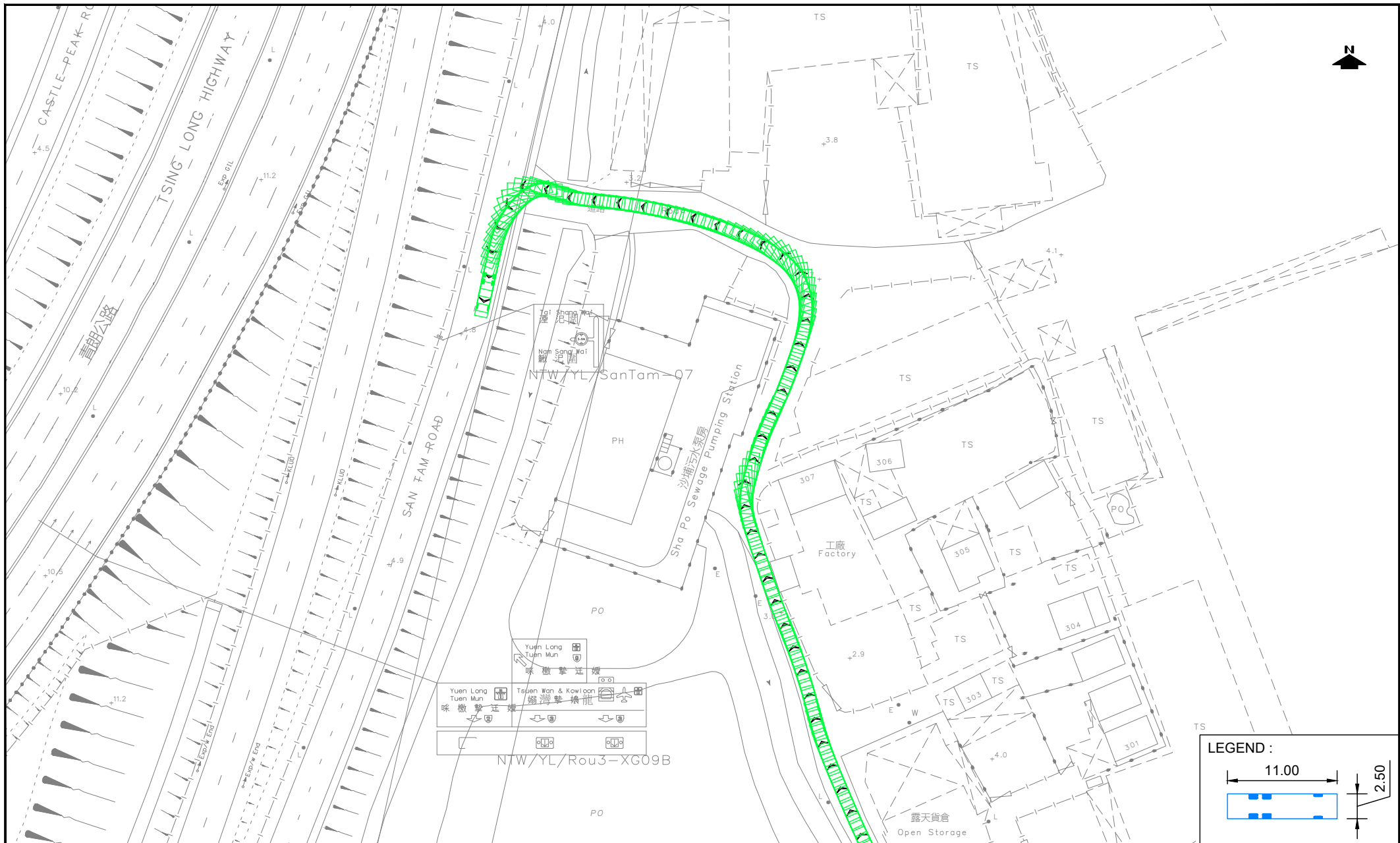


LEGEND :

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PROJECT NO. 41024		PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		DRAWING NO. FIGURE 6	REV. .
DESIGNED SLN	DATE OCT 2025	DRAWING TITLE SWEPT PATH ANALYSIS (HGV) - OUT (6 OF 7)			LLA 顧問有限公司 Consultancy Limited
DRAWN CLL	SCALE 1:1000 @ A4				
CHECKED SLN					



PROJECT NO.		41024
DESIGNED	SLN	DATE OCT 2025
DRAWN	CLL	SCALE 1:1000 @ A4
CHECKED	SLN	

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE FOR CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY WORKSHOP FOR A PERIOD OF 3 YEARS
AT LOTS 486 (PART), 487 (PART), 488 (PART), 489 (PART), 1643 (PART) AND 1644 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE		SWEPT PATH ANALYSIS (HGV) - OUT (7 OF 7)
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DRAWING NO.	FIGURE 7	REV.	.
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