

寄件者: [REDACTED]
寄件日期: 2025年09月15日星期一 11:08
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/YL-KTN/1168 Supplementary Information
附件: Revised p5 and 10 of Form S16III.pdf; Response the DPO PlanD comment.pdf

Attached the response to your comment for your record.

Regards

Leo

Mr. Jet CHEUNG - FS&YLE DPO, PlanD (A/YL-KTN/1168)

Response to your comment:

1. Please clarify the relationship of the current applicant with the previous applicant under application No. A/YL-KTN/1048.

The applicant for this application is the land owner. The applicant for A/YL-KTN/1048 is tenant. Due to the changes in the proposed use and the structure, this is a new application. The business will be operated by the tenant upon planning application approval.

2. Please clarify the relationship of the current application and the application No. A/YL-KTN/1161 submitted by the same applicant for the same use.

The application No. A/YL-KTN/1048 & A/YL-KTN/1161 are for different tenants and have no relationship with each other.

3. Please clarify the business model of the proposed use. Whether the entire site will be operated under the same business or will it be divided and rent out to different businesses?

The business model of the proposed use is that the entire plot of land will be operated by the same enterprise, and the owner will not sub-lease it to different enterprises for the time being.

4. Please undertake that no open storage and other workshop activities will be involved within the application site.

The applicant undertake that no open storage and other workshop activities will be involved within the application site

5. Please provide further details on the “Recreational Lawn” proposed between structure A and C.

The main purpose of the "Recreational Lawn" is for greening purposes and visitors are not allowed to enter

6. Please provide further details on the types of Construction Materials that will be sold on the proposed shops and services.

Construction material mainly sells metal materials such as angle iron, iron pipe and metal plate, usually delivered by LGV.

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	擬議臨時商店及服務行業連附屬設施(為期 3 年) (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....6008.39.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....1406.41.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....17.....
Proposed domestic floor area 擬議住用樓面面積	.....NIL.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....1406.41.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....1406.41.....sq.m <input checked="" type="checkbox"/> 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) 請參閱規劃綱領	
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	.....12.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....6(共用泊車位).....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗錦田丈量約份第109約地段第1198號B分段(部分) 及第1199號餘段(部分)
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 7414.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NIL sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	錦田北分區計畫大綱核准圖編號 S/YL-KTN/11
Zoning 地帶	鄉村式發展
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	擬議臨時商店及服務行業連附屬設施(為期 3 年)