

---

寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年03月10日星期二 15:15  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Athena Pui Yin LAI/PLAND; Ivan Sze Yuet FUNG/PLAND;  
David Chi Chiu CHENG/PLAND; fsyledpo\_pd/PLAND  
主旨: s.16 Planning Application No. A/YL-KTN/1215  
附件: KTN1215. S.16-I 20260305.pdf

Board,

Thank you for the phone call. Please see the attachment for the updated S16-I application form, justification and updated proposed layout plan. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tang Pak Kiu 鄧柏翹

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tang Lok San 鄧樂桑

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 129 RP and 134 (Part) in D.D. 110, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,817.4 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 142 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....
- Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Shop and Services (Motor-Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	142	..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.08	.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	7.8	..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2	.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1	..... storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	Not Exceeding 4	..... m 米	<input type="checkbox"/> About 約

### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2027  
.....  
.....  
.....  
.....  
.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>Kam Tai Road, turn to local track</b> ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Space for Displaying Vehicle (LGV)</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Space for Displaying Vehicle (PC)</td> <td style="text-align: right;">7</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	_____	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2	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)	_____	Space for Displaying Vehicle (LGV)	8	Space for Displaying Vehicle (PC)	7
Private Car Parking Spaces 私家車車位	3																	
Motorcycle Parking Spaces 電單車車位	_____																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2																	
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)	_____																	
Space for Displaying Vehicle (LGV)	8																	
Space for Displaying Vehicle (PC)	7																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	_____	Coach Spaces 旅遊巴車位	_____	Light Goods Vehicle Spaces 輕型貨車車位	_____	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)	_____	_____	_____	_____	_____
Taxi Spaces 的士車位	_____																	
Coach Spaces 旅遊巴車位	_____																	
Light Goods Vehicle Spaces 輕型貨車車位	_____																	
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)	_____																	
_____	_____																	
_____	_____																	

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

鄧樂桑

NA 不適用

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

05/03/2026

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## 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	Lots 129 RP and 134 (Part) in D.D. 110, Kam Tin North, Yuen Long, N.T.		
Site area 地盤面積	1,817.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	Residential (Group C) 2		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	142 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
	Composite 綜合用途	NA 不適用	



## 申請理由

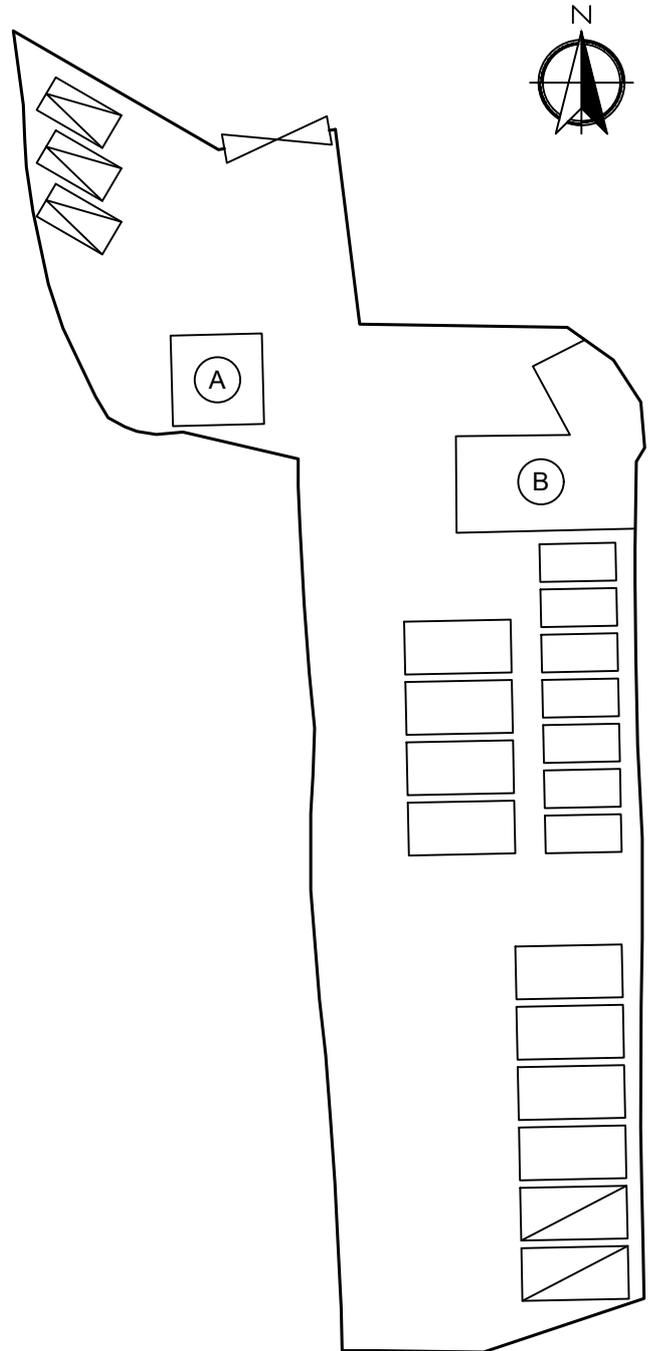
根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田北丈量約份第 110 約地段第 129 號餘段及 134 號(部分)作  
臨時商店及服務行業(汽車陳列室)連附屬設施(為期五年)之用途

- 申請地點的面積約為 1,817.4 平方米，全部坐落在私人地段，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「住宅(丙類)2」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。商店及服務行業於「住宅(丙類)2」地帶均是須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
- 商店及服務行業的營業時間為星期一至星期日包括公眾假期上午八時至下午十時。
- 現場不會安裝任何擴音器及揚聲器。
- 申請地點內的汽車陳列室構築物只會用作汽車陳列室及其辦公室用途，會有 1 輛車輛放進構築物，私家車或客貨車，但不超過 5.5 公噸。
- 申請地點內的客貨車停車位置是用作支持汽車陳列室的運作，場內所有客貨車停車位置不會對公眾開放。客貨車會用作運送準備已售賣車輛的小型零件，例如車用電池及擋風玻璃清潔液等。
- 申請地點內的私家車停車位置需要預先以有效方式，例如電話向申請人預約，不接受未有預約的車輛使用，位置會給予訪客及員工使用。
- 申請地點內沒有樹木。
- 在丈量約份第 110 約地段第 134 號內的西面有少量的建築物由丈量約份第 110 約地段第 124 號餘段伸延至申請範圍，在申請獲批後會將伸延部分拆清，並會依照所提供的擬議佈局平面圖發展。
- 規劃申請計劃擺放二手車，私家車及不超過 5.5 公噸的客貨車。相關車輛沒有車輛牌照。車輛如沒有車輛牌照，會申請試車牌照將車輛運到申請地點。
- 申請地點不會用在露天存放，亦不會進行任何作業。
- 申請用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 當場地發展後，使整體視野變得美觀更令人舒服，渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 110 約地段第 129 號餘段及 134 號(部分)作臨時商店及服務行業(汽車陳列室)連附屬設施(為期五年)的用途。

## Proposed Structures Details

	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	<u>No. of Storey</u>	<u>Unit(s)</u>
A	Office with Ancillary Storage	About 6m x 6m = 36 m <sup>2</sup>	4m	1	1
B	Shop and Services (Motor-Vehicle Showroom) with Ancillary Storage	About 106 m <sup>2</sup>	4m	1	1
	Total	<u>About 142 m<sup>2</sup></u>			
	Private Car Parking Space	5m x 2.5m			3
	LGV Parking Space	7m x 3.5m			2
	Spaces for Displaying Vehicle (Private Car)	5m x 2.5m			7
	Spaces for Displaying Vehicle (LGV)	7m x 3.5m			8



**Legend:**

- ⊗ Ingress/egress (Width: About 7m)
- ⊠ Proposed Structures
- Display Car Parking Space
- ▨ Private Car Parking Space
- ▧ LGV Parking Space
- Ⓐ Office with Ancillary Storage
- Ⓑ Shop and Services with Ancillary Storage

Total Area: 1,817.4 m<sup>2</sup> (About)  
 Covered Area: 142 m<sup>2</sup> (About)  
 Uncovered Area: 1,675.4 m<sup>2</sup> (About)  
 Non-Domestic GFA: 142 m<sup>2</sup> (About)  
 Nos. of Proposed Structures: 2

Appendix 2

Location: DD 110 Lot 129 RP  
 DD 110 Lot 134 (Part)

OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Residential (Group C) 2

Date: 6 March 2026

Proposed Layout Plan

擬議佈局平面圖

擬議商店及服務行業(汽車陳列室)  
 連附屬設施(為期5年)

Proposed Temporary Shop and Services  
 (Motor-vehicle Showroom) with Ancillary Facilities  
 for a Period of 5 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

2-01