

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026年09月18日星期五 17:51
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND
主旨: 回覆: s.16 Planning Application No. A/YL-SK/466 - 回應部門意見和補充文件

類別: Internet Email

城規會/規劃處：

大家好。

有關申請人在 2026 年 9 月 18 日 15:21 發的電郵，現補充：附件的申請表格 P.4 將取代之前交過的申請表格 P.4。

謝謝。

Ms Chong
[REDACTED]

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026 年 9 月 18 日 15:21
收件者: tpbpd/PLAND <tpbpd@pland.gov.hk>
副本: Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>
主旨: s.16 Planning Application No. A/YL-SK/466 - 回應部門意見和補充文件

城規會/規劃處：

大家好。

有關 s16 No.A/YL-SK/466，現附上申請人回應部門意見和補充文件，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-SK/466

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from the Director of Environmental Protection	
1	Grateful if you could ask the applicant to advise whether vehicles exceeding 5.5 tonnes would be used to deliver goods to the loading/unloading area.	為盡量減少對周邊交通及環境的影響，申請人承諾在營運期間不會使用超過 5.5 噸的車輛前往上落客貨區運送物資。 所有物流及運送工作均會使用 5.5 噸或以下的車輛進行。

	Departmental Comments	Responses
	Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department	
1	Please advise whether open storage, car beauty, car washing, vehicle repairing, dismantling, spray painting and/or other workshop activities will be carried out at the application site.	申請人確認申請地點內絕對不會進行任何露天貯物、汽車美容、洗車、汽車維修、拆卸、噴漆或任何其他類型的工場活動。

	Departmental Comments	Responses
	Comments from the District Lands Officer/Yuen Long, Lands Department	
	1. The application site comprises Old Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 2. I must point out that the following irregularities included by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 1326 S.A; 1326 S.B and 1326 S.C in D.D. 114 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. 3. If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, 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.	申請人知悉。 如申請獲城規會批准，申請人會移除和 Layout 不吻合的構築物，並會按照批准的 Layout 擺放構築物，並會向地政處申請短期豁免書 (STW)，也會繳交相關費用。

回應公眾意見

就公眾人士對本臨時申請提出的意見，申請人現作出以下回應：

1. 回應關於土地用途轉變及交通通道之意見

本申請為「臨時商店及服務行業」申請，在配合新界居民及訪客的日常零售物資及便利服務需求，與過往其他已撤銷的個案並無直接關聯。

申請地點將設有妥善的行人通道，且主要服務周邊步行可達的居民或路經訪客，避免對周邊道路帶來額外交通負荷。

2. 回應關於農業優先區（APA）及土地復原之意見

影響長遠農業政策： 本申請為臨時三年的臨時用途，非永久性改變土地用途，因此不會對政府倡導的「農業優先區（APA）」長遠規劃構成任何實質性的不良影響。

承諾期滿還原土地： 申請人已承諾在本規劃批給的 3 年期限屆滿後，願意將申請地點（包括填土範圍）進行土地還原，使其恢復至符合「農業」地帶的合適狀態。

3. 回應八鄉上村村民關於「水浸風險」及「葬區滋擾」之聯署意見

申請人明白上村大嶺與杜屋村村民對水浸問題的擔憂。基於過往已做過排水報告的技術經驗，申請人承諾在申請批出後，會馬上聘請渠務顧問設計完善的「臨時排水系統」，妥善分流雨水，確保填土後絕對不會減少周圍的儲水容量，亦絕不加劇石上路及錦田河上村段的樽頸水浸風險。

申請人完全尊重鄰近上村先人葬區的莊嚴與安靜環境。本擬議用途為靜態的臨時零售商店，場內嚴禁任何喧嘩、擴音廣播或高滋擾性的商業活動，且營業時間會限制在合理日間時段，確保出入的人流與車流不會對鄰近的葬區造成任何環境破壞或滋擾。

4. 回應過往申請編號 A/YL-SK/378 的規劃條件未獲履行

有公眾意見質疑過往申請編號 A/YL-SK/378 的規劃條件未獲履行。申請人在此嚴正澄清：申請人當時已聘請顧問並向相關部門正式提交了詳細的「排水建議書」並獲得部門同意。過去未能落實排水工程，純粹是由於城規會規定的履行時限有限，在實際施工上面臨時間不足的限制，絕非申請人無心履行。申請人這次會吸取經驗，承諾會加倍積極地與各部門緊密配合，確保所有附帶條件能按時完工。

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料