

Similar s.16 Applications within the Same “Agriculture” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/827	Renewal of Planning Approval for Temporary Private Car Park for Medium Goods Vehicles and Storage of Construction Materials for a Period of Three Years	20.5.2022
2.	A/YL-KTN/888	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of Three Years	17.3.2023
3.	A/YL-KTN/915	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	23.6.2023
4.	A/YL-KTN/961	Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of Three Years and Filling of Land	5.4.2024 [revoked on 5.10.2024]
5.	A/YL-KTN/1025	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	2.8.2024 [revoked on 2.2.2026]
6.	A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	2.5.2025
7.	A/YL-KTN/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	14.3.2025
8.	A/YL-KTN/1152	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land and Pond for a Period of Three Years	24.10.2025
9.	A/YL-KTN/1209	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond for a Period of Three Years	27.3.2026
10.	A/YL-KTN/1229	Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond for a Period of Three Years	5.6.2026

Government Departments' General Comments

1. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view;
- the application site (the Site) involves Government land which is not under HyD's maintenance purview; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo, the Site was situated in an area of rural inland plain landscape character comprising village houses, open storage sites/warehouses, areas parked with vehicles, farmland and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity;
- with reference to the site photos, the Site was largely formed with some vehicles and self-grown vegetation was found on it. According to the applicant's submission, no tree felling will be involved;
- in view of the above, significant adverse landscape arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

5. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any comment from the locals on the application and he has no particular comment on the application.

6. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Director of Fire Services;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) no permission is given for occupation of Government Land (GL) (about 395m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);
 - (ii) there is/are unauthorized structure(s) on Lot Nos. 921 and 924 in D.D. 109 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (iii) warning letter has been registered in the Land Registry against the lot(s) concerned, if the unauthorized structure(s) was/were removed, the applicant should take appropriate action deemed necessary, including but not limited to applying to his office for the issuance of a Cancellation letter; and
 - (iv) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) and Short Term Tenancy(s) (STTs) to permit the structure(s) erected within the said private lots and the occupation of the GL. The application for STW(s) and STT(s) 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, rent 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.
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site is connected via local track to a section of Kong Tai Road, which is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Tai Road and local tracks, if any; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impacts to the adjacent areas;
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use; and
 - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided in preparing the drainage proposal and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall observe the statutory requirements under relevant environmental legislations;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings,

demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 15:26
收件者: tpbpd/PLAND
主旨: 規劃申請編號 A/YL-KTN/1242 —— 「擬議臨時公眾停車場（貨櫃車除外）及相關填土工程（為期3年）」
附件: A_YL-KTN_1242_S16_Others_1.pdf; SI_submitted on_4_6_2026.pdf; DrawingsPlans_1.pdf; Application_Form_1.pdf; PlanningStatement_1.pdf
類別: Internet Email

致城市規劃委員會：

本人為元朗錦田北（大江埔）的當地居民／村民。現就申請人蔡德理先生透過其代理人金潤規劃測量師行有限公司，就元朗丈量約份第 109 約地段第 921 號(部分)、第 924 號(部分)及第 925 號(部分)和毗連政府土地（下稱「該申請地點」），提出的規劃申請編號 A/YL-KTN/1242 —— 「擬議臨時公眾停車場（貨櫃車除外）及相關填土工程（為期 3 年）」，表示最强烈的反對與譴責。

該申請不僅嚴重破壞「農業」地帶的規劃意向，更將對我們村民的日常生活環境、出入交通安全及渠務安全帶來不可逆轉的嚴重負面影響。以下為具體的反對理據：

一、扼殺村民唯一主要通道，引發極度嚴重的交通擠塞與安全隱患

申請文件聲稱該停車場提供達 38 個私家車及輕型貨車泊位，並經由江大路（Kong Tai Road）延伸的本地小徑（Local Track）出入。然而，這條小徑是我們村民通往居住環境的最主要、甚至是唯一的日常通道。

- 交通全面癱瘓：該通道極為狹窄，根本無法承受每日 24 小時無休止（包括星期日及公眾假期）的大量車輛頻繁進出。申請人提交的所謂交通數據完全低估了實際車流量。38 輛車若同時或密集出入，必將導致江大路及村內主要通道全面塞爆。
- 人車爭路危及生命：村內日常有大量老人、學童及居民步行進出。大量私家車和輕型貨車（LGV）24 小時在狹窄的村民主要通道上行駛，將極大地增加交通意外的風險，嚴重威脅村民的生命安全。

二、擅自混凝土填土 0.2 米，造成不可挽回的水浸（浸水）危機

申請人承認該地點已經擅自用約 0.2 米深的混凝土進行了填土工程（從 22.6 mPD 提升至 22.8 mPD），並企圖透過本次申請將此違規行為「合理化（Regularise）」。對此我們極度憤慨：

- 大江埔天然排水被廢：該處原本屬於農業地帶，具有天然的吸水和排洪功能。現時高達 1,522 平方米的土地被混凝土硬化並加高，直接破壞了周邊的地下排水網絡。
- 村民面臨暴雨浸水威脅：隨著極端天氣增加，一旦遇上暴雨，大雨無法滲透已被混凝土填平的地面，積水必將倒灌至地勢較低的村民住宅及僅有的農地。申請人稱「事後才提交渠務建議

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書」完全是先斬後奏，置村民性命財產安全於不顧，城規會絕不可姑息這種先破壞、後申請的惡劣行徑！

三、24 小時無休營運，徹底摧毀居民日常生活與寧靜環境

申請用途為每日 24 小時營運，這意味著深夜和清晨都將有車輛不斷進出。

- 噪音與光污染肆虐：儘管申請人承諾不使用擴音器，但車輛在深夜和凌晨進出時的引擎聲、關車門聲、車燈照射、以及倒車警報聲，在寧靜的鄉郊村落中會被無限放大，將嚴重剝奪村民的睡眠質量，對居民精神健康造成極大折磨。
- 治安與環境衛生惡化：24 小時對外開放的臨時公眾停車場，將引入大量外來陌生人口與車輛進出村內，導致村落原本單純的治安環境大受折磨。同時，車輛排放的廢氣更會直接污染周邊居民日常呼吸的空氣。

四、嚴重違反「農業（AGR）」地帶的法定規劃意向

該申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上明確劃為「農業」地帶。其規劃意向是保存和保護優良的農地以作農業用途。申請人將大片土地鋪上混凝土作為純商業用途的停車場，完全與政府保護鄉郊、發展農業的政策背道而馳。

本人強烈要求城市規劃委員會拒絕此項規劃申請，以保障我們村民的基本生活權利、財產與生命安全！

Executive Summary

1. The application site (the Site) is on Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 1,522 m², including Government Land of about 395 m².
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land’ for a Period of 3 Years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 38 nos. of parking space for private cars and light goods vehicles are provided at the Site.
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 921 號（部分）、第 924 號（部分）及第 925 號（部分）和毗連政府土地。
2. 申請地點的面積約 1,522 平方米，包括約 395 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時公眾停車場（貨櫃車除外）及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供合共 38 個私家車及輕型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

寄件日期: 2026年06月04日星期四 11:49
收件者: tpbpd/PLAND

主旨: Fw: Planning Application No. A/YL-KTN/1242 - Submission of replacement pages
附件: KTN1242_P25097_Planning Statement_4.6.2026.pdf

From: Rich Gold <[REDACTED]>
Sent: Thursday, June 4, 2026 11:45 AM
To: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
Subject: Planning Application No. A/YL-KTN/1242 - Submission of replacement pages

Dear Athena,

Attached please find an updated planning statement for the captioned application.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



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Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) at Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its west.
3. The site area is about 1,522 m², including Government Land of about 395 m².

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of local residents (i.e. Tai Kong Po) and operators in the vicinity. 34 nos. of parking space for private cars and 4 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**). Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

Appendix I

9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
10. The Applicant undertakes that no open storage activities will be carried out within the Site.
11. Operation hours are 24-hours daily, including Sundays and public holidays.
12. The Site has been filled with concrete of about 0.2 m in depth (from 22.6 mPD to 22.8 mPD) for the provision of solid ground for vehicle manoeuvring (**Plan 5**). The current application serves to regularise the existing filling of land on site.

Similar Applications

13. There are 7 similar applications for vehicle park use approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024
A/YL-KTN/985	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1001	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	25.10.2024
A/YL-KTN/1072	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1152	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land and Pond for a Period of 3 Years	24.10.2025

14. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

16. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential dwellings and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

17. The trip attraction and generation rates are expected as follows:

	Trip Attractions	Trip Generations
08:00 – 09:00	0	1
09:00 – 10:00	1	3
10:00 – 11:00	2	2
11:00 – 12:00	2	1
12:00 – 13:00	2	1
13:00 – 14:00	1	1
14:00 – 15:00	3	2
15:00 – 16:00	1	1
16:00 – 17:00	2	2
17:00 – 18:00	2	1
18:00 – 19:00	3	2
19:00 – 20:00	0	2
20:00 – 08:00	1	1
Total Trips	<u>20</u>	<u>20</u>

18. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
19. 34 nos. of parking space for private cars and 4 nos. of parking space for LGV are provided at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
20. No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

Drainage

21. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

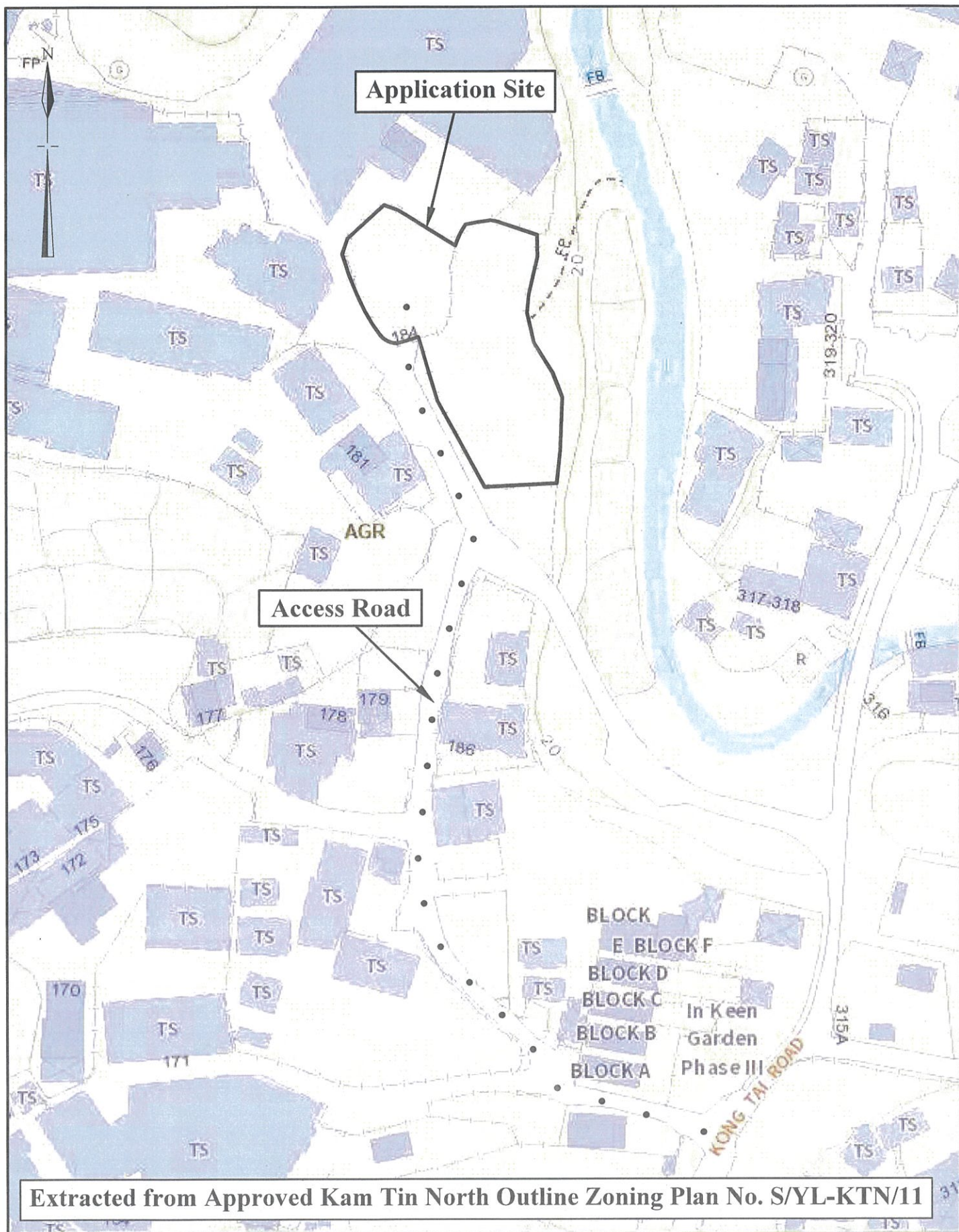
Fire Safety

22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

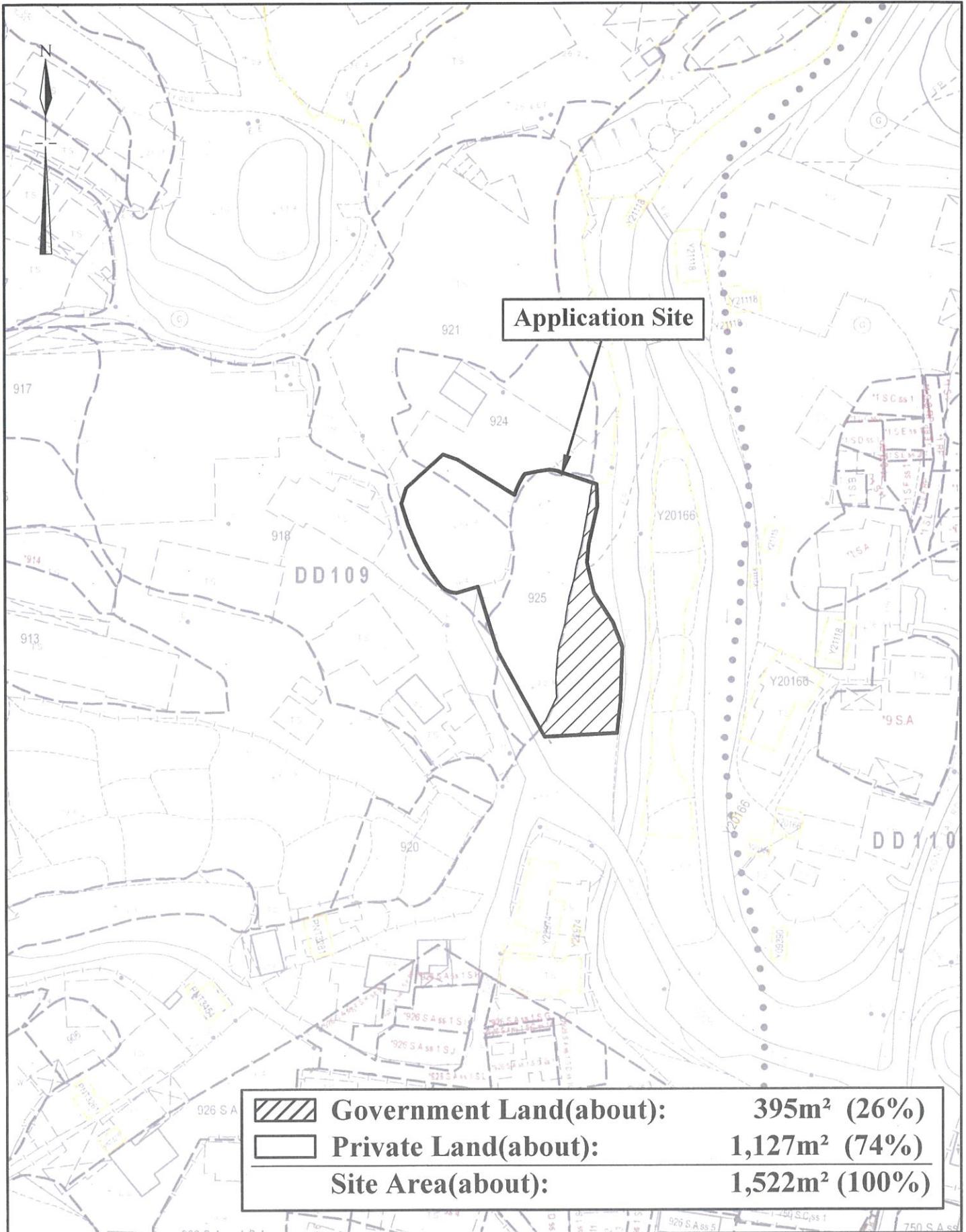
Environment

23. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
May 2026	Lots 921(Part), 924(part), 925(part) in D.D. 109 and adjoining government land	Plan 1 (P 25097)

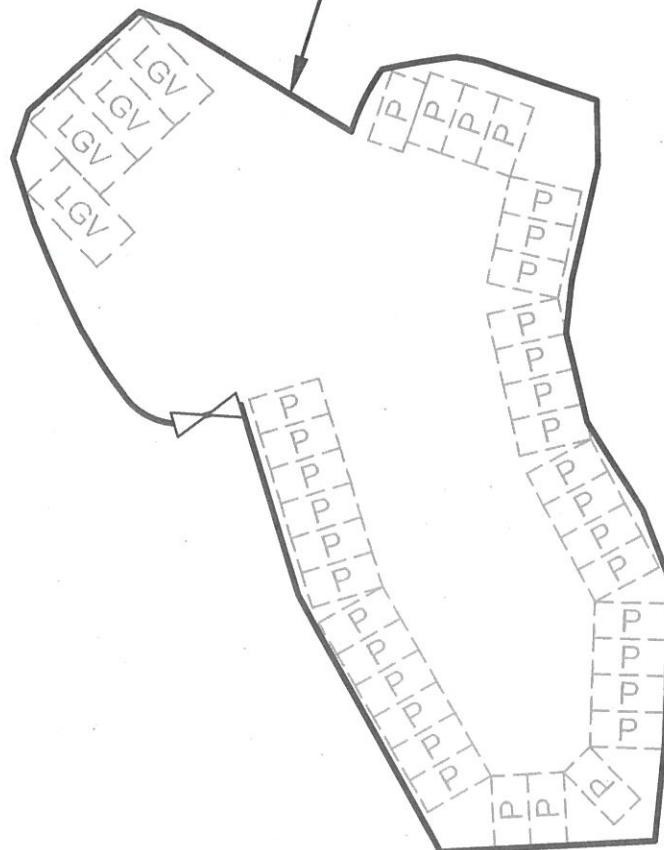


	Government Land(about):	395m² (26%)
	Private Land(about):	1,127m² (74%)
	Site Area(about):	1,522m² (100%)

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
May 2026	Lots 921(Part), 924(part), 925(part) in D.D. 109 and adjoining government land	Plan 2 (P 25097)



Application Site



Legend



Vehicular Ingress / Egress



**Parking space for light goods vehicle
(7m (L) x 3.5m (W)) x 4 nos.**



**Parking space for private cars
(5m (L) x 2.5m (W)) x 34 nos.**

Site Area(about): 1,522m²

1:500

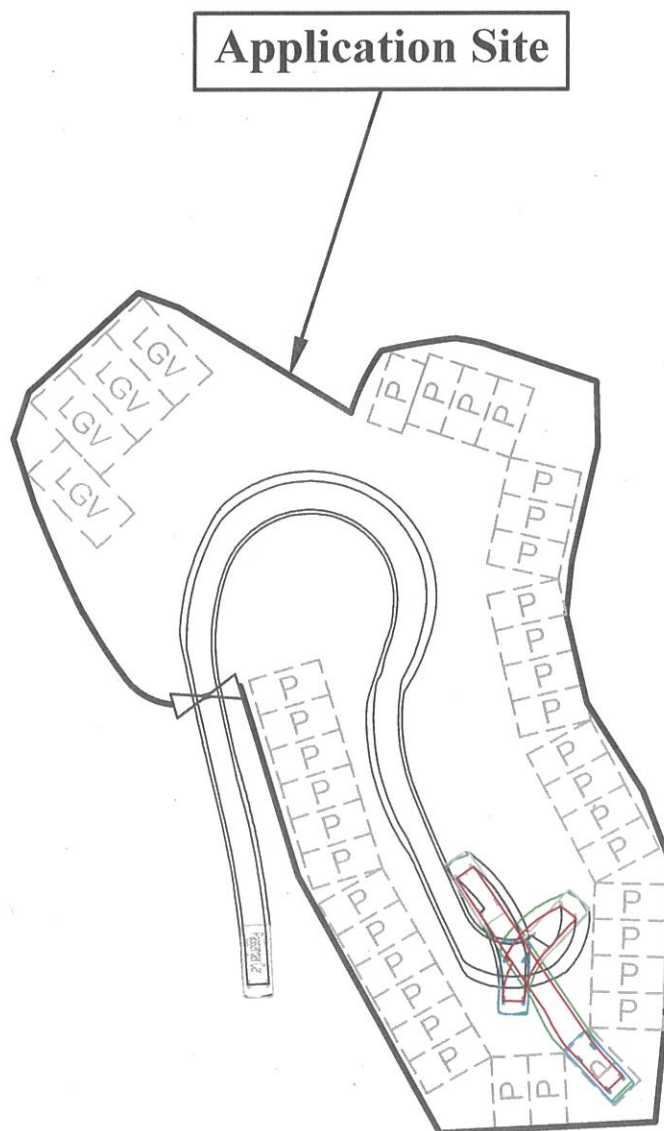
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

March 2026

**Lots 921(Part), 924(part), 925(part) in D.D. 109
and adjoining government land**

**Plan 3
(P 25097)**



Legend



Vehicular Ingress / Egress



**Parking space for light goods vehicle
(7m (L) x 3.5m (W)) x 4 nos.**



**Parking space for private cars
(5m (L) x 2.5m (W)) x 34 nos.**



**Light goods vehicle
(7m (L) x 2.5m (W))**

Site Area(about): 1,522m²

1:500

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

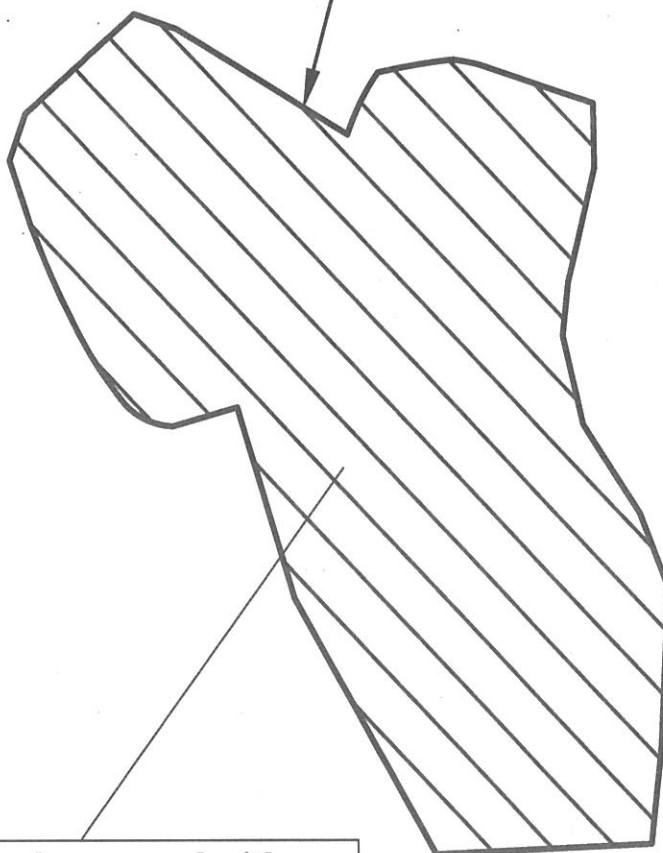
March 2026

**Lots 921(Part), 924(part), 925(part) in D.D. 109
and adjoining government land**

**Plan 4
(P 25097)**



Application Site



**This Site has been paved with
concrete at a depth of about 0.2m
(from 22.6mPD to 22.8mPD)
for the provision of solid ground for
vehicle maneuvering**

N.T.S

March 2026

Plan Showing Filling of Land

**Lots 921(Part), 924(part), 925(part) in D.D. 109
and adjoining government land**

**Goldrich Planners &
Surveyors Ltd.**

**Plan 5
(P 25097)**

2026 5月 2 8日

2601285

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

e-form No. S16-III
電子表格第 S16-III 號

This document is received on 2026-05-28
The Town Planning Board will formally acknowledge
the date of receipt of the application and supporting documents
of all the required information and documents.

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1242
	Date Received 收到日期	2026-05-28

- 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。

1. Name of Applicant 申請人姓名/名稱

TSOI Tak Lee (蔡德理) (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

3. Application Site 申請地點

(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)	Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1522 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	395 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料 (如適用)	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
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 consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (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 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 22/05/2026 / (DD/MM/YYYY)
於 22/05/2026 (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 22/05/2026 (DD/MM/YYYY)
於 22/05/2026 / (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

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	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land 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 <u>3</u> ☐ month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1522	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積		sq.m	☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目			
Proposed domestic floor area 擬議住用樓面面積		sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積		sq.m	☐ About 約
Proposed gross floor area 擬議總樓面面積		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)

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	34
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
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	
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)	

Proposed operating hours 擬議營運時間

24-hours daily (including Sundays and public holidays)

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ 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))

Kong Tai Road via a local track

☐ 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)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情	
	No 否 ☒		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☒	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1522 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否 ☐		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
			

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
--	---

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

(c) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Refer to Planning Statement at Appendix I.

8. 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
Signed with recognised
e-signature
Signer: Tang Hui Ling

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Assistant Town Planner

Name
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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 also 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	Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	1522 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 395 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	Agriculture ("AGR")		
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ 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 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 3 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積		% ☐ About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>38</u>	
	Private Car Parking Spaces 私家車車位 <u>34</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>4</u> 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____	
	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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	☐	☒
<u>Lot Index Plan</u>	☐	☒
<u>Swept Path Analysis</u>	☐	☒
<u>Plan showing Filling of Land</u>	☐	☒
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	☒	☒

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for a ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) at Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its west.
3. The site area is about 1,522 m², including Government Land of about 395 m².

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of local residents and operators in the vicinity. 34 nos. of parking space for private cars and 4 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**). Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.

9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
10. Operation hours are 24-hours daily, including Sundays and public holidays.
11. The Site has been filled with concrete of about 0.2 m in depth (from 22.6 mPD to 22.8 mPD) for the provision of solid ground for vehicle manoeuvring (**Plan 5**). The current application serves to regularise the existing filling of land on site.

Similar Applications

12. There are 7 similar applications for vehicle park use approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024
A/YL-KTN/985	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1001	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	25.10.2024
A/YL-KTN/1072	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTN/1089	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTN/1077	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1152	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) and Associated Filling of Land and Pond for a Period of 3 Years	24.10.2025

13. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

15. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential dwellings and agricultural land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

16. The trip attraction and generation rates are expected as follows:

	Trip Attractions	Trip Generations
08:00 – 09:00	0	1
09:00 – 10:00	1	3
10:00 – 11:00	2	2
11:00 – 12:00	2	1
12:00 – 13:00	2	1
13:00 – 14:00	1	1
14:00 – 15:00	3	2
15:00 – 16:00	1	1
16:00 – 17:00	2	2
17:00 – 18:00	2	1
18:00 – 19:00	3	2
19:00 – 20:00	0	2
20:00 – 08:00	1	1
Total Trips	<u>20</u>	<u>20</u>

17. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
18. 34 nos. of parking space for private cars and 4 nos. of parking space for LGV are provided at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
19. No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

Drainage

20. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

22. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
23. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



By email only

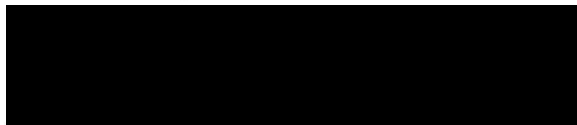
15th June, 2026.

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and
Associated Filling of Land for a Period of 3 Years
(A/YL-KTN/1242)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities the current site status and to also verify with them whether there are any ongoing unauthorised activities, uses, or enforcement cases associated with the application site. If any such issues are identified, we recommend that the Board carefully consider whether it is appropriate to approve the application.
3. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone. If the Board decides to approve the application, we would also like the Board to consider whether the site needs to be reinstated after the planning permission expires and, if so, whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260615-135054-83364

提交限期

Deadline for submission:

26/06/2026

提交日期及時間

Date and time of submission:

15/06/2026 13:50:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1242

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Lee

意見詳情

Details of the Comment :

致城市規劃委員會：

本人為元朗錦田北（大江埔）的當地居民／村民。現就申請人蔡德理先生透過其代理人金潤規劃測量師行有限公司，就元朗丈量約份第109約地段第921號(部分)、第924號(部分)及第925號(部分)和毗連政府土地（下稱「該申請地點」），提出的規劃申請編號 A/YL-KTN/1242 ——「擬議臨時公眾停車場（貨櫃車除外）及相關填土工程（為期3年）」，表示最強烈的反對與譴責。

該申請不僅嚴重破壞「農業」地帶的規劃意向，更將對我們村民的日常生活環境、出入交通安全及渠務安全帶來不可逆轉的嚴重負面影響。以下為具體的反對理據：

一、扼殺村民唯一主要通道，引發極度嚴重的交通擠塞與安全隱患

申請文件聲稱該停車場提供達 38 個私家車及輕型貨車泊位，並經由江大路（Kong Tai Road）延伸的本地小徑（Local Track）出入。然而，這條小徑是我們村民通往居住環境的最主要、甚至是唯一的日常通道。

交通全面癱瘓：該通道極為狹窄，根本無法承受每日 24 小時無休止（包括星期日及公眾假期）的大量車輛頻繁進出。申請人提交的所謂交通數據完全低估了實際車流量。38 輛車若同時或密集出入，必將導致江大路及村內主要通道全面塞爆。

人車爭路危及生命：村內日常有大量老人、學童及居民步行進出。大量私家車和輕型貨車（LGV）24小時在狹窄的村民主要通道上行駛，將極大地增加交通意外的風險，嚴重威脅村民的生命安全。

二、擅自混凝土填土 0.2 米，造成不可挽回的水浸（浸水）危機

申請人承認該地點已經擅自用約 0.2 米深的混凝土進行了填土工程（從 22.6 mPD 提升至 22.8 mPD），並企圖透過本次申請將此違規行為「合理化（Regularise）」。對此我們極

度憤慨：

大江埔天然排水被廢：該處原本屬於農業地帶，具有天然的吸水和排洪功能。現時高達 1,522 平方米的土地被混凝土硬化並加高，直接破壞了周邊的地下排水網絡。

村民面臨暴雨浸水威脅：隨著極端天氣增加，一旦遇上暴雨，大雨無法滲透已被混凝土填平的地面，積水必將倒灌至地勢較低的村民住宅及僅有的農地。申請人稱「事後才提交渠務建議書」完全是先斬後奏，置村民性命財產安全於不顧，城規會絕不可姑息這種先破壞、後申請的惡劣行徑！

三、24小時無休營運，徹底摧毀居民日常生活與寧靜環境

申請用途為每日 24 小時營運，這意味著深夜和清晨都將有車輛不斷進出。

噪音與光污染肆虐：儘管申請人承諾不使用擴音器，但車輛在深夜和凌晨進出時的引擎聲、關車門聲、車燈照射、以及倒車警報聲，在寧靜的鄉郊村落中會被無限放大，將嚴重剝奪村民的睡眠質量，對居民精神健康造成極大折磨。

治安與環境衛生惡化：24小時對外開放的臨時公眾停車場，將引入大量外來陌生人口與車輛進出村內，導致村落原本單純的治安環境大受折磨。同時，車輛排放的廢氣更會直接污染周邊居民日常呼吸的空氣。

四、嚴重違反「農業（AGR）」地帶的法定規劃意向

該申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上明確劃為「農業」地帶。其規劃意向是保存和保護優良的農地以作農業用途。申請人將大片土地鋪上混凝土作為純商業用途的停車場，完全與政府保護鄉郊、發展農業的政策背道而馳。

本人強烈要求城市規劃委員會拒絕此項規劃申請，以保障我們村民的基本生活權利、財產與生命安全！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260622-164918-57171

Reference Number:

提交限期

26/06/2026

Deadline for submission:

提交日期及時間

22/06/2026 16:49:18

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1242

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Chan

Name of person making this comment:

意見詳情

Details of the Comment :

* *鄉村單程小徑無法負荷龐大車流：* 擬議的停車場只能依賴一條狹窄的單程鄉村小路出入。這條小路根本無法應付商業停車場帶來的頻繁車流，一定會造成周邊地區嚴重塞車，更會威脅行人安全，甚至可能延誤消防車和救護車等救援車輛。

* *污染河道及破壞生態環境：* 申請地點非常靠近河流，很容易造成污染。停車場地面流出的雨水通常含有機油、潤滑劑和輪胎微粒，這些污水一旦直接流入旁邊的河道，將嚴重破壞當地水質和自然生態。

* *違反「農業」地帶的規劃原意：* 整個申請地點都位於「農業」地帶。這個地帶設立的目的本來是為了保護良好的農地和休耕地，作農業用途。現在把農地鋪上水泥，等同永久毀滅了可以耕作的土地，完全違背了該區長遠的規劃原意。

* *助長「先破壞，後申請」的惡劣風氣：* 申請人承認場地已經鋪了約0.2米厚的水泥，並企圖透過這次申請來將現有填土工程「合理化」。如果城規會批准，等於鼓勵這種未批先建的破壞行為，對周邊鄉郊土地造成極壞的先例。

* *24小時營業造成嚴重滋擾：* 擬議的停車場打算每天24小時營業（包括星期日和公眾假期）。日夜不停的車輛進出會帶來引擎噪音、廢氣和車頭燈的強光，嚴重破壞鄉郊原本寧靜的居住環境。

* *佔用政府土地作私人牟利：* 整個申請地盤面積約1,522平方米，當中竟然包含了約395平方米的政府土地。這表示有26%的面積是佔用了政府土地。批准這項申請，等同容許私人商業項目謀取公共土地的利益，並不合理。

****推卸消防及水浸風險評估責任：*** 申請人沒有在文件中提供具體的排水和消防設計，反而聲稱要等城規會批准後才補交這些方案。這種做法讓公眾和城規會無法在批准前好好評估火災和水浸風險，罔顧周邊居民的安全。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260623-162004-23228

Reference Number:**提交限期**

26/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 16:20:04

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1242

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Kwok

Name of person making this comment:**意見詳情****Details of the Comment :**

該擬議地段的出入完全依賴一條狹窄的單程鄉村小路。目前這條小路僅能勉強容納村民日常出入，一旦批准改建為商業停車場，頻繁往來的龐大車流將瞬間超出道路負荷，勢必導致周邊交通陷入常態性癱瘓。更危險的是，這條小路同時是老人家和小朋友出入的主要步道，車流激增會直接威脅到行人的生命安全。最令人心驚膽戰的是，萬一這條小徑因塞車而鎖死，消防車和救護車等緊急救援車輛將完全無法駛入，這無異於將全村居民的生命財產安全置於極大風險之中。

我們當初選擇在鄉郊居住，看中的就是這裡遠離市區喧囂的寧靜。然而，一個日夜不停運作的商業停車場，意味著從深夜到清晨，我們都要被迫忍受汽車引擎的低頻噪音、排氣管排出的刺鼻廢氣，以及車頭燈強光直射進臥室的煎熬。這對周邊居民的精神健康和睡眠質素將會是毀滅性的打擊。鄉郊本應是洗滌身心、休養生息的淨土，不應為了私人的商業利益，而犧牲附近居民最基本的居住安寧。得知該項目計劃實施24小時營業後，我和家人都感到無比焦慮，甚至夜不能寐。

請體恤小市民的處境及站在保護居民性命的立場，拒絕這項會帶給居民無盡滋擾的24小時停車場申請。謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260623-162453-75890

Reference Number:**提交限期**

26/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 16:24:53

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1242

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Chan

Name of person making this comment:**意見詳情****Details of the Comment :**

就上述有關將鄉郊土地改建為收費停車場的規劃申請，本人現基於環境生態保育原則，正式提出反對意見。

從地理位置與水文環境分析，申請地點與當地主要河道距離極為接近。商業停車場在日常營運過程中，其路面不可避免地會積聚大量因車輛耗損而產生的機油、化學潤滑劑及輪胎微粒。每逢降雨，這些含有高毒性的污染物將隨地表徑流，直接且毫無緩衝地流入旁邊的河道。此舉不僅會導致該流域的水質迅速惡化，更會對河道內的魚類、兩棲類生物以及依賴該水源生存的周邊生態系統造成毀滅性打擊。

為了落實本港環境保護與可持續發展的政策，強烈要求貴會拒絕此項會造成嚴重水污染及生態倒退的申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260623-163338-79767

提交限期

Deadline for submission:

26/06/2026

提交日期及時間

Date and time of submission:

23/06/2026 16:33:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1242

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam

意見詳情

Details of the Comment :

該申請企圖在「農業」地帶上設立私人商業停車場，此舉嚴重違反了《分區計劃大綱圖》中有關該地帶的設立原意。

根據法定規劃意向，「農業」地帶之設立，旨在保存及保護良好的農地和休耕地，以作農業用途，並維持該區的鄉郊景觀。然而，本案申請人擬將整片綠色土地鋪上高達0.2米厚的水泥，這等同於永久性、不可逆轉地毀滅了具備耕作潛力的土地資源。這種「將農地水泥化」的開發行為，完全與該區長遠的法定規劃意向背道而馳。若貴會予以批准，將使法定規劃地帶形同虛設，破壞土地資源的合理配置。

另外，根據申請文件，申請人公然承認該場地在未獲得城規會批准前，已擅自進行了鋪設約0.2米厚水泥的填土工程。這是一宗典型且惡劣的「先破壞，後申請」個案。申請人顯然企圖透過事後提交規劃申請，將其違法、違規的破壞行為「合法化」。試問如果貴會對這種違法在先的行為網開一面，這與變相鼓勵土地業權人「先斬後奏」有何分別？這將對本港珍貴的鄉郊土地造成災難性的連鎖反應！

因此，懇請貴會緊守規劃原則，捍衛城規會的公信力，以及本港整體規劃制度的嚴肅性，堅決否決此項違規申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260623-164144-75062

提交限期**Deadline for submission:**

26/06/2026

提交日期及時間**Date and time of submission:**

23/06/2026 16:41:44

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/1242

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Wong

意見詳情**Details of the Comment :**

本人現就此規劃申請提出嚴正反對。經仔細查閱申請文件，本人發現該項目涉嫌嚴重剝削公眾利益，存在原則性漏洞。

數據顯示，整個擬議申請地盤面積約為1,522平方米，但當中竟然包含了約395平方米的政府土地。換言之，該私人商業停車場高達26%的營運面積是直接佔用公眾所有的官地。政府土地乃是全港市民的公共財產，應當用於公共福利、社區設施或生態保育，絕非容許私人發展商拿來營運收費項目、謀取一己私利的工具。批准此申請無異於慷公眾之慨，將公共資源私有化。

基於維護公共財產不受侵佔的原則，本人促請 貴會捍衛公眾利益，駁回是項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260623-164442-71782

Reference Number:**提交限期**

26/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 16:44:42

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1242

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Alice

Name of person making this comment:**意見詳情****Details of the Comment :**

就第 1242 號有關設置停車場的規劃申請，本人持強烈反對立場。申請人在程序與實質安全評估上存在重大缺失，對周邊社區構成潛在的技術性風險。

在涉及土地改建的規劃申請中，提交完備的排水方案及消防設計是申請人的法定責任。然而，本案申請人不僅未能提供具體、可行的水浸及消防風險評估，反而聲稱「要等城規會批准後才補交相關方案」。這種倒果為因的做法，完全剝奪了公眾及貴會在審批前進行科學評估與監督的權利。在沒有任何數據保證的情況下，貿然批准項目將直接將周邊居民暴露於不可測的火災和水浸風險之中。

任何罔顧公共安全、推卸基本評估責任的申請皆不應獲得考慮，促請貴會予以否決。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260623-165135-77939

Reference Number:**提交限期**

26/06/2026

Deadline for submission:**提交日期及時間**

23/06/2026 16:51:35

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1242

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lee

Name of person making this comment:**意見詳情****Details of the Comment :**

本人謹代表經常前往該區親近大自然的市民，對鄉郊修築停車場的規劃申請表示強烈反對。

擬議地段緊鄰受法律保護的郊野公園範圍。郊野公園是全港市民共享的珍貴綠色資產，具備極高的景觀價值。如果任由一個商業停車場在郊野公園門戶設立，大量汽車進出所排放的溫室氣體與有毒廢氣（如二氧化氮、懸浮粒子等），將會直接隨風飄散並污染郊野公園原本純淨的空氣。這不僅會危害公園內脆弱的野生動植物，亦會極大破壞市民前往遠足、呼吸新鮮空氣、享受大自然的體驗。

我們不能任由大眾的綠色後花園受到商業廢氣的蠶食。為了守護這片淨土，請貴會果斷拒絕是次申請。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月25日星期四 0:53
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1242 DD 109 Kam Tin
類別: Internet Email

A/YL-KTN/1242

Lot Nos. 921(Part), 924(Part) and 925(Part) in D.D. 109, Tai Kong Po, Kam Tin North

Site area: About 1,522sq.m (Includes Government Land of about 395 sq.m)

Zoning: "Agriculture"

Applied use: 38 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

1221 withdrawn and back with an extended footprint that includes a chunk of GL.

Previous objections relevant and upheld.

Members should consider this application alongside 1238.

HOW MANY HOMES ARE THERE IN TAI KONG PO???? DOES EVERY HOUSEHOLD OWN MULTIPLE VEHICLES? ONE WELL RUN PARKING LOT WITH EV FACILITIES SHOULD SUFFICE TO SERVE THE COMMUNITY.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 19 April 2026 3:24 AM HKT
Subject: A/YL-KTN/1221 DD 109 Kam Tin

A/YL-KTN/1221

Lots 921 (Part) and 925 (Part) in D.D. 109, Kam Tin North

Site area: About 1,024sq.m

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
Zoning: "Agriculture"

Applied use: 20 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

The zoning of this location is a joke as the lots are surrounded by warehouses and were filled in long ago.

The statement that there is a need for parking for local residents is suspect as there are no homes in the immediate area. The actual intention is probably some kind of brownfield use.

No mention of EV parking that would be a indication of a genuine parking facility.

Mary Mulvihill