

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Thursday, July 30, 2026 9:00 AM
To: fsyledpo_pd/PLAND <fsyledpo@pland.gov.hk>
Cc: Ricky Kai Yin CHAN/PLAND <rkychan@pland.gov.hk>
Subject: Fw: S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

From: Vivian Wai
Sent: Wednesday, July 29, 2026 7:22 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>;
Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>
Subject: S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

各位好,

以下是回應各部門的意見,謝謝!

韋小堯



S. 16 Planning Application No. A/YL-KTN/1254 - Departmental Comments

As indicated in the layout plan and vehicular access plan, the Site is accessible from Kong Tai Road with two proposed ingresses/egresses at the Site's northern part. Please advise the reason(s) for such arrangement instead of ingress/egress at the Site's eastern part connecting to an existing local track;	佈局設計圖申請場地已更改為東側面做出入口。
It is noted that the proposed ingresses/egresses connects to another on-going application No. A/YL-KTN/1239 for private vehicle park (excluding container vehicle) and associated filling of land for a period of three years. Please clarify whether consent has been obtained from the relevant land owner(s)/applicant; and whether there is any relationship between these two applications;	申請人及代理人並不知悉我方正在申請的車道，所擬議的出入口連接至另一項正在審理中的申請（編號 A/YL-KTN/1239），申請人及代理人對此申請並不知情和並無任何情度的參與，現在代理人正以誠實反映，以現狀況申請，我方表述是這兩項申請之間是並無任關聯。現申請場地原出入口已改由本身 Lot1049S.B RP 作為車輛出入口，不需經由 Lot1048 地段入出入口。（見佈局圖）
According to the site photos, the entire site has been hard-paved. However, it is indicated on the layout plan that only part of the Site will be paved with gravels. Please clarify whether the applied filling of land is for regularisation of the hard-paved area of the entire Site. If affirmative, please advise the filling materials, depth and the existing site formal level (in mPD) of the filling of land works;	申請場地總面積 1756 平方米，鋪設回收後的瀝青碎石。而填土高度為 0.15 米，場地現有的正式高度，由西面最+13mPD 至東面最低 +12.5mPD，整個場地希望正式規範化。
It is mentioned in the justification (P.8 of the Application Form) that customers are anticipated under the	申請理由（申請表第 8 頁）中提到，擬議用途涉及客戶到訪，現已在申請理由內作出修正。

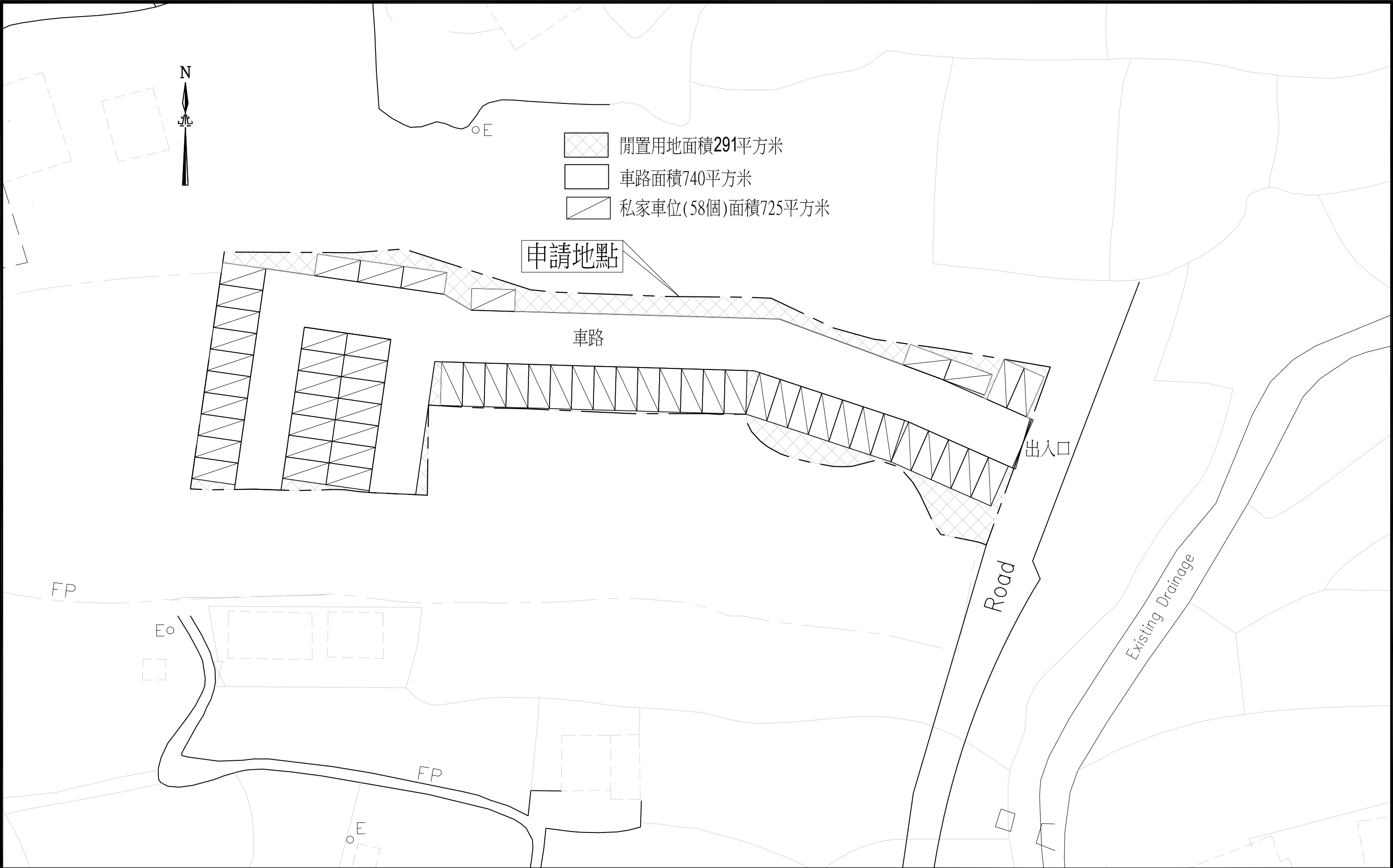
proposed use. Please provide the operation details of the proposed use (e.g. why the proposed use for open storage of second hand vehicles will involve customers visiting the Site and the estimated number of visitors);	
According to the layout plan, the designated parking spaces for the private car are shown in symbols parking bay. However, the proposed open storage areas of 876m ² are also shown in cross-hatched pattern with some areas which are not covered by the parking bays. Please clarify why those areas are also for open storage of vehicles. Please revise the proposed open storage area of 876m ² if needed;	在佈局圖內私家車指定停車位擬議的 725 平方米(2.5mx5m)是露天停車區並以交叉影線標示，740 平方米是用作為車路，291 平方米為閒置用地。
Please advise if fencing would be involved, if affirmative, please provide the height and materials of the fencing; and	申請現場已經安裝圍籬高度是 2.4 米高及鐵質材料，規劃申請後會繼續保留。
According to the site photos, the Site is currently used for open storage of about 120 private cars and some are unlicensed cars.	場地目前用於露天停放約 120 輛私家車，會逐步移走或送檢，小部份暫存私家是等候待排期割車，其中包括等候政府驗車因而未領牌車輛及可直接出售的舊私家車。

Below please find the comments of the Lands Department (Contact: Mr. Henry TUNG at 2443 3285).

LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.

答：

土地擁有人今日已收元朗地政署有關這地段上的違規構築物通知，據悉土地擁有人即時聯繫元朗地政署黃小姐，相關需要有合格的短期租約及短期豁免書會作出跟進更新，亦已知會租用人作出配合清理工作。



利安設計工程有限公司 LEON Design Engineering Limited 新界屯門藍地屯子圍205號 No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7060 E-mail: leonlimited@gmail.com	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT Proposed Temporary Open Storage of Second-hand Private Cars for Sale and Associated Filling of Land (for a Period of 3 Years) at Lots 1047A & 1049BRP (part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE 布局設計圖	DRAWN BY PT	CHECKED BY PT	DATE July 2026
				SCALE 1 : 400	JOB NO. LD/ -	
				CAD / FILE LD-L1047A-APP01(A)	DWG NO. LD/L1047A/APP01(A)	



 利安設計工程有限公司 LEON Design Engineering Limited 新界屯門藍地屯子圍205號 No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions, measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT Proposed Temporary Open Storage of Second-hand Private Cars for Sale and Associated Filling of Land (for a Period of 3 Years) at Lots 1047A & 1049BRP (part) in DD109, Kam Tin North, Yuen Long, N.T.	TITLE PROPOSED GRAVEL BACKFILL PLAN	DRAWN BY PT	CHECKED BY PT	DATE July 2026
				SCALE 1 : 400	JOB NO. LD/ -	
				CAD / FILE LD-L1047A-SF01	DWG NO. LD/L1047A/SF01	