

2025年 1月 13日

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。

Appendix I of RNTPC
Paper No. A/YL-KTN/1087

This document is received on 13 JAN 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**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

2500004

2/1

by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-K7N/1087
	Date Received 收到日期	13 JAN 2025

- 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 樓及新界沙田上禾輋路 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

FIRM YIELD DEVELOPMENT LTD

(鋒耀發展有限公司)

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A.

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)	KAM TIN ROAD, KAM TIN, YUEN LONG, N.T. DD109 LOT529B (PART), DD110 LOT644ARP (PART) & ADJOINING GOVERNMENT LAND
(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 APPROX 460 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 238 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	38 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	KAM TIN NORTH OUTLINE ZONING PLAN S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	O,R(D)
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE OF PRIVATE CARS (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)

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 年 月 日的記錄，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)
	N.A.	N.A.

(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)
	N.A.	N.A.

(Please use separate sheets if the space of any box above is insufficient. 如上述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 08/01/2025 (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 08/01/2025 (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	(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 type="checkbox"/> year(s) 年 <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sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input 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)	
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 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 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			
.....			
.....			
(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	<input 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))	
	No 否	<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"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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/ <u>YL-KTN</u> / <u>810</u>
(b) Date of approval 獲批給許可的日期	<u>28/1/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>8/3/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	RENEWAL OF PLANNING APPROVAL FOR TEMPORARY OPEN STORAGE OF PRIVATE CARS FOR A PERIOD OF 3 YEARS
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>THREE</u></p> <p><input type="checkbox"/> month(s) 個月</p>

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。

This company has been established for over 24 years. Various planning applications have been submitted and approved. (RNTPC paper No. A/YL-KTN/810). In view of the market depression, it is requested that the Town Planning Board would allow me to continue operation of the company so that the employees would not become unemployed. Our business hours from Monday to Saturday (From: 9:00am To: 8:00pm) not including Sunday and public holiday. No change under current application.

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



ALUN TSE

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

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

For and on behalf of

FIRM YIELD DEVELOPMENT LIMITED

鋒耀發展有限公司

on behalf of

代表

FIRM YIELD DEVELOPMENT LTD

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

Authorized Signature(s)

Date 日期

11/12/2024

(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	KAM TIN ROAD, KAM TIN, YUEN LONG, N.T. DD109 LOT529B (PART), DD110 LOT644ARP (PART) & ADJOINING GOVERNMENT LAND
Site area 地盤面積	APPROX 460 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 38 sq. m 平方米 □ About 約)
Plan 圖則	APPROVED KAM TIN NORTH OZP NO.S/YL-KTN/11
Zoning 地帶	"OPEN SPACE"("O") (371.05m ² or 80.68%) "RESIDENTIAL (GROUP D)"("R(D)") (88.88m ² or 19.32%) [MAXIMUM PR OF 0.4 AND BUILDING HEIGHT OF 3 STOREYS (9m)]
Type of Application 申請類別	<input 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 <input checked="" type="checkbox"/> Year(s) 年 THREE <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	RENEWAL OF PLANNING APPROVAL FOR TEMPORARY OPEN STORAGE OF PRIVATE CARS 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	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	238 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3m - 6m	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1 - 2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> 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 (NO FIXED LOCATION) Private Car Parking Spaces 私家車車位 (FOR STORAGE) 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) 5 PRIVATE CARS FOR STAFF AND VISITORS (NO FIXED LOCATION)		21 16 5
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N.A.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Layout of the storage of vehicles and the parking spaces, drainage record.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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。

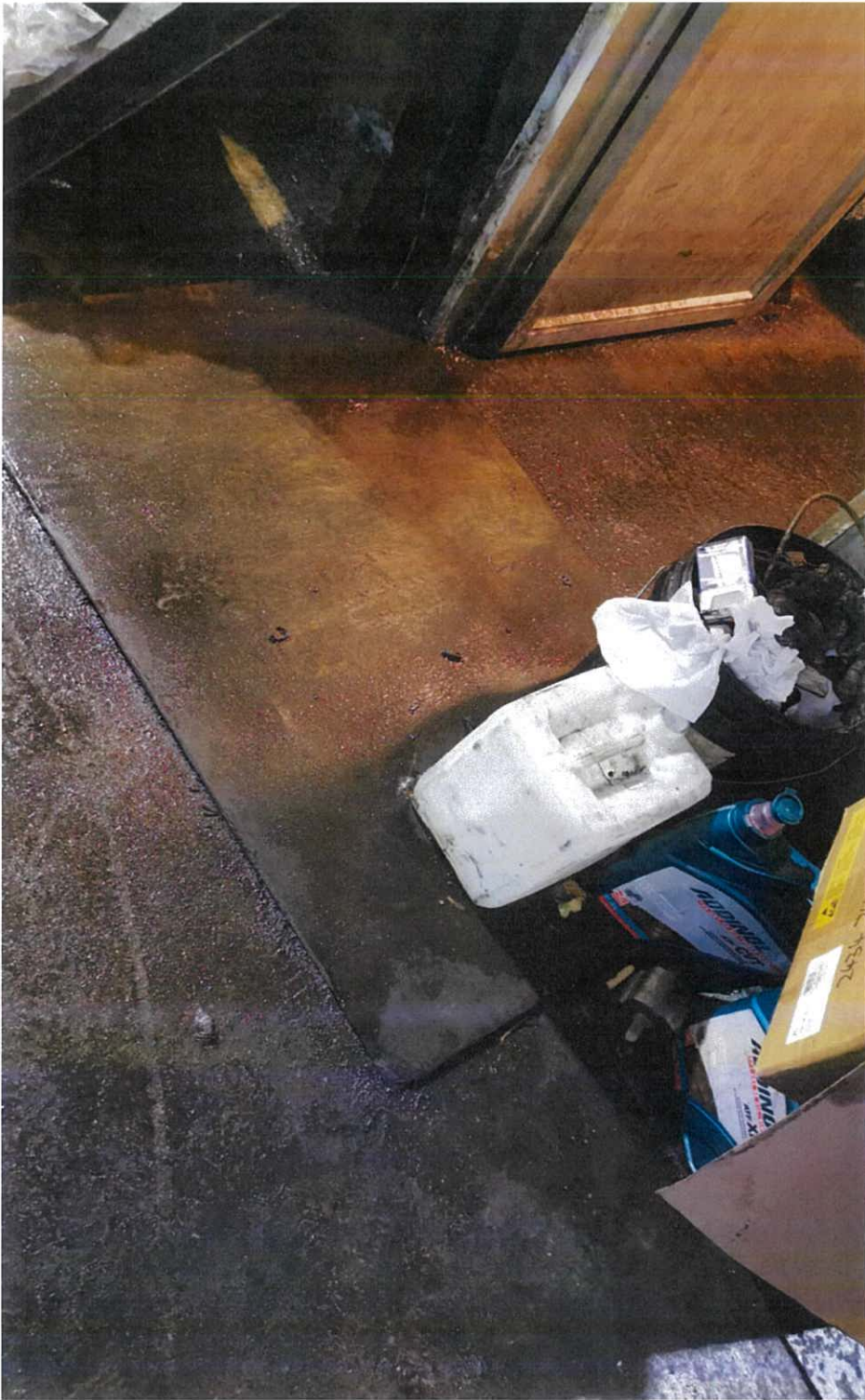
Drainage & manhole photos

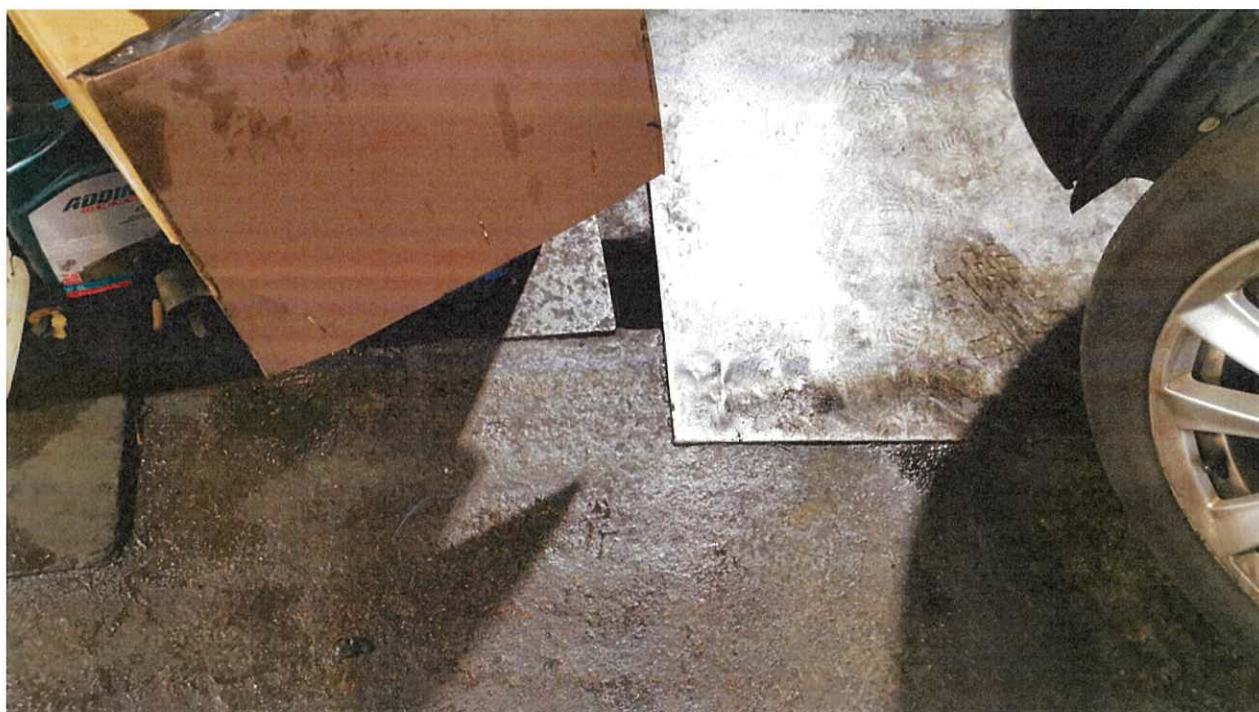








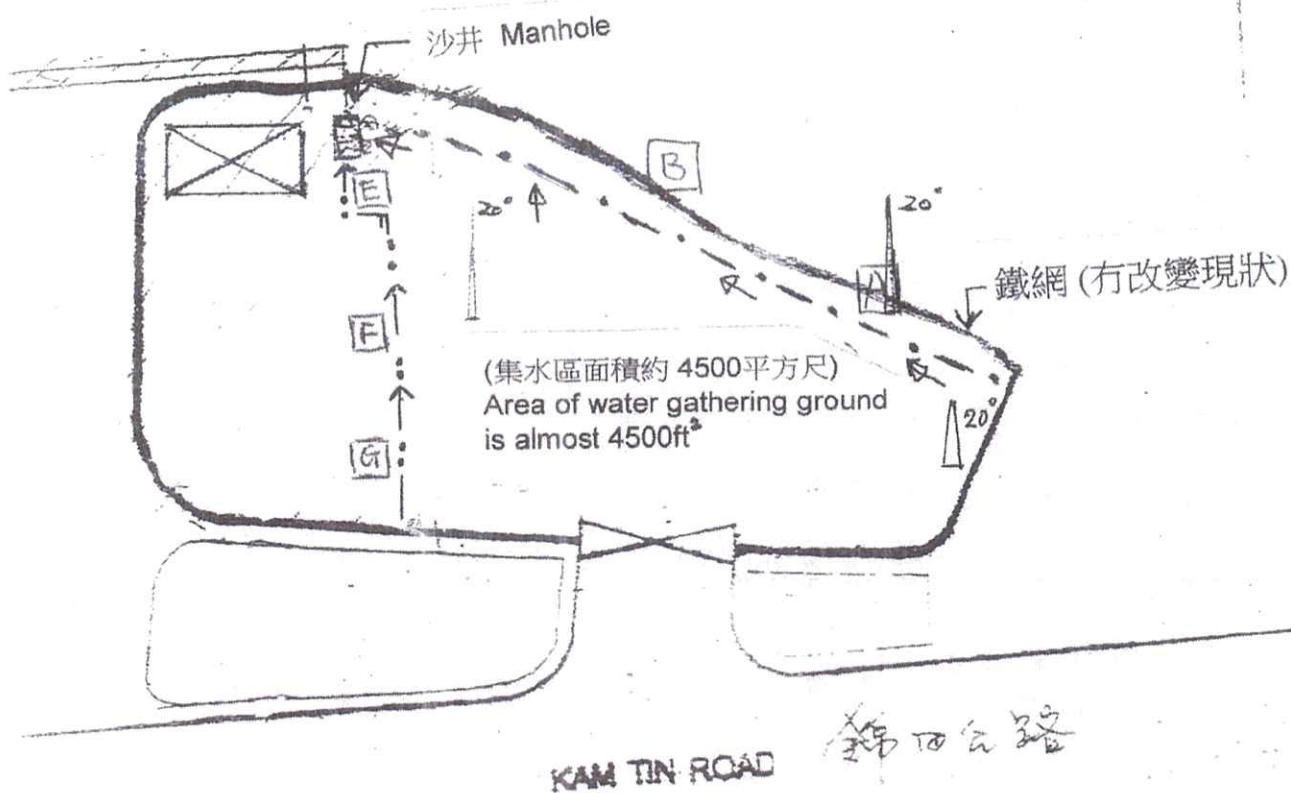




鐵網發展藍圖 Master Layout Plan

Natural Water Course

N

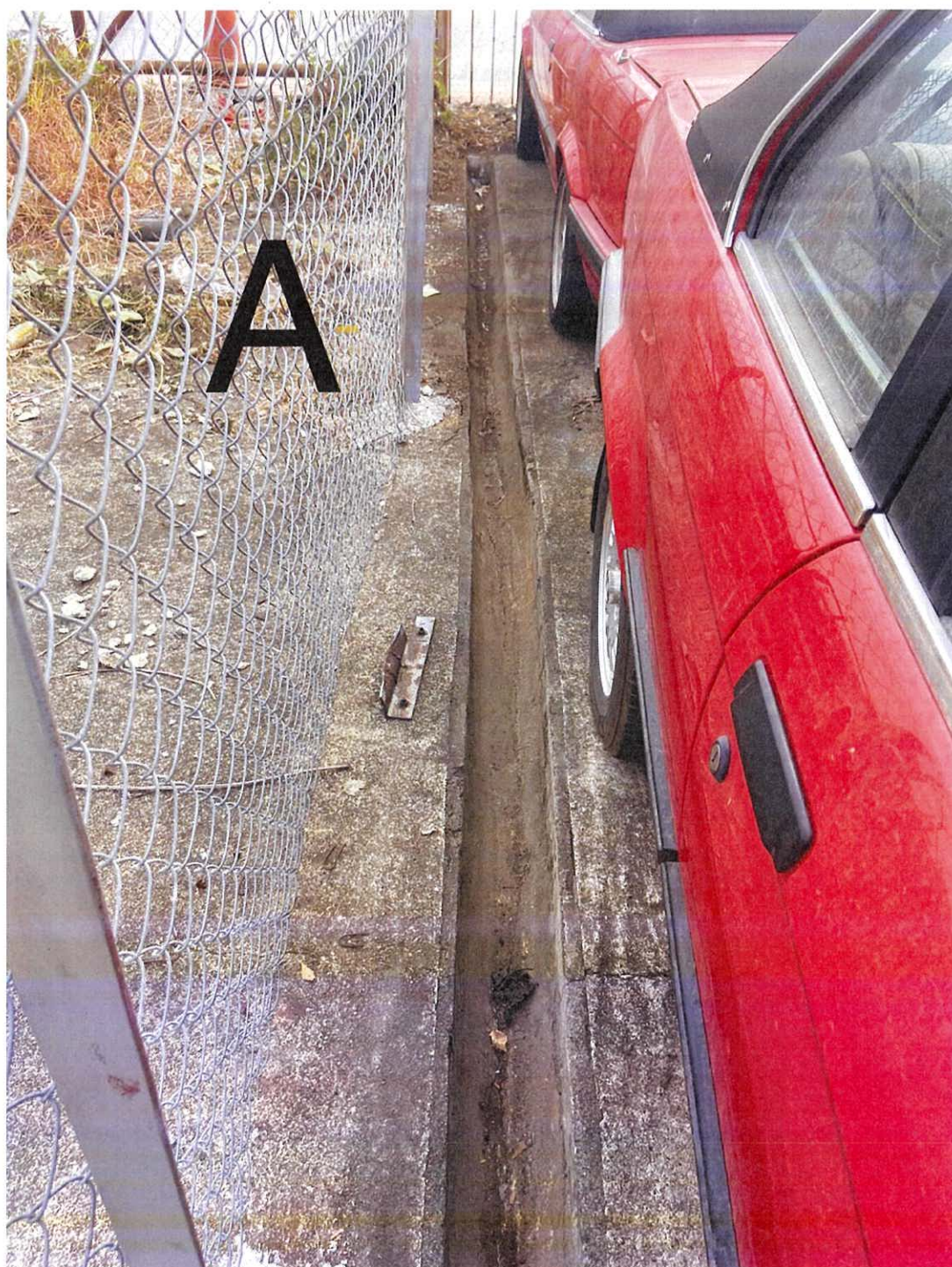


water flow direction

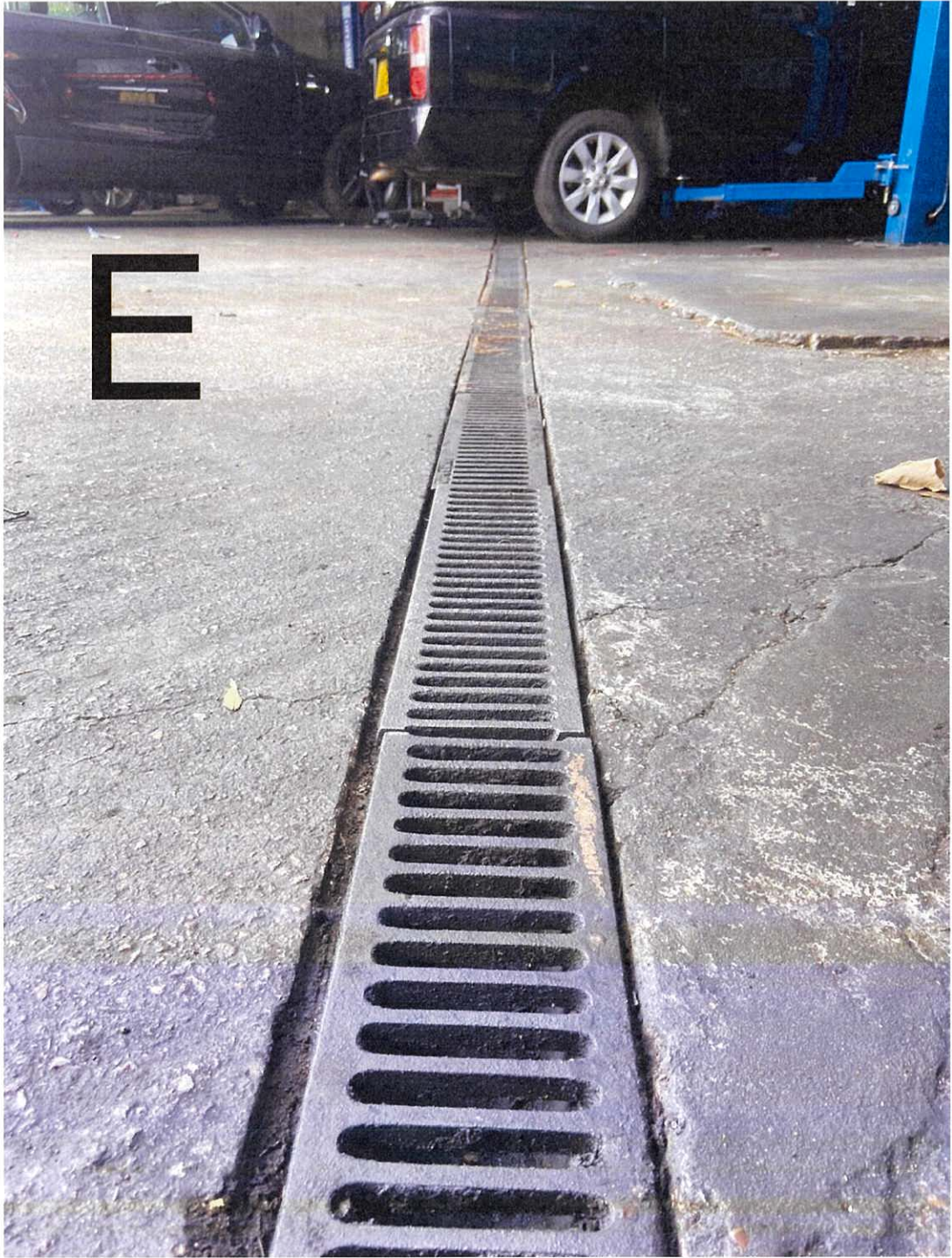
- . . . — 180mm 間 U 水渠 (已存17 年)
- . . . — 150mm U 水渠 (已存 8 年)

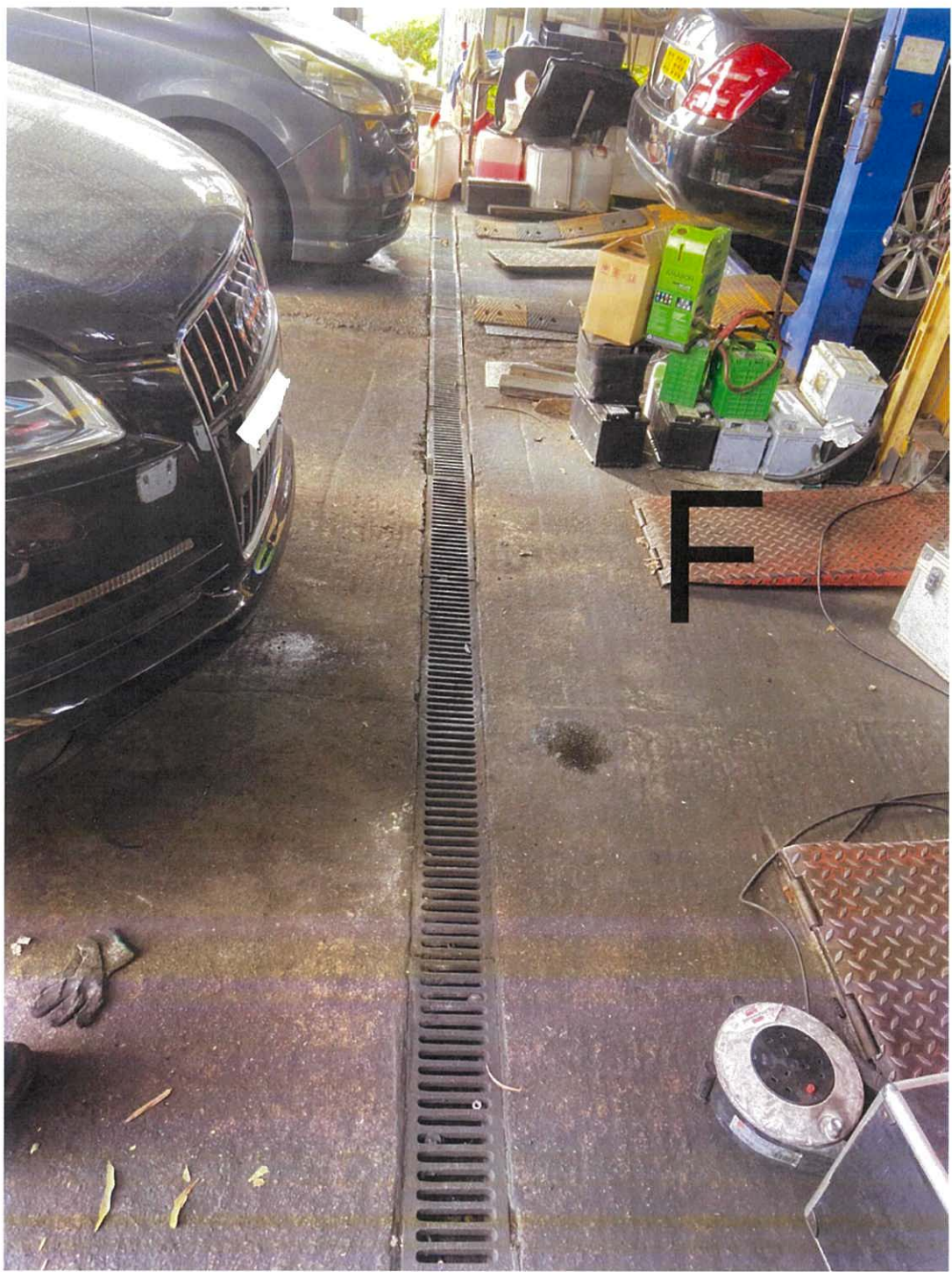
申請編號: A/YL-KTN/810

地段NO: DD109 LOT 529B (PART), DD110 LOT644ARP (PART)
& ADJOINING GOVERNMENT LAND, KAM TIN ROAD

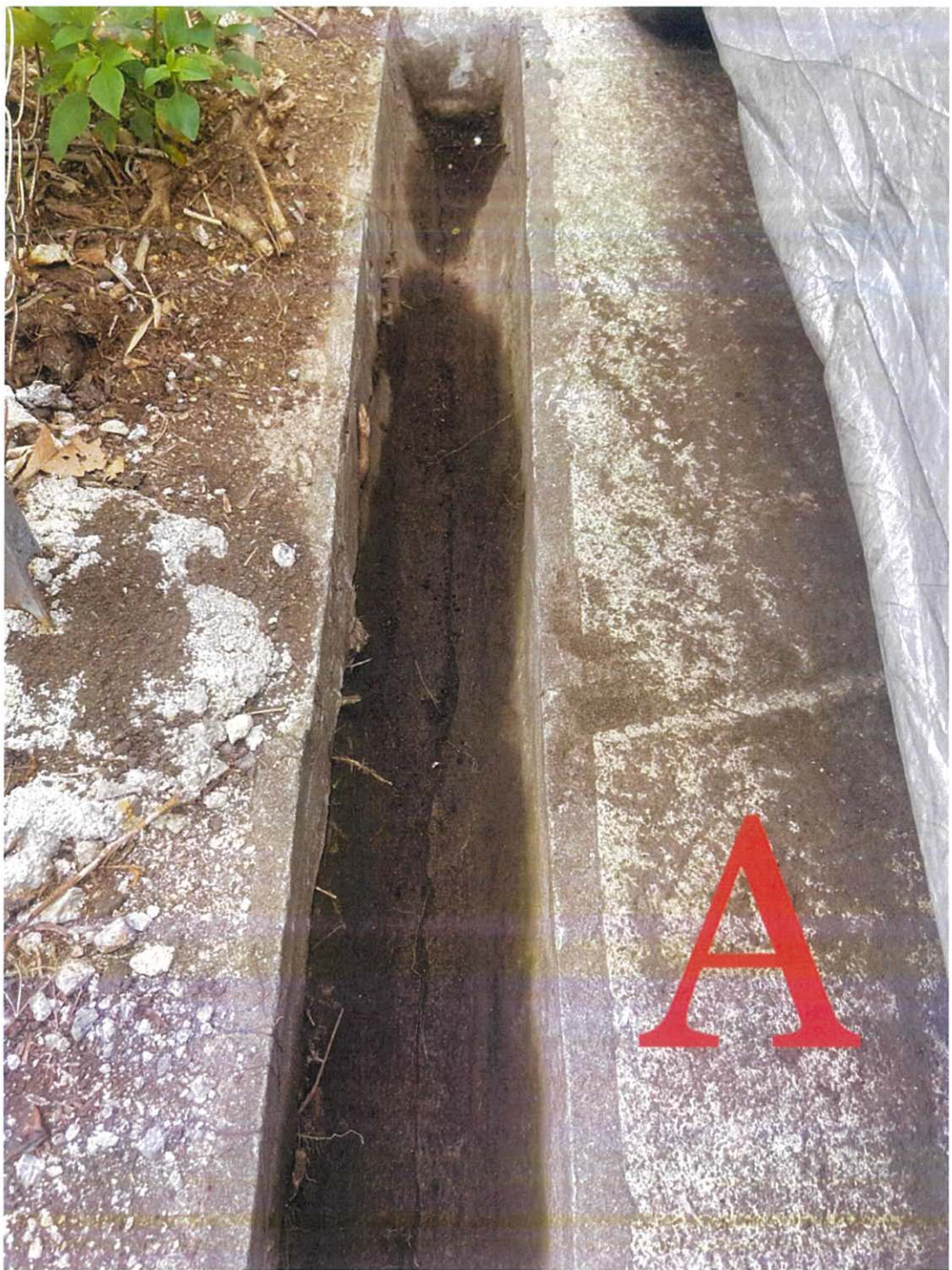


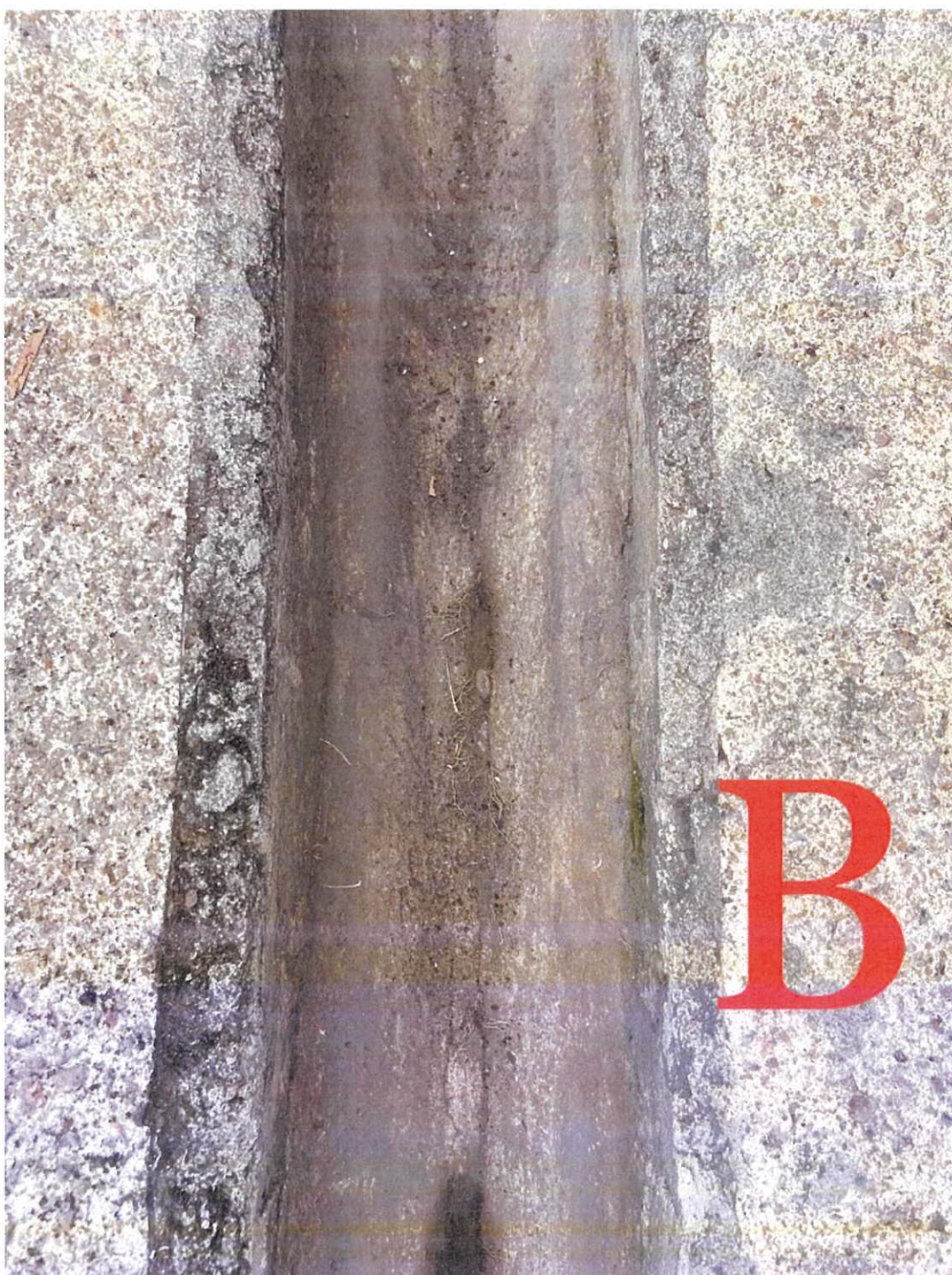


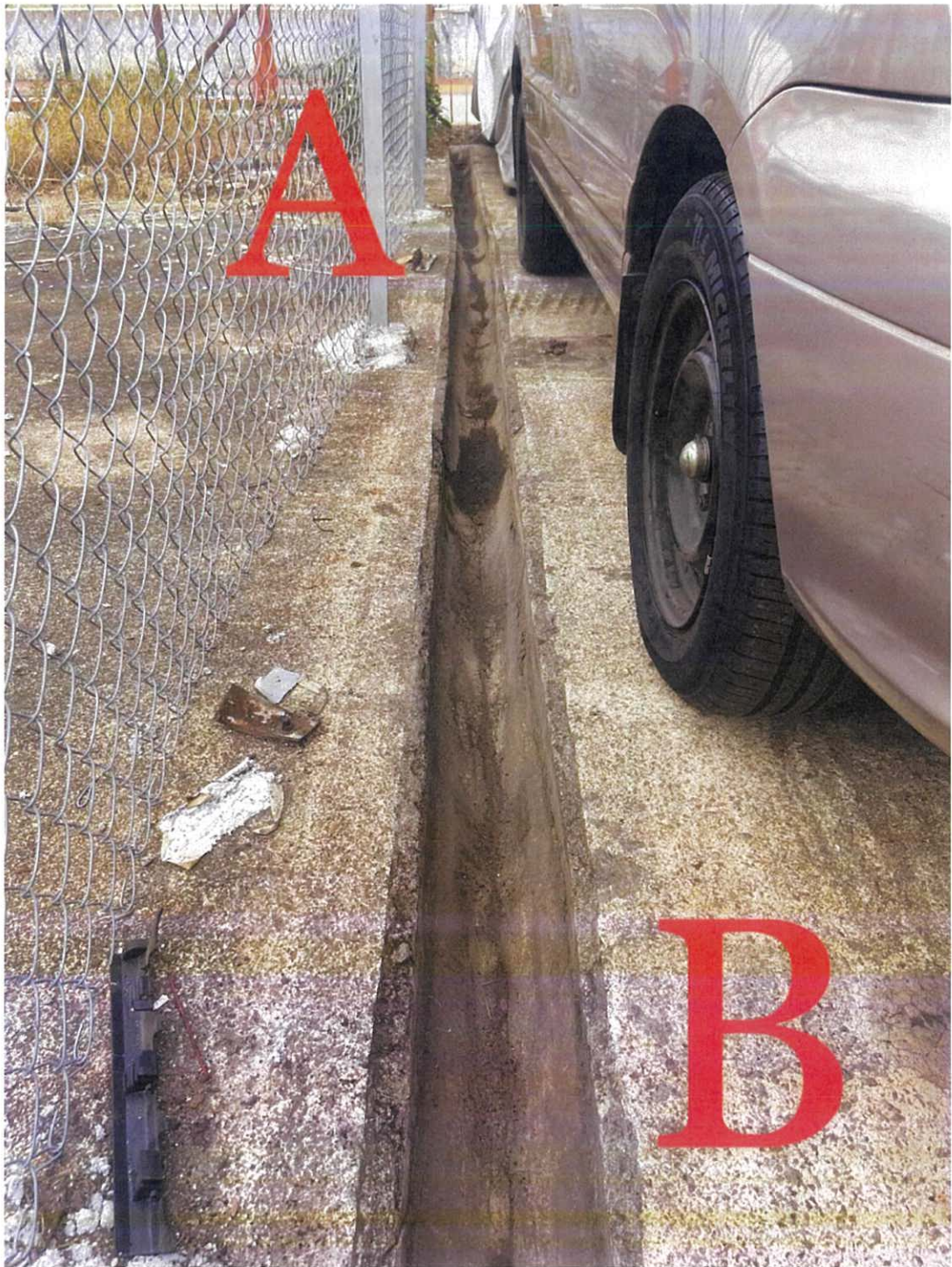




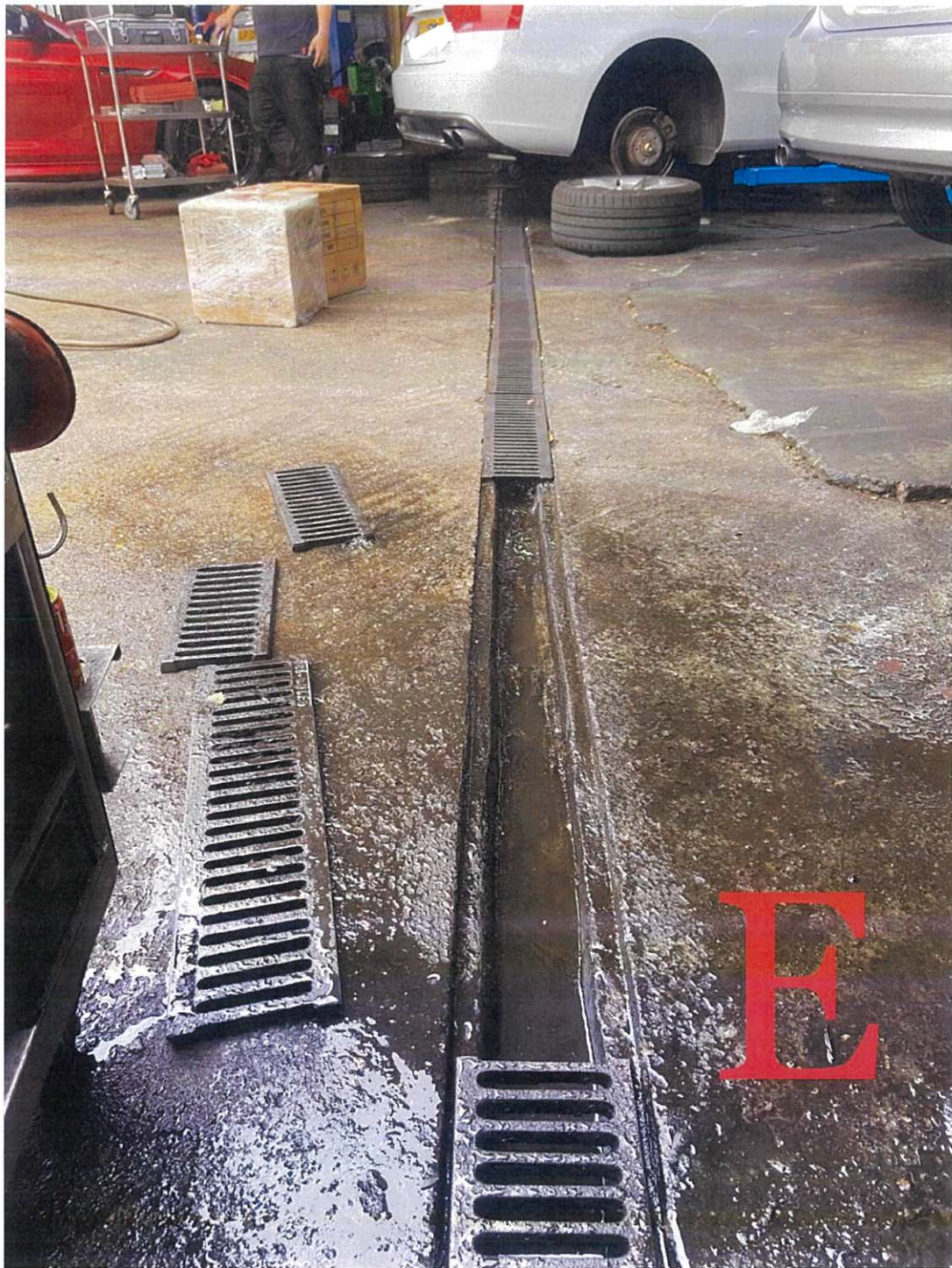












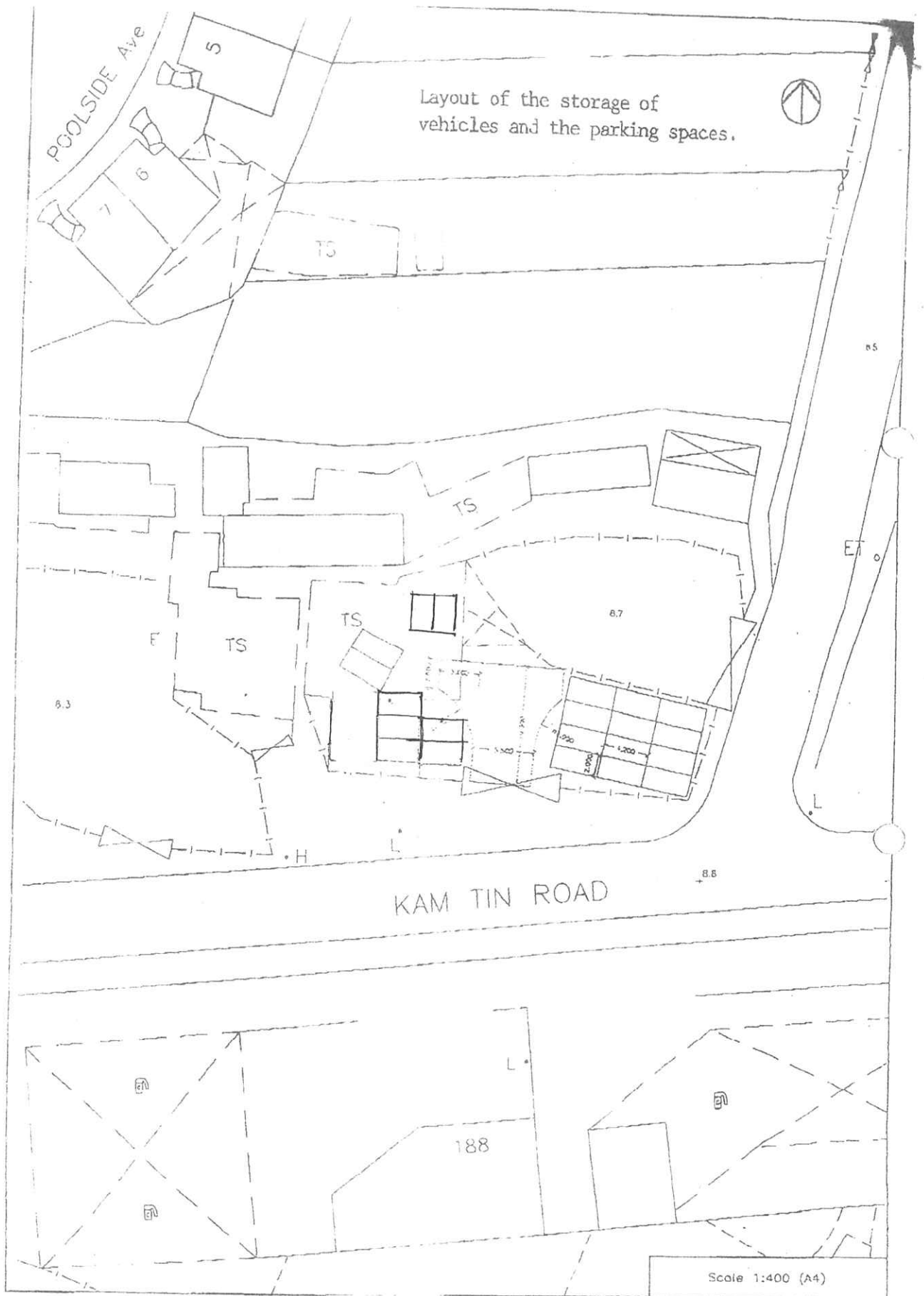








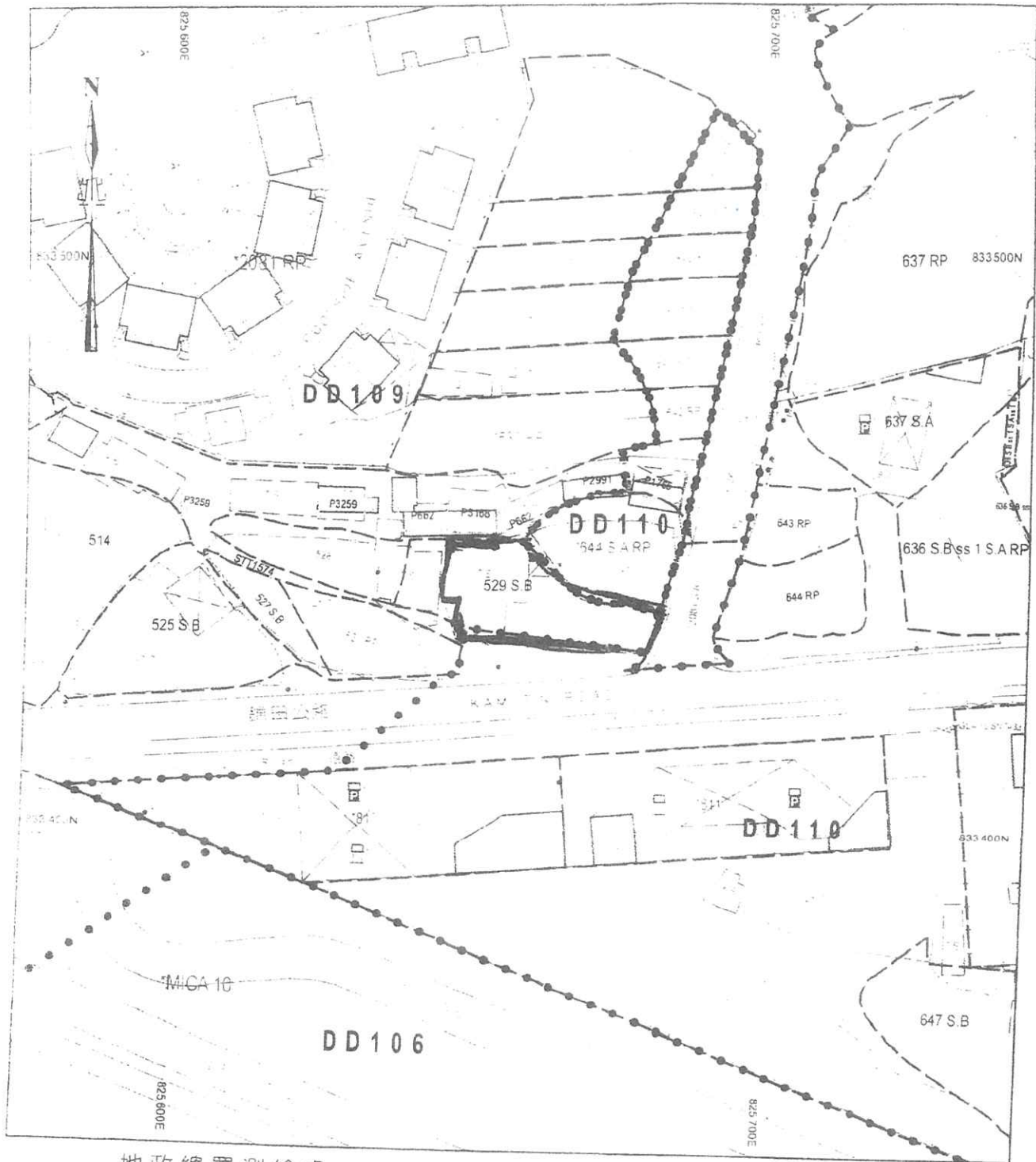






Structure	Form of Structure	Proposed Use	Total Floor Area	No. of storey	Height	Remark
1	Open Shed	Rain shelter	Not exceeding 198m ²	1	Not exceeding 6m	N/A
2	Stack-up converted containers	Site Office	Not exceeding 80m ²	2	Not exceeding 6m	Under Structure 1
3	Converted container	Storage	Not exceeding 16m ²	1	Not exceeding 3m	Under Structure 1

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Locality : YUEN LONG

Lot Index Plan No. : YL1272102014

District Survey Office : Yuen Long

Date : 31-Oct-2014

Reference No. : 6-NE-13A

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SMO-P01

20141031142249 10

免責聲明

本圖則乃按現有的資料顯示地段界線的概略位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時通知出現或終止，因此應向有關的分區地政處查詢。本圖則所示的資料必須透過實地測量予以核實，當有更佳資料的地段界線時，地政索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

Appendix Ia of RNTPC
Paper No. A/YL-KTN/1087

寄件日期: 2025年01月20日星期一 16:47
收件者: tpbpd/PLAND
主旨: Fw: A/YL-KTN/1087 (Fire services)
附件: FS251-202501-20.pdf; Fire services installations proposals-202501-20.pdf

Attached please find the FS251 certificate and the fire services installations proposals for your record.

All layout plans and proposal which supplied for this application is the same with last application.

Thanks a lot.

Miss Tang
Firm Yield Development Ltd

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處編號

A

Name of Client :
顧客姓名

Firm Yield Development Ltd.

Name of Building :
樓宇名稱

Lot 529 S.B. (Part) in D.D. 109, Lot 644 S.A RP (Part) in D.D. 110, and Adjoining Government Land

Street No./Town Lot :
門牌號數/市地段Street/Road/Estate Name :
街道/屋苑名稱

Kam Tin Road

Block :
座District :
分區

Kam Tin, Yuen Long

Area :
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，任何在處所內安裝的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	Carpark	Replace of 5kg Co2 Gas F.E. x 2 nos.	Conforms with FSD requirements	16/01/2025
24	Portable Fire Extinguisher	Office	Replace of 2kg Dry Powder F.E. x 1 no.	Conforms with FSD requirements	16/01/2025
25	Portable Hand-operated Approved Appliance	Carpark	Replace of Sand Bucket x 4 nos.	Conforms with FSD requirements	16/01/2025

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature :
授權人簽署Name :
姓名FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

Wong Yu Ki

Wong Yu Ki

Man Leong E & M Engineering Limited

16/01/2025

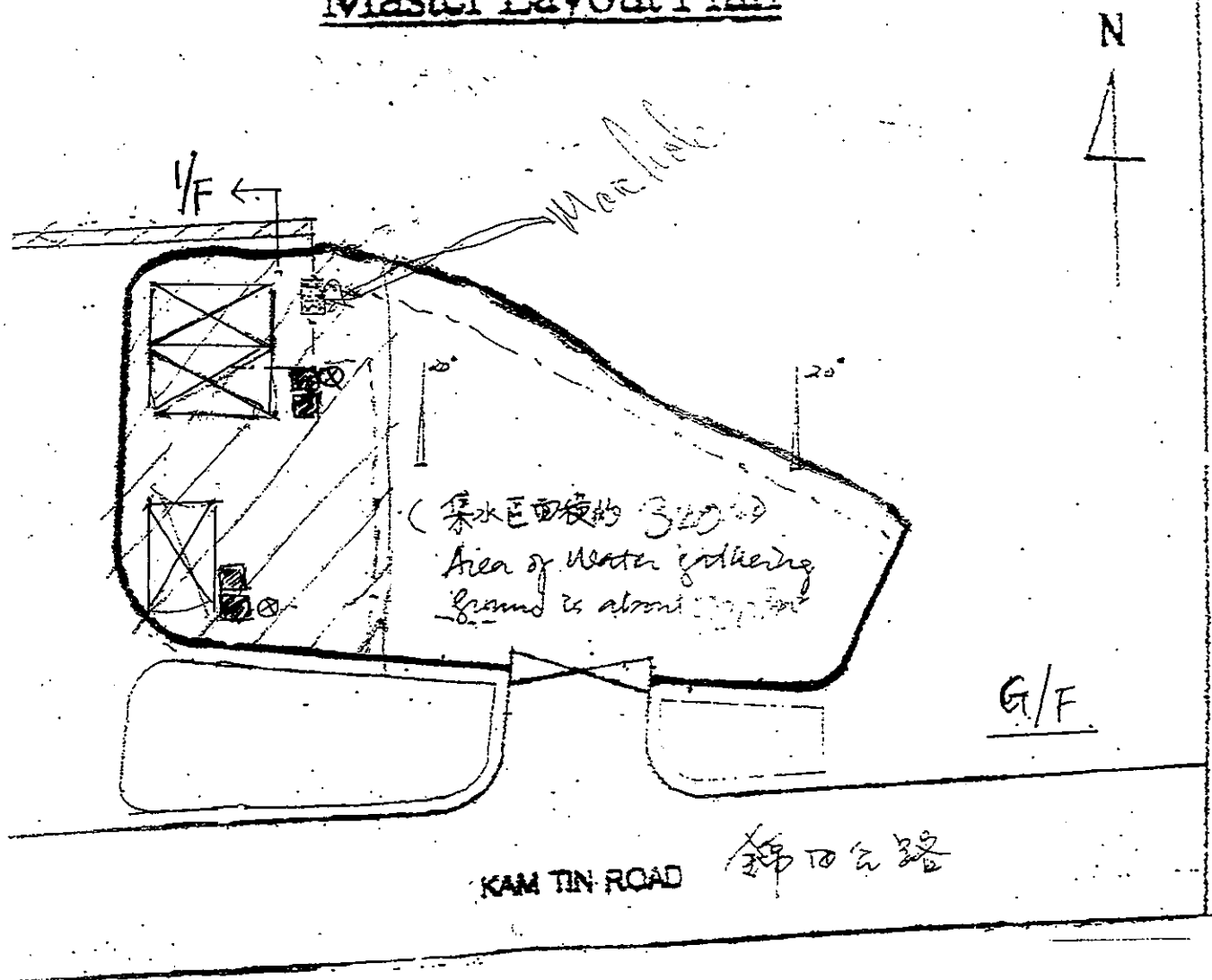
For FSD
use only:

Inspected

Key-in

Verified

總網發展藍圖
Master Layout Plan



- ⊗ 放置滅火筒 共 2 支
 ▨ 放置沙桶 共 4 桶

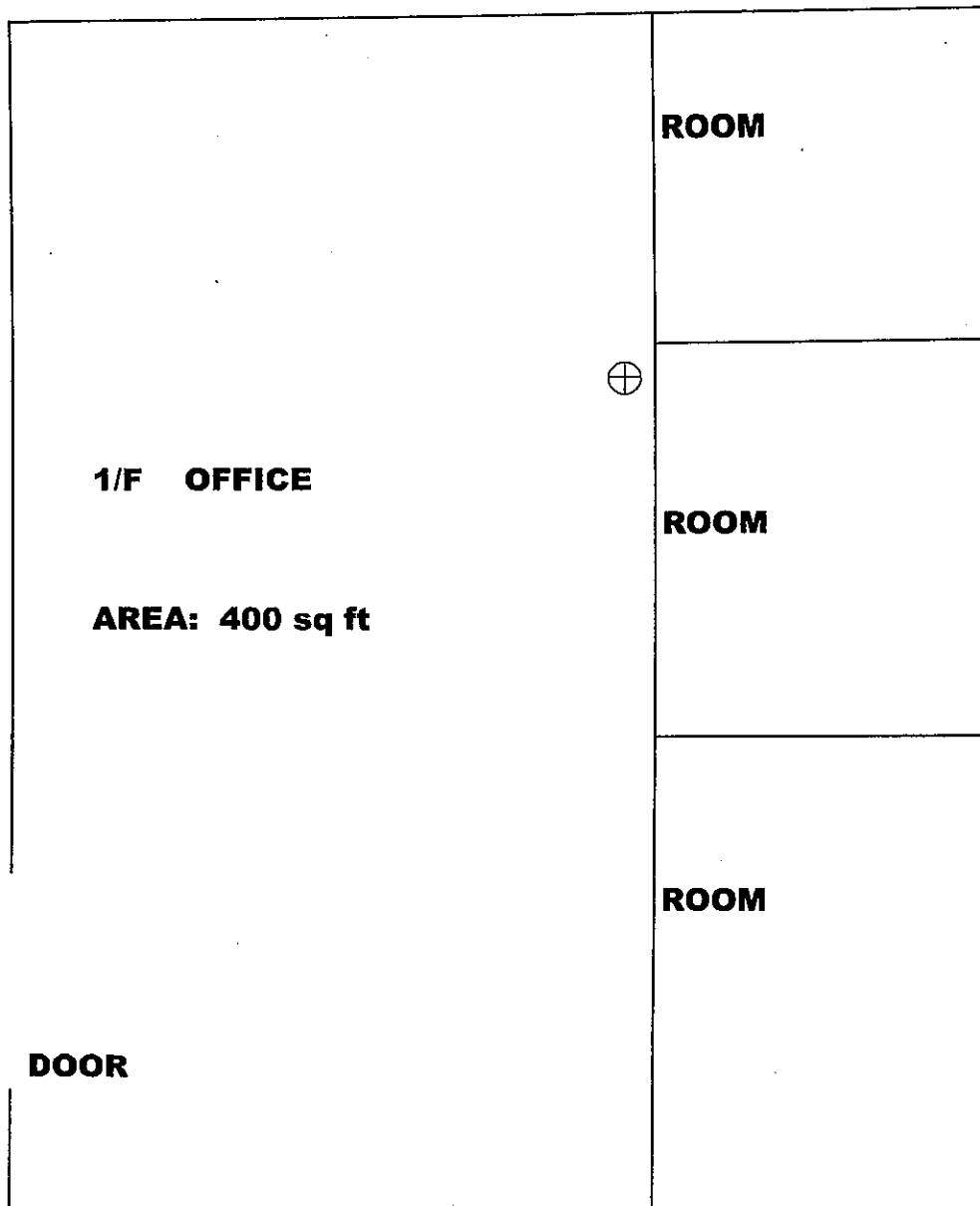
FIRE SERVICES INSTALLATIONS PROPOSAL

申請編號: A/YL-KTN/1087

地段NO: DD109 LOT 529B (PART), DD110 LOT644ARP (PART)
& ADJOINING GOVERNMENT LAND, KAM TIN ROAD

A/YL-KTN/1087

Fire services installations proposal



⊕ 2kg Dry Powder Fire Extinguisher.

寄件日期: 2025年02月07日星期五 15:39
收件者: tpbpd/PLAND
主旨: Fw: A/YL-KTN/1087 (Transport Department)
附件: Flow table-202502-07.pdf

I'd like to refer to the captioned application, attached please find the flow table of the vehicles.

We provide valet parking service and all customers need to stay the keys in our company allowing us to control all the vehicles. Besides, some of the vehicles is for short term storage, so the flow of the vehicles are not much. So, it would not cause significant traffic impact to Kam Tin Road.

the layout plan of parking spaces which I submit this time is same as last application.

I'd also like to superseded my submission on 7/2/2025 at 12:21pm



Flow table-202502-07.pdf

Thanks a lot.

Miss Tang
Firm Yield Development Ltd

[illegible]

寄件日期: 2025年02月12日星期三 14:37
收件者: tpbpd/PLAND
主旨: Fw: A/YL-KTN/1087 (Drainage Department)
附件: 新壓縮 (zipped) 資料夾.zip


新壓縮 (zipped) 資料夾.zip

I'd like to refer to the captioned application,
attached please find the drainage photos
for your approval.

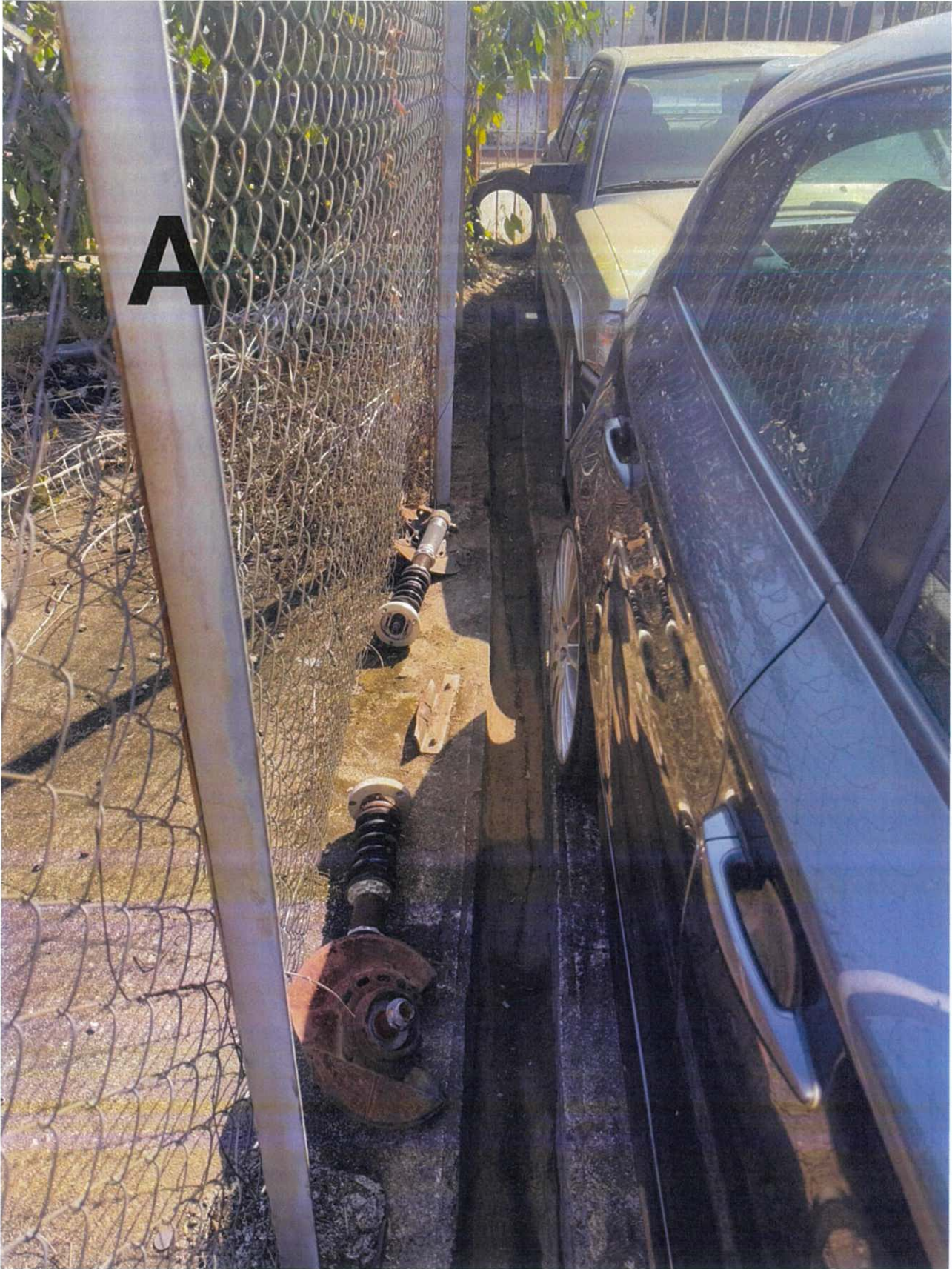
Thanks a lot.

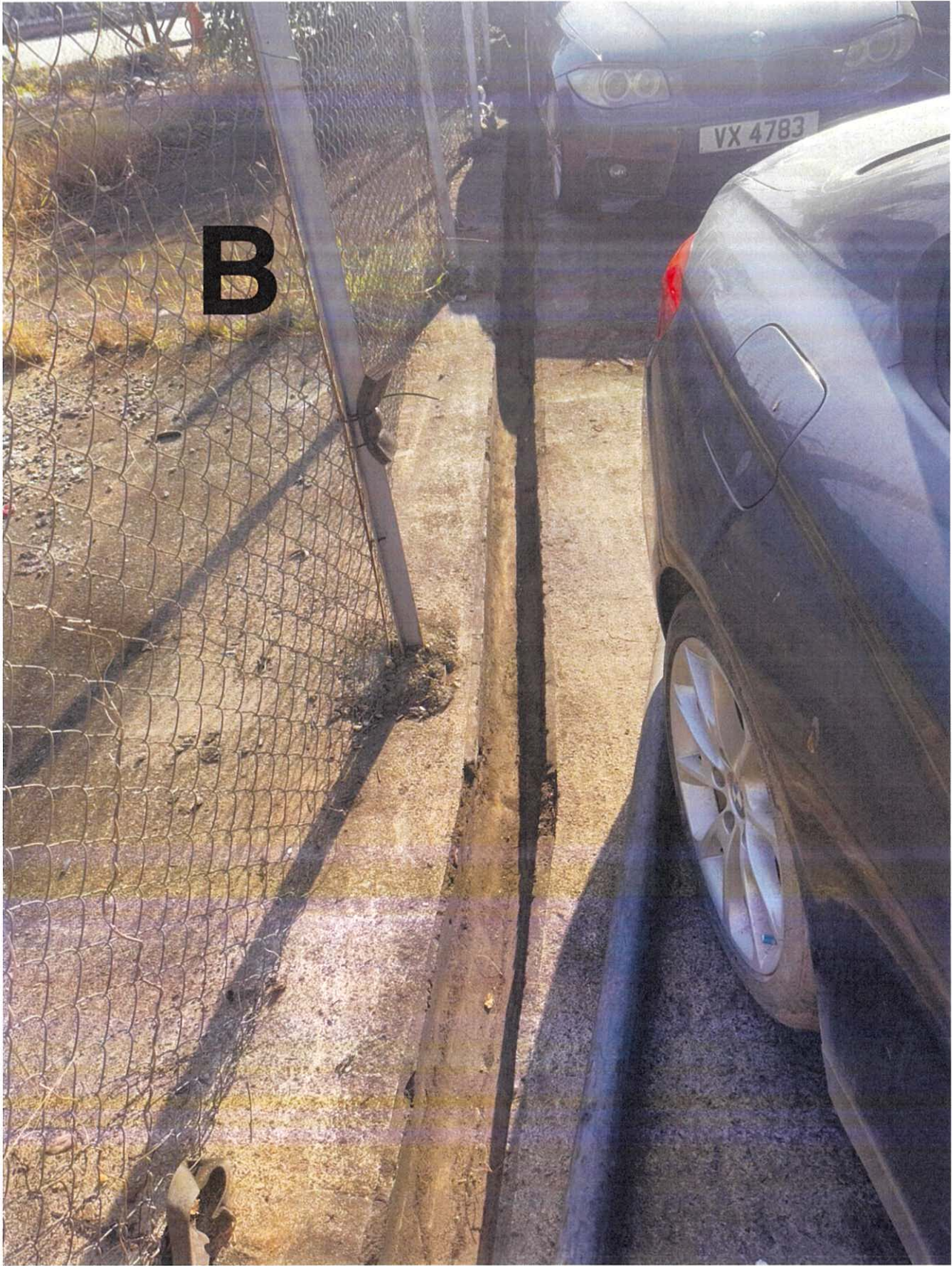
I'd like to refer to the captioned application, attached
please find the manhole photos for your approval.

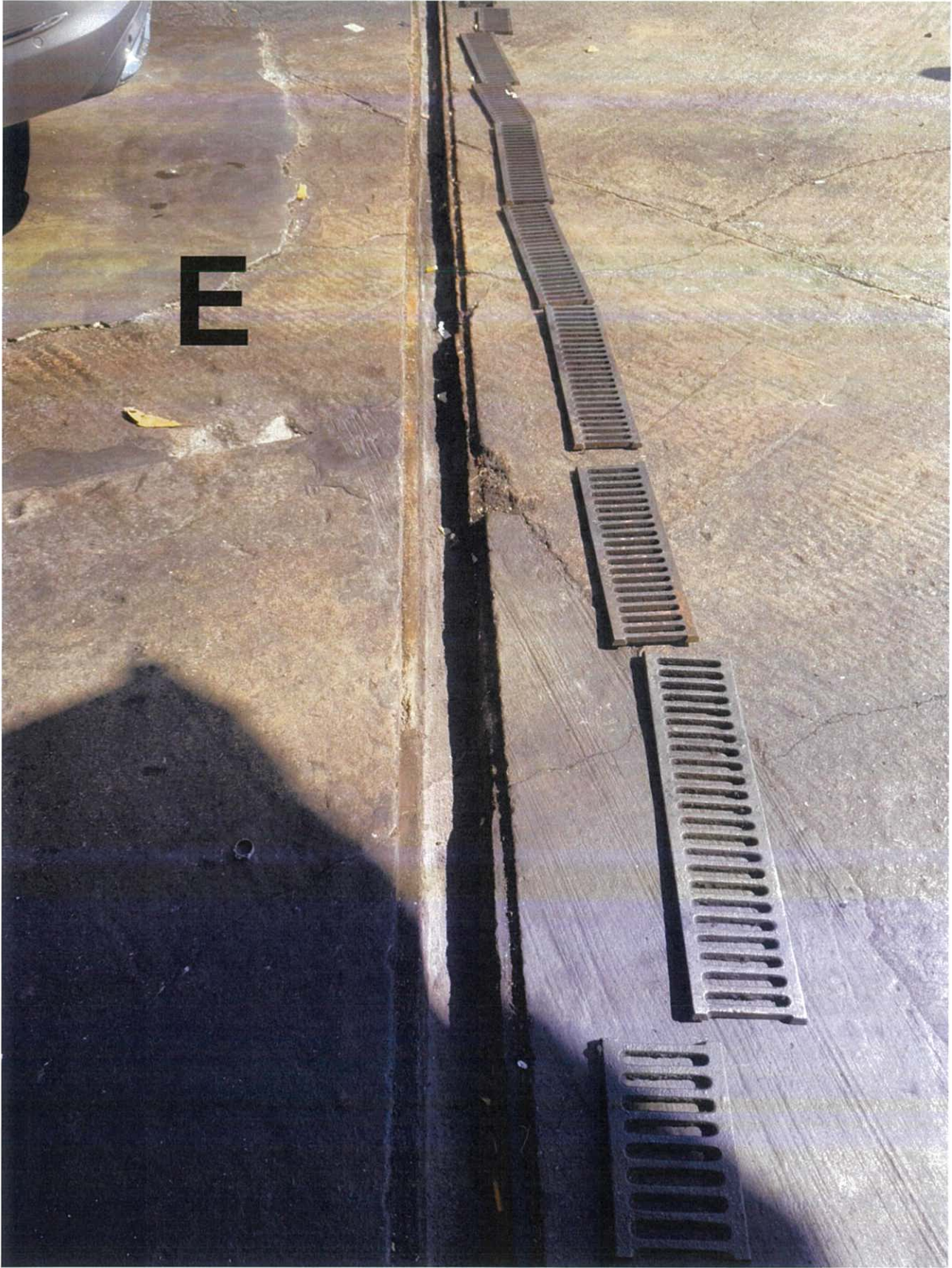
Thanks a lot.

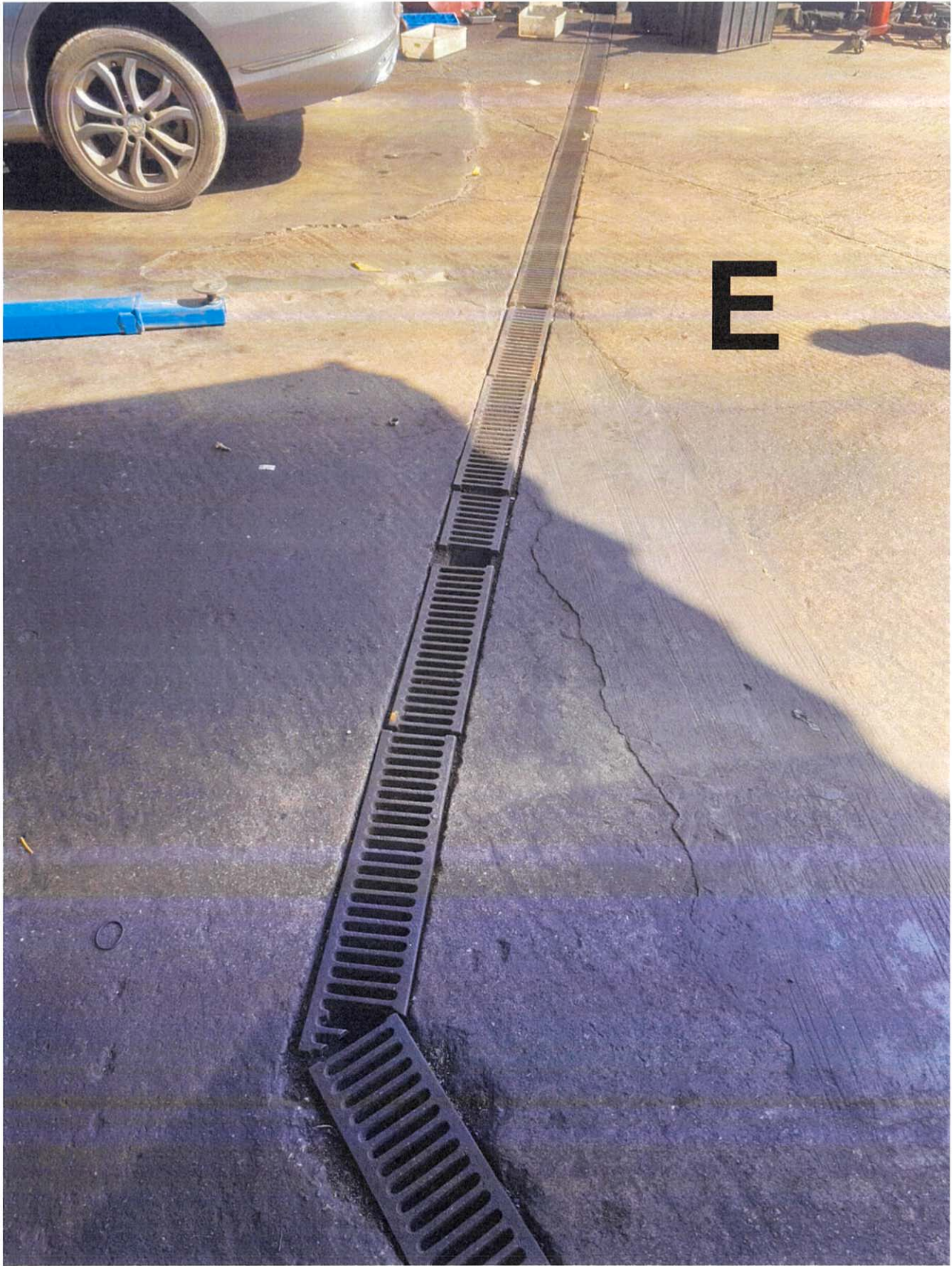
Miss Tang
Firm Yield Development Ltd

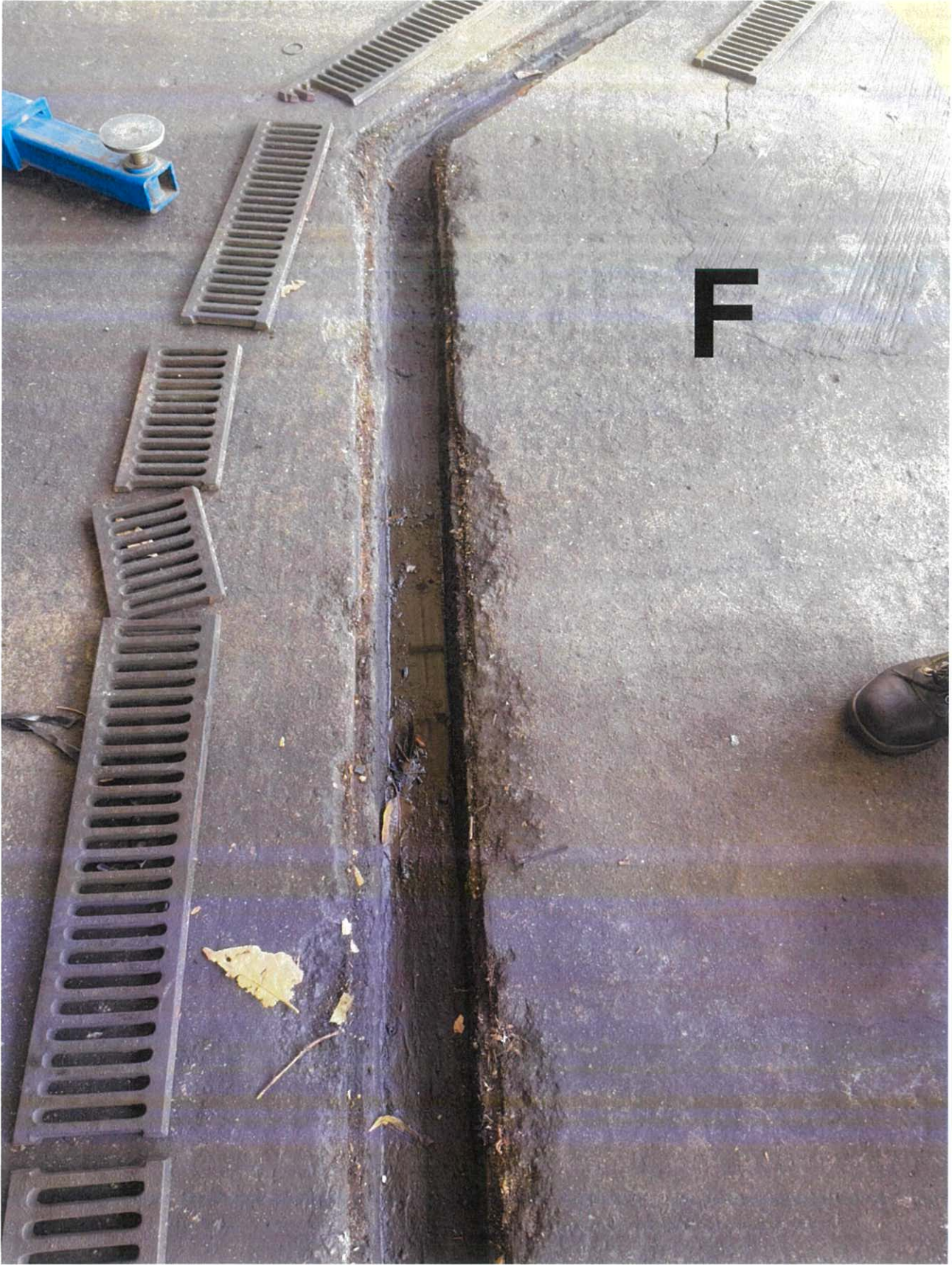




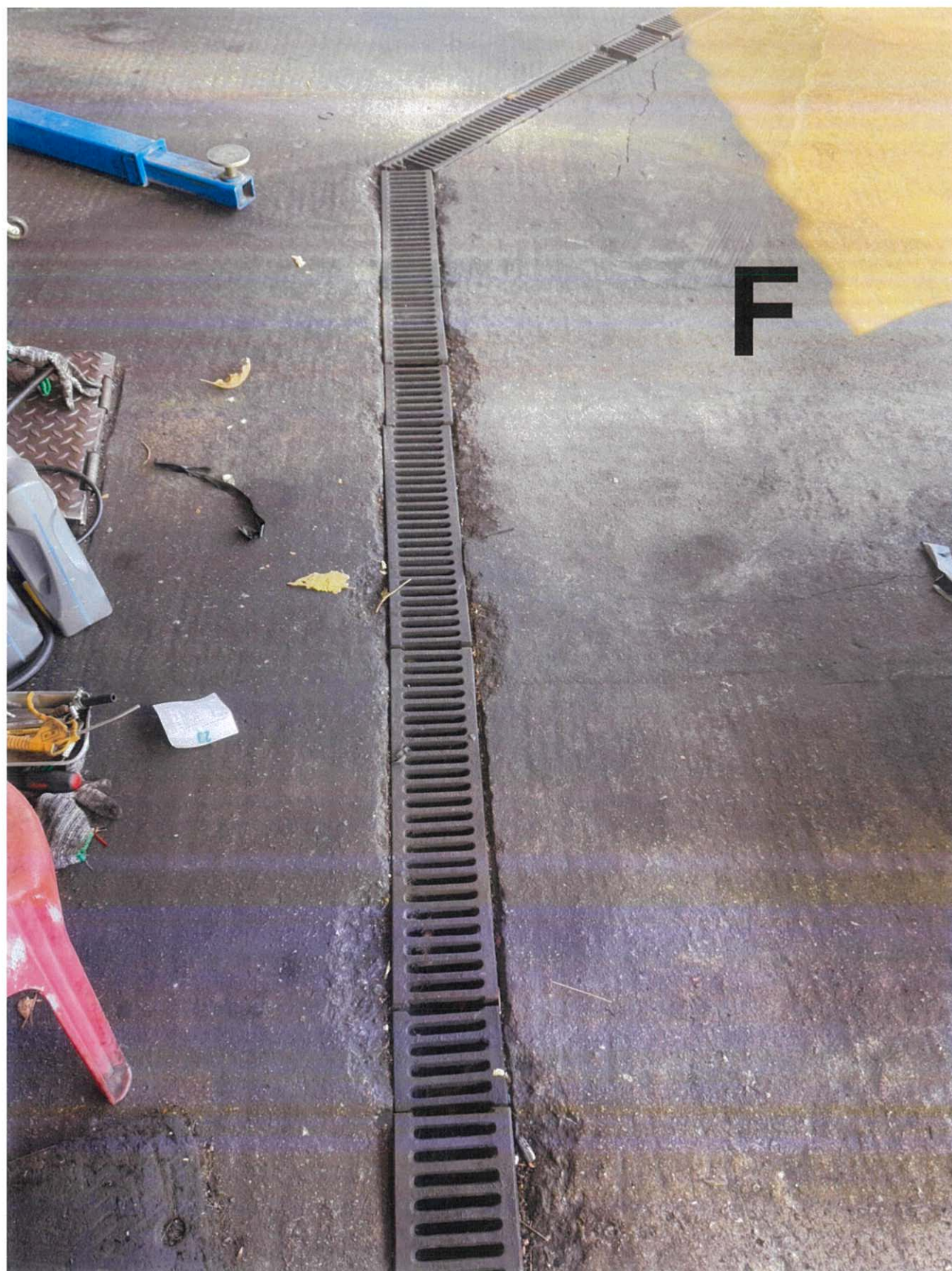




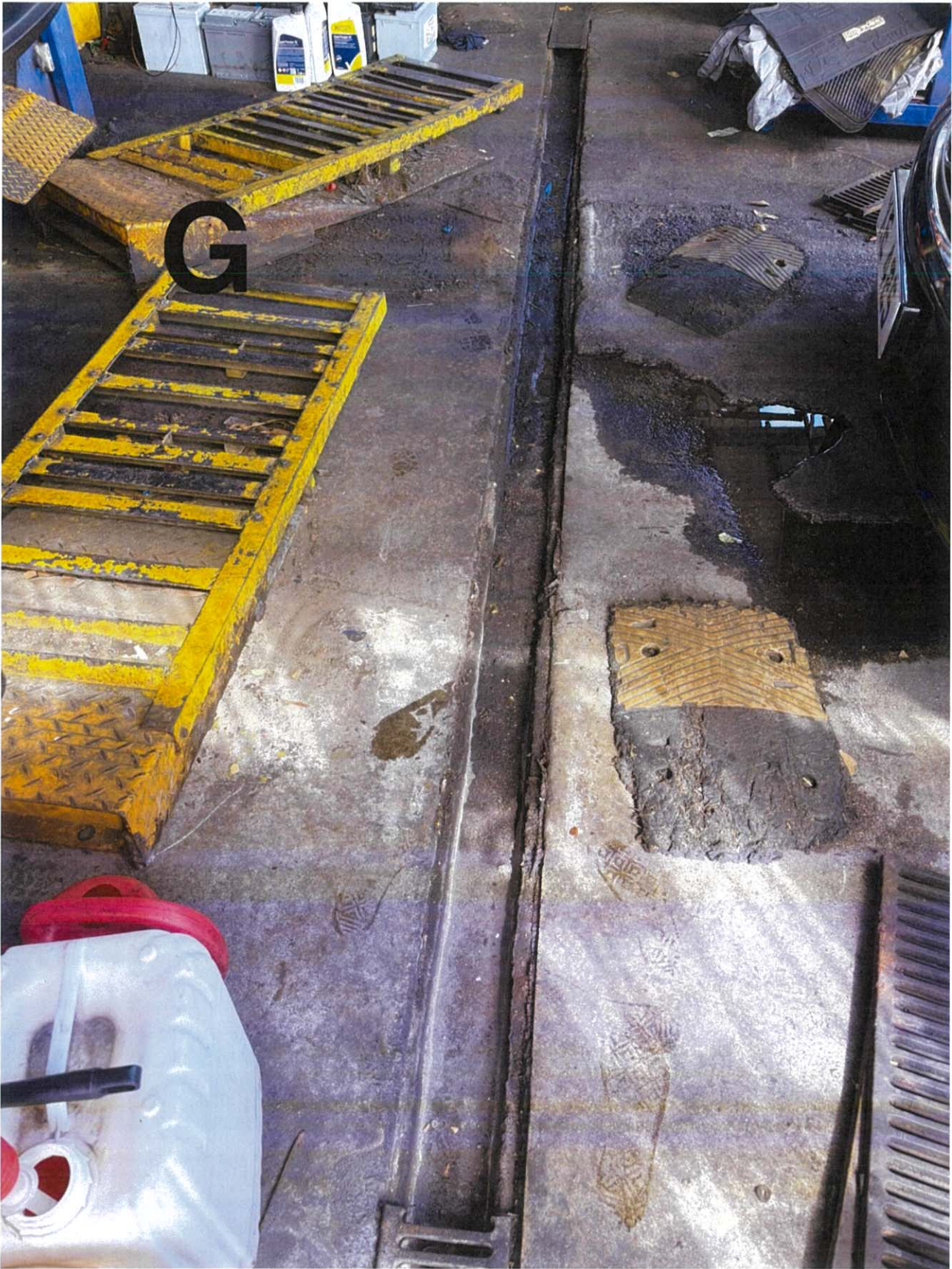


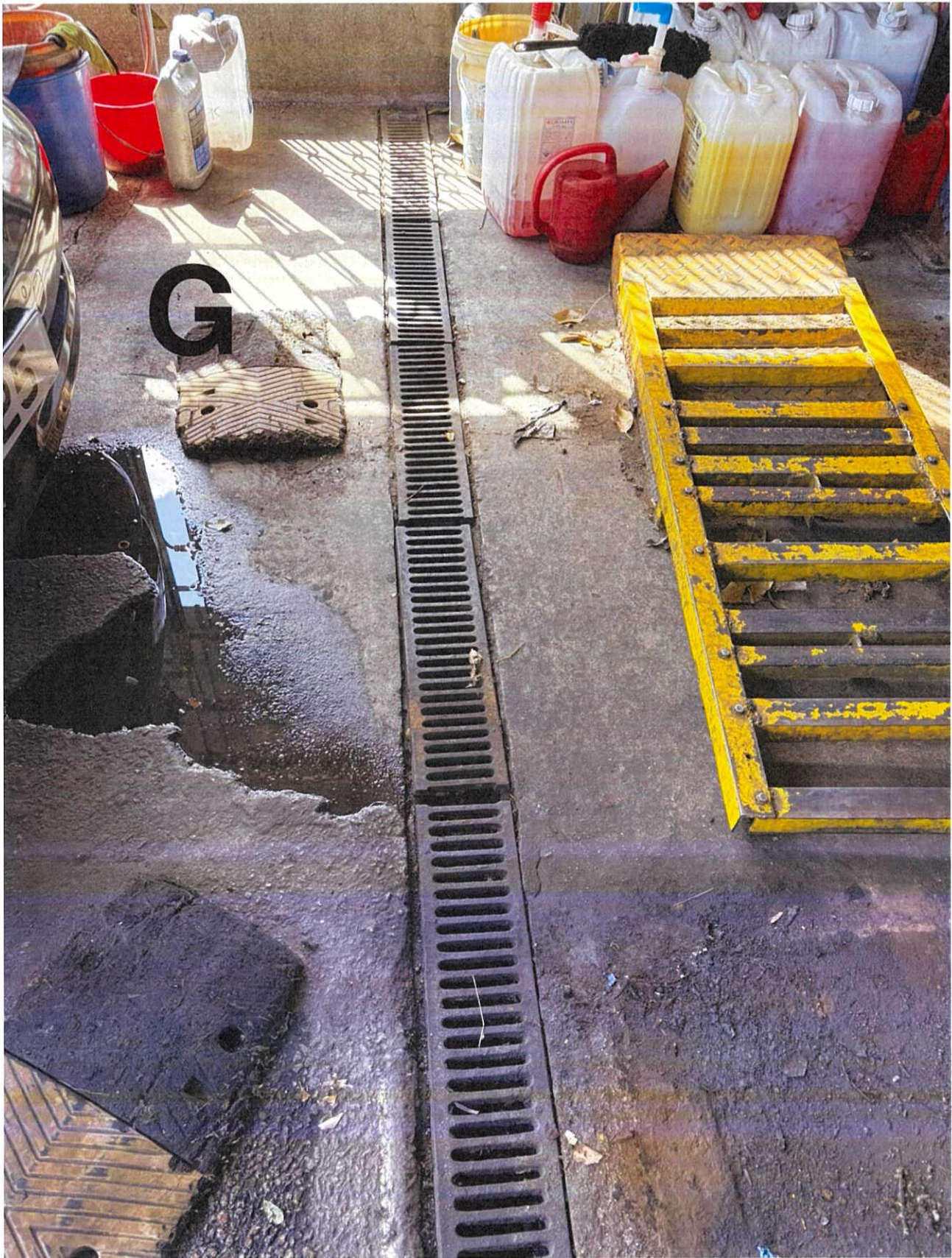






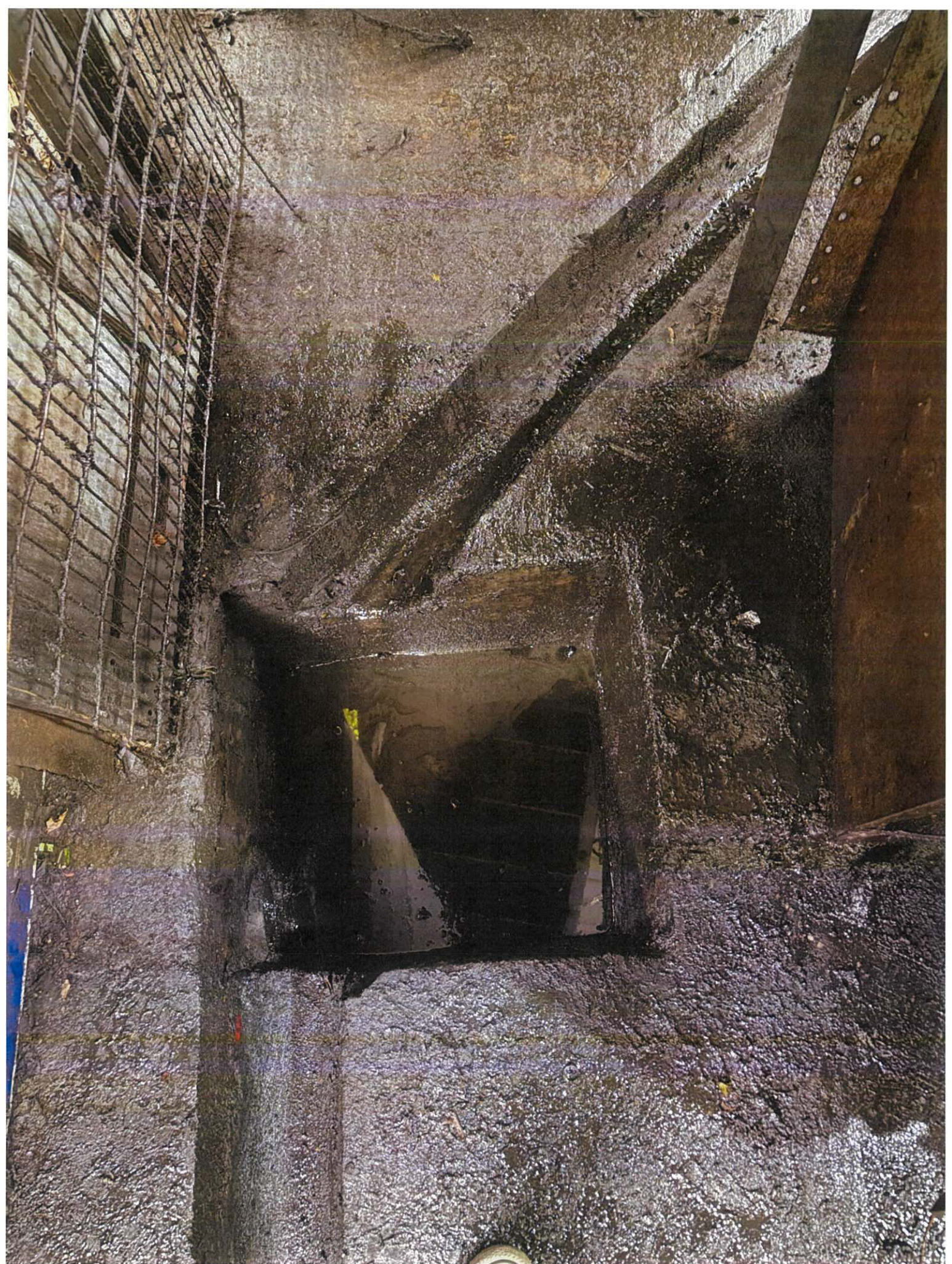














寄件日期: 2025年02月14日星期五 17:51
收件者: tpbpd/PLAND
主旨: Fw: A/YL-KTN/1087 (Outdoor photos)

I refer to the captioned application, well received the message from the planning department about the comment from the neighborhood and the pedestrian. Sorry for making any inconvenience to them and we will follow up immediately and avoid same circumstance happen again. And keep the harmony between our company and all road users.

We understand that any activity conducted on the application site that do not align with the approval planning scheme may result in enforcement action by the planning department.

Thanks a lot.

Miss Tang
Firm Yield Development Ltd





**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/33	Public Car Park for Four Years	20.6.1997 [approved for 4 years up to 20.6.2001]
A/YL-KTN/77	Temporary Open Storage of Private Cars for a Period of Twelve Months	27.11.1998
A/YL-KTN/128	Temporary Open Storage of Private Cars for a Period of Three Years	02.02.2001 [revoked on 02.11.2001]
A/YL-KTN/160	Temporary Open Storage of Private Cars for a Period of Three Years	17.01.2003
A/YL-KTN/241	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of Three Years	13.01.2006
A/YL-KTN/455	Temporary Open Storage of Private Cars for a Period of Three Years	02.01.2015 [revoked on 13.02.2015]
A/YL-KTN/631	Temporary Open Storage of Private Cars for a Period of Three Years	08.03.2019
A/YL-KTN/810	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of Three Years	28.1.2022

Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/148	Temporary Open Storage of Private Cars and Company Cars Maintenance for Three years	9.8.2002

Rejection Reasons:

1. The development does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that residential dwellings which are located to its close proximity would be susceptible to adverse environmental nuisances generated by the development; and
2. There is insufficient information in the submission to demonstrate that the development would not cause adverse environmental and drainage impacts on the surrounding areas.

Similar s.16 Applications within the Same “Residential (D)” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/742	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	22.01.2021
A/YL-KTN/762	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	14.05.2021
A/YL-KTN/792	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	15.07.2022 [revoked on 26.08.2022]
A/YL-KTN/860	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	11.11.2022
A/YL-KTN/966	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	22.12.2023
A/YL-KTN/1003	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	10.5.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot No. 529 S.B in D.D 109 and Lot No. 644 S.A RP in D.D 110 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;
- lot No. 529 S.B in D.D. 109 is covered by Short Term Waiver No. 4125 for the purpose of “temporary storage of private cars”;
- the GL is covered by Short Term Tenancy No. 2847 for the purpose of “temporary open storage of private cars”; and
- detailed advisory comments are at **Appendix VI**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- detailed advisory comments are at **Appendix VI**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- detailed advisory comments are at **Appendix VI**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, condition should be stipulated requiring the maintenance of the existing drainage facilities implemented under previous application No. A/YL-KTN/810.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint received against the Site in the past three years; and
- detailed advisory comments are at **Appendix VI**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the existing fire service installations implemented on the Site being maintained in an efficient working order at all times.

6. **Leisure and Cultural Services**

Comments of the Director of Leisure and Cultural Services:

- no in-principle objection as the application is for three years only; and
- his office has no plan to develop the Site into public open space in the upcoming three years.

7. **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 of 2023, the Site is located in an area of miscellaneous rural fringe landscape character comprising vacant land, residential houses, temporary structures, open storage, car parks and scattered tree group; and
- comparing the aerial photos of 2021 and 2023, there is no significant change to the landscape character of the surrounding area. According to the proposed layout plan, there is no significant change in the development layout. Significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- there is no record of approval by the Building Authority for the existing structures at the Site; and
- detailed advisory comments are at **Appendix VI**.

9. **Other Departments**

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

- District Officer (Yuen Long), Home Affairs Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use and the application site (the Site) with the concerned owner(s);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee or the Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that :

the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owner of the Lot No. 644 S.A RP in D.D. 110 shall apply to his office for a STW to permit the structure(s) erected within the said private lot. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there are no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by the Lands. Besides, given the applied 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:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. 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:
 - the Site involves Government land where is not under HyD's maintenance purview;
 - HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Kam Tin Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to:
 - i. follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";

- ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
 - iii. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - iv. meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's 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;
 - before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the (Building (Planning) Regulation) at building plan submission stage.

1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250128-104821-02747
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	28/01/2025 10:48:21
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. NG CHEUK HIN
意見詳情 Details of the Comment:	此處經常違泊多部車輛，阻礙視線，引致交通意外

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250204-162447-04268
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	04/02/2025 16:24:47
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. SL Ching
意見詳情 Details of the Comment:	反對有關申請。該地出口適值在隱閉路口傍邊，如有阻塞，在錦田公路轉過來的車便碰個正著。該隱閉路口出錦田公路非常繁忙，有停車場出口實不合適。現時已經常有非法泊於行人路上的車，完全影響視線涉及駕駛安全。只泊五輛車的停車場，根本不切實際。

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

參考編號

Reference Number: 250204-164245-73351

提交限期

Deadline for submission: 07/02/2025

提交日期及時間

Date and time of submission: 04/02/2025 16:42:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1087

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. KWAN WAI HUN G

意見詳情

Details of the Comment:

反對這地方用來泊車，嚴重影響我們從四季名園，出車時阻礙視線，看不到右邊來車的情況，特別是私家車、車頭長、坐位低，本身都有阻礙情況，如加上泊車，根本看不清來車（除非突出車頭、太危險），這肯定意外頻生，這路口都發生多次交通事故，詳情可向有關單位查正，有勞貴署重視、感激之至。

反對、反對、大力反對！
嚴肅地大力反對！

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

參考編號

Reference Number: 250206-165059-56773

提交限期

Deadline for submission: 07/02/2025

提交日期及時間

Date and time of submission: 06/02/2025 16:50:59

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/1087

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. CHOW TAK MAN

意見詳情

Details of the Comment:

不同意，錦田公路交通已經十分繁忙，會對附近居民造成嚴重的影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-171438-76090
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:14:38
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Luk
意見詳情 Details of the Comment:	反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-171756-49914
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:17:56
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Chan
意見詳情 Details of the Comment:	反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174111-05766
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:41:11
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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 :	反對，因車房經常滯泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174443-41403
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:44:43
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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 :	反對，因車房經常滯泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/撥款提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174553-81986
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:45:53
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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 :	
反對，因車房經常泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/撥款提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174649-28170
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:46:49
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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 :	
反對，因車房經常泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174742-02660
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:47:42
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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:	
反對，因車房經常滯泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174833-12950
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:48:33
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「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:	
反對，因車房經常滯泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/暫緩修訂提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250206-174944-57926
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	06/02/2025 17:49:44
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-K/TN/1087
「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:	
反對：因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/暫緩修訂提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-112534-75165
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:25:34
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-K/TN/1087
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 程
意見詳情 Details of the Comment:	
反對：因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-112955-07740
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:29:55
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Lo
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-113320-53062
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:33:20
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss 鄭
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-113523-16513
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:35:23
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Cheng
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-113657-95610
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:36:57
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss 陳
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-114915-70103
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:49:15
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 周
意見詳情 Details of the Comment :	
反對，租戶華駿行，長久以來不顧附近居民的安危，違反租約條款，於不適合的地方。例如：門口行人路停泊多輛汽車，甚至大型車輛，阻擋了由側邊彭家村及四季名園駛出的汽車視線，曾經多次發生的交通意外相信都是因此而引起。所以我盡力反對政府再給此公司延續租約，請問政府部門人員是否要有人命傷亡才有所作為呢？	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-115140-54342
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 11:51:40
有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTN/1087	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Lee
意見詳情 Details of the Comment :	
反對，因車房經常途泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

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

參考編號

Reference Number: 250207-115357-85138

提交限期

Deadline for submission: 07/02/2025

提交日期及時間

Date and time of submission: 07/02/2025 11:53:57

有關的規劃申請編號

The application no. to which the comment relates: A/YL-K/TN/1087

「提意見人」姓名/名稱

Name of person making this comment: 小姐 Miss 董

意見詳情

Details of the Comment:

反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

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

參考編號

Reference Number: 250207-115912-05376

提交限期

Deadline for submission: 07/02/2025

提交日期及時間

Date and time of submission: 07/02/2025 11:59:12

有關的規劃申請編號

The application no. to which the comment relates: A/YL-K/TN/1087

「提意見人」姓名/名稱

Name of person making this comment: 小姐 Miss Wang

意見詳情

Details of the Comment:

反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。希望政府不再批出存放泊車用牌照。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-120038-39012
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:00:38
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Ku
意見詳情 Details of the Comment:	反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-120331-92206
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:03:31
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Lo
意見詳情 Details of the Comment:	反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-120712-67632
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:07:12
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Lai
意見詳情 Details of the Comment:	路口車房經常把車停泊在路口，阻擋視線，易生危險，屋苑路口已因為這原因出過多次交通意外。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-120906-67673
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:09:06
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Leung
意見詳情 Details of the Comment:	反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121003-10657
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:10:03
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Law
意見詳情 Details of the Comment :	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121058-13446
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:10:58
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Au
意見詳情 Details of the Comment :	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/撥款後提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121149-34630
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:11:49
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-K/TN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Au
意見詳情 Details of the Comment:	反對，因車房經常泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/撥款後提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121324-83341
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:13:24
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-K/TN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Ho
意見詳情 Details of the Comment:	反對，因車房經常泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

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

參考編號

250207-121432-54191

提交限期

07/02/2025

提交日期及時間

07/02/2025 12:14:32

有關的規劃申請編號

A/YL-KTN/1087

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 陳

Name of person making this comment:

意見詳情

Details of the Comment :

反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

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

參考編號

250207-121618-J5033

提交限期

07/02/2025

提交日期及時間

07/02/2025 12:16:18

有關的規劃申請編號

A/YL-KTN/1087

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss 郭

Name of person making this comment:

意見詳情

Details of the Comment :

反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121718-55538
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:17:18
有關的規劃申請編號 The application no. to which the comment relates:	AYL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Choi
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121818-97792
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:18:18
有關的規劃申請編號 The application no. to which the comment relates:	AYL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Ma
意見詳情 Details of the Comment:	
反對，因車房經常違泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-121909-68783
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:19:09
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 郭
意見詳情 Details of the Comment :	反對，因車房經常滯泊車輛在該申請土地外，阻擋其他道路使用者視線容易產生交通意外，尤其四季名園及彭家村前道路轉入錦田路往元朗方向。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	250207-122518-28418
提交限期 Deadline for submission:	07/02/2025
提交日期及時間 Date and time of submission:	07/02/2025 12:25:18
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-KTN/1087
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Ma
意見詳情 Details of the Comment :	I oppose the renewal as the pedestrian is always blocked by the private cars. It canes traffic accidents when we turn our car into the main entrance as our view is blocked by the idled cars of the shop. The polluted water emitted by that shop also caused damage to our neighbor road.