

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月18日星期四 15:37
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1124 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1124 (20250918).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

18 September 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in "Village Type Development"
and "Residential (Group B)" zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

[REDACTED]

[REDACTED]

Further Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	<p><u>Unauthorized structure(s) within the said private lot(s) not covered by the planning application</u></p> <p>There is/are unauthorized structure(s) within Lot No. 237 S.B ss.4 S.A not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>The lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) not covered by the subject planning application for further consideration by the relevant department and,</p>	<p>The unauthorised structure(s) within the concerned lot will be demolished by the applicant after planning permission has been granted from the Town Planning Board (the Board). The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concern lot(s) and Government land (GL) after planning permission has been granted from the Board. No structure is proposed for domestic use.</p>

	<p>subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, the STW and STT holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breaches of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control for any unlawful occupation of Government land.</p>	
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2. Comments of the Chief Engineer/Construction, Water Services Department (CE/C, WSD) (Contact Person: Mr. Eddie HE; Tel.:2152 5746)		
(a)	The existing waterworks reserve for existing raw water mains will be affected as shown in the plan enclosed. A waterwork reserve shall be provided to WSD.	Noted. Waterwork Reserve will be provided by the applicant after planning permission has been granted from the Board. No structure will be erected over the water reserve and such area will not be used for car-parking purpose. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(b)	No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.	
(c)	The Water Authority and his office and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority.	
(d)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the Waterwork Reserve or in the vicinity of the water main.
(e)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site.	Noted.

3. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) (Contact Person: Mr. Stanley CHOI; Tel.: 2762 4905)		
(a)	There is a number of existing vehicular ingress/egress points adjoining the application site at Yin Ho Road and Kam Tin Road as indicated at the submission. For the proposed ingress at local track connecting Ying Ho Road and egress at Kam Tin Road, the applicant should clarify what measures to be implemented the aforesaid traffic arrangement. Vehicular access not in use should be fully closed with physical barriers.	Staff will be deployed at the ingress/egress at Yin Ho Road and Kam Tin Road respectively to direct incoming/outgoing traffic to ensure pedestrian safety to/from the Site.
4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel.: 2300 1444)		
(a)	The submitted condition record of the existing drainage facilities is not acceptable since the submitted site photos are same as that enclosed in previous planning application (No.: A/YL-KTN/606). The applicant should provide site photos to reflect current condition of existing drainage facilities.	Noted. Photographic records of the existing drainage facilities of the Site taken on 25.08.2025 are provided for your consideration (Annex I).

5. Comments of the Commissioner for Transport (C for T)**(Contact Person: Mr. Louis HON; Tel.: 2399 2427)**

(a)

Please request the applicant to provide estimated hourly trips.

A total of 18 parking and loading/unloading spaces are provided at the Site. The estimated hourly trips are provided as follows:

Time Period		Trip Generation				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
	07:00 – 08:00	5	5	0	0	10
AM Peak	08:00 – 09:00	10	10	0	0	20
	09:00 – 10:00	5	5	1	1	12
	10:00 – 11:00	5	5	1	1	12
	11:00 – 12:00	5	5	1	1	12
	12:00 – 13:00	10	10	0	0	20
	13:00 – 14:00	10	10	0	0	20
	14:00 – 15:00	5	5	1	1	12
	15:00 – 16:00	5	5	1	1	12
	16:00 – 17:00	5	5	1	1	12
PM Peak	17:00 – 18:00	5	5	1	1	12
	18:00 – 19:00	10	10	0	0	20
	19:00 – 20:00	5	5	0	0	10
	20:00 – 21:00	5	5	0	0	10
	21:00 – 22:00	5	5	0	0	10
	22:00 – 23:00	2	2	0	0	4

Annex I

Photographic Records of the Existing Drainage Facilities

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