

寄件者: Tang Lok San [REDACTED]
寄件日期: 2025年09月15日星期一 17:21
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1155 - Departmental
Comments
附件: AYL-KTN 1155 20250912.pdf
類別: Internet Email

To whom may concern,

Please see the attachment for the responses of the comment from LandsD, Planning Department and FSD.
Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the
captioned application.

Yours sincerely,
Mr. Tang

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1155 的查詢

收悉 貴署對 A/YL-KTN/1155 申請的查詢，現以書面回覆。

收悉 貴署根據丈量約份第 109 約地段第 655 號的現場情況所發出的違反建築物條例文件，並知悉 貴署的密切關注。當申請獲批會向 貴署短期豁免書，並會遵從 貴署所批出短期豁免書內例明的條款。我們已知觸犯上述條例的嚴重性，並會盡快糾正及申請短期豁免書。

現場亦已進行清拆，以下為現場相片：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1155 的查詢

收悉 貴委員會對 A/YL-KTN/1155 申請的查詢，現以書面回覆。

Comments of the Planning Department	Responses
as the proposed access will pass through the site of an on-going planning application No. A/YL-KTN/1151, please clarify whether the operation of the proposed use under the current application is related to that of the application No. A/YL-KTN/1151;	本申請與規劃申請 A/YL-KTN/1151 沒有關係。只會途經規劃申請 A/YL-KTN/1151。
in relation to (a) above, whether consent from the concerned applicant and land owner(s) will be obtained for the proposed access arrangement; and	本申請已取得規劃申請 A/YL-KTN/1151 的申請人及相關業權人士的同意本申請使用相關地段出入本申請範圍，包括緊急車輛。
please provide the sewerage treatment, water supply and waste management/arrangement related to the proposed use.	污水處理方面，會沿用舊有的化糞池，只會進行接駁工程，不需要進行挖掘。化糞池位置請參考 Appendix 2。 地面流水會引導至渠道。 水源方面，申請地點會向水務署申請供水，申請地點只提供清水。 現場會提供垃圾桶，並會由員工定期清理並安排車輛運往附近垃圾站。

本申請不會使用喇叭及任何擴音設備進行廣播，以免為附近環境產生不良影響。

申請範圍內不會進行挖掘工程。如申請獲批後有需要進行相關工程，申請人會先向古物古蹟辦事處申請，獲准後才進行。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環境保護署及城市規劃委員會：

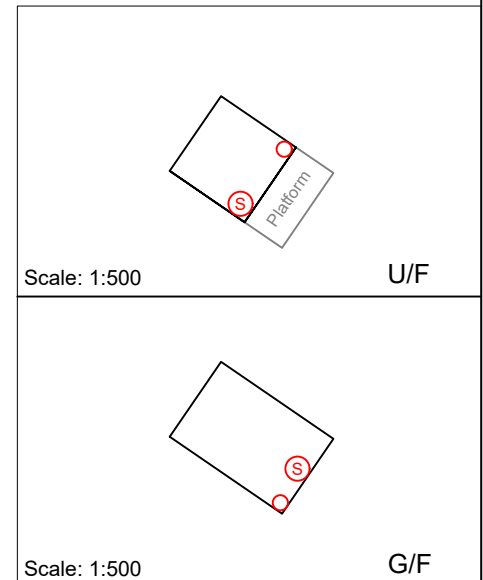
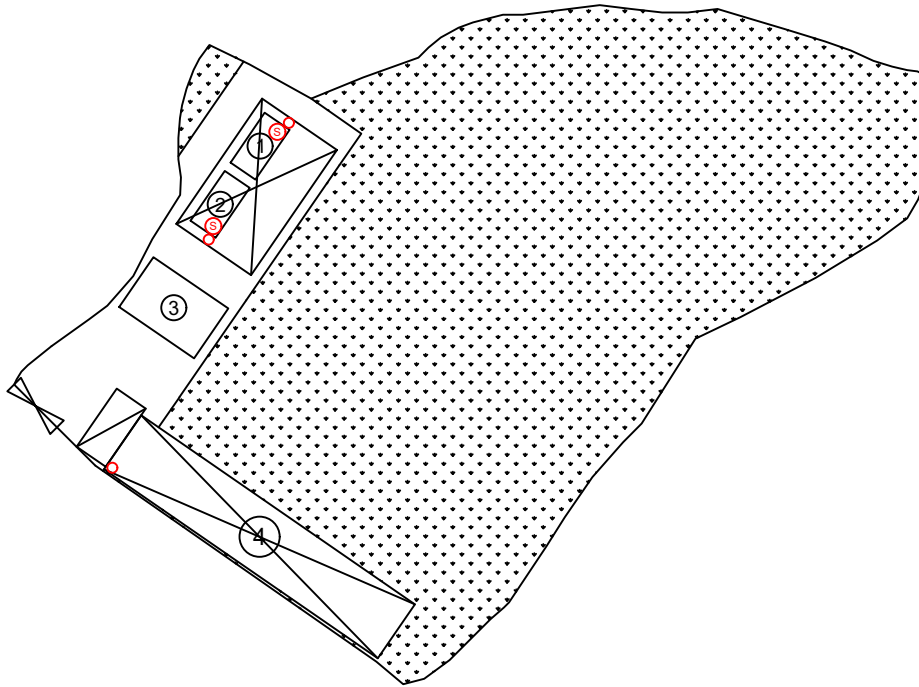
有關對環境保護署 A/YL-KTN/1155 的查詢

本申請不會使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
2	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
3	Function room (G/F)	About 6m x 9m = 54 m ²	6m	2-storey
	Function room (U/F)	About 6m x 6m = 36 m ²		
4	Existing Rain Shelter	About 214.5 m ²	4m	
✕	Rain Shelter (On top of Structures 1 and 2)	About 15m x 9m = 135 m ²	8m	
	Total	About 439.5 m ²		
▢	Light-Goods Vehicle Loading/Unloading Space	7m x 3.5m (Unit: 1)		



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)
- Ⓢ Stand-alone Fire Detector (Smoke Detector) (Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (4 in Total)
- Emergency Vehicular Access
- ▢ LGV L/UL Space

Appendix 6

Location: DD 109 Lot 655 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 26 August 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時渡假營連附屬設施
及相關填土工程(為期3年)

Proposed Temporary Holiday Camp
with Ancillary Facilities and Associated Filling of
Land For a Period of 3 Years

SCALE

1:750

@A4

For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 3rd July 2025

<p>Appendix 6.1</p> <p>Emergency Vehicular Access</p>	<p>Location: D.D. 109 Lot 655 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years</p>	<p>Width of Shui Mei Road: 3-4m (About) with passing Space</p> <p>Map Legend:</p> <ul style="list-style-type: none">●●●● Road Path— Site Boundary	<p>Drawing No.: 6.1-1</p> <p>For Identification Only</p> <p>Date: 26/08/2025</p>
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