

寄件日期: 2025年08月19日星期二 14:26
收件者: tpbpd/PLAND
副本: Yen PY LEUNG/PLAND; Jet Sze Jet CHEUNG/PLAND; David Chi
Chiu CHENG/PLAND
主旨: Fw: Planning application No. A/YL-KTN/1156
附件: amended pages for replacement and annex 2.pdf; view points and
pic (combined file).pdf

From: INNOVATIVE LAND USE PLANNING [REDACTED]

Dear Ms. YAN,
Further to my email (with amended submission) dated 11.8.2025, please find the existing drainage facilities (with pictures (1 to 7) and viewpoints of (1 to 7) within the subject site for your follow up action. Thank you.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co.Ltd.

----- Forwarded message -----

From: INNOVATIVE LAND USE PLANNING [REDACTED]
Date: Mon, Aug 11, 2025 at 6:47 PM
Subject: Planning application No. A/YL-KTN/1156
To: <awyyan@pland.gov.hk>

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

Dear Ms. YAN,

As spoken on 8.8.2025 regarding the suggested amendments to the captioned application, please find the enclosed for the relevant replacement pages (p.5 and 11) of application form, revised content in justification pages, amended Plan 3 showing the existing trees to be retained and the submission of Annex 2 (Proposed Fire Service Installation Plan) for your follow up action. Thanks,

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co.Ltd.

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 open storage of Private Vehicles, Vehicle Parts,
Ancillary site office and toilet 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 Three years
☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 630sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 190sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 Two

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 190sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 190sq.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)

All structures are not more than 3m**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 9 to 10 (max. 10)

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

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 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 0

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明)

(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	<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	190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2 (covered structures for storage of vehicles and vehicles parts and ancillary site office and toilet	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23% % <input checked="" 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 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) _____ _____		9 to 10 private cars (max. 10)
	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) _____ _____		

Justifications

- a. The same applicant had submitted two applications (A/YL-KTN/635) and (A/YL-KTN/792) previously and were approved by the Town Planning Board (TPB) on 16.11.2018 and 15.7.2022 respectively. The two applications (A/YL-KTN/635) and (A/YL-KTN/792) were revoked by the TPB on 21.4.2021 and 26.8.2022 with the reasons that the applicant had failed to comply with condition (K) - the implementation of the drainage proposal satisfactorily by 21.4.2021 as per A/YL-KTN/635 and failed to comply with condition (J)- the implementation of the drainage proposal satisfactorily by 26.8.2022 as per A/YL-KTN/792 respectively. Indeed, the applicant has done all the implementation of drainage works as per the approved drainage proposal and the provision of fire service installations on Site. However, the previous agent of the applicant failed to meet the required deadline as stipulated on the approval conditions.

Pictures taken at the site showing at Plan 5.2 (Photos 4,5 and 6) demonstrate that the drainage works and the provision of fire extinguishers within the Site. A valid fire certificate (FS251) (Annex 1) is attached for your reference. It was just the previous agent who represented the applicant (senior citizen) did not meet the deadlines of the required approval conditions so as to cause the above mentioned two applications being revoked.

The authorized agent under this application has reminded the applicant that she needs to comply with all approval conditions after the approval of this application by the TPB. The applicant has already assigned the authorized agent under this application to follow up with all the required approval conditions to the satisfaction of the TPB after this application being approved by TPB.

- b. The subject application is similar to the above mentioned two previous applications except that there is no landscape area within the Site. The area previously used for landscape area as per Application No. (A/YL-KTN/792) is replaced by an open storage of private vehicles with a total of 9 cars within the open storage of private car (455m²) at the Site. Other area of this open storage will be used to facilitate the turning and maneuvering of private vehicles within

the Site. The storage of vehicle parts (110m²) adjacent to the office and toilet (Plan 3) might be occasionally for the storage of luxury car (one only) (i.e. Rolls Royce, Lamborghini, Ferrari and etc.). The total of private vehicles to be stored within the Site may reach a maximum of 10 private vehicles (occasionally) including the 9 private vehicles storing within the indicated open storage of private vehicles (455m²) on Plan 3.

- c. The operation (hours and date) is the same as the previous approved applications. (i.e. 9:00 am. to 7:00 p.m. (Mondays to Saturdays) except Sundays and public holidays.
- d. There is a proposed ingress/egress area of 170m² (10m(L)x 17m(W) to provide clear sight line for private vehicles turning left from Kam Tin Road and turning left leaving the subject Site.
- e. The traffic impact arising from the proposed temporary open storage of private vehicles, vehicle parts, site office and toilet under this application would not generate adverse traffic impact to Kam Tin Road.
- f. No vehicle other than private car is allowed to be parked/stored at the Site.
- g. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out within the Site.
- h. The existing fencing erected at the Site will be well maintained at all times during the planning approval period.
- i. The Drainage Plan which was previously approved by the Drainage Services Department (DSD) as per Application No. (A/YL-KTN/792) is attached at Plan 4.
- j. The existing trees within the Site are indicated on Plan 3. All trees will be retained.

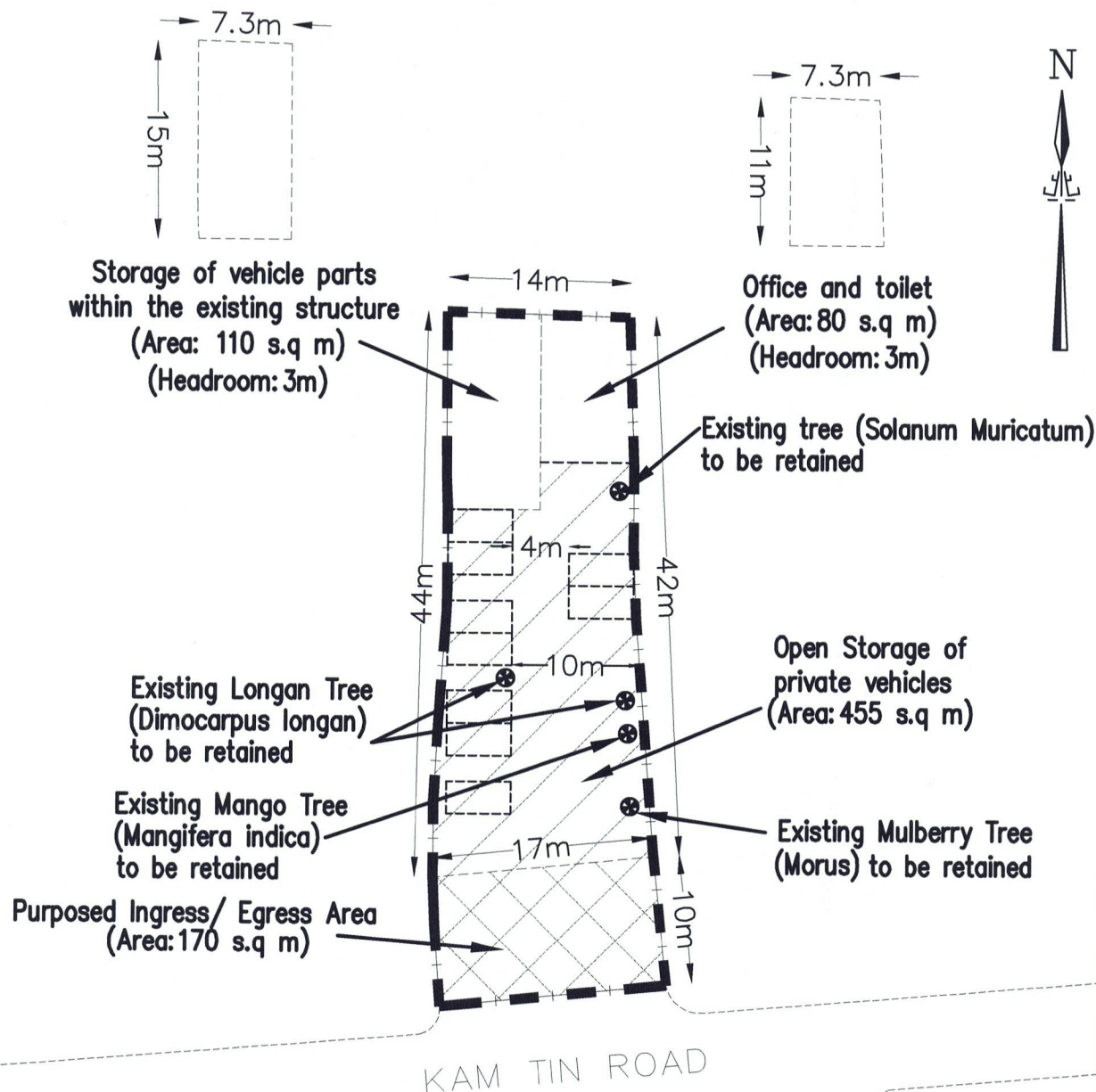
Plans and Annex

Plan 1 – Location Plan, Plan 2- Site Plan, Plan 3- Layout Plan, Plan 4- Drainage Plan

Plan 5.1 – 5.3 –Site Photos

Annex1- Valid Fire Certificate (FS 251)

Annex 2 – Proposed Fire Service Installation Plan



LEGEND:

[] 2.5m(W)x 5m(L) Private Vehicle Space

Total Site Area: 820m²(About)

NOT TO SCALE

Layout Plan

Proposed Temporary Open Storage of Private Vehicles, Vehicle Parts, Ancillary site office and toilet for the period of 3 years at Lots 629 S.Q, 630 S.B ss.15 and 653 S.B RP(part) in D.D.110 Kam Tin, Yuen Long, New Territories

HELICON MA
SURVEYING LIMITED

April 2025

Plan 3
(P 240403)

