

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 two applications being revoked.

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

- b. The subject application is similar to the 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) will be used for open storage of additional 2 private vehicles which sums up with a total of 9 cars within the subject Site. That is the number of cars within the open storage of private car at the site is increased from 7 to 9 cars.

- c. The operation (hours and date) is the same as the previous 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 entering and turning left leaving Kam Tin Road from the subject Site. Staff of the Site will be deployed to monitor the cars leaving the subject Site so as to safeguard the safety of pedestrians and other road users.
- e. The traffic impact from the increase of additional 2 private vehicles would not generate adverse traffic impact to Kam Tin Road. All cars for storage within the subject Site are all by appointments. No walk-in is welcomed. There will have two proposed signages of “Appointment only” and “ No Parking” to be erected outside the Site. The operator of the subject Site will only serve cars by appointments only when there is space available within the Site. This is to ensure no queue back of traffic on 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 at Plan 4 which was previously approved by the Drainage Services Department (DSD) as per Application No. (A/YL-KTN/792).

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)