

2024年11月20日

Appendix I of RNTPC
Paper No. A/YL-KTS/1044A

此文件在 收到・城市規劃委員會
只會在收到此表格及文件後才正式確認收到

The application is received on 20 NOV 2024
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-I
電子表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS / 1044
	Date Received 收到日期	20 NOV 2024

- 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 樓及新界沙田上禾輦路 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

Promise Luck Limited (達一有限公司) / (Company 公司)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

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)	Lots 1296, 1298, 1299/1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories
(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 3116 / sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 627 / sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1718 / 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	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Vacant (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 (日/月/年)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)

(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)

(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 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 12/08/2024 (DD/MM/YYYY)

於 12/08/2024 (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 13/11/2024 (DD/MM/YYYY)

於 13/11/2024 (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

- | | | |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/> | Type (i)
第(i)類 | Change of use within existing building or part thereof
更改現有建築物或其部分內的用途 |
| <input type="checkbox"/> | Type (ii)
第(ii)類 | Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程 |
| <input type="checkbox"/> | Type (iii)
第(iii)類 | Public utility installation / Utility installation for private project
公用事業設施裝置/私人發展計劃的公用設施裝置 |
| <input type="checkbox"/> | Type (iv)
第(iv)類 | Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
略為放寬於法定圖則《註釋》內列明的發展限制 |
| <input checked="" type="checkbox"/> | Type (v)
第(v)類 | Use / development other than (i) to (iii) above
上述的(i)至(iii)項以外的用途／發展 |

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <p>(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) (請用圖則顯示有關土地／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)</p>
(b) Intended use/development 有意進行的用途／發展	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	627..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.201.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	20.1..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	9..... m 米	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米 ☐ About 約

☐ hotel 酒店

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米 ☐ About 約

☒ shop and services

627..... sq. m 平方米 ☒ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米 ☐ Not less than 不

私人休憩用地

少於

☐ public open space

..... sq. m 平方米 ☐ Not less than 不

公眾休憩用地

少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Parking Spaces and Internal Road</p>		
<p>(e) Additional Information (if applicable) 附加資料（如適用）</p>		

<p>7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</p>
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月） (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份)</p> <p>May 2025</p> <p>.....</p>

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
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 checked="" 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)) <u>Track connect to Kam Shui Road</u>
	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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>5</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>2</u> 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces <u>1</u> 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) _____
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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9. 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。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	Yes 是	<input checked="" 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 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input checked="" type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積 <u>3116</u></div> <div>sq.m 平方米</div> <div><input checked="" type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度 <u>0.2</u></div> <div>m 米</div> <div><input checked="" type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div>	No 否	<input type="checkbox"/>
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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	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		
	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
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) 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)			

10. 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。

Please refer to Appendix I.

11. 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

Signed with recognised
e-signature
Signer: POON Chi Him Alan

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

Surveyor

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ 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

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	3116 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1718 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Residential (Group D)		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 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	<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	<input checked="" type="checkbox"/> About 約 627 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.201
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(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) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	9 m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	20.1 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
(vii) 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 8 _____	
	Private Car Parking Spaces 私家車車位 5 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 1 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan showing the area to be paved (Plan 4)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

1. The application site is on Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
3. The site area is about 3,116 m² which includes 1,398 m² of Private Land and 1,718 m² of Government Land.
4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (not exceeding 9m) with a total floor area of about 627 m² are proposed on site for retail shop for hardware groceries and construction materials, reception and ancillary office uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

行政摘要

1. 申請地點位於新界元朗丈量約份第 106 約地段第 1296 號、第 1298 號、第 1299 號、第 1300 號及第 1301 號和毗連政府土地。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施(為期 5 年)」。
3. 申請面積為大約 3,116 平方米。當中包括約 1,398 平方米的私人土地及 1,718 平方米的政府土地。
4. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 下的「住宅(丁類)」地帶。
5. 申請地點擬議提供 3 個(不高於 9 米)的構築物，總樓面面積約 627 平方米作五金雜貨及建築材料零售店、接待處及附屬辦公室用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 申請用途可以滿足當地居民及附近建築工程對五金雜貨及建築材料的需求。

Justifications

1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

2. Location

The application site is on Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. The site is accessible from a local track connecting to Kam Shui Road.

3. Site Area

The site area is about 3,116m² which includes 1,398m² of Private Land and 1,718m² of Government Land.

4. Town Planning Zoning

The application site falls within the “Residential (Group D)” (“R(D)”) zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Development Parameters

3 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storeys	Height (about)
1	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	225m ²	225 m ²	1	9m
2	Shop (Hardware Groceries and Construction Materials)	177m ²	177 m ²	1	9m
3	Shop (Hardware Groceries and Construction Materials)	225m ²	225 m ²	1	9m
	Total:	<u>627m²</u>	<u>627m²</u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

1 parking space for medium goods vehicles (length below 7m), 2 parking spaces for light goods vehicles and 5 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible from Kam Shui Road. The road is well paved. About total of 24 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kam Shui Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
08:30-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	1
12:00-13:00	0	1	1	1
13:00-14:00	1	1	0	1
14:00-15:00	0	1	2	1
15:00-16:00	2	1	0	0
16:00-17:00	1	1	1	1

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>

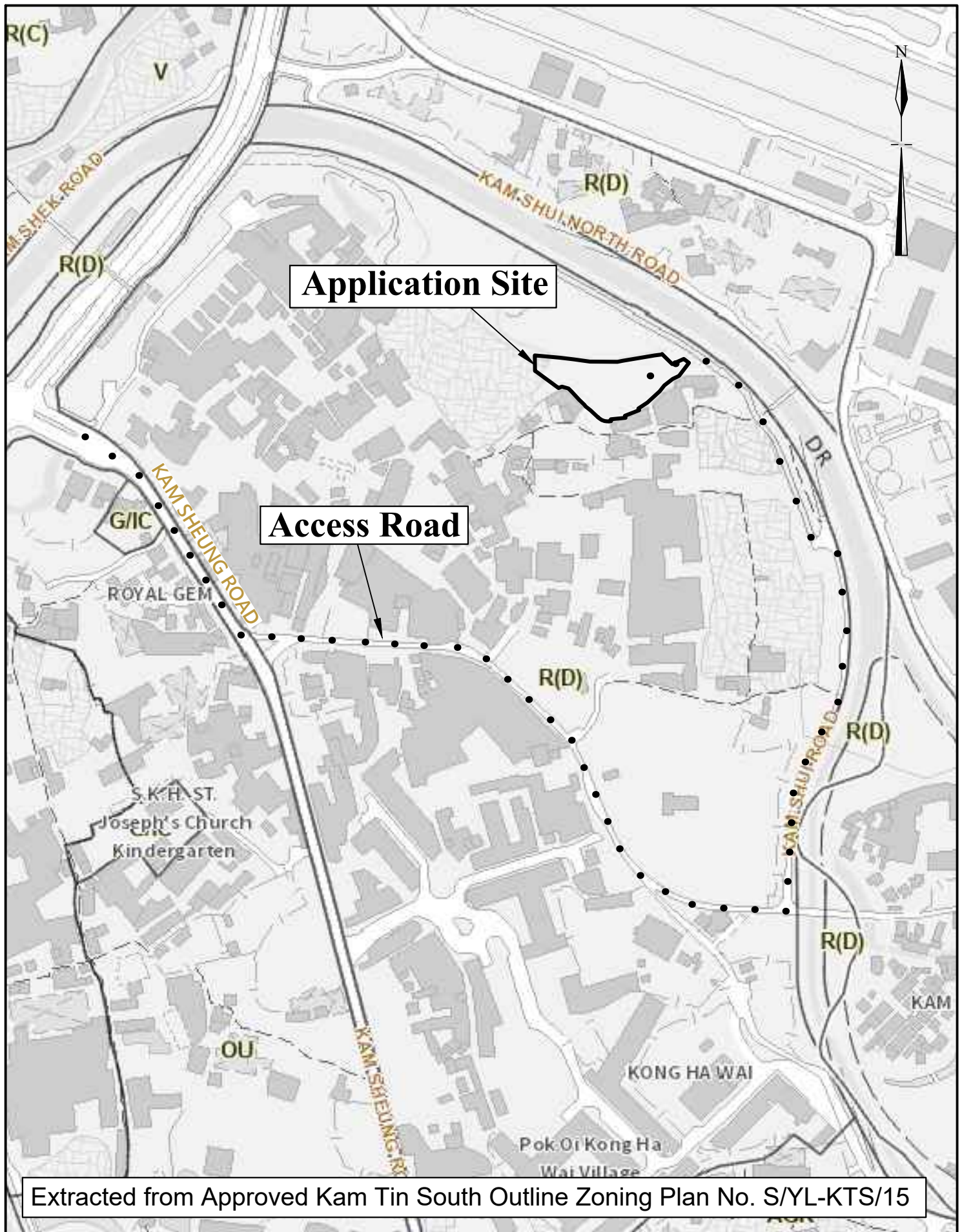
Medium goods vehicles will deliver goods to the site once a week to support the operation of the proposed shop. The traffic generated by medium goods vehicles will not be significant.

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

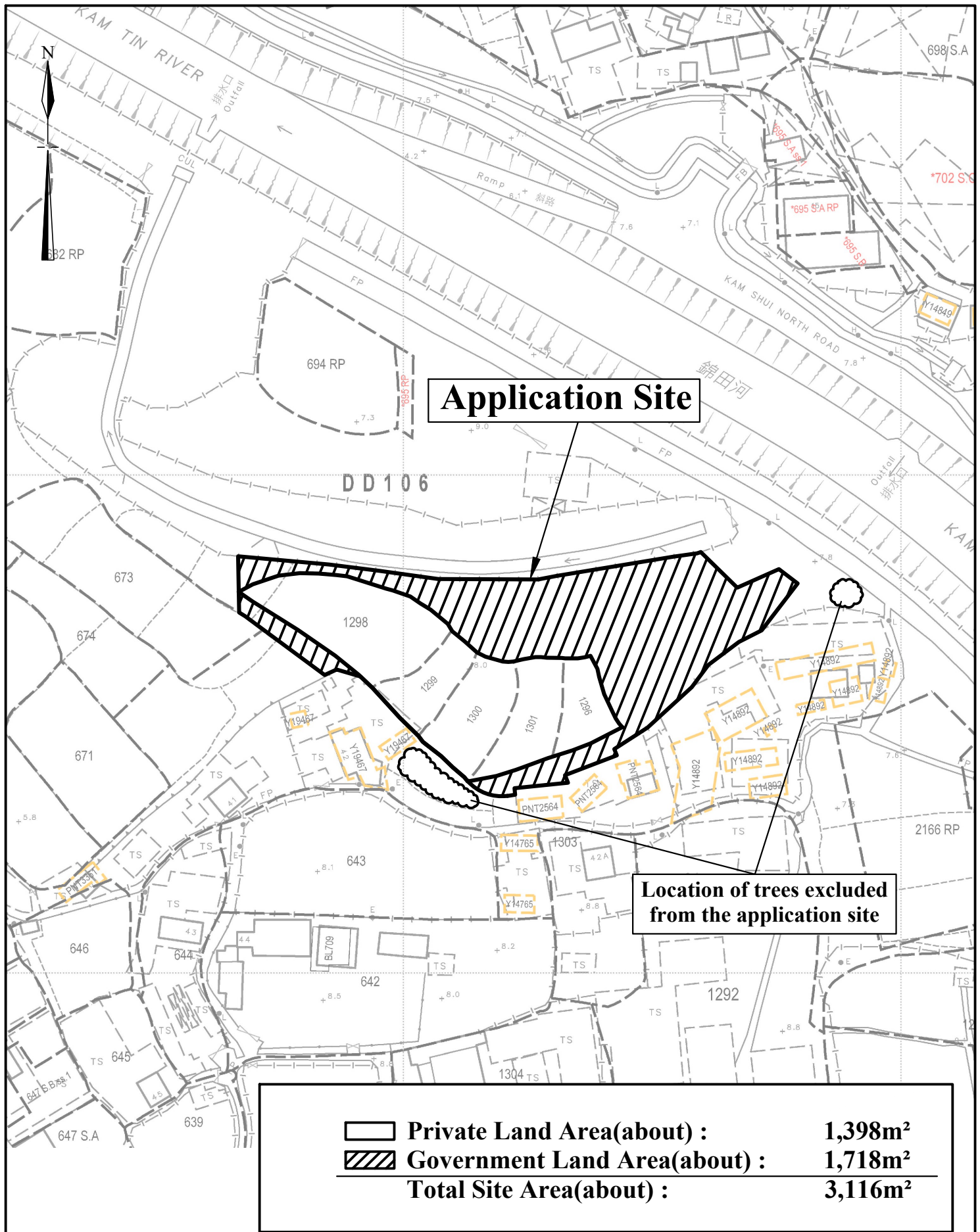
6. Planning Gain

The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-



N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
October 2024	Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and adjoining Government Land Kam Tin, Yuen Long, New Territories	Plan 1 (P 23059B)



1:1000

Lot Index Plan

**Goldrich Planners &
Surveyors Ltd.**

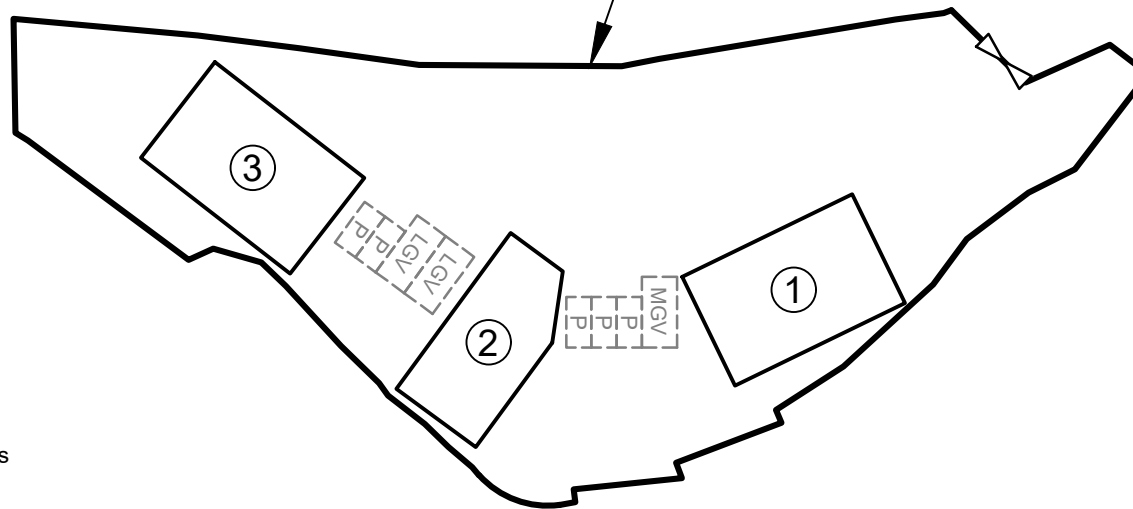
October 2024

**Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106
and adjoining Government Land
Kam Tin, Yuen Long, New Territories**

**Plan 2
(P 23059B)**



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for private cars
(5m (L) x 2.5m (W))



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Parking space for medium goods vehicle
(7m (L) x 3.5m (W))

Site Area: 3,116m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	225 m ²	225 m ²	1	9m
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3	Shop (Hardware Groceries and Construction Materials)	<u>225 m²</u>	<u>225 m²</u>	1	9m
Total		<u>627 m²</u>	<u>627 m²</u>		

1:750

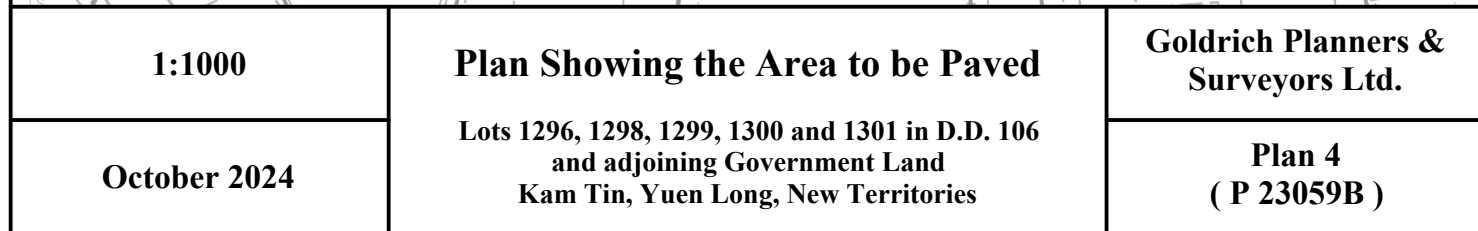
October 2024

Layout Plan

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106
and adjoining Government Land
Kam Tin, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 23059B)



Plan 4
(P 23059B)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1044

Our Ref.: P23059B/TL24629

7 January 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**‘Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities’ for a Period of 5 Years
Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land,
Yuen Long, New Territories
(S.16 Application No. A/YL-KTS/1044)**


We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference P23059B/TL24623 dated 2.1.2025.

We would like to clarify the building height of structure nos. 1 to 3 is 5m.

In view of the amendments made in the FI, we enclosed the following revised pages for your consideration:

1. Pages 9 & 18 of Form S16-I;
2. Executive Summary;
3. Justifications (**Appendix I**); and
4. Layout Plan (**Plan 3a**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

Further Information for Planning Application No. A/YL-KTS/1044**Comments from the Transport Department**

Contact Person: Mr. Phil CAI (Tel: 2399 2421)

I.	Comments	Responses
1.	According to the record, there is village road between Kam Shui Road and the site is footpath. The applicant shall clarify how the vehicles could access the proposed site;	Please refer to the Swept Path Analysis for details (Plan 6). Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site. No parking, reversing or turning of vehicles on village road and footpath is expected. It is expected that the vehicles will not obstruct the village road and footpath.
2.	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Shui Road, along the local access and within the site;	Ditto.
3.	The applicant should note the local access between Kam Shui Road and the site is not managed by this Department.	Noted.

Comments from the Environmental Protection Department

Contact Person: Mr. Kelvin WONG (Tel: 2835 1117)

II.	Comments	Responses
1.	<p>Based on the information provided, it is noted that the captioned proposed use would involve use of heavy vehicle (i.e., 1 parking space for medium goods vehicle would be provided within the Site). According to our desktop review, there are residential dwellings in the vicinity of the application site (i.e., within 100 meters from the boundary of the application site). As such, according to the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", it is anticipated that the proposed use would cause environmental nuisance to the residential dwellings nearby.</p>	<p>The applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.</p> <p>No public announcement system or loudspeaker will be allowed within the Site.</p>

Comments from the Agriculture, Fisheries and Conservation Department

III.	Comment	Response
(i)	<p>There are a watercourse and a mitigation woodland (colored in green in the attached plan) located to the north and east of the subject site respectively. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse and mitigation woodland nearby during construction and operation.</p>	<p>Fencing will be erected along the site boundary during construction and operation period to avoid disturbance to the watercourse and mitigation woodland nearby. Low kerb of about 20cm will be erected along the northern side of the site during construction period to avoid disturbance to the watercourse. Please refer to the Plan showing location of kerb (Plan 6) for details.</p> <p>Only minor levelling of ground level of the site (0.2m in depth) will be carried out for construction of a hard paving for erection of structures. As such, the watercourse and mitigation woodland to the north and east of the site will not be disturbed.</p> <p>The applicant also undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD during construction and operation period to avoid disturbance to the watercourse and mitigation woodland nearby.</p>

- END -

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	627..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.201.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	20.1..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	5..... m 米	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	3116 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1718 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Residential (Group D)		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 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	<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	<input checked="" type="checkbox"/> About 約 627 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.201
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(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) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	5 m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

Executive Summary

1. The application site is on Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
3. The site area is about 3,116 m² which includes 1,398 m² of Private Land and 1,718 m² of Government Land.
4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (5m in height) with a total floor area of about 627 m² are proposed on site for retail shop for hardware groceries and construction materials, reception and ancillary office uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

行政摘要

1. 申請地點位於新界元朗丈量約份第 106 約地段第 1296 號、第 1298 號、第 1299 號、第 1300 號及第 1301 號和毗連政府土地。
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6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
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Justifications

1. The Applied Use

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“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

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The applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

No public announcement system or loudspeaker will be allowed within the Site.

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13:00-14:00	1	1	0	1
14:00-15:00	0	1	2	1
15:00-16:00	2	1	0	0
16:00-17:00	1	1	1	1
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>

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The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

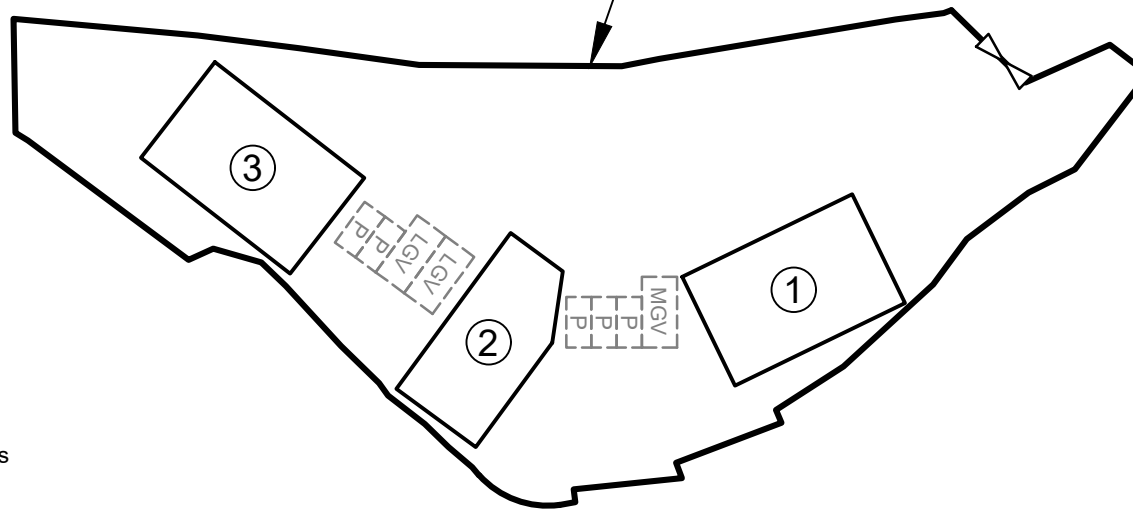
6. Planning Gain

The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for private cars
(5m (L) x 2.5m (W))



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Parking space for medium goods vehicle
(7m (L) x 3.5m (W))

Site Area: 3,116m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
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3	Shop (Hardware Groceries and Construction Materials)	<u>225 m²</u>	<u>225 m²</u>	1	5m
Total		<u>627 m²</u>	<u>627 m²</u>		

1:750

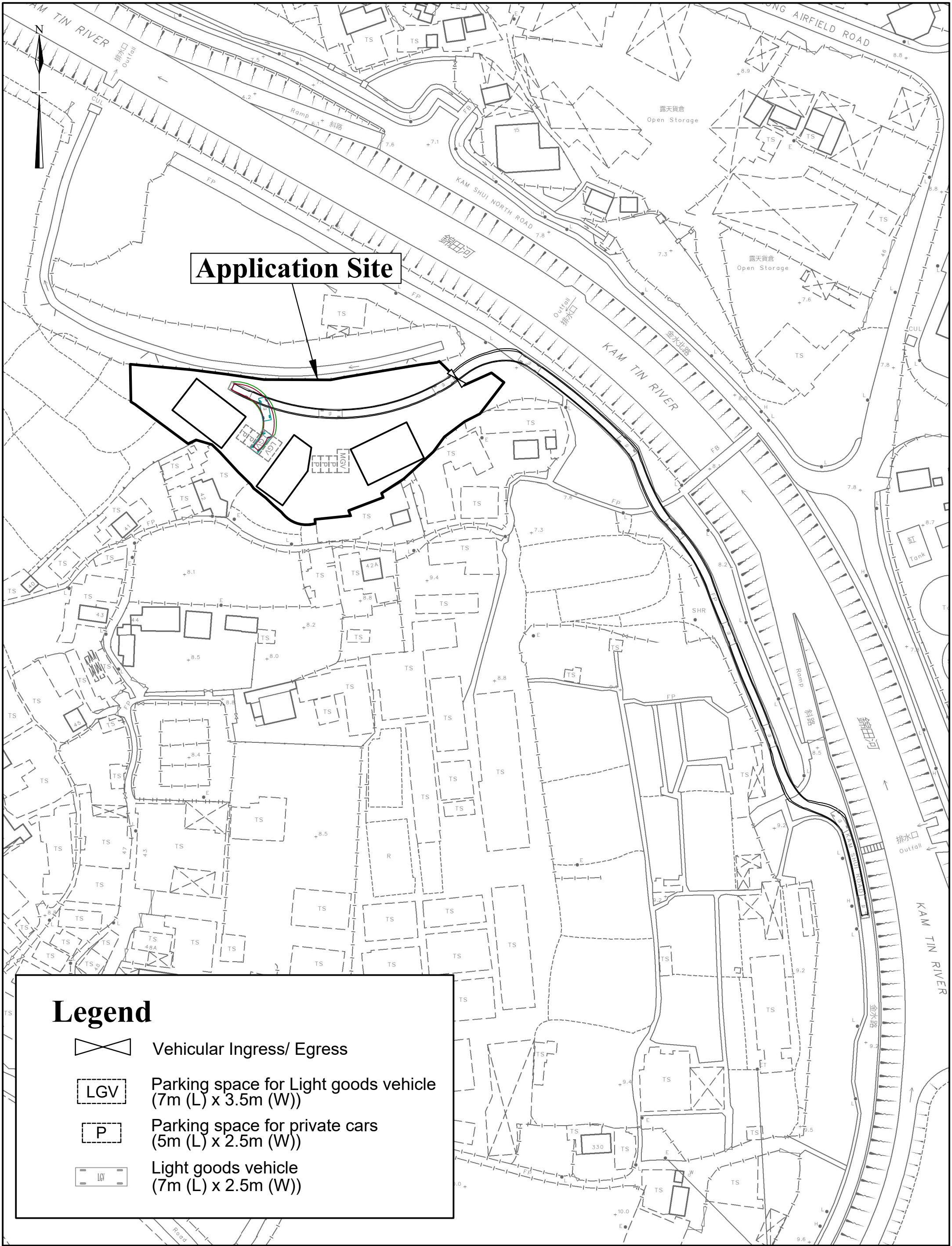
December 2024

Layout Plan

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106
and adjoining Government Land
Kam Tin, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

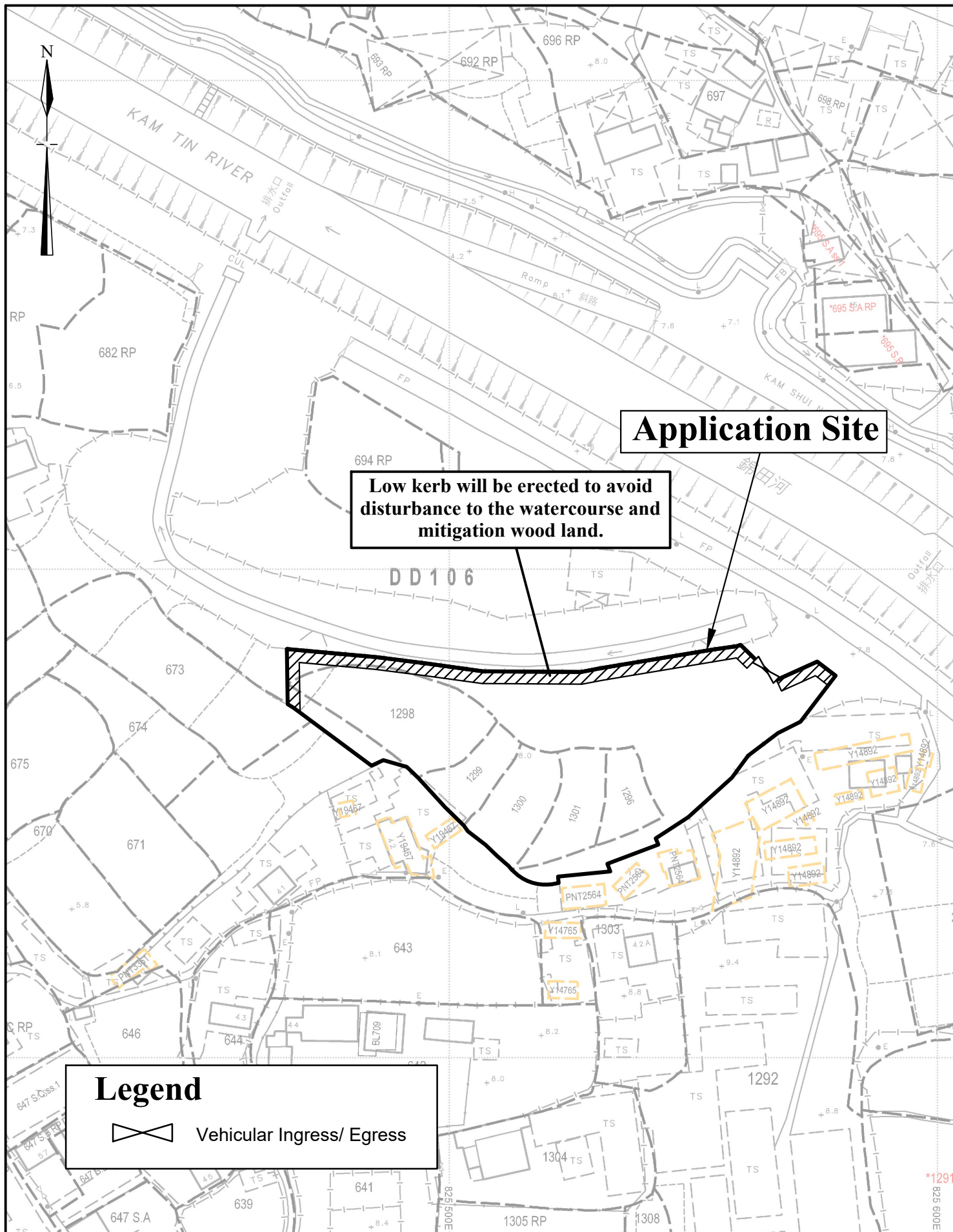
Plan 3a
(P 23059B)



1:1000 (A3)
December 2024

Swept Path Analysis
Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and adjoining Government Land Kam Tin, Yuen Long, New Territories

Goldrich Planners & Surveyors Ltd.
Plan 4 (P 23059B)



1:1000	Plan Showing Location of Kerb	Goldrich Planners & Surveyors Ltd.
January 2025	Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and adjoining Government Land Kam Tin, Yuen Long, New Territories	Plan 6 (P 23059B)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1044

Our Ref.: P23059B/TL25074

5 March 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**‘Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities’ for a Period of 5 Years in
“Residential (Group D)” zone,
Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land,
Yuen Long, New Territories
(S.16 Application No. A/YL-KTS/1044)**

We refer to the comment from the Transport Department dated 7.1.2025 for the captioned planning application:

“It is indicated that the proposed access connecting the site and Kam Shui Road is a footpath. The access appeared to be without hard pavement. Please seek LandsD's comment on whether the access is suitable for the use by the development.”

We have consulted Mr. Jason NG of DLOYL. He responded that “LandsD is not a works department, the development of access should be consulted with works departments, e.g. TD, HyD and HAD. The works department must apply for GLA/STLA before commencing any work. Any unauthorized works on Government land, e.g. hard pavement, is not allowed. Besides, there is no guarantee of any right of access to the application site. The applicant shall make its own arrangement for acquiring access, and the Government would accept no responsibility on such arrangement.”

We have also consulted Mr. Phil CAI of Transport Department. He responded that the piece of land on Government Land which was not managed by TD. Further, he expressed that it is not necessary for us to respond to this comment.

As the enquiry is initiated by TD, and DLOYL does not raise any objection, it seems there is no objection to use the existing local track (marked as “FP”) for vehicular access.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

c.c.
LandsD
TD

(Attn.: Mr. Jason NG)
(Attn.: Mr. Phil CAI)

By e-mail only
By e-mail only

**Similar s.16 Applications within the Same “R(D)” Zone in the vicinity of the Application Site
in the Past Five Years**

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/864	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021
2.	A/YL-KTS/954	Proposed Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years	31.3.2023
3.	A/YL-KTS/1042	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years	28.3.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots 1296, 1298, 1299, 1300 and 1301 all in D.D. 106 held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the GL within the Site (about 1,718m²) has been fenced off/unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner of Transport:

- no adverse comment on the application from traffic engineering perspective;
- the proposed access from Kam Shui Road to the Site is via a local access annotated as footpath in the base map and the local access is not under the traffic management of Transport Department, comments from relevant government departments shall be sought; and
- advisory comments are in **Appendix IV**.

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

- no in-principle objection to the application;
- the Site involves GL which is not maintained by HyD; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in-principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- advisory comments are in **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to the fire service installations being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape of Planning Department:

- no adverse comment on the application; and
- no significant landscape impact arising from the proposed use is anticipated.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are in **Appendix IV**.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Railway Development Officer, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Government Land (GL) within the application site (the Site) (about 1,718m²) has been fenced off/unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the GL. The applications 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner of 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 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Kam Shui Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - there is an existing channel/watercourse in the adjacent to Site. The applicant is reminded to place all the proposed works at least 3m away from the top of the bank of the channel/watercourse. All the proposed works in the vicinity of the channel/watercourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;

(f) to note the comments of the Director of Fire Services that:

- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comments of the Director of Environmental Protection that:

- the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” shall be followed;
- 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” shall be followed;
- adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use shall be provided; and
- the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation;

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised 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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號

Reference Number:

241210-141349-27223

提交限期

Deadline for submission:

20/12/2024

提交日期及時間

Date and time of submission:

10/12/2024 14:13:49

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1044

「提意見人」姓名/名稱

Name of person making this comment:

Aviation Club of Hong Kong, China

意見詳情

Details of the Comment :

Application No. A/YL-KTS/1044

This application for Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 200m south of Shek Kong runways, less than 330m from RWY 11 threshold, and almost directly under the final approach path used by the ACHKC helicopters.

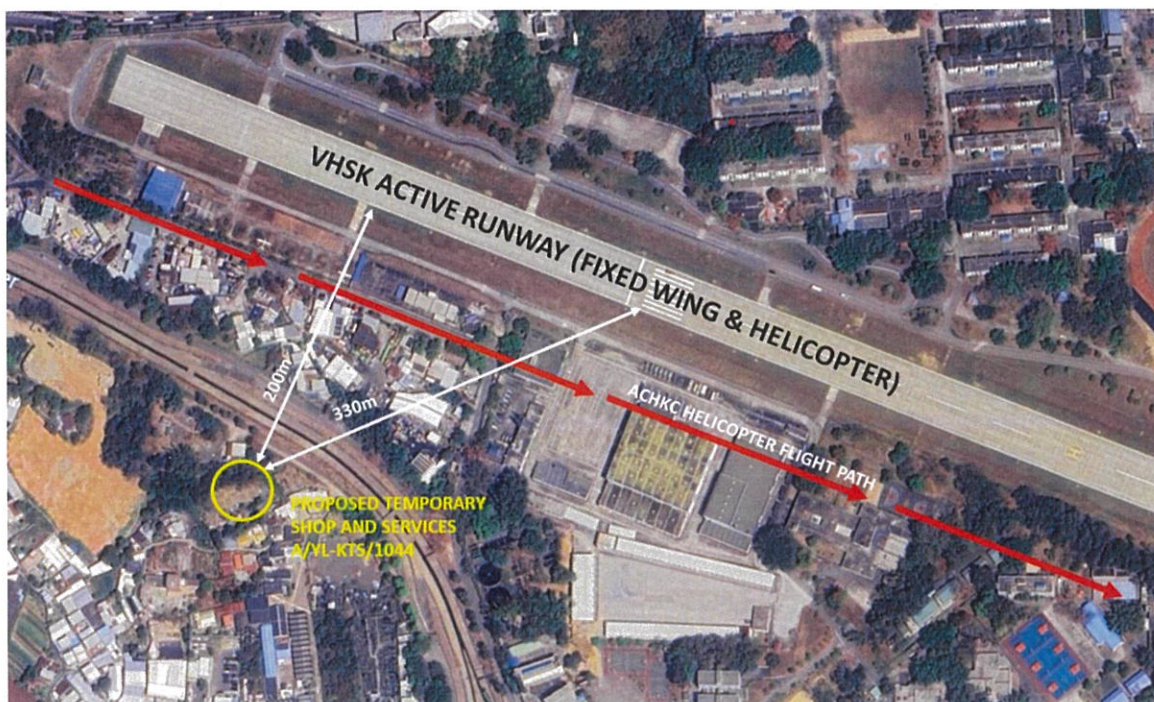
Although we have no objection to the site being used for a temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities, consideration must be given to height restrictions. Given the very close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

Application No. A/YL-KTS/1044

This application for Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

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Although we have no objection to the site being used for a temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities, consideration must be given to height restrictions. Given the very close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.



From: [REDACTED]
Sent: 2024-12-17 星期二 02:48:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1044 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1044

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 3,116sq.m Includes Government Land of about 1,718sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 8 Vehicle Parking / **5 Years**

Dear TPB Members,

1021 also withdrawn. Back with a slight reduction in Government Land but it is still more than 50% of the footprint.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 22 September 2024 2:51 AM HKT
Subject: A/YL-KTS/1021 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1021

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 3,300sq.m Includes Government Land of about 1,902sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 8 Vehicle Parking / **5 Years**

1006 withdrawn. Some reduction in Government Land.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 5 July 2024 3:31 AM HKT
Subject: A/YL-KTS/1006 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1006

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 3,667sq.m Includes Government Land of about 2,269sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 8 Vehicle Parking / **5 Years**

Dear TPB Members,

A/YL-KTS/1001 was withdrawn and applicant now crossing the river.

Strong Objections. The majority of the site is government land. These lots are situated on the river bank. There are many trees and vegetation on the government land but no mention of tree felling.

Reading between the lines, the intention is effectively a mixture of open and covered storage. The applicant mentions retail store but the site is not very accessible.

That over 2,000sq.mts of government land on a river bank be filled in with concrete is unacceptable. While the administration should make good use of idle land, in view of the impact of climate change the filling in of all land close to water sources is not recommended.

Application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 9 May 2024 2:26 AM HKT

Subject: A/YL-KTS/1001 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1001

Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 3,327sq.m Includes Government Land of about 2,646sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 5 Vehicle Parking / **5 Years**

Dear TPB Members,

Strong Objections. The majority of the site is government land. These lots are situated on the river bank and there is another watercourse to the south indicating that this is almost an island site. There are many trees and vegetation on the government land but no mention of tree felling.

Reading between the lines, the intention is effectively a mixture of open and covered storage. The applicant mentions retail store but the site is not very accessible.

That almost 3,000sq.mts of government land on a river bank be filled in with concrete is unacceptable. No indication if the warehouse on the private land is an approved use.

While the administration should make good use of idle land, in view of the impact of climate change the filling in of all land close to water sources is not recommended.

Application should be rejected.

Mary Mulvihill