

The document is received on 8 APR 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的
臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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.info.gov.hk/tpb/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.info.gov.hk/tpb/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 / KTN / 85
	Date Received 收到日期	8 APR 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Best Mark International Development Limited (日佳國際發展有限公司)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
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)	Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.
(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 630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 764 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 15 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 Kwu Tung North Outline Zoning Plan No. S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' and 'Other Specified Uses' annotated 'Amenity Area'
(f) Current use(s) 現時用途	Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office (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)

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 年 月 日的記錄，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 _____ (DD/MM/YYYY)^{*}
於 _____ (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 _____ (DD/MM/YYYY)^{*}
於 _____ (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

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi), & Office 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)	
(a) Proposed use(s)/development 擬議用途/發展	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	188sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	442sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 764sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 764sq.m <input type="checkbox"/> 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) Structure 1: Convenience store (Not exceeding 7m, 2 storeys), Structure 2: Office, store room and conference room (Not exceeding 7m, 2 storeys), Structure 3: Shop for selling construction materials and office (Not exceeding 7m, 2 storeys), Structure 4: Rain shelter (Not exceeding 7m, 1 storey)	
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	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 11:00p.m. from Mondays to Sundays including public holidays																																	
(d) 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)) Vehicular access leading from Castle Peak Road - Kwu Tung Section <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)																															
	No 否	<input type="checkbox"/>																															
(e) 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, 請另頁表示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。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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 checked="" type="checkbox"/>
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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 checked="" 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)
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Use/Development in Rural Areas 位於鄉村地區的許可用途/發展之更新	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件。 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. 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。

1. The application site is subject to a three planning permissions approved for the similar use for a period of 3 years with conditions. (TPB Ref.: A/NE-KTN/162, A/KTN/21 & A/KTN/58). The proposed development is not a development on green site.
2. The application site is facing Castle Peak Road - Kwu Tung Section. It is situated at about 100m away from the Yin Kong Village which exists a demand for grocery and construction materials.
3. The proposed development would not jeopardize the planning intention of 'Agriculture' and 'Other Specified Uses' annotated 'Amenity Area' zone because the proposed development is temporary in nature.
4. All the planning conditions imposed to the last planning permission have been complied with.
5. The operation hours of the proposed development is 9:00a.m. to 11:00p.m. from Mondays to Sundays and public holidays.
6. The proposed development is compatible with the surrounding environment.
7. The shop selling construction materials is selling pvc pipes and small hardware accessories such as lock. No significant sized construction material is available at the shop.
8. The convenience store is selling canned drinks, grocery and alike.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel is provided at the application site.

8. 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 an application to the Board 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

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

13/1/2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

1. 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：

- (a) 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
(b) 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。

2. 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。

3. 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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.
Site area 地盤面積	630 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 15 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
Zoning 地帶	'Agriculture' and 'Other Specified Uses' annotated 'Amenity Area'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	764 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	70.15 % <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		1
	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) NA		1 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, Site plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years

at

Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

Annex 1 Estimated Traffic Generation

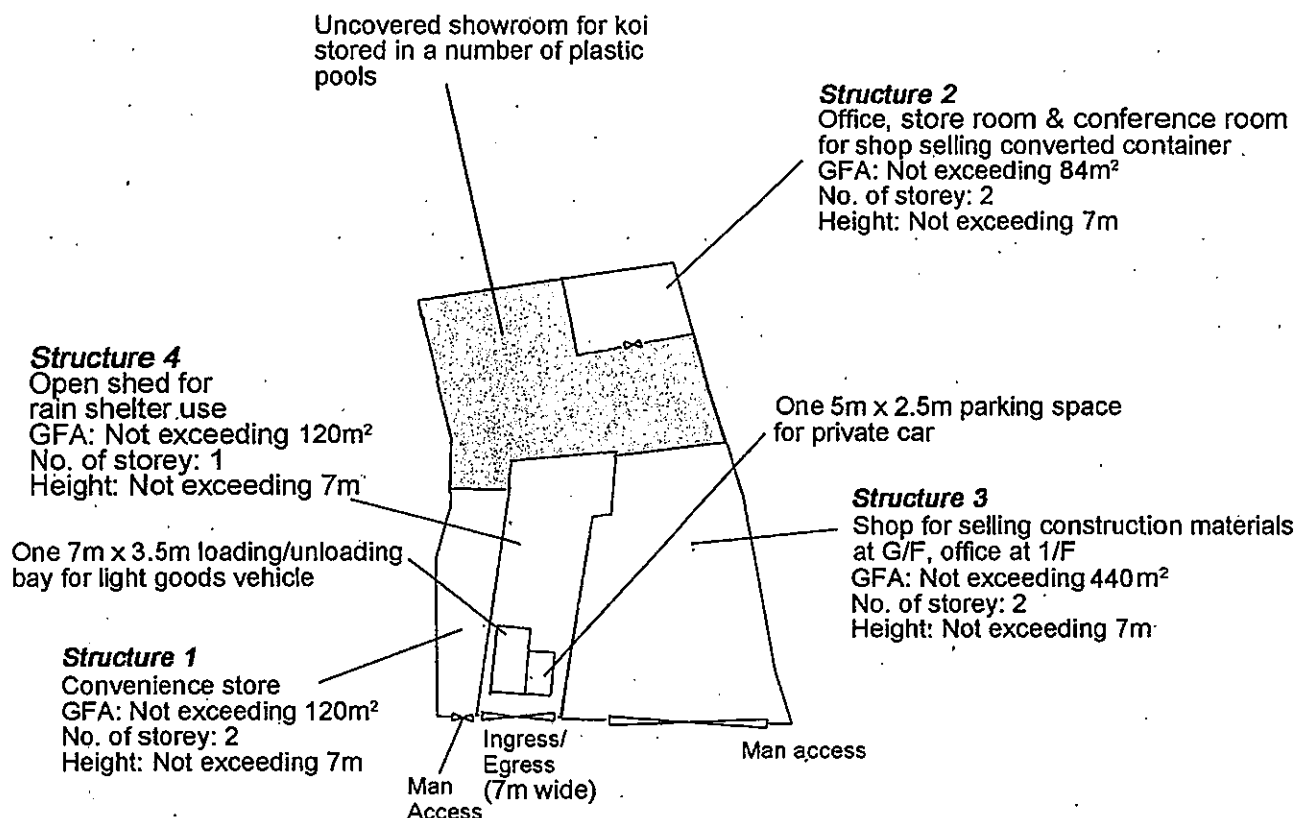
- 1.1 The application site is facing Castle Peak Road – Kwu Tung Section. (Figure 1) The proposed development is intended for shop and services and office uses, traffic generated by the proposed development is extremely insignificant.
- 1.2 As shown in the estimation below, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Castle Peak Road especially that the application site is in operation since 2004 for plant nursery, agricultural activities and ancillary office, storeroom, guard room and showroom under the Short Term Waiver (STW) No. 1466 granted by District Lands Office, North.
- 1.3 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Castle Peak Road and nearby road networks.
- 1.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.07	0.07	1	1
Light goods vehicle	0.11	0.11	1.5	1.5
Total	0.18	0.18	2.5	2.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 11:00 p.m. on all days

Note 2: The pcu of private car and light goods vehicle is taken as 1.5.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.



Project 項目名稱:

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 2

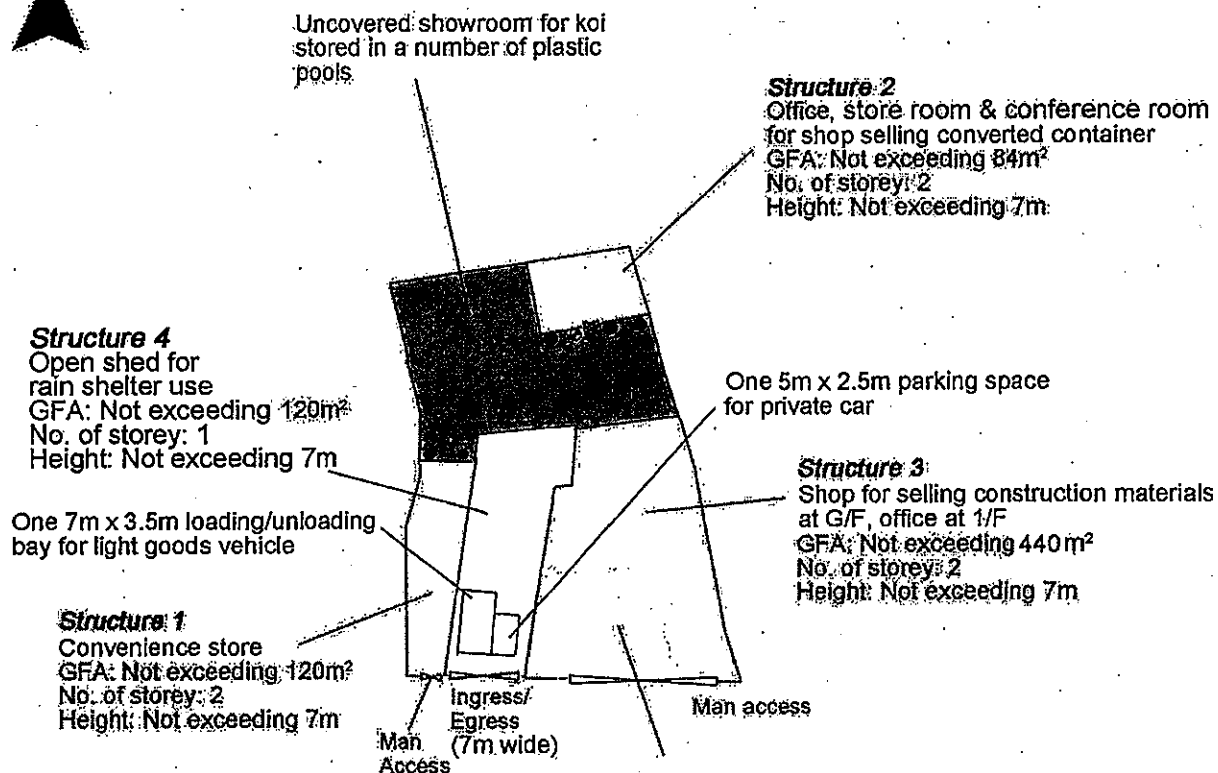
Remarks 備註:



Uncovered area

Scale 比例:

1:500



Tree	Quantity	Approximate Height	Spacing
Existing <i>Bauhinia blakeana</i> to be preserved	5	About 2.75m	3m
Existing <i>Podocarpus macrophylla</i> to be preserved	1	About 2.75m	NA

Project 项目名称:

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 3

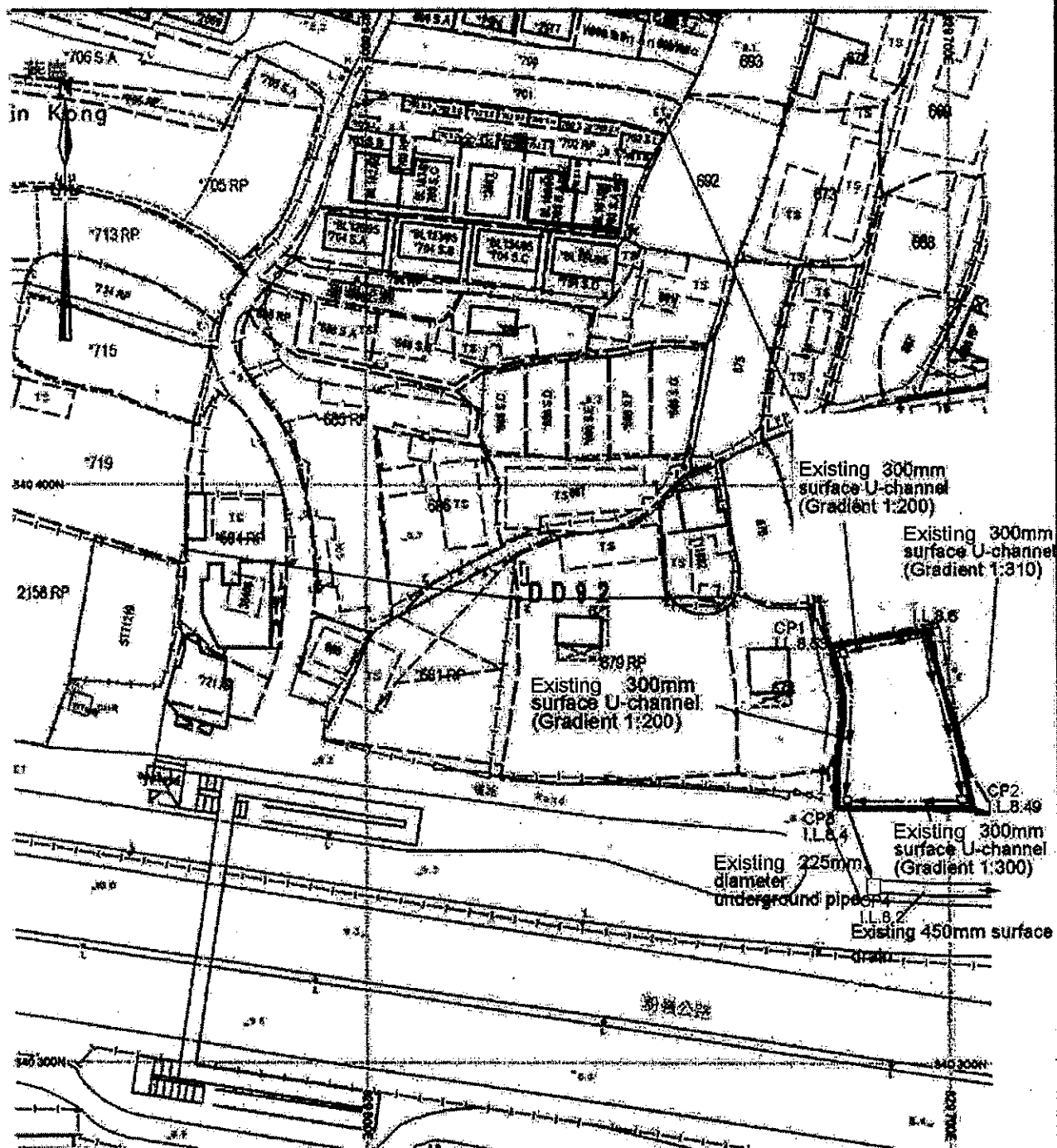
Remarks 備註:

Uncovered area

Existing kerb at minimum 1m away from the existing trees

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

Drawing Title 圖名:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 註記:

- ⇒ Flow of Surface Runoff
- +8.7 level (in mPD)
- Proposed catchpit (CP)

Scale 比例:

1:1000

Total: 4 pages

Date: 2 May 2022

TPB Ref.: A/KTN/85

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) The applicant should advise the width of the vehicular access;	Noted. The vehicular access is wider than 7.3m.
(ii) The vehicular access should be no less than 7.3m wide;	Noted. The vehicular access is wider than 7.3m.
(iii) The applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.	Noted. Please refer to the Figure 6 and 7.
(iv) The vehicular access between the site and Castle Peak Road – Kwu Tung is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Mr. Tak
CHAN) – By Email

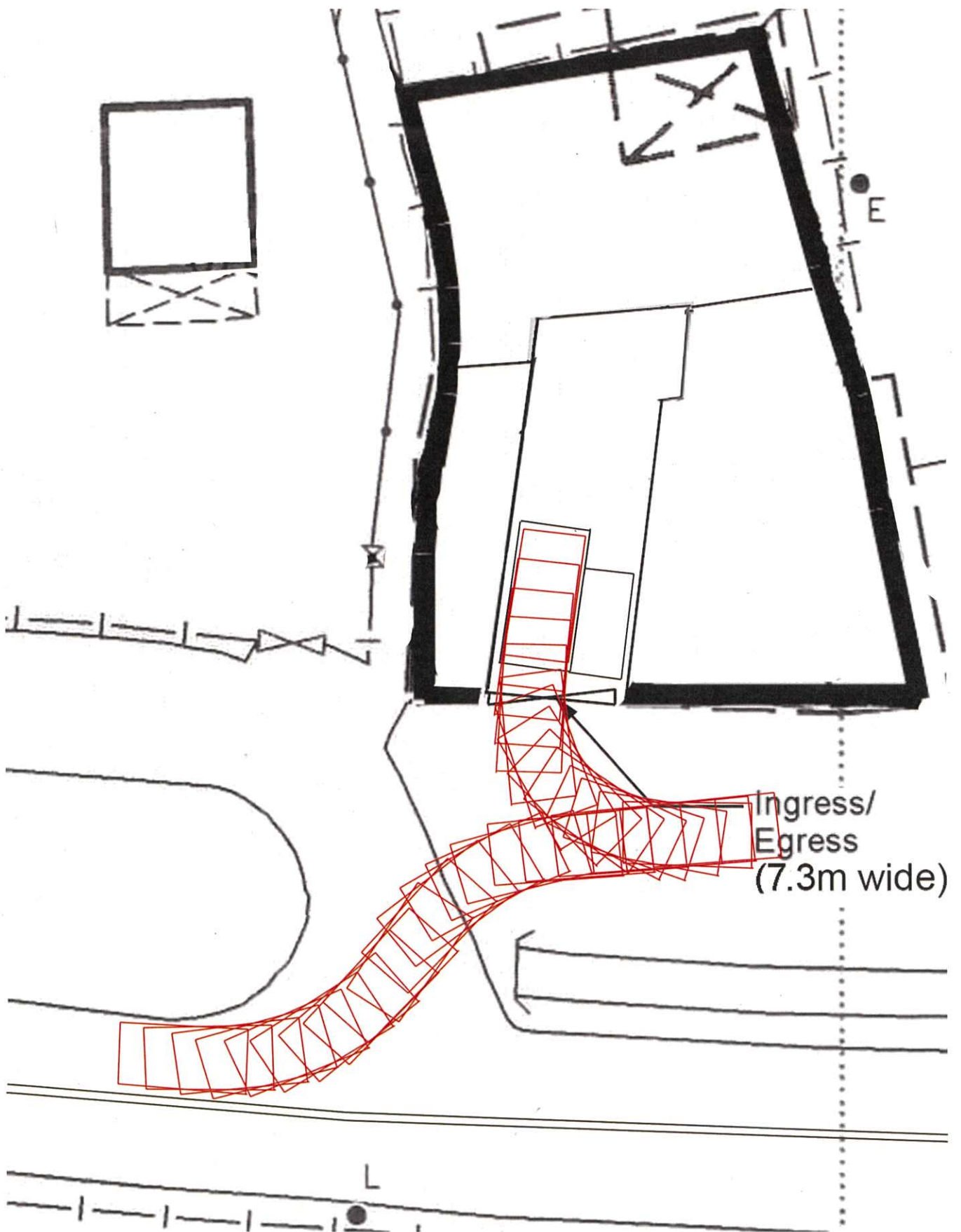


Figure 6 Swept Path Analysis for Light Goods Vehicle Getting Into the Application Site

Scale 1:250

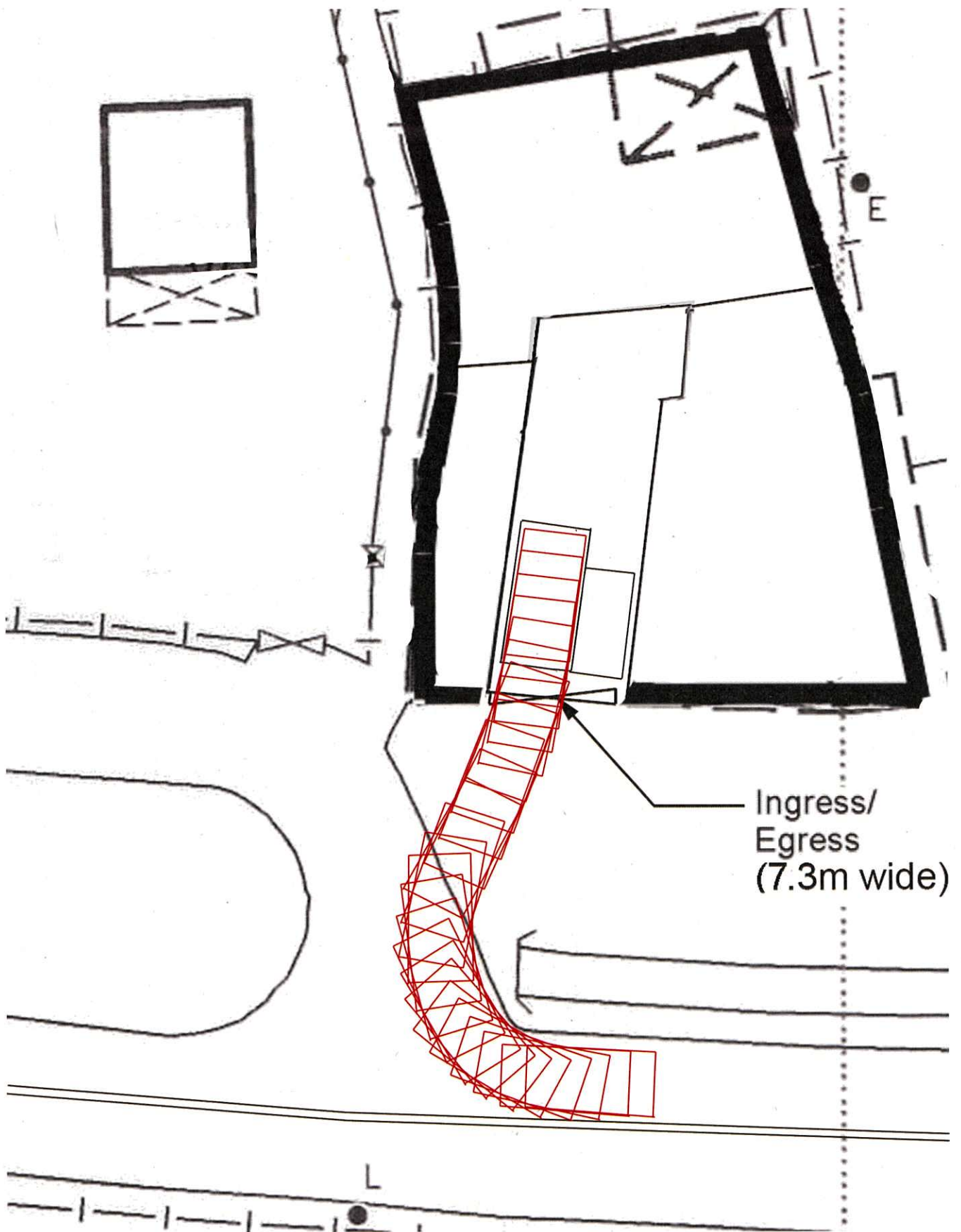


Figure 7 Swept Path Analysis for Light Goods Vehicle Leaving the Application Site
Scale 1:250

Total: 5 pages

Date: 9 June 2022

TPB Ref.: A/KTN/85

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.

This letter intends to supersede our letter dated 9.6.2022.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
Reversing movement on the road outside the lot is not acceptable.	Noted. Please see updated Figure 6 and 7.

We are also glad to submit the updated layout plan (Figure 2) and proposed landscape and tree preservation plan (Figure 3) in order to respond to the comments of the Transport Department.

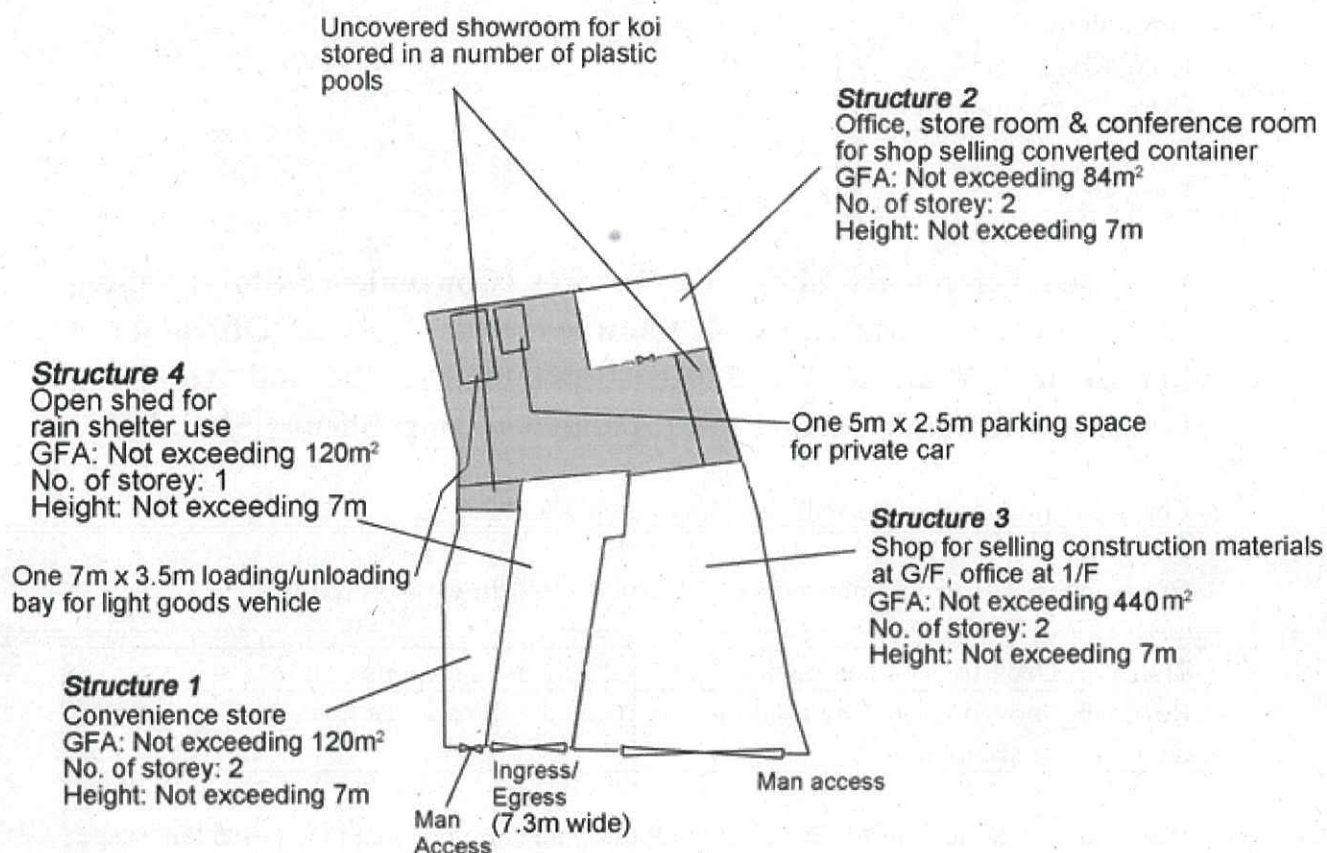
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Ms. Kitty TANG) – By Email



Project 項目名稱:

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.


Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

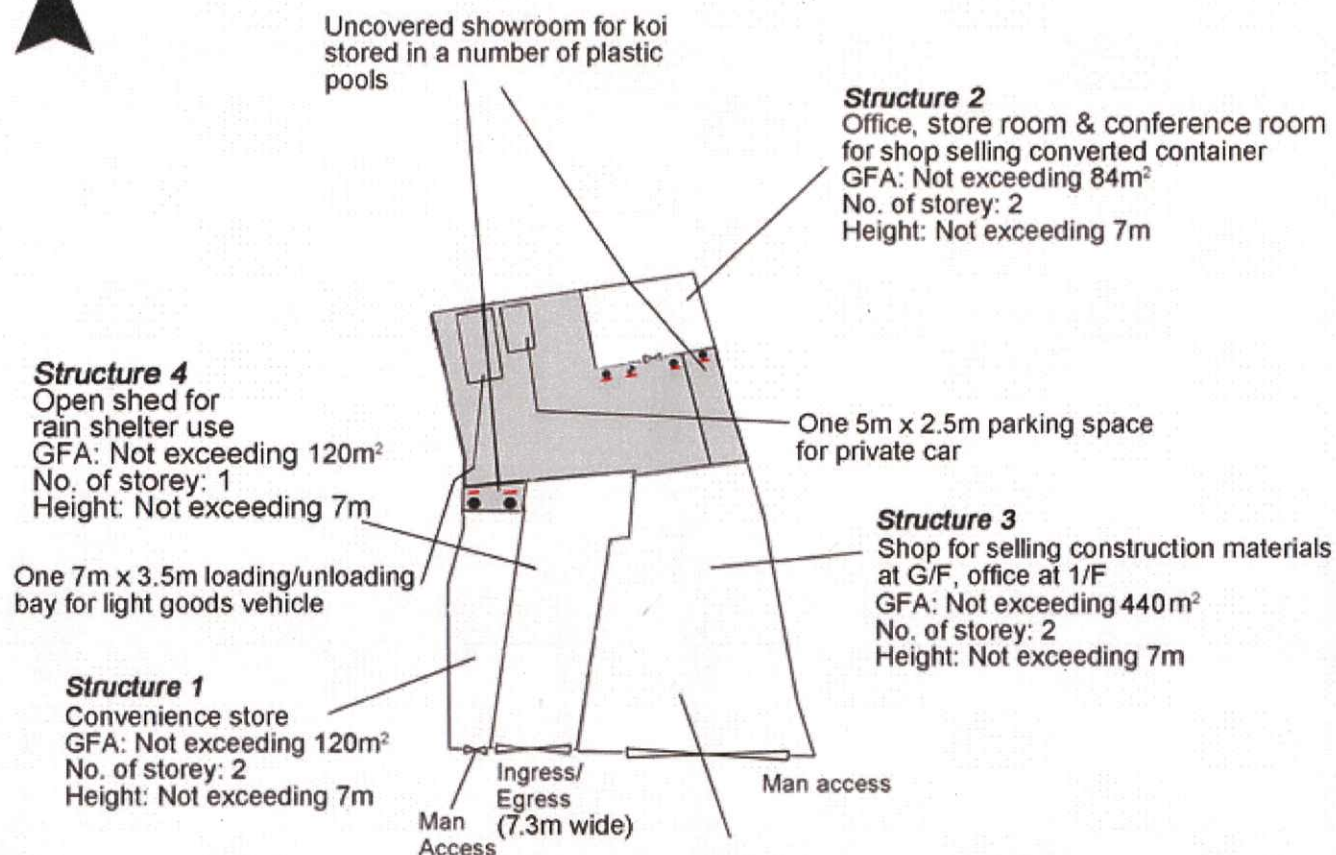
Figure 2

Remarks 備註:

 Uncovered area

Scale 比例:

1:500



Tree	Quantity	Approximate Height	Spacing
● Existing <i>Bauhinia blakeana</i> to be preserved	5	About 2.75m	3m
⊙ Existing <i>Podocarpus macrophylla</i> to be preserved	1	About 2.75m	NA

Project 項目名稱:

Proposed Temporary Shop and Services (Convenience Store, Selling of Construction Materials & Showroom for Koi) & Office for a Period of 3 Years at Lot 540RP (Part) in D.D. 92 and Adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui, N.T.



Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

-  Uncovered area
-  Existing kerb at minimum 1m away from the existing trees

Scale 比例:

1:500

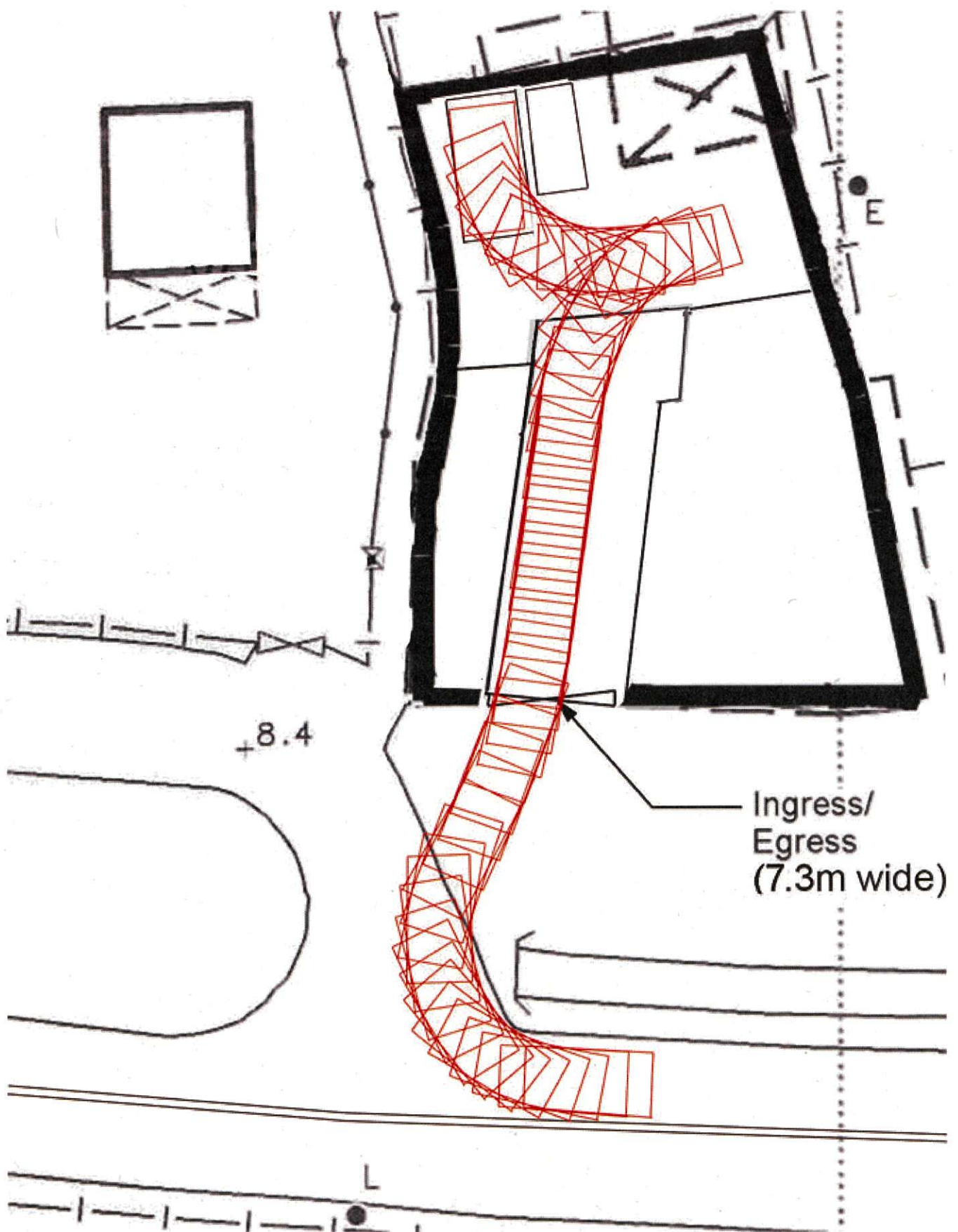


Figure 6 Swept Path Analysis for Light Goods Vehicle Getting Into the Application Site
Scale 1:250

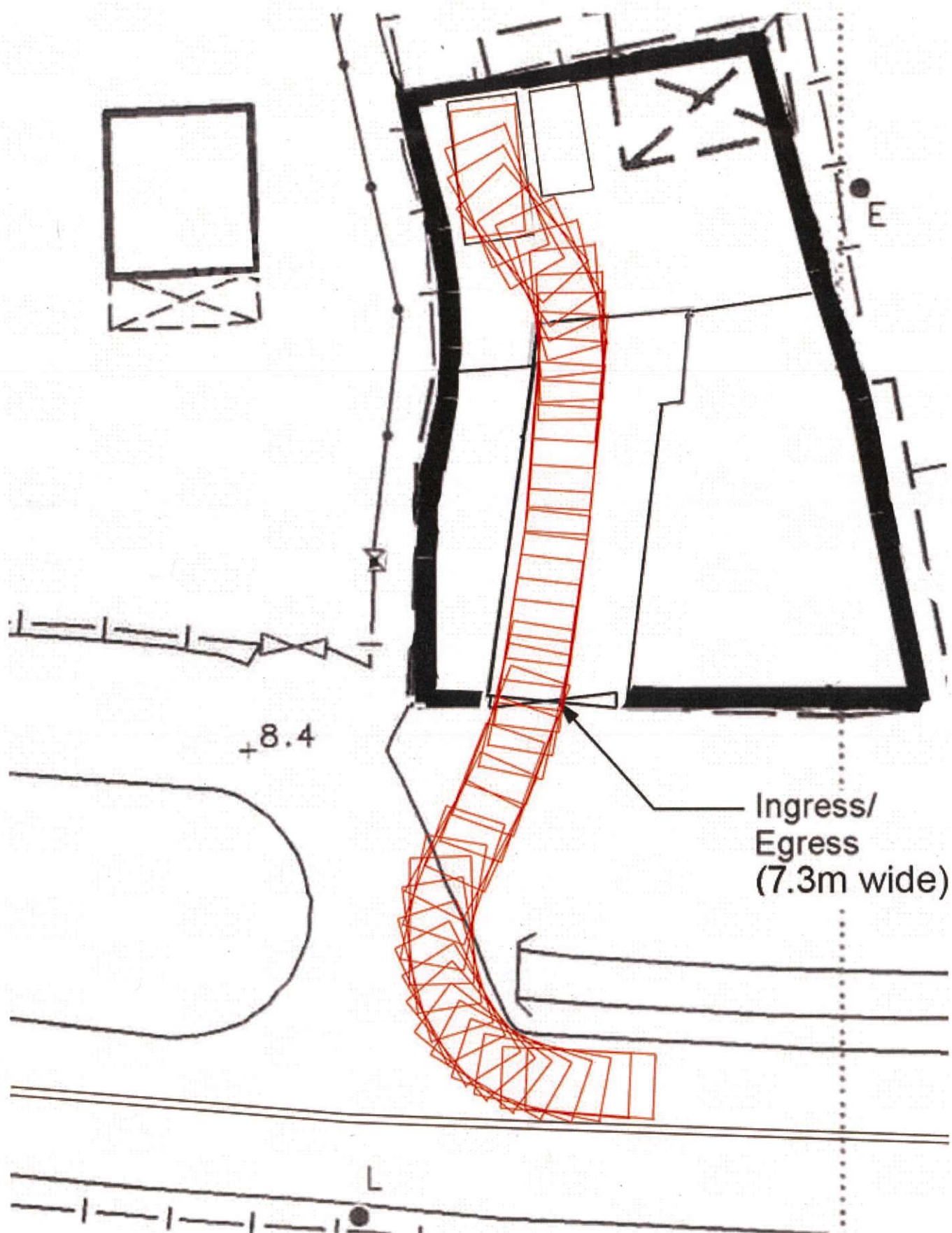


Figure 7 Swept Path Analysis for Light Goods Vehicle Leaving the Application Site
Scale 1:250

Previous Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTN/162	Temporary Shop and Services (Real Estate Agency and Showroom) and Office for a Period of 3 Years	21/12/2012
A/KTN/21	Temporary Shop and Services (Real Estate Agency and Showrooms) and Office for a Period of 3 Years	22/01/2016
A/KTN/58	Temporary Shop and Services (Selling of Converted Container and Showrooms for Koi, Steel Door and Aluminium Window) and Office for a Period of 3 Years	03/05/2019

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-KTN/59	Temporary Car repair workshop and ancillary office use for a period of 12 months	11/09/1998	R1 – R3
A/NE-KTN/65	Temporary Open Lorry Park for 12 Months	14/05/1999	R2 – R4

Reject Conditions

- R1 There is no strong justification in the submission for a departure from the planning intention of the “AGR” zone.
- R2 There is no information in the submission to demonstrate that the development would not have adverse environmental, traffic and drainage impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for other similar applications. The cumulative impact of approving such applications would lead to a general degradation of the environment of the area.
- R4 The proposed lorry park use is not in line with the planning intention of the "AGR" zone. There is no strong justification in the submission for a departure from the planning intention.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- The Site comprises of Lot No. 540 RP in D.D. 92. The lot is Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access.
- The application lot is covered by Short Term Waiver (the STW) No.1466 for the purposes of plant nursery, agricultural activities and ancillary office, storeroom, guard room and showroom. The applicant is not the waivee of the STW. Recent inspection revealed that the use and the built-over area of the existing structures do not tally with the approved ones under the STW. Unauthorized structures were erected and extended to adjoining Lot Nos. 541 RP and 678 both in D.D.92 and GL without approval from his office. His office reserves the right to take enforcement action against the STW and land control action against the irregularities on GL as appropriate.
- The actual occupation area does not tally with the Site. The existing total built-over area is larger than it mentioned in the planning parameters of the planning application.
- His advisory comments are in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- The applicant is advised to follow the environmental mitigation measures as recommended in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" in order to minimize the potential environmental impacts on the adjacent area. There is no environmental complaint case related to the Site in the past 3 years.

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- The Site is in an area where public sewerage connection is available.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- No objection to the application from landscape planning perspective as no significant landscape impact arising from the temporary development is anticipated.

4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- No objection to the application.
- Should the application be approved, conditions should be included to request the applicant to submit a condition record of the existing drainage facilities on site to his satisfaction within three months from the date of planning approval and to maintain the existing drainage facilities properly and rectify those facilities if they are found inadequate/ ineffective during operation.

5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- He has no objection in principle to the application subject to fire service installations (FSI) being provided to his satisfaction.
- His advisory comments are at **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- There is no record of approval by the Building Authority for the buildings/ structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.
- His advisory comments are at **Appendix IV**.

7. **Town Gas Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- No particular comment on the application from a town gas safety point of view.
- In view of a high pressure underground town gas transmission running along Castle Peak Road (Kwu Tung section) in the vicinity of the Site, his advisory comments are at **Appendix IV**.

8. **Other Departments**

- Commissioner for Transport, the Chief Highway Engineer/New Territories East, Highways Department, , Head of Geotechnical Engineering Office, CEDD, Chief Estate Surveyor/ New Development Area, LandsD, Commissioner of Police and Chief Engineer/Construction, Water Supplies Department have no comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the development at the Site.
- (b) The Site partially falls within the Remaining Phase of Kwu Tung North New Development Area (KTN NDA) project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- (c) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the applied use.
 - The owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area and to regularise the unauthorised structures on site. The applications for STW and STT will be considered by government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT are approved, their commencement date will be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by his office.
- (d) To note the comments of the Director of Environmental Protection (DEP) that:
 - To follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites" issued by the DEP in order to minimize any possible environmental nuisances as advised by the DEP.
- (e) To note the comments of the Director of Fire Services (D of FS) that:
 - The applicant is advised to submit relevant layout plans incorporated with the proposed FSI to his department for approval.
 - The applicant is advised that the layout plan 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.
 - If the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap.123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (f) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Building

Ordinance (BO) and should not be designated for any approved use under the application.

- Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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.
- If the applied use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- Any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs).
- The Site shall be provided with means of obtaining access thereto from a street under the B(P)Rs 5 and emergency vehicular access shall be provided under the B(P)Rs 41D.
- If the Site is not abutting on a specified street of not less than 4.5 m wide, the development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage.
- Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation drainage works. Detailed comments on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

(g) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- There is a high pressure underground town gas transmission pipeline running along Castle Peak Road (Kwu Tung section) in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/ or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during and design and construction stages of development.
- The involved parties are required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The document can be downloaded from the following link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

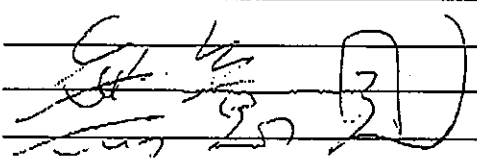
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/KTN/85

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2022.4.25

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220510-150810-56370

提交限期**Deadline for submission:**

10/05/2022

提交日期及時間**Date and time of submission:**

10/05/2022 15:08:10

有關的規劃申請編號**The application no. to which the comment relates:**

A/KTN/85

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/KTN/85 DD 92 Castle Peak Road, Kwu Tung
04/05/2022 01:59

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

Dear TPB Members,

Despite adverse comments members again failed in their duty to look into the matter and asked no questions.

Once again the applicant failed to fulfill the conditions. But why bother when it is business as usual and another 3-year term will be approved upon the recommendation of PlanD, that obviously has not heard the message that Hong Kong is, we are told, now a society where rules and regulations have to be complied with.

Approval is compatible with condoning continuous failure to comply with conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 27 December 2018 2:42 AM CST
Subject: A/KTN/58 Kwu Tung

Dear TPB Members,

All pretence to the more benign RE agency has been dropped and this is obviously full blown brownfield use.

The planning intention for the area was discussed on 22 Jan 2016 and the inadvisability of encouraging openended brownfield use was mentioned. This culminated in an additional advisory clause:

96. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper in addition to the following clause: **"(i) to note that the planning intention was to restore/retain and safeguard areas zoned "AGR" in Long Valley for agricultural purposes and the existing incompatible brownfield operations would not be tolerated in the long run unless under very special circumstances."**

No progress will ever be achieved with regard to the phasing out of 19th century storage practices if TPB continues to roll over these inefficient and inappropriate operations.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, January 2, 2016 11:44:45 PM
Subject: A/KTN/21 Kwu Tung

A/KTN/21

Lot 540RP (Part) in D.D. 92 and adjoining Government Land, Castle Peak Road, Kwu Tung, Sheung Shui

Site area : About 630 m² Includes Government Land of about 15 m²

Zoning : "Agriculture" and "Other Specified Uses" annotated "Amenity Area"

Applied Use : Real Estate Agency

Dear TPB Members,

I do not believe that Amenity Zoning is applicable to a commercial real estate agency usage.

This business can be conducted on the ground floor of any building. To devote 630sqmts to such a use is a most inefficient land use.

The land should either revert to agricultural, or if very degraded then it could be used for a low rise residential block.

TPB must encourage efficient land use by rejecting such applications and thereby force both government departments and commercial enterprises to come up with better plans.

Mary Mulvihill