

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/419	Proposed Temporary Open Storage of Construction Materials (Excluding Cement/Sand/Chemical Products/Dangerous Goods) for a Period of Two Years	13.12.2013 [revoked on 24.1.2014]
2.	A/YL-KTN/451	Proposed Temporary Shop and Services (Real Estate Agency and Financial Institution) with Ancillary Staff Canteen for a Period of Three Years	17.10.2014 [revoked on 17.11.2016]
3.	A/YL-KTN/592	Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of Three Years	15.6.2018 [revoked on 15.9.2020]
4.	A/YL-KTN/751	Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of Three Years	12.3.2021 [revoked on 12.6.2023]
5.	A/YL-KTN/941	Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of Three Years	11.9.2023



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 4122, 4123, 4124 and 4125 in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
- the following private lots are covered by Short Term Waivers (STW) as below table:

<b><u>STW No.</u></b>	<b><u>Lot No. (in D.D. 104)</u></b>	<b><u>Purposes</u></b>
3966	4123	Temporary Shop and Services (Real Estate Agency and Financial Institution) with Ancillary Staff Canteen
3967	4124	
3968	4125	

- the GL within the Site is covered by a Short Term Tenancy (STT) No. 2970 for the purposes of “Temporary Shop and Services (Real Estate Agency and Financial Institution with Ancillary Staff Canteen”;
- if the planning application is approved, the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW shall apply to his office for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), 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.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application from highways maintenance perspective.

### 3. **Railway Development**

Comments of the Chief Engineer/Railway Development 1-1, Highways Department (CE/RD1-1, HyD):

- no adverse comment on the application.

Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD):

- no adverse comment on the application.

### 4. **Drainage**

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

- no in-principle objection to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

### 5. **Fire Safety**

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

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to the satisfaction of the D of FS; and
- the submitted FSIs proposal is considered acceptable.

### 6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- noting that the Site falls within “Other Specified Uses” annotated “Railway Reserve” (“OU(Railway Reserve)”) zone and no tree felling would be involved in the applied uses, he has no comment on the planning application from nature conservation perspective.

### 7. **Landscape Aspect**

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

- the Site falls within “OU(Railway Reserve)” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied uses is anticipated.

## 8. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint case concerning the Site received in the past three years.

## 9. **Building Matters**

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

- no objection to the application; and
- it is noted that ten structures are involved 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 should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 10. **District Officer's Comments**

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

- his office has not received any local's comment on the application.

## 11. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Head of Civil Engineering Office, Civil Engineering and Development Department (HCEO, CEDD);
- Director of Food and Environmental Hygiene (DFEH); and
- Director of Electrical and Mechanical Services (DEMS).



**Recommended Advisory Clauses**

- (a) the application site (the Site) may be affected by the proposed Northern Link (NOL) Project and it may be resumed by the Government at any time during the planning approval period for implementation of the NOL Project. The applicant should terminate the applied uses and vacate the Site upon implementation of the NOL Project;
- (b) to resolve any land issues relating to the applied uses with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Short Term Tenancy/Short Term Waiver (STT/STW) holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW shall apply to his office for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), 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;
- (d) to note the comments of the Commissioner for Transport (C for T) 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 clarified with the LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. No vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - the Site involves Government Land where is not maintained by HyD;
  - HyD shall not be responsible for the maintenance of any access connecting between the Site and San Tam Road. The relevant department will provide comments to the applicant, if any; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- licensing requirements would be formulated upon receipt of formal application via the licensing authority;
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;

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

- there is a high pressure underground town gas transmission pipeline in the vicinity of the Site. The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of temporary shop and services and eating place with ancillary facilities; and
- the number of working personnel shall be minimised as far as reasonably practicable;

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

- 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 structures are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by 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;
- if the applied use under application is subject to issue of a license, the applicant should 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 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;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse; and
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
    - i. under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
    - ii. depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
      - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
      - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
      - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
      - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
  - proper licence issued by the FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment,

cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

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From: [REDACTED]  
Sent: 2024-07-18 星期四 04:11:12  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-KTN/1026 DD 104 San Tam Road

Dear TPB Members,

And again conditions not fulfilled. Every day we are bombarded with warnings about law and order, but it is clear that this is only applicable to issues with political focus.

That govt depts continue to support and members rubber stamp roll over of operations that have failed to observe the law shows underlines this.

Regulations are in place to protect the safety and security of the community. Failure to fulfill conditions should be taken more seriously, especially in view of the frequent fires and other incidents.

What conditions are not being fulfilled? How can members justify yet another roll over?

Mary Mulvihill

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Monday, 14 August 2023 9:23 PM HKT  
Subject: A/YL-KTN/941 DD 104 San Tam Road

Dear TPB Members,

Again conditions were not fulfilled but applicant know how this works, another application and good to go for another 3 years **BECAUSE TPB MEMBERS ARE NOT FULFILLING THEIR DUTY AS MANDATED BY THE COURTS TO MAKE INDEPENDENT ASSESSMENT OF APPLICATIONS**

Approval of this application despite the history of failure to fulfill conditions will endorse this regrettable reality.

Mary Mulvihill

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From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Wednesday, 17 February 2021 3:20 AM CST  
Subject: A/YL-KTN/751 DD 104 San Tam Road

Dear TPB Members,

733 was deferred so its back with a new application.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, November 3, 2020 3:17:01 AM  
**Subject:** AYL-KTN/733 DD 104 San Tam Road

Dear TPB Members,

Despite a history of non compliance, 592 was approved. Nine extensions of time later it was revoked for non compliance with numerous conditions.

Approval was despite *"The Director of Agriculture, Fisheries and Conservation (DAFC) had reservation on the application from nature conservation point of view as the site was abutting "Conservation Area" ("CA") zone and there was concern on encroachment into the "CA" zone by the proposed development. The Commissioner of Police (C of P) had reservation for the ancillary staff canteen as an operation for unlicensed sale of liquor was previously conducted at the site."*

Members had no question on the application.

So the Applicant is back again. Members are in breach of their duty to inquire into issues by rubber stamping on PlanD's recommendation.

There has been a judgement on this matter but TPB continues to ignore it.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, March 15, 2018 2:14:48 AM  
**Subject:** AYL-KTN/592 DD 104 San Tam Road

AYL-KTN/592

Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin

Site area : 1,547m<sup>2</sup> Includes Government Land of about 325m<sup>2</sup>

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied Use : Financial Institution / 9 Parking

Dear TPB Members,

(i) It is obvious that the site has continued to operate despite approval having been revoked on not one but two occasions for failure to comply with fire regulations. Most recently: in relation to (h) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.7.2015;

It is quite obvious that this is a storage/parking scam. Financial institutions operate in districts with heavy pedestrian traffic. This is NT not a remote location on the plains in Mid America.

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TPB should follow a two strikes and you are out policy with regard to these dodgy operations.

Mary Mulvihill

11/11/20

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AYL-KTN/592

Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin

Site area : 1,547m<sup>2</sup> Includes Government Land of about 325m<sup>2</sup>

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied Use : Financial Institution / 9 Parking

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TPB should follow a two strikes and you are out policy with regard to these dodgy operations.

Mary Mulvihill



This document is received on 20 JUN 2024  
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) YL-KTN

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 Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及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.tpb.gov.hk/en/plan\\_application/apply.html](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](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	A171-KTN/1026
	Date Received 收到日期	20 JUN 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

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

LAM Tung Man 林東文

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

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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）	Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, 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 1,483 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 562 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）	325 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 North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" ("OU(RR)")
(f) Current use(s) 現時用途	Shop and Services (Financial Institution) and Eating Place  (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"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (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"<sup>1</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>1</sup>.  
並不是「現行土地擁有人」<sup>1</sup>。

- ☐ 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)"<sup>1</sup>.  
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」<sup>1</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>1</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1</sup>的同意。

Details of consent of "current land owner(s)" <sup>1</sup> obtained 取得「現行土地擁有人」 <sup>1</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
02/05/2024 - 16/05/2024 (DD/MM/YYYY)<sup>&</sup>

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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 29/05/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Type(s) of Application 申請類別</b>																																																													
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																																																													
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																																																												
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....																																																												
<b>(c) Development Schedule 發展細節表</b>																																																													
Proposed uncovered land area 擬議露天土地面積	1,029 .....sq.m <input checked="" type="checkbox"/> About 約																																																												
Proposed covered land area 擬議有上蓋土地面積	454 .....sq.m <input checked="" type="checkbox"/> About 約																																																												
Proposed number of buildings/structures 擬議建築物/構築物數目	10 .....																																																												
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約																																																												
Proposed non-domestic floor area 擬議非住用樓面面積	562 .....sq.m <input checked="" type="checkbox"/> About 約																																																												
Proposed gross floor area 擬議總樓面面積	562 .....sq.m <input checked="" 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)																																																													
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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	11 .....																																																												
Motorcycle Parking Spaces 電單車車位	N/A .....																																																												
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A .....																																																												
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A .....																																																												
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Others (Please Specify) 其他 (請列明)	.....																																																												
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目																																																													
Taxi Spaces 的士車位	N/A .....																																																												
Coach Spaces 旅遊巴士車位	N/A .....																																																												
Light Goods Vehicle Spaces 輕型貨車車位	1 .....																																																												
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Others (Please Specify) 其他 (請列明)	.....																																																												



Proposed operating hours 擬議營運時間 Shop and Services (Financial Institution): 09:30 to 19:30 daily, including public holidays Eating Place: 11:00 to 21:00 daily, 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)) Accessible from San Tam Road via a local access	
	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"/>	
(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。)			
(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?	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"/> _____ _____		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) 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臨時用途/發展的許可續期**

(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 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。

Please refer to the supplementary statement.



**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 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



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

05/06/2024

(DD/MM/YYYY 日/月/年)

**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**

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 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 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,483 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 325 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" ("OU(RR)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	562 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 7	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	31 % <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		11
	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) _____ _____		11 N/A N/A N/A N/A _____ _____
	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) _____ _____		N/A N/A 1 N/A N/A _____ _____



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing land status of the site, Swept path analysis, Fire services installations proposal & Photographic records of existing drainage facilities		
<b>Reports 報告書</b>		
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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site)* for **'Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years'** (the development) (**Plan 1**).
- 1.2 The Site falls within an area predominated by residential and industrial uses. The applicant would like to continue operating the shop and services (financial institution) and eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for shop and services and eating place uses in the vicinity.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column one nor two uses within the "OU(RR)" zone, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the "OU(RR)" zone which is reserved for phase 2 development of the Northern Link alignment, the temporary basis of the development is considered not affecting the commencement of the railway project. Hence, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "OU(RR)" zone and better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of several previous planning applications for similar uses, which were approved by the Board for a period of 3 years between 2014 to 2021. The latest application (No. A/YL-KTN/941) for the same 'shop and services' use was approved by the Board on a temporary basis in 2023, hence approval of the current application is in line with the Board's previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers.

- 2.4 Compared with the previous application, the site area remains unchanged whilst the building height of structures B1 & B2, the gross floor area (GFA) and the number of parking spaces are slightly increased to meet the applicant's operational needs, hence, a fresh application is required to facilitate the development. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/941		Date of Compliance
(a)	Submission of drainage proposal	Not yet complied with
(b)	Implementation of drainage proposal	Not yet complied with
(d)	Submission of fire service installations (FSIs) proposal	06/03/2024
(e)	Implementation of FSIs proposal	Not yet complied with

- 2.5 Regarding approval conditions (a) and (b), the applicant made submission to comply with these conditions on 17/10/2023. The submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 24/04/2024.
- 2.6 In support of the application, the applicant has submitted photographic records of the existing drainage facilities, as well as a FSIs proposal to support the current application (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,483 m<sup>2</sup> (about), including 325 m<sup>2</sup> (about) of GL (**Plan 3**). 10 temporary structures are provided at the Site for financial institution, offices, eating places, rain shelters (shed structures), storage of goods and washrooms with total GFA of 562 m<sup>2</sup> (about) (**Plan 4**). 11 parking spaces for private car and 1 loading/unloading (L/UL) space for light goods vehicle (LGV) are provided at the Site (**Plan 4**). Details of development parameters are shown at **Table 2**.

**Table 2** – Major Development Parameters

Application Site Area	1,483 m <sup>2</sup> (about)
Covered Area	454 m <sup>2</sup> (about)
Uncovered Area	1,029 m <sup>2</sup> (about)
Plot Ratio	0.38 (about)

Site Coverage	31% (about)
Number of Structure	10
Total GFA	562 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	562 m <sup>2</sup> (about)
Building Height	3 to 7 m (about)
No. of Storey	1 to 2

#### 4) Operation Mode

##### Operation of the Shop and Services (Financial Institution)

- 4.1 The shopfront of the financial institution is located at structures B1 & B2 respectively (**Plan 4**). The operation hours of the financial institution are from 09:30 to 19:30 daily, including public holidays. The estimated number of staff working at the financial institution is 5. It is anticipated that the development would attract 5 visitors per day. Advanced booking is required for visitors to access the development.

##### Operation of the Eating Place

- 4.2 The eating place is located at structures B4, B5 & B6 respectively with ancillary facilities i.e. storage of goods at structure B9 (**Plan 4**). The operation hours of the development are from 11:00 to 21:00 daily, including public holidays. The estimated number of staff working at the eating place is 5. It is anticipated that the development would attract 20 visitors per day. No outdoor dining area is provided at the Site. Advanced booking is required for visitors to access the eating place, which helps regulate the use of parking space and prevent excessive vehicles and visitors from accessing the Site. Given that food and goods supporting the daily operation are transported to the Site by LGV, a L/UL space for LGV is provided at the Site.
- 4.3 A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 3**:

**Table 3 – Parking and L/UL Space Provisions**

Type of Space	No. of Space
Private car parking space for visitors - 2.5 m (W) x 5 m (L)	9
Private car parking space for staff - 2.5 m (W) x 5 m (L)	2



L/UL space for LGV - 3.5 m (W) x 7 m (L)	1
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- 4.4 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 4**), adverse traffic impact to the surrounding road network is not envisaged.

**Table 4 – Trip Generation and Attraction of the Development**

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:30 – 10:30)	3	3	1	0	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	4	4	0	1	9
Traffic trip per hour (average)	3	3	0	0	6

- 4.5 The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 4.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.
- 4.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD and statutory requirements under



relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

**5) Conclusion**

5.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures, i.e. submission of photographic records of existing drainage facilities and a FSIs proposal, are provided to alleviate any adverse impact arising from the development (**Appendices I and II**).

5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years'**.

**R-riches Property Consultants Limited**

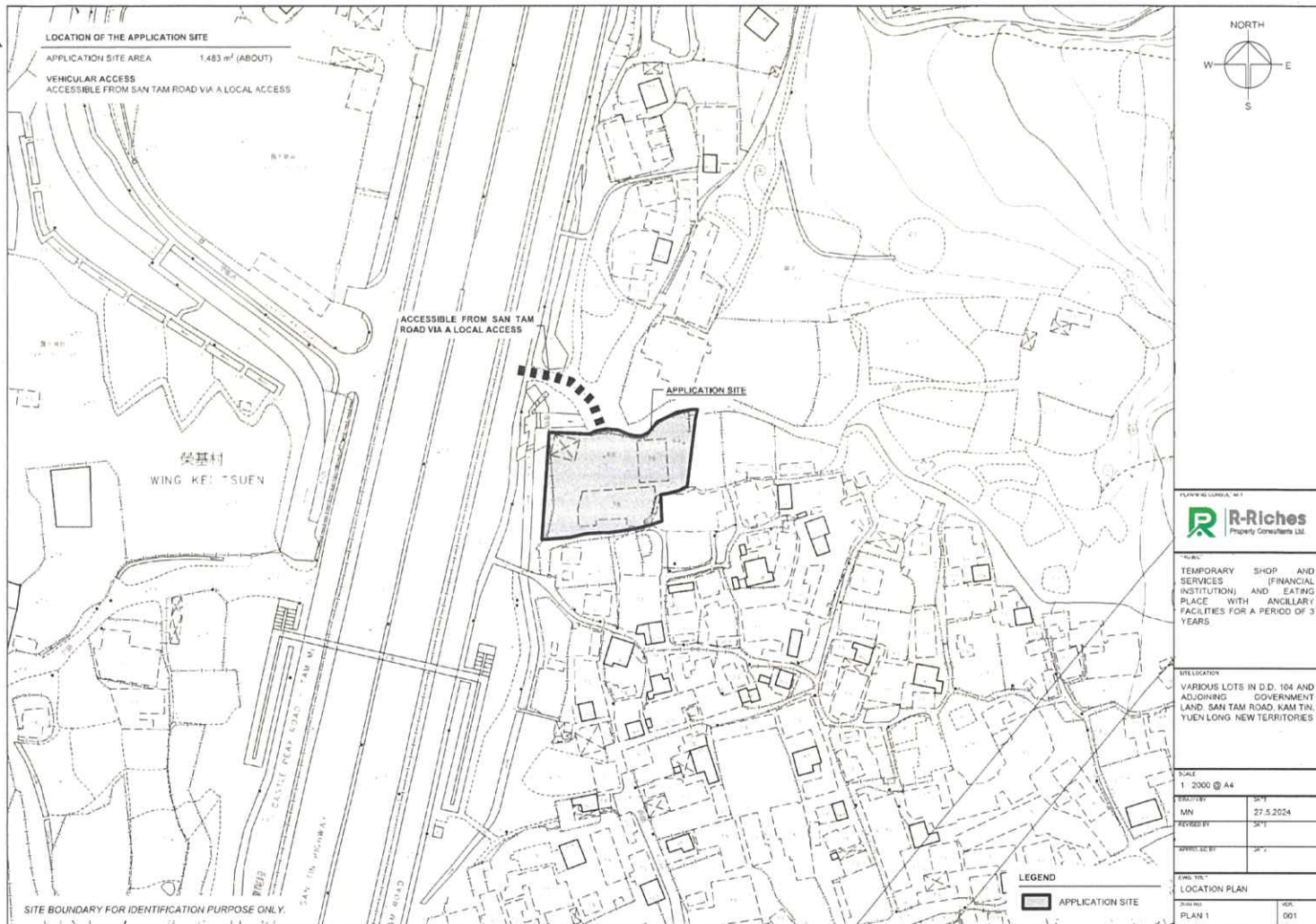
**June 2024**

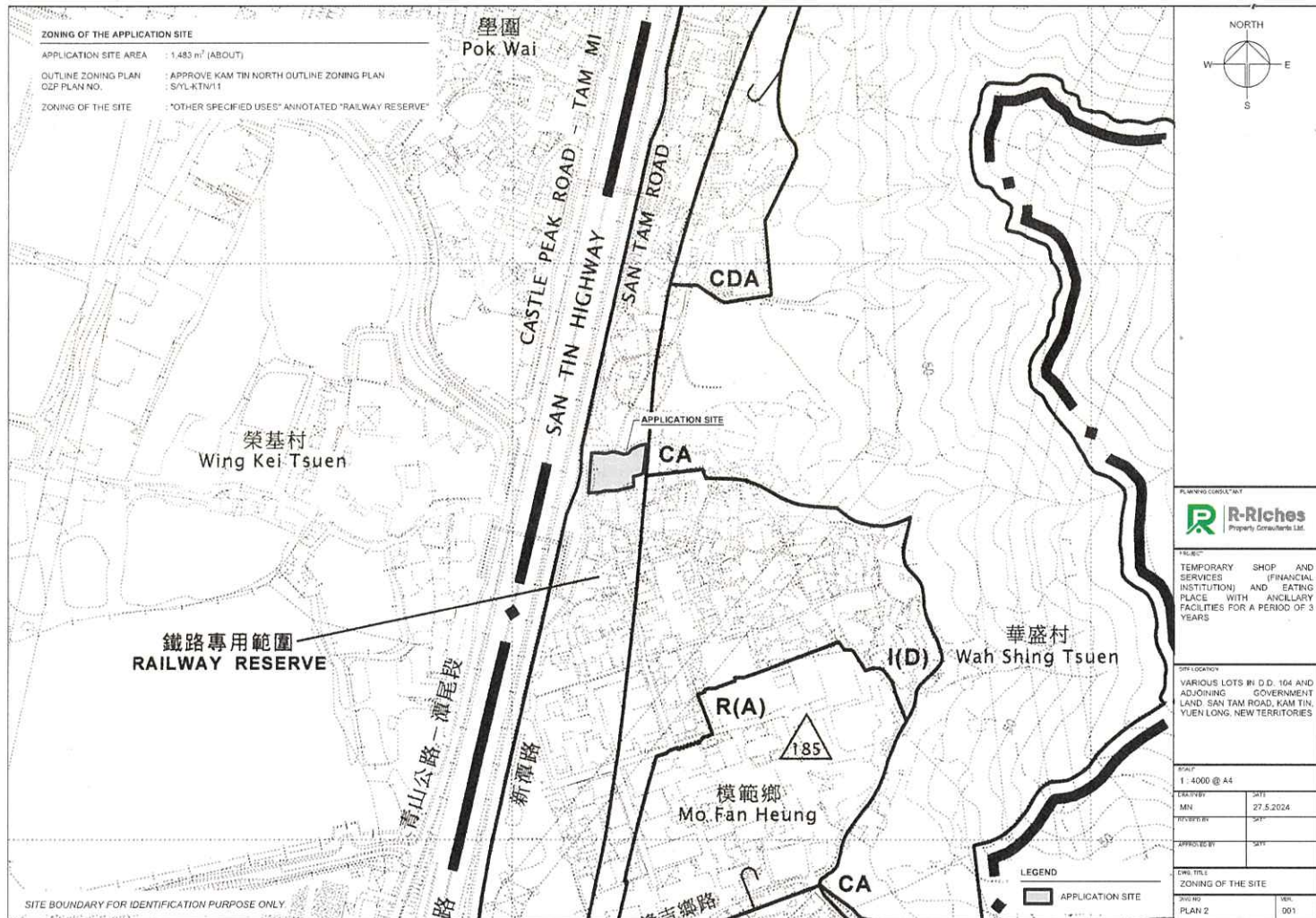
## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Photographic Records of Existing Drainage Facilities
<b>Appendix II</b>	Fire Service Installations Proposal





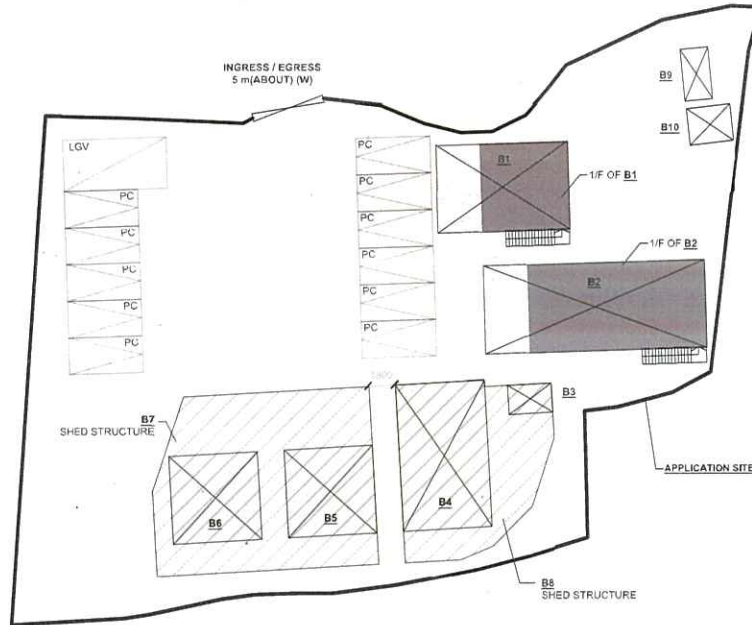




# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	1,483 m <sup>2</sup> (ABOUT)
COVERED AREA	454 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	1,029 m <sup>2</sup> (ABOUT)
PLOT RATIO	0.38 (ABOUT)
SITE COVERAGE	31% (ABOUT)
NO. OF STRUCTURE	10
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	562 m <sup>2</sup> (ABOUT)
TOTAL GFA	562 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	3 m - 7 m (ABOUT)
NO. OF STOREY	1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION & OFFICE	59 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	FINANCIAL INSTITUTION & OFFICE	95 m <sup>2</sup> (ABOUT)	167 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m <sup>2</sup> (ABOUT)	175 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		454 m <sup>2</sup> (ABOUT)	562 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT  
TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 350 @ A4

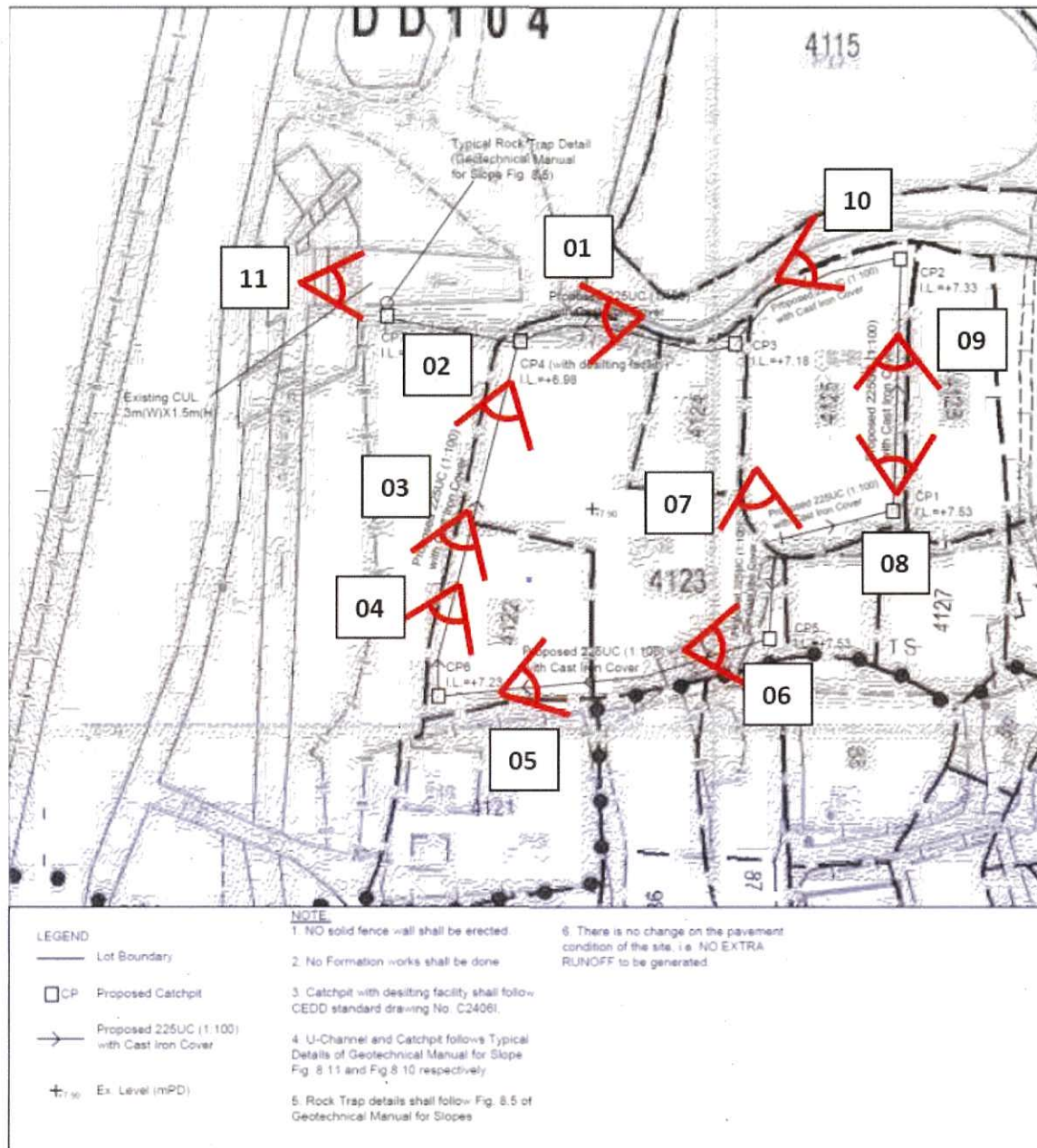
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APPROVED BY	SIGNATURE
DWG TITLE	DATE
LAYOUT PLAN	
PLAN 4	001





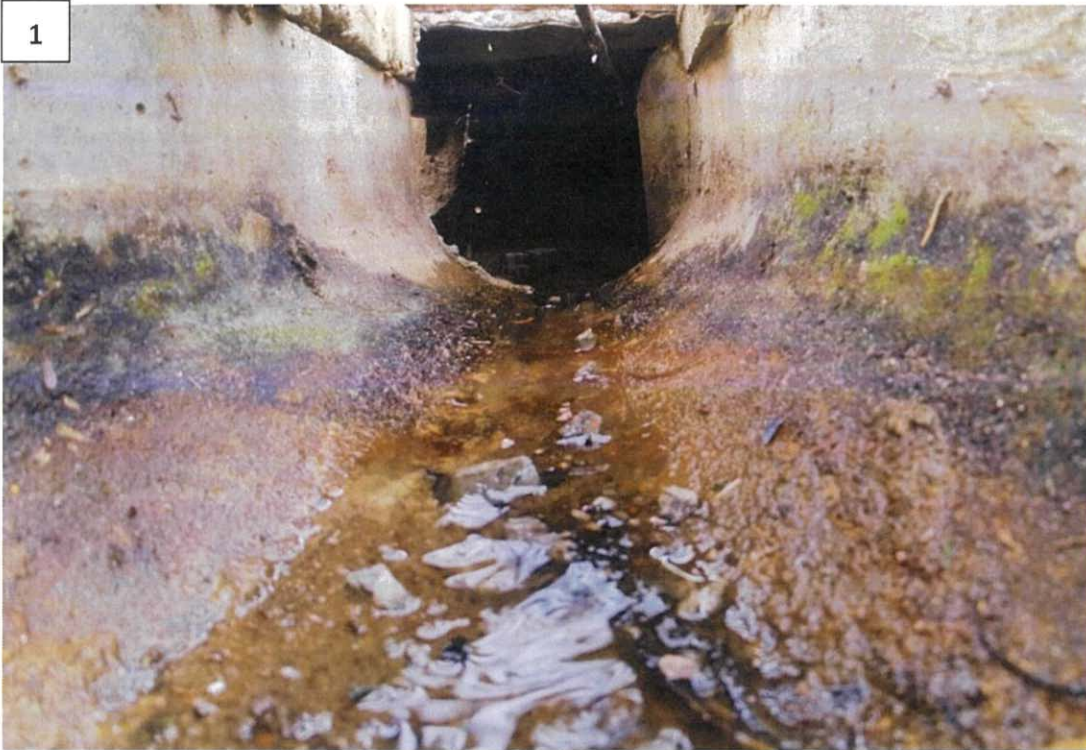
## Appendix I - Photographic Records of the Existing Drainage Facilities

Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities  
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,  
Lots 1422, 1423, 1424, 1425 (Part) in D.D. 107 and Adjoining Government Land,  
San Tam Road, Kam Tin, Yuen Long, New Territories

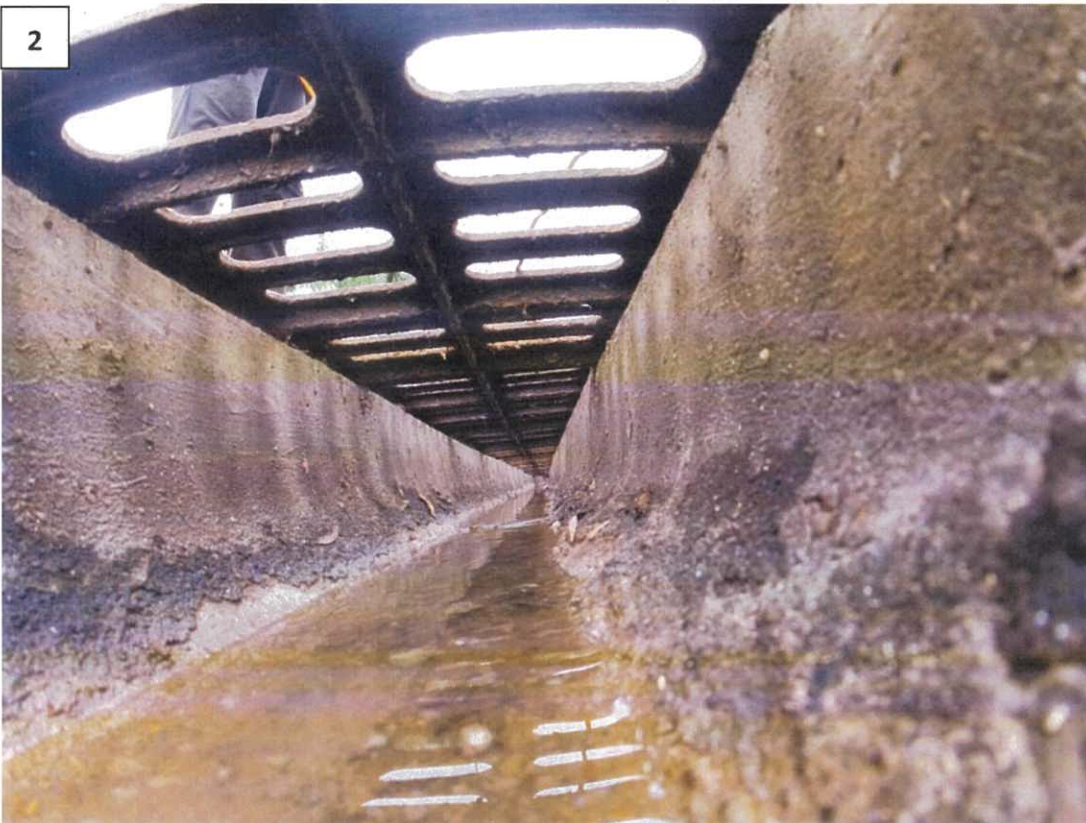




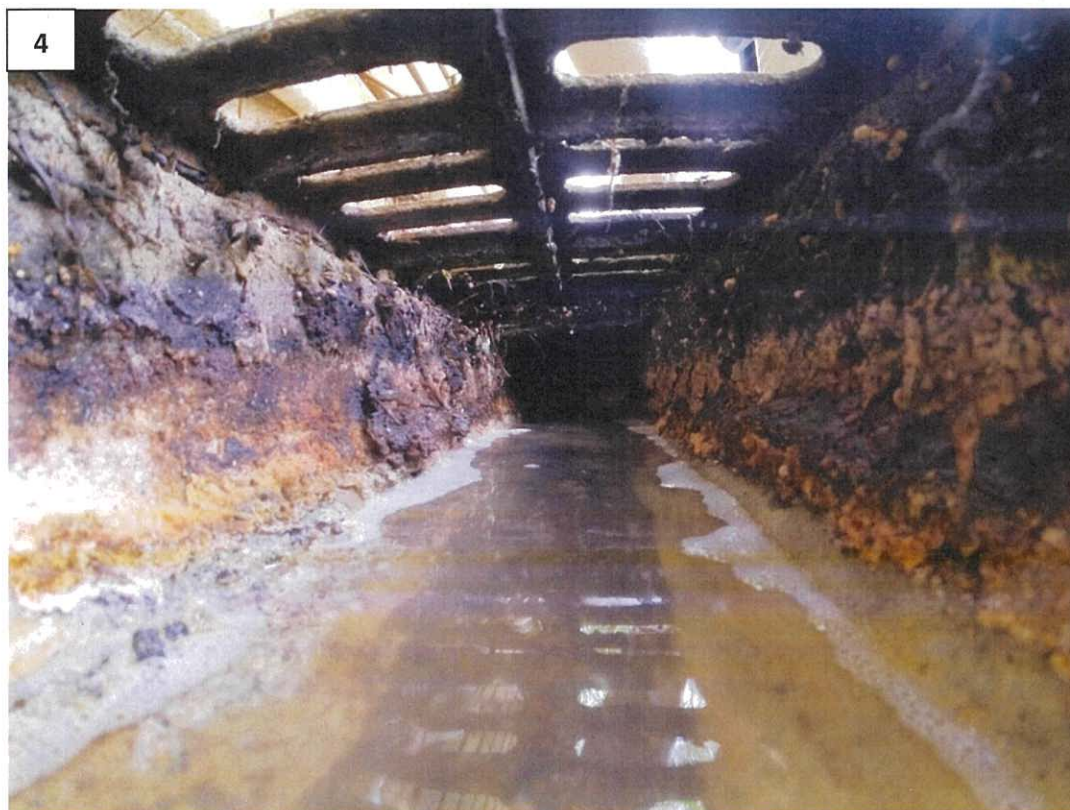
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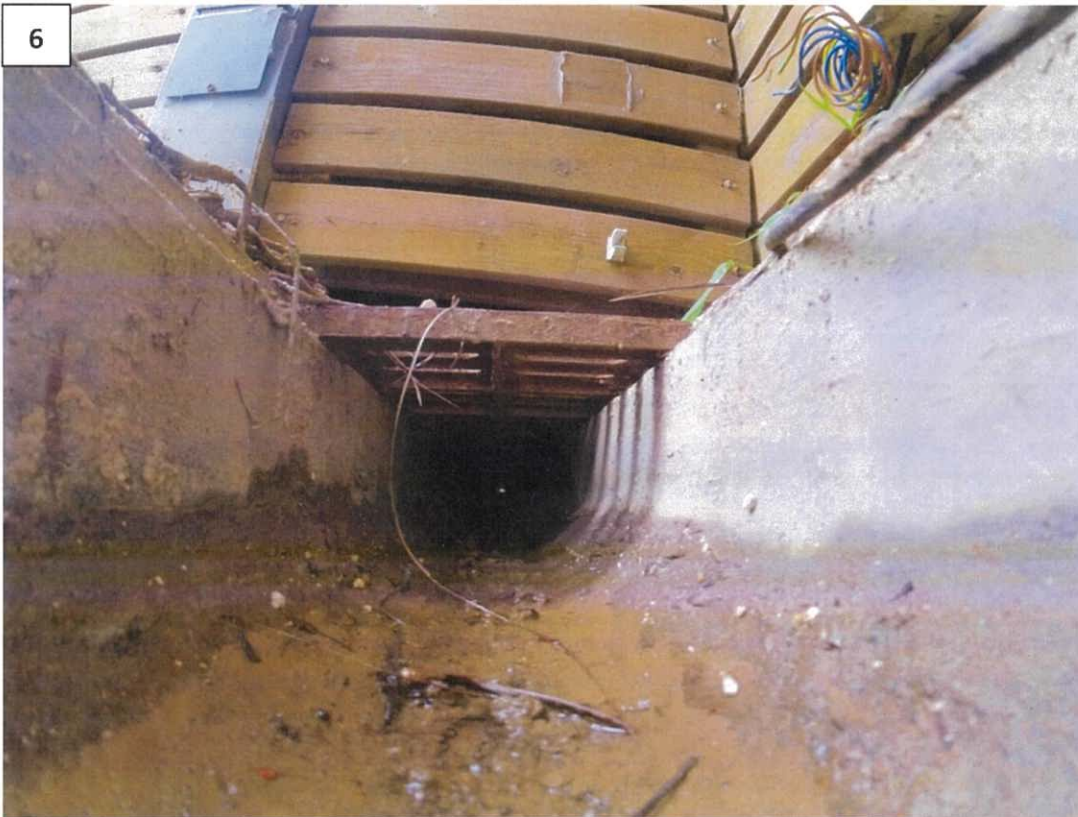




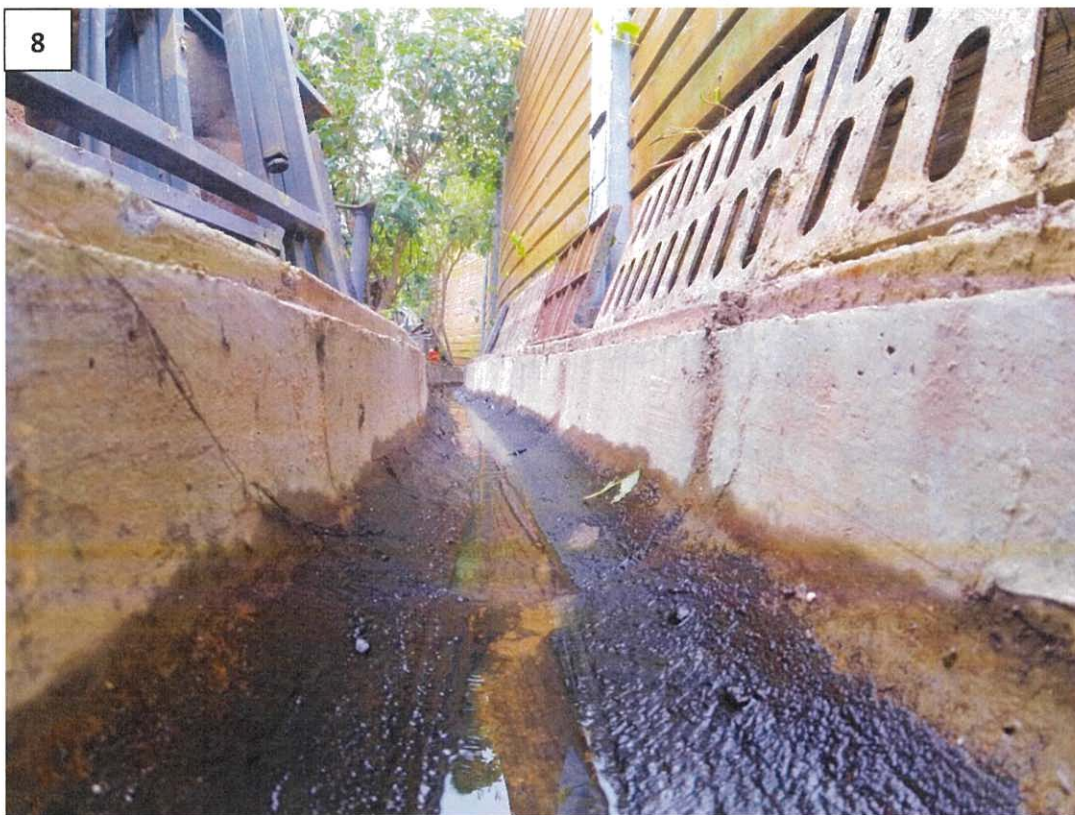
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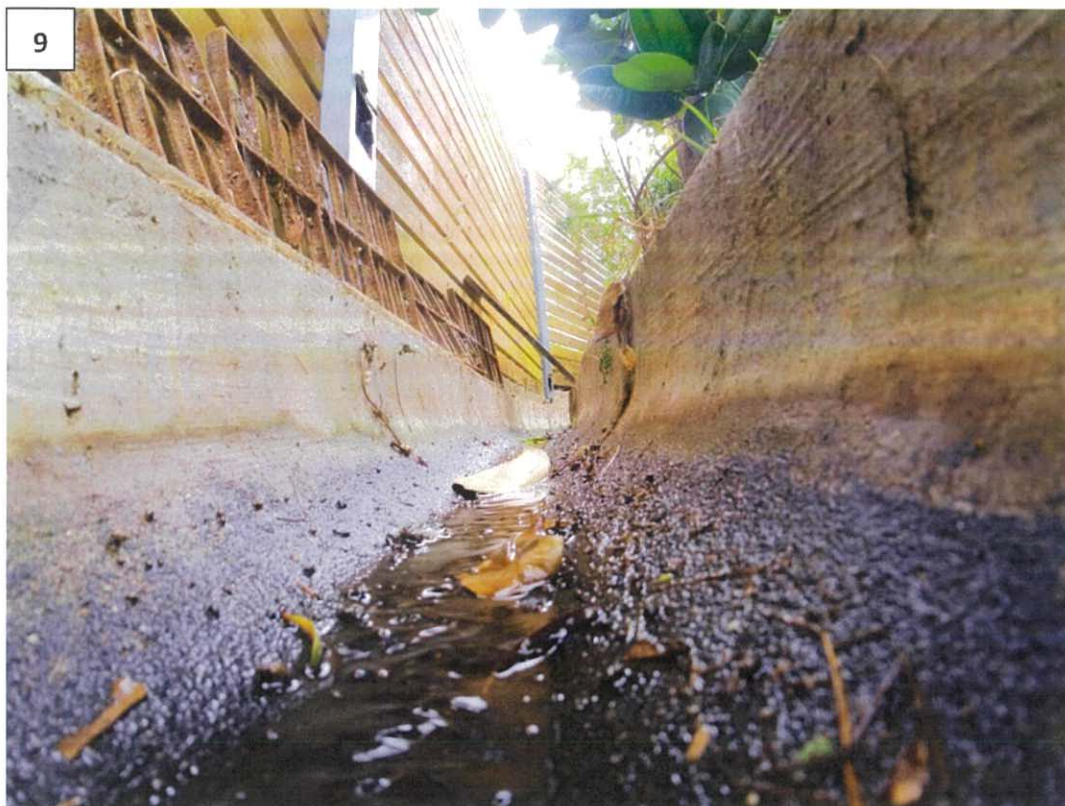
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# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

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B1	FINANCIAL INSTITUTION & OFFICE	59 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	FINANCIAL INSTITUTION & OFFICE	85 m <sup>2</sup> (ABOUT)	167 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B6	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	COVERED BY B6	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m <sup>2</sup> (ABOUT)	175 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		454 m <sup>2</sup> (ABOUT)	562 m <sup>2</sup> (ABOUT)	



## FIRE SERVICE INSTALLATIONS

- EMERGENCY LIGHT
- EXIT SIGN
- 5 KG CO2 TYPE FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (4-SIDE OPENED)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PROPERTY CONSULTANT

**R-Riches**  
Property Consultants Ltd

TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG NEW TERRITORIES

SCALE  
1:350 @ A4

DATE: 28.5.2024

REVISION: 01

APPROVED BY: 01

LAYOUT PLAN

APPENDIX II 001



顧問有限公司  
盈卓物業

Our Ref.: DD104 Lot 4122 & VL  
Your Ref.: TPB/A/YL-KTN/1026

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

**By Email**

7 August 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities  
for a Period of 3 Years in "Other Specified Uses" Annotated "Railway Reserve" Zone,  
Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land,  
San Tam Road, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1026)**

We write to submit further information to address the departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG  
(Attn.: Ms. Olivia NG

email: dcccheng@pland.gov.hk )  
email: olyng@pland.gov.hk )





## Responses-to-Comments

**Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" Annotated "Railway Reserve" Zone, Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1026)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Planning Office/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b>		
(a)	Please provide further elaboration on the term "Financial Institution" mentioned in your application (e.g. what kind of operation/service/customer, etc.).	<p>The financial institution is operated as a 'money lending office', which serves to provide financial and money-lending services to potential clients. According to the Definition of Terms promulgated by the Town Planning Board, 'money lending office' is a subsumed use under 'Shop and Services', where goods are sold or where services are provided to visiting members of the public.</p> <p>As mentioned in Paragraph 4.1 of the Supplementary Statement, the financial institution is anticipated to attract about 5 nos. of visitor on a daily basis. Advanced booking is required for visitors' access during business hours i.e. 09:30 to 19:30. The estimated nos. of staff working at the financial institution will be 5.</p>
(b)	Please clarify if the current applicant is the same applicant under application No. A/YL-KTN/941.	The current application is submitted by a different applicant.
(c)	The application site (the Site) falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Explanatory Statement of OZP, the area covers the proposed Northern Link (NOL) alignment. The exact alignment of the NOL	Noted. The applicant will terminate the operation and vacate the Site upon government acquisition/resumption for NOL.

	has yet to be finalised. Please confirm if the applicant will terminate the operation and vacate the Site upon government acquisition/resumption.	
(d)	It is noted that the approval conditions under application No. A/YL-KTN/941 have not been fully complied with. Please advise on any further efforts that the applicant will be made to ensure compliance with the approval conditions if the current application is approved.	<p>The applicant has submitted a set of photographic records of the existing drainage facilities at the Site (Appendix I in the original submission refers).</p> <p>Besides, the applicant has also submitted a fire service installations (FSIs) proposal in support of the current application (<b>Annex 1</b>). Upon acceptance by the Director of Fire Services, the applicant will proceed to implement the FSIs at the Site.</p>
<b>2. Comments of the Director of Electrical and Mechanical Services (DEMS)</b>		
(a)	Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and services and eating place with ancillary facilities. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.	<p>The application site (the Site) has been subject of several previous applications (Nos. A/YL-KTN/451, 592, 751 and 941) for the same applied uses since 2014, among which the latest application (No. A/YL-KTN/941) was approved by the Town Planning Board in 2023 on temporary basis for 3 years.</p> <p>The applicant currently seeks planning permission to operate the same uses with slight increase in gross floor area and parking space to accommodate 10 nos. of staff at the Site. It is estimated that the Site would attract not more than 25 visitors per day. Since the current application is in similar scale and nature when compared with previously approved applications, substantial increase in aggregated population arising from the development shall not be envisaged.</p>
(b)	The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back	Noted. The applicant will liaise with relevant Government Departments and Hong Kong and China Gas Company Limited regarding the issue after obtaining planning approval.

	distance away from them during the design and construction stages of temporary shop and services and eating place with ancillary facilities.	
(c)	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications for reference.	Noted.
<b>3. Comments of the Director of Fire Services (D of FS)</b>		
(a)	Fire extinguishers shall be provided to structure B9;	Noted. An extra fire extinguisher is provided to structure B9 in the revised fire service installations (FSIs) proposal. Information of structure B1 on the FSIs proposal has been revised ( <b>Annex 1</b> ).
(b)	G/F & 1/F of structure B1 as indicated on plan shall be clarified and tally with the information on plan.	
<b>4. Comments of the Commissioner for Transport (C for T)</b>		
(a)	Please provide a detailed trip generation breakdown covering the whole operation period for both the financial institution and eating place for both staff and visitors. Please also provide trip generation for both weekend and weekday for our consideration.	Please refer to <b>Annex 2</b> for the detailed trips generation/attraction breakdown. The trips generation/attraction on weekdays and weekends are expected to be the same.
(b)	It is noted from the previous application that the maximum trips generation was higher than the current application despite less parking space was provided, please review and substantiate the trip generation for the current application.	Compared with the previous application, the maximum trips generation/attraction in the current application are expected to be higher (average trip per hour increases from 2 to 6), therefore 1 additional parking space for private car is proposed.



## FIRE SERVICE INSTALLATIONS

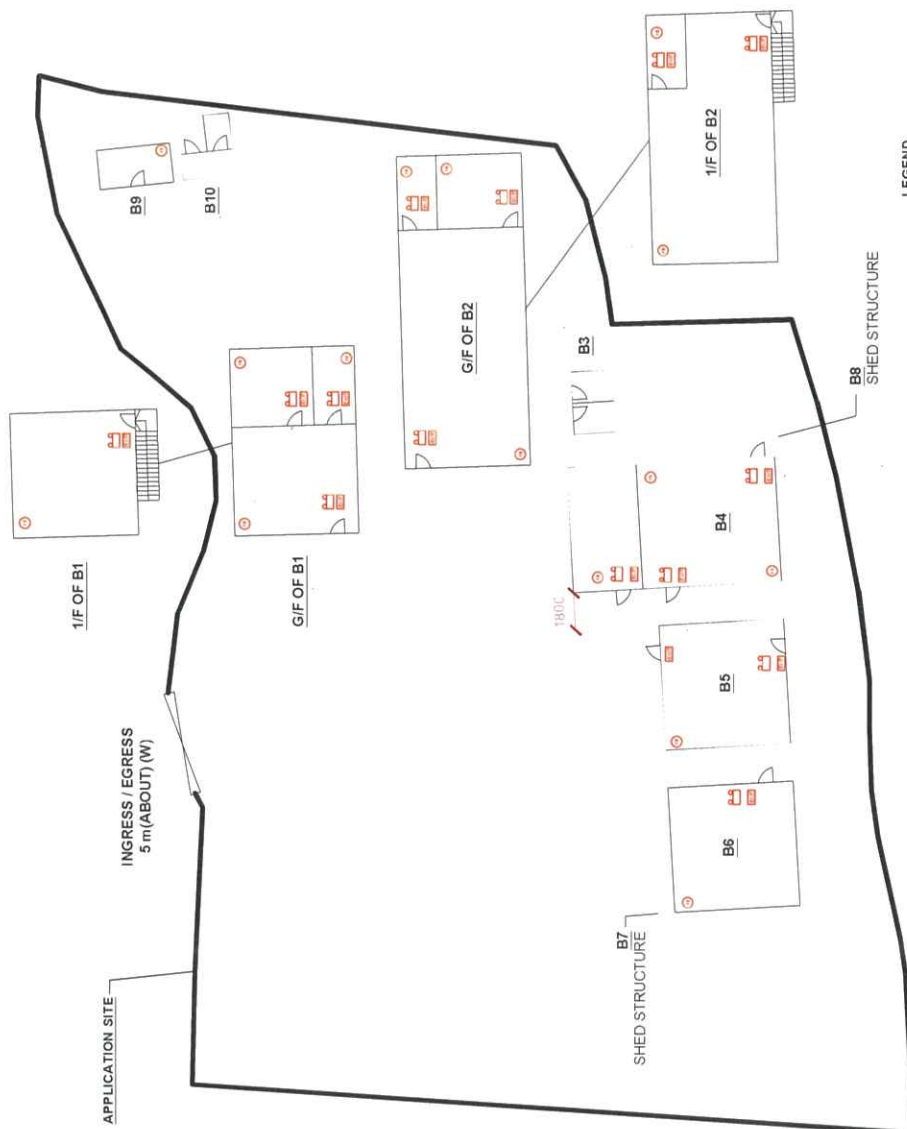
## FIRE SERVICE INSTALLATIONS

- |   |                                 |
|---|---------------------------------|
|  | EMERGENCY LIGHT                 |
|  | EXIT SIGN                       |
|  | 5 KG CO2 TYPE FIRE EXTINGUISHER |

**FS NOTES:**

- 1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266-1.2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
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TOTAL	454 m <sup>2</sup> (ABOUT)	562 m <sup>2</sup> (ABOUT)
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### LEGEND

- |                                     |                           |
|-------------------------------------|---------------------------|
| <input type="checkbox"/>            | APPLICATION SITE          |
| <input type="checkbox"/>            | STRUCTURE (ENCLOSED)      |
| <input type="checkbox"/>            | STRUCTURE (4-SIDE OPENED) |
| <input checked="" type="checkbox"/> | PARKING SPACE             |
| <input checked="" type="checkbox"/> | LOADING / UNLOADING SPACE |
| <input checked="" type="checkbox"/> | INGRESS / EGRESS          |

TEMPORARY SHOP AND  
SERVICES (FINANCIAL  
INSTITUTION) AND EATING  
PLACE WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS

TE LOCATION

FILE : 350 @ A4

DATE	28.5.2024
AMOUNT	

REVISED BY	DATE
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APPROVED BY	DATE
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WORK TITLE  
LAYOUT PLAN

APPENDIX II	VER 001
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**Annex 2 – Detailed Trips Generation/Attraction Breakdown****Table 1 – Financial Institution (Weekdays and Weekend)**

Time Period	Trips Generation and Attraction						
	PC (Staff)		PC (Visitor)		LGV		2-Way Total
	In	Out	In	Out	In	Out	
09:00 – 10:00	1	1	0	0	0	0	2
10:00 – 11:00	0	0	0	0	0	0	0
11:00 – 12:00	0	0	1	0	0	0	1
12:00 – 13:00	0	0	0	1	0	0	1
13:00 – 14:00	0	0	0	0	0	0	0
14:00 – 15:00	0	0	0	0	0	0	0
15:00 – 16:00	0	0	1	0	0	0	1
16:00 – 17:00	0	0	0	1	0	0	1
17:00 – 18:00	0	0	0	0	0	0	0
18:00 – 19:00	0	0	0	0	0	0	0
19:00 – 20:00	1	0	0	0	0	0	1
20:00 – 21:00	0	1	0	0	0	0	1
21:00 – 09:00	0	0	0	0	0	0	0

**Table 2 – Eating Place (Weekdays and Weekend)**

Time Period	Trips Generation and Attraction						
	PC (Staff)		PC (Visitor)		LGV		2-Way Total
	In	Out	In	Out	In	Out	
09:00 – 10:00	1	0	0	0	0	0	1
10:00 – 11:00	0	1	1	1	1	0	4
11:00 – 12:00	0	0	2	0	0	0	2
12:00 – 13:00	0	0	3	2	0	0	5
13:00 – 14:00	0	0	3	3	0	0	6
14:00 – 15:00	0	0	3	3	0	0	6
15:00 – 16:00	0	0	2	3	0	0	5
16:00 – 17:00	0	0	4	2	0	0	6
17:00 – 18:00	0	0	4	4	0	1	9
18:00 – 19:00	0	0	3	4	0	0	7
19:00 – 20:00	1	0	2	3	0	0	6
20:00 – 21:00	0	1	0	2	0	0	3
21:00 – 09:00	0	0	0	0	0	0	0