

2024年 8月 26日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式收到
申請的日期。

This document is received on 26 AUG 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.

Appendix I of RNTPC
Paper No. A/YL-KTN/1046

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a “✓” at the appropriate box 請在適當的方格內上加上「✓」號

2401844

19/7 by Courier
Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1046
	Date Received 收到日期	26 AUG 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)

Tang Wing Yat Tommy 鄧榮日

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)

NA 不適用

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 594 RP and 595 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第594號餘段及595號餘段
(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 2,560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 274.2 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)	NA 不適用 sq.m 平方米 <input 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 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	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	公眾停車場及辦公室 Public Car Park and 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
10/07/2024-23/07/2024 (DD/MM/YYYY)[&]
於 10/07/2024-23/07/2024 (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 10/07/2024-23/07/2024 (DD/MM/YYYY)[&]
於 10/07/2024-23/07/2024 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
	(b) Intended use/development 有意進行的用途/發展

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="518 1361 1474 1861"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

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

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

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

(v) For Type (v) application 供第(v)類申請

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

擬議臨時商店及服務行業及公眾停車場(貨櫃車除外)連附屬設施 (為期5年)

Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	274.2	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.11		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	8.9	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	7		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	Not Exceeding 6	mPD 米 (主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☒ shop and services 商店及服務行業 145.2 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

☒ other(s) 其他

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

Toilet: About 6m², Height: Not Exceeding 3.5m Unit(s): 2Ancillary Storage: About 18m², Height: Not Exceeding 3.5m Unit(s): 2Open Shed (Use: Rain Shelter): About 81m², Height: Not Exceeding 5m☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Maneuvering Space and Car Park 場內轉動空間及停車場

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2026

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人車通道安排**

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Chi Ho Road 洽河路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 10</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 6</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>Space for Displaying Vehicle 8</p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 3</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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"/>	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,560 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" 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 type="checkbox"/>	
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"/>
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to justifications document.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

鄧榮日

NA 不適用

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

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

Date 日期

23/07/2024

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 594 RP and 595 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第594號餘段及595號餘段		
Site area 地盤面積	2,560	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA 不適用	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	Village Type Development 鄉村式發展		
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業及公眾停車場(貨櫃車除外)連附屬設施(為期5年) Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	274.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	7	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	8.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) Space for Displaying Vehicle _____	24 PC: 10 LGV: 6 8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	3 LGV: 3

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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access and Paved Area _____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 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。

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申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施之用途

- 申請地點的面積約為 2,560 平方米，全部坐落在私人地段，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「鄉村式發展」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。商店及服務行業及公眾停車場（貨櫃車除外）於「鄉村式發展」地帶均是須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
- 此申請能夠分擔錦田市中心的塞車情況，為市民進行分流，分擔錦田公路旁的車流。商店及服務行業亦能為村民及錦田鄉的居民提供優質的服務，停車場能為錦田分流。
- 商店及服務行業的營業時間為星期一至星期日包括公眾假期上午八時至下午十時。公眾停車場（貨櫃車除外）的營業時間為二十四小時，星期一至星期日包括公眾假期。
- 現場不會安裝任何擴音器及揚聲器。
- 申請用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。
- 渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 現場已完成渠道建設，本人希望透過新規劃申請繼續向地政總署進行相關申請。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施的用途。



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 109 Lot 594 RP
DD 109 Lot 595 RP

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Village Type Development

Date: 10 July 2024

Location

位置圖

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

SCALE

1:1000

@A4

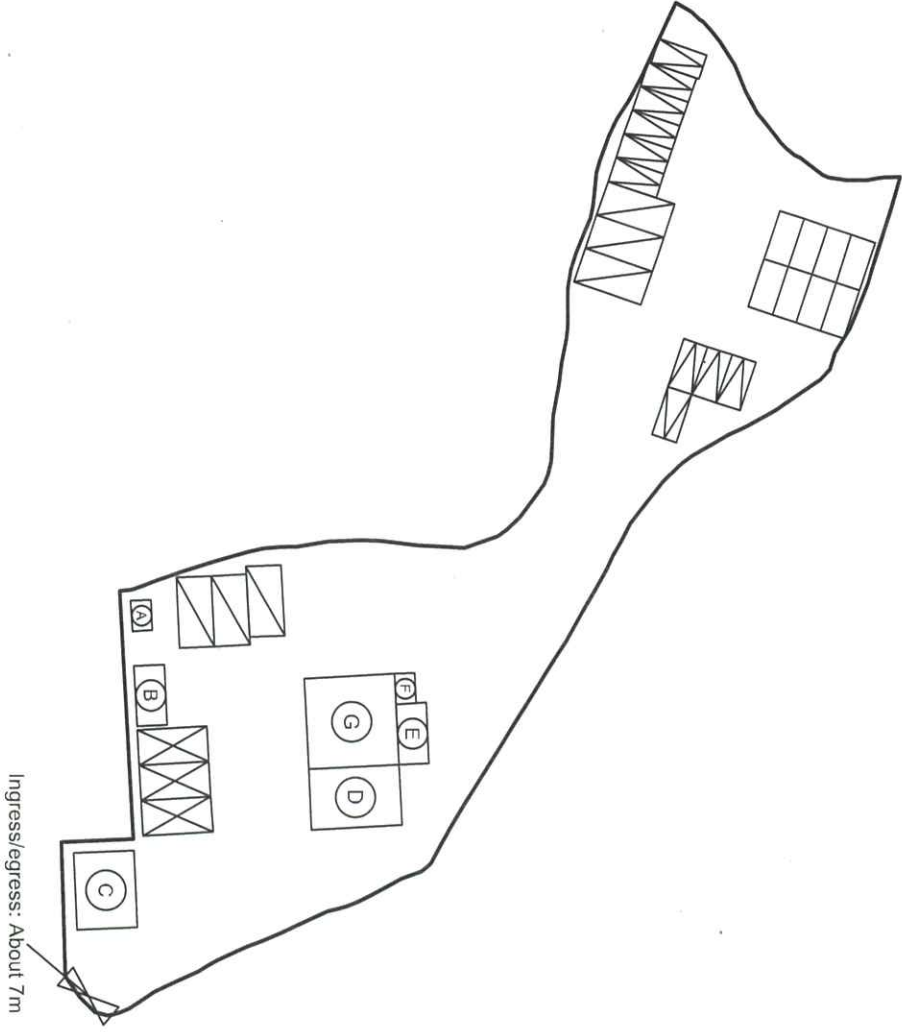
For Identification Only

Drawing No.:

1-01

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
B Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
C Shop and Services (Convenience Store)	About 7.6m x 6m x 2 = 91.2m ²	6m	2-storey
D Shop and Services (Motor-Vehicle Showroom)	About 9m x 6m = 54 m ²	3.5m	1-storey only
E Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
F Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
G Open Shed (Use: Rain Shelter)	About 9m x 9m = 81 m ²	5m	
Total	About 274.2 m ²		
Private Car Parking Space	5m x 2.5m	Unit(s): 10	
LGV Parking Space	7m x 3.5m	Unit(s): 6	
Space for Displaying Vehicle	5m x 2.5m	Unit(s): 8	
LGV L/UL Space	7m x 3.5m	Unit(s): 3	



Total Area: 2,560 m²

Scale: 1:750 @A4

Appendix 2

Location:

Proposed

Layout Plan

擬議商店及服務行業及公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Ingress / egress
Proposed Structures

2-01

Private Car Parking Space

LGV Parking Space

LGV L/UL Space

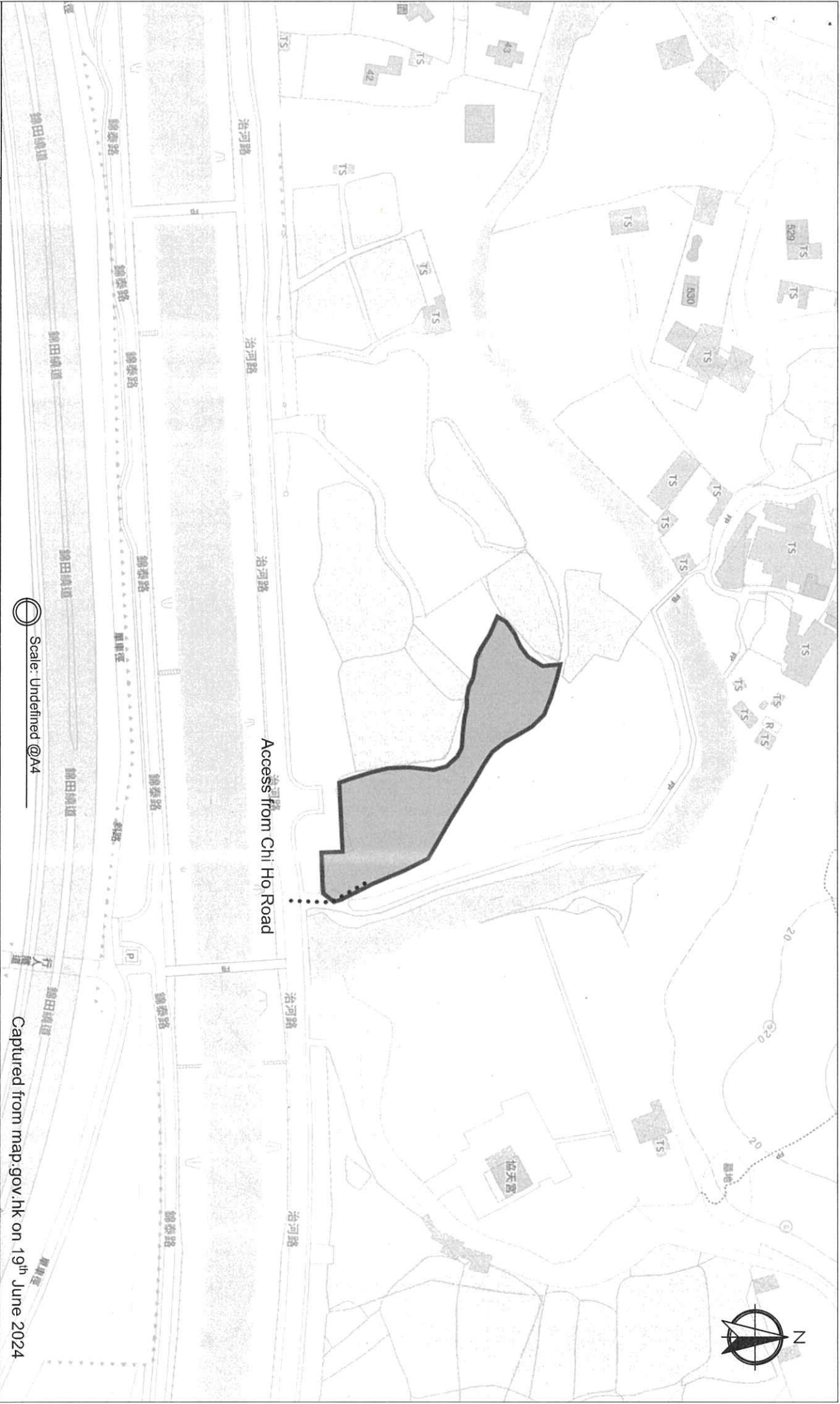
Space of Displaying Vehicle

Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years

Zoning: Village Type Development

For Identification Only

Date: 10/07/2024

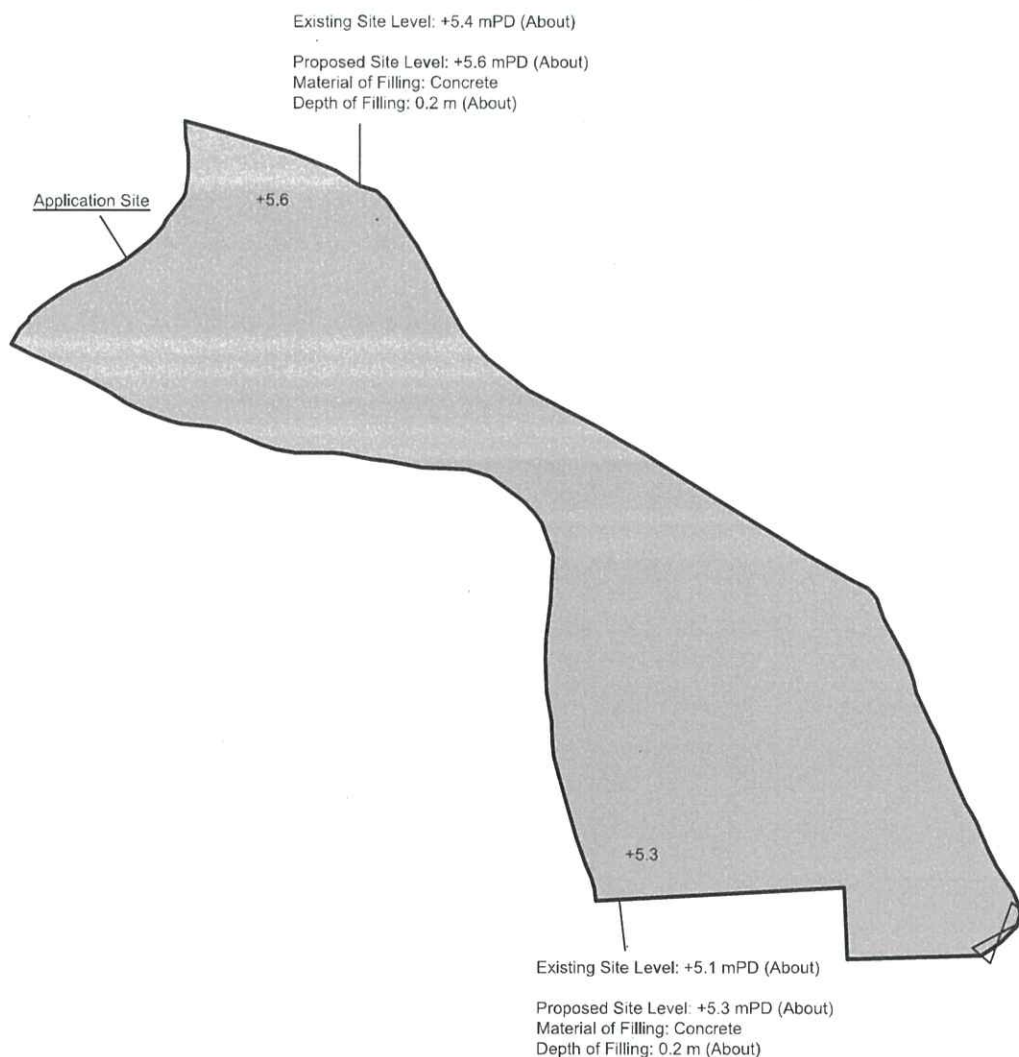


Access from Chi Ho Road

Scale: Undefined @A4


Captured from map.gov.hk on 19th June 2024

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 594 RP, D.D. 109 Lot 595 RP</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Village Type Development Zone</p>	<p>Project:</p> <p>Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years</p>	<p>Width of Chi Ho Road: 6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none">●●●●● Road Path— Site Boundary	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 10/07/2024</p>
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Paved Area: About 2,560 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 594 RP
DD 109 Lot 595 RP

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Village Type Development

Date: 10 July 2024

Paved Area

平整位置圖

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

SCALE

1:750

@A4

For Identification Only

Drawing No.:

4-01

收件者:

tpbpd/PLAND

From: Tang Lok San [REDACTED]

Sent: Thursday, September 5, 2024 4:15 PM

Subject: D.D. 109 Lot 594 RP and 595 RP (A/YL-KTN/1046)

Ms Yan,

Thank you for the phone call. Please see the attachment for the updated documents and Drainage Plan, Fire Services Installation Plan. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [REDACTED] or email to [REDACTED]

Your sincerely,
Mr. Tang

申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施之用途

- 申請地點的面積約為 2,560 平方米，全部坐落在私人地段，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「鄉村式發展」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。商店及服務行業及公眾停車場（貨櫃車除外）於「鄉村式發展」地帶均是須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
- 此申請能夠分擔水頭村及水尾村的泊車情況，尤其在停車場北面的村民，該地點未有車路進入。商店及服務行業亦能為村民及錦田鄉的居民提供優質的服務。
- 商店及服務行業的營業時間為星期一至星期日包括公眾假期上午八時至下午十時。公眾停車場（貨櫃車除外）的營業時間為二十四小時，星期一至星期日包括公眾假期。
- 現場不會安裝任何擴音器及揚聲器。
- 申請地點內的汽車陳列室上蓋只會用作汽車陳列室的辦公室，不會將車輛放進上蓋，而當陳列車輛有空間，將放置交通錐，以免其他車輛佔用該空間。
- 申請用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。
- 渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 現場已完成渠道建設，本人希望透過新規劃申請繼續向地政總署進行相關申請。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段 594 號餘段及 595 號餘段作為期五年的臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施的用途。

渠務署及城市規劃委員會：

A/YL-KTN/1046 的渠務報告詳細

申請地點範圍有約 2,560 平方米，位於錦田北的鄉郊範圍。目前為露天空間及建有臨時建築物。

申請地點附近有臨時建築物及草地。現有水平為約+5.6 mPD (此水平已完成填土及平整)。

有一條渠道位於申請地點的南面，並計劃將場內水流引導到該溪流。

申請範圍的東北面水平比申請地點高，有機會會有水流從這面流入。申請範圍北外改有約 450mm 的渠道，因此沒有流水從其他方向流入申請地點。

申請地點的擬議佈局平面圖請參考 Appendix 2。

申請地點範圍有約 2,560 平方米，全部將以混凝土作表面，在申請地點外有約 32 平方米，全部為瀝青。

擬議發展	
申請地點範圍 (約 m ²)，全部已以混凝土平整	2,560
申請地點外集水區	
申請地點外北面集水區 (約 m ²)，大多為草地、道路及建築物，本報告將以約 100%混凝土及瀝青作評估	32

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return

Periods based on Flood Levels

Intensively Used Agricultural Land	2-5 years
Village Drainage including Internal Drainage System under a Polder Scheme	10 years
Main Rural Catchment Drainage Channels	50 years
Urban Drainage Trunk Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

1. Intensity-Duration-Frequency Relationship - The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted.

$$\begin{aligned} a &= 451.3 \\ b &= 2.46 \\ c &= 0.337 \end{aligned}$$

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

$$\begin{aligned} \text{where } V &= \text{peak runoff in m}^3/\text{s} \\ C &= \text{runoff coefficient (dimensionless)} \\ i &= \text{rainfall intensity in mm/hr} \\ A &= \text{catchment area in km}^2 \end{aligned}$$

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (heavy soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (sandy soil)	
Flat	0.05-0.15
Steep	0.15-0.20

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Asphalt C = 0.95

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

$$V = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

- where V = Velocity of the pipe flow (m/s)
 S_f = Hydraulic gradient
 n = manning's coefficient
 R = Hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes. It can be expressed by the following algebraic equation.

$$\bar{V} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

- where V = Velocity of the pipe flow (m/s)
 S_f = Hydraulic gradient
 k_f = roughness value (m)
 v = kinematics viscosity of fluid
 D = pipe diameter (m)
 R = Hydraulic radius (m)

申請範圍主要平坦，並緩緩斜向西面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

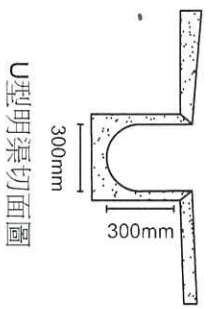
Concrete U-Channel	0.3	0.3	0.005	163	0.015	0.16	0.771	0.208	1.65	0.264
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* Allowed 10% for siltation

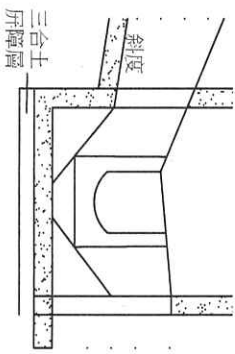
Note:

Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual – Planning, Design and Management" (SDM), fifth edition, January 2018.

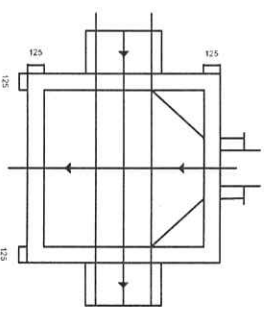
Equation used: $t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$ $t_c = t_0 + t_f$ $i = \frac{a}{(t_d + b)^c}$ $Q_p = 0.278 C i A$ $V = \frac{R^{1/6}}{n} \sqrt{RS_f}$



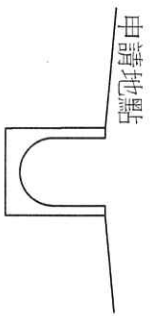
U型明渠切面圖



沙井切面圖



沙井俯視圖



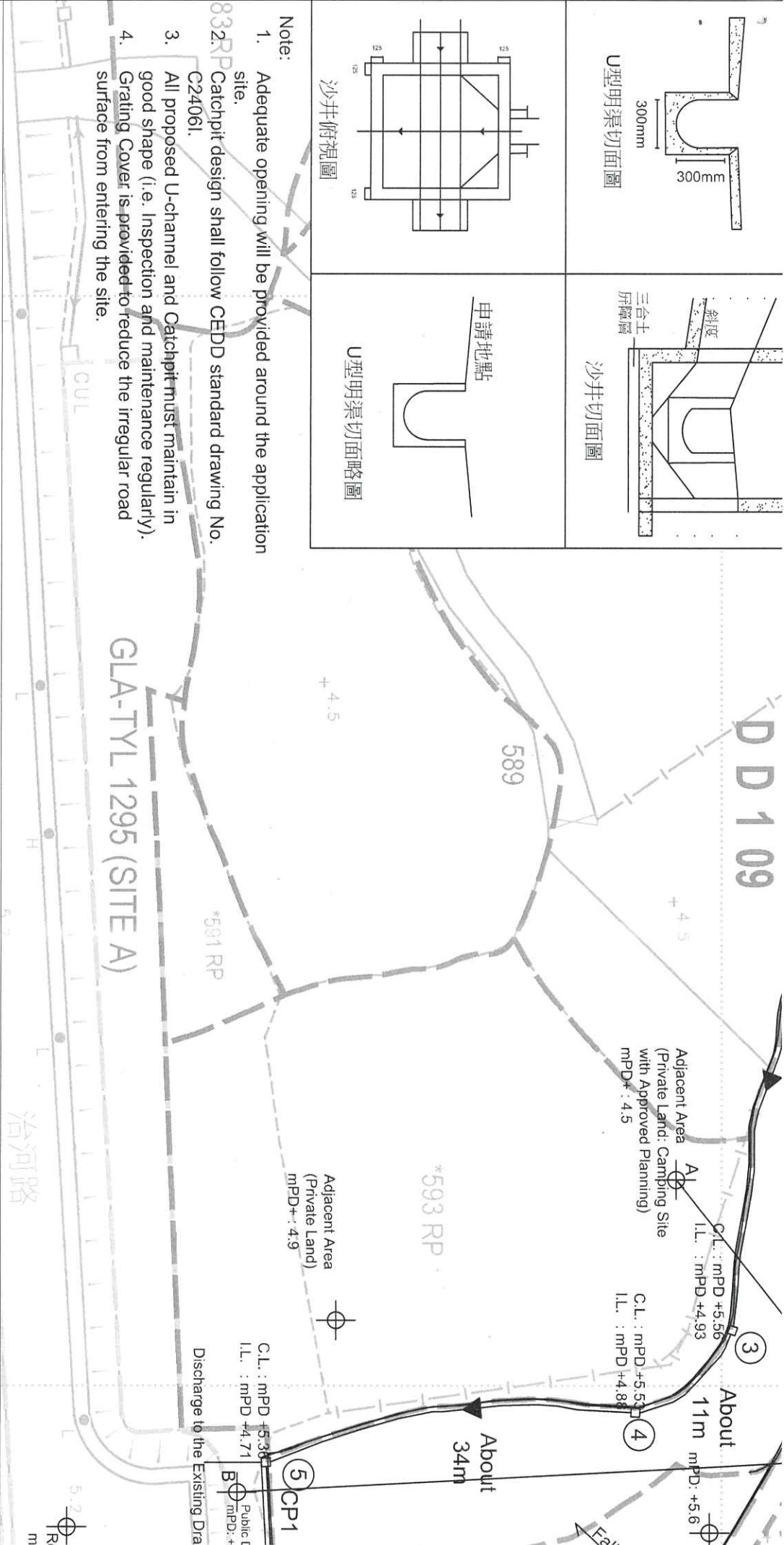
U型明渠切面略圖

Note:

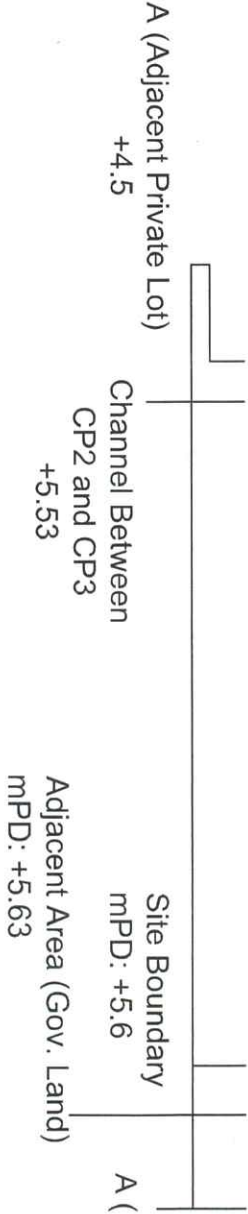
1. Adequate opening will be provided around the application site.
- 832.RP Catchpit design shall follow CEDD standard drawing No. C24061.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.

Legend:

- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow



<p>Appendix 5</p> <p>Location: DD 109 Lot 594 RP and 595 RP</p> <p>App. No.: A/YL-KTN/1046</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Village Development Type</p>	<p>Project:</p> <p>Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years</p>	<p>Proposed Drainage Plan</p>
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Application Site

About 46.7m

<p>Location: DD 109 Lot 594 RP and 595 RP</p> <p>App. No.: AYL-KTN/1046</p> <p>OZP: SYL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Village Development Type</p>	<p>Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years</p>	<p><u>Cross Section</u></p>
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Appendix 5.1



Legend:

- Catchment Area (Application Site)
- Catchment Area (Outside of Application Site)

Total Catchment Area: 2,594 m² (About)

Appendix 5.2

Location: DD 109 Lot 594 RP
DD 109 Lot 595 RP
App. No.: A/YL-KTN/1046

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Village Type Development

Date: 4 September 2024

Catchment Area

集水區面積

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

SCALE

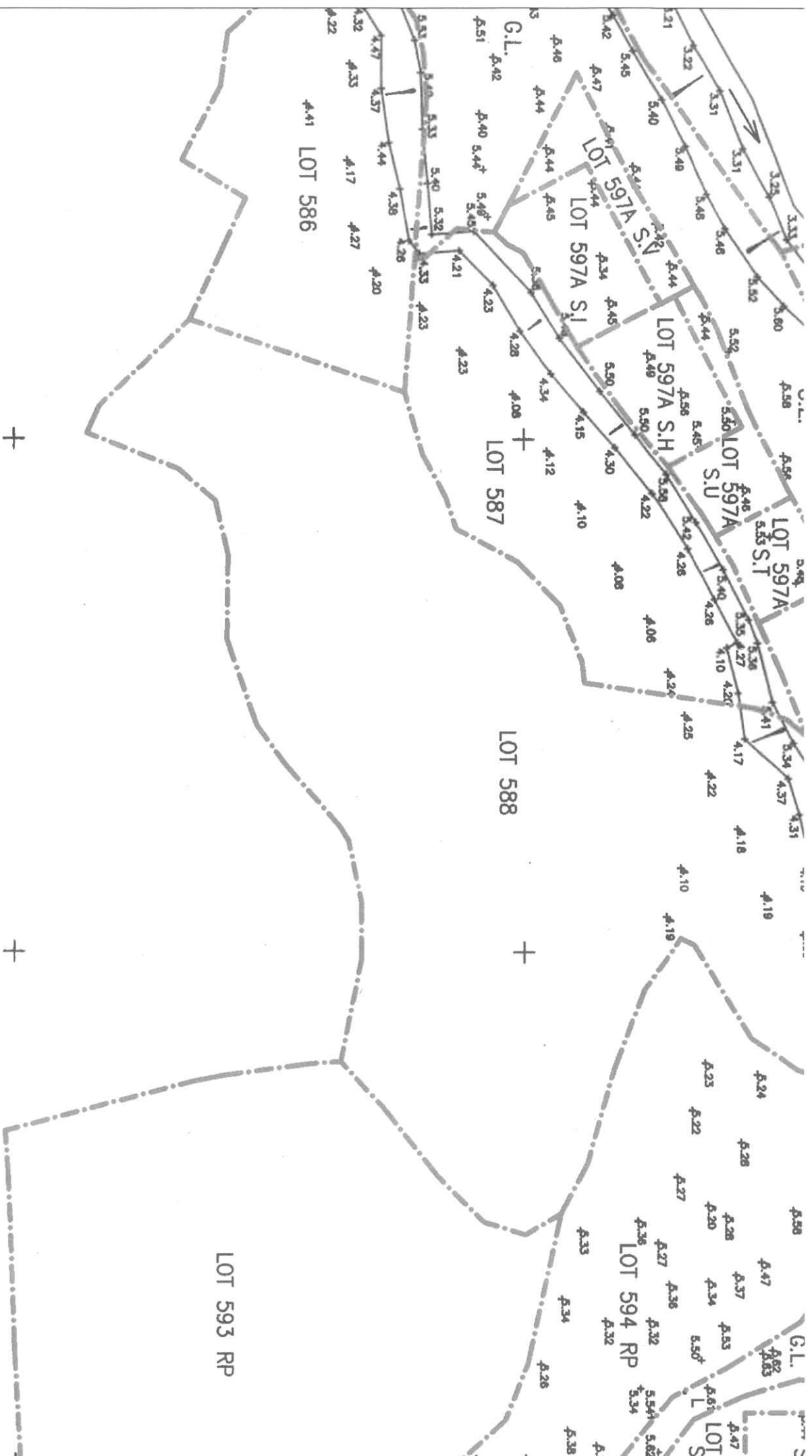
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For Identification Only

Drawing No.:

5.2-1

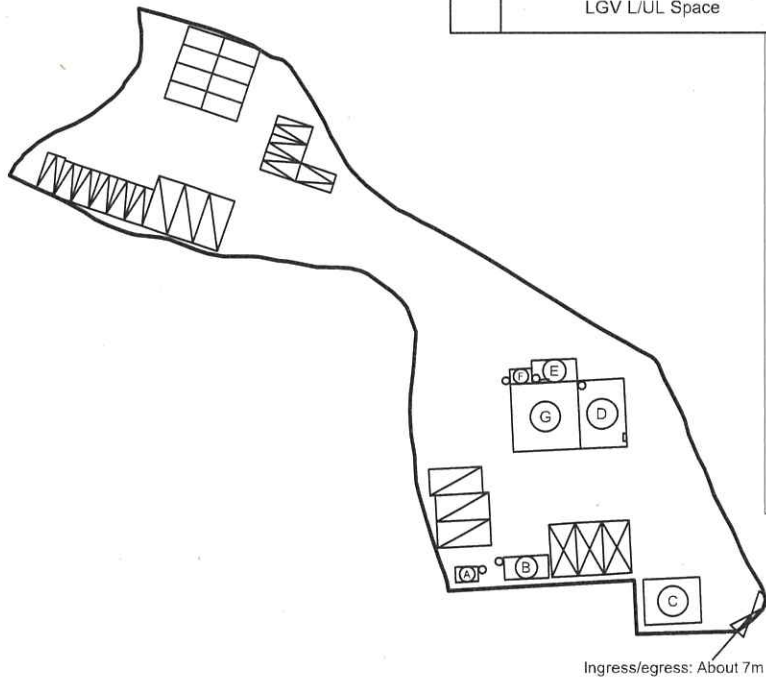


<p>Appendix 5.3</p>	<p>Location: DD 109 Lot 594 RP and 595 RP App. No.: AYL-KTN/1046 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Village Development Type</p>	<p>Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years</p>	<p>Survey Report</p>
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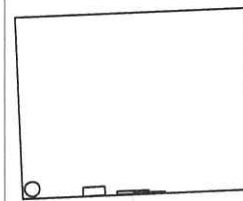
Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
A	Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
B	Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
C	Shop and Services (Convenience Store)	About 7.6m x 6m x 2 = 91.2m ²	6m	2-storey
D	Shop and Services (Motor-Vehicle Showroom)	About 9m x 6m = 54 m ²	3.5m	1-storey only
E	Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
F	Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
G	Open Shed (Use: Rain Shelter)	About 9m x 9m = 81 m ²	5m	
	Total	About 274.2 m²		
	Private Car Parking Space	5m x 2.5m	Unit(s): 10	
	LGV Parking Space	7m x 3.5m	Unit(s): 6	
	Space for Displaying Vehicle	5m x 2.5m	Unit(s): 8	
	LGV L/UL Space	7m x 3.5m	Unit(s): 3	

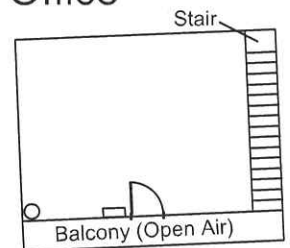


Scale: 1:250

2-storey only Office



G/F Office



1/F Office

*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 5 kg Portable Carbon Dioxide Gas Type Fire Extinguisher (7 in Total)
- Emergency Lighting (BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021) (4 in Total)
- ... Emergency Vehicular Access
- ▤ LGV Parking Space
- ▥ LGV L/UL Space
- ▧ Private Car Parking Space
- Space for Displaying Vehicle

Appendix 6

Location: DD 109 Lot 594 RP

DD 109 Lot 595 RP

App. No.: A/YL-KTN/1046

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Village Type Development

Date: 2 September 2024

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)

Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

SCALE

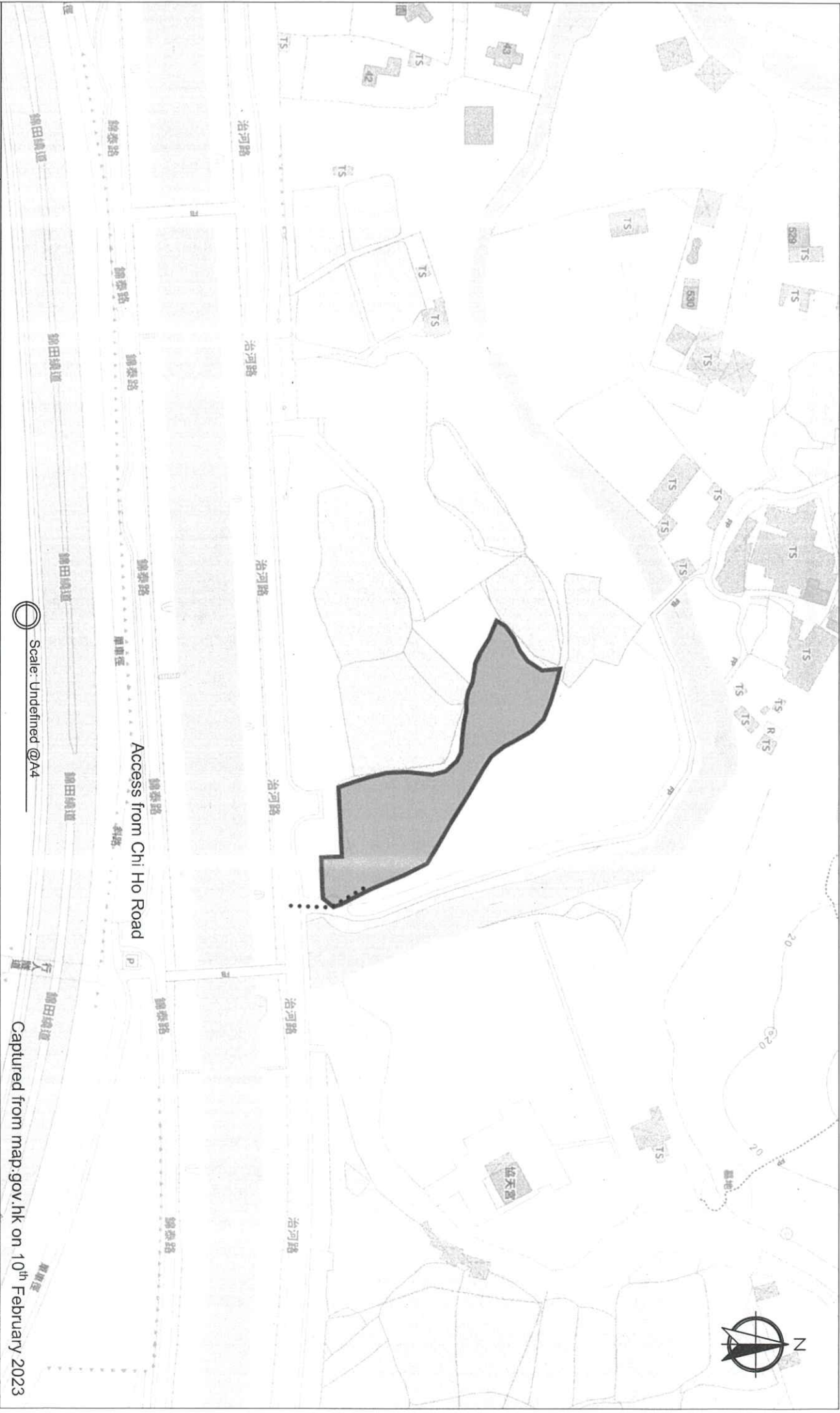
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For Identification Only

Drawing No.:

6-01



Appendix 6.1		Project: Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	
Emergency Vehicular Access		Map Legend: ●●●●● Road Path —— Site Boundary	
Location: D.D. 109 Lot 594 RP, D.D. 109 Lot 595 RP District: Kam Tin North Zoning: Village Type Development		Width of Chi Ho Road: 6m (About)	Drawing No.: 6.1-1
		For Identification Only Date: 02/09/2024	

寄件者:
寄件日期: 2024年10月11日星期五 1:39
收件者: Olivia Lam Yan NG/PLAND
主旨: (Update 20241011) Re: S. 16 Planning Application no. A/YL-KTN/1046 - Departmental
Comments
附件: AYL-KTN 1046.pdf
類別: Internet Email

Ms. Ng,

Thank you for the email. Please see the attachment section for the further information on the comment of LandsD, TD and Public Comments. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone or email to

Your Sincerely,
Mr. Tang

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1046 的疑問

本人了解及會遵守現有短期豁免書的政策及條款，申請地點的建築物不會用作居住用途。

懷疑用作居住的建築物方面，建築物內的休息用品只提供員工在當值時間使用，不會用作居住用途。本人會盡快停用及將相關用品及建築物移除，並向貴署申請修改在 D.D. 109 Lot 595 RP 的現有短期豁免書的內容及構築物。

如申請獲批後，會根據所批的用途及擬議佈局平面圖進行相關工程及活動，亦會向貴署申請 D.D. 109 Lot 594 RP 短期豁免書以豁免相關限制。

本人亦了解所有有關居住用途的短期豁免書申請，貴署不會作任何考慮並拒絕相關申請。

如貴署仍有懷疑相關情況發生，本人亦會盡力了解事情及進行矯正，以達致貴署的要求。

希望此附加文件能釋除貴署的隱憂，並支持本申請。

城市規劃委員會：

有關公眾對 A/YL-KTN/1046 的疑問

用途方面，為了方便村民進行投寄及領取包裹，現時現場辦公室不是用作中轉貨倉用途，而是用作一個停車場辦公室及小型的投寄及領取包裹地方。

現時所申請的商店及服務行業當中的便利店，除了可購買日常用品外，亦會提供投寄及領取郵件服務，與申請用途相符。現時的停車場辦公室用途將會停止，相關構築物亦會轉為便利店及便利店辦公室。

擬議佈局平面圖當中的 B 構築物為便利店的儲物室，當包裹及便利店用品及商品送達時，會盡快將上述物件放入儲物室，以免產生誤會。

如 貴署仍有懷疑相關情況發生，本人亦會盡力了解事情及進行矯正，以達致 貴署的要求。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1046 的查詢

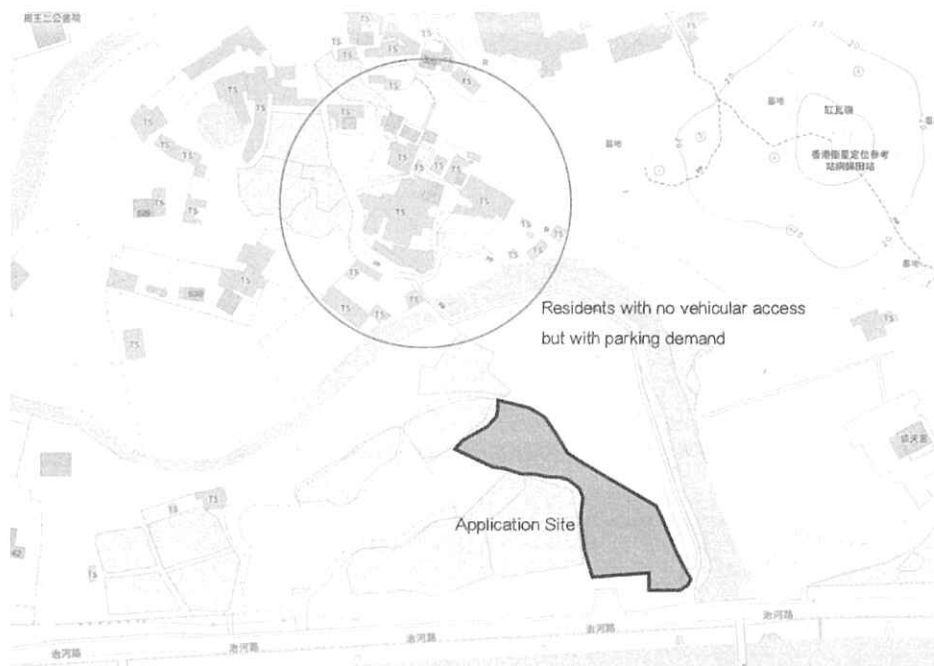
申請地點內的汽車陳列室構築物（構築物 D）只會用作汽車陳列室的辦公室，不會將車輛放進構築物內。辦公室用作汽車陳列室的營運及提供空間予車主進行簽文件等用途。

8 個陳列車輛位置全部陳列私家車類型。

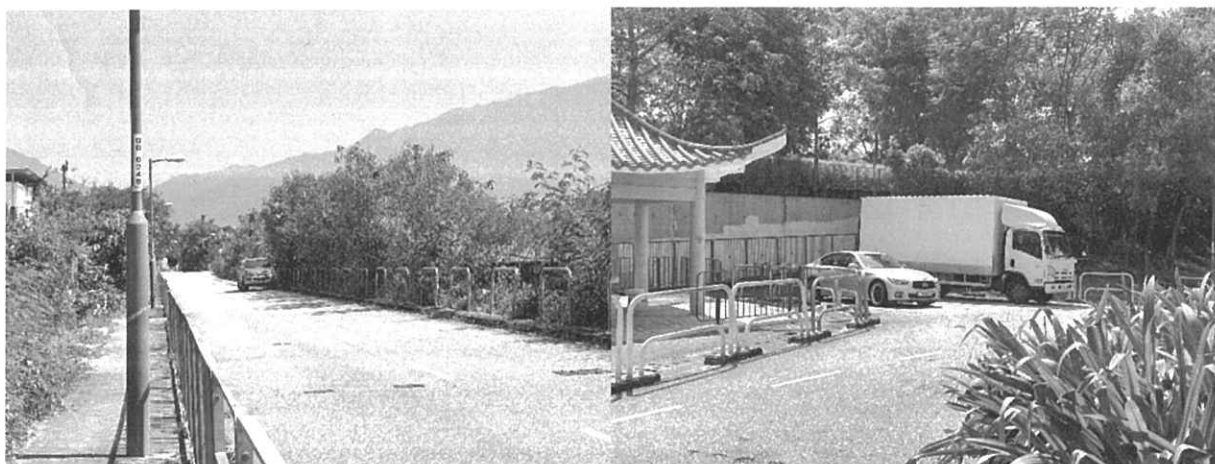
當陳列車輛位置有空間，將放置交通錐，以免其他車輛佔用該空間。

構築物 C 的地面層會用作便利店用途，同一個構築物上層會用作便利店的辦公室，用作處理便利店的日常文件。

在申請地點附近對泊車有大量需求，附近亦沒有類似的停車場提供停車位予水頭村及水尾村的村民使用，尤其在申請地點的北面約 100 米的村民，村民只有行人路到達，沒有車輛通道。此外，亦有少量車輛停泊在治河路及錦泰路的避車處，現場已有車輛以月租型式進行泊車，當中包括有輕型貨車、校車（輕型貨車）及私家車，希望透過規劃申請向附近村民繼續提供服務。



泊車需求:



運輸署及城市規劃委員會：

有關運輸署對 A/YL-KTN/1046 的查詢

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	2	8	9	3	0	0	0	0	22
下午時段 (12:00- 23:59)	8	2	6	0	0	0	0	0	16
凌晨時段 (0:00-06:59)	2	2	2	2	0	0	0	0	8
全日 24 小時	12	12	17	5	0	0	0	0	46

本申請會提供 24 個停車位(包括輕型貨車停車位及汽車陳列室用途)，其中 8 個停車位會用作汽車陳列室用途，有 2 個停車位會供給員工使用，其餘 14 個停車位（包括輕型貨車停車位）會以月租形式供車輛停泊。申請亦會提供 3 個輕型貨車上落貨位置，方便上落物品及包裹。

本申請是為了提供便利予村民，現有的車流量不會對道路及公共交通流量造成額外影響。

進入申請地點的人士會使用治河路前往本申請範圍，再以約 5 米長的小徑進入申請地點。本申請的車流量少，不會對附近交通造成負面影響。治河路為一條雙線雙程的道路，並設有避車處。私家車及客貨車有足夠的位置通過及進行調動。

申請地點的出入口約 7 米闊。

在申請地點內所有車位附近有足夠的空間來讓車輛進行可調遣的動作，足夠讓客貨車及私家車車輛使用，請參考 Appendix 2。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。調遣空間請參考文件尾端。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本人明白及了解連接申請地點的道路不是由 貴署管理，亦了解道路管理及維修的責任不是由 貴署負責。

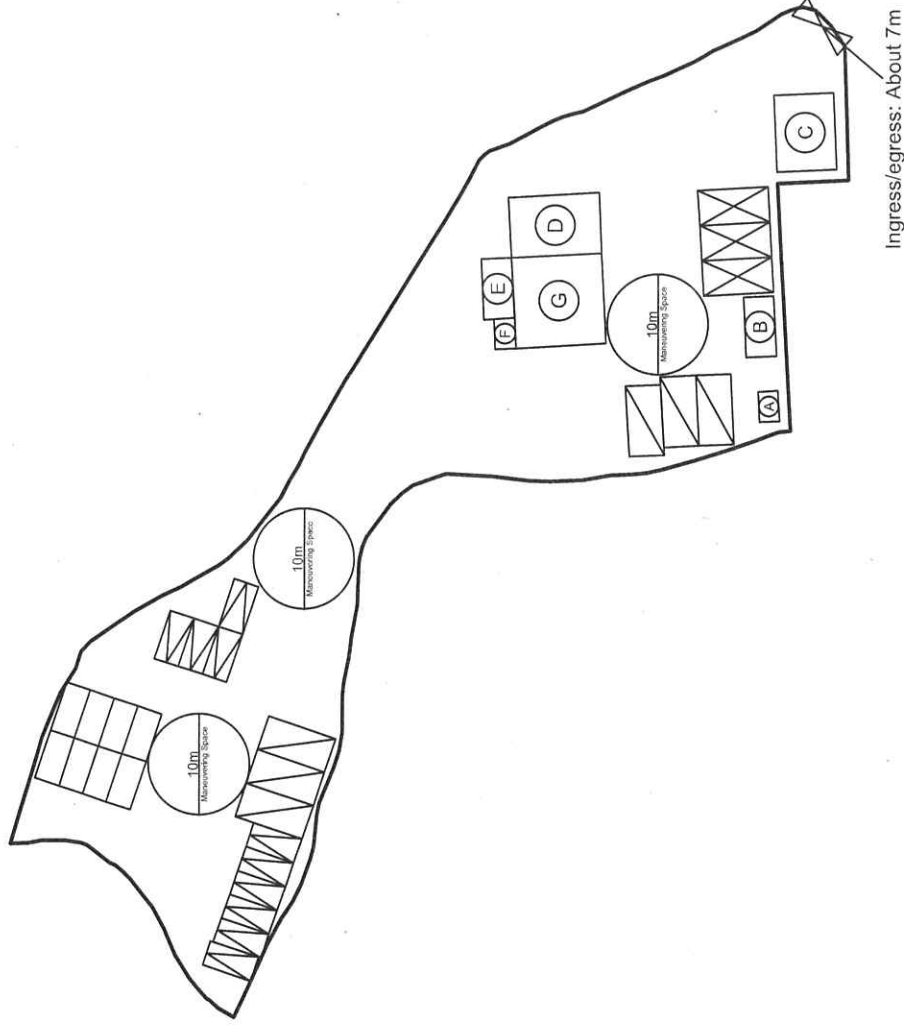
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
Shop and Services (Convenience Store) with Ancillary Office	About 7.6m x 6m x 2 = 91.2m ²	6m	2-storey
Shop and Services (Motor-Vehicle Showroom) Office	About 9m x 6m = 54 m ²	3.5m	1-storey only
Ancillary Storage	About 6m x 3m = 18m ²	3.5m	1-storey only
Toilet	About 3m x 2m = 6 m ²	3.5m	1-storey only
Open Shed (Use: Rain Shelter)	About 9m x 9m = 81 m ²	5m	
Total	About 274.2 m²		
Private Car Parking Space	5m x 2.5m	Unit(s): 10	
LGV Parking Space	7m x 3.5m	Unit(s): 6	
Space for Displaying Vehicle	5m x 2.5m	Unit(s): 8	
LGV L/U/L Space	7m x 3.5m	Unit(s): 3	

Total Area: 2,560 m²

Scale: 1:750 @A4



Appendix 2

Proposed
Layout Plan

Location:

D.D. 109 Lot 594 RP
D.D. 109 Lot 595 RP
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Village Type Development

擬議商店及服務行業及
公眾停車場(貨櫃車除外)連附屬設施
(為期5年)
Proposed Temporary Shop and Services
and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV Parking Space
- LGV L/U/L Space
- Space of Displaying Vehicle

Drawing No.:

2-01

For Identification Only

Date: 07/10/2024

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/619	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	17.8.2018 [revoked on 17.2.2021]
A/YL-KTN/717	Proposed Temporary Eating Place and Public Car Park (excluding Container Vehicle) for a Period of 3 Years	18.12.2020 [revoked on 18.3.2023]

Similar s.16 Applications in the Vicinity of the Application Site within/or straddling the same “V” Zone in the Past 5 Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/737	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	18.12.2020 [revoked on 18.5.2021]
2.	A/YL-KTN/768	Proposed Temporary Shop and Services (motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	25.6.2021 [revoked on 25.5.2024]
3.	A/YL-KTN/803	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	14.1.2022
4.	A/YL-KTN/816	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Filling of Land	18.2.2022
5.	A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	3.3.2023
6.	A/YL-KTN/935	Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	11.8.2023
7.	A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024

Government Departments' General Comments

1. Traffic

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

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

2. Drainage

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

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

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction.

4. Environment

Comments of the Director of Environmental Protection:

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

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective noting that the Site zoned "Village Type Development" ("V") has been paved.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene Department:

- no adverse comment on the application.

7. Landscape Aspect

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

- the Site falls within “V” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

8. Building Matters

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

- no objection to the application.

9. District Officer’s Comments

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

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

10. 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; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lots owner(s) shall apply to his office for modification of the Short Term Waiver (STW) conditions where appropriate and the lot owner(s) shall apply to his office for an STW to permit the structure(s) erected within Lot No. 594 RP in D.D. 109. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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;
 - recent site inspection found that the existing structures within the private lots were being used for domestic purposes. The lots owner(s) have to cease the domestic use and rectify the lease breach as soon as possible; and
 - according to the prevailing policy, no STW application/modification will be considered for domestic use. Therefore, LandsD reserves the right to take enforcement action against such domestic purpose structures in the Site;
- (d) to note the comments of the Director of Fire Services that:
 - he has the following comments on the fire service installations proposal submitted:
 - i. the description of Structure C in the detail layout plan was not tally with the proposed structures details. As such, the applicant is advised to clarify the occupancy of Structure C; and
 - if the proposed structures are 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;
- (e) to note the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
 - he has the following comments on the drainage proposal submitted:
 - i. SDM Corrigendum No. 1/2022 and 1/2024 should be considered;
 - ii. please provide photo record, alignment and evidence of “申請範圍北外改有約 450 mm 的渠道”;

- iii. according to Technical Note to prepare a Drainage Submission, the proposed UC size appears to be undersized. Please review;
- iv. calculation - Where does the 10% siltation apply? Please show the detailed calculation steps;
- v. the catchment areas do not tally in summary table and calculation;
- vi. please advise if any site formation/land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected;
- vii. please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- viii. the size of proposed discharging pipe should be indicated on drainage plan. The proposed connection does not comply with DSD standard which is not acceptable;
- ix. all existing drainage facilities should be shown on drainage plan;
- x. please name all catchpits properly as CP1, CP2...etc;
- xi. the connection details should include all size and details of drainage facilities. The scale of connection details is incorrect;
- xii. please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire Site;
- xiii. please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- xiv. more cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- xv. the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc;
- xvi. the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site; and
- xvii. it appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:

the applicant shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed

Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD;

(f) to note the comments of the Commissioner for Transport that:

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Chi Ho Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

(h) to note the comments of the Director of Environmental Protection 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' to minimise any potential environmental nuisance caused by the proposed uses;

(i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities shall be affected;
- proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by 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 FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (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:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) 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
 - (iv) 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 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- it is noted that seven structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at

building plan submission stage;

- 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;
- 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.

有關新界元朗錦田北丈量約份第 109 約地段第 594 號餘段及第 595 號餘段申請擬議臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬設施（為期 5 年）(申請編號：A/YL-KTN/1046)

上址已違規多年，目前執業情況是倉庫中轉物流行業，似與他們申請不符，相信申請成功後，都是從事倉存物流業，走漏洞，請有關專責人員落場觀察把關

謝謝



From: [REDACTED]
Sent: 2024-10-07 星期一 02:30:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1046 DD 109 Chi Ho Road

A/YL-KTN/899

Lots 594 RP and 595 RP in D.D. 109, Chi Ho Road, Kam Tin

Site area: 2,560 m²

Zoning; "VTD"

Applied Use; Shop and Services / 27 Public Vehicle Car Park / **5 Years**

Dear TPB Members,

899 withdrawn. Back with Convenience Store and Vehicle Showroom. A reduction in the number of parking but there is sufficient empty space on the plan to accommodate more so this may be a ploy to secure further approval.

Previous objections upheld. The one page Planning Statement does not address the issue of the failure to fulfil conditions.

Previous objections upheld and object also to 5 year term for an operation that for many years has not fulfilled conditions. Fire and Drainage are major issues when it comes to a village setting and members are being negligent into their prime duty to ensure this is a priority.

What does national security mean?

Originally conceived as protection against military attack, national security is widely understood to include also non-military dimensions, such as the security from terrorism, minimization of crime, economic security, energy security, **environmental security**, food security, and cyber-security.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 March 2023 2:40 AM HKT
Subject: A/YL-KTN/899 DD 109 Chi Ho Road

A/YL-KTN/899

Lots 594 RP and 595 RP in D.D. 109, Chi Ho Road, Kam Tin

Site area : 2,560 m²

Zoning ; "VTD"

Applied Use ; Eating Place / Motor-vehicle Showroom / 42 Vehicle Car Park / **5 Years**

Dear TPB Members,

The conditions for 717 have not been fulfilled. But the applicant knows how the system works, file another application,

So what conditions are at issue? Eating place in post Covid era should comply with stringent hygiene standards, provision of toilet/hand washing facilities, adequate drainage, etc. Fire safety is another important consideration.

As the government depts display a lax attitude to these concerns, TPB members have a duty to inquire into these matters and ensure that approval is withheld if conditions are not met.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 6 July 2020 3:59 AM CST
Subject: A/YL-KTN/717 DD 109 Chi Ho Road

Dear TPB Members,

On 17 August 2018, you approved the vehicle parking for 5 years. Now the operator wants to add, or probably already operates, 'an eating place'.

Members must question PlanD as to whether this is already in place.

We are in the grips of a health crisis. An eating place raises a host of environmental and health issues.

Approval should not be given lightly.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, August 1, 2018 2:19:05 AM
Subject: A/YL-KTN/619 DD 109 Chi Ho Road

A/YL-KTN/619

Lots 594 RP and 595 RP in D.D. 109, Chi Ho Road, Kam Tin

Site area : 2,560 m²

Zoning ; "VTD"

Applied Use ; 57 Vehicle Parking / **5 Years**

Dear TPB Members,

This appears to be an application to legitimize an existing unapproved land use. Where do all the vehicle owners live? The area is quite sparsely populated.

It is unacceptable that 40sqmts, the size of many family residential units for sale these days, is being devoted to parking a single vehicle. This large site could be used for some form of temporary housing.

Moreover the site is zoned for residential use so the long term use as parking facilities will have a cumulative and negative impact on the quality of the land and environs.

TPB members should recognize the part they have been playing in the artificial shortage of land for building homes via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments.

If parking is indeed required it should be provided in stacked facilities, see attached, thereby free up land for other uses.

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans.

Mary Mulvihill