

Previous s.16 Applications covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/640	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	22.2.2019 [revoked on 22.5.2021]

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/168	74 Houses (Other than New Territories Exempted House) & Minor Relaxation of Building Height Restriction from 8.23m to 9m	19.3.2004 (on review)	(1) to (3)

Rejection Reasons:

- (1) The proposed development was not in line with the planning intention of the “Village Type Development” (“V”) zone which was to designate both existing and recognized villages and areas of land considered suitable for village expansion.
- (2) There was no information in the submission to demonstrate that the proposed development would not cause adverse traffic and drainage impacts on the surrounding area.
- (3) Approval of the application would set an undesirable precedent for similar residential developments to proliferate in the area. The cumulative effect of approving such similar applications would reduce the land available for Small House development.

Similar s.16 Applications within the same “V” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/796	Proposed Temporary Shop and Services (Motor Vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	24.12.2021 [revoked on 24.6.2024]
A/YL-KTN/1057	Proposed Temporary Shop and Services for a Period of Five Years	6.12.2024
A/YL-KTN/1065	Proposed Temporary Shop and Services for a Period of Five Years	6.12.2024

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/708	Proposed Temporary Shop and Services (Motor Vehicle Showroom) for a Period of Three Years	29.5.2020	(1) and (2)

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of the “V” zone which is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by the Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The approval of the application would set an undesirable precedent for similar applications within the “V” zone. The cumulative effect of approving such similar application would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1198 S.B and 1199 RP both in D.D. 109 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;
- there are unauthorized structures on Lot No. 1198 S.B in D.D. 109. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- there is no Small House application approved or under processing within the Site; and
- detailed advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- detailed advisory comments are at **Appendix IV**.

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

- no adverse comment on the application from highways maintenance perspective; and
- detailed advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- 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; and
- detailed advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application;
- there were two and one substantiated environmental complaints received against the Site in 2021 and 2023 respectively related to suspected fly-tipping at the refuse collection point near Kiu Tau Tsuen. During inspections, no activity of fly-tipping of construction and demolition waste and no offence act violating environmental protection ordinance was spotted; and
- detailed advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Landscape Aspect**

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

- the Site falls within the “Village Type Development” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated;
- there is no existing tree within the Site; and
- detailed advisory comments are at **Appendix IV**.

7. **Building Matters**

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

- no objection to the application;
- it is noted that 15 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 unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- detailed advisory comments are at **Appendix IV**.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application;
- no Food and Environmental Hygiene Department's facilities will be affected; and
- detailed advisory comments are at **Appendix IV**.

9. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective; and
- detailed advisory comments are at **Appendix IV**.

10. 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 and he has no particular comment on the application.

11. Other Departments

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

- 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/uses and structures under application. It does not condone any other development/uses 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/uses 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) and/or occupants;
- (c) to note the comments of the District Lands Officer, Yuen Long, Lands Department (LandsD) that:
 - there are unauthorized structures on Lot No. 1198 S.B in D.D. 109. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. 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;
- (d) 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 the 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access, if any, connecting the Site to Kong Tai Road;
 - the applicant should ensure a run-in/out at Kong Tai Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads or drains;

- (f) 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 use;
- (g) to note the Chief Engineer/Mainland North, Drainage Services Department that:
- there is a stream running to the south of the proposed development. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - the function of proposed peripheral planting cannot replace peripheral surface channel. The provision of peripheral surface channel should be shown in the drainage proposal;
- (h) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - 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;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed use;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- there are a mitigation wetland maintained by the Agriculture, Fisheries and Conservation Department and a retained meander adjacent to the southern boundary of the Site. The applicant should avoid causing pollution or disturbance the adjacent meander and mitigation wetland;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD):
- the applicant is reminded to plant the proposed trees with minimum 1.5m x 1.5m x 1.2m depth planting area for healthy growth of tree; and
 - the applicant is advised that approval of the applications does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings 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;
 - emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - the Site abuts on a specified street (Kong Tai Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are 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;
 - 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;

- (m) 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 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 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:
 1. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 2. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 3. 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
 4. 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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-09-26 星期四 02:36:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1048 DD 109 Kam Tin Mall

Dear TPB Members,

926 withdrawn and further tweaking to the plan.

While the applicant states that "The proposed use provides additional amenities and services alternatives to the local residents and would bring convenience and vitality to the neighbourhood", the board must take into consideration that retail outlets on "V" zone are intended to serve residents of the village itself, not large private residential complexes like Seasons Monarch that should incorporate adequate services within its own boundaries and "R" zoning.

Previous comments relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 9 July 2023 6:03 AM HKT
Subject: A/YL-KTN/926 DD 109 Kam Tin Mall

A/YL-KTN/926

Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin

Site area : About 7,414.8sq.m

Zoning: "VTD"

Applied use: Shop and Services / 5 Years / 18 Vehicle Parking

Dear TPB Members,

So 919 withdrawn and now its Mega Store.

Objections to layout and disposition of the 'shopping centre'. This is a series of 'sheds' with some parking. If the shopping outlets are required in the district then they should be accommodated in properly planned and built facilities complete with proper toilets, adequate drainage and fire services, roof top cafes and sitting out areas.

Temporary arrangements encourage cost cutting and short cuts. It is high time that retail and F&B outlets in NT villages provide a more first world experience.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 20 June 2023 3:38 AM CST
Subject: Re: AYL-KTN/919 DD 109 Kam Tin

AYL-KTN/919

Lots 540 (Part), 1198 S.B (Part) and 1199 RP (Part) in D.D. 109 and Adjoining Government Land, Tai Kong Po, Pat Heung

Site area: About 8,447sq.m Includes Government Land of about 942sq.m

Zoning: "VTD"

Applied use: 173 Vehicle Parking

Dear TPB Members,

Strong Objections. Part of the site was approved for a smaller parking facility but conditions were not fulfilled and the site was not reinstated.

REVOKED ON 22.5.2021: 640

As the applicant had failed to comply with conditions (f), (g) & (i) satisfactorily by 22.5.2021, the planning permission for the subject application had already been revoked on the same date.

The lots have been stripped of vegetation. Has any enforcement action been taken as the site includes almost 1,000sq.m of government land?

At grade parking is a most inefficient use of such a large site. How come the administration has not selected this site for public housing, compatible with the zoning and close to transport?

Throwing in the electric charging is brownie points.

Members should reject the application as such a large parking facilities is out of proportion to any possible need on the part of villagers. Private developments should provide adequate facilities within their compounds.

Mary Mulvihill

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

Date: Friday, 25 January 2019 10:31 PM CST

Subject: A/YL-KTN/640 DD 109 Kam Tin

A/YL-KTN/640

Lot 1198 S.B (Part) in D.D. 109, Kam Tin

Site area : 1,130m²

Zoning : "VTD"

Applied Use : 26 Vehicle Parking **5 Years**

Dear TPB Members,

Another application to legitimize long term brownfield use, see Google Maps.

At grade parking is most inefficient use of scarce land resources and must be phased out. In this case more than 40sqmts per vehicle, the size of a two bedroomed family unit.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside 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 freeing up land for other uses. This is obviously an ongoing commercial activity. Please question TD on the ramifications with regard to guidelines and the requisite permit for such uses. Is the revenue being taxed?

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

Mary Mulvihill

報戶名: K 9 村

A/YL-KTN-1048

DD109, Lot 1198, 1199 地
報作為商店服務。

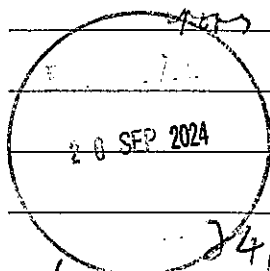
因:

① 環境污染, 噪音。

② 隔離人羣, 治安。

③ 交通差, 車多, 人多。

和: 大江埔大部份
村民的意向反對。



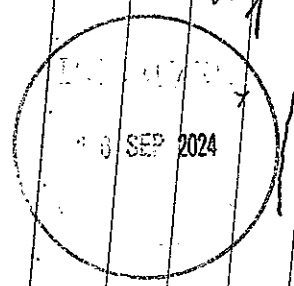
24/9/2024

* 告示封了五天就被取走(地點)

* 村公所都不見有告示。

* 無人知, 即沒有收罰。

23/10/2014



回香子園家文義業
主都文

新報人文文業

居住環境文業

環境惡化、噪音、空氣污染

治安惡化、犯罪增加

交通混亂、道路狹窄

服務原因：

DD109
LOT 1188
地租為高價

反對
A/YL 1048

DATE: / /
NO: W

2024年 8月 2 9日

Appendix I of RNTPC

Paper No. A/YL-KTN/1048A

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確認收到
申請的日期。

This document is received on 2-9 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.

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/cn/plan_application/apply.html

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
ALPHA BLESS LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Man Chi Consultants and Construction Limited (敏志顧問及建築工程有限公司)

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 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, 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 7,414.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,736 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)	N/A 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	Approved Kam Tin North Outline Zoning Plan (OZP)No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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 08/08/2024 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"[#].
根據土地註冊處截至 08/08/2024 年 08 月 08 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。
- (b) The applicant 申請人 –
- ☒ has obtained consent(s) of 2 "current land owner(s)"[#].
已取得 2 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)
1	Lot 1198 S.B in D.D. 109	26/07/2024
1	Lot 1199 RP in D.D. 109	26/07/2024

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ 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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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 (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)
	(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 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												
	<table border="1"> <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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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

Proposed Temporary Shop and Services for a Period of Five 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	..... 1,736 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.23	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 23.4 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 15	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 3.5 m 米 <input checked="" 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 (Ancillary Office) 113 sq. m 平方米 ☒ About 約

☒ shop and services 商店及服務行業 1,481 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)

.....

☒ 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)

Ancillary Storeroom: about 113 sq.m
 Guard House: about 6 sq.m
 Electricity Meter Room: about 6 sq.m
 Water Tank and Pump Room: about 17 sq.m

☒ 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 2,100 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]
A,B,C,D,E,F,G,H	G/F	Shop and Services
I,J	G/F	Ancillary Office
K,L	G/F	Ancillary Storeroom
Guard House	G/F	Guard House
Electricity Meter Room	G/F	Electricity Meter Room
Water Tank and Pump Room	G/F	Water Tank and Pump Room

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

Pedestrian Area (including Landscaping and Sitting-out Area), recreational lawn, road,
 car parking spaces, loading/unloading bays for Light Goods Vehicle

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)

May 2026

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

<p>Any vehicular access to the site/subject building? 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) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Kong Tai Road</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 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) 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 14</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</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>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</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) 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 4</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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>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。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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) 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>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

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 the attached Planning Statement.

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

(LIT Ying-cheung, Edward)

Name in Block Letters
姓名（請以正楷填寫）



Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

Man Chi Consultants and Construction Limited

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

Date 日期

15.07.2024

(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

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。

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 1198 S.B (Part) and 1199 RP (Part) in D.D. 109,Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第109約地段第1198號B分段 (部分) 及第1199號餘段 (部分)		
Site area 地盤面積	7,414.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖 (編號 : S/YL-KTN/11)		
Zoning 地帶	"Village Type Development" ("V") 「鄉村式發展」		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services for a Period of Five Years 擬議臨時商店及服務行業 (為期五年)		
(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	1,736 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <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	15	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" 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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	23.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	2,100	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	14
	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) _____ _____	14
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	4
	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) _____ _____	4

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, Lot Index Plan, Outline Zoning Plan extract, Site photos		
Reports 報告書		
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。

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Section 16 Planning Application

Proposed Temporary Shop and Services
for a Period of 5 Years

Lots 1198 S.B (Part) and 1199 RP (Part) in
D.D. 109, Kam Tin, Yuen Long, New
Territories

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong
Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

Prepared by
***Man Chi Consultants and
Construction Limited***

July 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 7,414.8m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”). Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional amenities and services alternatives to the local residents and would bring convenience and vitality to the neighbourhood;*
- (b) The proposed use is in line with the planning intention of the “V” zone, that its purpose of the current application is to serve the needs of the local residents and support of the local development;*
- (c) The proposed use is fully compatible with surrounding land uses and characters of the locality;*
- (d) The application site, located along the main local road access and in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
- (e) Temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future;*
- (f) Given that there were vast amount of applications in the Kam Tin North Outline Zoning Plans with similar nature and merits to the current application approved by the Board, approving the current application would not set an undesirable precedent; and*
- (g) No adverse traffic, landscape, drainage nor infrastructural impacts are anticipated from the proposed temporary use.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作擬議臨時商店及服務行業（為期五年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗錦田丈量約份第 109 約地段第 1198 號 B 分段（部分）及第 1199 號餘段（部分）（以下簡稱「申請地點」）。申請地點的面積約為 7,414.8 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2023 年 12 月 15 日刊憲公佈的錦田北分區計劃大綱核准圖（編號：S/YL-KTN/11）內被劃為「鄉村式發展」用途。根據大綱核准圖 (11)(c) 的注釋，土地或建築物的臨時用途或發展，如為期超過三年，須根據圖則的規定向城市規劃委員會申請許可。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途將提供額外商業零售服務予毗鄰主要居住群，將為現時民居帶來便利，並為社區注入新景象及活力；
- (二) 是次申請旨在服務民居，並支持鄰近地區發展，因此申請地點的擬議用途符合「鄉村式發展」地帶的規劃意向；
- (三) 申請地點的擬議用途與鄰近的鄉郊環境特質協調；
- (四) 申請地點地段優越，鄰近村落群並毗連主要道路，因此擬議用途為理想最適合的發展；
- (五) 擬議用途所屬的臨時性質，將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；
- (六) 考慮到城規會先前曾批准過多宗於該大綱草圖中作與擬議用途的相同及相似的規劃申請，擬議用途不會視為開拓不良先例；及
- (七) 擬議用途的規模較小，不會對當地的交通、景觀、排污及建設造成嚴重破壞。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期五年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the ALPHA BLESS LIMITED (hereafter referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the current application.
- 1.1.3 The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 06.01.2023 (hereinafter referred to as “the Current OZP”).

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-

- (a) To give an opportunity to the Applicant to utilise the application site to serve the needs of the local residents and in support of local development;*
- (b) To tap into the opportunity brought by the future development in the surrounding areas and support the development of Kam Tin North;*
- (c) To maximize land utilization in an area with great locational advantage in terms of the proximity to the local residential clusters; and*
- (d) To induce no adverse traffic, landscape, drainage nor infrastructural impacts on its surroundings.*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site has an area of about 7,414.8m². The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots which the application site involves.
- 2.1.2 As shown in **Figure 1**, the application site is surrounded by major residential clusters in Kam Tin North and is accessible from Kam Tin Bypass and Kam Tai Road via Kong Tai Road. The application site is also accessible by franchised bus Nos. 54, 77K, 251B, 251M and E36P along Kam Tin Road in about 5 minutes away.
- 2.1.3 The application site is currently flat, hard paved and vacant. **Illustration 1** indicates the current conditions of the application site and its surrounding areas.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly rural in character, comprising residential dwellings/structures, agriculture land, open storage yards, car parks, workshops and vacant/unused land.
- 2.2.2 To the north of the application site are Kam Tai Road, Kam Tin River and Kong Po Road. To the further north of the application site across Kam Tin River are temporary structures, residential dwellings/structures, agriculture land and vacant/unused land. To the immediate east of the application site are temporary structures for temporary shop and services (motor-vehicle showroom) and public vehicle park (excluding container vehicle) (under approved planning application No. A/YL-KTN/796) and temporary eating place (under approved planning application No. A/YL-KTN/831). To the further east of the application site are the residential development of Seasons Monarch, open storage yard, and workshops. To the immediate south of the application site is the Kiu Tau Tsuen. To the further south of the application site across Kam Tin Bypass is the Kam Tin Town Centre comprising residential dwellings/structures, shops, eating places, GIC facilities, open storage yards, workshops and car parks. To the west of the application site are residential dwellings/structures, Tai Kong Po Village Office (大江埔村村公所), Tai Kong Po Archway (大江埔牌樓), agriculture land and vacant/unused land.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “V” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of the “V” zone is *“primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”*
- 3.1.2 According to the Notes of the Current OZP, ‘Shop and Services’ is a Column 2 use within the “V” zone. As stipulated in (11)(c) of the covering Notes of the Current OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.”*. In this connection, the Applicant wish to seek planning permission from the Board for the proposed use on a temporary basis of five years.

3.2 Previous Planning Applications

- 3.2.1 Parts of the application site were subject to three previous planning applications (Nos. A/DPA/YL-KTN/41, A/YL-KTN/168 and 640). Application Nos. A/DPA/YL-KTN/41 and A/YL-KTN/168) for residential uses were dismissed by the Appeal Board and rejected by the Board on review on 27.10.1995 and 19.3.2004 respectively.
- 3.2.2 Application No. A/YL-KTN/640 was approved Rural and New Town Planning Committee (RNTPC) on 22.02.2019 for temporary public vehicle park (excluding container vehicle) for a period of 5 years, mainly on considerations that the temporary approval of the application would not frustrate the long-term planning intention of the “V” zone, the proposed development was considered not incompatible with the surrounding area, and no insurmountable issue from traffic, environmental and drainage perspectives is anticipated.

3.3 Similar Planning Applications

- 3.3.1 Over the past 10 years, there have been 21 similar approved applications for applying shop and services within “V” zone within the same OZP. **Table 1** illustrates these similar applications.

Table 1: Approved Planning Applications for Uses being Similar to or the Same as the Proposed Use covered by the Kam Tin North Outline Zoning Plans in the recent 10 years

Application No.	Proposed Use(s)	Decision Date
A/YL-KTN/403	Proposed Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	05/04/2013
A/YL-KTN/409	Proposed Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	19/07/2013
A/YL-KTN/408	Temporary Shop and Services (Real Estate Agency and Convenient Store) for a Period of 3 Years	02/08/2013
A/YL-KTN/417	Proposed Temporary Shop and Services (Pet Grooming and Retail Shop) for a Period of 3 Years	11/10/2013
A/YL-KTN/430	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	07/02/2014
A/YL-KTN/438	Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	25/04/2014
A/YL-KTN/537	Temporary Shop and Services (Real Estate Agency, Pet Salon, Bicycle Sales Store and Convenience Store) for a Period of 3 Years	14/10/2016
A/YL-KTN/547	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	03/02/2017
A/YL-KTN/572	Proposed Temporary Shop and Services (Book Shop) for a Period of 3 Years	08/09/2017
A/YL-KTN/574 A/YL-KTN/718	Proposed Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	22/09/2017 15/09/2020
A/YL-KTN/606	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of a Restaurant) with Ancillary Parking Spaces for a Period of 3 Years	15/06/2018
A/YL-KTN/611	Temporary Shop and Services (Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	03/08/2018
A/YL-KTN/644	Temporary Shop and Services (Real Estate Agent, Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	08/03/2019
A/YL-KTN/738	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 years	18/12/2020
A/YL-KTN/736	Temporary Use/Development in Rural Areas for a Period of 3 Years	18/12/2020
A/YL-KTN/753	Proposed Temporary Shop and Services for a Period of 5 Years	26/03/2021
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	25/06/2021

Application No.	Proposed Use(s)	Decision Date
A/YL-KTN/796	Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	24/12/2021
A/YL-KTN/865	Proposed Temporary Eating Place, Shop and Services for a Period of 3 Years	23/12/2022
A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	03/03/2023

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Shop and Services for a Period of 5 Years) in order to cater the needs of residents living in Kam Tin North. The application site has a site area of approximately 7,414.8m².
- 4.1.2 The proposed use comprises 15 temporary structures, including eight 1-storey structures for shop and services, two 1-storey structures for ancillary office, two 1-storey structures for ancillary storeroom, a guard house, an electricity meter room and a water tank and pump room. The temporary 1-storey structures are proposed to be converted-containers with a building height of not more than 3.5m. The proposed use has a total GFA of about 1,736m², which involves 1,481m² for shop and services and 255m² for other ancillary uses.
- 4.1.3 The proposed development aims to provide a diverse range of shops and local services, mainly including convenience stores, retail shops, medical consulting rooms, barber shops, beauty parlours etc., in order to provide additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. The specific types of shops and local services will be further defined and determined once the application is approved, taking into consideration the preferences and requirements of the community. No eating place will be provided at the application site
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays) and the maximum number of visitors and staffs to be accommodated at one time will be 70 and 20 respectively.
- 4.1.5 It is noted from the approved schemes under Application Nos. A/YL-KTN/796 and 831 that their proposed accesses leading to Kam Tin Bypass have encroached onto Lot 1198 S.B in D.D.109, which is part of the application site under the current application. In this regard, the Applicant would like to clarify that the landowner of Lot 1198 S.B in D.D.109 has not given any easement nor other permanent right to the landowner(s) and/or operator(s) of the aforesaid adjacent developments and the proposed development under the current application will be fenced off by boundary fencing in not less than 2.4m in height along the application site.
- 4.1.6 The indicative layout plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.

Table 2: Proposed Key Development Parameters

Total Site Area	About 7,414.8m ²
- Uncovered Area	About 5,678.8m ² (76.6%)
- Covered Area	About 1,736m ² (23.4%)
Total Plot Ratio	About 0.23
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	15
- Structure A (Shop and Services)	25.5m x 9m x 3.5m
- Structure B (Shop and Services)	Ditto
- Structure C (Shop and Services)	Ditto
- Structure D (Shop and Services)	Ditto
- Structure E (Shop and Services)	22.5m x 10m x 3.5m
- Structure F (Shop and Services)	Ditto
- Structure G (Shop and Services)	7.5m x 7.5m x 3.5m
- Structure H (Shop and Services)	Ditto
- Structure I (Ancillary Office)	Ditto
- Structure J (Ancillary Office)	Ditto
- Structure K (Ancillary Storeroom)	Ditto
- Structure L (Ancillary Storeroom)	Ditto
- Guard House	2.5m x 2.5m x 3m
- Electricity Meter Room	2.5m x 2.5m x 3m
- Water Tank and Pump Room	6.5m x 2.6m x 3m
Total Gross Floor Area	About 1,736m ²
- Shop and Services	About 1,481m ²
- Ancillary Office	About 113m ²
- Ancillary Storeroom	About 113m ²
- Guard House	About 6m ²
- Electricity Meter Room	About 6m ²
- Water Tank and Pump Room	About 17m ²
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Total Greenery Area	Not Less than 2,100m ²
Green Ratio	About 28%
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 23.4%
Total No. of Parking Spaces	14
- Private Car	14
Total No. of Loading and Unloading Bays	4
- Light Goods Vehicle (LGV)	4
Total No. of Ingress/Egress Point	3
- Vehicular Access	1 (in about 8m wide)
- Pedestrian Access	2 (in about 5m wide)

4.2 Vehicular Access and Parking Arrangement

- 4.2.1 The proposed use would make use of the current ingress/egress point at the western boundary of the application site for vehicular access. The proposed vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 8m wide. In addition, two 5m-wide pedestrian accesses are also proposed at the western boundary of the application site, connecting the pedestrian footpath along Kong Tai Road. Sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site.
- 4.2.2 14 private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and four loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities.
- 4.2.3 Since the proposed development is located in close proximity to the major residential clusters in Kam Tin North and franchised bus services are available in about 5 minutes away from the application site, it is expected that most of the visitors and staffs of the proposed use would be accessing by public transport or on foot. Consequently, the estimated trip generation and attraction of the proposed use would be 14-28 trips per day for visitors and staffs and 10-12 trips per week for loading and unloading activities during the opening hours (i.e. from 7:00 a.m. to 9:00 p.m. daily (including public holidays)), which would be fully under the capacity of the traffic capacity in the area. The nearest public transport services are presented in **Figure 1**.
- 4.2.4 As demonstrate in **Figure 4**, the proposed development incorporates a range of traffic design features to ensure smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the application site, including a manoeuvring circle in about 10 to 15m (D), internal access road in 6m-wide and an ingress/egress for vehicular access in about 8m-wide. Since various traffic design features have been carefully included to accommodate the specific requirements of the proposed vehicles and facilitate efficient and safe movement throughout the application site and its surrounding road network, it can be assured that no vehicle will be queued back to or reversed onto/from the application site and all parking and loading/unloading activities will be confined within the application site. The proposed usage of the abovementioned vehicles will be feasible in terms of the overall road capacity and is suitable/adequate to serve the proposed development.

4.3 Landscape Treatment

- 1.1.1 In order to provide visual amenity and improve the landscape quality of the area, the proposed development will be served by adequate private open space including peripheral planting (about 3m in width), landscaping area and recreation lawn. The proposed private open space has an area of about 2,100m². Species suitable for the

location would be planted at the private open space area. If it is further required and considered essential, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

4.4 Provision of Drainage Facilities

- 4.4.1 There is currently an existing manhole adjacent to the northern periphery of the application site. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the Drainage Services Department by way of compliance of approval condition(s).

5 PLANNING JUSTIFICATIONS

5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area

- 5.1.1 The proposed use at the application site provides additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. Since the application site is located in close proximity to the major residential clusters in Kam Tin North and the Kam Tin Town Centre, the provision of alternative choices of shop and services at the application site would create a new gathering point for local residents in order to redistribute and relieve the traffic and pedestrian load in the Kam Tin Town Centre and to upgrade the entire Kam Tin North area. Furthermore, the proposed use would create job opportunities to the local residents, further to boost the local economy and to contribute to the development of local area.

5.2 In Line with the Planning Intention of “V” zone

- 5.2.1 The application site falls within an area zoned “V” on the Current OZP of which the planning intention is primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 5.2.2 In view of the fact that the proposed use is solely for commercial, community and recreational uses to serve the local residents and to support the local development, it is considered to be in line with the planning intention of the “V” zone.

5.3 Compatible with Surrounding Land Uses

- 5.3.1 Given that similar uses, including temporary shop and services, temporary eating place and residential dwellings/structures, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the local residents, it is considered not incompatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.
- 5.3.2 In view of that the proposed development is in a moderate scale, with a total GFA of about 1,736m² and a building height of not more than 3.5m, it is anticipated that no visual obstruction nor incompatible landscape will be created to the area. The proposed development should be considered not incompatible with the surrounding area comprising of low rises residential dwellings/structures and temporary

structures.

5.4 Appropriate Location of The Proposed Use

- 5.4.1 The application site abuts Kong Tai Road leading to Kam Tin Bypass and is in close proximity to the major residential clusters in Kam Tin North (including Seasons Monarch, Seasons Villas, Ng Ka Tsuen, Cheung Kong Tsuen, Kam Tin Town Centre etc.). Since the application site is highly accessible to the Kam Tin North population, it is of a prime and ideal location in serving the local residents.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone

- 5.5.1 Notwithstanding that the application site falls within an area zoned “V” on the Current OZP and the proposed use is intended only to utilise the application site to serve the local residents and to support the local development, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “V” zone.
- 5.5.2 In addition, considering the fact that no permanent structure is proposed at the application site and the proposed temporary structures are to be converted-containers, the application site could be easily reinstated if continuation of the proposed use is not allowed by the Board in the future.

5.6 Not Setting an Undesirable Precedent

- 5.6.1 Having considered that there were vast amount of planning applications for shop and services uses within the subject “V” zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within the “V” zone. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

5.7 No Adverse Traffic, Landscape and Drainage Impacts

- 5.7.1 In terms of traffic considerations, taking into account the fact that appropriate internal transport facilities are incorporated under the current scheme, sufficient maneuvering space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site and franchised bus services are available in about 5 minutes away from the application site, it is anticipated that the application site would be able to cope with the traffic generated from the proposed development and would not cause any adverse traffic impacts to the surroundings.
- 5.7.2 In order to provide visual amenity and improve the landscape quality of the area, the

proposed development will be served by adequate private open space including peripheral planting, landscaping area and recreation lawn. The proposed private open space has an area in about 2,100m². Species suitable for the location would be planted at the private open space area. It is anticipated that the proposed development would induce no significant landscape impact. If it is further required and considered essential, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

- 5.7.3 There is currently an existing manhole adjacent to the northern periphery of the application site. It is anticipated that the proposed development would induce no significant drainage impact. If it is further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of the Drainage Services Department by way of compliance of approval condition(s).

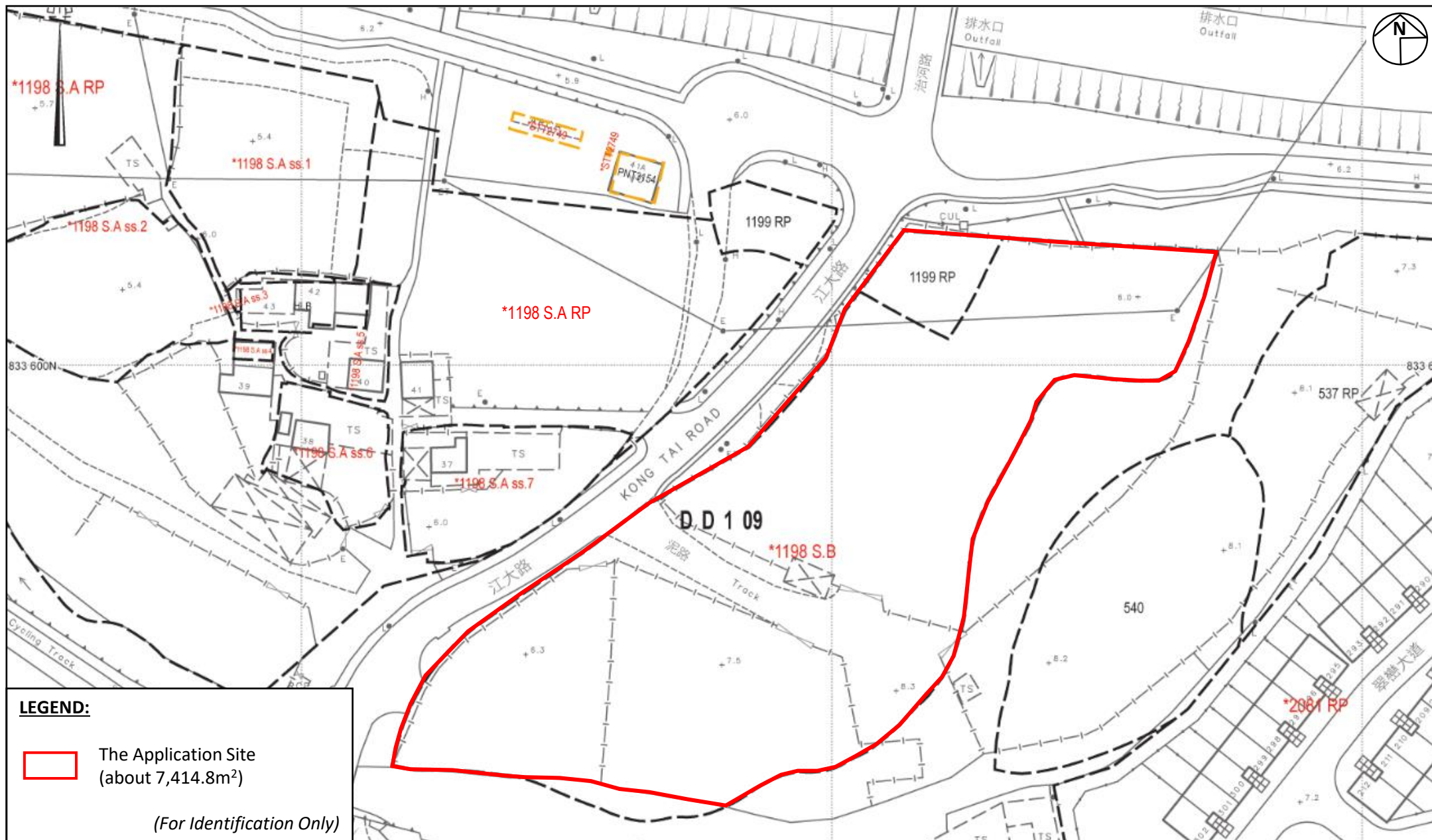
6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Proposed Temporary Shop and Services for a Period of 5 Years. The Application Site has a total area of approximately 7,414.8m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The application site falls within an area zoned “Village Type Development” (“V”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as “the Current OZP”). Temporary use of the application site not exceeding a period of five years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use provides additional amenities and services alternatives to local residents and would bring convenience and vitality to the neighbourhood;*
 - (b) The proposed use is in line with the planning intention of the “V” zone, that its purpose of the current application is to serve the needs of the local residents and support of the local development;*
 - (c) The proposed use is fully compatible with surrounding land uses and characters of the locality;*
 - (d) The application site, located along the main local road access and in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
 - (e) Temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future;*
 - (f) Given that there were vast amount of applications in the Kam Tin North Outline Zoning Plans with similar nature and merits to the current application approved by the Board, approving the current application would not set an undesirable precedent; and*
 - (g) No adverse traffic, landscape, drainage nor infrastructural impacts are anticipated from the proposed temporary use*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000110965_0001)
Figure 3	Extract of the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Figure 4	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000110965_001)

Figure:

2

Scale:

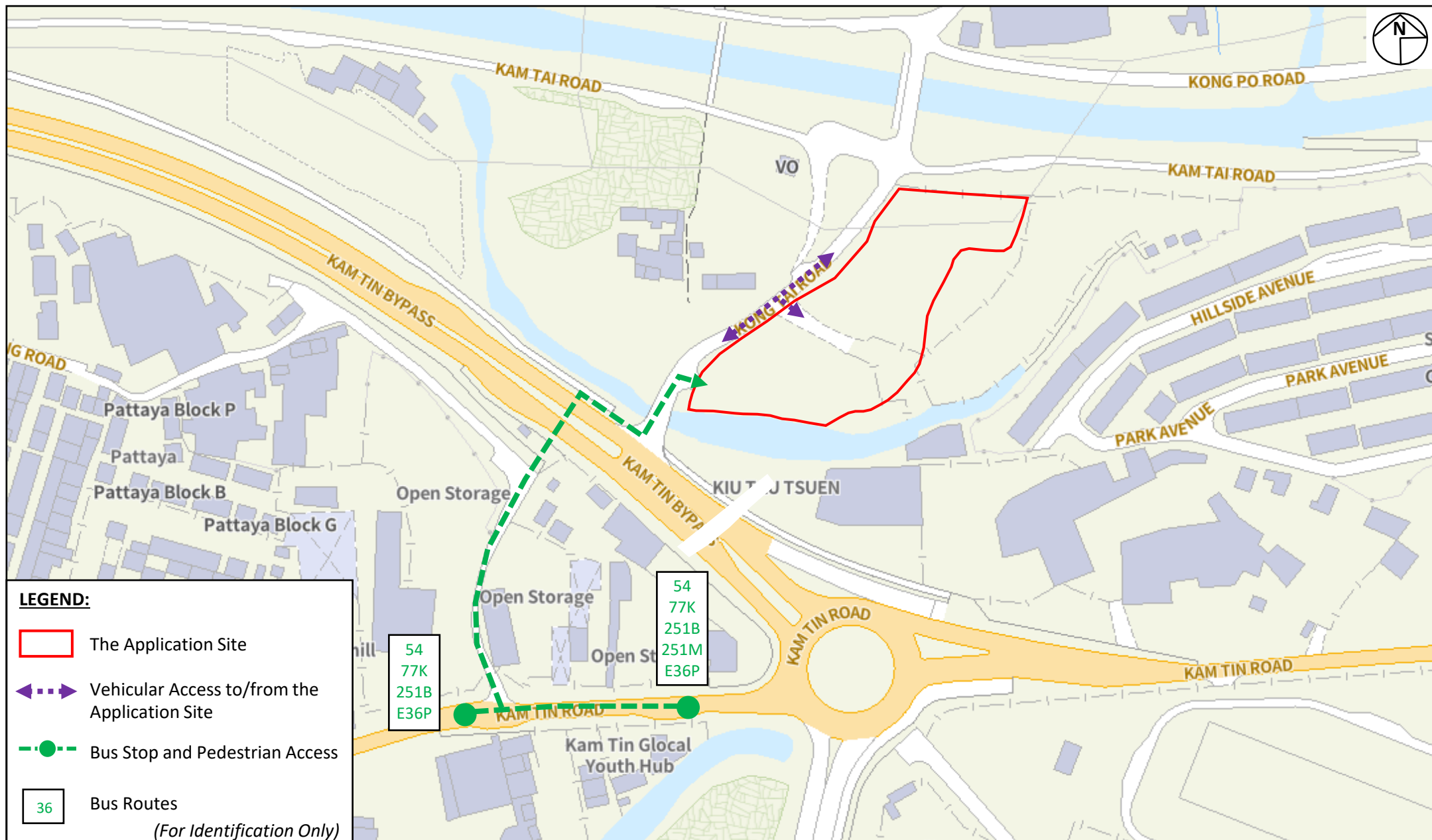
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Date:

Jul 2024

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10263/R002/F002



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:

Location Plan

Figure:

1

Scale:

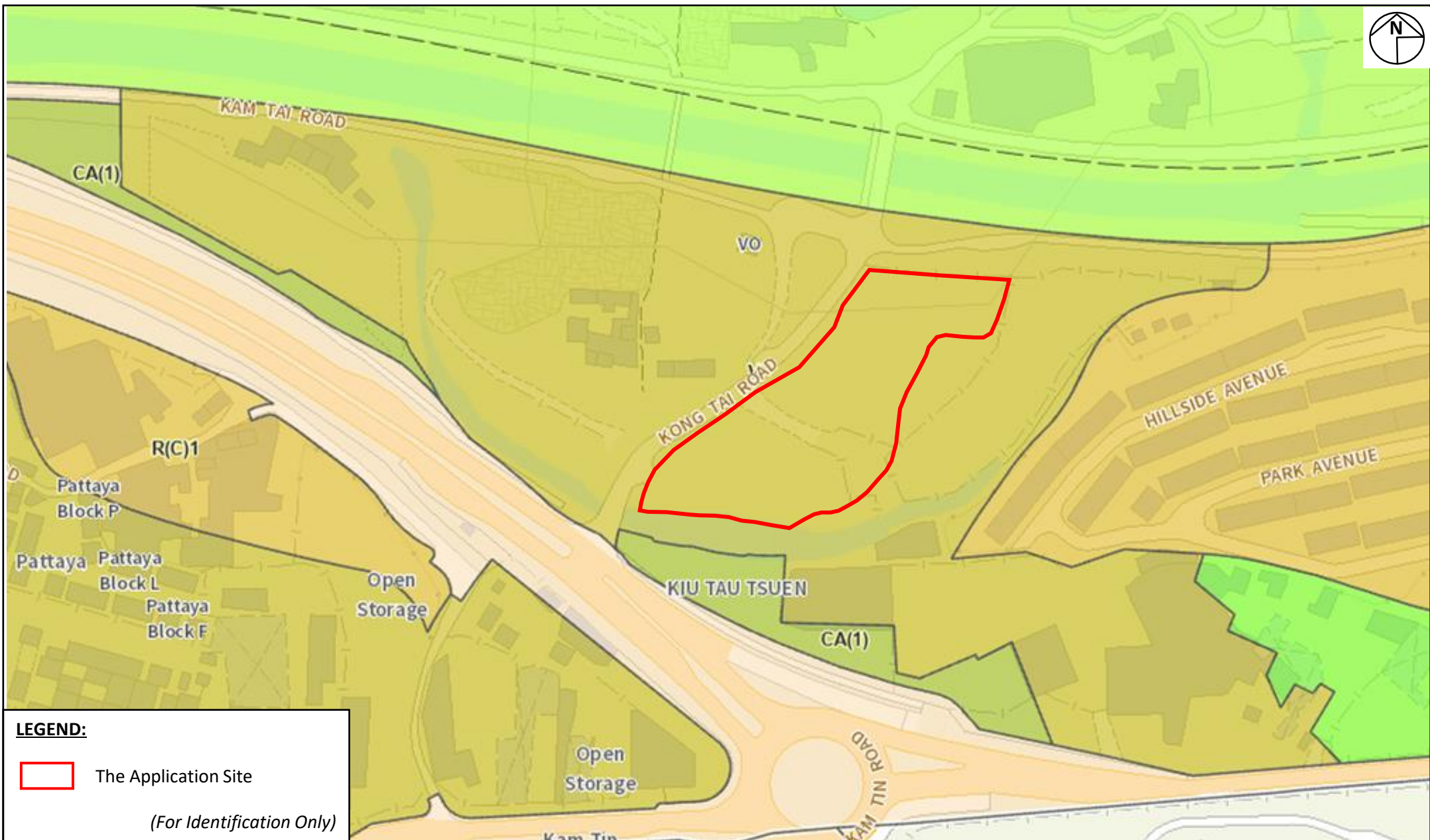
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Date:

Jul 2024

MC Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10263/R002/F001



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:

Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

Figure:

3

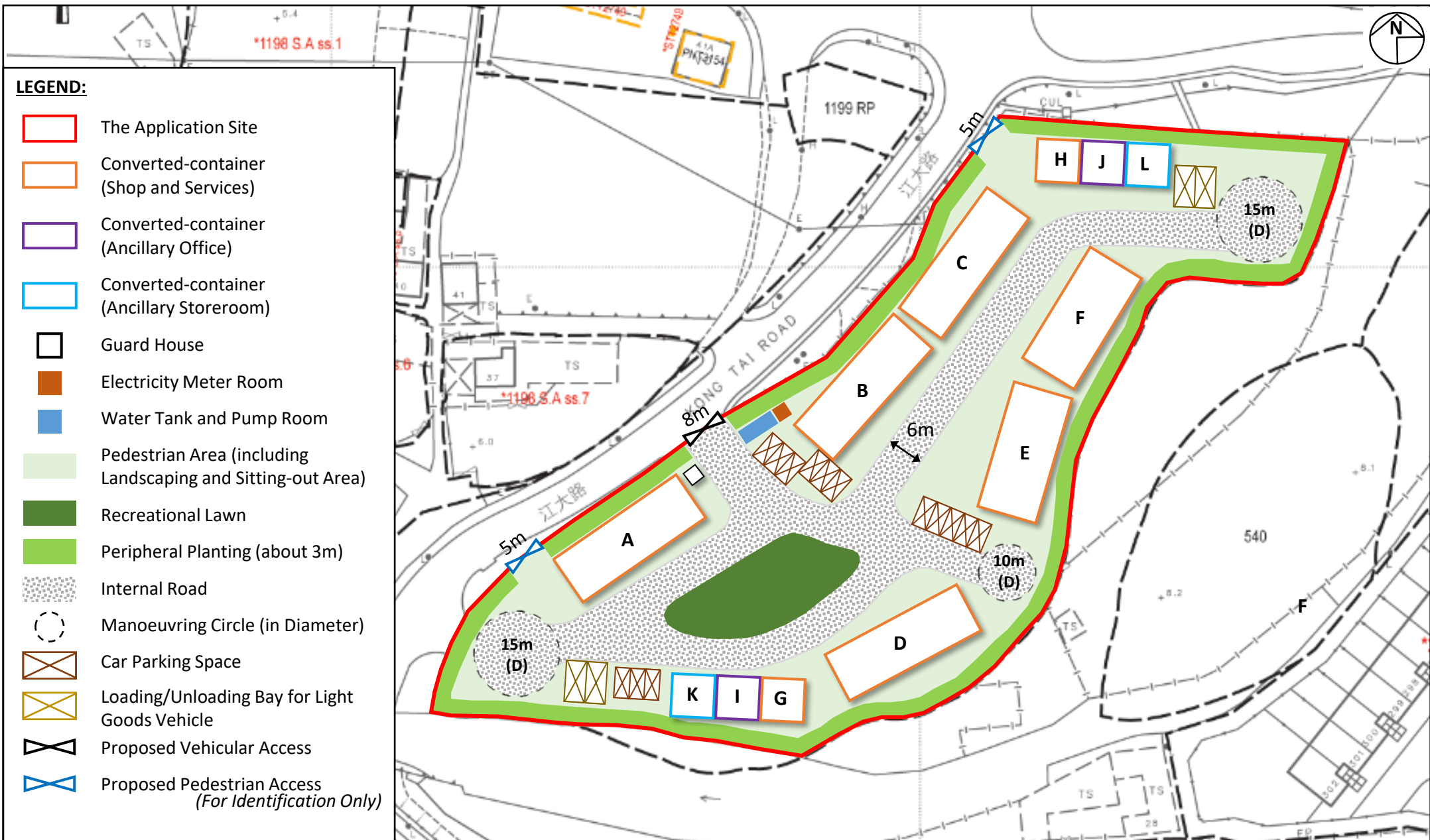
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Jul 2024

Ref.: ADCL/PLG-10263/R002/F003



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10263/R002/F004

Figure:
4

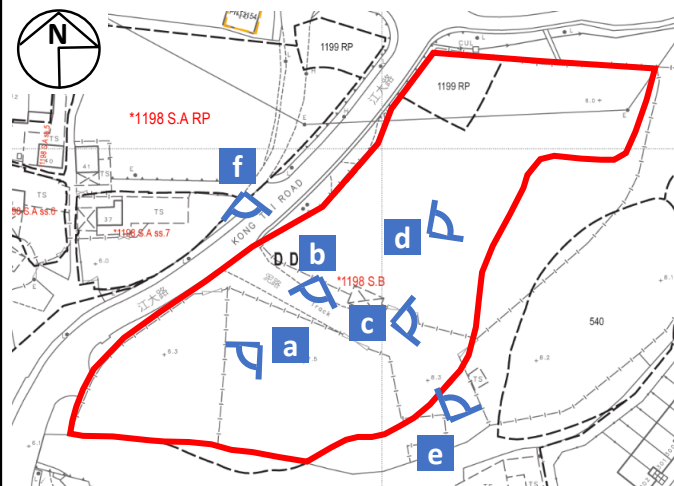
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Date:
Jul 2024

MC Man Chi
Consultants And Construction Limited

Illustration 1

Existing Condition of the Application Site and the Surrounding Areas



LEGEND:

Site Boundary Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:

Existing Condition of the Application Site and Surrounding Areas

Illustration:

1

Scale:

Not to Scale

Date:

Jul 2024

Ref.: ADCL/PLG-10263/R002/I001

Man Chi
Consultants And Construction Limited



Date : 3rd September, 2024
Our Ref. : ADCL/PLG-10263/L006

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


By Hand

Dear Sir/Madam,

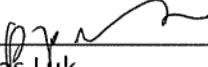
Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1048)

We refer to our submission dated 11.7.2024 (Ref.: ADCL/PLG-10263/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following items:-

- i. Replacement pages of the Application Form (P.2,7,8 and 14); and
- ii. Replacement pages of the Planning Statement (P.7, 8 and 11).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at .

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.



Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Date : 15th November, 2024
Our Ref. : ADCL/PLG-10263/L008

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

By Email

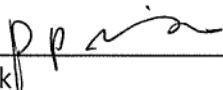
Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1048)

We refer to the latest comments from Water Supplies Department, Transport Department, Lands Department, Agriculture, Fisheries and Conservation Department, Planning Department and Drainage Services Department and would like to enclose herewith our Responses-to-Comments Table with revised layout plan to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.



Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198


S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments																																																
Water Supplies Department (WSD)	16.9.2024	<p>Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</p> <p>In case it is not feasible to divert the affect water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built, or material stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies of their contractor to carry our construction, inspection, maintenance and repair works.</p>	<p>It is noted that there are existing water mains within Lot 1198 S.B. Considering the proposed use is temporary in nature, the applicant has no intention to divert the existing water mains. In order not to disturb the existing water mains, the proposed layout has been revised to avoid any structure built, or material stored within the waterworks reserve. The proposed structures have been relocated and the periphery planting on the waterworks reserve has been removed. Please refer to the Figure 4. The applicant will ensure the water mains not to be affected and ensure free access available at all times for staff of the Director of Water Supplies of their contractor to carry out construction, inspection, maintenance and repair works.</p>																																																
Transport Department (TD)	16.9.2024	<p>The applicant shall elaborate how the trip generation and attraction for the site are derived.</p>	<p>According to para. 4.2.3 of the planning statement, the estimated trip generation and attraction of the proposed use would be 14-28 trips per day for visitors and staffs and 10-12 trips per week for loading and unloading activities during the opening hours (i.e. from 7:00 a.m. to 9:00 p.m. daily (including public holidays)), which would be fully under the capacity of the traffic capacity in the area. The estimated trip generation and attraction is presented below.</p> <table><tr><th colspan="3">Estimated No. of Trips for Visitors and Staffs Per Day Monday to Sunday (including Public Holiday)</th></tr><tr><th>Time</th><th>Entering to</th><th>Getting Out</th></tr><tr><td>07:00-08:00</td><td>2</td><td>0</td></tr><tr><td>08:00-09:00</td><td>0</td><td>0</td></tr><tr><td>09:00-10:00</td><td>3</td><td>0</td></tr><tr><td>10:00-11:00</td><td>0</td><td>3</td></tr><tr><td>11:00-12:00</td><td>2</td><td>0</td></tr><tr><td>12:00-13:00</td><td>0</td><td>2</td></tr><tr><td>13:00-14:00</td><td>5</td><td>0</td></tr><tr><td>14:00-15:00</td><td>0</td><td>5</td></tr><tr><td>15:00-16:00</td><td>1</td><td>0</td></tr><tr><td>16:00-17:00</td><td>1</td><td>1</td></tr><tr><td>18:00-19:00</td><td>0</td><td>1</td></tr><tr><td>19:00-20:00</td><td>0</td><td>0</td></tr><tr><td>20:00-21:00</td><td>0</td><td>2</td></tr><tr><td>Total</td><td>14</td><td>14</td></tr></table>	Estimated No. of Trips for Visitors and Staffs Per Day Monday to Sunday (including Public Holiday)			Time	Entering to	Getting Out	07:00-08:00	2	0	08:00-09:00	0	0	09:00-10:00	3	0	10:00-11:00	0	3	11:00-12:00	2	0	12:00-13:00	0	2	13:00-14:00	5	0	14:00-15:00	0	5	15:00-16:00	1	0	16:00-17:00	1	1	18:00-19:00	0	1	19:00-20:00	0	0	20:00-21:00	0	2	Total	14	14
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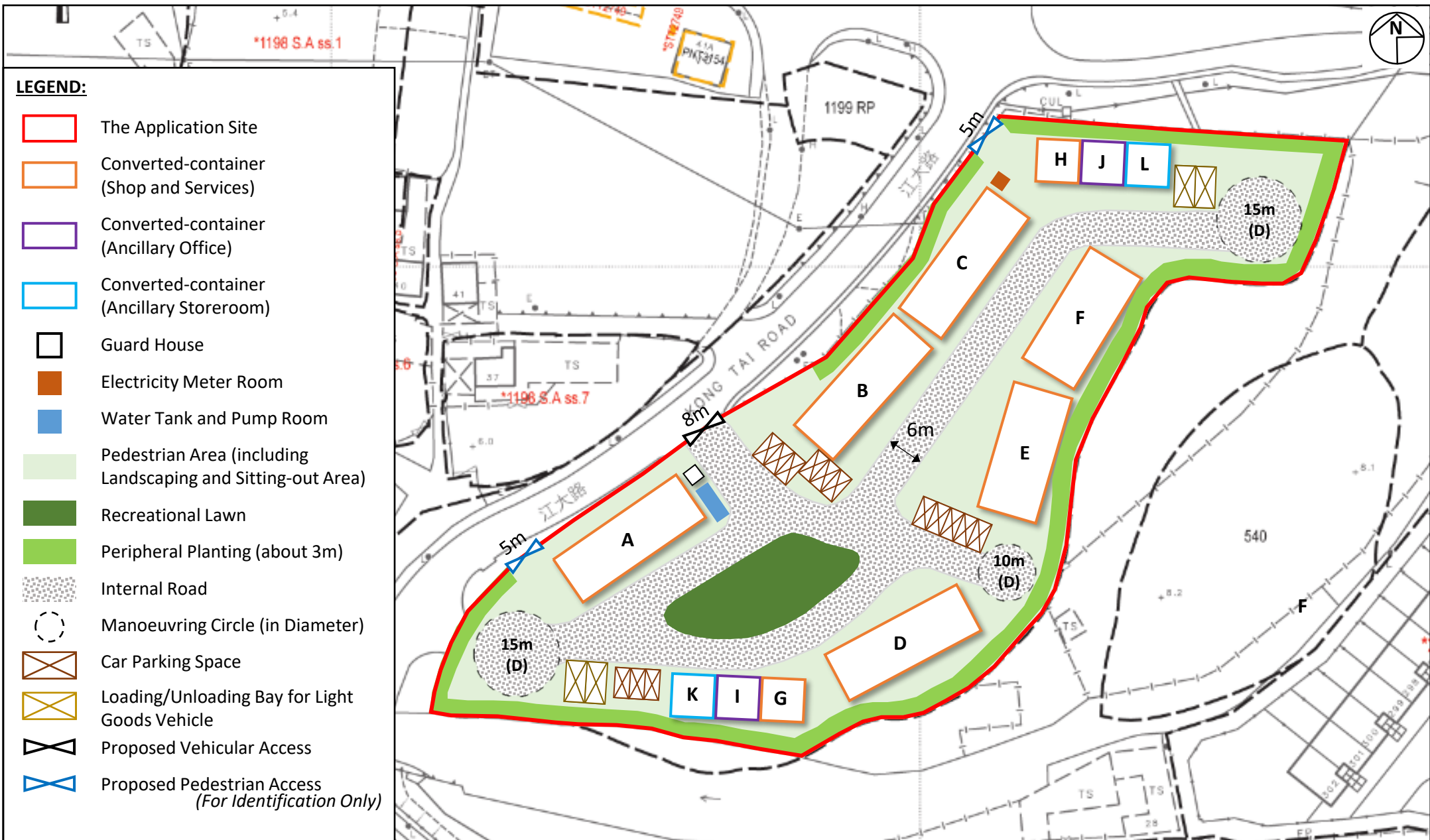
Department	Date	Comments	Responses to Departmental Comments	
			Estimated No. of Trips for Loading and Unloading Activities Per Week Monday to Sunday (including Public Holiday)	
			Day	Entering to/ Getting Out
			Monday	0
			Tuesday	2
			Wednesday	0
			Thursday	0-2
			Friday	0
			Saturday	4
			Sunday	4
			Total	10-12
		The applicant shall also demonstrate the traffic management measure when the car parking space is full.	<p>While the proposed use is located near existing villages, and public franchised buses are readily accessible, visitors are primarily expected to arrive by public transport or on foot. However, to effectively manage parking and ensure smooth traffic flow, the applicant has proposed traffic management measures. It is proposed to implement a reservation system, encouraging visitors who wish to drive to the application area to secure a parking space in advance via telephone or other suitable methods. Upon arrival, visitors will be required to notify staff in advance to facilitate arrangements for any necessary waiting spaces. Given the limited size of the application site, the overall capacity is intentionally modest. This encourages visitors to utilize alternative transport methods, thereby reducing congestion.</p> <p>When parking is full, clear signage indicating "Full Parking" and "No Waiting" will be prominently displayed to inform visitors. Staff will actively monitor the area to prevent unauthorized parking and ensure that vehicle access and public roads remain unobstructed.</p>	
			Noted.	
		The applicant should note the local access between Chi Ho Road. and the site is not managed by this Department.		

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Lands Department (LandsD)	27.9.2024	<p>There are unauthorized structures on Lot No. 1198 S.B in D.D.109. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lots owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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 wavier fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection temporary structure(s) will be considered.</p>	<p>Noted. The existing structures on Lot No. 1198 S.B in D.D.109 have been removed. The applicant will ensure the proposed use complies with relevant regulations.</p> <p>Noted. The Applicant will apply to LandsD for a Short Term Waiver should be planning application be approved.</p>
Agriculture, Fisheries and Conservation Department	27.9.2024	There are a mitigation wetland maintained by Agriculture, Fisheries and Conservation Department and a retained meander adjacent to the southern boundary of the application site. The applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance the adjacent meander and mitigation wetland.	<p>It is noted that a mitigation wetland maintained AFCD and a retained meander adjacent to the southern boundary of the application site. In order not to disturb the mitigation wetland and retained meander, all construction works and operations would be carried out at least 3m away from the concerned area.</p> <p>The application site is hard-paved land, and the proposed structures will consist of single-storey converted containers, which are temporary in nature, hence, no adverse impact arising from construction is anticipated. Additionally, since the proposed use is for shops and services without eating places, no pollution or disturbance to the adjacent meander and mitigation wetland is expected.</p>
Planning Department	27.9.2024	The applicant shall clarify if any pond filling activities will be/have been involved at the application site.	According to the Applicant, no pond filling activities are/have been involved at the application site.

Department	Date	Comments	Responses to Departmental Comments
Planning Department	2.10.2024	With reference to the aerial photo of 2023, some existing trees are observed within the application site. The applicant states in the application form that no tree felling will be involved. However, according to the Indicative Layout Plan (Figure 4) provided, the proposed layout may be in conflict with the existing trees. The applicant is advised to clarify any tree felling is involved in the application.	<p>According to the Applicant and the aerial photo taken in July 2024, the application site is hard paved and contains no existing trees. Therefore, there will be no conflicts with the proposed layout. Please refer to the aerial photo below.</p> 
		<p>The applicant is advised to provide tree information, including location, species, size, general condition with photos, proposed tree treatment and mitigation measures of the trees or landscape proposal for consideration.</p> <p>According to para. 1.1.1, "Species suitable" for the proposed landscape elements (eg. 3m width peripheral planting, landscaping area, etc) will be planted. The applicant is advised to provide the species information.</p>	<p>Since there are no existing trees on the application site, no proposed tree treatment and mitigation measures of the existing trees are necessary for the current application. In order to visual amenity, the Applicant intends to plant suitable species at the periphery of the application site.</p> <p><i>Lagerstroemia Speciosa</i> is proposed as the tree species to be planted with minimum height of 2.75m. The crown spread will be minimum 5m and the stem diameter will be 75mm. The trees will be planted on 1m X 1m X 1.2m deep soil mix or existing good quality soil. Spacing between the stems of two trees is proposed to be about 6m.</p>

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	14.10.2024	It appears that there is a natural stream running at the south of the proposed development. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. Please demonstrate how the development would not adversely affect the watercourse.	<p>The proposed development has incorporated a 3m periphery planting along the application site boundary and serves as a buffer to the natural stream and surrounding areas. No structures will be erected or materials stored in this buffer area. This 3m buffer is designed to effectively absorb rainwater, thereby mitigating any potential overflow issues that could affect the watercourse.</p> <p>The proposed development would be situated on the application site with the existing paved flat surface, which involves no record of flooding. Additionally, there is an existing manhole located near the northern boundary of the application site. Should it be deemed necessary, the applicant is prepared to submit a drainage proposal and implement further drainage solutions to the satisfaction of the Drainage Services Department, in order to ensure compliance with any approval conditions and to safeguard the integrity of the watercourse.</p>



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10263/R002/F004

Figure:
4

Scale:
Not to Scale

Date:
Nov 2024

MC Man Chi
Consultants And Construction Limited

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 :
Fax 傳真 :



Date : 23rd December, 2024
Our Ref. : ADCL/PLG-10263/L009

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.B (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1048)

We refer to our submission (Ref.: ADCL/PLG-10263/L005) and would like to clarify that the recreational lawn is intended for use by both users and visitors for the proposed use. The lawn will feature green open spaces that enhance visual amenity and provide a pleasant resting area for all. In addition, the peripheral planting will consist of planters, with suitable species selected to further enhance the visual appeal of the application site.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

Thomas Luk
Planning Consultant

Encl.

