

Previous s.16 Application covering the Application Sites (the Sites)

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 Sites in the Past Five Years

Approved Application

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]

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 applications;
- for application No. A/YL-KTN/1057, the application site comprises Old Schedule Agricultural Lot Nos. 1198 S.A RP 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;
- for application No. A/YL-KTN/1065, the application site comprises Government land and Old Schedule Agricultural Lot Nos. 1198 S.A RP, 1198 S.A ss.1 and 1198 S.A ss.2 all 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 is no Small House application approved or under processing within the application sites (the Sites); and
- detailed advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the applications 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 applications 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 applications from public drainage point of view;
- should the applications 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 applications;
- there was no substantiated environmental complaint received against the Sites in the past three years; and
- detailed advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Water Supply Aspect**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the applications; and
- detailed advisory comments are at **Appendix IV**.

7. **Landscape Aspect**

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

- the Sites fall within the "Village Type Development" zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated; and
- detailed advisory comments are at **Appendix IV**.

8. **Building Matters**

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

- no objection to the applications;
- it is noted that six and 12 structures are proposed in the applications No. A/YL-KTN/1057 and 1065 respectively. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Sites, 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**.

9. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the applications;
- no Food and Environmental Hygiene Department's facilities will be affected; 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 applications and he has no particular comment on the applications.

11. Other Departments

The following government departments have no comment on the applications:

- Project Manager (West), Civil Engineering and Development Department; and
- Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) the permissions are given to the development/uses and structures under applications. It does not condone any other development/uses and structures which currently occur on the application sites (the Sites) but not covered by the applications. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permissions;
- (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:

for application No. A/YL-KTN/1057

- the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. 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;

for application No. A/YL-KTN/1065

- no permission is given for occupation of Government land (GL) (about 44m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
 - the lot owner(s) shall apply to his office for a STW and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - the Sites are 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 Sites. 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 Sites to Kong Tai Road;
- for application No. A/YL-KTN/1057, 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 is appropriate to match with the existing adjacent pavement; and
- adequate drainage measures shall be provided to prevent surface water running from the Sites to the nearby public roads and 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:

for application No. A/YL-KTN/1065

- the Site is adjacent to an existing watercourse. As such, the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant shall place all the proposed works 3m away from the top of the bank of the existing natural watercourse. All the proposed works in the vicinity of the existing natural watercourse should not create any adverse drainage impacts, both during and after construction. It should be demonstrated 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:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. 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 Town Planner/Urban Design and Landscape, Planning Department (PlanD):

- 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;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

for application No. A/YL-KTN/1057

- 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 tree 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;

- (k) 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 Sites, 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 Sites in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
- the Sites abut on a specified street (Kong Tai Road) of not less than 4.5 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 applications;
- 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 Sites 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;

(l) 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 PlanD 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 of shop/store 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.

2024年10月3日

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

- 8 OCT 2024

This document is received on _____
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/en/plan_application/apply.html

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

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

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-167N/1057
	Date Received 收到日期	- 8 OCT 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)	
ALPHA BLESS LIMITED	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)	
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.A RP (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	☒ Site area 地盤面積 2,514.8 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 736 sq.m 平方米 ☒ 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 ☐ 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 3/10/2024 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)"[#].
根據土地註冊處截至 3/10/2024 年 10 月 03 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.A RP in D.D. 109	26/07/2024
1	Lot 1199 RP in D.D. 109	14/07/2024

(Please use separate sheets if the space of any box above is insufficient. 如上述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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ 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	☐ Public utility installation 公用事業設施裝置	
	☐ 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	
	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 736 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.29 ☒ About 約
- Proposed site coverage 擬議上蓋面積 29.3 % ☒ About 約
- Proposed no. of blocks 擬議座數 6
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ 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) ☐ About 約
..... 3.5 m 米 ☒ 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)	56 sq. m 平方米	☒ About 約
☒ shop and services 商店及服務行業	680 sq. m 平方米	☒ About 約
☐ Government, institution or community facilities 政府、機構或社區設施		
(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)		
Guard House: about 6 sq.m (disregard from GFA) Electricity Meter Room: about 6 sq.m (disregard from GFA)		
.....		
☒ 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	898 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	G/F	Shop and Services
D	G/F	Ancillary Office
Guard House	G/F	Guard House
Electricity Meter Room	G/F	Electricity Meter 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), internal road, car parking		
spaces, loading/unloading bay 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**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ 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)) Kong Tai Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>3</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> 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) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☒																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																															
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															
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) N/A																																	

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

(LIT Ying-cheung, Edward)

Name in Block Letters
姓名 (請以正楷填寫)

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



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^(a)

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

^(a) 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.
在該靈灰安置所內，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.A RP (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A分段餘段(部分)及第1199號餘段(部分)		
Site area 地盤面積	2,514.8	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	736 ☒ About 約 ☐ Not more than 不多於	0.29 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	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 ☐ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		3.5	m 米 ☒ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		N/A	m 米 ☐ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積			29.3	% ☒ About 約
(v) No. of units 單位數目			N/A	
(vi) Open space 休憩用地	Private 私人		898	sq.m 平方米 ☒ Not less than 不少於
	Public 公眾		N/A	sq.m 平方米 ☐ 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	3
	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) _____	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Lot Index Plan, Outline Zoning Plan extract, Site photos _____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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.A RP (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.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (hereinafter referred to as “the application site”). The application site has a total area of approximately 2,514.8m². 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 A 分段餘段（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 2,514.8 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。

Table of Contents

INTRODUCTION	2
1.1 Purpose	2
1.2 Objectives	2
1.3 Structure of the Planning Statement	2
2 SITE PROFILE	3
2.1 Location and Current condition of the Application Site	3
2.2 Surrounding Land-use Characteristics	3
3 PLANNING CONTEXT	4
3.1 The Current OZP	4
3.2 Previous Planning Applications	4
3.3 Similar Planning Applications	4
4 THE DEVELOPMENT PROPOSAL	6
4.1 Site Configuration, Layout and Operation	6
4.2 Vehicular Access and Parking Arrangement	7
4.3 Landscape Treatment	8
4.4 Provision of Drainage Facilities	8
5 PLANNING JUSTIFICATIONS	9
5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area	9
5.2 In Line with the Planning Intention of “V” zone	9
5.3 Compatible with Surrounding Land Uses	9
5.4 Appropriate Location of The Proposed Use	10
5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone	10
5.6 Not Setting an Undesirable Precedent	10
5.7 No Adverse Traffic, Landscape and Drainage Impacts	10
6 CONCLUSION	12

List of Tables

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
Table 2	Proposed Key Development Parameters

List of Figures

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

List of Illustration

Illustration 1	Existing Condition of the Application Site and the Surrounding Areas
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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.A RP (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 15.12.2023 (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 2,514.8m². 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 Tai Kong Po Village Office (大江埔村村公所), Tai Kong Po Archway (大江埔牌樓), Kam Tai Road, Kam Tin River and Chi Ho 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 east of the application site are vacant/unused land and 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 south of the application site is the Kam Tin Bypass. 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, 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 two previous planning applications (Nos. A/DPA/YL-KTN/41 and A/YL-KTN/168). 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.

3.3 Similar Planning Applications

- 3.3.1 Over the past 10 years, there are 21 similar approved applications for applying shops 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

Application No.	Proposed Use(s)	Decision Date
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
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 2,514.8m².
- 4.1.2 The proposed use comprises six temporary structures, including three 1-storey structures for shop and services, one 1-storey structure for ancillary office, a guard house and an electricity meter 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 736m², which involves 680m² for shop and services and 56m² for other ancillary use (i.e. ancillary office).
- 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 30 and 10 respectively.
- 4.1.5 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 2,514.8m ²
- Uncovered Area	About 1,766.8m ² (70.3%)
- Covered Area	About 748m ² (29.7%)
Total Plot Ratio	About 0.29
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	6
- Structure A (Shop and Services)	22.5m x 10m x 3.5m
- Structure B (Shop and Services)	Ditto
- Structure C (Shop and Services)	25.5m x 9m x 3.5m
- Structure D (Ancillary Office)	7.5m x 7.5m x 3.5m
- Guard House	2.5m x 2.5m x 3m
- Electricity Meter Room	2.5m x 2.5m x 3m
Total Gross Floor Area	About 736m ²
- Shop and Services	About 680m ²
- Ancillary Office	About 56m ²
- Guard House	Disregard from GFA calculation (About 6m ²)
- Electricity Meter Room	Disregard from GFA calculation (About 6m ²)
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Total Greenery Area	About 898m ²
Green Ratio	About 35.7%
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 29.3%
Total No. of Parking Spaces	3
- Private Car	3
Total No. of Loading and Unloading Bays	1
- Light Goods Vehicle (LGV)	1
Ingress/Egress Point	
- Vehicular Access	About 8m 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 eastern 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. 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 Three private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and one loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. 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 8-10 trips per day for visitors and staffs and 6-8 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**.

- 4.2.3 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 10m (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) and landscaping area. The proposed private open space has an area of about 898m². 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 in about 20m to the nothern 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 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 manoeuvring 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 and landscaping area. The proposed private open space has an area in about 898m². 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 in about 20m to the northern 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).

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 2,514.8m². 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.

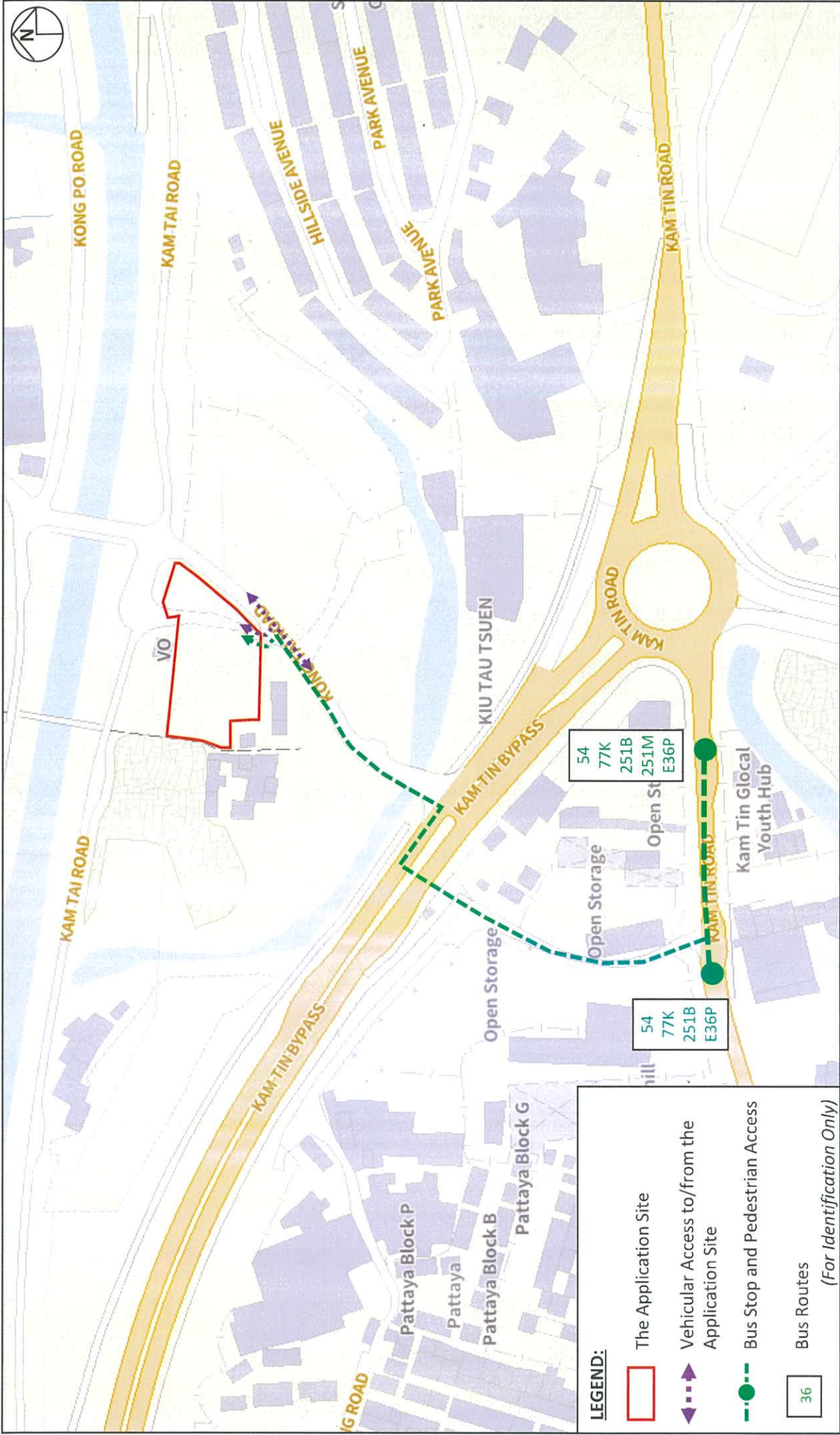
6.1.2 The application site falls within an area zoned "Village Type Development" ("V") on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as "the Current OZP"). Temporary use of the application site not exceeding a period 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.*

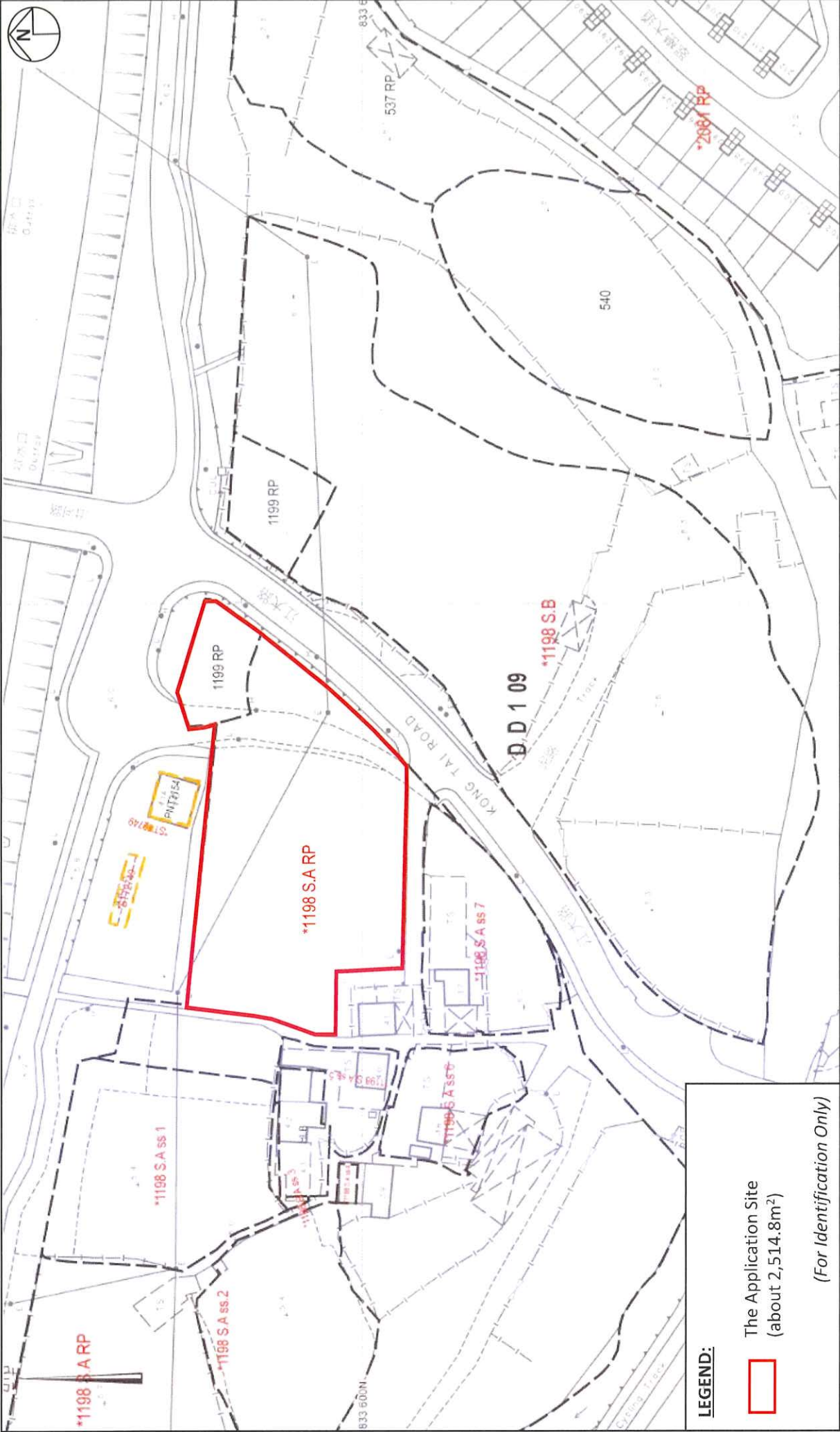
In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

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: Location Plan	Figure: 1 Scale: Not to Scale Date: Jul 2024	 Man Chi Consultants And Construction Limited
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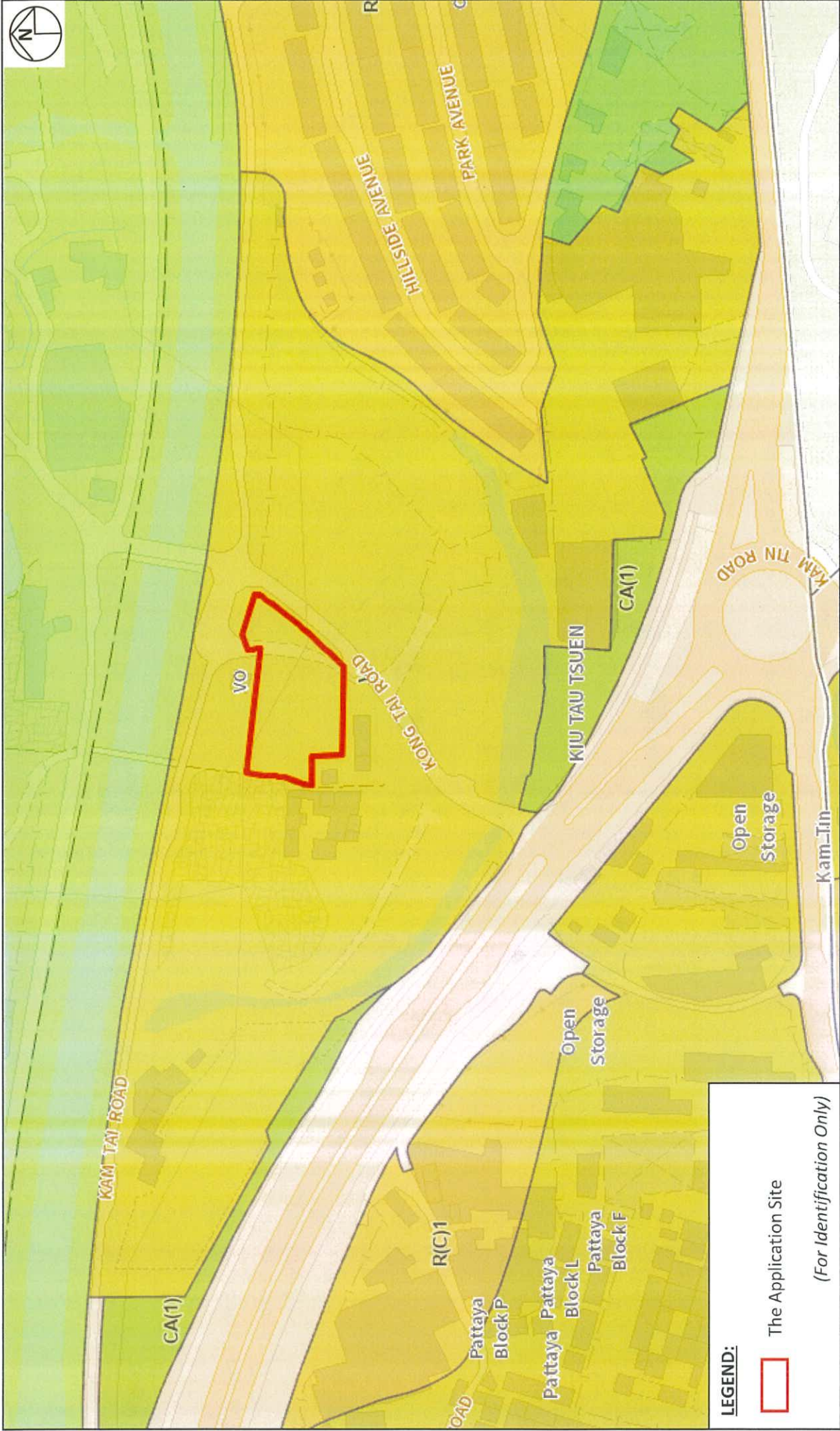


LEGEND:

The Application Site
(about 2,514.8m²)

(For Identification Only)

Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.A RP (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	Man Chi Consultants And Construction Limited
		Scale: Not to Scale	
		Date: Jul 2024	
			Ref.: ADCL/PLG-10262/R002/F002

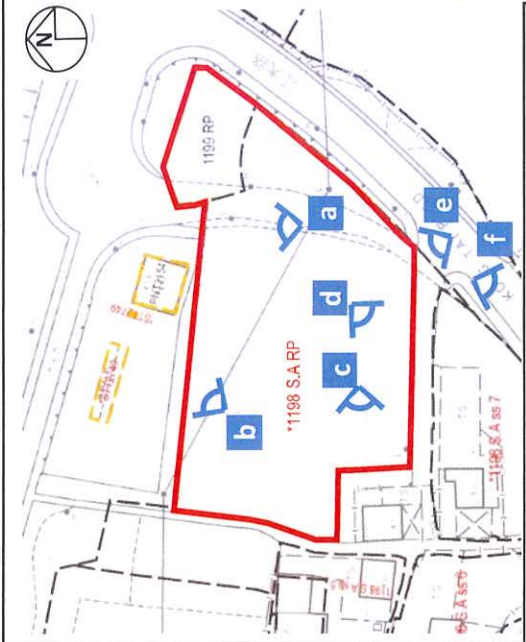


Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.A. RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories	Title: Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11	Figure: 3	Scale: Not to Scale Date: Jul 2024 
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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.A RP (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

Ref.: ADCL/PLG-10262/R002/I001

Illustration:

1

Scale:

Not to Scale

Date:

July 2024

2024年10月1日
此文件在
收到。城市規劃委員會
申

10 OCT 2024
The Town Planning Board will not accept 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/en/plan_application/apply.html

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

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

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

2402396 3/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-K/N/1065
	Date Received 收到日期	10 OCT 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

ALPHA BLESS LIMITED

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

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

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)	Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, 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	☒ Site area 地盤面積 8,776 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,577.5 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	44 sq.m 平方米 ☒ 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 08/10/2024 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".
根據土地註冊處截至 2024 年 10 月 8 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.A RP in D.D. 109	17/07/2024
1	Lot 1198 S.A, ss. 1 in D.D. 109 and Lot 1198 S.A, ss. 2 in D.D. 109	17/07/2024

(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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ 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	☐ Public utility installation 公用事業設施裝置	
	☐ 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	
	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	1,577.5	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.18		☒ About 約
Proposed site coverage 擬議上蓋面積	18	%	☒ About 約
Proposed no. of blocks 擬議座數	12		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	☐ include 包括storeys of basements 層地庫		
	☐ 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) ☐ About 約		
	Not more than 3.5 m 米 ☐ 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		
	<u>GFA 總樓面面積</u>	
☐ 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/storeroom)	168.75 sq. m 平方米	☒ About 約
☒ shop and services 商店及服務行業	1,380 sq. m 平方米	☒ About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(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)	
	Guard House: about 6.25 sq.m Electricity Meter Room: about 6.25 sq.m Water Tank and Pump Room: about 16.25 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	 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]
.....		Please refer to the Planning Statement
.....		
.....		
.....		
.....		
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Internal road, car parking spaces, loading/unloading bay 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**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ 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)) Kong Tai Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 7 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)
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴士車位 Light Goods Vehicle Spaces 輕型貨車車位 4 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)

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

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

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

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)	Yes 是 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> 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) N/A 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																													

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中請的資料。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

LIT YING HEUNG


Name in Block Letters
姓名（請以正楷填寫）

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

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

M.M.C.H. CONSULTANTS & CONSTRUCTION LIMITED

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

Date 日期

03/10/2024

(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甸道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	Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第109約地段第1198號A分段餘段(部分)、1198號A分段第1小分段及1198號A分段第2小分段和毗鄰的政府土地		
Site area 地盤面積	8,776	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地 44	sq. m 平方米	☒ 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	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,577.5	☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	12	
	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 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5	m 米 ☒ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	18 % ☒ About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 ☐ 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	7
	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) _____ _____	7
	Total no. of vehicle loading/unloading bays/lay-bys 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 (LGV)

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Lot Index Plan, Outline Zoning Plan extract, Site photos, Landscape Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
_____ _____		
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

Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1
and 1198 S.A ss.2 in D.D. 109 and
adjoining Government Land, 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***

August 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 Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 8,776m² (including about 44m² government land). 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 A 分段餘段（部分）、1198 號 A 分段第 1 小分段及 1198 號 A 分段第 2 小分段和毗鄰的政府土地（以下簡稱「申請地點」）。申請地點的面積約為 8,776 平方米（包括政府土地約 44 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。

Table of Contents

INTRODUCTION	2
1.1 Purpose	2
1.2 Objectives	2
1.3 Structure of the Planning Statement	2
2 SITE PROFILE	3
2.1 Location and Current condition of the Application Site	3
2.2 Surrounding Land-use Characteristics	3
3 PLANNING CONTEXT	4
3.1 The Current OZP	4
3.2 Similar Planning Applications	4
4 THE DEVELOPMENT PROPOSAL	6
4.1 Site Configuration, Layout and Operation	6
4.2 Vehicular Access and Parking Arrangement	7
4.3 Landscape Treatment	8
4.4 Provision of Drainage Facilities	8
4.5 Setting Back of Application Site Boundary as and when Required by Drainage Services Department	8
5 PLANNING JUSTIFICATIONS	10
5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area	10
5.2 In Line with the Planning Intention of “V” zone	10
5.3 Compatible with Surrounding Land Uses	10
5.4 Appropriate Location of The Proposed Use	11
5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone	11
5.6 Not Setting an Undesirable Precedent	11
5.7 No Adverse Traffic, Landscape and Drainage Impacts	11
6 CONCLUSION	13

List of Tables

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
Table 2	Proposed Key Development Parameters

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000110965_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
Figure 4	Indicative Layout Plan
Figure 5	Landscape Proposal

List of Illustration

Illustration 1	Existing Condition of the Application Site and the Surrounding Areas
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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 Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, 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 15.12.2023 (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 8,776m² (including about 44m² of government land) The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and government land 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 surrounding area of 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 and Kam Tin River. 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 east of the application site are residential dwellings/structures, agriculture land and vacant/unused land. To the west of the application site are vacant/unused land and temporary structures. To the south of the application site is the Kam Tin Bypass. 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.

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 Similar Planning Applications

3.2.1 Over the past 10 years, there are 24 similar approved applications for applying shops 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/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

Application No.	Proposed Use(s)	Decision Date
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/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
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/878	Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenience Store) for a Period of 5 Years	05/05/2023
A/YL-KTN/882	Proposed Temporary Shop and Services (Retail Shop for Auto Glass) with Ancillary Office and Service Centre for a Period of 3 Years	19/05/2023
A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years	03/03/2023
A/YL-KTN/902	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	05/05/2023
A/YL-KTN/935	Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	11/08/2023
A/YL-KTN/941	Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years	11/09/2023
A/YL-KTN/942	Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	11/09/2023
A/YL-KTN/950	Renewal of Planning Approval for Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of 3 Years	22/09/2023
A/YL-KTN/952	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Facilities for a Period of 5 Years	05/07/2024
A/YL-KTN/1009	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years	24/05/2024

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 8,776m² (including about 44m² of government land).
- 4.1.2 The proposed use comprises 12 temporary structures, including six single-storey structures for shop and services, three single-storey structure for ancillary office/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 1,577.5m², which involves about 1,380m² for shop and services and about 197.5m² for other ancillary use.
- 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 30 and 10 respectively.
- 4.1.5 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 8,776m ²
- Developable Area	About 7,687m ²
- Setback Area	About 1,089m ²
- Uncovered Area	About 7,198.5m ² (82%)
- Covered Area	About 1,577.5m ² (18%)
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	9
- Structure A (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure B (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure C (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure D (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure E (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure F (Shop and Services)	23m x 10m x 3.5m (230 m ²)
- Structure G (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure H (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Structure I (Ancillary Office/Storeroom)	7.5m x 7.5m x 3.5m (56.25 m ²)
- Guard House	2.5m x 2.5m x 3m (6.25 m ²)
- Electricity Meter Room	2.5m x 2.5m x 3m (6.25 m ²)
- Water Tank and Pump Room	6.5m x 2.5m x 3m (16.25 m ²)
Total Gross Floor Area	About 1,577.5m ²
- Shop and Services	About 1,380m ²
- Ancillary Office/Storeroom	About 168.75m ²
- Guard House	About 6.25m ²
- Electricity Meter Room	About 6.25m ²
- Water Tank and Pump Room	About 16.25m ²
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 16%
Total No. of Parking Spaces	7
- Private Car	7
Total No. of Loading and Unloading Bays	4
- Light Goods Vehicle (LGV)	4
Ingress/Egress Point	
- Vehicular Access	About 8m 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 southern boundary of the application site for vehicular access. The vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 8m wide. 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 Seven 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. 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 8-10 trips per day for visitors and staffs and 6-8 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**.

- 4.2.3 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 15m (D), internal access road in 8m-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

- 4.3.1 In order to provide visual amenity and improve the landscape quality of the area, it is proposed to plant 40 new trees (species: *Ficus microcarpa*) along the periphery of the application site. These trees will have a minimum height of 2.75m and will be planted with a minimum spacing of 4m. The proposed trees will be positioned at least 1m from the boundary fencing and 3m from any buildings on-site, as shown in the Landscape Proposal (**Figure 5** refers). The applicant will ensure regular maintenance, adequate watering, and replacement of any dying or dead plants to keep the landscaping in good condition during the planning approval period. 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 Setting Back of Application Site Boundary as and when Required by Drainage Services Department

- 4.4.1 The application site boundary encompasses the existing stream course, nonetheless, **no proposed works would be undertaken within the stream course or within a 3-meter buffer zone**. The stream will remain undisturbed, and the 3-meter buffer is reserved for future maintenance by the Drainage Services Department (DSD). The developable area under the current application is presented in **Figure 4**. While the stream course would remain intact and sufficient buffer has been maintained, the

Applicant is well prepared to setback the application site boundary is required by DSD during the approval period of the current application.

4.5 Provision of Drainage Facilities

- 4.5.1 There is existing channels at the periphery of the application site. Considering that the application site has been paved and is a vacant flat land, situated in close proximity to an existing stream course, no flooding issues have been observed in previous years, with rainfall draining effectively into the stream. Additionally, an existing manhole located approximately 20 meters north of the site provides further drainage capacity. 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 DSD 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 1,577.5m² 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 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 was 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 manoeuvring 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, it is proposed to plant 40 new trees (species: *Ficus microcarpa*) along the periphery of the application site. These trees will have a minimum height of 2.75m and will be planted with a minimum spacing of 4m. The proposed trees will be positioned at least 1m from the boundary fencing and any buildings on-site, as shown in the Landscape Proposal. 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).

- 5.7.1 Considering that the application site has been paved and is a vacant flat land, situated in close proximity to an existing streamcourse, no flooding issues have been observed in the previous years, with rainfall draining effectively into the stream. Additionally, an existing manhole located approximately 20 meters north of the site provides further drainage capacity. 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 DSD 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 8,776m² (including about 44m² of government land). 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.

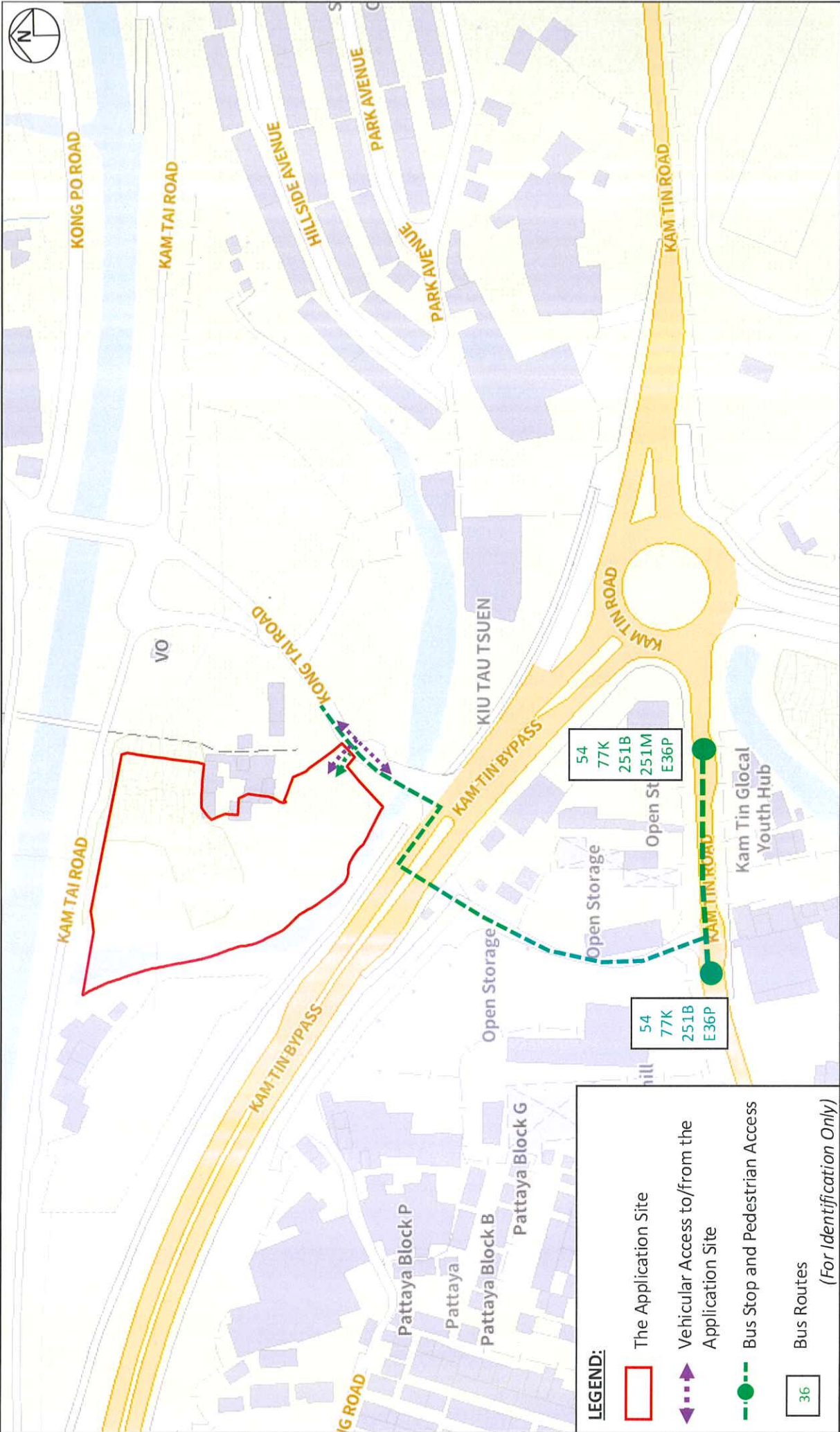
6.1.2 The application site falls within an area zoned "Village Type Development" ("V") on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which was gazetted on 15.12.2023 (hereinafter referred to as "the Current OZP"). Temporary use of the application site not exceeding a period 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.*

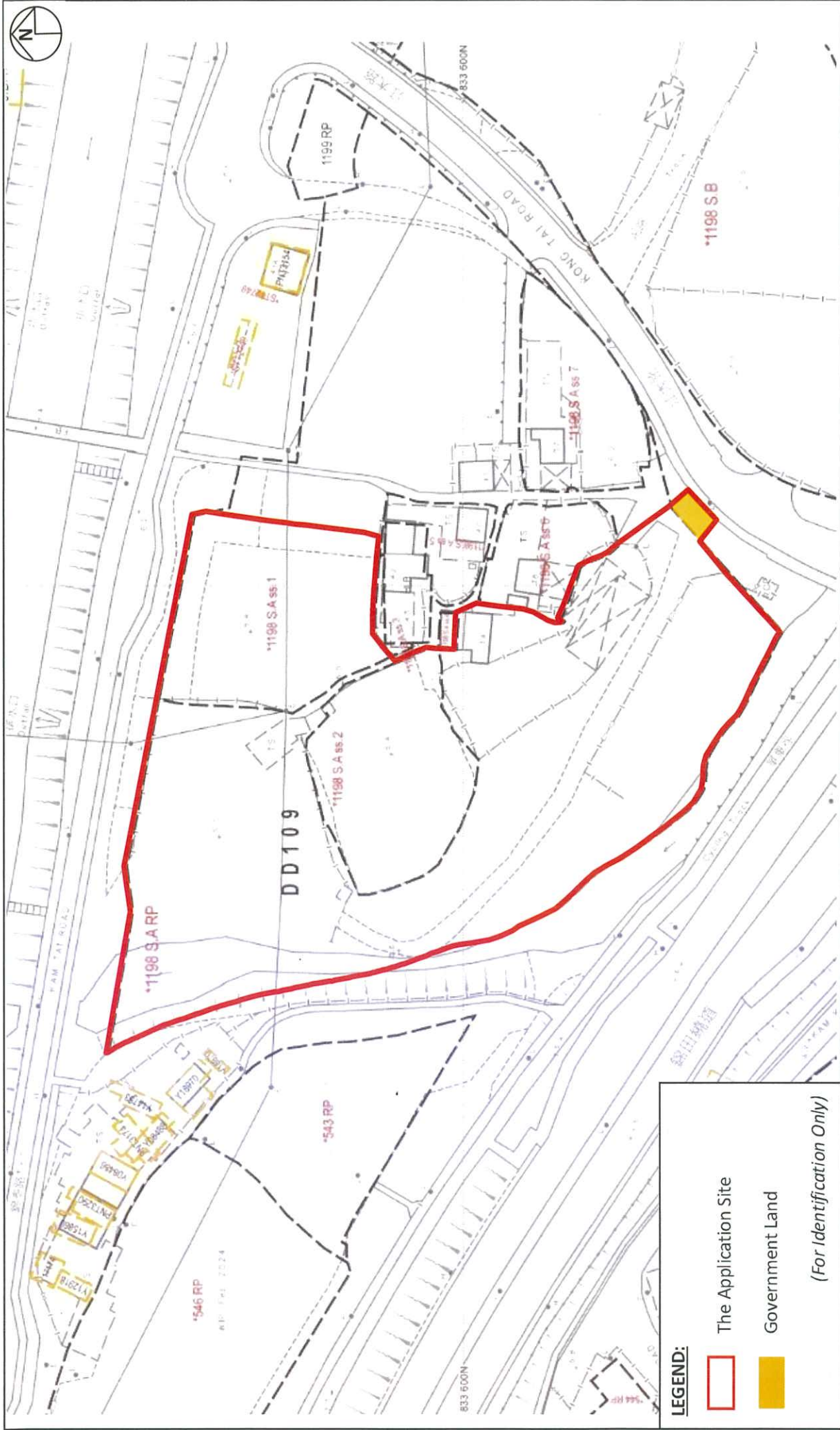
In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 5 years.

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
Figure	Landscape Proposal



Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories	Title: Location Plan	Figure: 1	Scale: Not to Scale	Date: Aug 2024
Ref.: ADCL/PLG-10302/R001/F001				



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

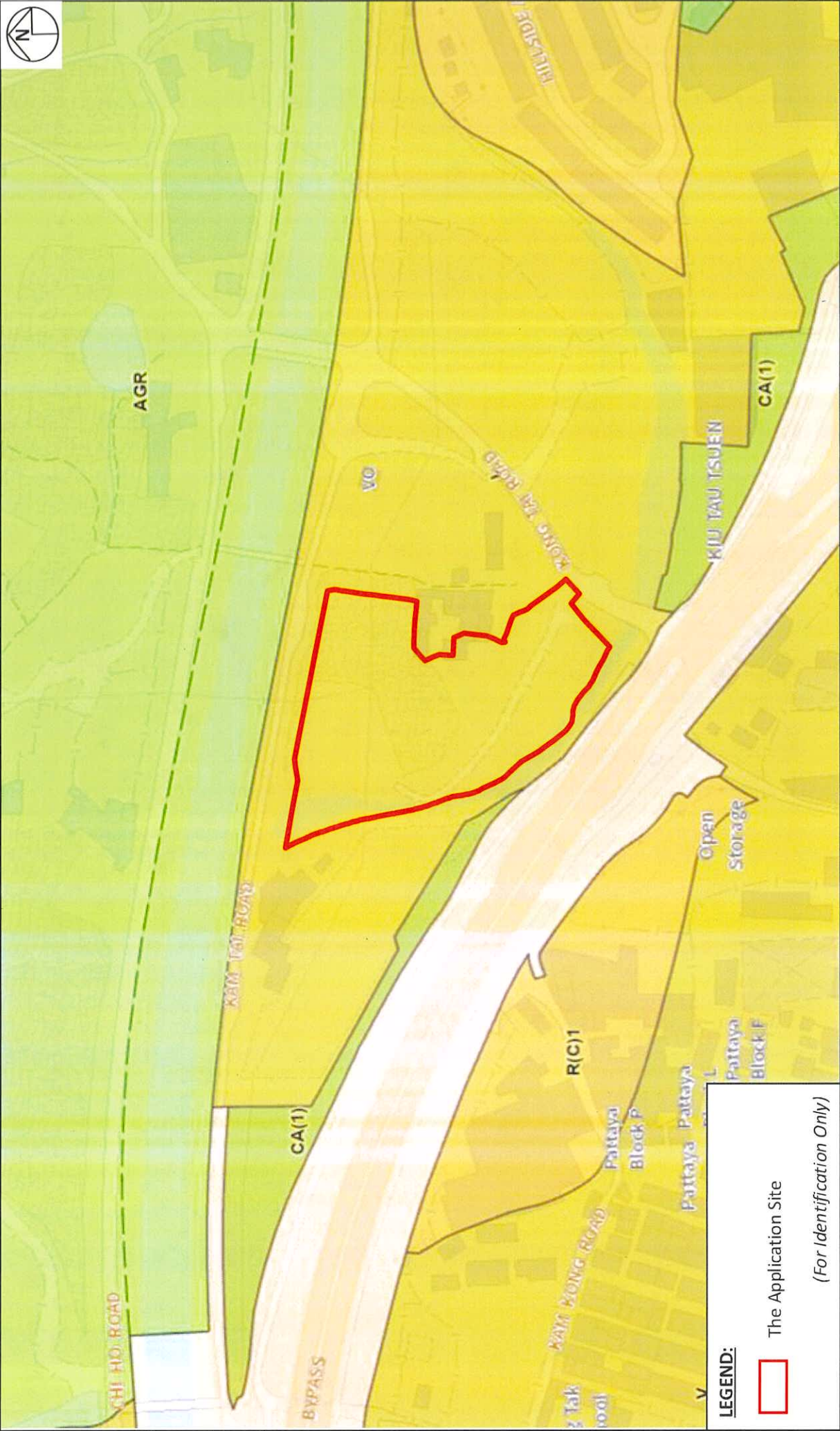
Extract of Lot Index Plan
(No. ags_S00000110965_001)

Figure:
2

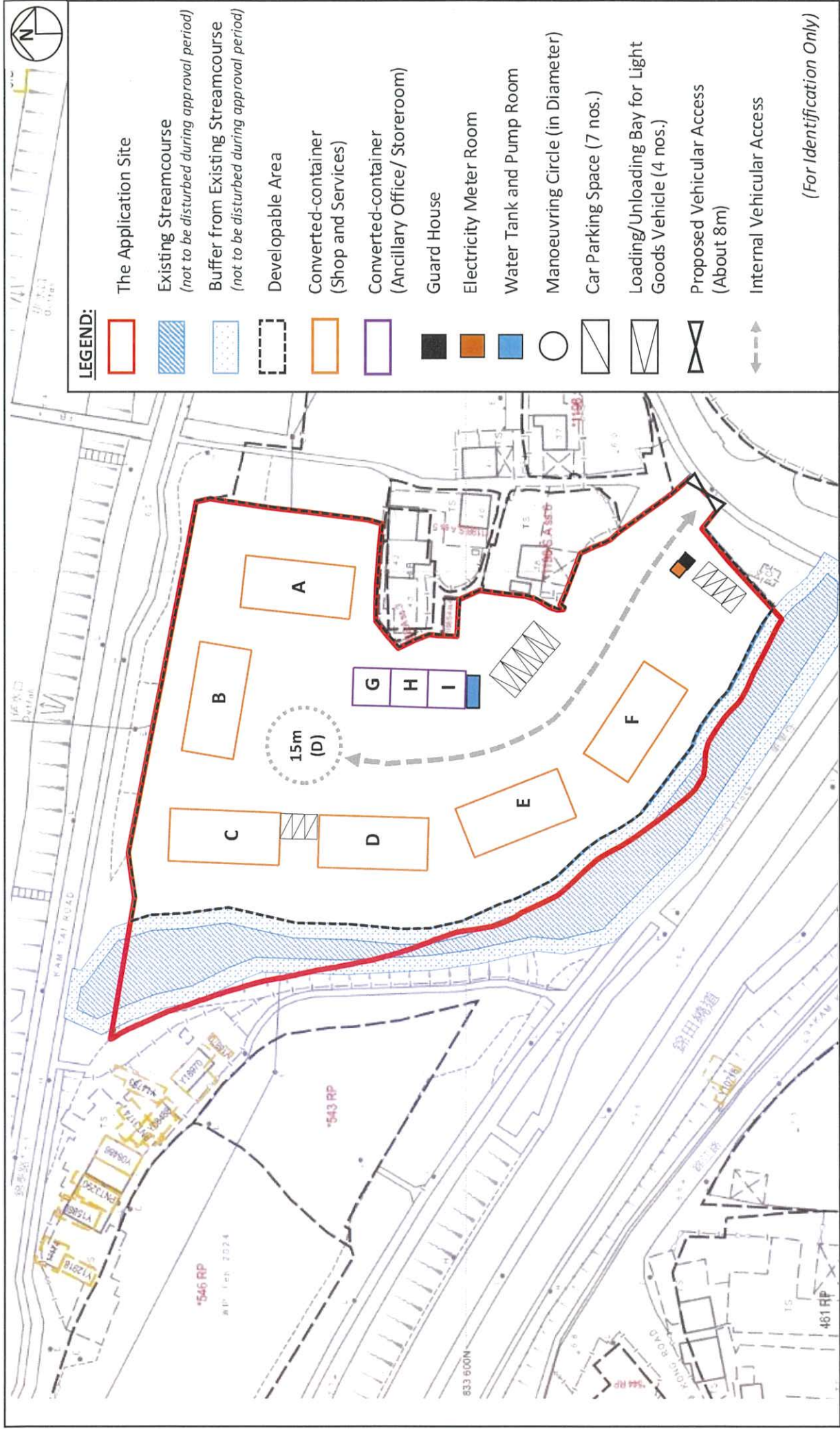
Scale:
1:1000

Date:
Aug 2024

Ref.: ADCL/PLG-10302/R001/F002



Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories	Title: Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 <i>Ref.: ADCL/PLG-10302/R001/F003</i>	Figure: 3 Scale: Not to Scale Date: Aug 2024	 Man Chi <i>Consultants And Construction Limited</i>
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Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

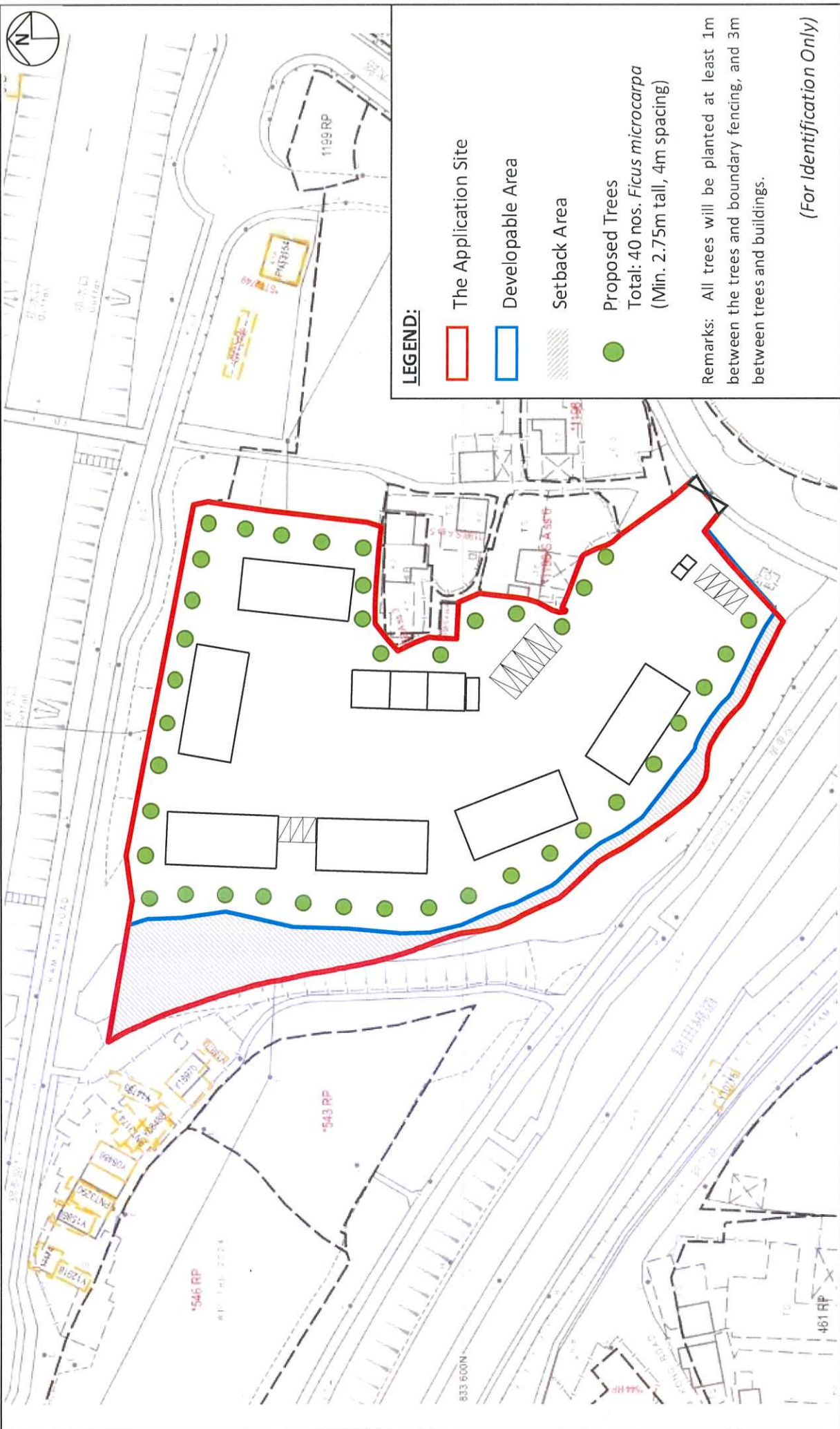
Title:
Indicative Layout Plan

Figure:
4

Scale:
1:1000

Date:
Aug 2024

Ref.: ADCL/PLG-10302/R001/F004



LEGEND:

The Application Site

Developable Area

Setback Area

Proposed Trees

Total: 40 nos. *Ficus microcarpa*
(Min. 2.75m tall, 4m spacing)

Remarks: All trees will be planted at least 1m between the trees and boundary fencing, and 3m between trees and buildings.

(For Identification Only)

Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:
Landscape Proposal

Figure:
5

Scale:
1:1000

Date:
Aug 2024



Ref.: ADCL/PLG-10302/R001/F005

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 Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Title:

Existing Condition of the Application Site and Surrounding Areas

Illustration:
1

Scale:
Not to Scale

Date:
Aug 2024

Man Chi
Consultants And Construction Limited

Ref.: ADCL/PLG-10302/R001/1001

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

Date : 9th October, 2024
Our Ref. : ADCL/PLG-10302/L002

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

By Email

Dear Sir/Madam,

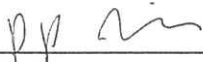
Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

We refer to our submission dated 3.10.2024 (Ref.: ADCL/PLG-10302/L001), we would like provide the following item for your onward processing:-

- i. Replacement pages of the Planning Statement and Drawing.

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.

Address 地址 :

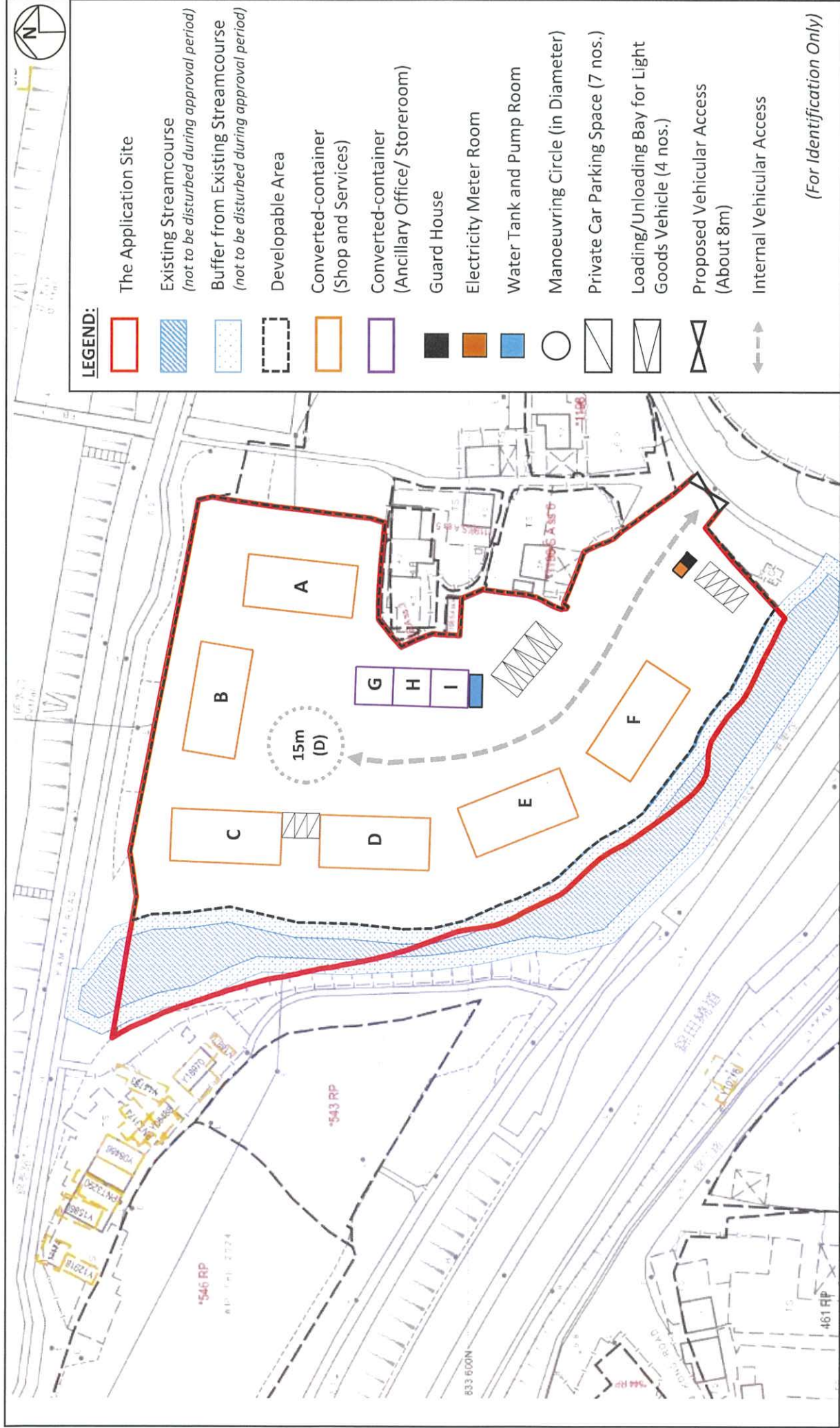
香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong

Table 2: Proposed Key Development Parameters

Total Site Area	About 8,776m ²
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- 4.2.2 Seven 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. Since the proposed development is located in close



Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories	Title: Indicative Layout Plan	Figure: 4	Scale: 1:1000	Date: Aug 2024
Ref.: ADCL/PLG-10302/R001/F004				
				

主旨: Fw: [PLG10262] Planning Application No. A/YL-KTN/1057 - Submission of Further Information
附件: ADCL_PLG_10262_L006.pdf

From: Isa Yuen [REDACTED]
Sent: Friday, November 15, 2024 11:57 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; [REDACTED]
Subject: [PLG10262] Planning Application No. A/YL-KTN/1057 - Submission of Further Information

Dear Sir/Madam,

We refer to the latest comments from Water Supplies 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. Enclosed a self-explanatory letter for your onward processing please.

Should you have any queries, please do not hesitate to contact us. Thank you.

 ADCL_PLG_10262_L006.pdf

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

[REDACTED]

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-10262/L006

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

By Email

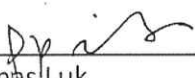
Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1057)

We refer to the latest comments from Water Supplies 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.

Address 地址:

[REDACTED]

Department	Date	Comments	Responses to Departmental Comments
Water Supplies Department (WSD)	25.10.2024	1. Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	It is noted that there are existing water mains within Lots 1198 S.A RP and 1199 RP. 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 periphery planting on the waterworks reserve has been removed. No structure would be built, or materials would be stored within this waterworks reserve and there would be no trees or shrubs with penetrating roots planted within the waterworks reserve or in the vicinity of the water main. 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.
		2. 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 main 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.	Ditto.
		3. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Ditto.
		4. 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.	Noted.

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

Date : 20th November, 2024
Our Ref. : ADCL/PLG-10262/L007

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

By Email

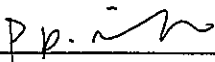
Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1057)

We refer to our submission received by the Town Planning Board on 8.10.2024 and would like to clarify that although the current application and planning applications (A/YL-KTN/1048, A/YL-KTN/1065) are submitted by the same applicant for proposed temporary shop and services for a period of 5 years, they are intended to serve different operators. Given that the proposed types of shops and services may vary and may involve different scales for future operations, the applications have been submitted separately to ensure that the future needs of each operator can be adequately met.

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.

Address 地址:

[REDACTED]

寄件者: Isa Yuen [REDACTED]
寄件日期: 2024年11月27日星期三 18:05
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Thomas Luk; YC Lit
主旨: [PLG10262] Planning Application No. A/YL-KTN/1057 - Clarifications
附件: ADCL_PLG_10262_L008.pdf

類別: Internet Email

Dear Sir/Madam,

We refer to our submission received by the Town Planning Board on 8.10.2024 and would like to enclose a self-explanatory letter for your onward processing please.

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

[REDACTED]

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Date : 27th November, 2024
Our Ref. : ADCL/PLG-10262/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.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1057)

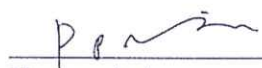
We refer to our submission received by the Town Planning Board on 8.10.2024, we would like to submit the following items for your consideration.

- Replacement Pages of the Application Form (P.2, 7, 8, 14 and 15); and
- Replacement Pages of Planning Statement (P.6, 7 and 9).

We would like to clarify that the proposed use has a total GFA of about 748m², which involves 680m² for shop and services, 56m² for other ancillary use (i.e. ancillary office), 6m² for guard house and 6m² for electricity meter room. The site coverage of the proposed use is about 29.7%.

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.

Address 地址:

[REDACTED]

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

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ 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.A RP (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	☒ Site area 地盤面積 2,514.8 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 748 sq.m 平方米 ☒ 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 ☐ About 約

(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 **748** sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 **0.29** ☒ About 約
- Proposed site coverage 擬議上蓋面積 **29.7** % ☒ About 約
- Proposed no. of blocks 擬議座數 **6**
- Proposed no. of storeys of each block 每座建築物的擬議層數 **1** storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ 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) ☐ About 約
- **3.5** m 米 ☒ 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)	56 sq. m 平方米	☒ About 約
☒ shop and services 商店及服務行業	680 sq. m 平方米	☒ About 約
☐ Government, institution or community facilities 政府、機構或社區設施	(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) Guard House: about 6 sq.m Electricity Meter Room: about 6 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	898 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	G/F	Shop and Services
D	G/F	Ancillary Office
Guard House	G/F	Guard House
Electricity Meter Room	G/F	Electricity Meter 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), internal road, car parking spaces, loading/unloading bay for Light Goods Vehicle		
.....		
.....		
.....		

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.A RP (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A分段餘段(部分)及第1199號餘段(部分)		
Site area 地盤面積	2,514.8	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	748 ☒ About 約 ☐ Not more than 不多於	0.29 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	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 ☐ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		3.5	m 米 ☒ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		N/A	m 米 ☐ (Not more than 不多於)
			N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積			29.7	% ☒ About 約
(v) No. of units 單位數目			N/A	
(vi) Open space 休憩用地	Private 私人	898	sq.m 平方米	☒ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米	☐ Not less than 不少於

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 2,514.8m².
- 4.1.2 The proposed use comprises six temporary structures, including three 1-storey structures for shop and services, one 1-storey structure for ancillary office, a guard house and an electricity meter 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 748m², which involves 680m² for shop and services, 56m² for other ancillary use (i.e. ancillary office), 6m² for guard house and 6m² for electricity meter room.
- 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 30 and 10 respectively.
- 4.1.5 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 2,514.8m ²
- Uncovered Area	About 1,766.8m ² (70.3%)
- Covered Area	About 748m ² (29.7%)
Total Plot Ratio	About 0.29
Opening Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Total No. of Structures	6
- Structure A (Shop and Services)	22.5m x 10m x 3.5m
- Structure B (Shop and Services)	Ditto
- Structure C (Shop and Services)	25.5m x 9m x 3.5m
- Structure D (Ancillary Office)	7.5m x 7.5m x 3.5m
- Guard House	2.5m x 2.5m x 3m
- Electricity Meter Room	2.5m x 2.5m x 3m
Total Gross Floor Area	About 748m ²
- Shop and Services	About 680m ²
- Ancillary Office	About 56m ²
- Guard House	About 6m ²
- Electricity Meter Room	About 6m ²
No. of Storey	1 Storey
Building Height	Not more than 3.5m
Total Greenery Area	About 898m ²
Green Ratio	About 35.7%
Boundary Fencing Height	Not Less than 2.4m
Site Coverage	About 29.7%
Total No. of Parking Spaces	3
- Private Car	3
Total No. of Loading and Unloading Bays	1
- Light Goods Vehicle (LGV)	1
Ingress/Egress Point	
- Vehicular Access	About 8m 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 eastern 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. 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 Three private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and one loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. 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

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 748m² 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.

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

Date : 20th November, 2024
Our Ref. : ADCL/PLG-10302/L003

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 Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1065)**

We refer to the latest comments from Drainage Services Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

We would like to clarify that although the current application and planning applications (A/YL-KTN/1048, A/YL-KTN/1057) are submitted by the same applicant for proposed temporary shop and services for a period of 5 years, they are intended to serve different operators. Given that the proposed types of shops and services may vary and may involve different scales for future operations, the applications have been submitted separately to ensure that the future needs of each operator can be adequately met.

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

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



Thomas Luk
Planning Consultant

Encl.

Address 地址 :

[REDACTED]

Planning Application No. A/VL-KTN/1065

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot Nos. 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss.2 in D.D. 109 and adjoining Government Land, Kam Tin, Yuen Long, New Territories

Responses to Comments Table

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department (DSD)	11.11.2024	The application site is adjacent to an existing natural watercourse. As such, the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the existing natural watercourse. All the proposed works in the vicinity of the existing natural watercourse should not create any adverse drainage impacts, both during and after construction. It should be demonstrated in the drainage proposal.	Noted. The proposed development would not obstruct overland flow nor adversely affect existing natural streams. As demonstrated in Figure 4 of the Planning Statement, a 3m-buffer from the existing streamcourse is proposed. No proposed works would be undertaken within the stream course or placed 3m away from the top of the bank of the existing natural watercourse. The application site is currently paved and vacant, located near an existing stream. Historically, there have been no flooding issues, as rainfall drains effectively into the stream. Given the small scale of the project, intended for shop and service use with converted containers, no significant changes to drainage patterns are anticipated. More importantly, the site boundary will include tree plantings that can naturally absorb rainwater, further mitigating any potential drainage impacts. Should the application be approved, the applicant will submit a drainage proposal to demonstrate that all the proposed works in the vicinity of the existing natural watercourse should not create any adverse drainage impacts and implement drainage facilities to the satisfaction of the DSD by way of compliance of approval condition(s).

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

From: [REDACTED]
Sent: 2024-10-30 星期三 06:18:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1057 DD 109 Kam Tin mall

Dear TPB Members,

929 withdrawn.

While the number of structures has been rationalized, members should note that there is no provision of toilets and washroom.

This is unacceptable when the stores will be selling a variety of goods that will definitely include food and beverages.

Going forward TPB cannot approve plans that neglect to address the need for high standards of hygiene, Covid was just one of the many virus that health experts predict will be the outcome of climate change and environmental degradation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 13 July 2023 3:02 AM HKT
Subject: A/YL-KTN/929 DD 109 Kam Tin mall

A/YL-KTN/929

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

Site area : About 2,515sq.m

Zoning: "VTD"

Applied use: Shop and Services / 4 Vehicle Parking / 5 Years

Dear TPB Members,

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.

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

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From: [REDACTED]
 Sent: 2024-11-08 星期五 03:04:20
 To: tpbpd/PLAND <tpbpd@pland.gov.hk>
 Subject: A/YL-KTN/1065 DD 109 Kam Tin MALL

A/YL-KTN/1065

Lots 1198 S.A RP (Part), 1198 S.A ss.1 and 1198 S.A ss. 2 in D.D. 109 and Adjoining Government Land, Kam Tin

Site area: About 8,776sq.m Includes Government Land of about 44sq.m

Zoning: "VTD"

Applied development: Shopping Mall / 5 Years / 11 Vehicle Parking

Dear TPB Members,

Strongest Objections. Such a large commercial enterprise is totally incompatible with the planning intention of the "v" zone.

The site has been filled in, without any record of approval. The true intention is likely to be some form of brownfield. Note that the applicant states that "In view of that the proposed development is in a moderate scale, with a total GFA of about 1,577.5m²" With additional space for 11 vehicle parking **that leaves around 6,000sq.m unaccounted for.**

In addition, there is another application for a similar development on adjacent lots.

A/YL-KTN/1057

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

Site area : About 2,515sq.m

Zoning: "VTD"

Applied use: Shop and Services / 4 Vehicle Parking / 5 Years

The combined sites represent more than 10,000sq.mts of "V" zoning.

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.

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.

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And as there is clearly no demand of NET Houses in the district the administration should consider making arrangements to resume the lots and then rezone for public housing.

Mary Mulvihill