申請的日期。

This document is received on 19 AUG 2021.

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第 S16-I 號。

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

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

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

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

土地的擁有人的人

- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

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

Please insert a 「 v 」 at the appropriate box 請在適當的方格内上加上「 v 」 號

For Official Use Only	- Application No. 申請編號	A14-KTN1788	
請勿填寫此欄	Date Received 收到日期	1 9 AUG 2021	

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). if 先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.info.gov.hk/tpb/),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾量路 1 號沙田政府合署 14 樓)索取。
- 3. 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)
Kam Fook Consultant Company

金福顧問公司

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)
Toco Planning Consultants Limited

達耐都市規劃顧問有限公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D. 104, San Tin, Yuen Long
(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 962.8 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 467.75 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)	sq.m 平方米 □About 約

												-				
(d)	statuto	and number of the start of the				oved S/YL-			n No	orth (Outlir	ne Zo	onin	g Plaı	n	
(e)		Land use zone(s) involved 涉及的土地用途地帶 Comprehensive Development Area														
(f)	Currer 現時月	nt use(s) 月途	-	pla	there a	pecify	Gover	nmen	t, inst	itutior Ioor a	ı or coi		15			lustrate o
4.	"Cur	rent Land Owi	ner" of A	Appl	icatio	n Sit	e 申	請均	也點	的	現	 于土:	地拉	確有人	^ _	
The	applicar	nt 申請人 -					ů.	<u> </u>								
	is the s	ole "current land o ·的「現行土地擁有	wner"#& (pl 有人」#& (訂	please	proce	ed to P 第 6 音	art 6; 邓分,	and at 並夾	tach 附業	docur 權證	mentar 明文件	y proo =) °	fof	ownersl	nip).	
	is one o 是其中	of the "current land 一名「現行土地持	owners"# & 雍有人」#&	*& (ple *& (請	ease at 夾附業	tach do 转權證明	cume 月文件	ntary =) °	proo	fofo	wnersl	nip).				
M		"current land own 「現行土地擁有」														
		plication site is ent 點完全位於政府。							ed to	Part (5).					
[_ _	Chaha	ment on Owner	ula Canna	10 m 4 /1	NT a 45C	andin	1			- 0						
5.	20 m	地擁有人的						陳刻	朮							
(a)	applie 根據二	According to the ration involves a tot 上地註冊處截至. 名	al of		' . 年	'curren	t land	own	er(s)	••#						
(b)	☐ h	plicant 申請人 — as obtained consent L取得	*** **********************************													
		Details of consent	of "current	t land	owne	r(s)"#	obtain	ed]	取得	「現行	 于土地	擁有人	<i>ل</i> _#	同意的	詳情	_
ö•ii	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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)															
						÷:						22				
														9	13	
	(1	Planca usa canarata d	saate if the cr	cnaca (o f om. 1	an aba	in I	non-ffi	iont	Art L	おしま <i>に</i>	ナナセタか	170 H	 	海口百	CHE /

	ils of the "cur	rent land owner(s)" # notified 日	獲通知「現行土地擁有人」	的詳細資料
Land	of 'Current d Owner(s)' 見行土地擁 」數目	Lot number/address of premises Land Registry where notification 根據土地註冊處記錄已發出通	(s) has/have been given	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年
			8. · · ·	4
	,			
(Pleas	e use separate s	heets if the space of any box above is	insufficient. 如上列任何方格的	上 空間不足,請另頁說明
		e steps to obtain consent of or give		
已採I	 	取得土地擁有人的同意或向該人	、發給通知。詳情如下:	
Reaso	nable 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
		or consent to the "current land own (日/月/年)向每一名「玛		
Reasc	onable 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 noti	ces in local newspapers on5.8	.2021 (DD/MM/Y)	/VV\&
3	於	(日/月/年)在指定報章第		111)
	posted notice i		就申請刊登一次通知 [®]	
☑ 1	posted notice i 5.8.20	(日/月/年)在指定報章家 in a prominent position on or near	就申請刊登一次通知 ^{&} application site/premises on	*
	posted notice i 5.8.20	(日/月/年)在指定報章 in a prominent position on or near 21 (DD/MM/YYYY) ^{&} (日/月/年)在申請地點/ relevant owners' corporation(s)/ov	就申請刊登一次通知 ^{&} application site/premises on /申請處所或附近的顯明位量 wners' committee(s)/mutual aid	置貼出關於該申請的
	posted notice in 5.8.20 方念 sent notice to office(s) or rui	in a prominent position on or near 21 (DD/MM/YYYY)& (日/月/年)在申請地點/ relevant owners' corporation(s)/ov	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY). ^{&}	置貼出關於該申請的達
	posted notice is 5.8.20	(日/月/年)在指定報章 in a prominent position on or near 21 (DD/MM/YYYY) ^{&} (日/月/年)在申請地點/ relevant owners' corporation(s)/ov	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY). ^{&}	置貼出關於該申請的達
	posted notice in 5.8.20 於 sent notice to office(s) or run 於 或有關的	(日/月/年)在指定報章 in a prominent position on or near 21 (DD/MM/YYYY) ^{&} (日/月/年)在申請地點/ relevant owners' corporation(s)/overal committee on (日/月/年)把通知寄往	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY). ^{&}	置貼出關於該申請的達
Other	posted notice in 5.8.20 於 sent notice to office(s) or run 於 或有關的 s 其他	(日/月/年)在指定報章就 in a prominent position on or near 21 (DD/MM/YYYY) ^{&} (日/月/年)在申請地點, relevant owners' corporation(s)/overal committee on (日/月/年)把通知寄往 初鄉事委員會 ^{&}	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY). ^{&}	置貼出關於該申請的達
Other	posted notice in 5.8.20 於 sent notice to office(s) or run 於 或有關的 s 其他 others (please	(日/月/年)在指定報章 in a prominent position on or near 21 (DD/MM/YYYY)& (日/月/年)在申請地點/ relevant owners' corporation(s)/overal committee on (日/月/年)把通知寄往 可鄉事委員會&	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY). ^{&}	置貼出關於該申請的達
Other	posted notice in 5.8.20 於 sent notice to office(s) or run 於 或有關的 s 其他	(日/月/年)在指定報章 in a prominent position on or near 21 (DD/MM/YYYY)& (日/月/年)在申請地點/ relevant owners' corporation(s)/overal committee on (日/月/年)把通知寄往 可鄉事委員會&	就申請刊登一次通知 ^{&} application site/premises on /申請處所或附近的顯明位置 vners' committee(s)/mutual aid(DD/MM/YYYY) ^{&} :相關的業主立案法團/業主	置貼出關於該申請的達 d committee(s)/manag 委員會/互助委員會可
Other	posted notice is 5.8.20 於 sent notice to office(s) or run 於 或有關的 s 其他 others (please 其他(請指明	(日/月/年)在指定報章就 a prominent position on or near 21 (DD/MM/YYYY) ^{&} (日/月/年)在申請地點/relevant owners' corporation(s)/ovral committee on (日/月/年)把通知寄往到鄉事委員會 ^{&}	就申請刊登一次通知 ^{&} application site/premises on / 申請處所或附近的顯明位置 wners' committee(s)/mutual aid(DD/MM/YYYY) ^{&} 相關的業主立案法團/業主	配出關於該申請的達 d committee(s)/manag 委員會/互助委員會可
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6. Type(s) of Application	n 申請類別						
(A) Temporary Use/Develo	pment of Land and/or Building	g Not Exceeding 3 Years in Rural Areas					
2-17-7-15 (1970) 112-162-1636 (1970) 114-17-17-17-17-17-17-17-17-17-17-17-17-17-	/或建築物內進行為期不超過三						
		ment in Rural Areas, please proceed to Part (B))					
(如屬位於鄉郊地區臨時月	月途/發展的規劃許可續期,請填算	哥(B)部分)					
	4 (2)						
(a) Proposed	T	Musicals Tests and Angillani					
use(s)/development	Storage for Dried Food	o, Wholesale Trade and Ancillary					
擬議用途/發展	Storage for Direct 1 000	Troducts					
9	(Plance illustrate the details of the pr	oposal on a layout plan) (請用平面圖說明擬議詳情)					
(b) Effective period of	year(s) 年	oposai on a tayout pian) (胡州中山圖武州旅游群中间)					
(b) Effective period of permission applied for	El year(s) #						
申請的許可有效期	□ month(s) 個月						
(c) Development Schedule 發展	細節表						
Proposed uncovered land area	a 擬議露天土地面積	sq.m □About 約					
Proposed covered land area #	疑議有上蓋上地面積						
	s/structures 擬議建築物/構築物製	2					
Proposed domestic floor area		sq.m □About 約					
Proposed non-domestic floor		sq.m □About 約 467.75sq.m ☑About 約					
Proposed gross floor area 擬語	義總樓面面積	sq.m MAbout 約					
		(if applicable) 建築物/構築物的擬議高度及不同樓層 vis insufficient) (如以下空間不足,請另頁說明)					
	he proposed development osed for retail shop and and	will not be more than 6m. cillary office use and wholesale					
trade with ancillary sto	orage use respectively.						
Proposed number of car parking spaces by types 不同種類停車位的擬議數目							
		5 5 5					
Private Car Parking Spaces 私家	The state of the s						
Motorcycle Parking Spaces 電罩							
Light Goods Vehicle Parking Sp Medium Goods Vehicle Parking							
Heavy Goods Vehicle Parking S	- 17 C C C C C C C C C C C C C C C C C C						
Others (Please Specify) 其他 (記							
	474747						
Proposed number of loading/unle	oading spaces 上落客貨車位的擬語	義數目					
Taui Cassas (t) Late (c)		,					
Taxi Spaces 的土車位 Coach Spaces 旅遊巴車位							
Light Goods Vehicle Spaces 輕	型貨車車位						
Medium Goods Vehicle Spaces							
Heavy Goods Vehicle Spaces 1		1					
Others (Please Specify) 其他 (請列明)						

Proposed operati 9:00 - 18:0	ng hours 擬議營 00 Monday t		
recommon		ia qua com manimi ma	a designation and a second
the site/sub	ular access to ject building? 路通往地盤/ 勿?	appropriate) 有一條現有車路。(請註明車 San Tam Road	ease illustrate on plan and specify the width)
	⊕ c	○否 □	v*
(If necessar justification	y, please use sep	sal 擬議發展計劃的影響 e sheets to indicate the proposed measures to oviding such measures. 如需要的話,請另 。)	
(i) Does developme proposal alteration existing bu 擬議發展 否包括現 物的改動?	involve of ilding? 計劃是	□ Please provide details 請提供詳情	
(ii) Does developme proposal the operation right? 擬議發展 及右列的二	involve on on the 是否涉	diversion, the extent of filling of land/pond(s) an (請用地盤平面圖顯示有關土地/池塘界線,原範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度 Filling of land 填土 Area of filling 填土面積 Depth of filling 填土面積 Area of filling 填土面積 Area of filling 填土面積 Area of filling 填土面積 Area of excavation 挖土面積	以及河道改道、填塘、填土及/或挖土的细節及/或sq.m 平方米 □About 約m 米 □About 約sq.m 平方米 □About 約
(iii) Would developme proposal cadverse im 擬議發展 否造成	the On to On sause any Affe Lance 計劃會 Tree	onment 對環境 c 對交通 r supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 be Impact 構成景觀影響 ing 砍伐樹木 npact 構成視覺影響 Please Specify) 其他 (請列明)	Yes 會

diamete 請註明 幹直徑	state measure(s) to minimise the impact(s). For tree felling, please state the number, or at breast height and species of the affected trees (if possible) 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、及胸高度的樹及品種(倘可) Temporary Use or Development in Rural Areas
E. F. State and Control of Contro	
(a) Application number to which	
the permission relates	A//
與許可有關的中請編號	
(b) Date of approval	
獲批給許可的日期	(DD 日/MM 月/YYYY 年)
12100mHH 1 3 m 3 m 3 m 3 m	
(c) Date of expiry	(DD E MM E VVVV E)
許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
	The permission does not have any approval condition 許可並沒有任何附帶條件
	Applicant has complied with all the approval conditions 申請人已履行全部附帶條件
ra ,	Applicant has not yet complied with the following approval condition(s):
3	申請人仍未履行下列附帶條件:
1	
(e) Approval conditions	
附帶條件	
	Reason(s) for non-compliance:
	仍未履行的原因:
141	
	(Please use separate sheets if the space above is insufficient)
	(如以上空間不足,請另頁說明)
	□ year(s) 年
(f) Renewal period sought	
要求的續期期問	□ month(s) 個月

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

8. Declaration 聲明	
I hereby declare that the particulars given in this application as本人謹此聲明,本人就這宗申請提交的資料,據本人所知	
I hereby grant a permission to the Board to copy all the mater such materials to the Board's website for browsing and downl 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	rials submitted in an application to the Board and/or to upload oading by the public free-of-charge at the Board's discretion. 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 Laduhav	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人
CHAN TAT CHOI	Managing Director
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Others 兵化	會 / □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ HKIUD 香港城市設計學會 MPIA Sylands
代表 TOCO Planning Consultants Limite	8.20
☑ Company 公司 / ☐ Organisation Name an	nd Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 5.7.2021	(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

Gist of Applica	ntion 申請摘要
consultees, uploaded deposited at the Plan (請盡量以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.) 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署規劃資料查詢處以供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D. 104, San Tin, Yuen Long 元朗新田丈量約份第104約地段第3307號餘段(部份)、3308號餘段(部份)、3312號餘段及3313號餘段
Site area 地盤面積	962.8 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/9 錦田北區計劃大綱圖表編號S/YL-KTN/9
Zoning 地帶	Comprehensive Development Area 綜合發展區
Type of Application 申請類別	▼ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ▼ Year(s) 年
a a	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期
Applied use/ development 申請用途/發展	□ Year(s) 年 □ Month(s) 月 Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage for Dried Food Products

擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材

(i)	Gross floor area		sq.m 平方米	Plot I	Ratio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	□ About 约 □ Not more than 不多於		□About 約 □Not more than 不多於
	ě	Non-domestic 非住用	☑ About 約 467.75 □ Not more than 不多於	0.48	☑About 約 6 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用			
		Non-domestic 非住用	2		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用		□ (No	m 米 t more than 不多於)
		M		□ (No	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用	` 6	⊠ (No	m 米 t more than 不多於)
			2	⊠(No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		48.58	%	☑ About 約
(v)	No. of parking · spaces and loading / unloading spaces 停車位及上落客貨車位數目	Private Car Parki Motorcycle Parki Light Goods Veh Medium Goods V Heavy Goods Ve	e parking spaces 停車位總數 ng Spaces 私家車車位 ng Spaces 電車車車位 icle Parking Spaces 輕型貨車泊車/ehicle Parking Spaces 中型貨車泊車hicle Parking Spaces 重型貨車泊車pecify) 其他 (請列明)	車位	5 私家車車位 Private Car Parking Spaces
		上落客貨車位 Taxi Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods Veh Heavy Goods Ve	= 車位		1重型貨車車位 Heavy Goods Vehicle Space

K.	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		ৰ্চ চ ৰ চ ৰ চ ৰ
Block plan(s) 樓宇位置圖		Π,
Floor plan(s) 樓宇平面圖		\square
Sectional plan(s) 截視圖		□,
Elevation(s) 立視圖		\square
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)		\square
土地用途地帶及位置圖 Zoning and Location Plan, 地盤及土地類別圖 Site and Land Status	Plan,	
初步行車路線分析圖 Preliminary Swept Path Assessment		
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		9000
Others (please specify) 其他(請註明)		\checkmark
申請地點現況的照片 Photos of the current conditions of the application site		

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。

Section 16 Planning Application for
Proposed Temporary Retail Shop, Wholesale Trade and
Ancillary Storage for Dried Food Products for a Period of 3 Years
at Various Lots in D.D. 104, San Tin, Yuen Long

PLANNING STATEMENT



Toco Planning Consultants Ltd.
Reynold (HK) Construction Consultants Ltd.



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Executive Summary

This application is submitted by Toco Planning Consultants Ltd. on behalf of Kam Fook Consultant Company, which is the tenant of Lot Nos. 3307 RP, 3308 RP, 3312 RP and 3313 RP in D.D. 104, San Tin, Yuen Long. It seeks the permission of the Town Planning Board (the TPB) to provide a temporary retail shop, wholesale trade and ancillary storage facilities for dried food products for a period of three years at the portion of the aforesaid private lots, i.e. Lot Nos. 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D. 104. The application site is about 962.8m² in area and is zoned "Comprehensive Development Area" ("CDA") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9.

The application site is currently occupied by a temporary private car park under a valid planning permission under Application No. A/YL-KTN/634. The existing car park at the site is served as park and ride purpose for a golf resort named Mission Hills, which is the subject of five previous approvals granted by the TPB between 2008 and 2018. However, due to the lack of demand for such use, the land owner has recently solicited a tenancy agreement with the Applicant who intends to sell dried food products at the site. Hence, the present application for the proposed temporary uses is submitted.

Planning assessment shows that the application site is suitable for the proposed temporary uses to serve the retail stores in Yuen Long District as well as a convenient place for nearby residents to purchase the dried food products. The proposed development is low-rise in nature and is compatible with the adjacent land uses which are predominantly open storage yard, parking lot, warehouse and temporary structures. The small scale development will not have any significant adverse impacts on the traffic, environmental, drainage, sewerage and landscape aspects of the locality. Being temporary in nature, the approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "CDA" zone.

行政摘要

(內容如有差異,應以英文版本為準)

金福顧問公司是元朗新田丈量約份第 104 約地段第 3307 號餘段、3308 號餘段、3312 號餘段及 3313 號餘段之租客,現透過達材都市規劃顧問有限公司,向城市規劃委員會(城規會)遞交規劃許可申請,以准許在上述私人地段的部份地方,包括丈量約份第 104 約地段第 3307 號餘段(部份)、3308 號餘段(部份)、3312 號餘段及 3313 號餘段,提供臨時零售商店、批發及附屬存放設施以出售乾貨食材,為期 3 年。申請地盤面積約有 962.8 平方米,現時在錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 上被訂為「綜合發展區」用途區。

申請地盤現時根據規劃許可 (編號 A/YL-KTN/634) 用作臨時私人停車場,根據城規會 2008 年至 2018 年期間的 5 項規劃許可,該停車場原用作名為「觀瀾湖」的高爾夫度假村的泊車及轉乘用途。然而,由於缺乏對此類用途的需求,土地業主最近向有意在該地出售乾貨食材的申請人徵求一份租賃協議。因此,申請人作出是次擬議臨時用途的申請。

經過規劃研究,申請地點適合作擬議臨時用途,為元朗區的零售店及附近居民提供便利的場所售賣 乾貨食材。擬議用途屬於低層建築,附近主要是露天貯物、停車場、倉庫、及臨時構築物,擬議用 途在土地利用上與附近用途互相配合。本計劃規模細小,並不會對本區的交通、環境、排水、排污 及園景造成不良影響。由於擬議用途屬臨時性,因此不會為類似申請立下不良先例,及影響長遠「綜 合發展區」用途區的規劃意向。

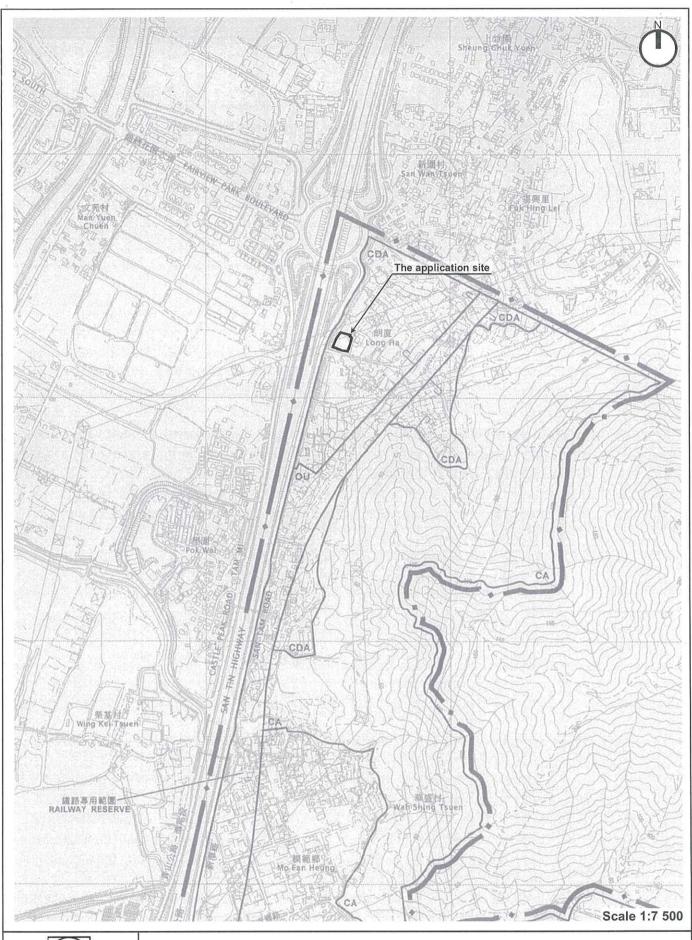
INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Kam Fook Consultant Company (the Applicant), which is the tenant of Lot Nos. 3307 RP, 3308 RP, 3312 RP and 3313 RP in D.D. 104, San Tin, Yuen Long. It seeks the permission of the Town Planning Board (the Board/ TPB) to provide a temporary retail shop, wholesale trade and ancillary storage for dried food products for a period of three years at the portion of the aforesaid private lots, i.e. Lot Nos. 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D. 104 (the application site). The application site is about 962.8m² in area and is zoned "Comprehensive Development Area" ("CDA") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (Plan A).

The application site is located adjacent to San Tin Highway. It is paved and is currently occupied by a temporary private car park under a valid planning permission under Application No. A/YL-KTN/634. The existing car park at the site is served as park and ride purpose for a golf resort named Mission Hills (觀瀾湖), which is the subject of five previous approvals granted by the TPB between 2008 and 2018. However, due to the lack of demand for such use, the land owner has recently solicited a tenancy agreement with the Applicant who intends to sell dried food products at the site. Hence, a s.16 planning application for the proposed temporary is submitted.

Planning assessments have indicated that the present application is well justified based on the following reasons:-

- (a) the proposed retail shop cum wholesale trade for dried food products would benefit the nearby residents and the retail stores in Yuen Long District;
- (b) the application site is suitable for the proposed use since it is highly accessible and is located near to Lok Ma Chau Control Point;
- (c) it has been paved for some time and is served by drainage facilities;
- (d) the proposed use is low-rise in nature and is compatible with the surrounding land uses which are mainly open storage yard, parking lot, warehouse and temporary structures:
- (e) there is no significant change in planning circumstances such as planning policy and land use zoning in the area;
- the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts; and
- (g) being temporary in nature and the site has been the subject of several temporary planning approvals, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "CDA" zone.





Plan A: Zoning and Location Plan
Extract of Approved Kam Tin North Outline Zoning Plan No.S/YL-KTN/9

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application site is located at Long Ha, San Tin, Yuen Long. It is bounded by the dry abandoned field to the north; some temporary structures to the east; a local road to the south; and San Tam Road to the west. The site is accessible via a local road (**Photo 1**) branching off San Tam Road towards San Tin Highway. A bus stop is situated in close proximity to the site along San Tam Road.

2.2 Site and Adjacent Land Uses (Plan B)

The application site has a total area of about 962.8m². It is occupied by a temporary private car park under a valid planning permission under Application No. A/YL-KTN/634 (**Photo 3**). The site is mainly paved and fenced (**Photo 2** and **Photo 5**). Car parking spaces, landscape features and drainage facilities can be found within the site (**Photo 4**).

The surrounding areas are mixed with an open storage yard, parking lot, warehouse, cultivated/ fallow agricultural land, scattered residential dwellings/ structures and vacant/ unused land.

2.3 Planning History

The application site is zoned "CDA" on the Approved Kam Tin North OZP No. S/YL-KTN/9. The planning intention of this zone is primarily for comprehensive development/ redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

The application site has been the subject of five previous s.16 planning application (Nos. A/YL-KTN/292, 326, 393, 492 and 634) for temporary private car park use for a period of 3 years. The said five applications were approved by the Board on 28.3.2008, 5.6.2009, 21.12.2012, 4.12.2015 and 16.11.2018 respectively. The latest planning approval is valid until 16.11.2021.

2.4 Land Status (Plan B)

The application site comprises of Lot Nos. 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D. 104. The private lots within the site are old scheduled agricultural lots held under the block government lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and a new grant lot for house and agricultural purposes. After the planning application is approved by the Board, an application for short term waiver will be submitted to the Lands Department for approval.

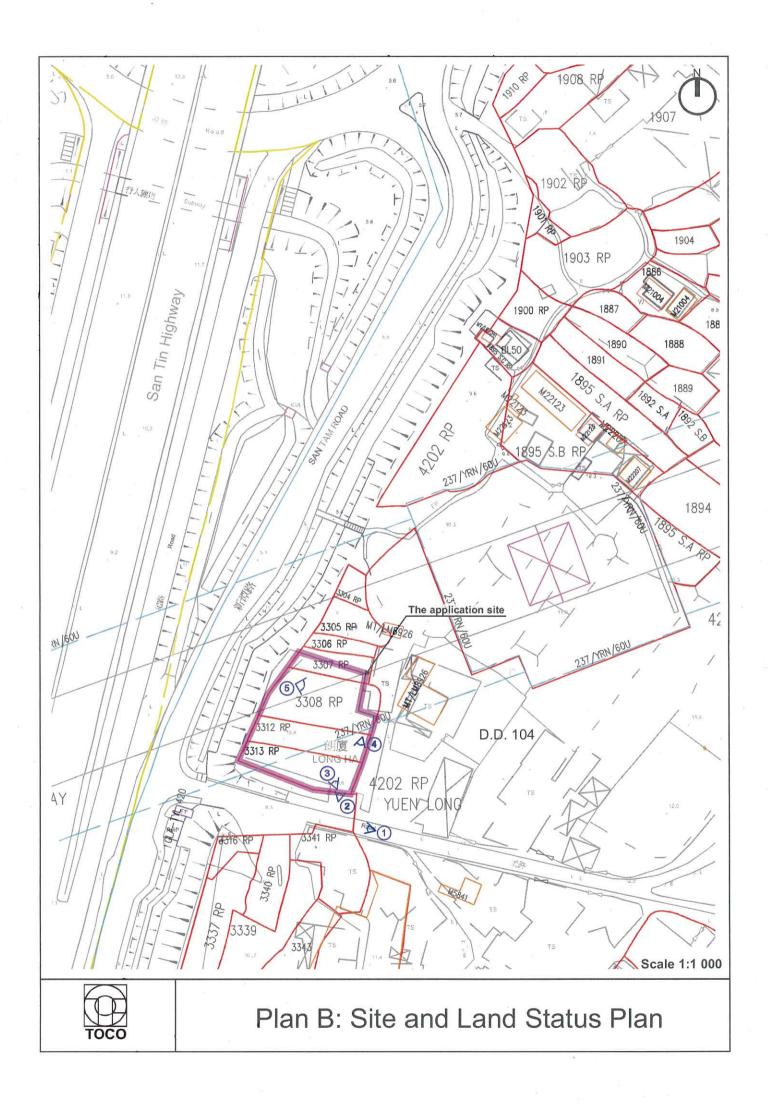




Photo 1: Site entrance.



Photo 2: The site (view from the southern side).



Photo 3: Southern side of the site.



Photo 4: Exising drainage and landscape features.

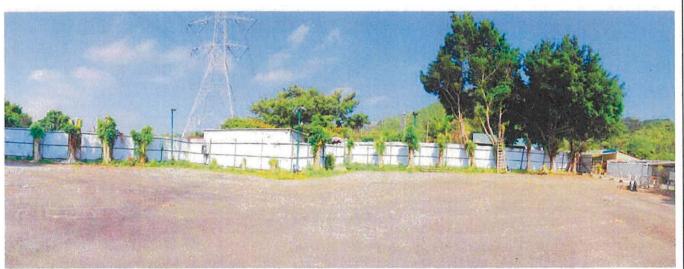


Photo 5: Eastern side of the site.



Site Photos (View Points shown from Plan B)

3. DEVELOPMENT PROPOSAL

This application is for the permission from the Board to convert the application site from an approved temporary open-air car park into a proposed temporary retail shop, wholesale trade and ancillary storage for dried food products. The present scheme has the following facilities and operation:-

(i) Layout Plan

Layout Plan, Internal Floor Plan and Section of the proposed scheme are shown in **Plan C** and **Plan D** respectively. A structure for the provision of retail shop and ancillary office is proposed south of the application site. It will function as a retail store for selling dried food products (i.e. rice, beans etc.) which will benefit the nearby locals and patrons. Another structure for wholesale trade with ancillary storage use is proposed adjoining the retail shop and it will allow the dried food products to be sold in large quantities. All structures within the site will be built by high corrugated metal sheets. They will be totally enclosed to ensure the high standard of cleanliness and hygiene.

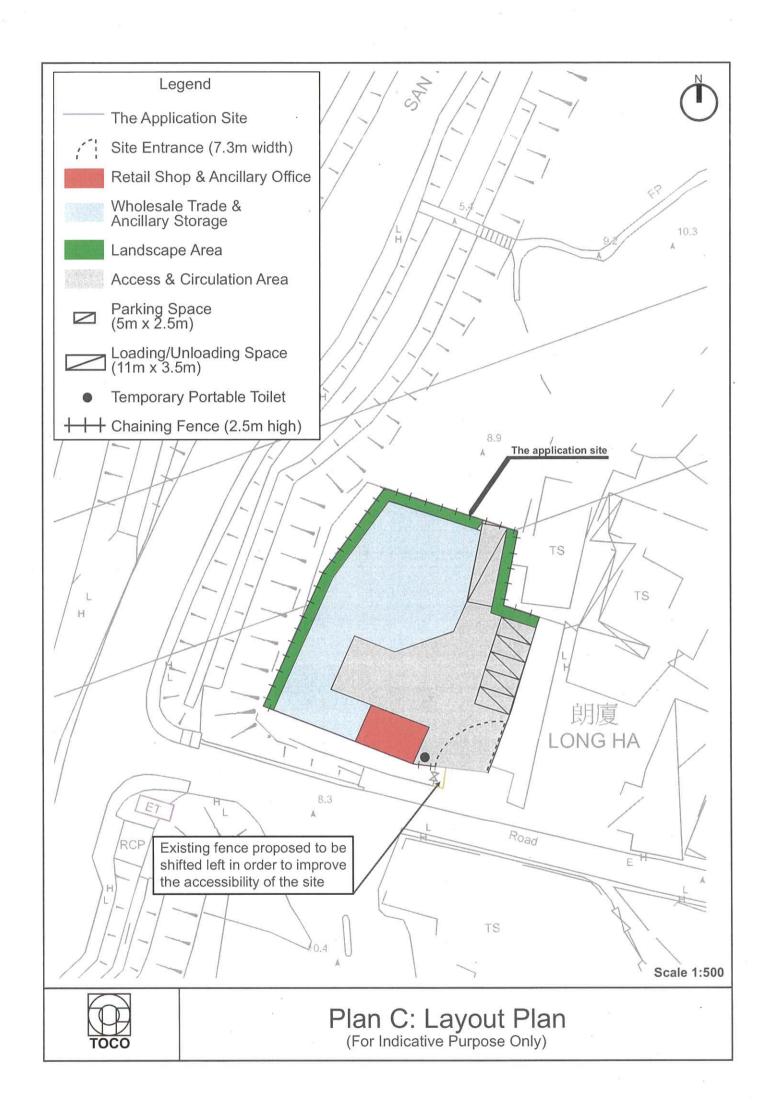
The proposed structures at the site have been carefully planned to blend in with the local environment. The overall height of the proposed development will not be more than 6m. The indicative development parameters of the proposed scheme are shown in **Table 3.1**.

Table 3.1: Development Schedule of the Proposed Development

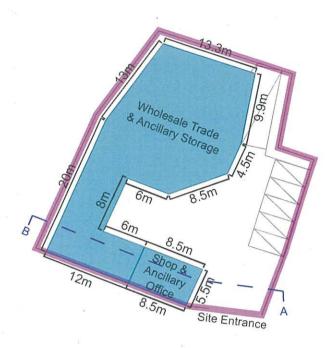
	Application Site	
Site Area (m²)	About 962.8m ²	
Plot Ratio	0.486 (approximate	e)
Proposed GFA (m ²)	Total	About 467.75m ²
	Retail shop and ancillary office	About 46.75 m ²
	Wholesale trade & ancillary storage	About 421 m ²
Site Coverage	About 48.58%	
No. of Block(s)	2	
Maximum Building Height	2 Storeys (Not exceeding 6m)	
No. of Parking Space	5 car parking spaces & 1 loading/unloading space for heavy goods vehicle	

(ii) The Operation

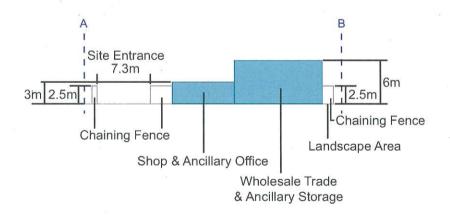
The business nature of the proposed development is food importer and distributor including commodities and non-staple food to retailers such as Parknshop, Wellcome, and general trade shops. Part of the business will also be providing warehouse storage. The operation hour will be from 9:00 - 18:00 Monday to Saturday. The number of staffs will be approximately 5 - 6 working staffs. It is anticipated that the number of daily visitors to the application site will be approximately 10 -12.







Internal Floor Plan



Section Plan

(Do not scale these drawings.
All measurement must be checked on Site.)

Scale 1:500



Plan D: Internal Floor Plan and Section

(For Indicative Purpose Only)

(iii) Access Arrangement and Internal Transport Facilities

The application site can be accessed by San Tam Road via a local access. Public transport facilities are provided along San Tam Road within 50m from the site. Staff/ visitors can take public transport to/from the site. In order to meet their operational need, 1 loading/unloading space for heavy goods vehicle (HGV) or medium goods vehicle (MGV) ($3.5 \times 11m$) and 5 private car parking spaces ($2.5m \times 5m$) for staffs or visitors are proposed within the site.

In order to facilitate the vehicles entering the site, it is proposed to widen the existing ingress/ egress into 7.3m width. The existing chaining fence near the site entrance is proposed to be slightly shifted leftward (only about 1.5m) to improve site accessibility. A preliminary swept path analysis has been provided in **Plan E** to demonstrate swept path for the HGV.

There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles and queuing of vehicle is allowed at the central part of site, such that no waiting or queuing of goods vehicles along local access road and San Tam Road will arise under any circumstances. Management and crowd measures will be adopted to ensure no queuing on San Tam Road due to the application site.

(iv) Landscape Consideration

Majority of the application site is hard paved and fenced off. Some existing trees located along the site boundary have been trimmed to improve tree health and eliminate dead and dying branches.

(v) Drainage Consideration

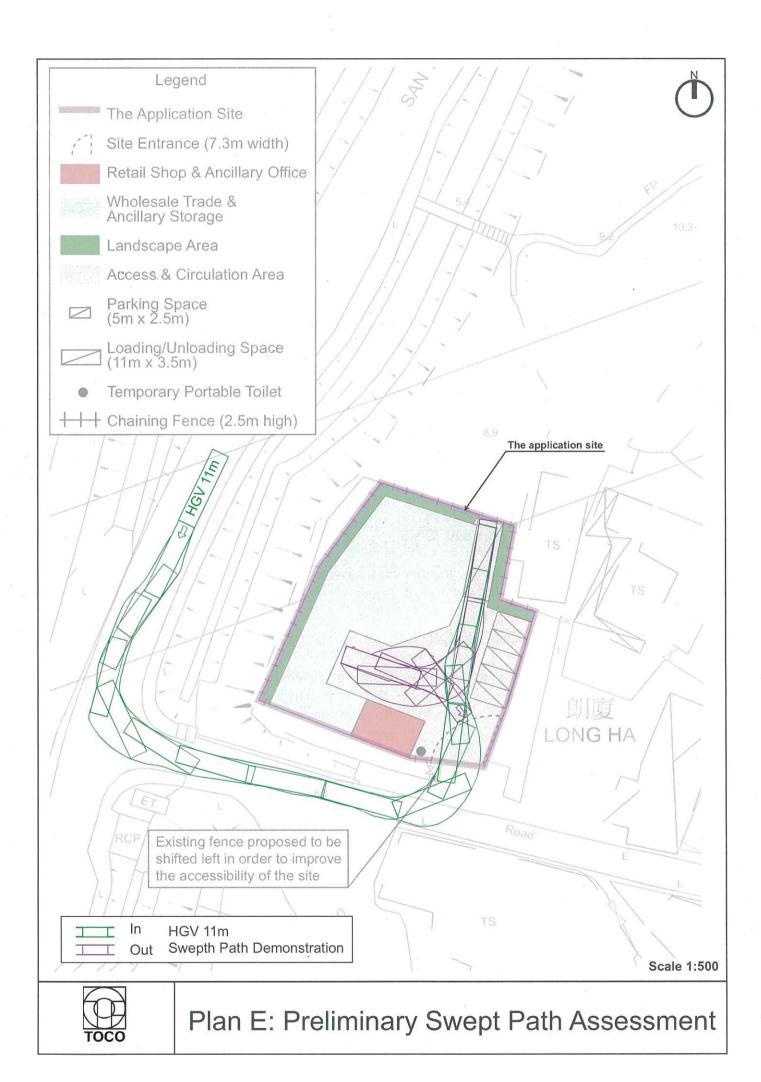
As one of the approval conditions for the previous application, the drainage proposal has been approved and implemented to the satisfaction of the Director of Drainage Services. Since there is no significant change in site condition and planning circumstances in the area, all the existing drainage facilities will be maintained in-situ.

(vi) Sewerage Consideration

A temporary portable toilet will be provided next to the proposed office.

(vii) Environmental Consideration

The proposed retail shop, wholesale trade and ancillary storage are very clean and quiet in nature and majority of the activities will be carried out during business hours of the day and indoors. The Applicant will follow the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" issued by Environmental Protection Department.



4. PLANNING JUSTIFICATION

4.1 Meeting the Demand and Provide Convenience to Residents and Retail Stores

The area is essentially low-lying with hill slopes further east and comprises several villages and residential estates in the area. Major commercial facilities are relatively limited within the vicinity. The closest major supermarket store in the vicinity would be Fusion (i.e. ParknShop) in Fairview Park.

The Applicant is a food importer and distributor including commodities and non-staple food to retailers such as ParknShop, Wellcome and general trade shops. With many major supermarkets and general trade shops in the Yuen Long District, the proposed wholesale trade with ancillary storage at the application site could allow more convenient and efficient transport system to take the goods to different retailers.

In addition, with a substantial number of villages and residential estates concentrated within the area, the proposed temporary retail shop will serve and provide convenience to nearby residents in shopping for goods.

4.2 Site Suitability for the Proposed Uses

(a) Suitable Location

The proposed uses at the application site is compatible with the adjacent land uses which are predominantly mixed with parking of vehicles, open storage yards, active/ fallow agriculture land, residential dwellings/ structures and vacant/unused land. The application site is suitable for the proposed use since it is highly accessible and is located near to Lok Ma Chau Control Point. The site is accessible via a local road branching off San Tam Road towards San Tin Highway. A bus stop is situated in close proximity to the site along San Tam Road. Patrons and staffs could easily access the site via different means of transport.

(b) Land Use Compatibility and Appropriate Form of Development

The small scale development at the site is compatible with the surrounding townscape environment in terms of the building form and building height which are similar in height and low-rise in nature and with a plot ratio of about 0.486. The proposed storage use and retail uses are compatible with the adjacent land uses which are intermixed with parking vehicles, open storage yards, scattered temporary structures and unused land.

As the structure will be of temporary steel structure, the proposed development can be assembled and remove in a relatively short period of time. Thus, the development will not adversely affect the view and visual quality of the adjacent buildings but on the other hand, it would coincide with the existing ambience and business around the area. As majority of the site is hard paved, no site formation works will need to be carried out for the development.

4.3 Temporary Application Without Affecting the "CDA" Zone

The application site falls within an area zoned "CDA" on the Approved Kam Tin North OZP. Although the planning intention of the "CDA" zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities if any, it is considered that the approval of the application on a temporary basis for a period of three years will not frustrate the long-term planning intention of the "CDA" zone.

Currently there is no known development programme to implement the "CDA" zone. It is considered that approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "CDA" zone.

4.4 No Adverse Impacts

The small scale temporary use will not induce any significant adverse traffic, environmental, drainage and landscape impacts on the locality based on the following assessments:

(a) Minimum Traffic Impact

The temporary use is small scale in nature and will not result in significant traffic impact due to the small number of car parking spaces provided. According to the previous experience, there will be only about 2-3 daily trips made by heavy goods vehicles to/ from the site and the peak hours is usually between 9:00am – 11:00am. The existing fence near the site is proposed to be shifted left in order to allow sufficient space for vehicles entering the site. Sufficient space has been reserved within the site for turning of vehicles.

There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles and queuing of vehicle is allowed at the application site.

Given the traffic generated by the proposed development would be minimal, it is anticipated that there would not be any adverse traffic impact to be induced by the proposed development.

(b) Minimum Environmental Impact

The proposed retail shop, wholesale trade and ancillary storage are very clean and quiet in nature and majority of the activities will be carried out during business hours of the day and indoors. Since the storage facilities and retail shop are temporary and small scale in nature, adverse noise and air quality impacts due to the operation of the proposed use on the surrounding areas are not expected.

(c) Minimum Drainage Impact

The application site has been paved for a long time and no site formation will be required for the proposed development. The existing drainage facilities on the application site shall be maintained properly at all times.

(d) Minimum Sewerage Impact

A temporary portable toilet will be proposed at the site. Since the anticipated sewage flow from the small scale development is relatively low, it is considered that the portable toilet would be sufficient to treat the small quantity of sewage. The sewage collected at the portable toilet will be taken off-site for treatment. Thus, adverse impacts on local infrastructure and environmental aspects are not anticipated.

(e) Minimum Landscape Impact

The existing trees on the application site shall be maintained in proper and healthy condition at all times during the planning approval period. The existing boundary fence on the site will be maintained at all times.

4.5 Unlikely to Set an Undesirable Precedent

The application site is located near the fringe of the "CDA" zone. There is no significant change in planning circumstances such as planning policy and land use zoning in the area. This temporary application will not frustrate the long term planning intention of the "CDA" zone.

Being temporary in nature, the approval of the present application will not set an undesirable precedent for other similar applications. In addition, the structures will be of temporary steel structure. The proposed development can be assembled and removed in a relatively short time of period.

Thus, the proposed development is considered appropriate for temporary approval. In addition, the small scale development under this planning application will not have any adverse traffic impact on its surrounding area as it is well served by infrastructures and public transport facilities. Nevertheless, the Applicant will comply with the relevant government departments' requirements to make sure the proposed uses are acceptable.

CONCLUSION

The planning application seeks the TPB's permission for a proposed temporary retail shop, wholesale trade and ancillary storage for dried food products for a period of three years at various lots in D.D. 104, San Tin, Yuen Long.

The application site is currently occupied by a temporary private car park under a valid planning permission under Application No. A/YL-KTN/634. The existing car park at the site is served as park and ride purpose for a golf resort named Mission Hills, which is the subject of five previous approvals granted by the TPB between 2008 and 2018. However, due to the lack of demand for such use, the land owner has recently solicited a tenancy agreement with the Applicant who intends to sell dried food products at the site. Planning assessments have indicated that the present application is well justified based on the following reasons:-

- (a) the proposed retail shop cum wholesale trade for dried food products would benefit the nearby residents and the retail stores in Yuen Long District;
- (b) the application site is suitable for the proposed use since it is highly accessible and is located near to Lok Ma Chau Control Point;
- (c) it has been paved for some time and is served by drainage facilities;
- (d) the proposed use is low-rise in nature and is compatible with the surrounding land uses which are mainly open storage yard, parking lot, warehouse and temporary structures;
- (e) there is no significant change in planning circumstances such as planning policy and land use zoning in the area;
- (f) the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts; and
- (g) being temporary in nature and the site has been the subject of several temporary planning approvals, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the "CDA" zone.

In view of the small scale nature of the proposed temporary use and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.

Section 16 Planning Application for Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage for Dried Food Products for a Period of 3 Years at Various Lots in D.D. 104, San Tin, Yuen Long

(Application No. A/YL-KTN/788)

Further Information I

Part 1 Responses to Departmental Comments

- 1.1 Responses to Comments from Transport Department
- 1.2 Responses to Comments from Urban Design and Landscape Unit, Planning Department
- 1.3 Responses to Comments from District Planning Office FS&YLE

Part 2 Responses to Public Comments

Appendix I: Preliminary Tree Analysis Report

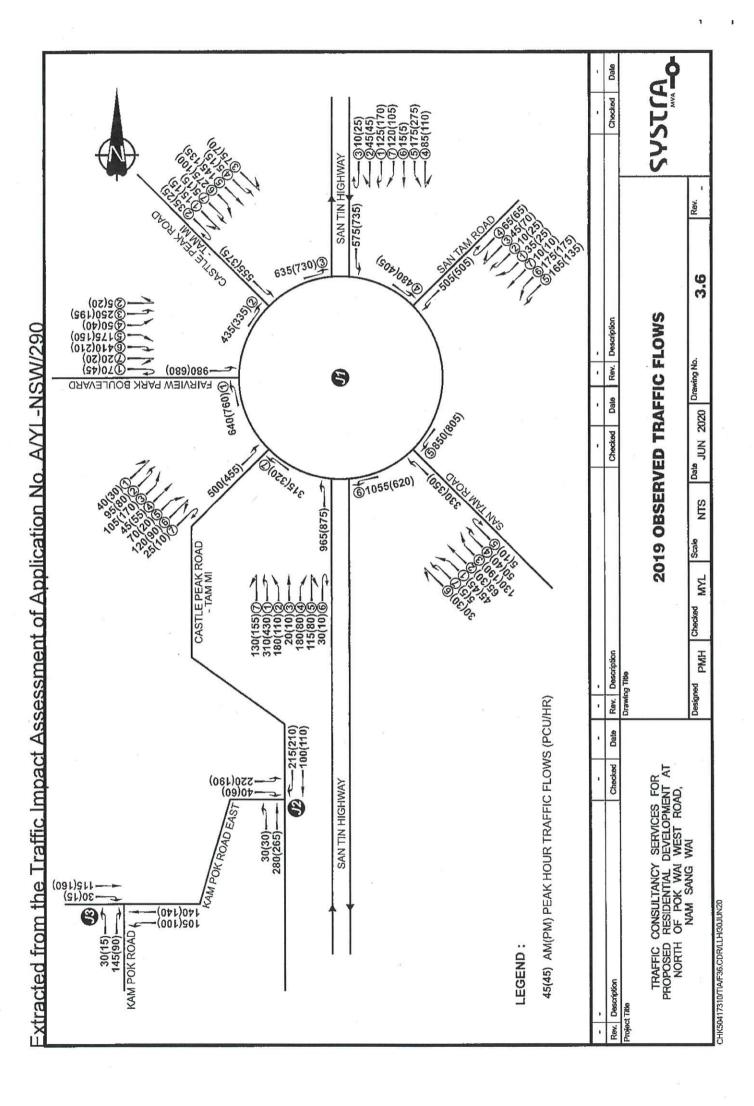
Toco Planning Consultants Ltd.

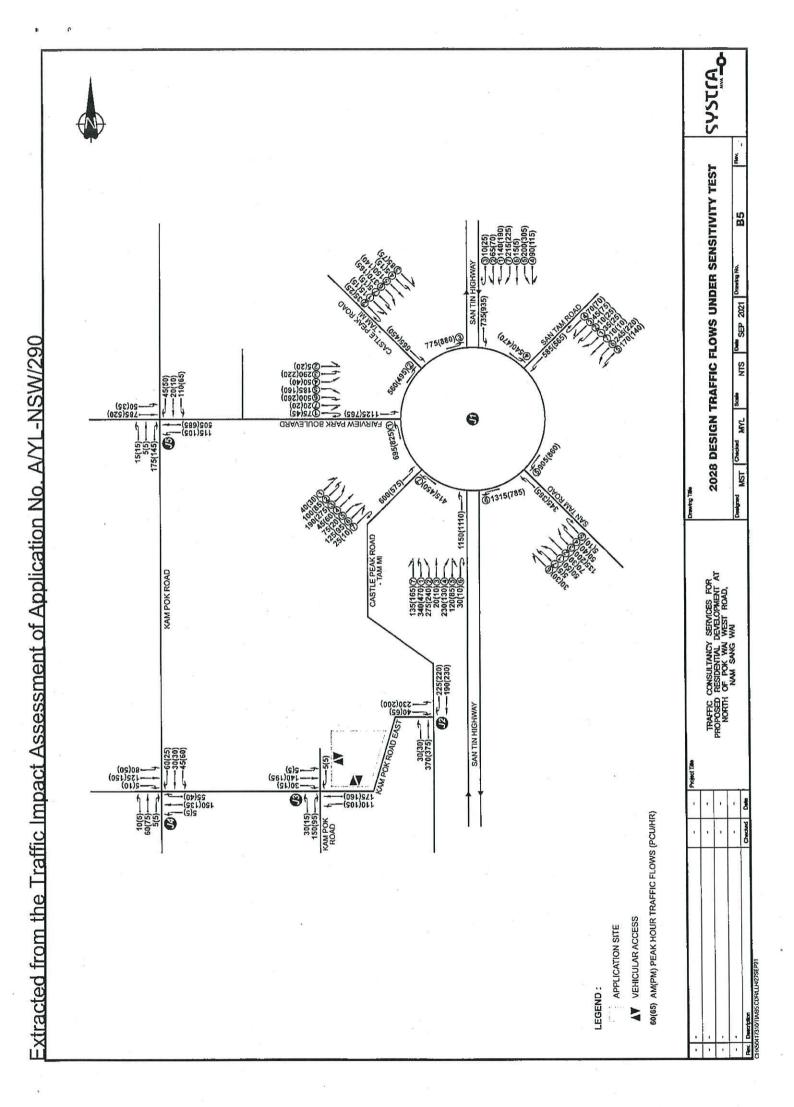


RESPONSES TO DEPARTMENTAL COMMENTS

Responses to Comments from Transport Department

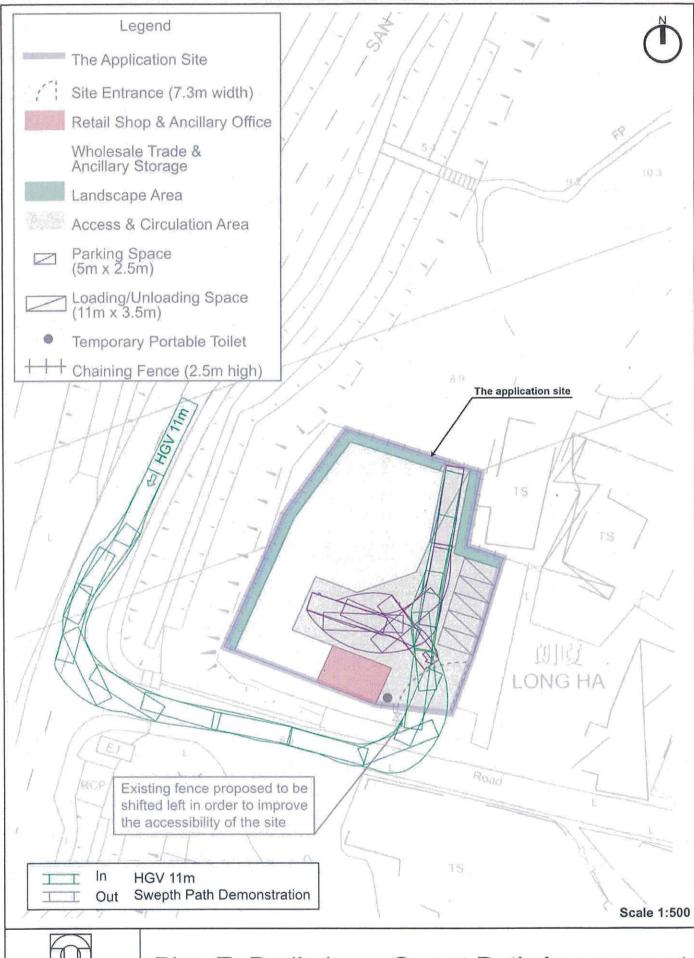
(HEXT)	Doportesonti Commonto	inic Applienti's Regioness
TD(1)	(b) The applicant should provide details of trip	The Applicant would like to clarify that no Heavy Goods Vehicles (HGVs) is expected
	generation to justify the provision of 5 parking and 1	to be entering the application site. According to the operational needs provided by the
	loading/unloading spaces with the subject site and	Applicant, 2 parking spaces will be reserved for staff, 3 will be reserved for visitors and
	demonstrate the traffic generated from the subject site	one loading/unloading bay for Medium Goods Vehicles (MGVs) carrying the goods.
	would not have traffic impact on the public road	
-0.	network	The proposed temporary development is a small scale business with retail shop,
,		wholesale trade and ancillary storage for dried food products. It is estimated that the
		daily traffic generation on the application site is approximately 8-10 vehicle during
î		main operation hours between 9:00am and 18:00pm. Therefore it is anticipated that
•		the trip rate is very minimal.
		As conservative consideration, 10 vehicles are considered to be generated at peak
		hours. Making reference to the Traffic Impact Assessment of Application No.
0		A/YL-NSW/290, the morning and evening peak hours occur during 08:30 - 0930 and
		17:30 - 18:30 respectively. According to the 2019 observed traffic flows of San Tam
		Road (southbound), the AM Peak flow is 850 pcu/hr and PM peak flow is 805 pcu/her
		(as attached on the following page). According to the 2028 design traffic flows under
		sensitivity test, the AM and PM peak flow for San Tam Road (southbound) is 905
		pcu/hr and 860 pcu/hr respectively (as attached on the following page). Therefore, it
		could be concluded that the traffic impact with additional 10 vehicles at San Tam Road
		would be negligible.
¥.		The traffic generated by the proposed development can be absorbed by the nearby
A		road network and the traffic impact to be caused by the proposed development will be
2		insignificant.





lican .	Descrimental Comments	Tho Applicant's Responses
TD(2)	(c) the applicant should clarify only the type(s) of vehicle below 11m would be allowed to enter the subject site.	Please be advised that private cars and MGVs would be allowed to enter the application site. No HGVs are expected to be entering the site.
TD(3)	(d) The road markings on San Tam Road should be	Noted. The road markings on Sam Tam Road are added on Plan E as attached.
	clearly shown on the swept path analysis and demonstrate 11m vehicles would not encroach the	It is noted that it will be inevitable that HGV or MGV will slightly encroach onto the
	opposite lane when turning to/from San Tam Road	opposite lane when turning into the unnamed access road from San Tam Road.
*	(southbound).	application site. The maneuvering space required by MGV would be much less than
		HGV. Nevertheless, the preliminary swept path for a HGV has been presented in Plan For demonstrate the worse case scenario. The results indicate that it is feasible for
		11m vehicle to enter and exit and manoeuvring within the site.
		In view of San Tam Road is a straight road, there will be sufficient sightline for drivers
		to turn into the unnamed access road, and on the other hand, the driver from the
		opposite lane will nave sumicient signiline to alert the road situation. In order to reduce any possible traffic impact , the following mitigation measures has been proposed:-
		A staff will be arranged for communicating with the drivers and appointment will
	a)	be needed for goods vehicles;
		· Prior notification from the driver of MGV arriving to the site is required, and if
		necessary, staff will notify the MGV's driver on the current traffic condition and
		make sure that the traffic condition along San Tam Road is safe before directing the driver to exit the site: and
		· If necessary, signage can be installed at the junction of San Tam Road/ the
		unnamed access road to alert the driver from the opposite lane that there will be
		incoming/outgoing vehicle from/to the unnamed access road.

Page 2



Plan E: Preliminary Swept Path Assessment

Responses to Comments from Urban Design and Landscape Unit, Planning Department 1.2

33	licin Dependuentel Comments	Juic Applicant's Responses
Ξ	UD&L(1) Despite Para.4.4 (e) of PS stated that the existing	Please find attached Appendix I a preliminary tree analysis is attached for your
	trees within the Site will be maintained, in accordance	attention.
	to the proposed layout plan, the existing trees along	
	the eastern boundary of the Site are in conflict with the	It is noted that the roots of some trees have grew onto the edge of the existing drain.
	proposed temporary car parks. Moreover,	The Applicant will commission a landscape consultant to conduct a tree preservation
	information of all existing trees within the Site and their	and landscape proposal after planning approval.
	proposed treatments are not indicated in the PS. The	
	potential landscape impact arising from the proposed	
	development cannot be reasonably ascertained. As	
	such, the applicant should review the impacts on the	
	existing landscape resources arising from the	
	proposed development and provide a tree survey and	
	a proposal on the tree treatments with mitigation	
	measures, if necessary, for our further review.	

Responses to Comments from District Planning Office FS&YLE

(Cen)	Dependental Comments	Tine Applient's Response
DPO(1)	Please also confirm if the existing drainage	if the existing drainage Please be advised that no new drainage arrangement has been proposed. The
	arrangement has been changed from the previous	existing drainage will remain unchanged.
	planning application no. A/YL-KTN/634.	

PART 2 RESPONSES TO PUBLIC COMMENTS

INTRODUCTION

During the statutory gazette period of the planning application, a total of 27 public comments were received. Out of the total, 25 supported the application and only 2 commenters raised concerns.

2. RESPONSE TO PUBLIC COMMENTS

2.1 Major Reasons for Support

The supporters mainly include neighbouring residents and the general public. The 25 commenters supported the application based on the following grounds:

- The proposed retail store is located at an appropriate distance from the nearby villages. There is direct access to the site, convenient and meet local needs.
- The application site is very suitable for the proposed use. There is sufficient area and able to provide goods to retail stores in the Yuen Long district.
- The proposed development is small scale in nature, and would not cause adverse impact.
- The proposed development is temporary in nature, it will not will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the area.

The Applicant's responses

The Applicant appreciates the strong support from the public. The operator will ensure proper management of the proposed development so as to minimise any potential impact arising from the retail shop and ancillary storage.

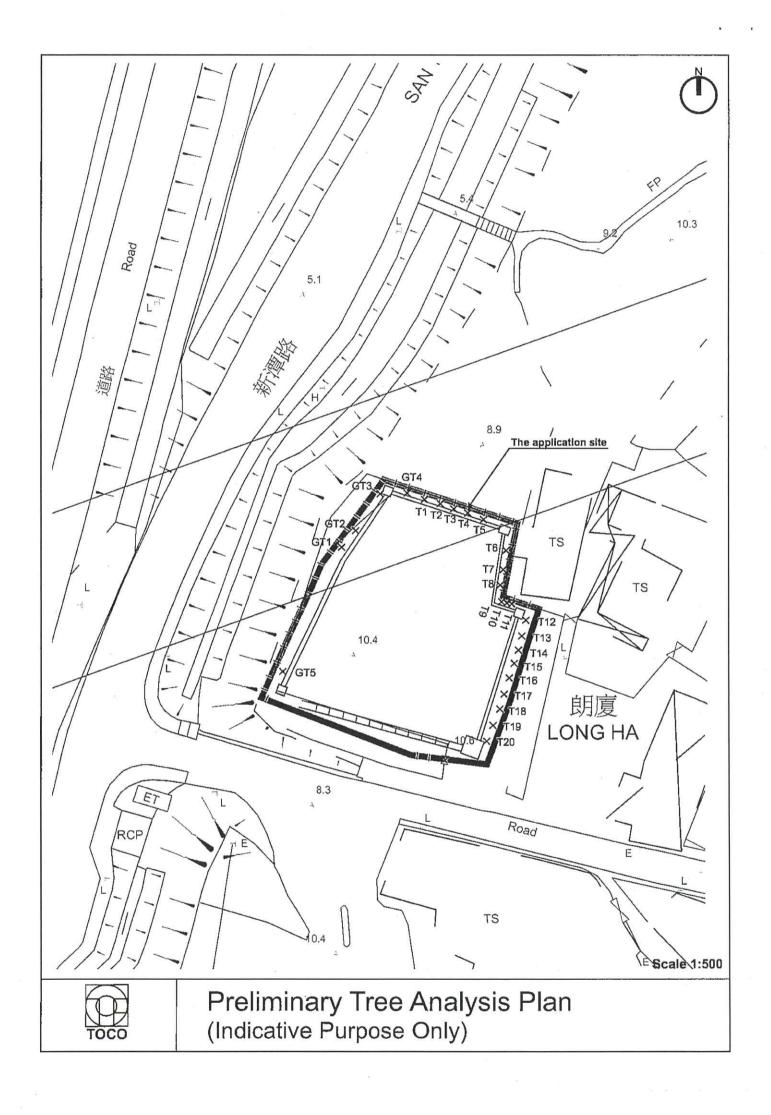
2.2 Responses to Major Public Concerns

The two remaining commenters who raised concerns are mainly on traffic, environmental and fire safety concerns and the life of villagers. Our response to their concerns are prepared below:-

November 2021

Preliminary Tree Analysis Report

Date: November 2021

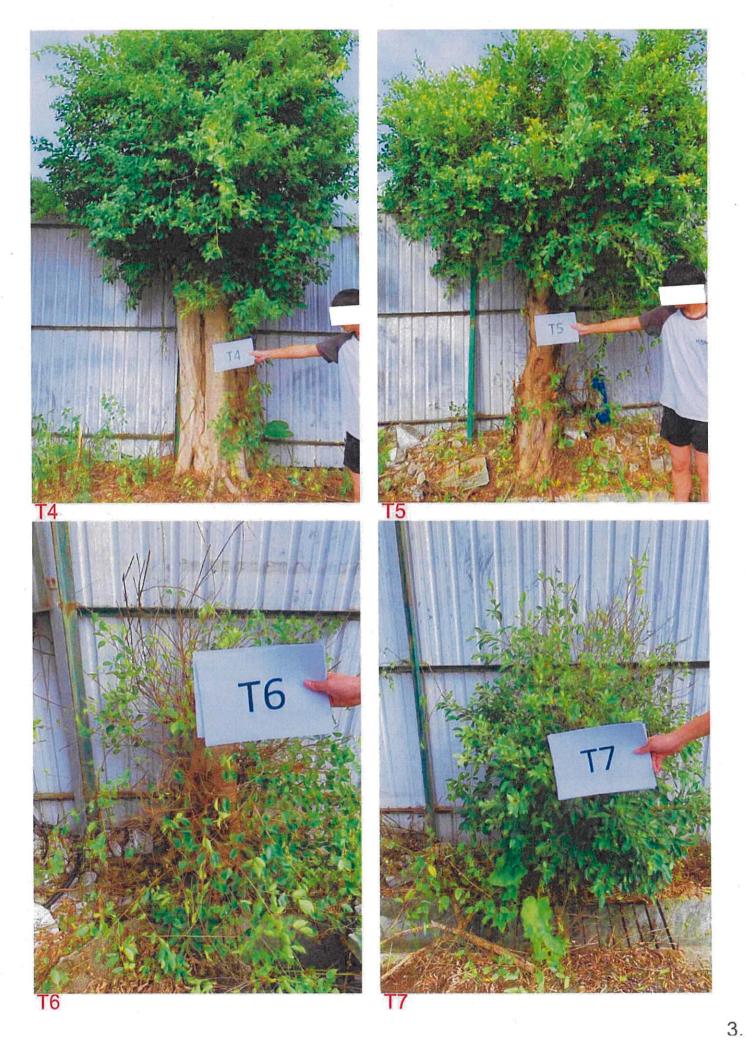


Crown Spread (m) Tree health based on observation	(good/fair/poor)	G00D		GOOD		GOOD		G00D		GOOD	FAIR	FAIR	FAIR	FAIR	GOOD
Crown Spread (1	io.	2	5.	2		2	, a	2		2	Ι	1	1	0.5	2
DBH(mm)	(trunk size)	1000		1300		1500		1750		940	1000	850	1200	500	1250
Height (m) DBH(mm)		2.5		3	1	3.1		3.2		3	1	-	-	0.65	3.2
Tree Type		5			,		5								
Tree	No.	T1		T2		T3		T4	8	TS	T6	T7	T8	T9	T10

T11		-	730	0.5	FAIR
T12		2.6	700	2	GOOD
T13		3	1160	2	GOOD
T14		4	1600	2	GOOD
T15		4.3	1030	2	GOOD
T16		8	1340	4	GOOD
T17		10	1570	5	GOOD
T18		3	1100	1	POOR
T19		10	1550	9	GOOD
T20	ū	10	1820	9	GOOD
Tree	Tree Type	Height (m) DBH(mm	DBH(mm)	Crown Spread (m)	Tree health based on observation
No.		7.	(trunk size)		(good/fair/poor)
GT1		5	1100	3.5	GOOD
GT2		5	1220	2	GOOD
GT3		10	1880	10	GOOD
GT4		3	1700	1	GOOD
GT5		2	1000	0.5	POOR

















TOCO PLANNING CONSULTANTS I

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY



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

Your Ref.: TPB/A/YL-KTN/788

Dear Sir/ Madam,

9 March, 2022

Section 16 Planning Application for Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage for Dried Food Products for a Period of 3 Years at Various Lots in D.D. 104, San Tin, Yuen Long (Application No. A/YL-KTN/788)

We refer to the departmental comments sent to us via District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) emails on 3.1.2022 and 6.1.2022 respectively.

Please find attached 8 copies of the Responses-to-Comments Table in response to the comments from Transport Department (TD), Landscape Unit of the Planning Department (PlanD) and Lands Department (LandsD). The soft copy will be uploaded to the link provided by your Office. Our responses are summarized as follows:-

- i) In response to comments from TD, the Applicant has decided that only Light Goods Vehicles (LGV) would be entering the site for loading/ unloading of goods. An additional preliminary swept path for the LGV with a maximum of 7m in length has been presented to demonstrate the LGV would not encroach onto the opposite lane when turning from San Tam Road to the local access road.
- ii) In response to comments from Landscape Unit of PlanD, the Preliminary Tree Analysis has been revised. The proposed temporary car parks will not be in conflict with the existing trees except T5. Therefore, such tree is proposed to be transplanted at a suitable location along the western side of the site.
- iii) In response to comment from LandsD, the shifting of the existing fence is not necessary anymore as the swept path for LGV would not affect the Government Land.

TOCO PLANNING CONSULTANTS LTD. TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

We hope that our further clarifications have adequately addressed the comments of the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.

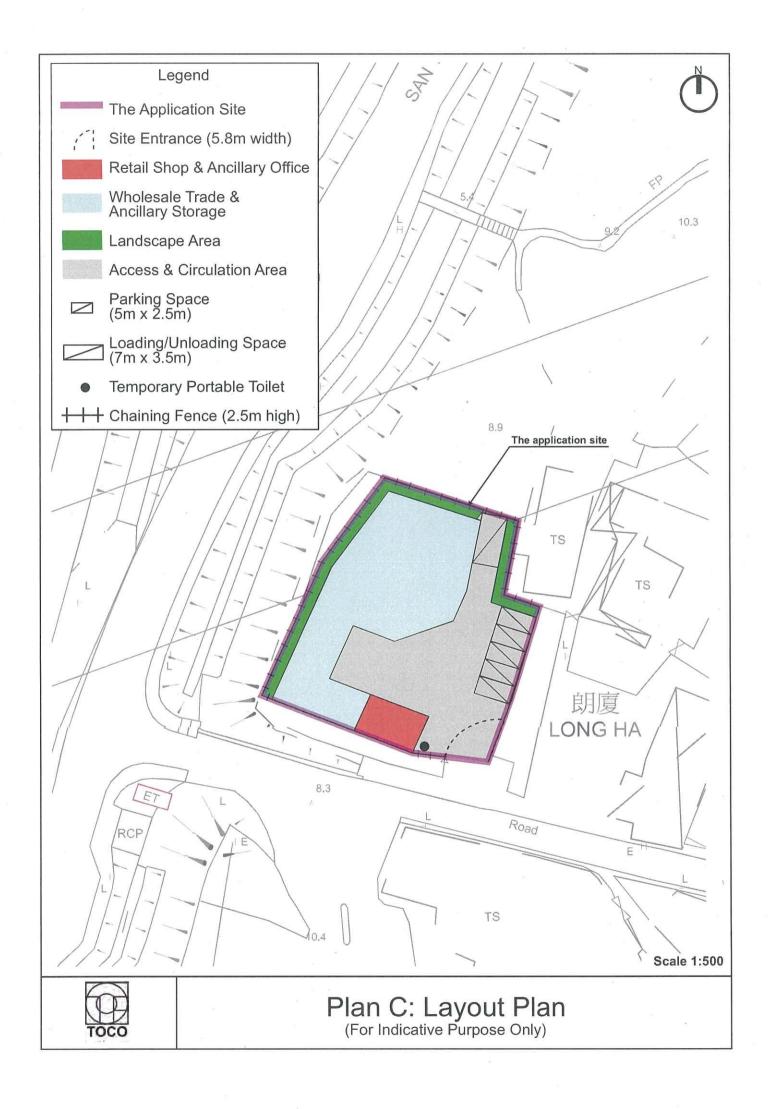
Managing Director

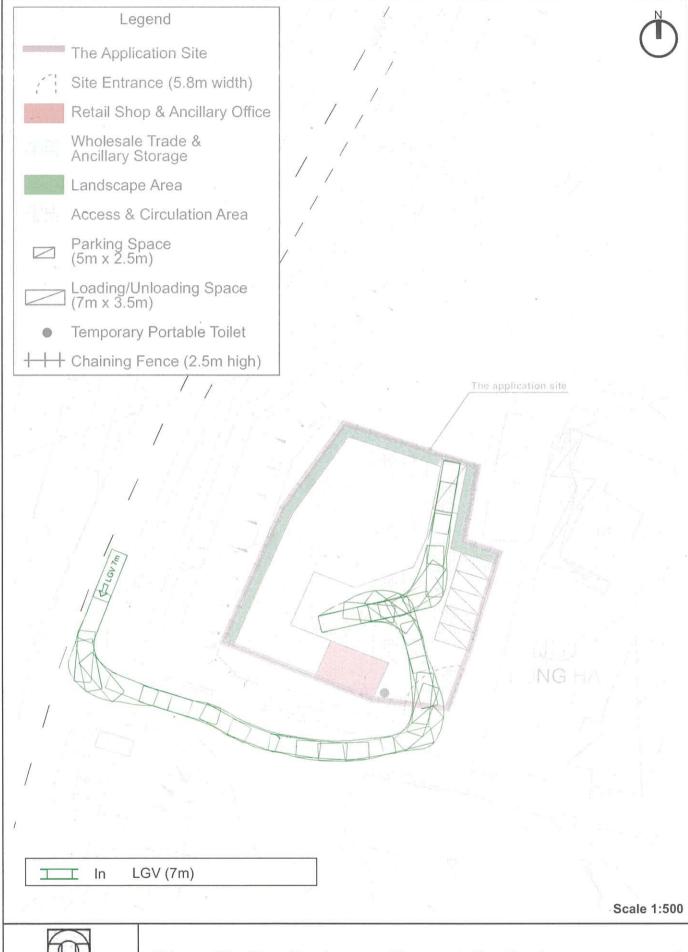
c.c. FS&YLE DPO (Attn. Ms. Loree Duen)

Responses to Comments from Transport Department

Item	Departmental Comments	The Applicant's Responses
TD(1)	For Item TD(3), the applicant shall demonstrate MGV would not encroach the opposite lane when turning to/from San Tam Road (southbound) in the swept path analysis, and confirm the maximum allowable length of such MGV.	In view of the nature of the development and operation is mainly selling, storage and wholesale trade of dried food goods, and to further reduce the traffic impact along San Tam Road and the local access road, the Applicant has decided that only Light Goods Vehicles (LGV) would be entering the site for loading/ unloading (L/UL) of goods. Therefore, the L/UL bay (7m x 3.5) has been amended to allow vehicles no longer than 7m in length as shown on Plan C .
		An additional preliminary swept path for the LGV with a maximum of 7m in length has been presented in Plan E to demonstrate the LGV would not encroach onto the opposite lane when turning from San Tam Road to the local access road. A example of a van-type LGV is shown below.
a o		2006 2006 8181

Page 1



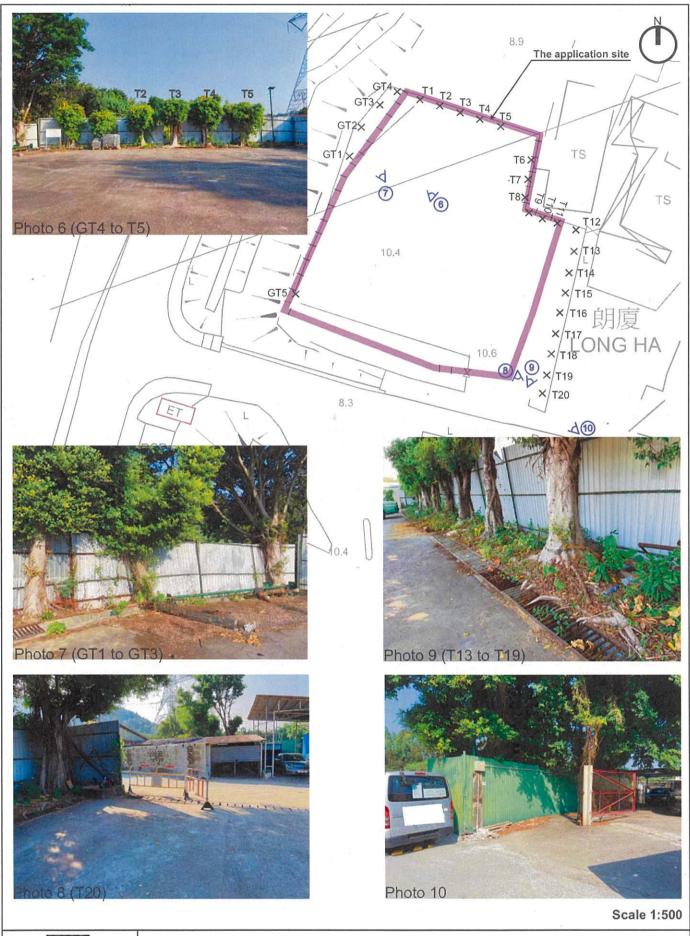




Plan E: Preliminary Swept Path Assessment

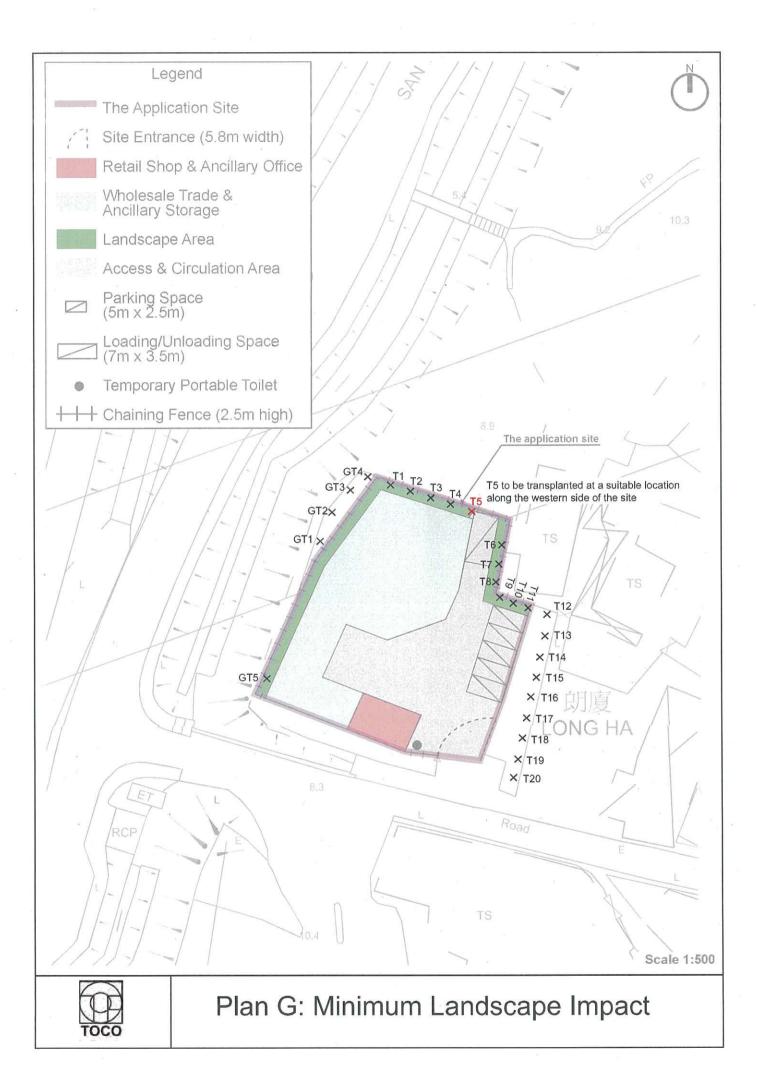
2. Responses to Comments from Landscape Unit, Planning Department

Item	Departmental Comments	The Applicant's Responses
UD&L(1)	2. Having reviewed the submitted R-to-C and F.I. in Appendix I – Preliminary Tree Analysis Report, it is noted that the tree report is incomplete and the tree information is not tally with the actual tree condition as shown in the submitted photographic record. Furthermore, our previous comment item 4 regarding to the proposed treatments of existing trees with mitigation measures due to the conflict between	A joint site inspection with the Applicant's representative has been arranged on 6.1.2022. After detailed checking, the Preliminary Tree Analysis Plan has been revised in order to tally with the current site situation (see Plan F). It is noticed that existing trees T12 – T20 along the eastern boundary fall outside the application site boundary. Thus, the proposed temporary car parks will not be in conflict with those trees. Besides, existing trees GT1-GT4 at the north-eastern corner of the site also fall outside the site.
	existing trees along the eastern boundary and the proposed temporary car parks has not been addressed in this submission. As such, the potential landscape impact arising from the proposed development still cannot be reasonably ascertained.	Under the proposed scheme, a 1.5m landscape butters away from the north-eastern side and the western side of the site and sufficient soil provision (i.e. minimum 1.2m deep for tree planting) will be provided as the proposed treatments of existing trees to be retained (i.e. GT5, T1-T11). It is noticed that existing tree T5 would be in conflict with the proposed loading/unloading space. Therefore, such tree is proposed to be transplanted at a suitable location along the western side of the site (see Plan G).
-		The Applicant is committed to submit a landscape and tree preservation proposal with tree survey after the planning application is approved by the Board.
UD&L(2)	Advisory Comments to the Applicant: 3. The applicant is reminded that approval of Section	Noted.
v	16 application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the	
	proposed tree works and compensatory planting proposal, whereas appropriate.	





Plan F: Preliminary Tree Analysis Plan (Indicative Purpose Only)



March 2022

Responses to Comments from District Lands Office

က်

THE REAL PROPERTY.		
Item	Departmental Comments	The Applicant's Responses
DLO(1)	According to the layout plan submitted by the applicant,	Your advisory comments are well noted.
	it is noted that the applicant proposed to shift the	
	existing fencing on Government Land (GL) outside the	existing fencing on Government Land (GL) outside the After careful consideration on the operation of the pro-
	subject s.16 application boundary. According to our	subject s.16 application boundary. According to our Applicant has confirmed that only Light Goods Vehicles wo
	latest inspection record on 6.9.2021, the captioned	latest inspection record on 6.9.2021, the captioned loading/unloading (L/UL) of goods. Therefore, the L/UL b
	fencing was erected on Lot no. 3313 RP in D.D. 104	shown on Plan C.
	and extended to the adjoining GL outside the subject	
	s.16 application boundary. Please be reminded that no	s.16 application boundary. Please be reminded that no In view of the swept path for LGV would not affect the Gov
	permission is given for occupation of GL. The act of of the existing fence is not necessary anymore.	of the existing fence is not necessary anymore.
	occupation of GL without Government's prior	
	approval is not allowed.	

ηt,	nt, Your advisory comments are well noted.	
ЭС		
ЭС	ne After careful consideration on the operation of the proposed development, the	
'n	ur Applicant has confirmed that only Light Goods Vehicles would be entering the site for	
pe	ed loading/unloading (L/UL) of goods. Therefore, the L/UL bay has been amended as	
2	O and an amount	_

overnment Land, the shifting

Appendix Ic of RNTPC Paper No. A/YL-KTN/788B

TOCO PLANNING CONSULTANTS LID

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

F:



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

Your Ref.: TPB/A/YL-KTN/788

Dear Sir/ Madam,

26 April, 2022

Section 16 Planning Application for Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage for Dried Food Products for a Period of 3 Years at Various Lots in D.D. 104, San Tin, Yuen Long (Application No. A/YL-KTN/788)

We refer to the queries from District Planning Office/ Fanling & Yuen Long East's (DPO/FS&YLE) on 25.4.2022 and our clarification are as follows:-

- i) The proposed development should have a maximum building height of 1 storey instead of 2 storeys. The typo in Table 3.1 of the Planning Statement has been amended and attached.
- ii) In view of the addition of the temporary toilet, the total gross floor area, site coverage and number of blocks have been amended in Table 3.1 of the Planning Statement.
- iii) The proposed loading/unloading space has been updated to 'Light Goods Vehicle Space' in Table 3.1 of the Planning Statement.

In view of the above, page 2, page 5 and page 11 of the application form has been amended and attached for your attention.

We hope that our further clarifications have adequately addressed the comments of the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan

Managing Director

c.c. FS&YLE DPO (Attn. Ms. Loree Duen)

3. DEVELOPMENT PROPOSAL

This application is for the permission from the Board to convert the application site from an approved temporary open-air car park into a proposed temporary retail shop, wholesale trade and ancillary storage for dried food products. The present scheme has the following facilities and operation:-

(i) Layout Plan

Layout Plan, Internal Floor Plan and Section of the proposed scheme are shown in **Plan C** and **Plan D** respectively. A structure for the provision of retail shop and ancillary office is proposed south of the application site. It will function as a retail store for selling dried food products (i.e. rice, beans etc.) which will benefit the nearby locals and patrons. Another structure for wholesale trade with ancillary storage use is proposed adjoining the retail shop and it will allow the dried food products to be sold in large quantities. All structures within the site will be built by high corrugated metal sheets. They will be totally enclosed to ensure the high standard of cleanliness and hygiene.

The proposed structures at the site have been carefully planned to blend in with the local environment. The overall height of the proposed development will not be more than 6m. The indicative development parameters of the proposed scheme are shown in **Table 3.1**.

Table 3.1: Development Schedule of the Proposed Development

	Application Site					
Site Area (m²)	About 962.8m ²					
Plot Ratio	0.486 (approximate	e)				
Proposed GFA (m ²)	Total	About 469.12m ²				
	Retail shop and ancillary office	About 46.75 m ²				
	Wholesale trade & ancillary storage	About 421 m ²				
	Temporary Toilet	About 1.37 m ²				
Site Coverage	About 48.72%					
No. of Block(s)	3	ė.				
Maximum Building Height	1 Storey (Not exceeding	g 6m)				
No. of Parking Space	5 car parking spaces & 1 loading/unloading space for light goods vehicle					

(ii) The Operation

The business nature of the proposed development is food importer and distributor including commodities and non-staple food to retailers such as Parknshop, Wellcome, and general trade shops. Part of the business will also be providing warehouse storage. The operation hour will be from 9:00 - 18:00 Monday to Saturday. The number of staffs will be approximately 5 - 6 working staffs. It is anticipated that the number of daily visitors to the application site will be approximately 10 -12.

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

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.info.gov.hk/tpb/),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓-電話: 2231 4810或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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 A	pplicant	申請	人	姓名	/名稱
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□Organisation 機構)

Kam Fook Consultant Company

金福顧問公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 3307 RP (Part), 3308 RP (Part), 3312 RP and 3313 RP in D.D. 104, San Tin, Yuen Long
(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 962.8 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 469.12 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)	sq.m 平方米 □About 約

6. Type(s) of Application	申請類別				
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期,請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Temporary Retail Shop, Wholesale Trade and Ancillary Storage for Dried Food Products (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	✓ year(s) 年 □ month(s) 個月	3			
(c) Development Schedule 發展紅	田節表				
Proposed uncovered land area	擬議露天十地面積	sq.m □About 約			
Proposed covered land area 携	The state of the s	469.12 sq.m ☑About 約			
0, 2	s/structures 擬議建築物/構築物製	2			
		&日sq.m □About 約			
Proposed domestic floor area		AND AND THE PRODUCT OF THE PRODUCTION OF THE PRODUCT OF THE PRODUC			
Proposed non-domestic floor	area 擬議非住用樓面面積	sq.m □About 約			
Proposed gross floor area 擬語	義總樓面面積	469.12 sq.m ☑About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明) The overall height of the proposed development will not be more than 6m. 3 structures are proposed for retail shop and ancillary office use and wholesale trade with ancillary storage use and a temporary toilet respectively.					
Proposed number of car parking	spaces by types 不同種類停車位的	 内擬議數目			
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa	2車車位	5			
Medium Goods Vehicle Parking	The second secon				
Heavy Goods Vehicle Parking Sp					
Others (Please Specify) 其他 (記					
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位					
Coach Spaces 旅遊巴車位		2			
Light Goods Vehicle Spaces 輕	型貨車車位	1			
Medium Goods Vehicle Spaces	中型貨車車位				
Heavy Goods Vehicle Spaces 1					
Others (Please Specify) 其他 (請列明)					
I .					

(i) Gross floor area			sq.m 平方米		Plot Ra	Plot Ratio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
		Non-domestic 非住用	469.12	☑ About 約 □ Not more than 不多於	0.486	☑About 約 □Not more than 不多於	
(ii)	No. of block 幢數	Domestic 住用					
		Non-domestic 非住用	3				
(iii) Building height/No. of storeys 建築物高度/層數		Domestic 住用			□ (Not	m 米 more than 不多於)	
,					□ (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用	· ·	6	⊠ (Not	m 米 more than 不多於)	
		<u>.</u> 4.		1	☑(Not	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積			48.72	%	☑ About 約	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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)					
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			1輕型貨車車位 Light Goods Vehicle Space		

Appendix II of RNTPC Paper No. A/YL-KTN/788B

Previous Applications covering the Application Site on the Kam Tin North OZP

Approved Applications

A	application No.	Use / Development	Date of Consideration
A	VYL-KTN/292	Proposed Temporary Private Car Park for a Period of 3 Years	28.3.2008 [revoked on 28.9.2008]
A	VYL-KTN/326	Temporary Private Car Park for a Period of 3 Years	5.6.2009
A	VYL-KTN/393	Temporary Private Car Park for a Period of 3 Years	21.12.2012
A	VYL-KTN/492	Renewal of Planning Approval for Temporary "Private Car Park" for a Period of 3 Years	4.12.2015
A	VYL-KTN/634	Temporary Private Car Park for a Period of 3 Years	16.11.2018



Government Departments' General Comments

1. Land Administration

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

• no comment on the application.

2. Traffic

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

- having reviewed the FIs submitted (Appendices Ia and Ib), he has no adverse comment on the application from traffic engineering perspective; and
- should the application be approved, approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be included.

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

no comment on the application.

Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

no comment on the application.

3. Nature Conservation

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

 noting that the Site has been paved, she has no comment on the application from nature conservation perspective.

4. Landscape

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

• having reviewed the submitted FIs (**Appendices Ia and Ib**), she has no objection to the application from the landscape planning perspective as no adverse landscape impact arising from the temporary development is anticipated.

5. <u>Drainage</u>

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

- he has no objection in-principle to the proposed development from the public drainage point of view.
- should the application be approved, approval conditions requiring maintenance of the drainage facilities and the submission of records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Board.

6. Fire Safety

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

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

7. Building Matters

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

no comment on the application.

8. Electrical and Mechanical Matters

• no comment on the application.

9. District Officer's Comments

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

• he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

10. Other Departments

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

- Director of Food and Environmental Hygiene;
- Comments of the Director of Environmental Protection:
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and

• Commissioner of Police.



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots 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;
 - it is noted that vehicles will go through the southern site entrance to the nearest road which is a piece of GL. There is no guarantee that a right-of-way over GL will be granted. According to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved by TPB; and
 - should the application be approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to San Tam Road via a section of local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department does not and will not maintain any access connecting the Site and San Tam Road;
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the portion of adjacent Slope No. 2SE-C/C273 under HyD's maintenance should not be affected.
- (d) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that:
 - the Site falls within the area of influence (AOI) of the Northern Link (NOL). The

detailed planning and design of the NOL are still under development. The scheme (including railway alignment, railway structures and the corresponding route protection area, and potential tunnel design and corresponding construction methods, etc.) is subject to further changes. The area within the AOI would be subject to nuisance, such as noise and vibration of the NOL. The applicant should have taken the impacts from NOL, such as the nuisance from the future construction, operation and maintenance of NOL, into consideration; and

- the construction of NOL may commence in 2025 tentatively, and the ground investigation (GI) works commenced in October 2021. If there are any proposed GI works for the NOL near the Site, MTR may contact the applicant for any arrangement for the GI works at the location concerned. The applicant is reminded to coordinate with the associated parties of the GI works;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the DEP;
- (f) to note the comments of the Chief Engineer / Mainland North, Drainage Services Department (CE/MN, DSD) that
 - there is no public sewer connection available in the vicinity, the applicant shall seek
 views and comments from DEP regarding the sewage disposal arrangement of the
 proposed development;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)Rs respectively;
- if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the Building (Planning) Regulations (B(P)Rs); and
- detailed comments under the BO will be provided at the building plan submission stage;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - proper licence / permit issued by his department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Cap.132. For the operation of other types of food business, relevant licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Registration, Cap. 132X, a Food Factory Licence should be obtained from his department for food business which involves preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments 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; and
 - if the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisance of the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction nor environmental nuisance in the vicinity;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - the applicant is reminded that approval of section 16 application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the

Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, whereas appropriate;

- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
 - there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the proposed development. The involved parties are required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The document can be downloaded from the following link:

https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合習 15 樓

新界元朗新田丈量約份第104約地段第3307號餘段(部分)、第3308號餘段(部分)、 第3312號餘段及第3313號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期3年)

本人得知申請人向城規會提交上述申請,因此特意寫信支持,原因如下:

- 擬議的零售商店鄰近村落,有庫路直達,交通便利,可滿足當地居民需要。
- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面 積足夠,能為元朗區的零售商店提供足夠的貨源。
- 3. 規模細小、沒有不良影響。
- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: 菱受英

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ロ期: 3 Sep 201

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Town Planning
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申請編號: A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第104約地段第3307號餘段(部分)、第3308號餘段(部分)、第3312號餘段及第3313號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期3年)

本人得知申請人向城規會提交上述申請,因此特意寫信支持,原因如下:

- 1. 擬議的零售商店鄰近村落,有申路直遠,交通便利,可滿足當地居民 需要。
- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面 積足夠,能為元朗區的零售商店提供足夠的貨源。
- 3. 規模細小,沒有不良影響。
- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

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申請編號: A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第104約地段第3307號餘段(部分)、第3308號餘段(部分)、第3312號餘段及第3313號餘段 類議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期3年)

本人得知申請人向城規會提交上述申請,因此特意寫信支持,原因如下:

- 擬議的零售商店鄰近村落,有事路直違,交通便利,可滿足當地居民需要。
- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面 積足夠,能為元朗區的零售商店提供足夠的貨源。
- 3. 規模細小,沒有不良影響。
- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: (HON MAN KIT 簽署: 2 - 9 - 2021

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期 3 年)

本人得知申請人向城規會提交上述申請,因此特意寫信支持,原因如下:

- 1. 擬議的零售商店鄰近村落,有車路直達,交通便利,可滿足當地居民需要。
- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面 積足夠,能為元朗區的零售商店提供足夠的貨源。
- 3. 規模細小,沒有不良影響。
- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: 10 SH QN To 簽署: 6 - 9 - 2021

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致:城市規劃委員會 · 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期3年)

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- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面 積足夠,能為元朗區的零售商店提供足夠的貨源。
- 3. 規模細小,沒有不良影響。
- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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#A: 相(和) 第 2021年 9月6日

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期 3 年)

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#A: 相许爱 \$\frac{\partial \text{ } \tex

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期 3 年)

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致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名:_	張樂祭	
簽署:	36	•
日期:	7/9/21	

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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姓名: _	lin Pak wo
簽署: _	4
日期:	7/9/21

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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姓名:_	鄧鎮宇	
簽署:_	Z	_
日期:	5-9-2021	_

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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姓名 類的光

簽署: CAMM

日期: 20 × 1 - 9 - 7 .

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1 0 SEP 2021

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名:_	陳岩澄:茶	
簽署:_	7季发管:泰	•
日期:_). 9.2021	2

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第104約地段第3307號餘段(部分)、第3308號餘段(部分)、第3312號餘段及第3313號餘段

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致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: _/①

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1 0 SEP 2021

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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姓名: <u>類信美</u> 簽署: <u>1-1-2-2</u>

0017

申請編號: A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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姓名: 李有華 簽署: 1/9/21

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1 0 SEP 2021

Appendix V-18 of RNTPC Paper No. A/YL-KTN/788B UU18

申請編號:A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期 3 年)

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: _	李颖等	
-	/:	
簽署:_		
日期: _	7-9-2021	

Appendix V-19 of RNTPC Paper No. A/YL-KTN/788B UU13

申請編號:A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: 查魯曼

簽署: __<

日期: フーターン02/

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1 0 SEP 2021

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申請編號: A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段

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- 4. 用途屬臨時性,不會對區內的土地規劃造成影響和立下不良先例。

姓名: **基 第 第 第 3 3 1**

日期: 06-01-2021

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申請編號: A/YL-KTN/788

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

新界元朗新田丈量約份第 104 約地段第 3307 號餘段(部分)、第 3308 號餘段 (部分)、第 3312 號餘段及第 3313 號餘段 擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材(為期 3 年)

本人得知申請人向城規會提交上述申請,因此特意寫信支持,原因如下:

- 擬議的零售商店鄰近村落,有車路直達,交通便利,可滿足當地居民需要。
- 2. 申請地點非常適合作擬議的批發及附屬存放設施,因為位置理想而面積足夠,能為元朗區的零售商店提供足夠的貨源。
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1 0 SEP 2021

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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姓名:	劉宏横	
簽署:	ul ·	
日期:	1/9/2021	

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1 0 SEP 2021

Town Planning

致:城市規劃委員會 香港北角渣華道 333 號 北角政府合署 15 樓

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姓夕:

答罢:

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

参考編號

Reference Number:

210920-143410-16451

提交限期

Deadline for submission:

21/09/2021

提交日期及時間

Date and time of submission:

20/09/2021 14:34:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/788

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment:

反對,鄉郊設倉庫及工場必會增加附近車輛出入流量,引至附近交通阻塞、環境污染,增加引發火警危機,影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年09月20日星期一2:50

收件者:

tpbpd

主旨:

A/YL-KTN/788 DD 104 Long Ha, San Tin

A/YL-KTN/788

Lot 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D.104, San Tin

Site area: About 962.8sg.m.

Zoning: "CDA"

Applied use: Retail Shop / Wholesale Trade / Storage / 6 Vehicle Parking

Dear TPB Members,

So nobody is going to Mission Hills to play golf these days. Heartbreaking.

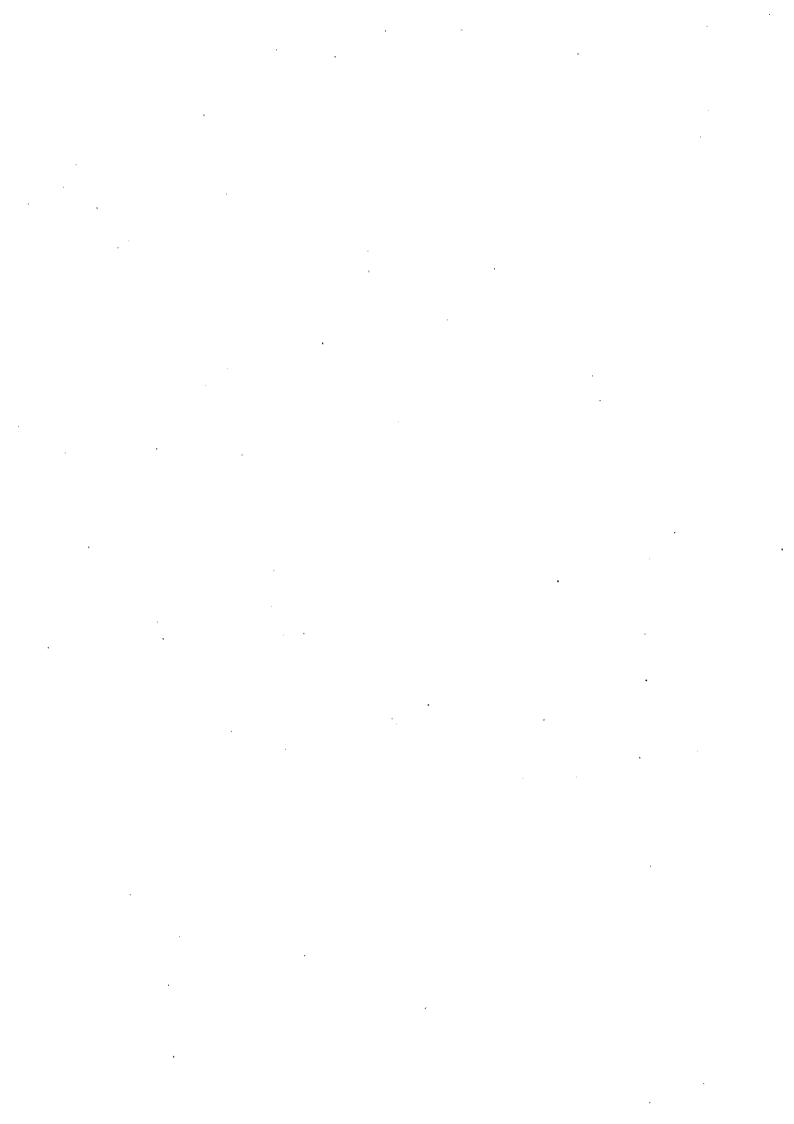
This appears to be in essence nothing more than a warehouse operation.

The Operation The business nature of the proposed development is food importer and distributor including commodities and non-staple food to retailers such as Parknshop, Wellcome, and general trade shops. Part of the business will also be **providing warehouse storage**.

Across the road is A/YL-KTN/661, a larger Mission Hills car park. Wonder what this is now being used for.

In view of the increased interest in sports and the difficulties in travelling, it is a shame that some community minded operators does not consider developing the sites for recreational use.

Mary Mulvihill



Government Departments' General Comments

1. Land Administration

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

• no comment on the application.

2. Traffic

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

- having reviewed the FIs submitted (Appendices Ia and Ib), he has no adverse comment on the application from traffic engineering perspective; and
- should the application be approved, approval condition on no vehicle is allowed to
 queue back to or reverse onto/from public road at any time during the planning approval
 period should be included.

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

no comment on the application.

Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

no comment on the application.

3. Nature Conservation

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

• noting that the Site has been paved, she has no comment on the application from nature conservation perspective.

4. Landscape

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

• having reviewed the submitted FIs (**Appendices Ia and Ib**), she has no objection to the application from the landscape planning perspective as no adverse landscape impact arising from the temporary development is anticipated.

5. <u>Drainage</u>

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

- he has no objection in-principle to the proposed development from the public drainage point of view.
- should the application be approved, approval conditions requiring maintenance of the drainage facilities and the submission of records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Board.

6. Fire Safety

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

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

7. **Building Matters**

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

• no comment on the application.

8. Electrical and Mechanical Matters

• no comment on the application.

9. District Officer's Comments

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

• he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

10. Other Departments

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

- Director of Food and Environmental Hygiene;
- Comments of the Director of Environmental Protection:
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and

tpbpd@pland.gov.hk

寄件者: 寄件日期:

2022年03月18日星期五 2:37

收件者:

tpbpd

主旨:

A/YL-KTN/824 DD 107 Fung Kat Heung Road

A/YL-KTN/824

Lots 956 and 959 RP in D.D. 107, Fung Kat Heung Road, Kam Tin

Site area: About 2,057.92sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Filling of Land / 2 Vehicle Parking

Dear TPB Members,

As objectors have pointed out time and again, many Hobby Farm applications are nothing more than a ruse to commence or continue brownfield operations. The history of this site is a classic example:

A/YL-KTN/690 Approved 17 Jan 2020 Revoked 17 July 2021 (Drainage and Fire)

Lots 956, 958 and 959 RP in D.D. 107, Fung Kat Heung, Kam Tin

Site area: About 2,337sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 2 Vehicle Parking

About 57% of the site under Application No. A/YL-KTN/690 would be used for farming

the site under Application No. A/YL-KTN/690 was **involved in an on-going planning enforcement case** against an unauthorized storage use. Enforcement Notice was issued in June 2019 and according to the latest site inspection, the unauthorized storage use had been discontinued.

Moreover, some of the approved hobby farms in the vicinity had not yet operated.

Clearly there was no intention to develop the hobby farm or to carry out any farming:

