

2021年 10月 2 6日

Appendix I of RNTPC
Paper No. A/YL-KTN/796

此文件在 收到。如申請人未收到
只合在收到所有必需的資料及文件後才正式接收
申請的日期。

26 OCT 2021

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.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 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L KTN/796
	Date Received 收到日期	26 OCT 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。
- 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/tbpl/>. 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/tbpl/>), 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。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tang Wai Ip 鄧偉業

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

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

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 537 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第537號餘段(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,534.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 175.94 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	<p style="text-align: center;">空置 Vacant</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[#]&
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
20/10/2021 (DD/MM/YYYY)[#]&
於 20/10/2021 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/09/2021 (DD/MM/YYYY)[#]&
於 15/09/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a period of 5 years
擬議臨時商店及服務行業(汽車陳列室)及公眾停車場(貨櫃車除外)為期5年

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	175.94 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	NA 不適用	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	8.2 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4	
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3.5-5.5 m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積) Please refer to Proposed Layout Plan.	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to Proposed Layout Plan.
.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		

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

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

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

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

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

Around November 2022 約2022年11月

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Tai Road, turn to local track 江大路・轉到私人道路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 18 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3 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) Displaying Vehicle Space 9 <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <input checked="" type="checkbox"/>

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情 NA 不適用</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 NA 不適用 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 NA 不適用 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 NA 不適用 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA 不適用</p>																														

10. Justifications 理由

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

Please refer to justification document. 請參考附加文件。

This image shows a full page of a document template designed for handwritten notes or answers. It features approximately 28 evenly spaced horizontal dotted lines across the entire width of the page, providing a guide for letter height and placement. The background is plain white, and there are no margins, headers, or footers present.

11. Declaration 聲明

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

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

Signature

簽署

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

鄧偉業

NA 不適用

Name in Block Letters
姓名 (請以正楷填寫)Position (if applicable)
職位 (如適用)Professional Qualification(s)
專業資格☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會 /☐ RPP 註冊專業規劃師

NA 不適用

Others 其他

on behalf of

代表

NA 不適用

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

Date 日期

15/09/2021

(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况下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃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 537 RP (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第537號餘段(部份)		
Site area 地盤面積	1,534.0	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA 不適用	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9		
Zoning 地帶	Village Type Development 鄉村式發展		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a period of 5 years 擬議臨時商店及服務行業(汽車陳列室)及公眾停車場(貨櫃車除外)為期5年		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 175.94	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 NA 不適用
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	4	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	8.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Displaying Vehicle Space	30 PC: 18 LGV: 3 DV: 9
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	NA 不適用

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

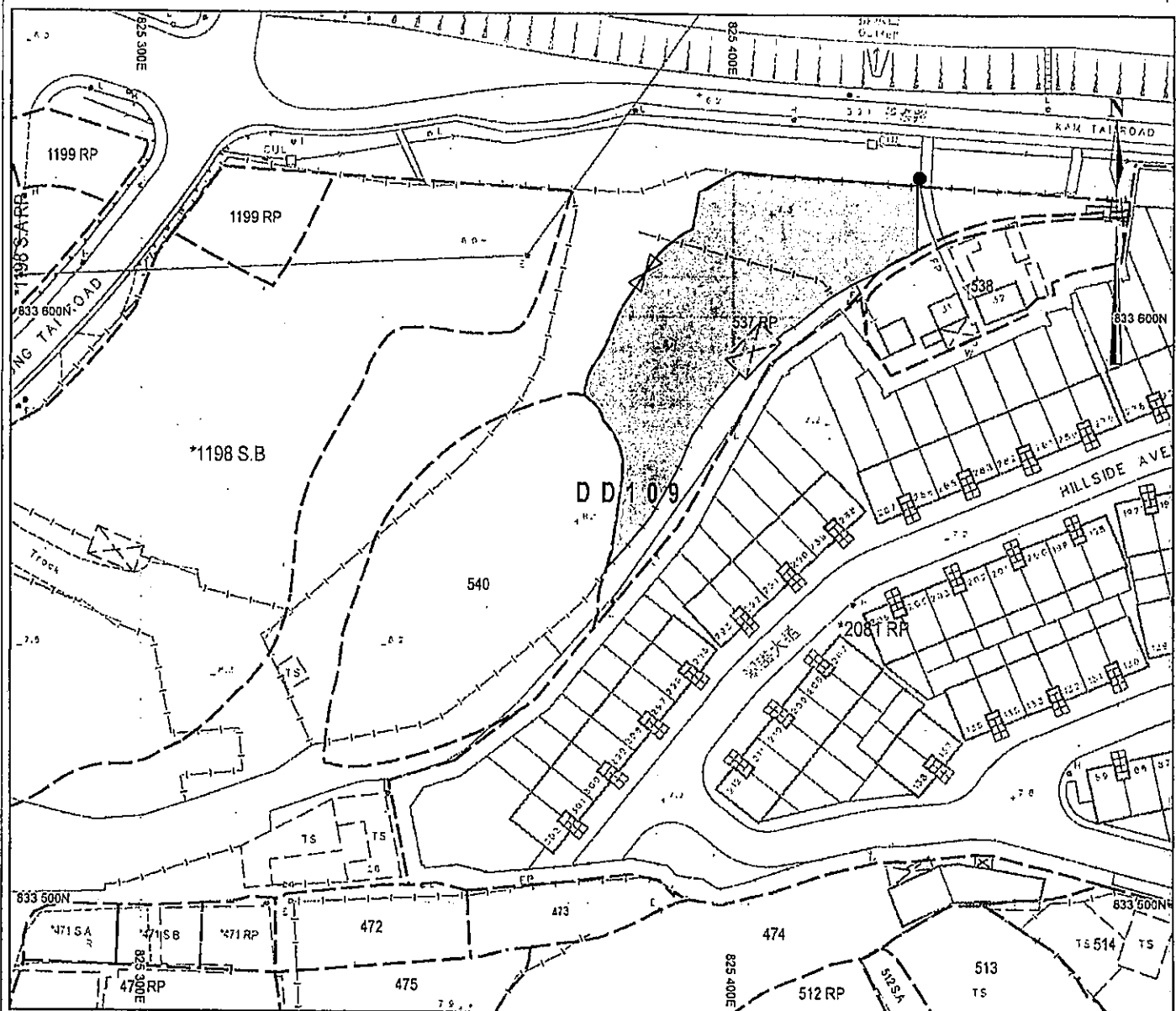
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location 位置圖		
Existing Vehicular Access 現時行車通道圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

此為空白頁。
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Legend:



Application Site 申請範圍



Location of the on-site notice 現場告示之張貼位置



Ingress/egress 出入口

Appendix 1

Location: DD 109 Lot 537 RP (Part)
App. No.: A/YL-KTN/

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Village Type Development

Date: 20 October 2021

Location

位置圖

擬議臨時商店及服務行業(汽車陳列室)及
公眾停車場(貨櫃車除外) (為期5年)

Proposed Temporary Shop and Services
(Motor-vehicle showroom) and
Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01



Shop and Services
(Motor-vehicle Showroom)

Public Vehicle Park
(Excluding Container Vehicle)

Site Office (2-storey)

Dimension: 8.32m x 6m (About)

Height: Not exceeding 5.5m

Non-Domestic GFA: 99.84m² (About)

Open Shed (1-storey)

Dimension: 7.6m x 6m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 45.6m² (About)

Meeting Room (1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Electric Meter Room (1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 18

LGV Parking Space

Dimension: 7m x 3.5m

Unit(s): 3

Displaying Vehicle Space

Dimension: 5m x 2.5m

Unit(s): 9

Legend:

⌵ Ingress/egress (Width: 6m)

□ Proposed Structures

□ Space For Displaying Vehicle

▨ Private Car Parking Space

▨ LGV Parking Space

▨ Open Shed

(E) Electric Meter Room

(M) Meeting Room

(O) Site Office

Total Area: 1,534.0 m² (About)

Covered Area: 126.02 m² (About)

Uncovered Area: 1,407.98 m² (About)

Non-Domestic GFA: 175.94 m² (About)

Nos. of Proposed Structures: 4

Appendix 2

Location: DD 109 Lot 537 RP (Part)
App. No.: A/YL-KTN/

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Village Type Development

Date: 20 October 2021

Proposed Layout Plan

擬議布局設計圖

擬議臨時商店及服務行業(汽車陳列室)及
公眾停車場(貨櫃車除外) (為期5年)

Proposed Temporary Shop and Services
(Motor-vehicle showroom) and
Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years

SCALE

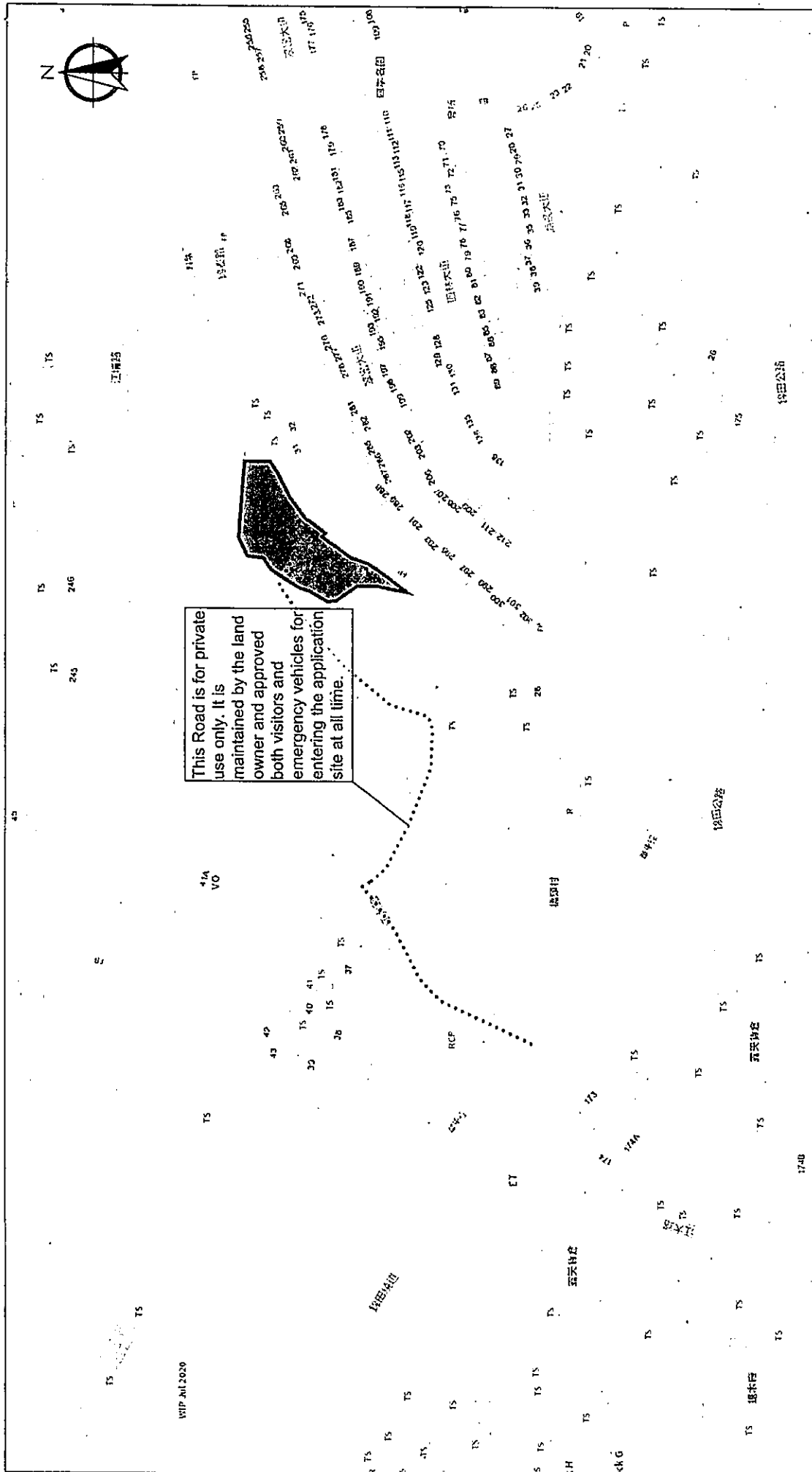
1:500

@A4

For Identification Only

Drawing No.:

2-02



Scale: Undefined @A4		Captured from map.gov.hk on 20 th October 2021		
Appendix 3 Existing Vehicular Access	Location: D.D. 109 Lot 537 RP (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Village Type Development Zone	Project: Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	Width of Kong Tai Road: 6m (About)	Drawing No.: 3-01
			Map Legend: ●●●●● Road Path ———— Site Boundary	For Identification Only
				Date: 20/10/2021

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 537 號餘段(部份) 作為期五年的臨時商店及服務行業
(汽車陳列室) 及公眾停車場(貨櫃車除外)之用途

- 申請地點的面積約為 1,534.0 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「鄉村式發展」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。商店及服務行業及公眾停車場(貨櫃車除外) 於「鄉村式發展」地帶均是經常許可的發展。
- 擬議申請的商店及服務行業及公眾停車場(貨櫃車除外) 同屬於「鄉村式發展」地帶中的「第二欄用途」。在本申請地點附近的「鄉村式發展」地帶，同屬錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，城市規劃委員會曾批准相類似的商店及服務行業及公眾停車場(貨櫃車除外) 的申請。申請包括: A/YL-KTN/768 (2021 年 6 月 25 日獲批，因此希望城市規劃委員會對本申請作出相同的對待。
- 本申請是為方便附近村民停泊汽車的需求，同時能運用土地作小型汽車陳列室，為附近村民及居民提供優質的汽車買賣服務。本申請不會對附近地點構成不良的交通、排水、排污、環境及消防安全影響。
- 擬議商店及服務行業(汽車陳列室) 的營業時間為星期一至星期日包括公眾假期上午九時至下午七時，公眾停車場(貨櫃車除外) 的營業時間為每日 24 小時，包括公眾假期。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。
- 渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段第 537 號餘段(部份) 為期五年的臨時商店及服務行業(汽車陳列室) 及公眾停車場(貨櫃車除外) 的用途。

運輸署及城市規劃委員會：

有關運輸署及城市規劃委員會對 A/YL-KTN/796 的意見

收悉 貴署對 A/YL-KTN/796 申請的意見，本人現以書面回覆。

本人預計本申請地點的車流為以下*：

時段	車輛數目（包括出/入）
00:00-01:00	0-5
01:00-02:00	0-5
02:00-03:00	0-5
03:00-04:00	0-5
04:00-05:00	0-5
05:00-06:00	0-5
06:00-07:00	0-5
07:00-08:00	10-15
08:00-09:00	5-10
09:00-10:00	5-10
10:00-11:00	5-10
11:00-12:00	5-10
12:00-13:00	5-10
13:00-14:00	5-10
14:00-15:00	5-10
15:00-16:00	5-10
16:00-17:00	5-10
17:00-18:00	10-15
18:00-19:00	5-10
19:00-20:00	5-10
20:00-21:00	5-10
21:00-22:00	0-5
22:00-23:00	0-5
23:00-00:00	0-5

*此估算已包括私家車、客貨車及出入商店及服務行業進出車輛的流量

以下為最近江大路(近錦田繞道路段)的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	5-10 輛
06:00-07:00	10-15 輛
07:00-08:00	25-30 輛

08:00-09:00	25-30 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	15-20 輛
13:00-14:00	15-20 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	20-25 輛
17:00-18:00	25-30 輛
18:00-19:00	15-20 輛
19:00-20:00	15-20 輛
20:00-21:00	15-20 輛
21:00-22:00	10-15 輛
22:00-23:00	5-10 輛
23:00-00:00	2-5 輛

^此數字在 2021 年 10 月 22 日統計。

繁忙時間為上午 7 時至 8 時及下午 5 時至 6 時。

本申請建議計劃進入本申請地點的人士使用江大路。江大路是一段雙線雙程並設有避車處的行車道路(請參考 Appendix 6)，此道路非常寬敞及未出現過多車的情況，因而建議駕駛人士使用上述路段進入。此外，申請地點內近門口位置預留超過直徑 10 米的調動空間來讓車輛進行調動，此空間足夠讓私家車及客貨車進行調動(請參考 Appendix 4)，而上述所提及的江大路亦有足夠空位進行調動等動作。

有見村內道路長期有車輛停泊在道路上，阻礙交通，令道路變得狹窄，車輛難以暢行無阻地出入及人車爭路，有關證明詳情請參考 Appendix 5。為了改善村內交通及方便附近村民停泊車輛，本申請地段共申請 3 個客貨車停車位置及 18 個私家車停車位置，共 21 個車位。本人計劃本停車場全部停車位會以月租形式向附近需要停車的人士租出，以免增加不必要的車流量。

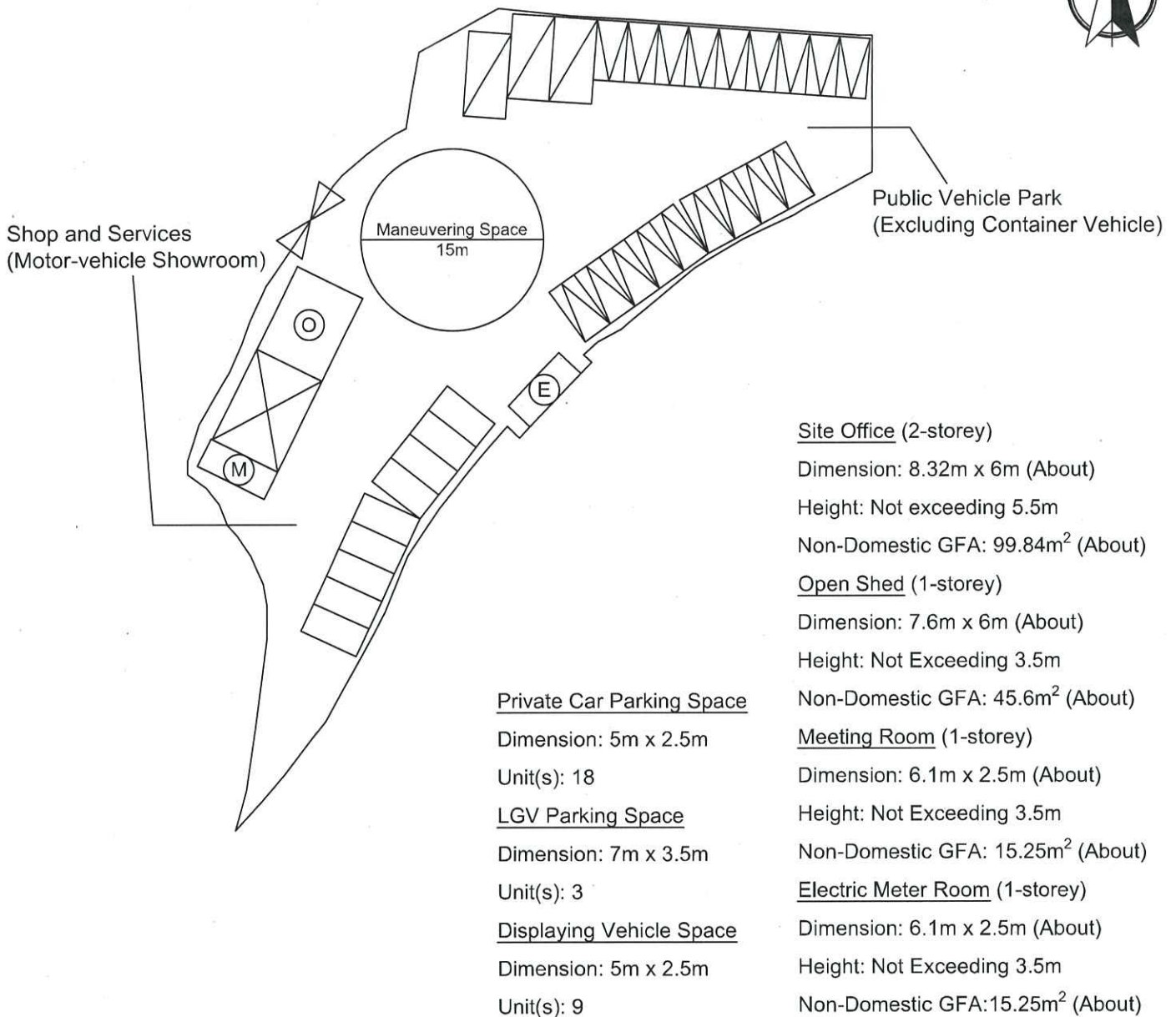
此外，為了向附近居民及村民提供優質的車輛買賣平台，本申請亦包含一個小型的汽車陳列室，當中只會停泊不超過 9 輛陳列車。

公共交通工具方面，江大路全段也有新界區專線小巴路線 602 號覆蓋(由元朗開出，前往大江埔)，本申請地點與江大路非常接近，詳情請參考 Appendix 6。

本人了解及會遵守不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。

申請人
鄧偉業

二零二一年十二月十二日



Legend:

- ⊗ Ingress/egress (Width: 6m)
- Proposed Structures
- Space For Displaying Vehicle
- ⊗ Private Car Parking Space
- ⊗ LGV Parking Space
- ⊗ Open Shed

- (E) Electric Meter Room
- (M) Meeting Room
- (O) Site Office

Total Area: 1,534.0 m² (About)
Covered Area: 126.02 m² (About)
Uncovered Area: 1,407.98 m² (About)
Non-Domestic GFA: 175.94 m² (About)
Nos. of Proposed Structures: 4

Appendix 4

Location: DD 109 Lot 537 RP (Part)
App. No.: A/YL-KTN/796

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Village Type Development

Date: 12 December 2021

Maneuvering Space

車輛轉動空間

擬議臨時商店及服務行業(汽車陳列室)及
公眾停車場(貨櫃車除外) (為期5年)

Proposed Temporary Shop and Services
(Motor-vehicle showroom) and
Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years

SCALE

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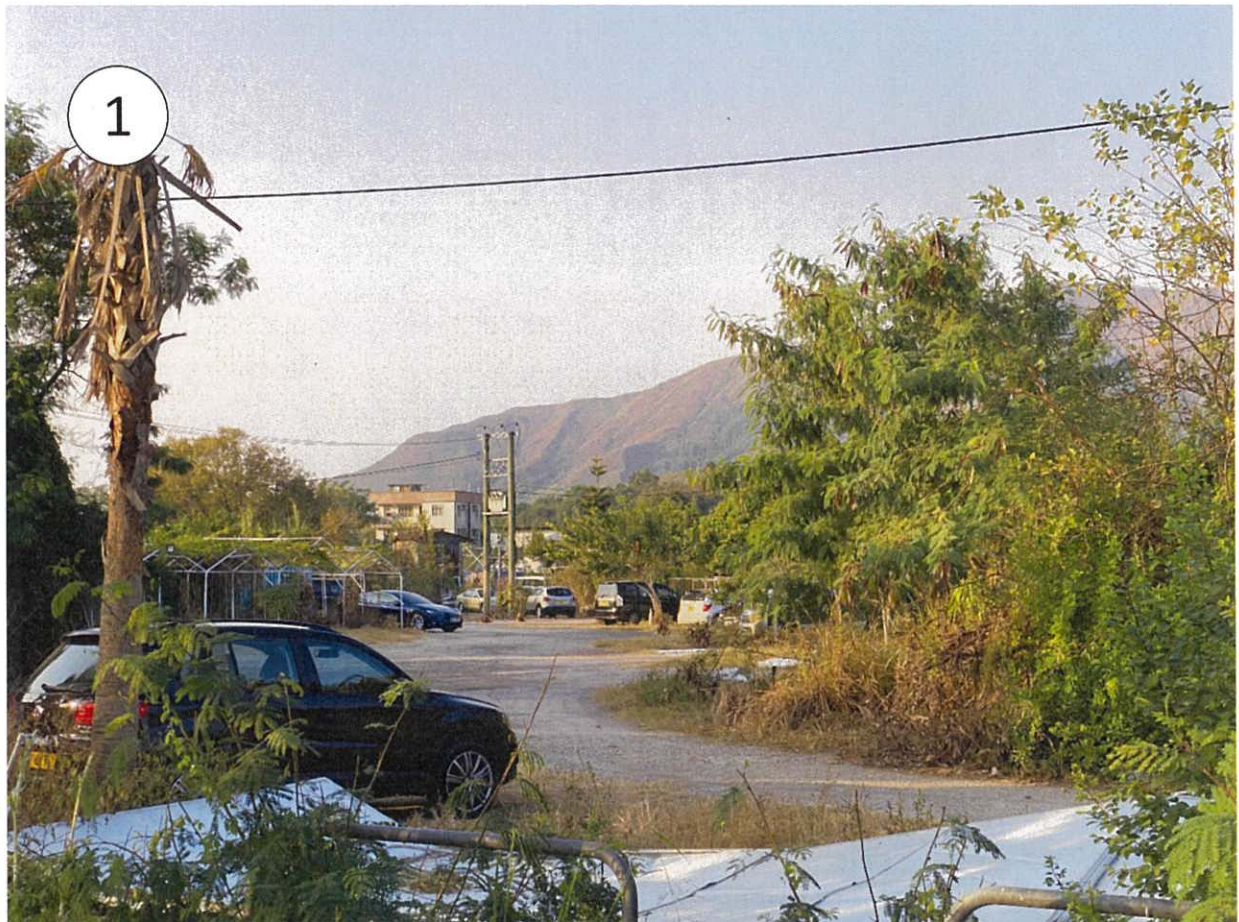
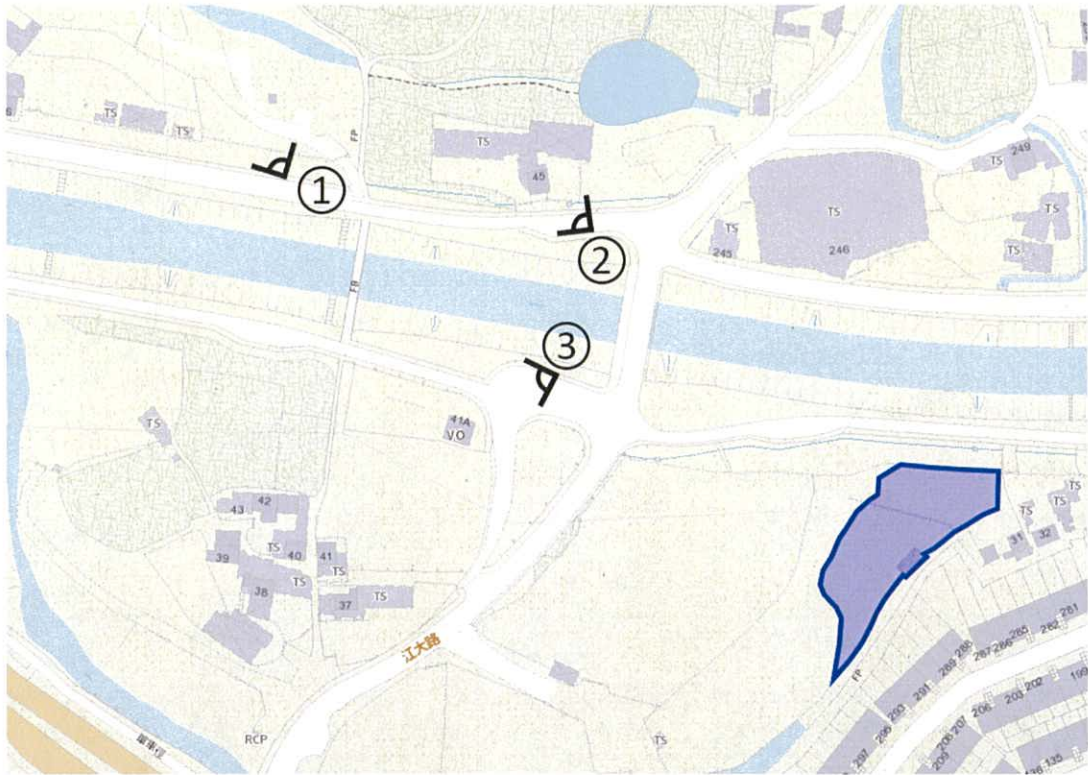
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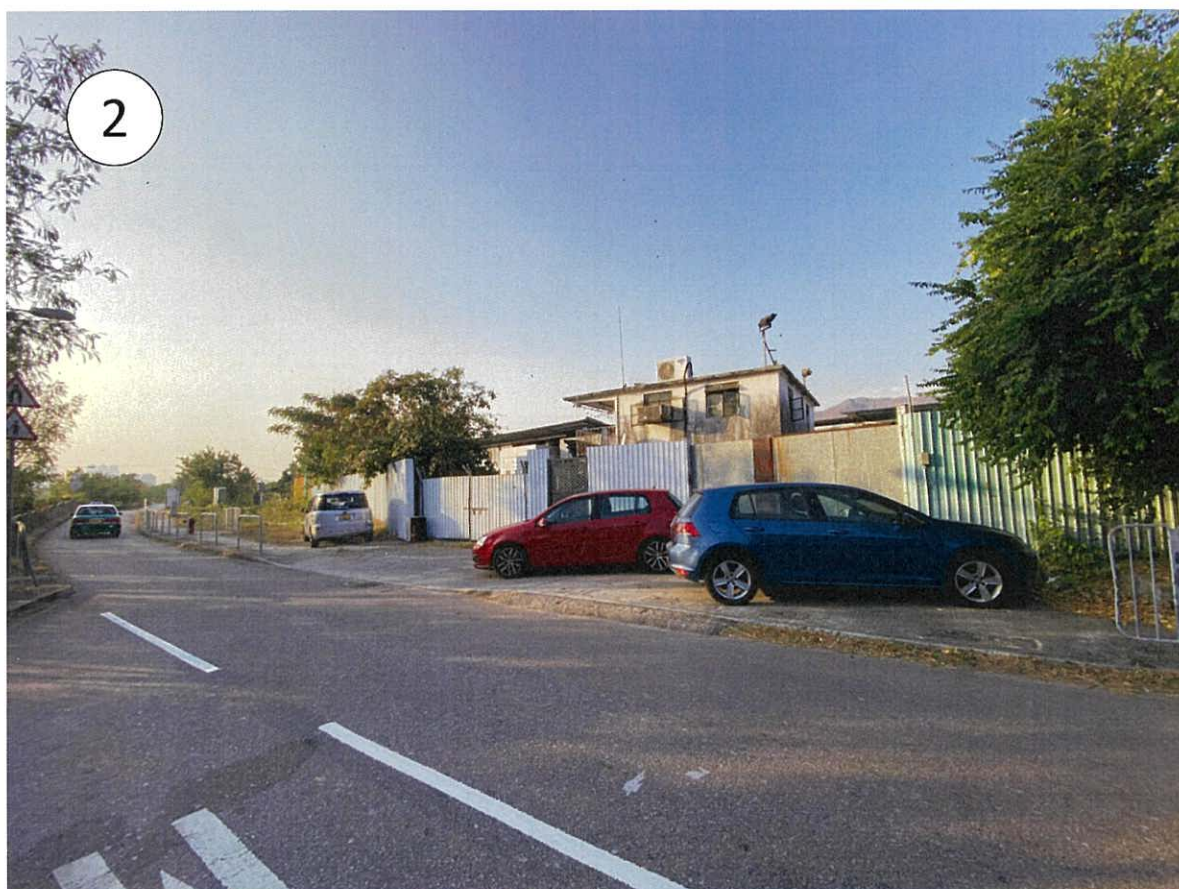
For Identification Only

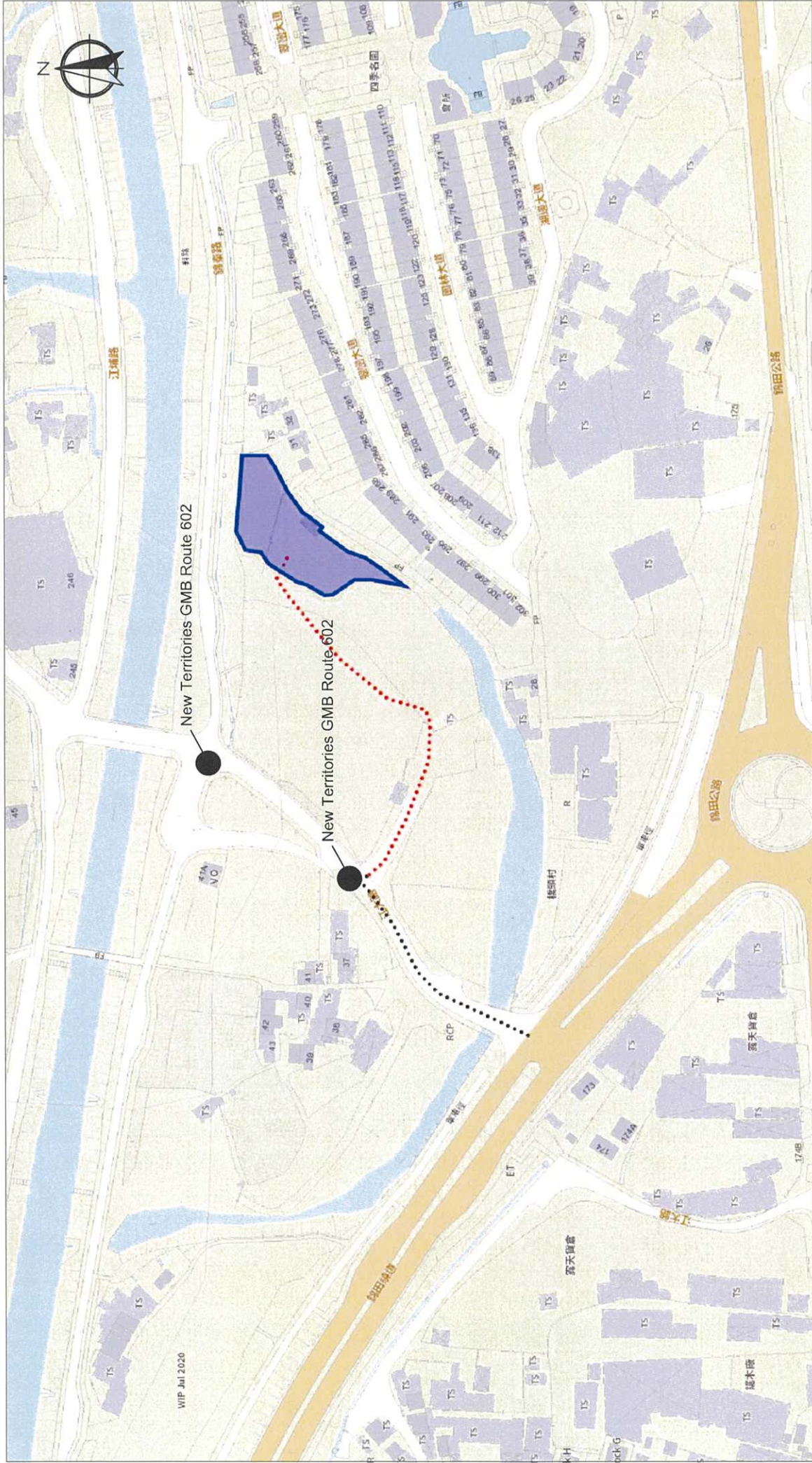
Drawing No.:

4-01

Appendix 5 – 泊車證明







<p>Appendix 6</p> <p>Public Transportation Service</p>	<p>Location: D.D. 109 Lot 537 RP (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Village Type Development Zone</p>	<p>Project: Proposed Temporary Shop and Services (Motor-vehicle showroom) and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years</p>	<p>Width of Kong Tai Road: 6m (About)</p> <p>Map Legend: ●●●●● Road Path — Site Boundary</p>	<p>Drawing No.: 6-01</p> <p>For Identification Only</p> <p>Date: 12/12/2021</p>
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Captured from map.gov.hk on 20th October 2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-KTN/796 - Department Comments
17/12/2021 12:25

From: Lok San Tang

To: 規劃處（錦田北）滕小姐 Loree <llyduen@pland.gov.hk>

城市規劃委員會，

本人了解及禁止起過5.5噸貨車進入或停留在本申請範圍。

鄧先生

Previous s.16 Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Rejection Reasons</u>
1.	A/YL-KTN/200	Temporary Open Storage of Construction Machineries for a Period of 3 Years	26.11.2004 (on review)	(1), (2)
2.	A/YL-KTN/708	Proposed temporary Shop and Services for a Period of 3 Years	29.5.2020	(3), (4)

Rejection Reasons:

- (1) the development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that residential dwellings which were located to its close proximity would be susceptible to adverse environmental nuisances generated by the development;
- (2) there was insufficient information in the submission to demonstrate that the development would not cause adverse drainage, traffic and environmental impacts on the surrounding areas;
- (3) the proposed development is not in line with the planning intention of the “Village Type Development” (“V”) zone which is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by the Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (4) the approval of the application would set an undesirable precedent for similar applications within the “V” zone. The cumulative effect of approving such similar application would result in a general degradation of the environment of the area.

Similar Applications within the Same “V” Zone on the Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (by RNTPC)</u>
1	A/YL-KTN/640	Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	22.2.2019
2	A/YL-KTN/764	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	28.5.2021

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

參考編號

211104-154127-49526

Reference Number:

提交限期

23/11/2021

Deadline for submission:

提交日期及時間

04/11/2021 15:41:27

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/796

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Amy Kwok

Name of person making this comment:

意見詳情

Details of the Comment :

We are going to object the application as the temporary open public vehicle park may lead to noise problem and increase in pedestrian flow as well as influence the occupants.

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

參考編號

211104-155455-57133

Reference Number:

提交限期

23/11/2021

Deadline for submission:

提交日期及時間

04/11/2021 15:54:55

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/796

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Kent LO

Name of person making this comment:

意見詳情

Details of the Comment :

停車場及商店位於四季名園旁，將直接影響當區居民，產生治安，環境污染，衛生及嘈音問題。

反對申請，因為會引致噪音問題及增加人流，影響附近居民的生活，亦會令附近已繁忙的道路難以負荷。

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

參考編號

Reference Number:

211111-200656-76913

提交限期

Deadline for submission:

23/11/2021

提交日期及時間

Date and time of submission:

11/11/2021 20:06:56

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/796

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG Wai Fu

意見詳情

Details of the Comment :

反對。因為太接近大形及低層屋苑，嘈音將影响居民日常生活。增加人流亦引起保安問題。而租期五年亦很長，影響難逆轉。看不見此地點有急切拍車需要。請從居民角度多加考慮。謝謝。

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

參考編號

Reference Number:

211111-221836-72455

提交限期

Deadline for submission:

23/11/2021

提交日期及時間

Date and time of submission:

11/11/2021 22:18:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/796

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Au Yeung Tina

意見詳情

Details of the Comment :

Traffic for Kam Tin Road has been busy especially during morning and evening time periods. Building shops and public vehicle park will further strain Kam Tin Road and causes nuisance, pollution and noises to the neighborhood especially to the residents of Seasons Monarch.

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

參考編號

Reference Number:

211114-090227-90968

提交限期

Deadline for submission:

23/11/2021

提交日期及時間

Date and time of submission:

14/11/2021 09:02:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/796

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sally Ching

意見詳情

Details of the Comment :

The venue is closed to nearby residence and there is serious noise problem. In the past, when it was allowed to run as carpark for trucks/cargo, there was loud noise of throwing heavy object before 6am. At night, there was strong light shining from the vehicles, people talking loudly. Basically, there is no control once people started running shops or carpark. This is causing great nuisance to the neighboring residents. Do the running of shops or carpark is at the cost of the nearby residents. Our rights should be protected.

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

參考編號

Reference Number:

211112-170417-79184

提交限期

Deadline for submission:

23/11/2021

提交日期及時間

Date and time of submission:

12/11/2021 17:04:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/796

「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，鄉郊設停車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。

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

參考編號

Reference Number:

211116-233752-47824

提交限期

Deadline for submission:

23/11/2021

提交日期及時間

Date and time of submission:

16/11/2021 23:37:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/796

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. S.M.Chow

意見詳情

Details of the Comment :

由於此地段很接近民居，反對增建任何商店及公眾停車場，因將會產生噪音及增加人流，嚴重影響附近居民的正常生活。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月22日星期一 2:41
收件者: tpbpd
主旨: A/YL-KTN/796 DD 109 Kam Tin North
附件: Kong Tai Rd - Google Maps.pdf

A/YL-KTN/796
Lot 537 RP (Part) in D.D. 109, Kam Tin North
Site Area : About 1,534sq.m
Zoning : "VTD"
Applied use : Motor-vehicle showroom / 30 Vehicle Parking / **5 Years**

Dear TPB Members,

Application 708 was rejected 29 May 2020.

"In the current application, the proposed development involved the parking of 59 vehicles in open air for sale. No sufficient information had been provided by the applicant to demonstrate that the proposed use **was to support the village development and there was no strong justification to provide commercial use of such scale and nature in the "V" zone on a temporary basis.** The proposed use was akin to open storage which was considered not compatible with the surrounding land uses.

This application is more of the same.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, May 3, 2020 3:44:04 AM
Subject: A/YL-KTN/708 DD 109 Kam Tin North

A/YL-KTN/708
Lot 537 RP (Part) in D.D. 109, Kam Tin North
Site Area : About 1,826.1sq.m
Zoning : "VTD" and "Res (Group C) 2"
Applied use : 63 Vehicle Parking

Dear TPB Members,

Unfortunately the last application according to the document was in 2004. The minutes are no longer available on TPB website so one has to rely on the more brief OZP data :
825th TPB MEETING ON 26.11.2004

After deliberation, the Board decided to reject the application on review and the reasons were:

(a) the development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that residential dwellings which were located to its close proximity would

be susceptible to adverse environmental nuisances generated by the development; and

(b) there was insufficient information in the submission to demonstrate that the development would not cause adverse drainage, traffic and environmental impacts on the surrounding areas.

It appears that the rejection did not hinder operations as it is quite clear that the site has been used for container and large vehicle storage.

Now the applicant is proposing a car sales operation but this is probably a front for the real intention to continue the current usage.

Are members going to reward years of unapproved use or question why no enforcement action has been taken with regard to the long standing brownfield operation?

The site would appear to be an ideal location for the development of homes, in line with the zoning, so why is still brownfield?

Mary Mulivhill

Google Maps Kong Tai Rd



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Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot 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. The lot owner(s) 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. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period. The Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with 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) note CHE/NTW, HyD's comments that his department is not / shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Bypass. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) adopt the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisances;
- (e) note D of FS's comments that in consideration of the design / nature of the proposal, 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) In the interests 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 mentioned 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 concerned 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

- (g) note CBS/NTW, BD’s comments that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application. 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 Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.