

2021年 12月 8日

A/4L-KTN/810

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

8 DEC 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.

Appendix I of RNTPC
Paper No. A/YL-KTN/810

**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 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/te/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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/810
	Date Received 收到日期	8 DEC 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), 送交香港北角海濱道 333 號北角政府合署 15 樓城市規劃委員會(簡稱「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/ipb/>. 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/ipb/>), 亦可向委員會秘書處(香港北角海濱道 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)(香港北角海濱道 333 號北角政府合署 17 樓及新界沙田土庫路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss. <input type="checkbox"/> Ms. <input checked="" type="checkbox"/> Company Organisation (機構)	FIRM YIELD DEVELOPMENT LTD

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss. <input type="checkbox"/> Ms. <input type="checkbox"/> Company Organisation (機構)	N.A.

3. Application Site 申請地點	
(a) Full address location demarcation district and lot number (if applicable) 詳細地址及地點(如適用) 地段號碼(如適用)	KAM TIN ROAD, KAM TIN, YUEN LONG, N.T. DD109 LOT529B (PART), DD110 LOT644ARP (PART) & ADJOINING GOVERNMENT LAND
(b) Site area and/or gross floor area involved 涉及的地點面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地段面積 APPROX 460 sq.m 約 460 平方呎 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 238 sq.m 約 238 平方呎
(c) Area of Government land included (if any) 包括政府土地的面積(如有)	38 sq.m 約 38 平方呎

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	KAM TIN NORTH OUTLINE ZONING PLAN S/YL KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	O,R (D)
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE OF PRIVATE CARS (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，並註明用途及樓面面積)

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

The applicant 申請人

- ☐ is the sole "current land owner" * (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」* (請繼續填寫第 6 部分，並夾附業權證明文件)
- ☐ is one of the "current land owners" * (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」* (請夾附業權證明文件)
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這項申請共牽涉 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 been obtained 根據土地註冊處記錄(地段號碼及座號) 場所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (年/月/日)
	N.A.	N.A.

(Please use separate sheets if the space of any box above is insufficient. 如：任何表格的空間不足，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)
	N.A.	N.A.

(Please use separate sheets if the space of any box above is insufficient. 如上述任何表格的空間不足，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)^A
於 (日/月/年)向現行土地擁有人 郵遞要求同意書^A

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)^A
於 (日/月/年)在指定報章就申請刊登一次通知^A

☒ posted notice in a prominent position on or near application site/premises on
15/11/2021 (DD/MM/YYYY)^A
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^A

☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 29/11/2021 (DD/MM/YYYY)^A
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^A

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

(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 OPEN STORAGE OF PRIVATE CARS	
(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	<input checked="" type="checkbox"/> year(s) 年 THREE <input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細則表		
Proposed uncovered land area 擬議露天土地面積	262	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有土蓋土地面積	198	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....
Proposed domestic floor area 擬議住用樓面面積	-	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	238	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	238	.....sq.m <input type="checkbox"/> 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)		
Structure 1: Rain Shelter Height: Not exceeding 6m		
Structure 2: Site Office Height: Not exceeding 6m		
Structure 3: Storeroom Height: Not exceeding 3m		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	16 (NO FIXED LOCATION) (FOR STORAGE)	
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)	5 PRIVATE CARS FOR STAFF AND VISITORS (NO FIXED LOCATION)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	N.A.	
Coach Spaces 旅遊巴士車位	.....
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)	.....

Proposed operating hours 擬議營運時間

Monday to Saturday (From 9:00am To: 8:00pm)

Not including public holiday.

(d) 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)) KAM TIN ROAD <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)																														
(e) 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. 如必要的話, 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)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	(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) (請在地盤平面圖顯示有關土地/池塘的界線, 以及河道改道、填地、填塘、或挖土的特點及範圍) Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填地深度 m 米 <input type="checkbox"/> About 約 Filling of land 填地 Area of filling 填地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填地深度 m 米 <input type="checkbox"/> About 約 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 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <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"/>
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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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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許可證續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTN</u> / <u>631</u>
(b) Date of approval 獲批給許可的日期	<u>8.3.2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>8.3.2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY OPEN STORAGE OF PRIVATE CARS
(e) Approval conditions 附帶條件	<p>The permission does not have any approval condition 許可並無任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p>Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance 尚未履行之原因:</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另紙說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>THREE</u></p> <p><input type="checkbox"/> month(s) 個月</p>

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，請另加附頁。

This company has been established for over 20 years. Various
 planning applications have been submitted and approved.

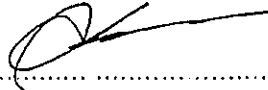
(RNTPC paper No. A/YL-KTN/631B). In view of the market
 depression, it is requested that the Town Planning Board
 would allow me to continue operation of the company so that
 the employees would not become unemployed. Our business
 hour from Monday to Saturday (From: 9:00am To: 8:00pm)
 not including public holiday.

8. 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

ALUN TSE

N.A.

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 專業會員

☐ 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

☐ HKIAD 香港城市設計學會

☐ RPP 註冊專業規劃師

For and on behalf of
FIRM YIELD DEVELOPMENT LIMITED

Others 其他

鋒·耀·發·展·有·限·公·司

on behalf of
代表

FIRM YIELD DEVELOPMENT LTD

☒ Company 公司 ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (Authorized Signature(s))

Date 日期

30 November 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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人披露，以作上述第1段提及的用途。
- 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，其地址為香港北角滿千道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	KAM TIN ROAD, KAM TIN, YUEN LONG, N.T. DD109 LOT529B (PART), DD110 LOT644ARP (PART) & ADJOINING GOVERNMENT LAND		
Site area 地盤面積	APPROX 460	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地 38	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	APPROVED KAM TIN NORTH OZP NO.S/YL-KTN/9		
Zoning 地帶	"OPEN SPACE"("O") (371.05m ² or 80.68%) "RESIDENTIAL (GROUP D)"("R(D)") (88.88m ² or 19.32%) [MAXIMUM PR OF 0.4 AND BUILDING HEIGHT OF 3 STOREYS (9m)]		
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 THREE <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 THREE <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF PRIVATE CARS		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	238 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3m - 6m <input type="checkbox"/> (Not more than 不多於) m 米	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
		1 - 2 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> 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 (NO FIXED LOCATION) Private Car Parking Spaces 私家車車位 (FOR STORAGE) 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) 5 PRIVATE CARS FOR STAFF AND VISITORS (NO FIXED LOCATION)		21 16 5
	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) 		N.A.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan and Layout of the storage of vehicles and the parking spaces.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input 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 <input checked="" type="checkbox"/> 註: 可在多於一個方格內加上 <input checked="" type="checkbox"/> 號		

Note: The information in the List 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。



Fw: Demonstrate (in)21/01/2022 12:30

From: [REDACTED]

To: [REDACTED]

History:

This message has been forwarded.

6 Attachments



IMG_7159.jpg IMG_7160.jpg IMG_7162.jpg IMG_7163.jpg IMG_7164.jpg IMG_7161.jpg

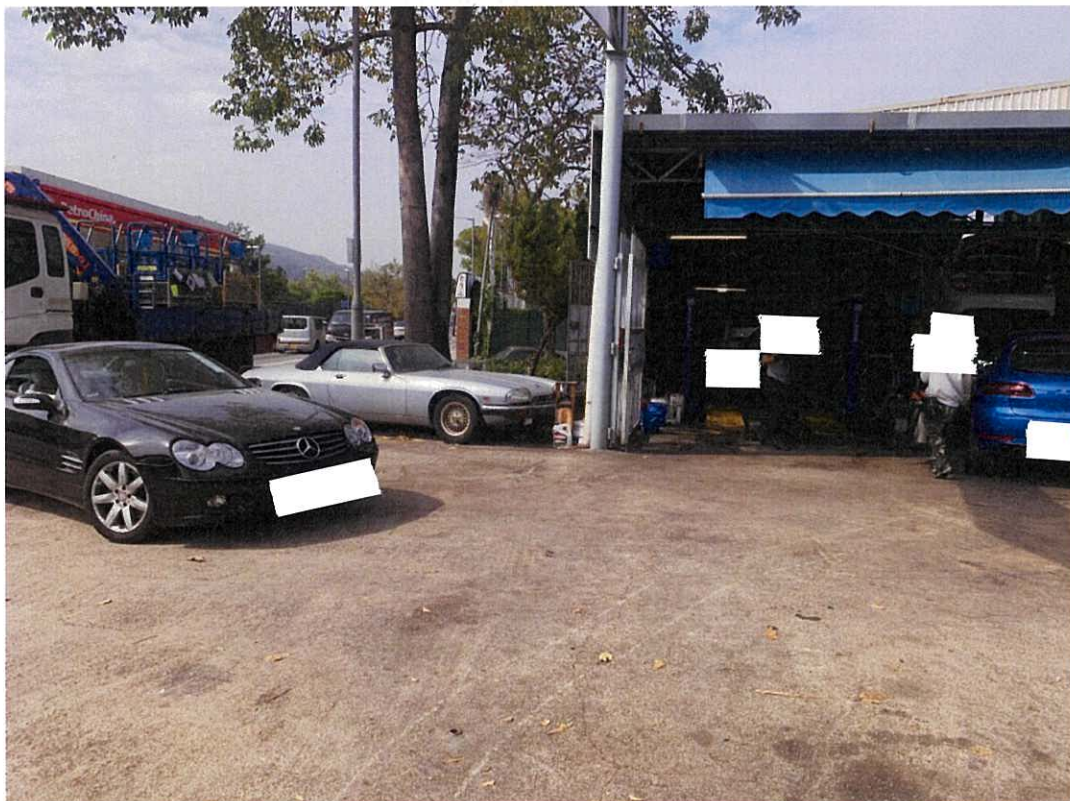
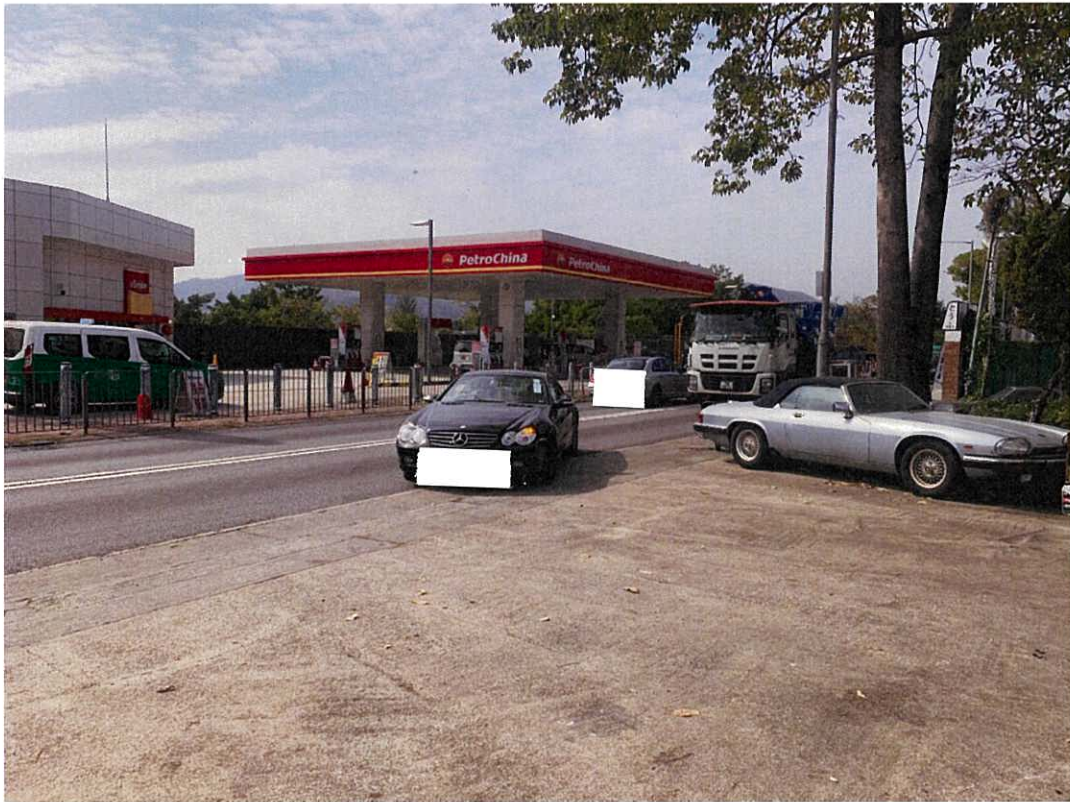
Dear Miss Leung

Attached please find the photos of demonstrate (in) for your approval.

Thanks a lot.

Miss Tang
Firm Yield Development Ltd

Demonstrate (in)









Fw: Demonstrate (out)21/01/2022 12:33

From: [REDACTED]

To: [REDACTED]

History:

This message has been forwarded.

7 Attachments



IMG_7155.jpg



IMG_7154.jpg



IMG_7156.jpg



IMG_7158.jpg



IMG_7157.jpg



IMG_7165.jpg



Trip generation-202201-21.pdf

Dear Miss Leung

Attached please find the photos of demonstrate (out)
and the trip generation for your approval.

Thanks a lot.

Best Regards

Miss Tang
Firm Yield Development Ltd

Demonstrate (out)









Vehicle In & Out Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Public Holiday
	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	OFF	OFF
9:00 - 10:00	6	6	6	6	6	4	OFF	OFF
10:00 - 11:00	3	3	3	3	3	3	OFF	OFF
11:00 - 12:00	2	2	2	2	2	2	OFF	OFF
12:00 - 13:00	3	3	3	3	3	3	OFF	OFF
13:00 - 14:00	1	1	1	1	1	1	OFF	OFF
14:00 - 15:00	3	3	3	3	3	3	OFF	OFF
15:00 - 16:00	3	3	3	3	3	3	OFF	OFF
16:00 - 17:00	3	3	3	3	3	3	OFF	OFF
17:00 - 18:00	3	3	3	3	3	3	OFF	OFF
18:00 - 19:00	3	3	3	3	3	3	OFF	OFF
19:00 - 20:00	2	2	2	2	2	2	OFF	OFF
After 20:00	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF



FSD' s comment21/01/2022 12:36

From:

To:

History:

This message has been forwarded.

1 Attachment



Fire document-202201-21.pdf

Dear Miss Leung

Attached please find the document
of the Fire Service Installations
Proposal and FS251 for you approval.

There is no change in the layout as
compared with the last previous application
No.A/YL-KTN/631.

Thanks a lot.

Best Regards

Miss Tang
Firm Yield Development Ltd

Supersede
FSD Ref.:
消防處編號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A

Name of Client:
顧客姓名

Firm Yield Development Ltd.

Name of Building:
樓宇名稱

Lot 529 S.B. (Part) in D.D. 109, Lot 644 S.A.R.P. (Part) in D.D. 110, and Adjoining Government Land

Street No./Town Lot:
門牌號數/市地段

Street/Road/Estate Name:
街道/屋苑名稱

Kam Tin Road

Block:
座

District:
分區

Kam Tin, Yuen Long

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第8(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	Carpark	Supply & install 5kg Co2 Gas F.E. x 2 nos.	Conforms with FSD requirements	17/04/2019
24	Portable Fire Extinguisher	Office	Supply & install 2kg Dry Powder F.E. x 1 no.	Conforms with FSD requirements	17/04/2019
25	Portable Hand-operated Approved Appliance	Carpark	Supply & install Sand Bucket x 4 nos.	Conforms with FSD requirements	17/04/2019

Part 3 第三部 Defects 損壞事項

Code/編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/特此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低標準之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
受權人簽署

Name:

Szeto Yuen Sun

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Man Leong Fire Services Ltd

Telephone:
聯絡電話

Date:
日期

24/04/2019

For FSD use only.

Inspected

Key-in

Verified

Vehicle In & Out Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Public Holiday
	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	9:00 - 20:00	OFF	OFF
9:00 - 10:00	6	6	6	6	6	4	OFF	OFF
10:00 - 11:00	3	3	3	3	3	3	OFF	OFF
11:00 - 12:00	2	2	2	2	2	2	OFF	OFF
12:00 - 13:00	3	3	3	3	3	3	OFF	OFF
13:00 - 14:00	1	1	1	1	1	1	OFF	OFF
14:00 - 15:00	3	3	3	3	3	3	OFF	OFF
15:00 - 16:00	3	3	3	3	3	3	OFF	OFF
16:00 - 17:00	3	3	3	3	3	3	OFF	OFF
17:00 - 18:00	3	3	3	3	3	3	OFF	OFF
18:00 - 19:00	3	3	3	3	3	3	OFF	OFF
19:00 - 20:00	2	2	2	2	2	2	OFF	OFF
After 20:00	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13F)

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimizing sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTN/33*	Public Car Park	20.6.1997 (4 years up to 20.6.2001)	1, 2, 4, 7
2	A/YL-KTN/77*	Temporary open storage of private cars for 12 months	27.11.1998	1, 2, 3
3	A/YL-KTN/128*	Temporary open storage of private cars for 3 years	2.2.2001 (revoked on 2.11.2001)	1, 2, 3
4	A/YL-KTN/160*	Temporary open storage of private cars for 3 years	17.1.2003	1, 2, 3, 5, 6
5	A/YL-KTN/241*	Renewal of planning approval for temporary open storage of private cars for 3 years	13.1.2006	1, 3, 4, 5, 8
6.	A/YL-KTN/455*	Temporary open storage of private cars for 3 years	2.1.2015 (revoked on 13.2.2015)	1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13
7.	A/YL-KTN/631*	Temporary Open Storage of Private Cars for a Period of 3 Years	8.3.2019	2, 4, 5, 8,9,10,11,12, 13

* Application straddled "O" and "R(D)" zones

Approval Conditions

1. the submission and/or implementation of landscaping and/or tree preservation proposals
2. the submission and/or provision of drainage facilities
3. reinstatement of the application site after the expiry of the planning approval
4. if planning condition is not complied with during the planning approval period or by the specified date, the approval shall cease to have effect and be revoked without further notice
5. no vehicle repairing / dismantling / maintenance / cleansing / painting spraying / workshop activities

6. submission and/or implementation of vehicle manoeuvring space arrangement/ vehicular access
7. no vehicles without valid licences allowed on-site
8. the drainage facilities on the application site should be maintained
9. restriction of operation hours
10. no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site
11. provision of fire extinguisher(s) with valid fire certificate
12. submission and provision of fire services installation proposal
13. no reversing of vehicles into or out from the site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reasons for Rejection</u>
1	A/YL-KTN/148*	Temporary open storage of private cars and company cars maintenance for 3 years	9.8.2002	1 , 2

* Application straddled "O" and "R(D)" zones

Rejection reasons:

1. The development does not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that residential dwellings which are located to its close proximity would be susceptible to adverse environmental nuisances generated by the development
2. There is insufficient information in the submission to demonstrate that the development would not cause adverse environmental and drainage impacts on the surrounding areas.

Appendix V of RNTPC
Paper No. A/YL-KTN/810

Similar s.16 Applications within the same “O” and “R(D)” Zones on the
Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>
1	A/YL-KTN/580	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of 3 Years	26.1.2018
2	A/YL-KTN/598	Temporary Open Storage of Private Cars and Light Goods Vehicles for a Period of 3 Years	18.5.2018
3	A/YL-KTN/601	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts" for a Period of 3 Years	1.6.2018
4	A/YL-KTN/635	Renewal of Planning Approval for Temporary "Open Storage of Private Vehicles and Vehicle Parts" for a Period of 3 Years	16.11.2018

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

參考編號

Reference Number:

211222-143729-70365

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

22/12/2021 14:37:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/810

「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

211227-170621-18983

Reference Number:

提交限期

07/01/2022

Deadline for submission:

提交日期及時間

27/12/2021 17:06:21

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/810

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Chan Yi Yan

Name of person making this comment:

意見詳情

Details of the Comment :

反對。位置接近屋苑，而私家路出錦田公路一段狹窄，出車已經很難，再多的汽車進出，會帶來音和出入不方便。

S-3

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

參考編號

220101-104741-66089

Reference Number:

提交限期

07/01/2022

Deadline for submission:

提交日期及時間

01/01/2022 10:47:41

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/810

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Sammy Chow

Name of person making this comment:

意見詳情

Details of the Comment :

The proposed storage of private car will cause nuisance, heavy traffic and high risk of crime to endanger the occupants in the nearby communities.

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

參考編號

Reference Number:

220101-205913-87764

提交限期

Deadline for submission:

07/01/2022

提交日期及時間

Date and time of submission:

01/01/2022 20:59:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/810

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Perry Lam

意見詳情

Details of the Comment :

反對設立私家車停車位

Advisory Clauses

- (a) note C for T's comments that all vehicles for the site must be stored within the site during the planning approval period.
- (b) note DLO/YL, LandsD's comments that the Site comprises Government Land (GL) and 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. The Site is accessible from Kam Tin Road via GL. The STW and STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The owner(s) of the lot without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. 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 the LandsD;
- (c) note CHE/NTW, HyD's comments his department does not and will not maintain any access connecting the Site and Kam Tin Road. The proposed access arrangement of the application site from Kam Tin Road should be commented and approved by TD. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note D of FS's comments that the applicant should be advised that the installation/ maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. To address the approved condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS251) to his department for approval. The applicant is advised to adhere to the 'Good Practice Guidelines for Open Storage Sites' in **Appendix V** of the RNTPC paper. 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
- (e) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the BO and should not be designated for any use under 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation 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 Building (Planning) Regulation at the building plan submission stage.