

2022年 4月 1 9日

此文件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。

Appendix I of RNTPC
Paper No. A/YL-KTN/831

This document is received on 19 APR 2022
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/MC-KIN/831
	Date Received 收到日期	19 MAR 2022

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

1. Name of Applicant 申請人姓名/名稱

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

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 540 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories 新界元朗錦田北丈量約份第109約地段第540號(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 1,787 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 225.5 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	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (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. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
18/01/2022 (DD/MM/YYYY)[&]
於 18/01/2022 (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 18/01/2022 (DD/MM/YYYY)[&]
於 18/01/2022 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

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

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

(ii) For Type (ii) application 供第(ii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)											

(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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ 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 Eating Place for a Period of 5 Years
擬議臨時食肆 (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	225.5	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.13		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	13.0	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	NA 不適用	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3.5	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分☒ eating place 食肆195 sq. m 平方米 ☒ About 約☐ hotel 酒店..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

政府、機構或社區設施

☒ 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)

Refer to Proposed Layout Plan.

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
E	1	Eating Place
M	1	Electric Meter Room
S	1	Storage

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

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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)

NA 不適用

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Tai Road 江大路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 <u>6</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u> </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u> </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u> </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 <u> </u></p> <p>Coach Spaces 旅遊巴車位 <u> </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u> </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><input type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響			
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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。			
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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>		
	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) NA 不適用		

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。

Refer to Justification Document. 請參考申請理由

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

19/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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^②

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

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 540 (Part) in D.D. 109, Kam Tin North, Yuen Long, New Territories 新界元朗錦田北丈量約份第109約地段第540號(部份)		
Site area 地盤面積	1,787 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 Eating Place for a Period of 5 Years 擬議臨時食肆 (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	NA 不適用 <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
	Non-domestic 非住用	225.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	3	
	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	3.5	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)
		1	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)
	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	13.0 % <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) _____	6 PC: 6
	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) _____	1 LGV: 1

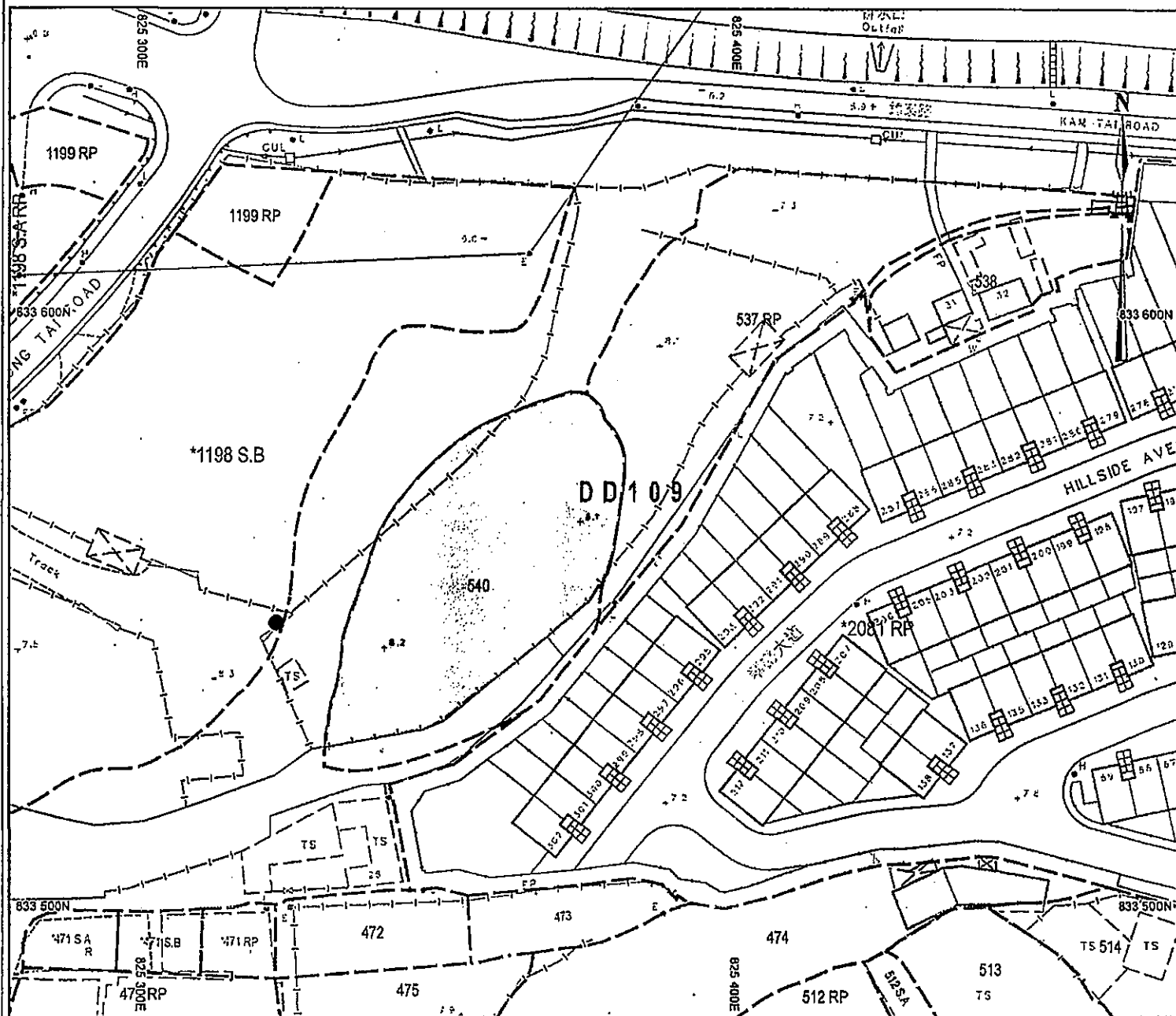
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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 位置圖, Existing Vehicular Access 現有車輛通道圖		
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。



Legend:



Application Site 申請範圍



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

Appendix 1

Location: DD 109 Lot 540 (Part)
App. No.:

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

Date: 18 January 2022

Location
位置圖

擬議臨時食肆 (為期5年)

Proposed Temporary Eating Place
for a Period of 5 Years

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Proposed Structures Detail:

Eating Place (Only 1-storey)

Dimension: 15m x 13m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 195m² (About)

Unit(s): 1

Electric Meter Room (Only 1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Unit(s): 1

Storage (Only 1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Unit(s): 1

Parking Space for Staffs and Visitors

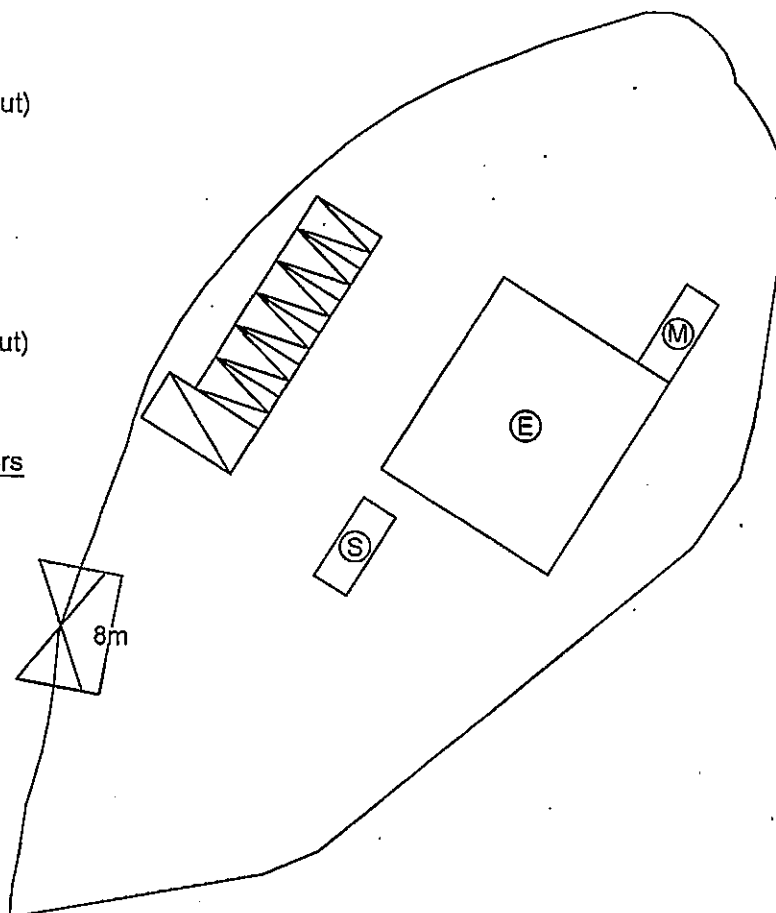
Dimension: 5m x 2.5m

Unit(s): 6

LGV U/UL Area

Dimension: 7m x 3.5m

Unit(s): 1



Legend:

↔ Ingress/egress (Width: About 8m)

▨ Proposed Structures

▨ Private Car Parking Space

▨ LGV U/UL Space

ⓔ Eating Place

Ⓜ Electric Meter Room

Ⓢ Storage

Total Area: 1,787 m² (About)

Covered Area: 225.5 m² (About)

Uncovered Area: 1561.5 m² (About)

Non-Domestic GFA: 225.5 m² (About)

Nos. of Proposed Structures: 3

Appendix 2

Location: DD 109 Lot 540 RP (Part)
App. No.: A/YL-KTN/

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

Date: 14 January 2022

Proposed Layout Plan

擬議布局平面圖

擬議臨時食肆 (為期5年)

Proposed Temporary Eating Place
for a Period of 5 Years

SCALE

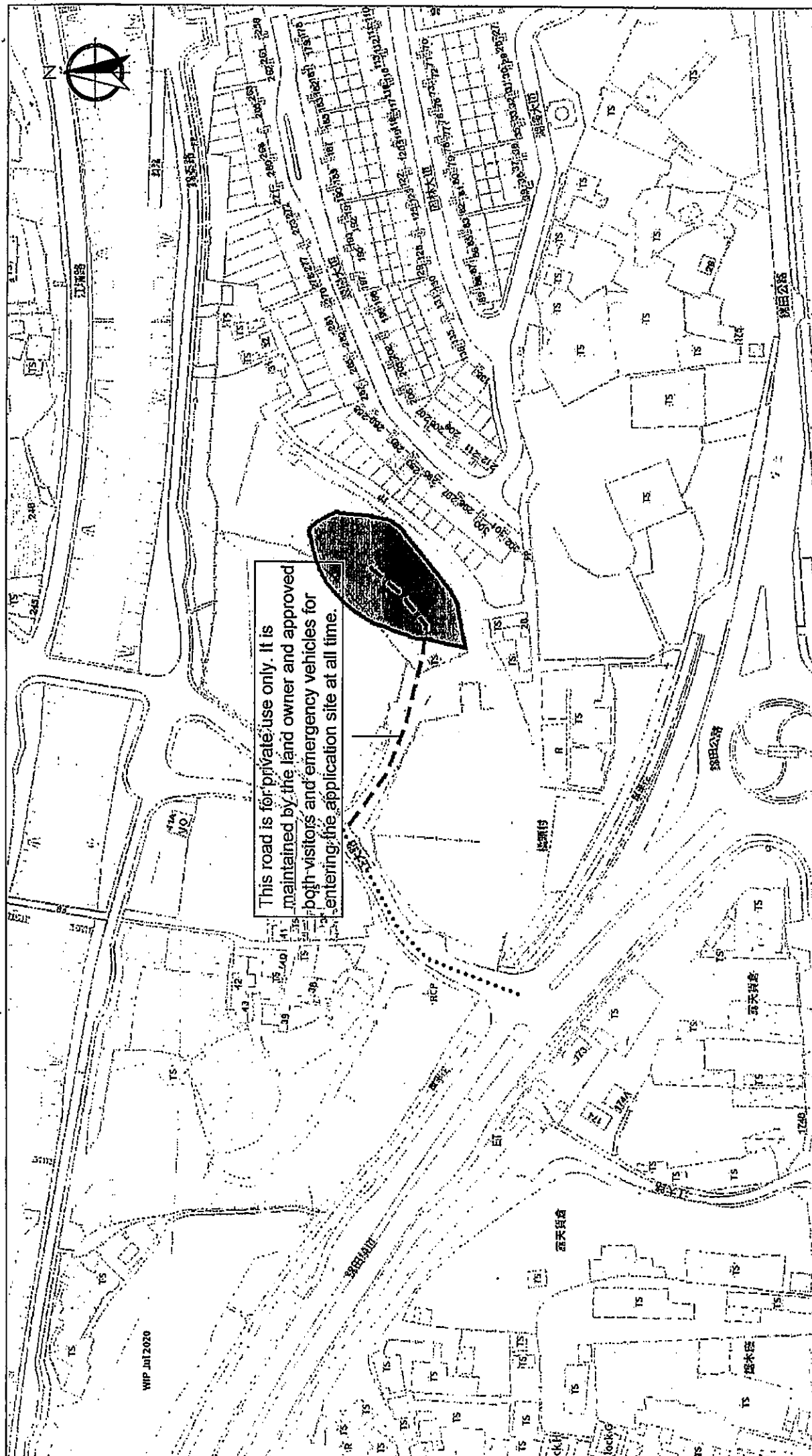
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For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 14th January 2022

Appendix 3 Existing Vehicular Access	Location: D.D. 109 Lot 540 (Part) OZP: SYL-KTN/9 District: Kam Tin North Zoning: Village Type Development Zone	Project: Proposed Temporary Eating Place For a Period of 5 Years	Width of Kong Tai Road: 6m (About) Map Legend: ●●●●● Road Path (Public) ——— Road Path (Private) ——— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 17/01/2022
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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 540 號(部分) 作為期五年的臨時食肆之用途

- 申請地點的面積約為 1,787 平方米，全部坐落在私人地段，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。食肆於「鄉村式發展」地帶均是經常許可的發展。
- 擬議申請的食肆屬於「鄉村式發展」地帶中的「第二欄用途」。在同一個「鄉村式發展」地帶，城市規劃委員會曾批准相類似的食肆申請。申請包括：A/YL-KTN/641 (2019 年 2 月 22 日獲批)及在同一申請地點，貴會曾批准食肆，申請編號為 A/YL-KTN/671 (2019 年 9 月 6 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。
- 此申請可以方便附近村民及錦田公路附近一帶的市民，提供多一個飲食選擇。再者，此申請能夠分擔錦田市中心的塞車情況，為市民進行分流，分擔錦田公路旁用膳的車流。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午十時。
- 現場不會安裝任何擴音器及揚聲器。
- 申請用途、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。
- 本申請與 A/YL-KTN/671 的申請內容相同，未有作出更改，重新申請的原因是未能在限期內取得元朗地政處批出短期租約及完成相關工程，本人希望能重新申請，繼續與有關處方商討。
- 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 540 號(部分) 作為期五年的臨時食肆的用途。

運輸署及城市規劃委員會：

有關運輸署對 A/YL-KTN/831 的意見

收悉 貴署對 A/YL-KTN/831 申請的意見，本人現書面回覆：

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
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-2
08:00-09:00	3-7
09:00-10:00	3-7
10:00-11:00	3-7
11:00-12:00	3-6
12:00-13:00	3-6
13:00-14:00	3-6
14:00-15:00	3-6
15:00-16:00	3-6
16:00-17:00	3-6
17:00-18:00	3-6
18:00-19:00	3-6
19:00-20:00	3-6
20:00-21:00	3-6
21:00-22:00	3-6
22:00-23:00	0-2
23:00-00:00	0

*此估算已包括私家車及客貨車上落貨的流量

以下為最近江大路的車流量^：

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	2-5 輛
06:00-07:00	10-15 輛
07:00-08:00	20-25 輛

08:00-09:00	20-25 輛
09:00-10:00	30-35 輛
10:00-11:00	30-35 輛
11:00-12:00	30-35 輛
12:00-13:00	30-35 輛
13:00-14:00	45-50 輛
14:00-15:00	50-55 輛
15:00-16:00	50-55 輛
16:00-17:00	70-75 輛
17:00-18:00	75-80 輛
18:00-19:00	75-80 輛
19:00-20:00	60-65 輛
20:00-21:00	35-40 輛
21:00-22:00	35-40 輛
22:00-23:00	20-25 輛
23:00-00:00	15-20 輛

^此數字在 2022 年 1 月 24 日統計。

本申請會建議計劃進入本申請地點的人士使用錦田繞道, 之後轉到江大路駛往申請地點。錦田繞道是一段四線雙程行車的道路, 而進入申請地點的江大路全段是雙線雙程 (請參考本附加文件的圖一及二), 以上所提及的道路非常寬敞及未出現過多車的情況, 所以建議車主使用以上路段進入。由江大路進入申請地點之間的道路也足夠讓私家車及客貨車並排, 最窄闊度為大約 6 米 (請參考本附加文件的圖三)。私家車及客貨車能夠在以上所提及的道路有足夠空位及道路進行調動等動作。

由申請地點轉到江大路有足夠的視線讓使用者安全地進入江大路, 請參考本附加文件的圖四及五。

在申請地點內亦有足夠的空間讓車輛進行調動等動作, 有超過直徑 20 米的空間會預留作上述用途, 請參考 Appendix 2。

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。

為了參與人士會駕車到本申請地段及方便上落食物材料及其他物品，申請一個客貨車上落貨位置。此申請也包括 2 個員工及 4 個外來人士的停車位，共 6 個停車位，望 貴署諒解。

停車位方面，本人會先建議使用本場地的人士響應環保，乘搭交通工具。但當使用者提出停車位的需求時，本人計劃只接受有以電話或其他可行方法提早預定停車位的人士以駕車方式前往本申請範圍，進入本申請地點的人士亦需要透過電話或其他可行方法提早通知員工，場內亦會安排等候位置，等候位置只會在場內有停車位而未能即時將車輛停在停車位才會使用。由於申請地點範圍不大，計劃容納人數不多，其他使用人需使用其他方法前往本申請地點，以此方式控制使用人次及車流量。本人亦會以不阻後方車輛及公用道路為前提，保持路面暢通。此外，在公用道路的當眼處亦會掛上「不准等候」等字眼提醒使用者不能等候。如發現有關情況，本人會預留人手去勸喻相關人士駛離，遵守不會在公用道路上讓車輛等候進入本申請地點。

本申請地點距離公共交通工具的車站約 80 米，公共交通工具為綠色專線小巴 602 號，位置請參考 Appendix 7。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧偉業

二零二二年六月七日

圖一：從江大路進入申請地點的道路



圖二：從江大路進入申請地點的道路



圖三：出入申請地點



圖四：(從申請地點的道路望向江大路的左面)



圖五：(從申請地點的道路望向江大路的右面)



Proposed Structures Detail:

Eating Place (Only 1-storey)

Dimension: 15m x 13m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 195m² (About)

Unit(s): 1

Electric Meter Room (Only 1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Unit(s): 1

Storage (Only 1-storey)

Dimension: 6.1m x 2.5m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Unit(s): 1

Parking Space for Staffs and Visitors

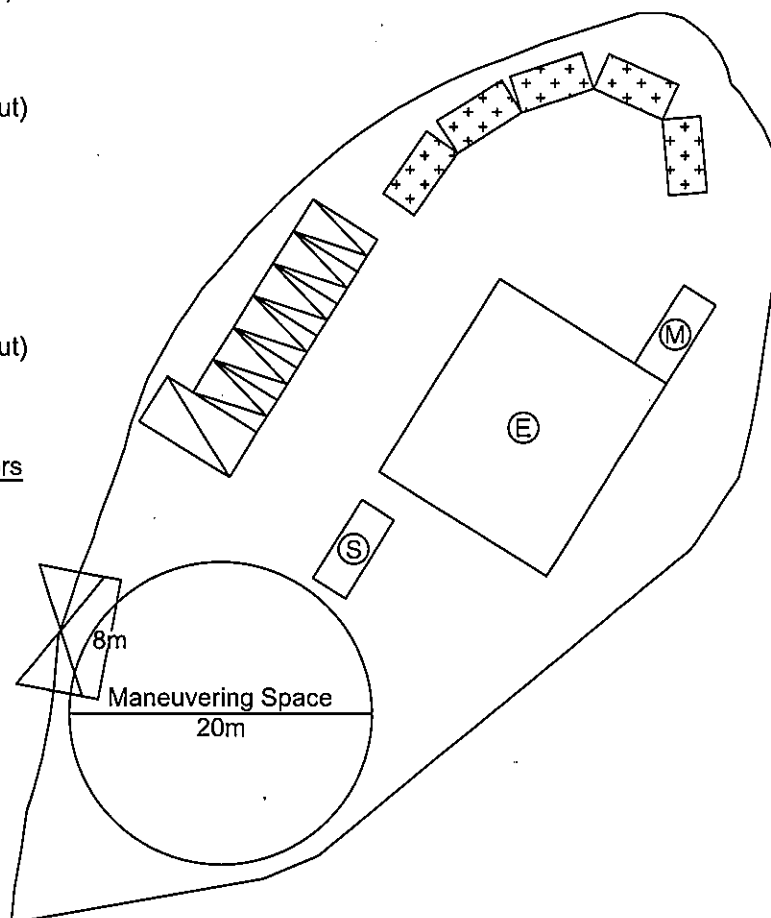
Dimension: 5m x 2.5m

Unit(s): 6

LGV U/UL Area

Dimension: 7m x 3.5m

Unit(s): 1



Legend:

⋈ Ingress/egress (Width: About 8m)

□ Proposed Structures

▨ Private Car Parking Space

▨ LGV U/UL Space

▨ Waiting Space

(E) Eating Place

(M) Electric Meter Room

(S) Storage

Total Area: 1,787 m² (About)

Covered Area: 225.5 m² (About)

Uncovered Area: 1561.5 m² (About)

Non-Domestic GFA: 225.5 m² (About)

Nos. of Proposed Structures: 3

Appendix 2

Location: DD 109 Lot 540 RP (Part)
App. No.: A/YL-KTN/831

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

Date: 29 May 2022

Proposed Layout Plan

擬議布局平面圖

擬議臨時食肆 (為期5年)

Proposed Temporary Eating Place
for a Period of 5 Years

SCALE

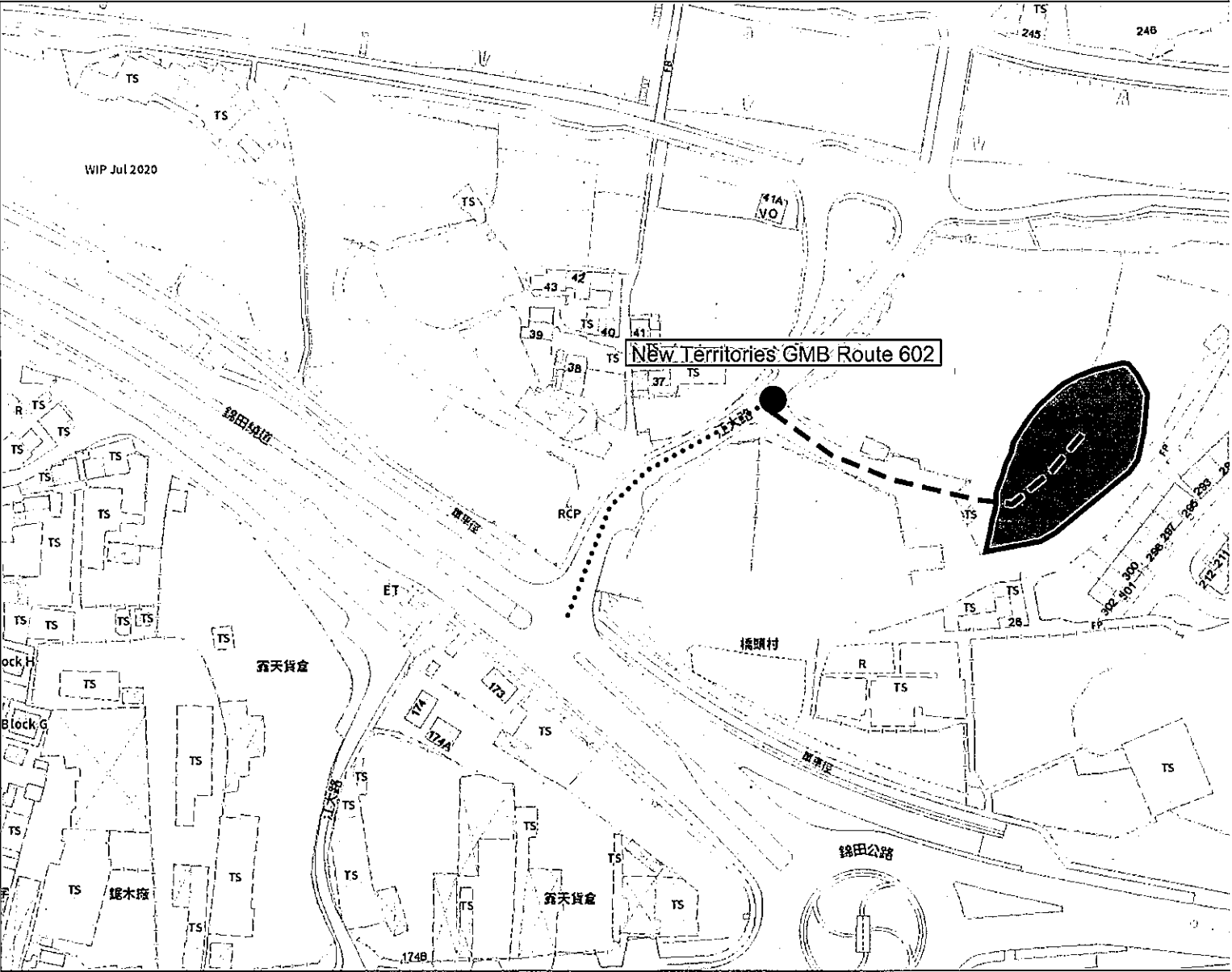
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For Identification Only

Drawing No.:

2-01



<p>Appendix 7</p> <p>Public Transport Services</p>	<p>Location: D.D. 109 Lot 540 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Village Type Development Zone</p>	<p>Project:</p> <p>Proposed Temporary Eating Place</p> <p>For a Period of 5 Years</p>
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渠務署及城市規劃委員會：

有關渠務署對 A/YL-KTN/831 的意見

收悉 貴署對 A/YL-KTN/831 申請的意見，本人現書面回覆：

本人知悉在申請範圍外有一條溪流，現場所有工程會在距離溪流 3 米外進行，確保附近溪流免被本申請所進行的發展及工程污染。

本人亦會根據環境保護署提供的 ProPECC PN 5/93 指引建造的隔油池，有關隔油池會定期檢查及維修，保持隔油池運作正常。此外，有關隔油池也會參考「油脂廢物-問題及解決的方法」定期清理，保持廚房清潔及確保周邊的水源不被此申請用途污染，並會留意水污染管制條例所定立的條例，如有需要便會根據有關條例申請污水排放的牌照，以便向食物環境衛生署申請食肆牌照。

在選購，建立及安裝有關設備前，本人會徵詢專業人士之意見及設計可行的通風系統及降低環境影響，確保有關設備安裝及運作正常。有關外部設備，如設計許可，將會安裝在食肆北面的牆外。本人亦不會在完成安裝所有所需的設備前開業，避免影響附近居民及污染環境。

本人會沿用在 A/YL-KTN/671 中，在 2020 年 10 月 8 日向 貴署建議的渠務建議書，而有關建議書已獲 貴署接受並已履行提交排水建議的附加條件，而建議書中亦指出申請地點內所興建的渠道及其他工程會在至少距離溪流的頂部 3 米。上述的擬議渠道計劃，請參考 Appendix 5。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧偉業

二零二二年六月七日

城市規劃委員會:

有關城市規劃委員會對 A/YL-KTN/831 的意見

本人會沿用在 A/YL-KTN/671 所提供的擬議渠道計劃及擬議消防設備安裝計劃，兩個計劃書已分別獲得渠務署及消防處接受並已經履行相關附帶條件。計劃書會在本文件尾端附上。

在之前一個申請(申請編號:A/YL-KTN/671)本人未能完成 3 項附加條件，本人對未能及時完成附加條件致歉。之前一個申請被撤銷前，本人仍未落實興建食肆的物料，在這次申請成功後，本人會繼續與地政處及食物環境衛生署討論食肆的物料。落實方面，本人希望能減少施工時間及降低對周遭環境的影響，在設計接受後才統一落成全部條件。本人再次為此致歉。望 貴委員會諒解。

所有食肆所用的設備，包括餐桌及座椅都只會放在食肆室內範圍。申請地點中的食肆預計最高容納人數為 70 個。

希望此附加文件能釋除 貴署的隱憂。

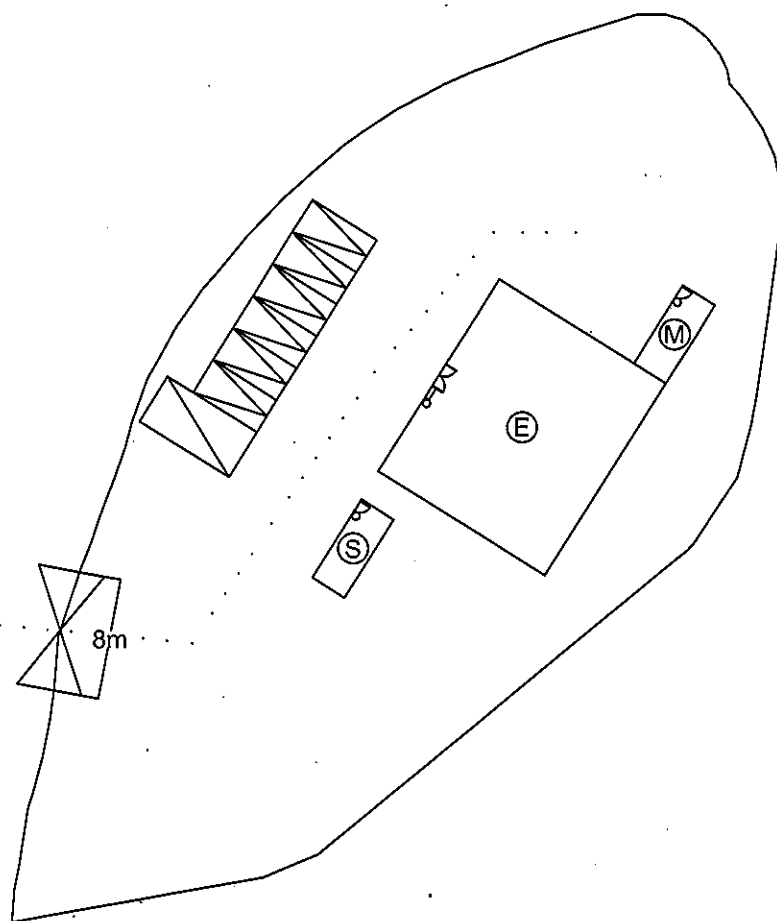
申請人
鄧偉業

二零二二年六月七日

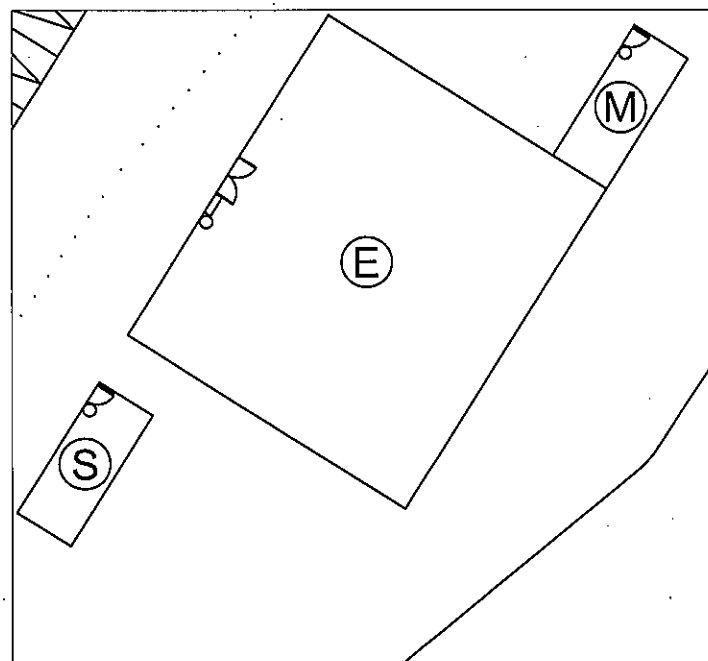
Proposed Structures Details



	Structures	Dimension (About)	Height (Not Exceeding)	Storey	Gross Floor Area (GFA)
1	Eating Place	15m x 13m	3.5m	1	About 195m ²
2	Storage	6.1m x 2.5m	3.5m	1	About 15.25m ²
3	Electric Meter Room	6.1m x 2.5m	3.5m	1	About 15.25m ²



Scale: 1:300



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 6.1 and 6.2

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 5 kg Portable Dry Powder Type Fire Extinguisher (3 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021) (1 in Total)
- Emergency Vehicular Access
- ▨ Private Car Parking Space
- ▨ LGV U/UL Space
- ⓔ Eating Place
- Ⓢ Storage
- Ⓜ Electric Meter Room

Appendix 6

Location: DD 109 Lot 540 (Part)
App. No.: A/YL-KTN/831

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

Date: 6 June 2022

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃

擬議臨時食肆 (為期5年)

Proposed Temporary Eating Place
for a Period of 5 Years

SCALE

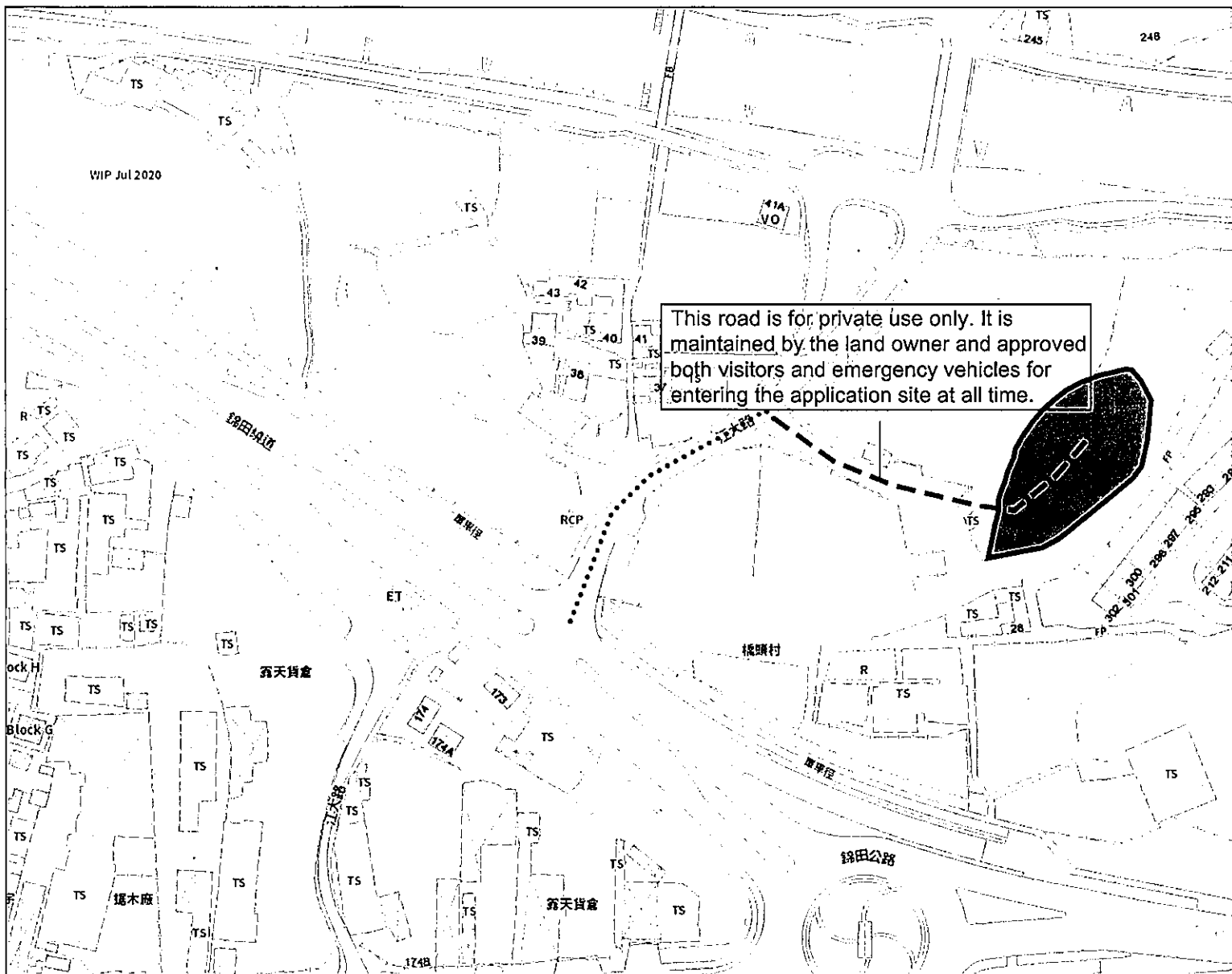
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For Identification Only

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Appendix 6.1

Emergency Vehicular Access

Location: D.D. 109 Lot 540 (Part)
OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Village Type Development Zone

Project:
Proposed Temporary Eating Place
For a Period of 5 Years

V
A

Appendix 6.2

圖一：從江大路進入申請地點的道路



圖二：從江大路進入申請地點的道路



圖三：出入申請地點



**Relevant Extract of Town Planning Board Guidelines for Application for Eating Place
within “Village Type Development” Zone in Rural Areas
under Section 16 of the Town Planning Ordinance (TPB PG-No.15A)**

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.
2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with

configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Previous s.16 Applications covering the Application Site on the Kam Tin North OZP

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/671	Proposed Temporary Eating Place for a Period of 3 Years	6.9.2019 [revoked on 6.12.2021]

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejected Reasons
A/YL-KTN/200	Temporary Open Storage of Construction Machineries for a Period of 3 Years	26.11.2004 (on review)	(1), (2)

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 is insufficient information in the submission to demonstrate that the development would not cause adverse drainage, traffic and environmental impacts on the surrounding areas.

Similar s.16 Application in the vicinity within the same “V” Zone

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/641	Proposed Temporary Eating Place (Staff Canteen) for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- having reviewed the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Drainage

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

- having reviewed the FI submitted (**Appendix Ia**), he has no objection in-principle to the application from public drainage point of view; and
- should the application be approved, the approval condition on implementation and maintenance the accepted drainage proposal for the development to the satisfaction to his department.

4. Fire Safety

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

- having reviewed the FI submitted (**Appendix Ia**), he has no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- there was a substantiated environmental complaint on waste aspect received concerning

the Site in the past three years; and

- he has no objection to the application.

6. Building Matters

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

- no objection to the application.

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application.

8. District Officer's Comments

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

- his office has not received any locals' comment on the application and he has no comment on the application.

9. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Agriculture, Fisheries and Conservation (DAFC); the Commissioner of Police (C of P); and the Director of Electrical and Mechanical Services (DEMS) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - within the Lot 540 in D.D. 1110 is for temporary eating place use; and currently covered by Short Term Waiver (STW) No. 5345; and
 - should the application be approved, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the applied 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 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by 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. 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department does not and will not maintain any access connecting the Site and Kam Tin Bypass; and
 - adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
 - to avoid the use of public announcement system or any form of audio amplification system on the site as proposed by the applicant;
 - to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic

tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and

- to control the oily fume and cooking odour emissions from the restaurant, the applicant should follow "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD; and to meet the statutory requirements under relevant pollution control ordinances;

(e) to note the comments of the Director of Fire Services (FSD) that:

- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
- if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated

by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator 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) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 1999(3) of the B(P)R at building plan submission stage;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

220430-123251-83562

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

30/04/2022 12:32:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Siu Kei

意見詳情

Details of the Comment :

反對，對附近居民易造成滋擾

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

參考編號

Reference Number:

220501-205106-60089

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

01/05/2022 20:51:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheng so kuen cassia

意見詳情

Details of the Comment :

食肆太近民居 星期六日 會造成噪音 及蛇蟲鼠蟻等民生問題

3

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

參考編號

Reference Number:

220502-111711-24110

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

02/05/2022 11:17:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sammy Chow

意見詳情

Details of the Comment :

The reasons of my objection to the proposed eating place are that will create hygiene (flies, cockroaches & rats), odour (soot & greasy smell), noise problems which will severely damage the environment in the neighbourhood.

In addition, large crowd assembled will increase the chance of high crime rate.

Please abandon your proposal.

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220502-211445-57801

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

02/05/2022 21:14:45

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Tina Au-Yeung

意見詳情**Details of the Comment :**

We don't agree to have a temporary eating place on Lot 540 in D.D. 109, Kam Tin North for a period of 5 years. There are quite a number of different restaurants in the neighborhood already. Traffic on Kam Tin Road has been increasingly busy and at times jammed. This especially severe during mornings and evenings. Adding this temporary eating place will intensify the traffic flow on Kam Tin Road and also may lead to hygiene and noise problems. Thus, we strongly against the proposal.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220503-113558-44101

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

03/05/2022 11:35:58

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kwan Wai Hung

意見詳情**Details of the Comment :**

現在用於停車場和建築物用途，早上7：00已經好嘈吵，如果做埋臨時食肆，更加不得了，除了嘈吵外，還做成環境污染問題，包括鼠患、蚊蟲滋生、蟑螂四處奔跑外，油煙四起和氣味隨風飄揚、人聲、車聲巨大聲浪不絕，到時真是天怒人怨、雞犬不寧，所以、本人堅決反對此地段作為臨時食肆的用途，特此聲名，煩請垂注！

個人意見：此地段祇適宜作低密度住宅用途。

6

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

參考編號

Reference Number:

220503-164534-06600

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

03/05/2022 16:45:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. A. LAU

意見詳情

Details of the Comment :

1. Connecting roads to this location are too narrow.
2. Light, noise & smell distribute to Living area.
3. no such need for eating place for this area.
4. Existing space is sandy, traffic create hygiene problem
5. A temporary set up will not have a proper arrangement to enhance the exist environment, but t
o damage them.

7

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

參考編號

Reference Number:

220503-193435-12803

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

03/05/2022 19:34:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Karen Ng

意見詳情

Details of the Comment :

I do not support the Temporary Eating Place proposal. Eating place will definitely lead to hygiene problems. Gathering of customers and cars will also create noises which will cause disturbance to surrounding residents.

8

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220504-184325-58400

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

04/05/2022 18:43:25

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Miss Wong

意見詳情**Details of the Comment:****強烈反對，不贊成，太近民居，貪心衛生環境惡化，更加鼠患，更多甲由**

9

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

參考編號

220504-200425-55955

Reference Number:

提交限期

17/05/2022

Deadline for submission:

提交日期及時間

04/05/2022 20:04:25

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/831

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Ng Wai Fu

Name of person making this comment:

意見詳情

Details of the Comment :

Objection due to close proximity to large residential area. Catering service are met with bygiene problems. Rats cockroaches. Flies would be problem. Noise and car traffic would cause nuisanc e to residential area so closd by. Thanks for the consideration of hundreds of peoples living clos e by. Thanks

10

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220504-185848-77906

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

04/05/2022 18:58:48

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Miss Wong

意見詳情**Details of the Comment :****強烈反對，不贊成，太近民居，衛生環境變差，擔心鼠患惡化，更多甲由**

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

參考編號

Reference Number:

220505-225139-23257

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

05/05/2022 22:51:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenny Chung

意見詳情

Details of the Comment :

不建議興建食肆，會影響附近民居環境衛生，滋生蚊蟲，老鼠漸增。
油煙亦會增多，影響空氣質素

12

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

參考編號

Reference Number:

220510-145105-22807

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

10/05/2022 14:51:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「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，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

13

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220506-145619-21147

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

06/05/2022 14:56:19

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kent Lo

意見詳情**Details of the Comment :****不同意增建臨時食肆，因會為附近民居產生衛生及噪音問題，影響居民生活。**

14

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

參考編號

Reference Number:

220507-105003-31325

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

07/05/2022 10:50:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 馮先生

意見詳情

Details of the Comment:

本人反對是項建議，原因如下：

1. 食肆太接近民居，衍生衛生及噪音問題，食肆營業期間也對附近空氣質素有負面影響
2. 錦田市已經有大大小小的食肆，居民通常到錦田市或Yoho Town 進餐，加上現時已有Food Panda覆蓋附近區域，實在沒有必要為附近居民增設食肆
3. 食肆會衍生人流問題，多人流進出就會對附近治安產生不良影響
4. 該範圍沒有公共交通工具可到達，因為前往必須依賴私家車，可預見車流一定增加，由於附近的道路大多數為單程或單線雙程的道路，如食肆運作一定導致嚴重塞車；另外如以後假日多區外人前往該區，對路面不熟悉，或導致嚴重交通事故

總括而言，本人反對在該範圍增建臨時食肆，謝謝

15

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

參考編號

Reference Number:

220514-153501-22382

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

14/05/2022 15:35:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. cheng eva

意見詳情

Details of the Comment :

反對增設臨時食肆於以上地址，影響居民生活，絕對會產生衛生問題及噪音問題，影響居民生活，絕對反對！

16

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220514-225759-33012

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

14/05/2022 22:57:59

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/831

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lau

意見詳情**Details of the Comment :**

We are residents of the nearby estate and we strongly oppose the proposed planning application due to the following reasons:

1. Noise generated from patrons of the proposed restaurant will disrupt our way of life as it's currently a very quiet neighborhood. There's no effective way of controlling crowd noises. The restaurant opening from 8:00am until 10:00pm 7 days a week. It will definitely make our quality of life deteriorated due to the noise generated from the restaurant activities (ie. Food preparation, truck deliveries, dish washing, music, patrons/staff activities, noise and air pollution caused by vehicles from car parking, air pollution as the smell and exhaust fumes generated from cooking).
2. Waste and foul water generated from food preparation, consumed meals, glass bottles are sources of foul smells as well as attracting unwanted pests to the surrounding area and neighborhood. This will seriously affect the surrounding hygiene.
3. Light pollution at night time. The surrounding area including residents in our estate can be affected if the proposed restaurant erect LED signage, flood lights or other lighting devices for illumination purposes, the luminosity will enter into our living space and directly disrupt our existing environment and our quality of living.

In summary, we fully reject the proposed application due to the above reasons as it is an extremely poor idea to place a restaurant so close to the low density residential area. A better planning shall be done and it should be placed near the existing area where well established eateries were in placed (ie. Kam Tin Town).

17

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

參考編號

Reference Number:

220515-195835-29547

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

15/05/2022 19:58:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/831

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kwan

意見詳情

Details of the Comment :

那裡建立食肆會造成噪音或衛生問題。附近住宅在一般情況下昆蟲已經比較多，如再建餐廳恐有衛生隱憂。謝謝考慮。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/831 DD 109 Kam Tin North

15/05/2022 03:29

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/831

Lot 540 in D.D.109, Kam Tin North

Site area : 1,787m²

Zoning : "VTD"

Applied Use : Eating Place / 7 Vehicle Parking / **5 Years**

Dear TPB Members,

Application 667 was withdrawn and replaced with 671 for a smaller site and that was approved Sept 2019.

However conditions were never fulfilled but the mo man tai, lodge another application, this time for 5 years, and its business as usual.

Members did not question the applicant's credibility in 2019 and there was no mention of the unapproved brownfield use of the site, Members have a duty to inquire into the matter this time and to request images of the current use of the site.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 2 July 2019 2:41 AM CST

Subject: A/YL-KTN/667 DD 109 Kam Tin North

A/YL-KTN/667

Lot 540 in D.D.109, Kam Tin North

Site area : 2,098m²

Zoning : "VTD"

Applied Use : Eating Place / 6 Vehicle Parking

Dear TPB Members,

While an application for Open Storage was rejected in 2001, it is obvious that the site has been used for this purpose and the parking of large vehicles. The application is therefore to legitimize an existing unapproved use.

Open Storage, parking of large vehicles and the operation of a large restaurant are all land uses that are compatible neither with the zoning or with the location that this close to a large residential compound 'Seasons Monarch'.

The application should be rejected and members should ask relevant government departments to look into the existing unapproved brownfield use of VTD zoning.

Mary Mulvihill

