

2022年 4月 19日
此文件在收到城市規劃委員會
只會收到所有必要的資料及文件後才正式確認收到
申請日期。

Form No. S16-III
表格第 S16-III 號

The document is received on 19 APR 2022
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the 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

2200680

16/3

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-KTN/832
	Date Received 收到日期	19 APR 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Sun Fung Garden Limited 新豐花園有限公司

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

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

Land Supreme Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots Nos. 3393 S.A (Portion), 3393 RP (Portion), 3394 (Portion), 3396, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3436, 3437, 3438 and 3439 in D.D. 104, Long Ha, Kam Tin North, Yuen Long, New Territories.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 7,097.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,055.8 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)	N/A 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
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area"
(f) Current use(s) 現時用途	N/A (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
2/3/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/3/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

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	
(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 Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials (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 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 6,041.98 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,055.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 6
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	..... 1,055.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,055.8 .....sq.m <input checked="" 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) Please see attached Appendix 1	
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	..... 5
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 from 8:00 a.m. to 6:00 p.m., from Monday to Sunday, including public holidays			
(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	<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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(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. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<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	<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 checked="" 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"/>	
(iii) 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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>.....</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
 位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> 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: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</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，請另頁說明。

Please see attached Appendix 1 and the following Plans of the Application Site:

1. Plan 1 - Location Plan

2. Plan 2 - Lot Index Plan

3. Plan 3 - Outline Zoning Plan

4. Plan 4 - Site Layout Plan

5. Plan 5 - Section Plan

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

Signature

簽署

Kong Chee Cheung

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

KONG CHEE CHEUNG BSc(Econ)(Hons) LLB(Hons)

Director

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

Others 其他

on behalf of

代表

Land Supreme Surveyors Limited

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

Date 日期

2/3/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

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

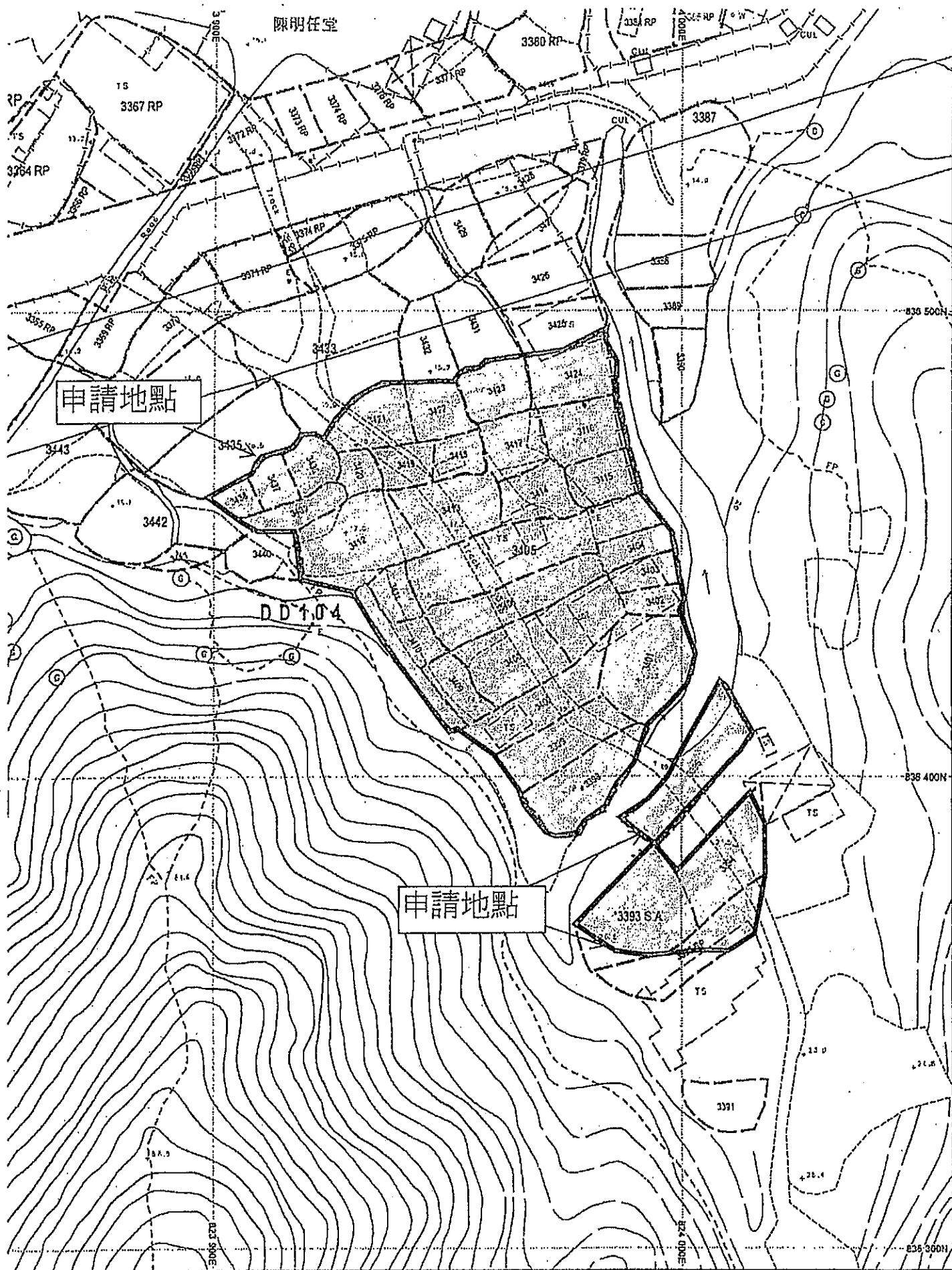
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots Nos. 3393 S.A (Portion), 3393 RP (Portion), 3394 (Portion), 3396, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3436, 3437, 3438 and 3439 in D.D. 104, Long Ha, Kam Tin North, Yuen Long, New Territories
Site area 地盤面積	7,097.78 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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
Zoning 地帶	"Comprehensive Development Area"
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 <u>3</u> <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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,055.8	0.1488
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<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	<input checked="" type="checkbox"/> (Not more than 不多於) 4.5 m 米	
		<input checked="" type="checkbox"/> (Not more than 不多於) One Storeys(s) 層	
(iv) Site coverage 上蓋面積	14.88 % <input checked="" 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 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)		5 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)		1 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 checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



此致: 新田鄉鄉事委員會

S.16 規劃許可申請的通知

新界元朗錦田北郎廈丈量約份第 104 約

地段第 3393 S.A 號 (部份), 第 3393 號餘段 (部份), 第 3394 號 (部份), 第 3396 號, 第 3398 號, 第 3399 號, 第 3400 號, 第 3401 號, 第 3402 號, 第 3403 號, 第 3404 號, 第 3405 號, 第 3406 號, 第 3407 號, 第 3408 號, 第 3409 號, 第 3410 號, 第 3411 號, 第 3412 號, 第 3413 號, 第 3414 號, 第 3415 號, 第 3416 號, 第 3417 號, 第 3418 號, 第 3419 號, 第 3420 號, 第 3421 號, 第 3422 號, 第 3423 號, 第 3424 號, 第 3436 號, 第 3437 號, 第 3438 號及第 3439 號

現特通知上述土地的現行土地擁有人, 我們公司計劃根據城市規劃條例第 16 條, 申請規劃許可, 於你們所擁有的位於新界元朗錦田北新田鄉第 104 約上述地點(附圖), 申請改變上述土地臨時用途, 建設為三年之商店及服務行業(園藝及綠化商店及服務)及附設儲存機械及物品, 如你並非前述申請地點的擁有人, 請代轉交這份通知給相關的土地擁有人。

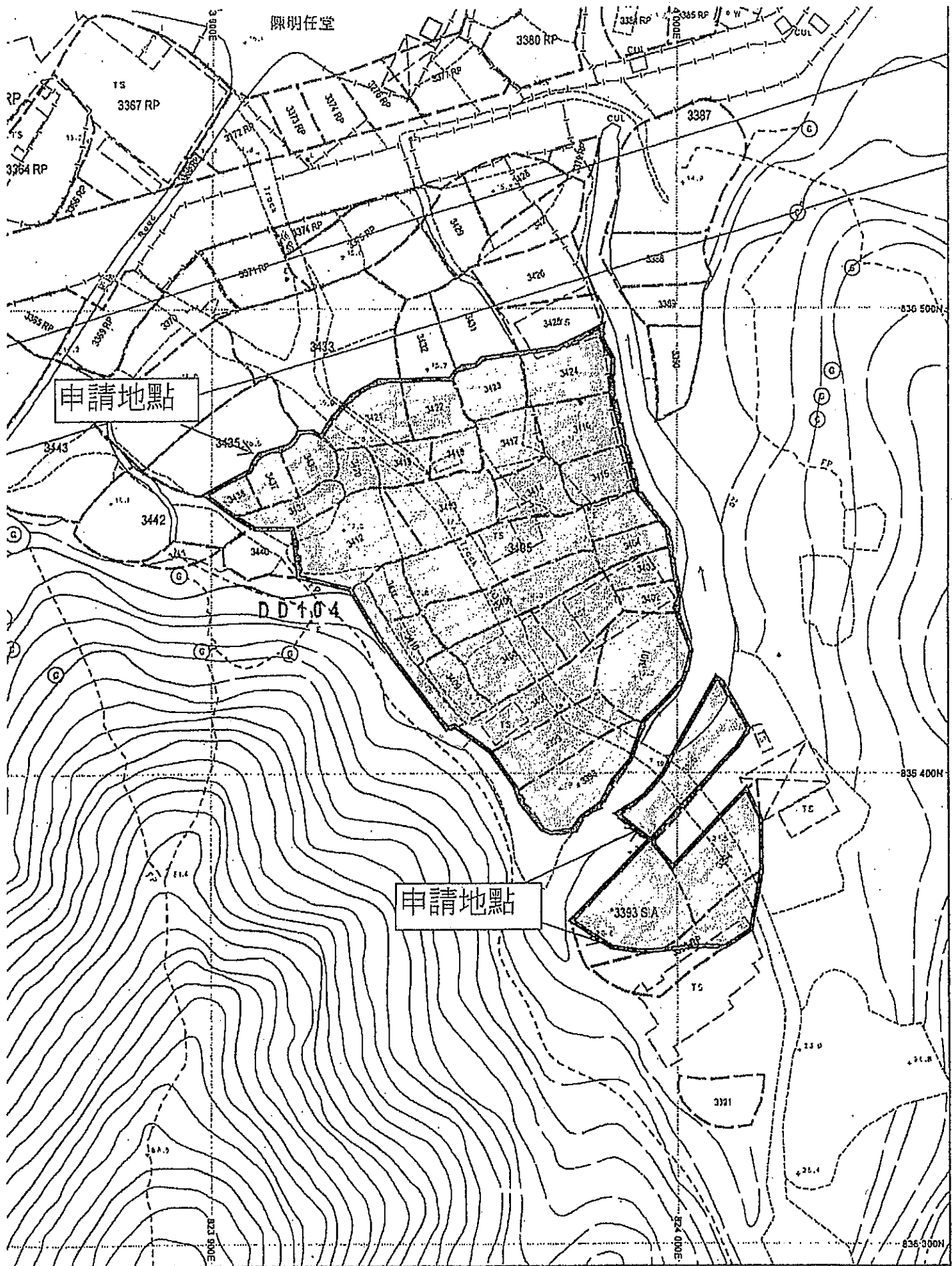
請將本通知張貼於新界元朗新田鄉鄉事委員會的告示板或你認為合適的當眼處, 以告知擁有人這項申請。

新豐花園有限公司

日期: 2022 年 3 月 2 日

For and on behalf of
SUN FUNG GARDEN LIMITED
新豐花園有限公司

.....
Authorized Signature(s)



Executive Summary

- Application Site : Lots Nos. 3393 S.A (Portion), 3393 RP (Portion), 3394 (Portion), 3396, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3436, 3437, 3438 and 3439 in D.D. 104, Kam Tin North, Yuen Long, New Territories
- Site Area : 7,097.78 m² (about)
- Plan : Approved Kam Tin North Outline Zoning Plan ("OZP") No. S/YL-KTN/9
- Current Zoning : "Comprehensive Development Area" – "CDA"
- Application : The applied use is Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for 3 years. The application includes the erection of 6 one-storey structures with a total floor area of approximately 1,055.8 m². The operating hours are from 8:00 a.m. to 6:00 p.m. from Monday to Sunday, including public holidays.

行政摘要

- 申請地點 : 新界錦田北丈量約份第 104 約地段第 3393 S.A 號 (部份), 第 3393 號餘段 (部份), 第 3394 號 (部份), 第 3396 號, 第 3398 號, 第 3399 號, 第 3400 號, 第 3401 號, 第 3402 號, 第 3403 號, 第 3404 號, 第 3405 號, 第 3406 號, 第 3407 號, 第 3408 號, 第 3409 號, 第 3410 號, 第 3411 號, 第 3412 號, 第 3413 號, 第 3414 號, 第 3415 號, 第 3416 號, 第 3417 號, 第 3418 號, 第 3419 號, 第 3420 號, 第 3421 號, 第 3422 號, 第 3423 號, 第 3424 號, 第 3436 號, 第 3437 號, 第 3438 號及第 3439 號
- 申請地點面積 : 7,097.78 平方米 (約)
- 有關法定圖則
的名稱及編號 : 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
- 涉及的土地用
途地帶 : "綜合發展區"
- 規劃申請 : 申請人申請地點用作臨時商店及服務行業(園藝及綠化商店及服務)及附設儲存機械及物品(為期三年), 申請地點提供六個一層高構築物, 總樓面面積約 1,055.8 平方米, 營業時間為星期一至日, 每日上午八時至晚上六時(包括公眾假期)。

**Justifications for Temporary Shop and Services
(Landscaping and Gardening Shop and Services) with
Ancillary Storage of Machinery and Materials for 3 years
Lots Nos. 3393 S.A (Portion), 3393 RP (Portion), 3394 (Portion), 3396,
3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408,
3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419,
3420, 3421, 3422, 3423, 3424, 3436, 3437, 3438 and 3439 in D.D. 104,
Long Ha, Kam Tin North, Yuen Long, New Territories**

1. **Location**

The Applications Site is situate on Lots Nos. 3393 S.A (Portion), 3393 RP (Portion), 3394 (Portion), 3396, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3436, 3437, 3438 and 3439 in D.D. 104, Long Ha, Kam Tin North, Yuen Long, New Territories.

2. **Applied Use**

The applied use is temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for 3 years.

3. **Site Area**

The total area of the Application Site is approximately 7,097.78 m² with the breakdown as follows:-

<u>No.1</u>	<u>Lot No. in D.D. 104</u>	<u>Area – m2 (about)</u>
1	3393 S.A (Portion)	355.53
2	3393 RP (Portion)	157.36
3	3394 (Portion)	292.81
4	3396	325.86
5	3398	317.51
6	3399	252.71
7	3400	269.63
8	3401	366.30
9	3402	76.56

10	3403	94.07
11	3404	96.06
12	3405	566.91
13	3406	315.08
14	3407	201.36
15	3408	287.58
16	3409	115.46
17	3410	190.28
18	3411	94.39
19	3412	386.24
20	3413	273.71
21	3414	167.43
22	3415	150.86
23	3416	212.29
24	3417	159.47
25	3418	95.61
26	3419	110.30
27	3420	74.73
28	3421	185.60
29	3422	147.52
30	3423	169.09
31	3424	231.96
32	3436	108.13
33	3437	86.15
34	3438	54.34
35	3439	108.89
Total		7,097.78

The Application Site consists of 3 parcels of private land of irregular shape and site areas.

4. **Town Planning Zoning**

The Application Site falls within an area zoned for “Comprehensive Development Area” - “CDA” on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9.

The CDA is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other

supporting facilities, if any. This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. In the current Application, the whole applied area falls within the "CDA" zone.

5. Development Parameters

(a) There will be 6 one-storey erections on site as follows:-

No	Erection No.	Proposed Use	Length - m (about)	Width - m (about)	Height - m (about)	Area - m ² (about)
1	1	Hydrophobic Plate and Drain Board	16.3	13.4	4.5	218.42
2	2	Grass Net and Hydrophobic Cloth	20.9	7.2	4.5	150.48
3	3	Ancillary Office and Storage	10.04	9.29	4.5	93.27
4	4	Porcelain and Flower Pots	19.0	14.3	4.5	271.7
5	5	Hose, Fertilizer and Grass Seed	6.4	10.2	4.5	65.28
6	6	Peat Moss, Perlite and Mixed Mud for Packaging and Processing	17.96	14.29	4.5	256.65
	Total					1,055.8

The erections are metallic in nature in simple form as the duration of use is just for 3 years. Please see the Site Layout Plan at Plan 4, and Plan 5 for the sections of these erections. The total gross floor area of these erections is 1,055.8 m² (about) wholly falling within the CDA zone or a site coverage of 14.88%. The total uncovered area is 6,041.98 m² (about) or 85.12 %.

(b) Operating Hours

The operating hours are from 8:00 a.m. to 6:00 p.m., from Monday to Sunday, including public holidays.

(c) Planning Gain

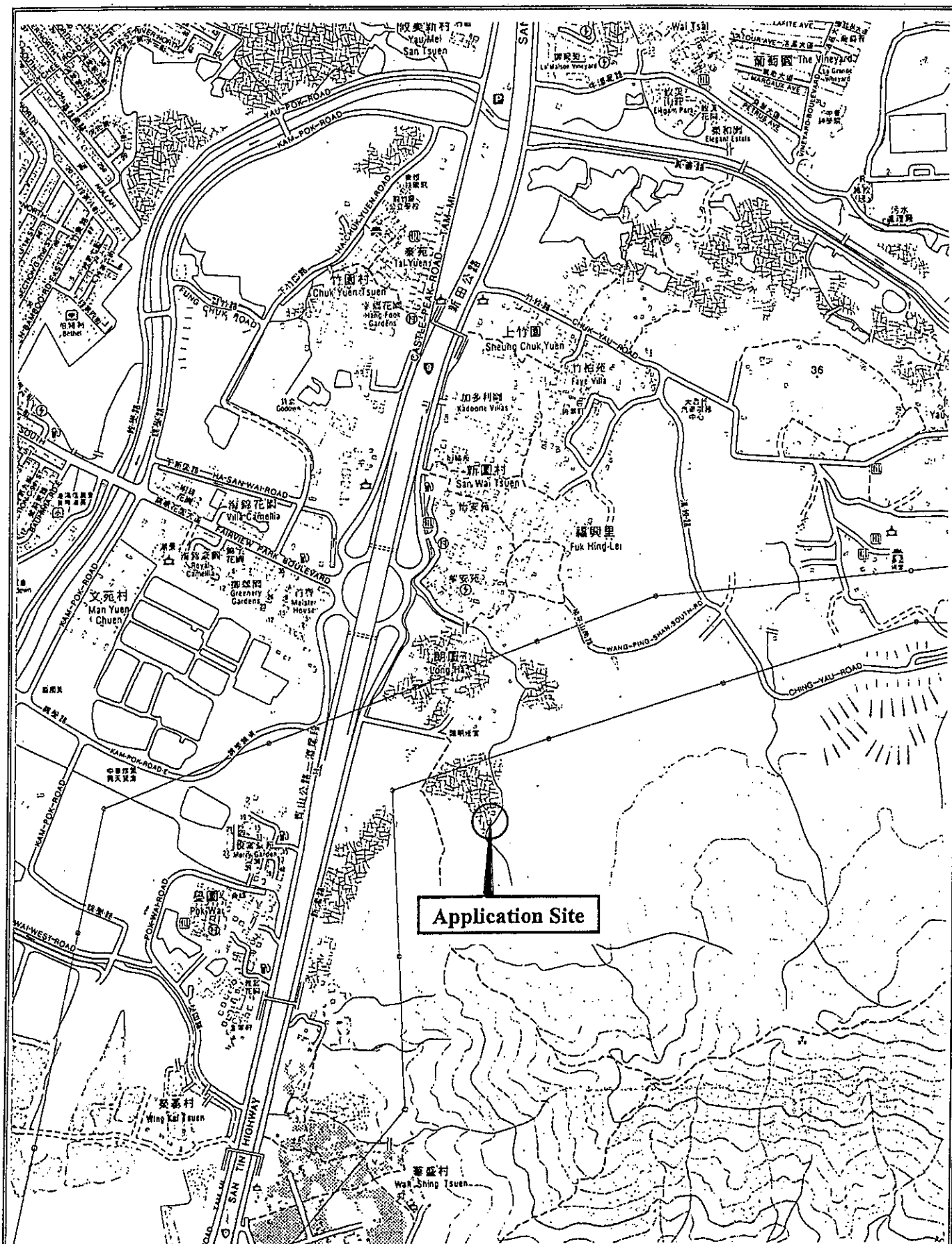
Owing to the fragmentation of landownership of the lots in the subject CDA zone, it is difficult to assemble the private lots by one single landowner or to agree to go ahead with the CDA development amongst all the lot owners' consensus in the coming 3 years. Instead, the applied use is a temporary one with the major nature of use in landscaping and gardening aspects. It is considered that the applied use is not incompatible with the long term zoned uses in the subject area.

(d) No Adverse Visual Impact

The proposed development consists of 6 1-storey erections with a maximum height each of 4.5 m with a lower height of 3.5 m at the two ends of the erections each. It is considered that both the scale and density of the erections is compatible with the surrounding.

(e) No Adverse Environmental Impact

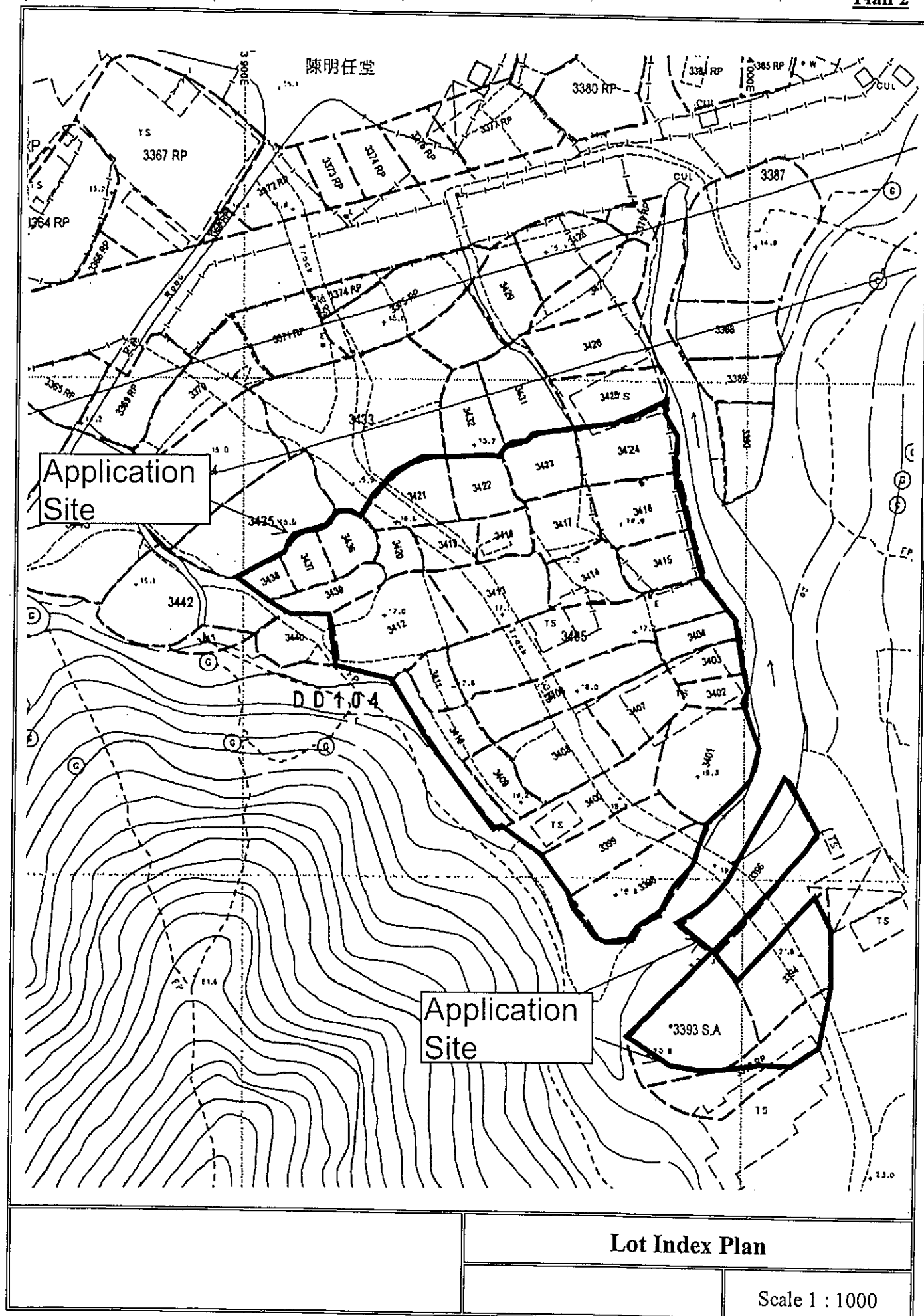
It is considered that the applied use does not generate any adverse noise, dust or drainage impacts and is compatible with the existing environment.

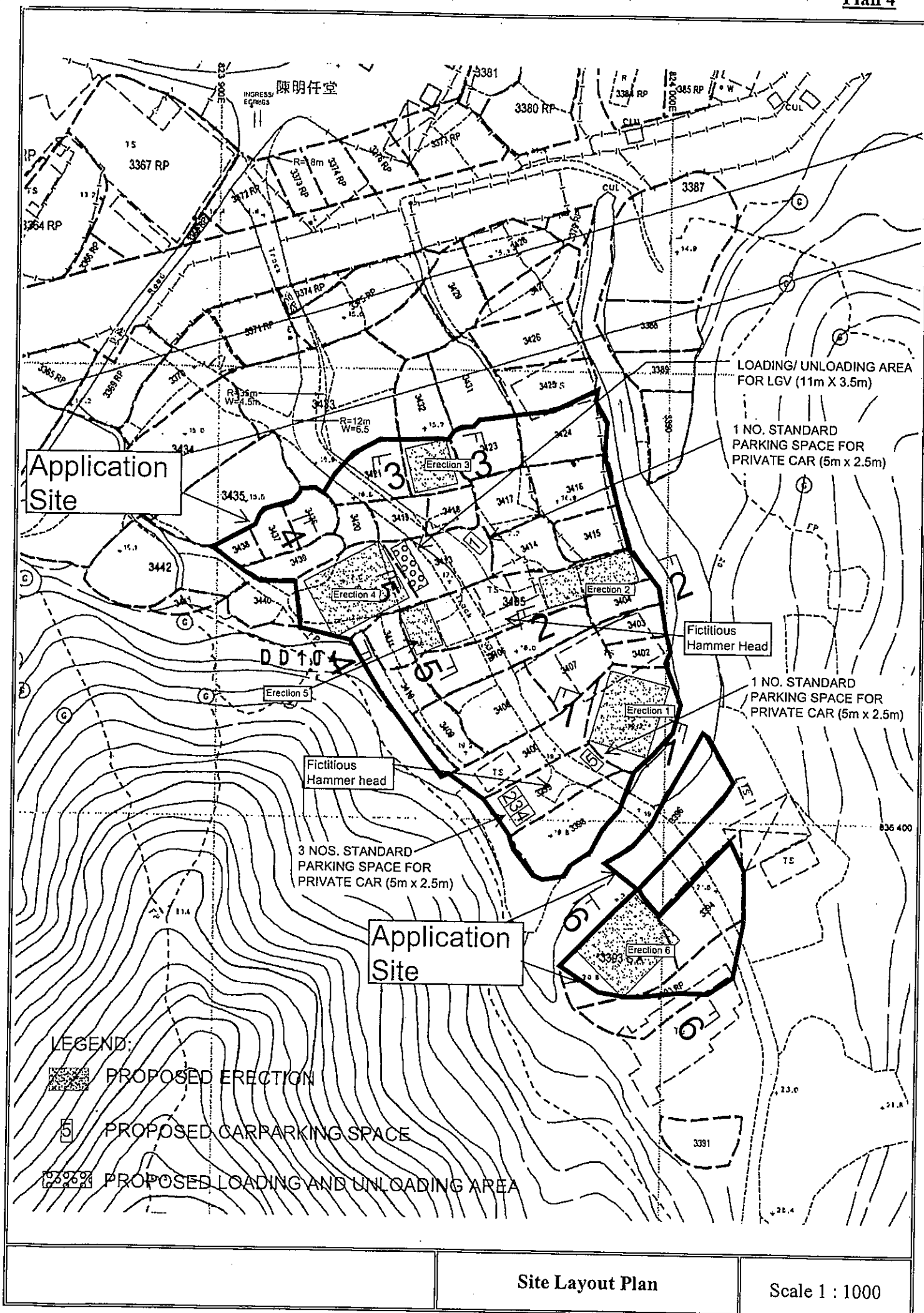


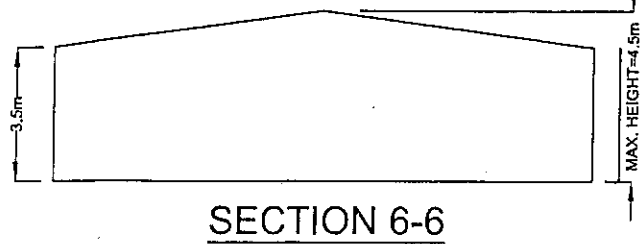
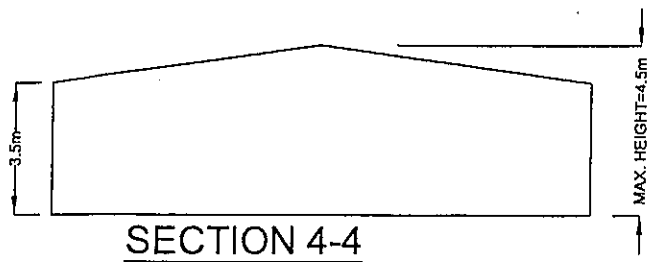
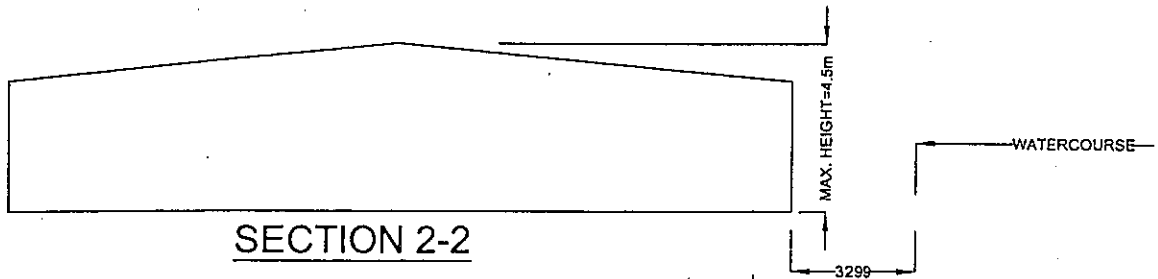
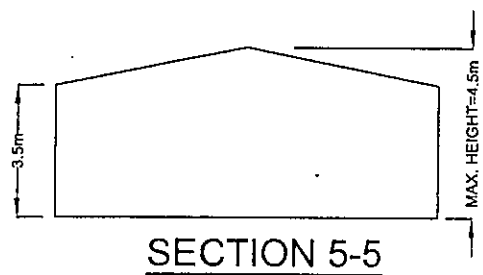
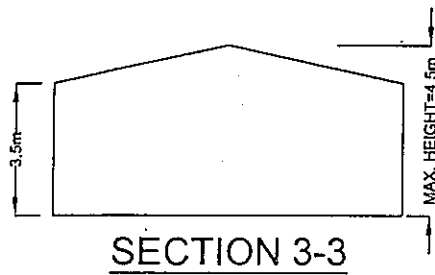
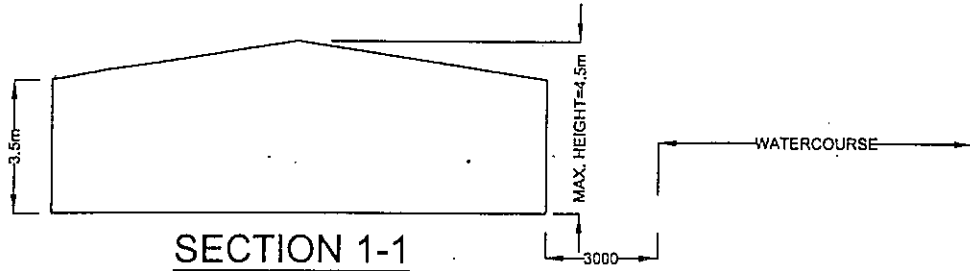
Land Supreme Surveyors Ltd.

Location Plan

Scale 1 : 10 000







Responses to Departmental Comments received for
Planning Application No. A/YL-KTN/832

Comments received:		Responses:
1.	<p>From: Landscape Unit, Planning Department (Contact person: Mr Samuel Hui; Tel: 3565 3957)</p> <p>(a) Comparing the aerial photos from 2014 to 2017, vegetation clearance including tree removal within and at the south outside the site was observed. According to site photos taken in 2022, some temporary structures, containers and machinery were found within the site. Some existing trees within the site may be in conflict with the proposed structures. Without tree information, proposed tree treatment and mitigation measures provided in the application, the impact on existing landscape resources arising from the proposed use could not be reasonably ascertained;</p> <p>(b) The applicant should provide information on existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for further consideration; and</p> <p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>The Applicant informed that no tree was felled by them.</p> <p>The Applicant informed that no existing tree will be affected according to their current proposal.</p> <p>Noted.</p>
2.	<p>From: District Planning Office of Fanling, Sheung Shui and Yuen Long East (Contact person: Ms Loree Duen; Tel: 3168 4037)</p> <p>(a) Please clarify how the mode of operation and the proposed structures are related to shop and services use.</p>	<p>The Applicant informs that they will operate the facilities at the Application Site mainly for shop and services relating to landscaping and gardening products. All traded products and materials will be put in various erections, pending the customers to come and buy. There will be ancillary storage of machineries and materials for landscaping and gardening works/products from time to time.</p>

Responses to Departmental Comments received for
Planning Application No. A/YL-KTN/832

Comments received:		Responses:
1.	<p>From Transport Department (Contact Person: Ms Michelle Chan; Tel.: 2399 2716)</p> <p>(a) The subject site is connected to a section of San Tam Road 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 clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;</p> <p>(b) The applicant should advise the distribution of proposed 5 nos. of parking spaces provided for staff and visitors respectively; and</p> <p>(c) In view of comment (b), please supplement the following information for further consideration:-</p> <p>(i) The applicant should indicate the vehicular route, ingress and egress point with clear width on the layout plan for the subject site;</p> <p>(ii) The applicant should demonstrate sufficient space within the subject site for maneuvering of types of vehicles;</p> <p>(iii) The applicant should justify the proposed parking provision considering the arrangement for staff and visitors for both landscaping and gardening shop; and</p> <p>(iv) Please provide breakdown of estimated trip generation and attraction rates during operation hours with the proposed parking provisions.</p>	<p>Noted.</p> <p>Please see attached General Description of the Nature of Business at the Application Site.</p> <p>Plan at Appendix B refers.</p> <p>Sketch at Appendix C refers.</p> <p>Afore-mentioned paragraph (b) refers.</p> <p>Afore-mentioned paragraph (b) refers.</p>
2.	<p>From: Landscape Unit, Planning Department (Contact person: Mr Samuel Hui; Tel: 3565 3957)</p> <p>(a) Comparing the aerial photos from 2014 to 2017, vegetation clearance including tree removal within and at the south outside the site was observed. According to site photos taken in 2022, some temporary structures, containers and machinery were found within the site. Some existing trees within the site may be in conflict with the proposed structures. Without tree information, proposed tree treatment and mitigation measures provided in the application, the impact on existing landscape resources arising from the proposed use could not be reasonably ascertained;</p> <p>(b) The applicant should provide information on existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for further consideration; and</p> <p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to</p>	

	seek approval for any proposed tree works from relevant departments prior to commencement of the works.	
3.	From: District Planning Office of Fanling, Sheung Shui and Yuen Long East (Contact person: Ms Loree Duen; Tel: 3168 4037)	
(a)	Please clarify how the mode of operation and the proposed structures are related to shop and services use.	

4th Draft Responses to Departmental Comments received for
Planning Application No. A/YL-KTN/832

Comments received:		Responses:
1.	From Transport Department (Contact Person: Ms Michelle Chan; Tel.: 2399 2716)	
(a)	The subject site is connected to a section of San Tam Road 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 clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;	Noted.
(b)	The applicant should advise the distribution of proposed 5 nos. of parking spaces provided for staff and visitors respectively; and	Please see attached General Description of the Nature of Business at the Application Site.
(c)	In view of comment (b), please supplement the following information for further consideration:-	
(i)	The applicant should indicate the vehicular route, ingress and egress point with clear width on the layout plan for the subject site;	Plan at Appendix B refers.
(ii)	The applicant should demonstrate sufficient space within the subject site for manoeuvring of types of vehicles;	Sketch at Appendix C refers.
(iii)	The applicant should justify the proposed parking provision considering the arrangement for staff and visitors for both landscaping and gardening shop; and	Afore-mentioned paragraph (b) refers.
(iv)	Please provide breakdown of estimated trip generation and attraction rates during operation hours with the proposed parking provisions.	Afore-mentioned paragraph (b) refers.
2.	From: Landscape Unit, Planning Department (Contact person: Mr Samuel Hui; Tel: 3565 3957)	
(a)	Comparing the aerial photos from 2014 to 2017, vegetation clearance including tree removal within and at the south outside the site was observed. According to site photos taken in 2022, some temporary structures, containers and machinery were found within the site. Some existing trees within the site may be in conflict with the proposed structures. Without tree information, proposed tree treatment and mitigation measures provided in the application, the impact on existing landscape resources arising from the proposed use could not be reasonably ascertained;	
(b)	The applicant should provide information on existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for further consideration; and	
(c)	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to	

	seek approval for any proposed tree works from relevant departments prior to commencement of the works.	
(a)	From: District Planning Office of Fanling, Sheung Shui and Yuen Long East (Contact person: Ms Loree Duen; Tel: 3168 4037) Please clarify how the mode of operation and the proposed structures are related to shop and services use.	

General Description of the Nature of Business at the Application Site

The Application Site is a typical shop and services of a retailing business of soft landscape feature such as seedlings of trees, shrubs, flowers, and etc. as well as gardening products. All traded products and materials will be put in various erections pending the customers to come and buy. There will be ancillary storage of machines for landscaping and gardening works/product from time to time. Some landscape/gardening goods/products after the placing of orders by customers will be delivered to customers via the company van (Model Hiace or similar/equivalent). The shop at the Application Site will also be used to demonstrate the usage of landscape/gardening products. Goods mainly from PRC or other landscape/gardening suppliers will be delivered to the Application Site by light goods vehicles (“LGV”).

There will be only a few staff working on site during the weekdays. Also, unless with prior appointment, customers are not allowed to reach the Application Site by using their own private cars during weekdays and weekends. Parking time is limited to 30 to 60 minutes only.

Based on the location of the Application Site, the number of staff will be maintained around 2 at most. The number of customers during the weekends visiting the site by private cars will be limited between 10 to 36 on Saturday and 25 to 36 on Sunday and public holidays. The summary in Table 1 below refers.

	Number of person visiting the site by private car			Number of car parking space provided
Category	Weekdays	Saturday	Sunday/Public Holidays	
Staff	1	1	1	1
Customer	Nil	36	36	4 (Weekends & Public Holidays) ^{see Note1}

Table 1

Owing to the location of the Application Site, 1 no. of car parking space will be reserved for staff. 4 nos. of car parking space will be reserved for customers. The breakdown is shown in the following Table 2. ^{see Notes 2 & 3}

	Maximum number of trips estimated to be generated per day			Number of car parking space provided
Category	Weekdays	Saturday	Sunday/Public Holidays	
Staff	1	1	1	1
Customer	Nil	12	12	4 (Weekends/ Public Holidays only)
Loading/unloading	1	Nil	Nil	
Total	1	13	13	5

Table 2

As the traffic generated from these parking provisions is in a relative low level as well as during non-peak hours, the 5 numbers of car parking space for private car (2.5m wide x 5m long) and one number of loading & unloading bay for LGV (conservatively 3.5m wide x 11m long) will be deemed to be sufficient to support the Application Site.

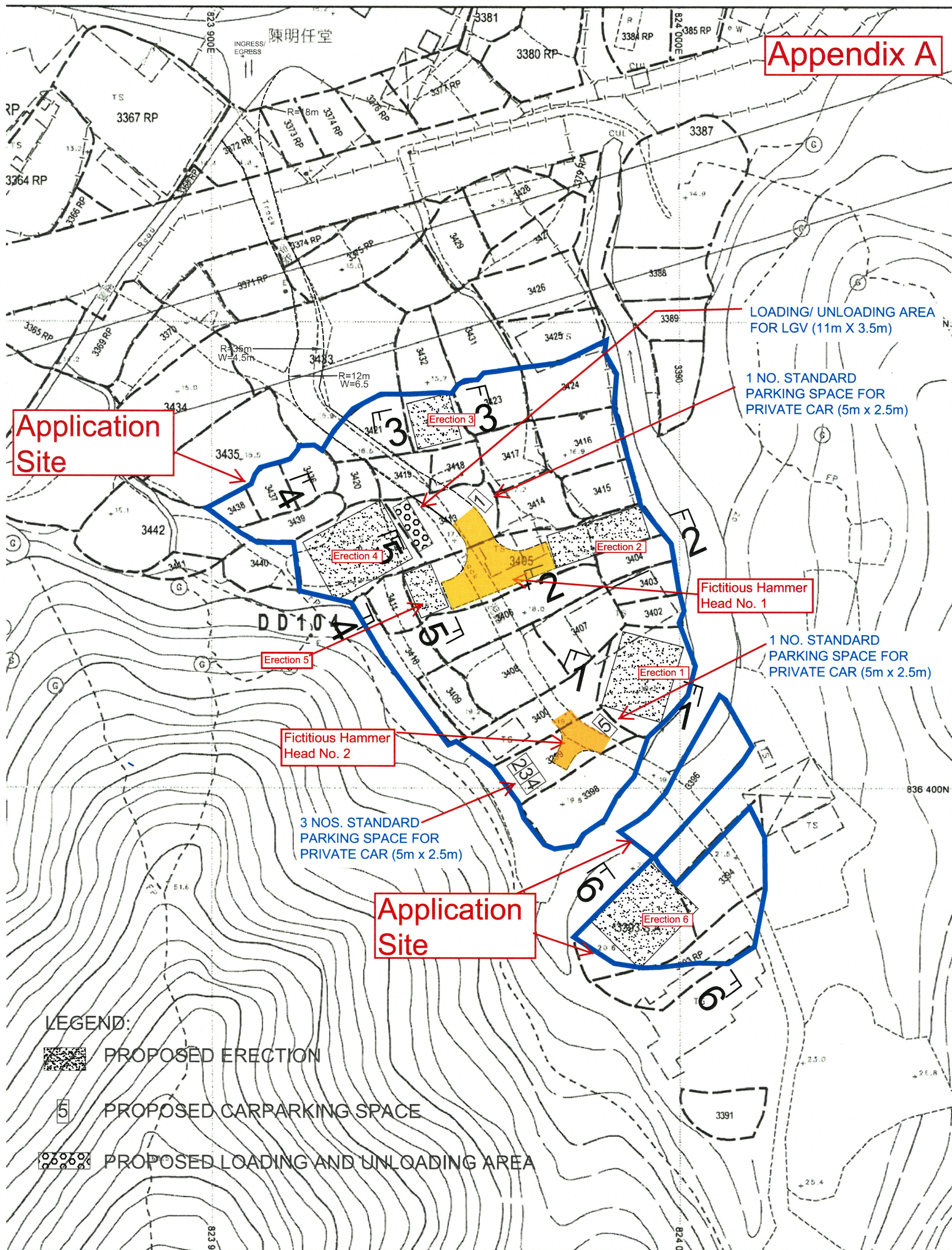
Notes:-

1. The Applicant informs that they have engaged in the trade of landscaping/gardening works/products for over 20 years. They have well established customers to support the currently applied scale of business. They will not put up prominent signboard in the area to attract walk-in customers. Therefore, they will mainly entertain customers with pre-appointment if they want to drive in with their cars. The Applicant indicates that they will manage the allocation of car parks to customers properly.
2. Car parking space will be reserved only for those customers with prior appointment. Normally, each visiting private car on average will accommodate 3 visitors and the duration of visit is seldom longer than 1 hour. Therefore, there will be, say, 12 private cars for visitors totally occupying car parking during the whole day. Assuming conservatively each private car will stay in the car

parking space 2 hours, total time of occupation of car parking spaces shall be $12 \times 2 = 24$ hours. Assuming the opening period of the Application Site is from 8 am to 6 pm, the total allowable car parking hour shall be $4 \times 10 \text{ hrs} = 40$ hours. The occupancy rate of private car parking space is only 60% and shall be deemed to be adequate for those visitors with prior appointment.

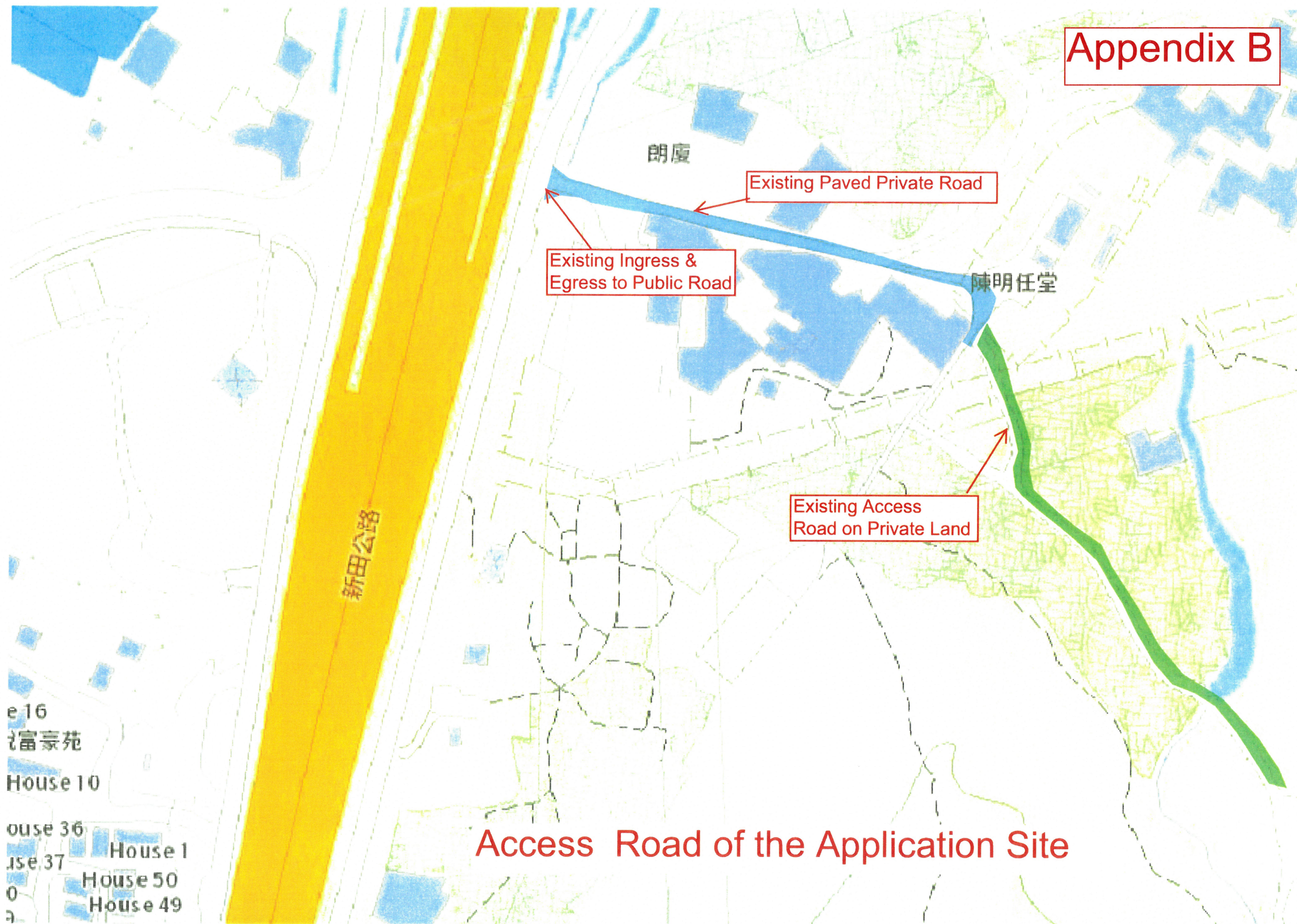
- 3 Total GFA of the Application Site is approximately 1055.8 m^2 and conservatively based on the parking standards Zone 1 areas for Retail business in the Hong Kong Planning Standard, and assuming 1 car parking space per about 200 - 300 m^2 GFA, 4 parking spaces should be provided and this matches with the assumption in Note 2 above.

Appendix A



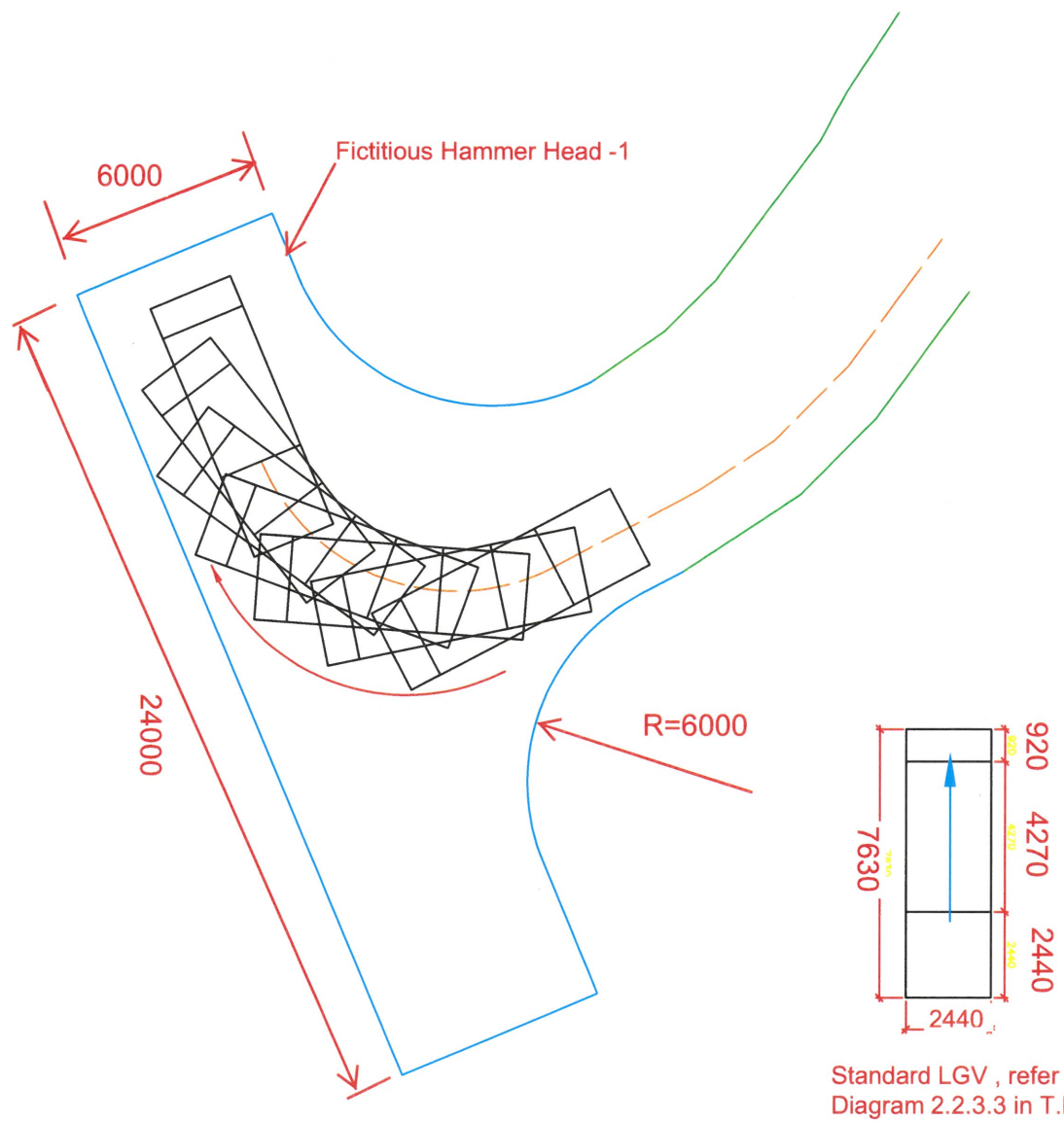
- Layout Plan for Car Parking Spaces , Loading & Unloading Bay and Fictitious Hammer Heads for Manoeuvring of Vehicles

Appendix B



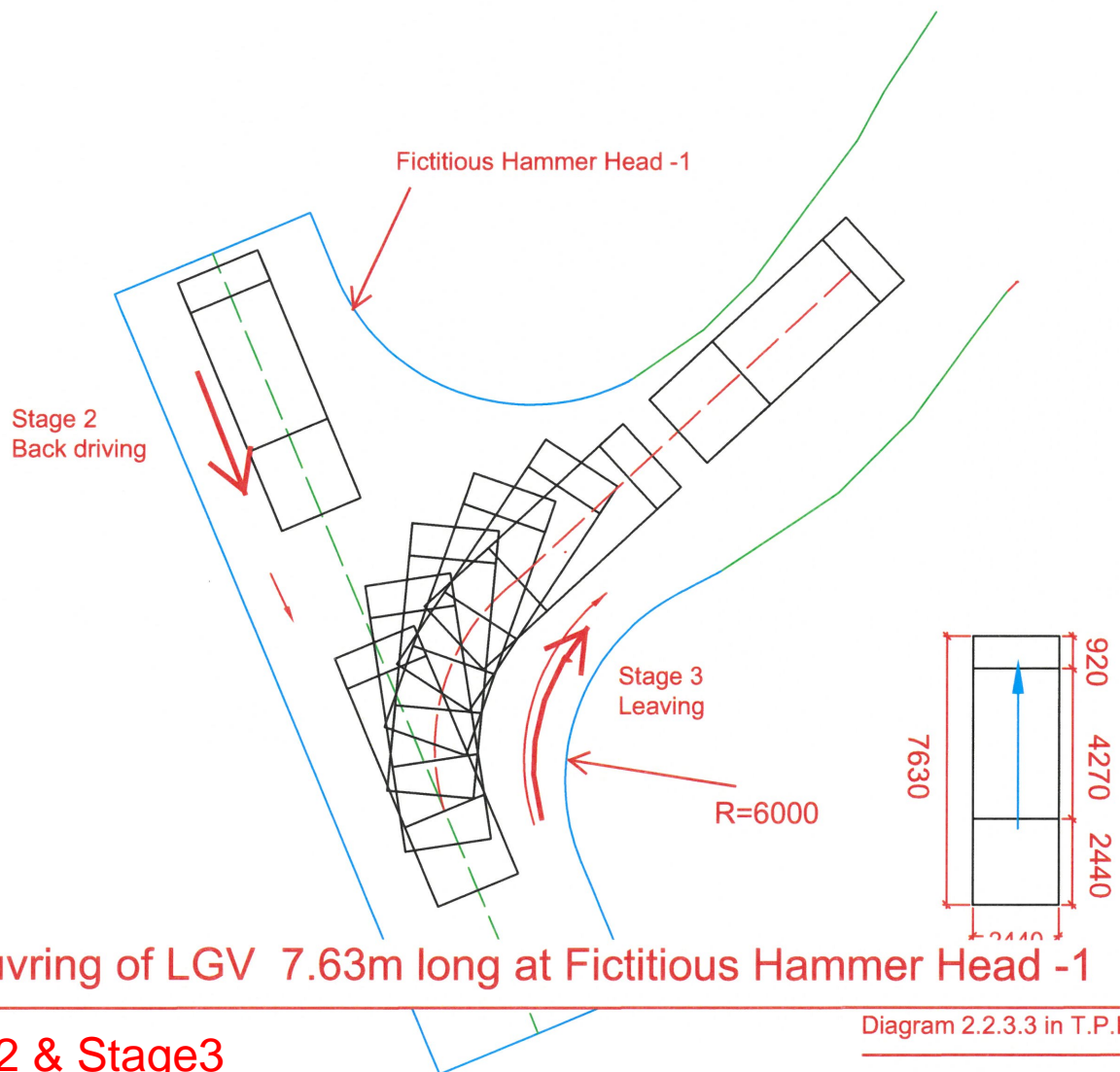
Access Road of the Application Site





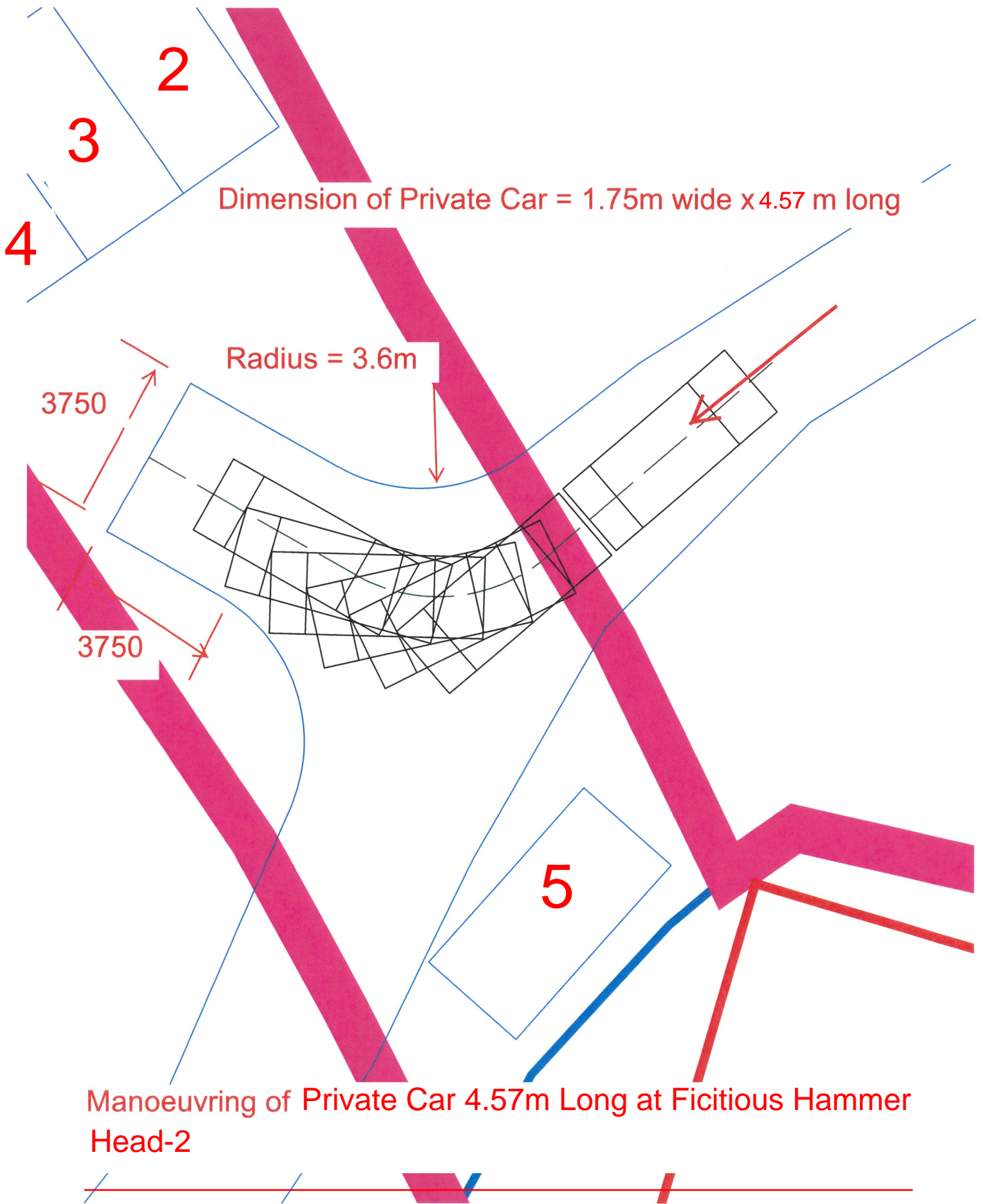
Manoeuvring of LGV 7.63m long at Fictitious Hammer Head -1

Stage 1



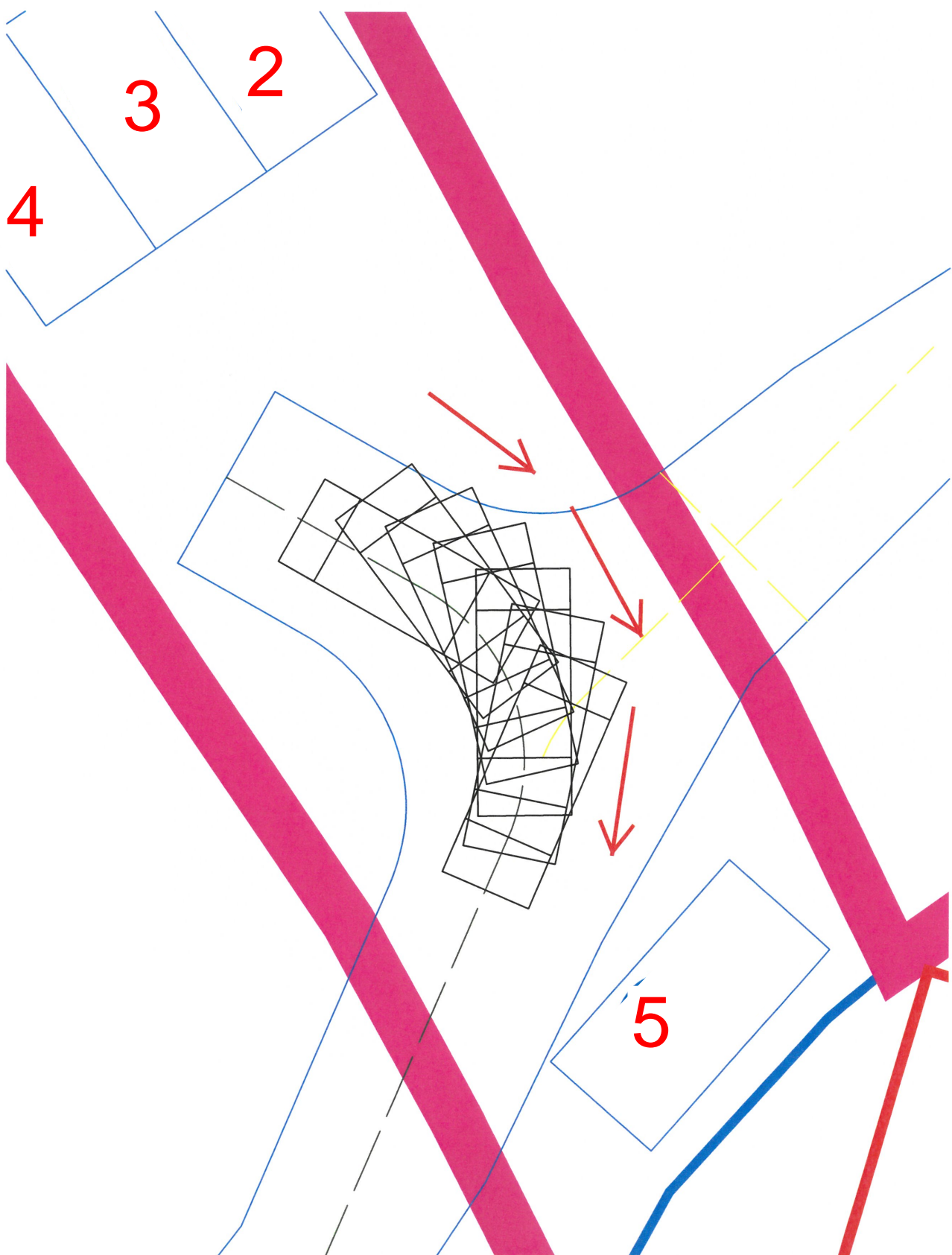
Manoeuvring of LGV 7.63m long at Fictitious Hammer Head -1

Stage 2 & Stage3



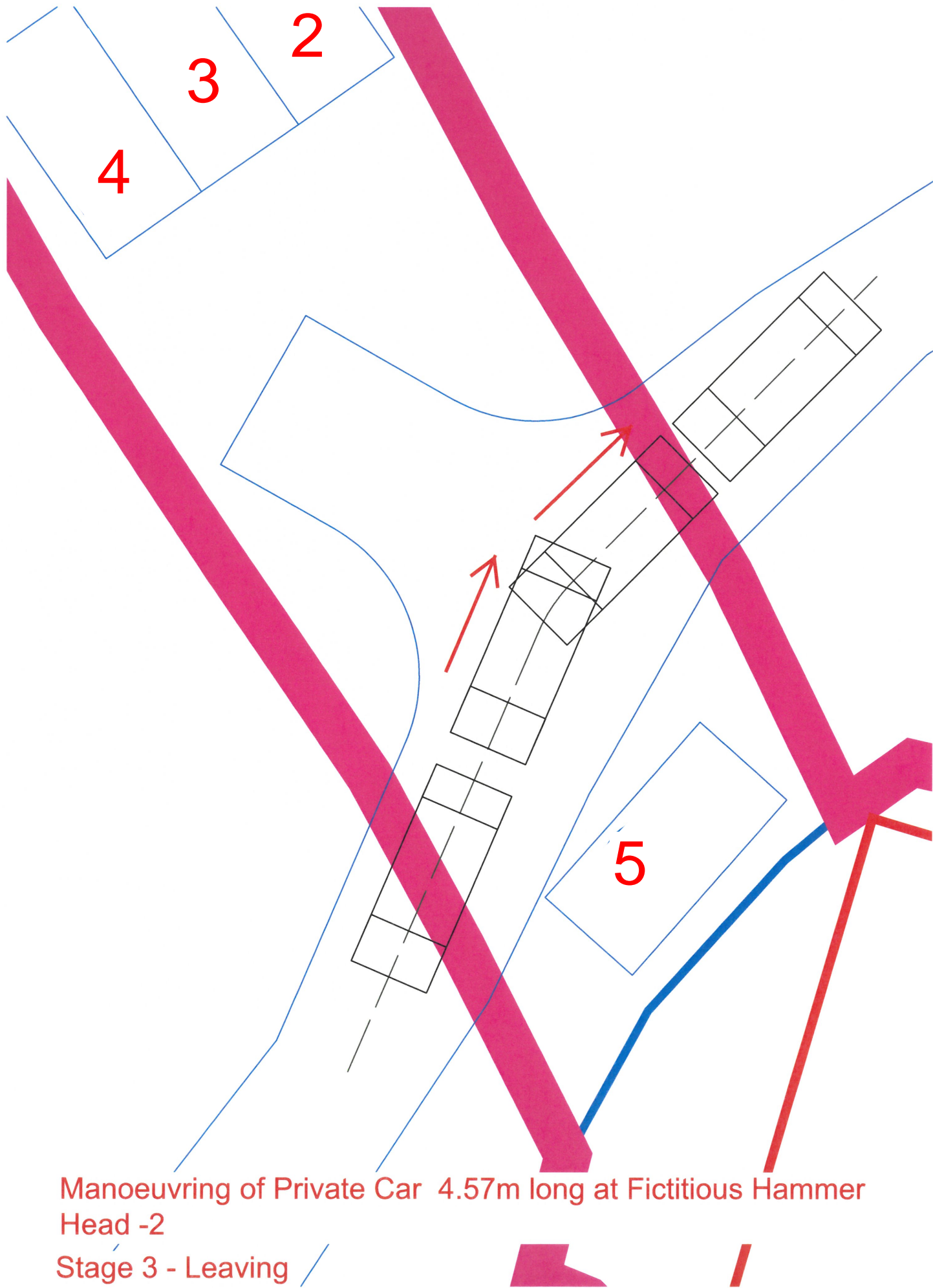
Manoeuvring of Private Car 4.57m Long at Fictitious Hammer Head-2

Stage 1



Manoeuvring of Private Car 4.57m long at Fictitious Hammer Head -2

Stage 2 - Back Driving



Responses to Departmental Comments received for
Planning Application No. A/YL-KTN/832

Comments received:		Responses:
1.	From: Landscape Unit, Planning Department (Contact person: Mr Samuel Hui; Tel: 3565 3957)	
(a)	Comparing the aerial photos from 2014 to 2017, vegetation clearance including tree removal within and at the south outside the site was observed. According to site photos taken in 2022, some temporary structures, containers and machinery were found within the site. Some existing trees within the site may be in conflict with the proposed structures. Without tree information, proposed tree treatment and mitigation measures provided in the application, the impact on existing landscape resources arising from the proposed use could not be reasonably ascertained;	The Applicant informed that no tree was felled by them.
(b)	The applicant should provide information on existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for further consideration; and	The Applicant informed that they would import trees with root balls of various species from the PRC from time to time. Each time the number of imported trees is normally in fixed quantity according to the commercial practice for this trade. For those trees with no immediate demand the Applicant will put the trees in the soil temporarily in order that once there is customer, these trees will be removed on site and delivered to the customer. The Applicant confirmed that there is no native grown tree falling within the boundaries of the proposed Erection 4. The trees that you mentioned in your comment should be those temporarily housed on site. The Applicant informed further that there is no imported tree falling within the subject area of Erection 4 according to their latest site inspection held last week.
(c)	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.

Responses to Departmental Comments received for
Planning Application No. A/YL-KTN/832

Comments received:		Responses:
1.	From: Railway Development Office, Highways Department (Contact person: Mr Ken Shek; Tel.: 2762 4191)	
(a)	The site of the subject application is in direct conflict with the railway facilities and the works area of the Northern Link (NOL).	The Applicant noted this issue and the Applicant confirmed that they would stop the operation and vacate the site when the Application Site is required by the Government/MTR for this NOL project.

Similar s.16 Application involved in the “CDA” Zone in the vicinity of the Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>
1.	A/YL-KTN/788	Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years	6.5.2022

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 Ib**), 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.

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

- no comment on the application from railway development perspective.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint concerning the Site received by DEP in the past three years; and
- no objection to the application.

4. Landscape

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

- no objection to the application; and
- having reviewed the FI submitted (**Appendix Id**), it is noted that the existing trees, which may be affected by the Erection 4 are temporarily housed on-site which will be removed for sale once there is demand from customers.

5. Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.

6. Nature Conservation

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

- the Site falls within the "CDA" zone, and he has no comment on the planning application from nature conservation perspective. Nonetheless, should the application be approved, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during construction and operation.

7. Fire Safety

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

- he has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction.

8. Building Matters

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

- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

9. District Office's Comments

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

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

10. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and the Commissioner of Police (C of P) have no adverse comment on/no objection to the renewal application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development under application. It does not condone any other development currently exists on the Site which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development not covered by the permission;
- (c) the Site falls within the area of the Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of the NOL project;
- (d) to note DLO/YL, LandsD's comments that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should the application be approved, the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (e) to note C for T's comments 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;

(f) to note CHE/NTW, HyD's comments that:

- his department is not/ shall not be responsible for maintenance of any access connecting the Site and San Tam Road; and
- adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;

(g) to note DAFC's comments that:

- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during construction and operation;

(h) to note DEP's comments that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP;

(i) to note the CTP/UD&L, PlanD's comments that:

- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(j) to note CBS/NTW, BD's comments that:

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively; and

- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.
- (k) to note D of FS's comments that:
- in consideration of the design/nature of the proposals, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

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



A/YL-KTN/832 DD 104 Long Ha, Kam Tin Conservation
15/05/2022 03:44

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

1 attachment



Pok Wai - Google Maps.pdf

A/YL-KTN/832

Lots 3393 S.A (Part), 3393 RP (Part), 3394 (Part), 3396, 3398, 3399, 3400 - 3424, 3436 - 3439 in D.D. 104, Long Ha, Kam Tin North

Site area : About 7,097.78sq.m

Zoning : "Comprehensive Development Area"

Applied use : Landscaping and Gardening Shop and Services / **Storage of Machinery and Material** / 6 Vehicle Parking

Dear TPB Members,

Application 767 withdrawn as Applicant has amalgamated more lots and dropped the Conservation Area element.

However this does not change the intention, clearly to continue with the unapproved open storage and brownfield use.

Previous objections valid.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 21 May 2021 3:37 AM CST
Subject: A/YL-KTN/767 DD 104 Long Ha, Kam Tin Conservation

A/YL-KTN/767

Lots 3391, 3393 S.A, 3393 RP, 3394, 3396, 3399, 3401, 3402, 3403, 3405, 3412, 3413, 3415, 3422 and 3439 in D.D. 104, Long Ha, Kam Tin North

Site area : About 3,905.79sq.m

Zoning : "Comprehensive Development Area" and "Conservation Area"

Applied use : Landscaping and Gardening Shop and Services/ Storage of Machinery / Materials / ??? Parking

Dear TPB Members,

Strong objections, the operator has obviously been extending brownfield use into natural terrain for some time, this is nothing more than a storage operation. There appears to be no prior approval for this.

Has any enforcement action been taken? Of particular concern is the encroachment onto CA.

Members questions please.

Mary Mulvihill