

2022年 12月 1 3日

此文件在收到時，將由城市規劃委員會
只作參考，所有必要的資料及文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/YL-KTN/878

Document is received on 13 DEC 2022
The applicant will formally acknowledge the receipt of an application and documents.

Form No. S16-1
表格第 S16-1 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/ML-KTM 878
	Date Received 收到日期	13 DEC 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/mpb/>. 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/mpb/>)。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	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 TANG Kin Wai (鄧建威)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.
(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 868 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 244 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) Nil 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	'Village Type Development' ('V')
(f) Current use(s) 現時用途	Shop and services (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. 如上述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)向每名「現行土地擁有人」[#]聯署要求同意書[#]

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 notices in a prominent position on or near application site/premises on
9/11/2022 (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 10/11/2022 (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: 如發展涉及骨灰安置所用途, 請填妥於附件的表格。

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

(ii) For Type (ii) application 供第(ii)類申請	
(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/或挖土的細節及範圍)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)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. 請說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。	
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years

(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	244	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.281		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	28.11	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	6		
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	11.6	mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	3.5-4.5	m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目		
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> shop and services 商店及服務行業 244 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)		
<input type="checkbox"/> other(s) 其他		
(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)		
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Shop and services
2	G/F	Shop and services
3	G/F	Shop and services
4	G/F	Shop and services
5	G/F	Shop and services
6	G/F	Shop and services
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
225mm and 300mm surface U-channel		
1 parking space of 5m x 2.5m for private car and 1 loading/unloading space of 7m x 3.5m for light goods vehicle		

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)

May 2023

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

<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))</p> <p>Vehicular access leading from Kam Tin Road</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>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 1</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</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 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
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 No 否	<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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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)																																	

10. Justifications 理由

1. The proposed development is a shop & service which will provide goods and services to nearby residents.
2. The application site is occupied by shop and services at the moment. The applicant submits a fresh drainage proposal to support his application.
3. The proposed development would benefit the residents in the vicinity by catering their demand.
4. The proposed development is a temporary use for a period of 5 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. Similar shop and services in "V" zone such as A/YL-KTN/572 was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "V" zone.
12. The operation hours of the proposed development is 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays.

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

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

代表

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

Date 日期

10/11/2022

(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^(a)

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

^(a) 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 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.		
Site area 地盤面積	868 sq.m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil 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	'Village Type Development' ('V')		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	244 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.281 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	3.5-4.5	m 米 <input type="checkbox"/> (Not more than 不多於)
		11.6	mPD 米(主水平基準上) <input checked="" 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	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	28.11 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	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	1
	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) NA	1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA	0 0 1 0 0 0

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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan and location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Estimated traffic generation and drainage proposal		
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。

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Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years

at

Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Kam Tin Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.13	0.13	1	1
Light goods vehicle	0.17	0.17	0	0
Total	0.3	0.3	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 9:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kam Tin Road especially that the application site is actually limited in size. It is also expected that almost all of visitors will visit the shops on foot because it is situated at the 'Village Type Development' zone. The negligible increase in traffic would not aggravate the traffic condition of Kam Tin Road and nearby road networks.

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 868m².
- 2.1.2 The site is situated within the 'Village Type Development' zone. Some temporary structures were found within the application site and Kam Tin Road is found to the south of the application site. Some village houses were found surrounding the site.
- ~~2.1.3 The application site has been hard-paved and so no infiltration is assumed.~~

B. Level and gradient of the subject site & proposed surface channel

- 2.1.4 The application site is gentle in gradient and sloping from northwest to southeast from about +7.1mPD to +6.5mPD.
- 2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 225mm and 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 2.1.6 The level of the land to the west of the site is about the same as the application site. To the south it is Kam Tin Road of which roadside drainage facilities were found. The land to the north and east is found lower than the application site. As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 2.1.7 According to recent site inspection, there is a public manhole (SMH1012050) to the south of the application site (Figure 4).

2.2 Runoff Estimation for the Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The area of catchment 1 and 2 is 580m² and 580m² respectively; (Figure 4)
- The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment 1	Catchment 2
Difference in Land Datum	= 7.1m – 6.5m = 0.6m	= 6.7m – 6.5m = 0.2m
L	= 34m	= 22m
∴ Average fall	= 0.6m in 34m or 1m in 56.67m	= 0.2m in 22m or 1m in 110m

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

	Catchment 1	Catchment 2
Time of Concentration (t _c)	= 0.14465 [L/(H ^{0.2} × A ^{0.1})] t _c = 0.14465 [34/(1.76 ^{0.2} × 580 ^{0.1})] t _c = 2.32 minutes	= 0.14465 [L/(H ^{0.2} × A ^{0.1})] t _c = 0.14465 [22/(0.91 ^{0.2} × 242 ^{0.1})] t _c = 1.87 minutes

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 320 and 330mm/hr.

	Catchment 1	Catchment 2
<i>By Rational Method</i>	Q ₁ = 1 × 320 × 580 / 3,600 ∴ Q ₁ = 51.56 l/s = 3,093.33 l/min	Q ₁ = 1 × 330 × 242 / 3,600 ∴ Q ₁ = 22.18 l/s = 1,331 l/min

2.2.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, the proposed 225mm and 300mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

2.3.1 Subject to the above calculations, it is determined that 225mm and 300mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (Figure 4).

2.3.2 The intercepted stormwater will be discharged to the existing public manhole to the south of the subject site. (Figure 4)

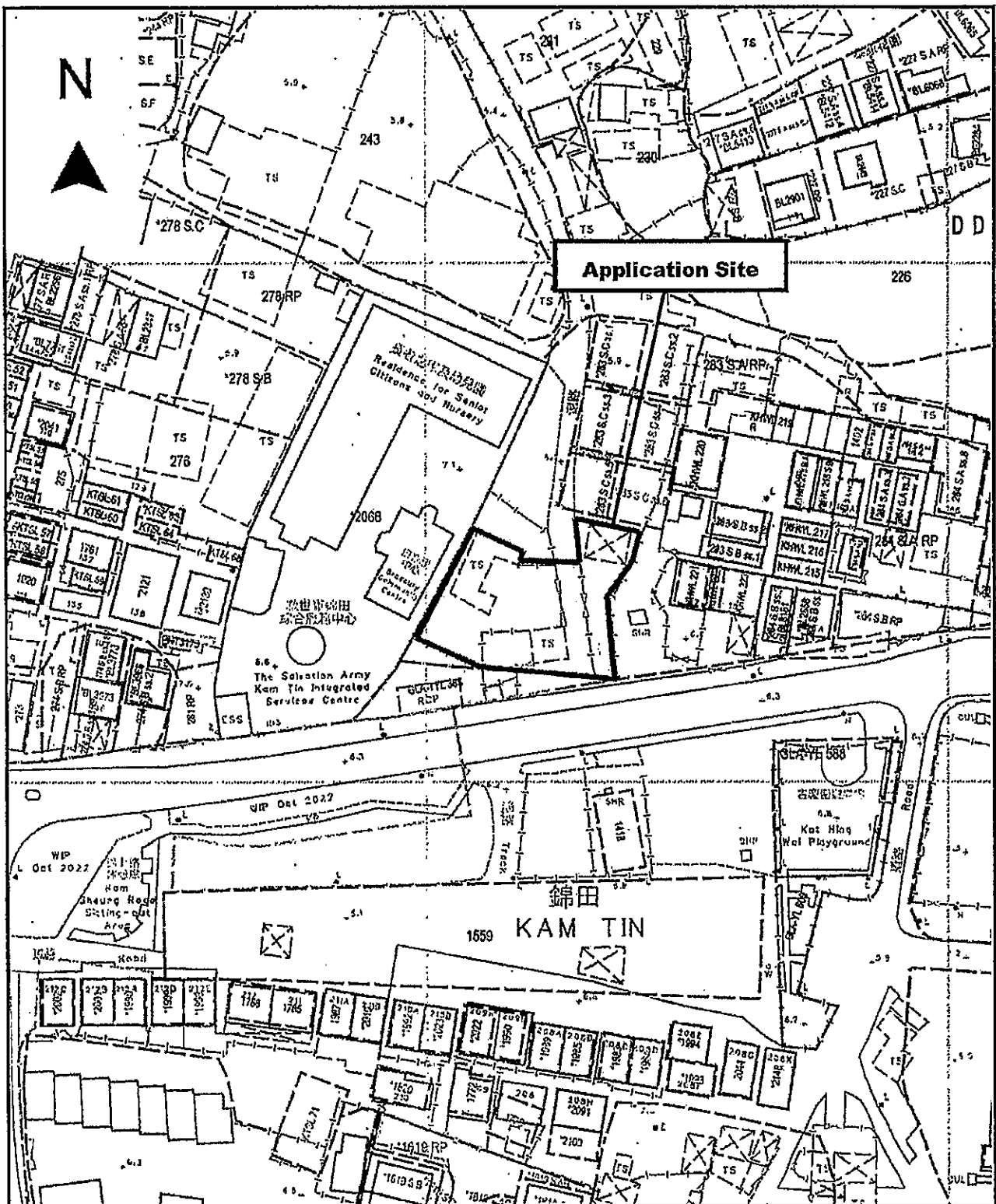
2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.

2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.

2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:

- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
- (d) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.

283 S.A. RP



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A. RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

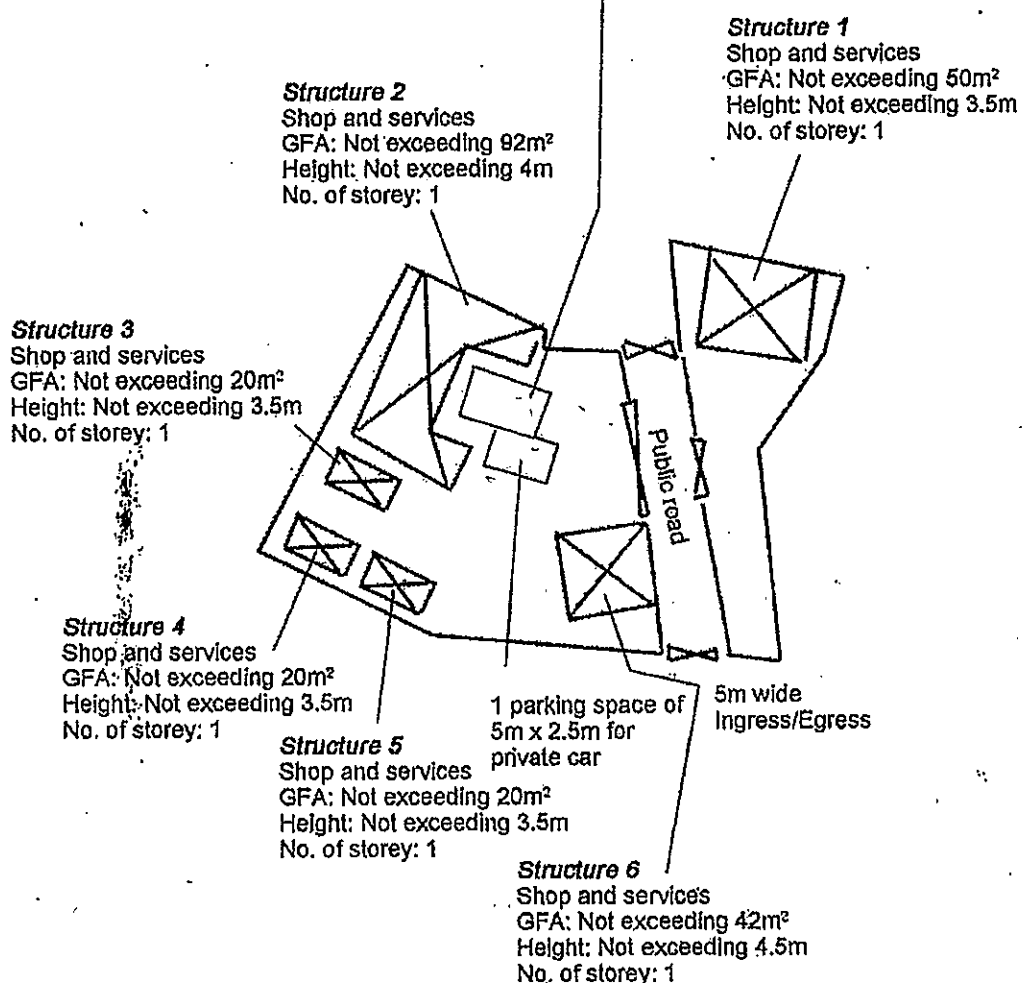
Scale 比例:

1:1000

N



1 loading/unloading space
of 7m x 3.5m for light goods vehicle



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:500

Total: 12 pages

Date: 15 March 2023

TPB Ref.: A/YL-KTN/878

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(a) Please indicate the catchment areas 1 and 2 on plan.	Revised Figure 4 is attached.
(b) The faxed copy of drainage proposal (Figure 4) is blurred, please submit a clear version for vetting. The comments provided are based on the limited information stated in the proposed drainage plan.	Revised Figure 4 is attached.
(c) The cover and invert levels of the proposed catchpits should be shown on the drainage plan for reference.	Revised Figure 4 is attached.
(d) It is not recommended to have two adjacent outlets connecting to SMH1012050 from maintenance point of view. Please review and revise accordingly.	The details has been revised and shown in the attached Figure 4.
(e) The (1) connection details such as materials/ size of pipe, (2) Method Statement of Connection to SMH1012050 and (3) contingency plan of SMH1012050 collapse should be provided. The applicant must	See the enclosed Appendix A.

<p>obtain consent from DSD prior to commencement of the drainage connection works to DSD's manhole. A pre-survey of the existing manhole condition, in a format to be agreed by DSD, shall be provided by the applicant prior to commencement of the drainage connection works.</p>	
<p>(f) Method Statement of Connection to SMH1012050 - Please clearly indicate that "Before covering up of the buried pipe, joint inspection with DSD's staff should be arranged. In addition, testing result, e.g. leak test, should be carried out and submitted for our vetting before commissioning of the connection pipe."</p>	<p>See the enclosed Appendix A.</p>
<p>(g) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p>	<p>As no excavation or filling works is proposed, the hydraulic capacity of the existing drainage facilities would not be affected due to the catchment area hasn't changed.</p>
<p>(h) The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.</p>	<p>Revised Figure 4 is attached.</p>
<p>(i) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</p>	<p>See the enclosed Figure 5.</p>
<p>(j) Standard details should be provided to indicate the sectional details of the proposed u-channel, sand trap and the catchpit.</p>	<p>The standard details for U-channel, sand trap and catchpit should be referred to CEDD Standard Drawing Nos. C 2405/1, C2406/1, C2410</p>
<p>(k) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p>	<p>Noted.</p>
<p>(l) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p>	<p>Noted.</p>

(m)The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted, the HBP1 form will be submitted to DSD accordingly.
--	--

Our response to the comments of the Director of Fire Services (D of FS) is as follows:

Director of Fire Services's comments	Applicant's response
i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and	The 1:500 FSI plan (Figure 9) is shown with dimensions and nature of occupancy.
ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	The proposed FSI is shown in the updated FSI plan (Figure 9).

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(a) The applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Tin Road, along the local access and within the site;	Noted. Please refer to Figure 6 and 7.
(b) The applicant should provide nearest public transport services and indicate on the layout plan;	Noted. Please refer to Figure 8.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at your convenience.

Yours faithfully,



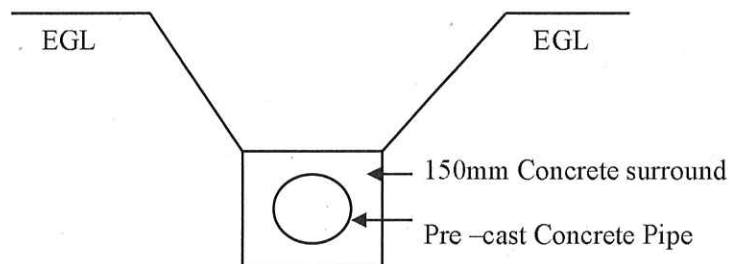

Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Mr. YIP Long-ting) – By Email

Appendix A

I. Method Statement for Drainage Construction

- Setting out the location of the pipeline on ground,
- Excavate pipe trench to profile as sketch shown in DS1048B (sheet 1 of 5),
- In case if pipes are to be laid wholly or partially in new fill, the fill shall first be placed and compacted to a minimum level of cover of 800mm above the proposed crown level of the pipes or the formation level, whichever is the lower unless otherwise directed or approved by the Engineer,
- Set up reference frame for alignment and level control,
- Install 300mm diameter pre-cast concrete pipe and set to correct level.
- Carry out air test,
- Formwork shuttering for concrete surround to pipe, detail as DS1049B,
- Backfill up to 300mm above pipe barrel in 150mm thick layers by hand compaction,
- Continue backfill the trench carefully and compact with mechanical compaction device.



Type II - Concrete Surround

II. Method Statement - Pipe to Existing Pipe And Pipe to Existing Manhole / Catchpit Connection

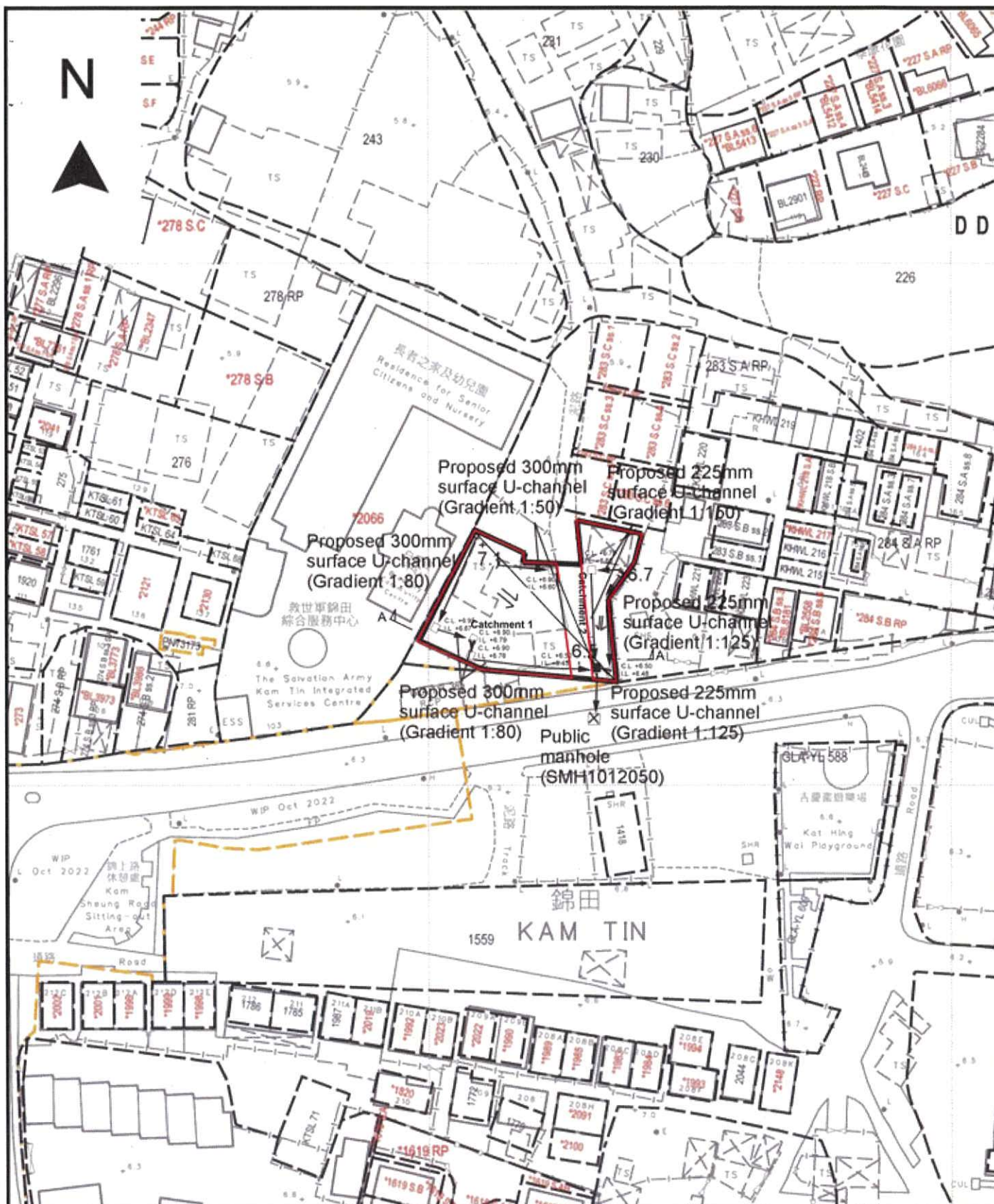
Pipe Connection to Existing Manhole/ Catchpit

- Setting out and excavate the pipeline at the location as indicated on the drainage drawing,
- Excavate and expose the connection point at the existing manhole/catchpit,
- Setting out the location of the connection point at the existing manhole/catchpit,
- Break a hole at the manhole/catchpit, the size of the hole to be large enough to install the pipe,
- Install a section of cut pipe, max. not greater than 300mm long to existing manhole/catchpit.
- Erect formwork shuttering and complete concrete surround to the cut pipe.
- Make good to the connection point.

III. Contingency plan of SMH1012050 collapse

- In case the manhole SMH1012050 is collapse during the pipe connection works, sandbags will be placed in the upstream manhole (i.e. SMH1012049) to block the runoff to the manhole SMH1012050,
- Place some water pumps to the upstream manhole (i.e. SMH1012049) and pump the runoff to downstream manhole (i.e. SMH1012051),
- Repair the manhole SMH1012050 and remove the sandbags and water pumps after the manhole is repaired.

--END--



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A. RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- Proposed catchpit
- + 7.1 Level (in mPD)
- ⇐ Flow of surface runoff
- Catchpit with sand trap
- Hoarding

Scale 比例:

1:1000

Lot 283 S.A RP (Part) in D.D. 109

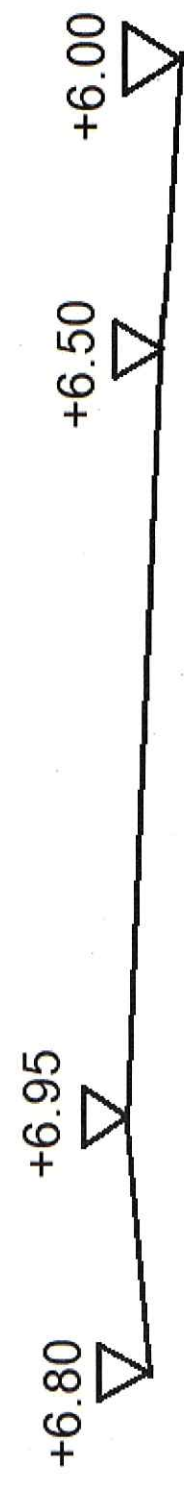
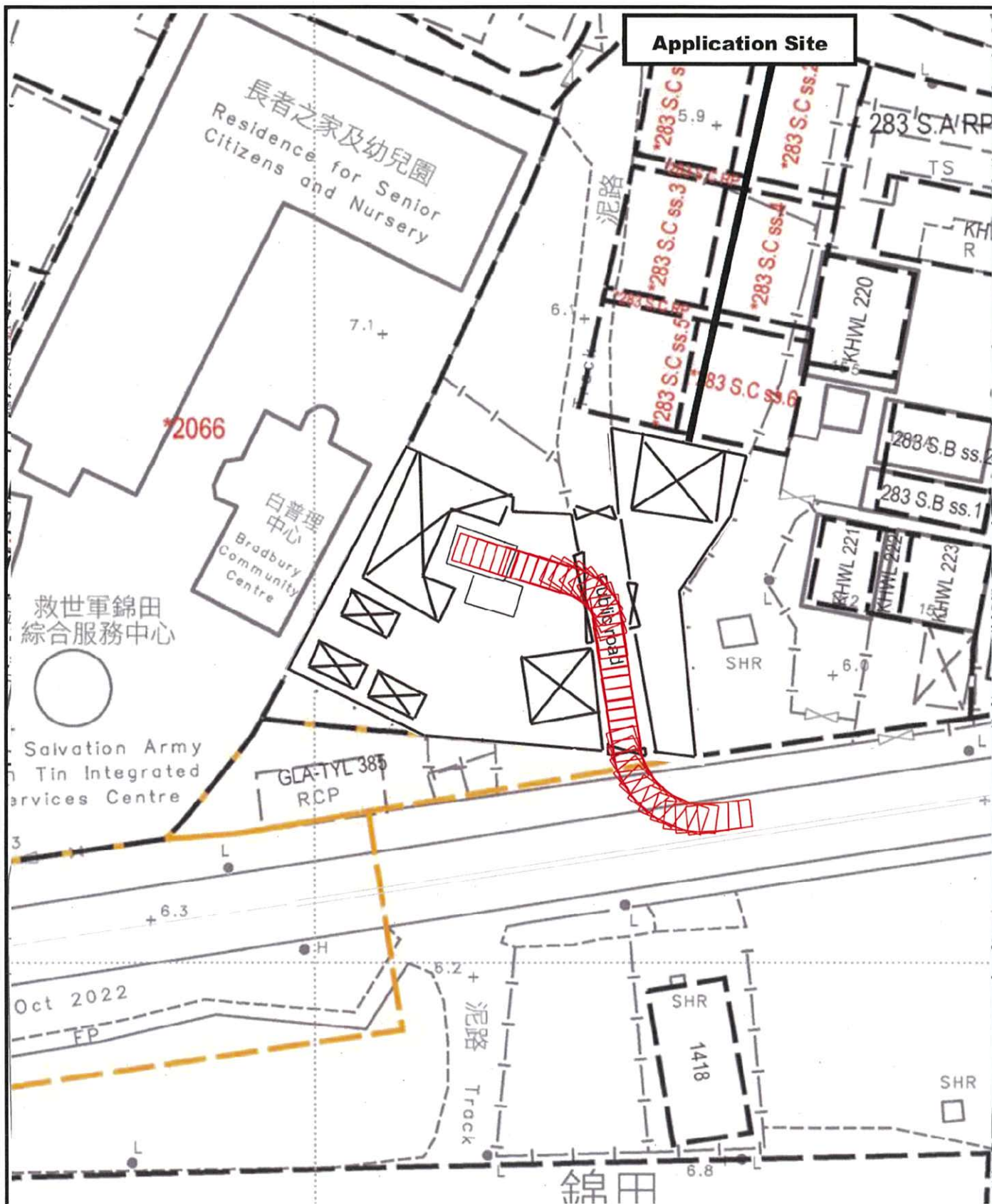


Figure 5

N.T.S



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A. RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖日:

Swept Path Analysis for Light Goods Vehicle Leading to Kam Tin Road

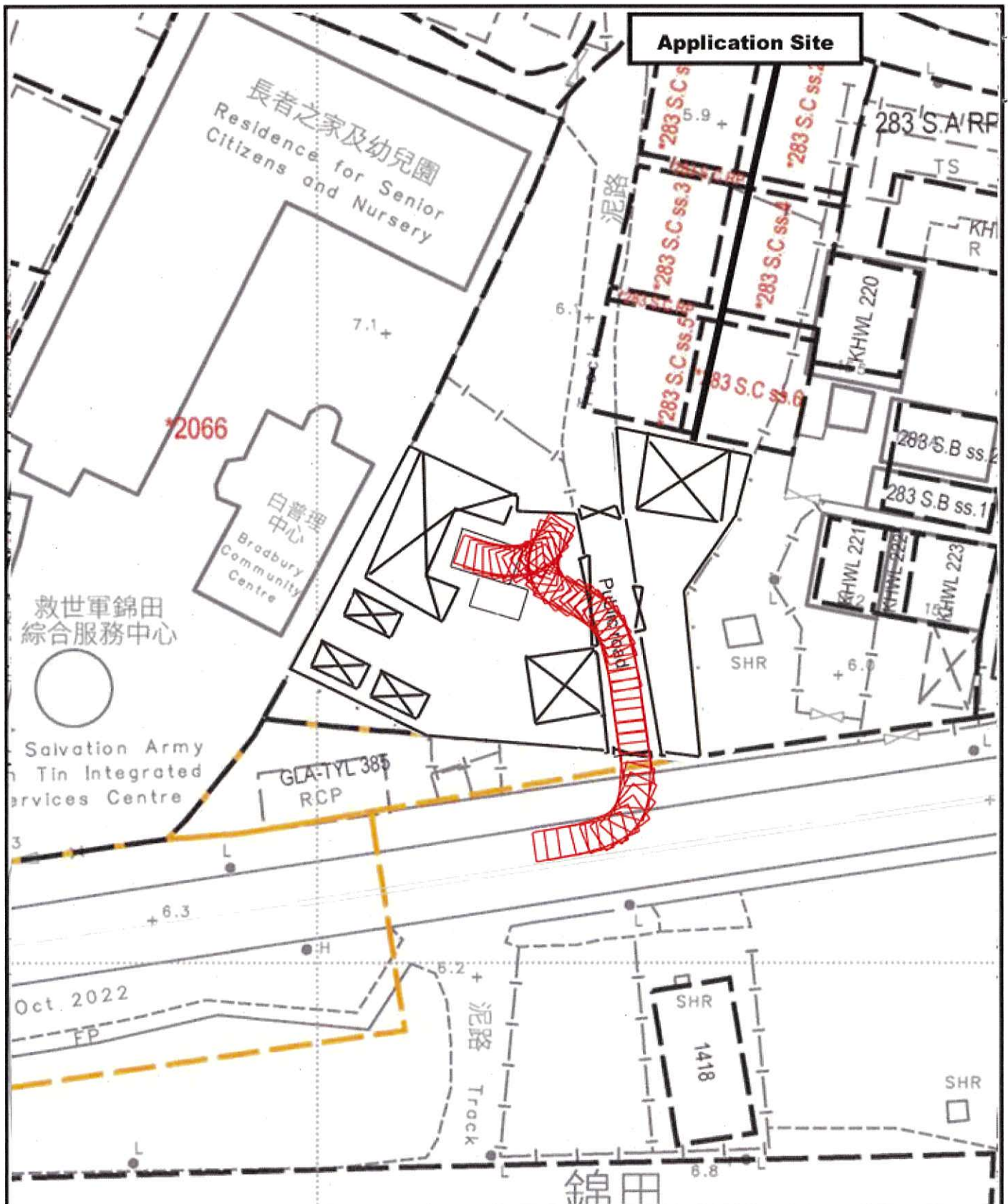
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Leading from Kam Tin Road

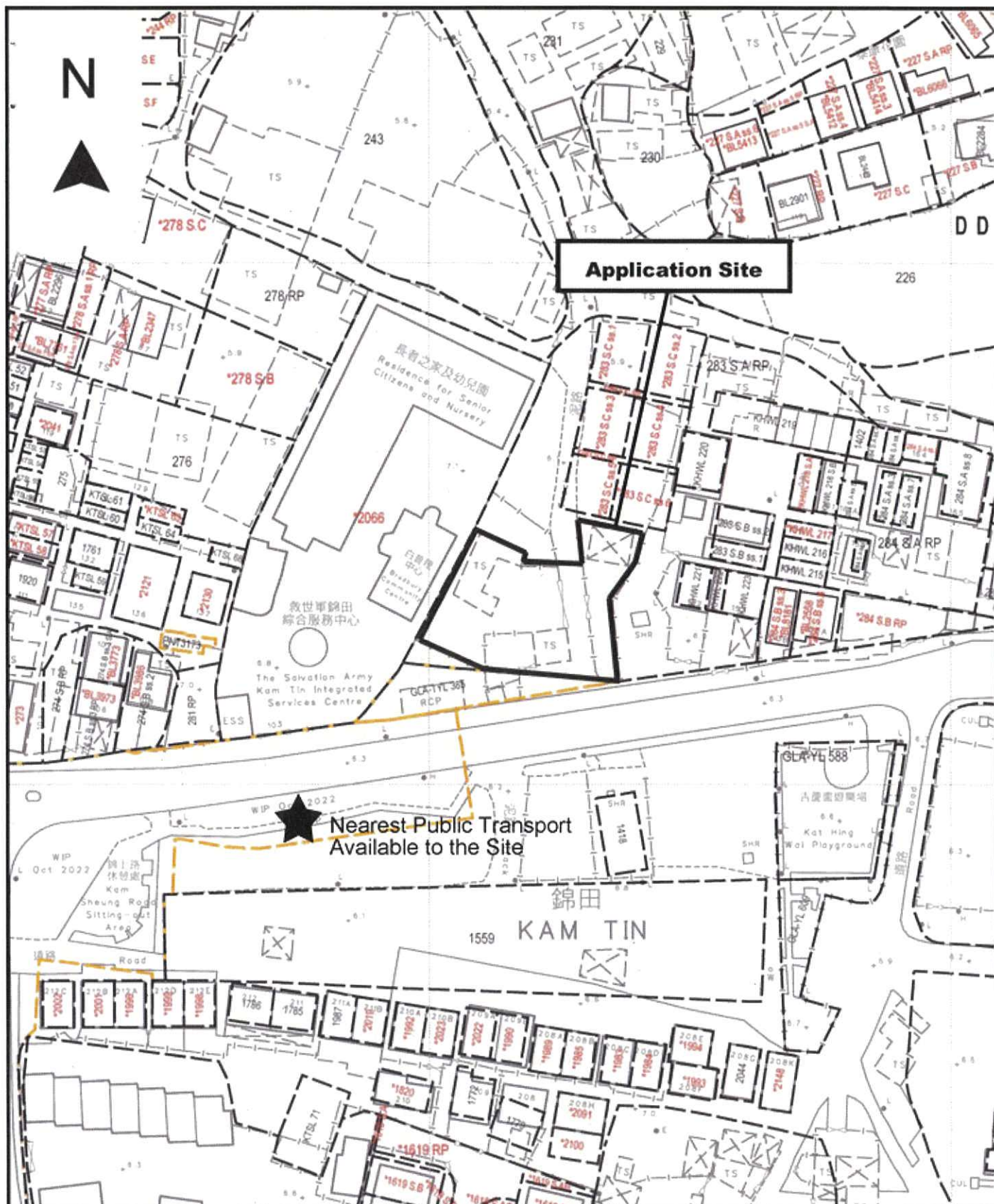
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Nearest Public Transport Available to the Site

Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

1:1000

1:500

Total: 9 pages

Date: 20 April 2023

TPB Ref.: A/YL-KTN/878

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Shop for Selling Vehicle Accessories, Building Materials and Convenient Store) for a Period of 5 Years at Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin, Yuen Long, N.T.

Our response to the further comments of the CE/MN, DSD is shown in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office (Attn: Mr. YIP Long-ting) – By Email

RtoC for Comments from Drainage Services Department dated 31.3.2023 (A/YL-KTN/878)

1. R-to-C (b) & (c): The scanned drainage proposal is again illegible, e.g. the cover and invert levels cannot be read. Please provide a clear version. Please also provide the cover and invert levels of SMN1012050 on plan.	Updated Figure 4 is attached.
2. R-to-C (e): Previous comment has not been fully addressed. Please indicate in the MS that "The applicant must obtain consent from DSD prior to commencement of the drainage connection works to DSD's manhole. A pre-survey of the existing manhole condition, in a format to be agreed by DSD, shall be provided by the applicant prior to commencement of the drainage connection works". Please revise the MS.	Revised Appendix A is attached.
3. R-to-C (f): Previous comment has not been addressed. Please revise the MS.	Revised Appendix A is attached.
4. R-to-C (i): Please provide a cross section along north-south direction for reference. Besides, the section in Figure 5 does not correctly reflect the actual site condition. There should be an existing wall on the western side. Please provide photo/survey record to justify your section drawings.	Updated Figure 4 and Revised Figure 5 are attached.
5. Appendix A-I & drainage plan: The size of discharging pipe/UC is not consistent. Please advise if it is a 225UC or 300mm concrete pipe. Please revise accordingly.	Revised Appendix A is attached.
6. Appendix A-II: The connection details to SMH1012050 such as section drawings are missing. Please be reminded if the level difference between the inlet pipe and outlet pipe is greater than 600mm then please review your design which should comply with the latest SDM issued by DSD.	Figure 4A is attached.
7. Appendix A-III: Please advise the pump capacity to show that it is larger than the anticipated maximum flow.	One or more 6 inch water pumps (90m ³ /hr per pump) will be provided in case the manhole is collapsed subject to the actual condition.
8. Since the connection works can affect normal operation of the manhole, please submit detailed temporary drainage diversion proposal which should fulfill the requirements set out in DSD's Technical Circular No. 1/2017 for my consideration.	Due to the scale of connection works is small, it is therefore, the construction period shall be relatively short. The connection will be carried out within the duration of whole dry season from November to the following March in order to minimize the risk of flooding in accordance with DSD's Technical Circular No. 1/2017.

RECORD PHOTOGRAPHS



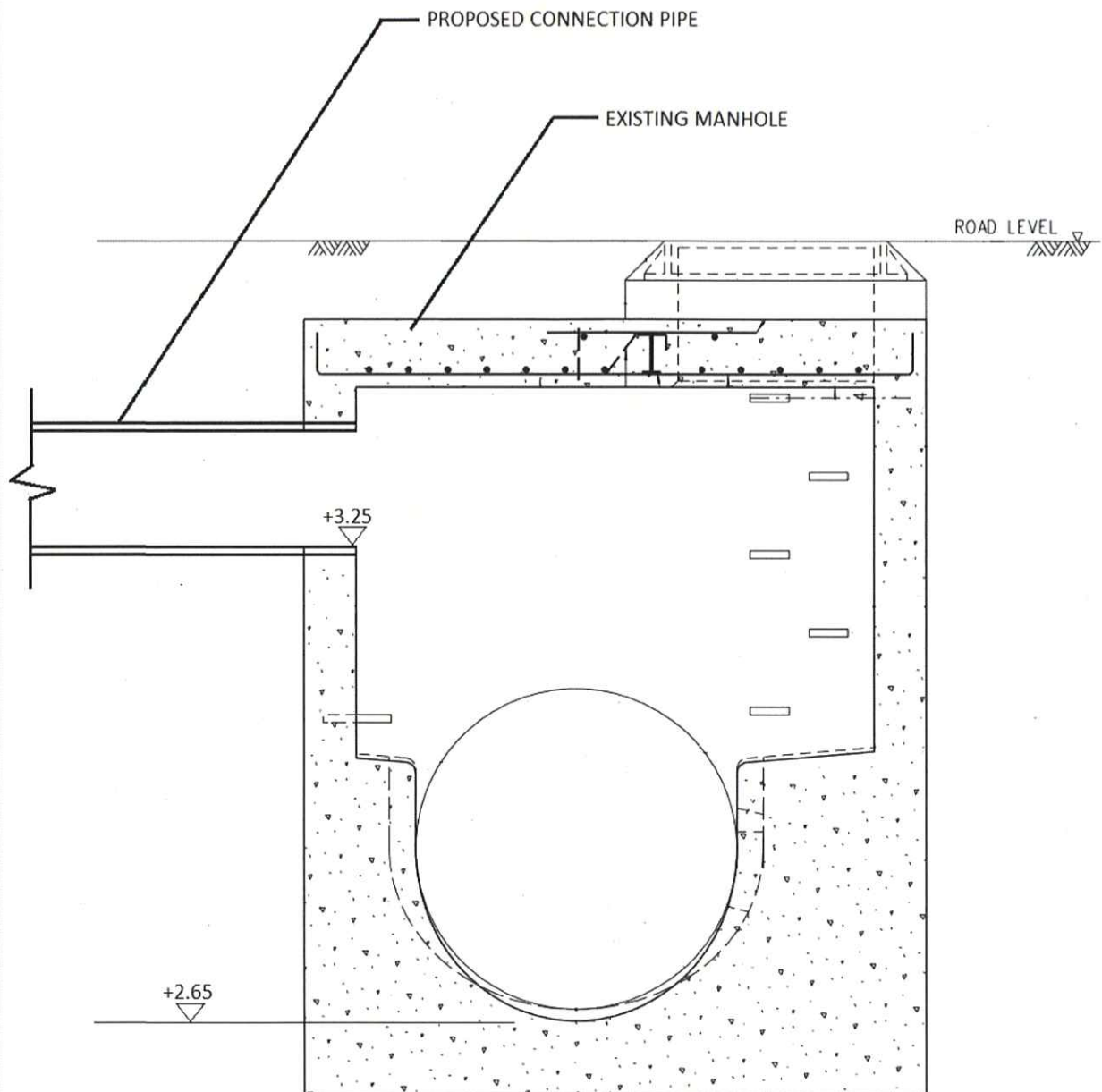
Plate 1

Taken at: 19 April 2023



Plate 2

Taken at: 19 April 2023



SECTION

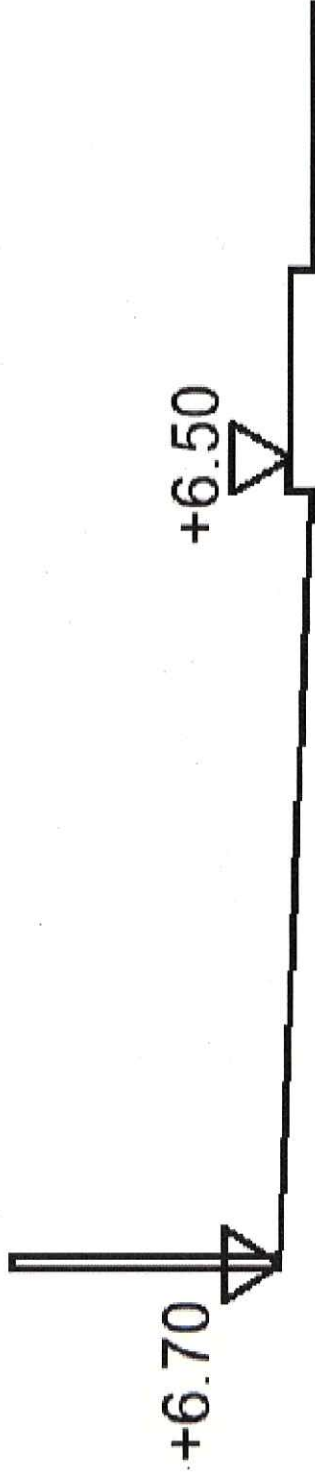
MANHOLE SECTION

SCALE

N.T.S.

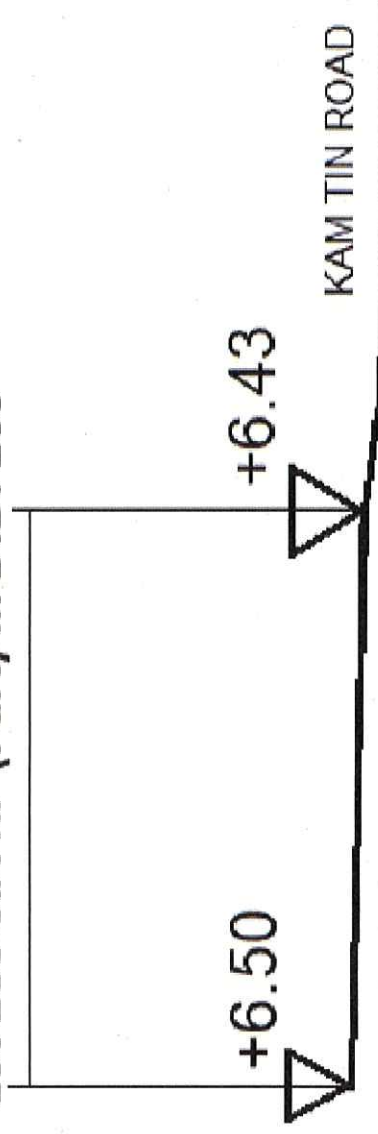
FIGURE 4A

Lot 283 S.A RP (Part) in D.D. 109



Section A-A

Lot 283 S.A RP (Part) in D.D. 109



Section B-B

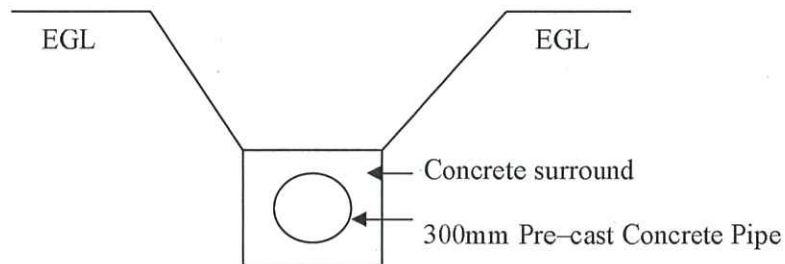
Figure 5

N.T.S

Appendix A

I. Method Statement for Drainage Construction

- Setting out the location of the pipeline on ground,
- Excavate pipe trench to profile as sketch shown in DS1048B (sheet 1 of 5),
- In case if pipes are to be laid wholly or partially in new fill, the fill shall first be placed and compacted to a minimum level of cover of 800mm above the proposed crown level of the pipes or the formation level, whichever is the lower unless otherwise directed or approved by the Engineer,
- Set up reference frame for alignment and level control,
- Install 300mm diameter pre-cast concrete pipe and set to correct level.
- Carry out air test,
- Formwork shuttering for concrete surround to pipe, detail as DS1049B,
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Type II - Concrete Surround

II. Method Statement - Pipe to Existing Pipe And Pipe to Existing Manhole / Catchpit Connection

Pipe Connection to Existing Manhole/ Catchpit

- Setting out and excavate the pipeline at the location as indicated on the drainage drawing,
- Consent shall be obtained from DSD prior to commencement of the drainage connection works to DSD's manhole. A pre-survey of the existing manhole condition, in a format to be agreed by DSD, shall be provided by the applicant prior to commencement of the drainage connection works,
- Excavate and expose the connection point at the existing manhole/catchpit,
- Setting out the location of the connection point at the existing manhole/catchpit,
- Break a hole at the manhole/catchpit, the size of the hole to be large enough to install the pipe,
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III. Contingency plan of SMH1012050 collapse

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- Place some water pumps to the upstream manhole (i.e. SMH1012049) and pump the runoff to downstream manhole (i.e. SMH1012051),
- Repair the manhole SMH1012050 and remove the sandbags and water pumps after the manhole is repaired.

--END--

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



A/YL-KTN/878
02/05/2023 14:09

From:
To: pplngan@pland.gov.hk
Cc: TPB <tpbpd@pland.gov.hk>
File Ref:

Dear Peter,

This email intends to supersede my last email today.

Due to the operation need and to reflect the actual on-site situation, the layout of the application site is different from the previous planning permission No. A/YL-KTN/753. Also, the provision of parking space is different in the current application.

The application will regularise the temporary structures at the site including to demolish the temporary structures as a resort.

Best regards,

Patrick Tsui

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/365	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	6.12.2011 [Revoked on 6.1.2014]
A/YL-KTN/403	Proposed Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	5.4.2013 [Revoked on 17.5.2013]
A/YL-KTN/409	Proposed Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	19.7.2013 [Revoked on 19.1.2014]
A/YL-KTN/417	Proposed Temporary Shop and Services (Pet Grooming and Retail Shop) for a Period of 3 Years	11.10.2013 [Revoked on 11.9.2015]
A/YL-KTN/430	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	7.2.2014
A/YL-KTN/438	Temporary Shop and Services (Grocery and Metalware Retail Shop) for a Period of 3 Years	25.4.2014 [Revoked on 7.2014]
A/YL-KTN/547	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.2.2017 [Revoked on 3.1.2019]
A/YL-KTN/611	Temporary Shop and Services (Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	3.8.2018 [Revoked on 3.5.2019]
A/YL-KTN/644	Temporary Shop and Services (Real Estate Agent, Grocery, Metalware Retail Shop and Car Beauty Product) with Ancillary Office for a Period of 3 Years	8.3.2019 [Revoked on 8.6.2021]
A/YL-KTN/753	Proposed Temporary Shop and Services for a Period of 5 Years	26.3.2021

Similar s.16 Applications within the “V” Zone in the vicinity of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/865	Proposed Temporary Eating Place, Shop and Services for a Period of 3 Years	23.12.2022

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/602	Proposed Temporary Shop and Services (Motor Vehicle Showroom) with Storage of Vehicles/Vehicles Parts and Ancillary Offices Use for a Period of 3 Year	7.9.2018 28.12.2018 [on review]	(1) and (2)
A/YL-KTN/662	Proposed Temporary Shop and Services (Motor Vehicle Showroom) with Storage of Vehicles/Vehicles Parts and Ancillary Offices Use for a Period of 3 Years	6.9.2019	(1) and (2)

Rejection Reasons

- (1) The development was not in line with the planning intention of the “V” zone. No strong justification had been given in the submission for a departure from the planning intention even on a temporary basis.
- (2) The scale of the proposed development was excessive and not compatible with the developments in the surrounding area.

Government Departments' General Comments

1. 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.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there were two non-substantiated environmental complaint cases regarding air and noise aspects concerning the Site received in the past three years.

3. Drainage

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

- he has no objection in-principle to the development from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring (i) the submission of a revised drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

4. Fire Safety

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

- he has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

5. **Building Matters**

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

- his detailed comments on UBW, provision of access, 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.

6. **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.

7. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police;
- Director of Agriculture, Fisheries and Conservation;
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- the Director of Food and Environmental Hygiene (DFEH); and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owners of the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note DLO/YL, LandsD's comments that:
 - the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - within the Site, the private lot is covered by Short Term Waiver (STW) for the purpose of 'Temporary Shop & Services (Real Estate Agency and Grocery & Metalware Retail Shop'; 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, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications 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(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 rent or fee, as may be imposed by the LandsD;
- (d) 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;
- (e) to note CHE/NTW, HyD's comments that:
 - his office shall not be responsible for the maintenance of any access roads connecting the Site and Kam Tin Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note DEP's comments 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 minimise any potential environmental nuisance;
- (g) to note D of FS's comments that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS. If the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note DFEH's comment that:
- proper license / permit issued by his Department is required if there is any food business / catering service / activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business license is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business license from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for license, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department 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 license will be issued upon compliance of all the requirements;
 - depending on the mode of operation, generally there are several types of food business license/permits that the operator of a convenience store may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;

- (ii) if food is only prepared for sale for consumption off the premises, a food factory license should be obtained;
 - (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop license should be obtained; and
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained; and
- the operators of related shop or store should take measures to prevent the existence of nuisance such as noise nuisance, pest nuisance and accumulation of refuse at the site. 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
- (i) 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under Building Ordinance (BO). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO. For 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 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 19(3) of the B(P)R at the 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. 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:

230110-143933-64304

提交限期

Deadline for submission:

10/01/2023

提交日期及時間

Date and time of submission:

10/01/2023 14:39:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/878

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

2

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



A/YL-NTM/878 DD 105 Ngau Tam Mei
06/01/2023 03:10

From:

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

File Ref:

1 attachment



San Tin Hwy - Google Maps.pdf

Dear TPB Members,

Despite the appalling track record you rolled over this operation again on 26 March 2021 **WITHOUT ASKING QUESTIONS AND ONCE AGAIN CONDITIONS HAVE NOT BEEN FULFILLED.**

*The Site is the subject of nine previous applications for various shop and services uses which were approved with conditions by the Rural and New Town Planning Committee (the Committee) between 2011 and 2019. However, **except three applications (Nos. A/YL-KTN/430, 611 and 644), all planning permissions were revoked due to non-compliance of approval conditions related to landscape, drainage and/or fire safety aspects.***

This is absolutely appalling in view of the fact that NEXT DOOR there is the **Salvation Army Kam Tin Integrated Service Centre that includes a residence for Senior Citizens.**

That PlanD and other government depts support this operation and **TPB members fail to take into consideration the possible consequences of a fire or other incident** on the site is beyond comprehension.

If this application is rolled over again there will be justification in filing a complaint to the Ombudsman with regard to failure to protect the safety of frail elderly citizens.

Mary Mulvihill

From:

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

Date: Thursday, 25 February 2021 3:40 AM CST

Subject: A/YL-NTM/753 DD 105 Ngau Tam Mei NWD

A/YL-KTN/753

Lot 283 S.A RP (Part) in D.D. 109, Kam Tin Road, Kam Tin

Site area ; About 868sq.m

Zoning : "VTD"

Applied use : Shop and Services / **5 Years** / 4 Vehicle Parking

Dear TPB Members,

This is the same application as 369 with a reduction in parking to 4 vehicles. The Applicant was granted a shocking **TEN EXTENSIONS OF TIME but failed to fulfill conditions**. Particulars not yet posted to OZP website.

The operator is a subsidiary of New World, Adrian Cheng is frequently in the news touting his firm's commitment to the environment, the community, sustainable development, world peace, blah, blah. Foto ops in other words.

From Google Maps it is clear that the operation is in fact part of a very large container parking/open storage operation.

Members must ask questions this time as to what is actually going on and ensure that large developers Walk the Talk. The expectation would be that they can afford to operate to the highest standards and set a good example.

Mary Mulvihill

From:

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

Sent: Sunday, June 3, 2018 2:27:59 AM

Subject: A/YL-NTM/369 DD 105 Ngau Tam Mei

A/YL-NTM/369

Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long

Site area : About 1,780m²

Zoning : "Res (Group C)

Applied Use: Storage Building Materials / 9 Parking

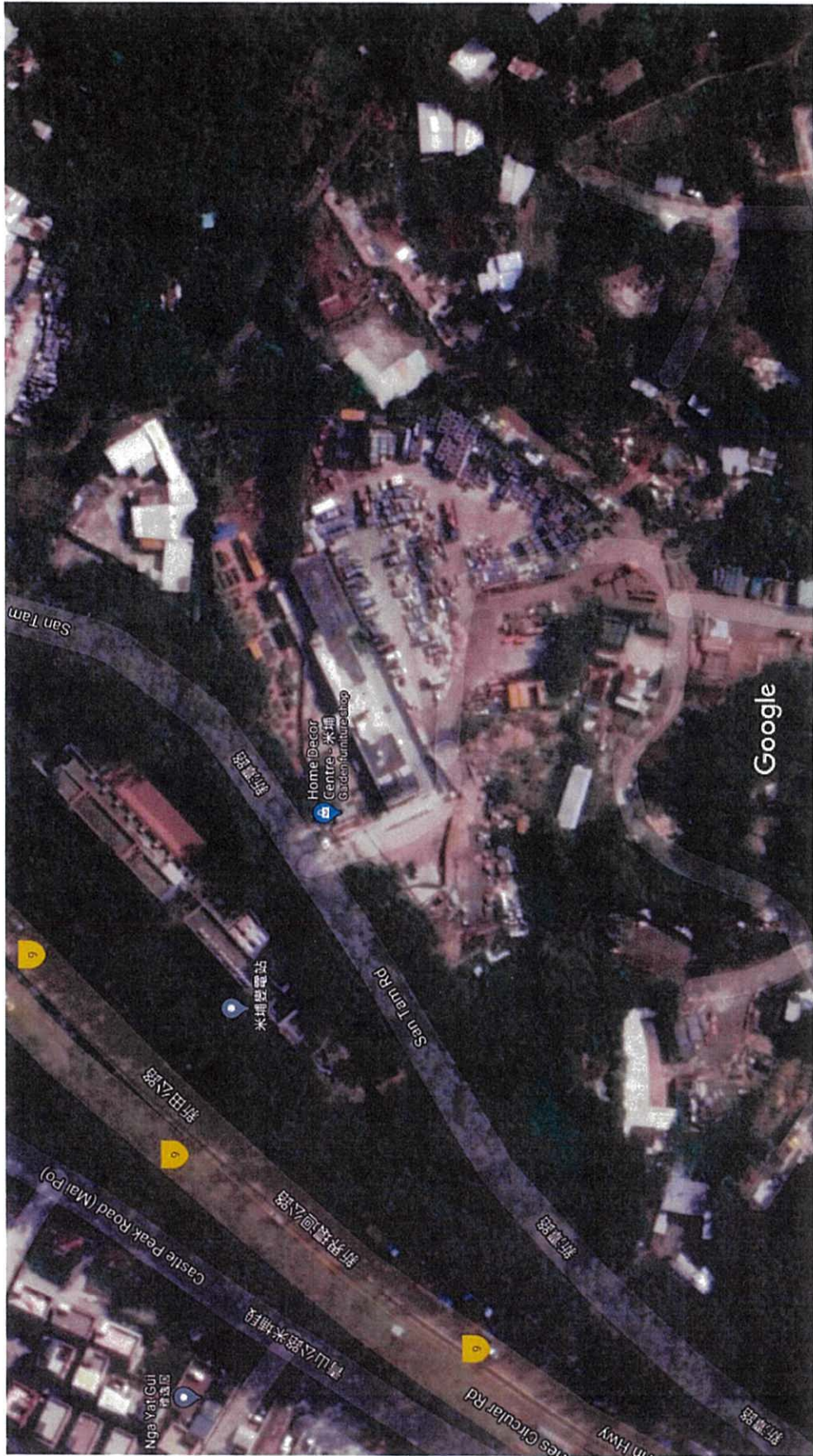
Dear TPB Members,

A/YL-NTM/227 was for a larger site and was rejected on 5 Sept 2008. It would appear however that the site has been used for brownfield operations since then.

PlanD did not support the application based on the assessment made in paragraph 12 of the Paper. The proposed development did not comply with the Town Planning Board (TPB) Guidelines No. 13D for 'Application for Open Storage and Port Back-up Uses'. The use under application was not in line with the planning intention of the "R(C)" zone which was intended primarily for low-rise, low-density residential developments. There was no strong justification in the submission to merit a departure from such planning intention, even on a temporary basis. The proposed use was not compatible with the nearby rural settlement. No similar applications had been approved in the "R(C)" zone. Approval of the application would set an undesirable precedent for similar applications in the area.

The applied use is effectively storage of building materials so the 2008 conditions are still valid and the application should be rejected.

Mary Mulvihill



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