

2023年 7月 1 2日

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

Appendix I of RNTPC
Paper No. A/YL-KTN/941

This document is received on 12 JUL 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 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

2301813 4/7 by hand

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-K7N/991
	Date Received 收到日期	12 JUL 2003

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

1. Name of Applicant 申請人姓名/名稱

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

LAM Chun Nok

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)

Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, 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
☒ Site area 地盤面積 1,483 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 372 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)..... 325 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" zone
(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"^{KK} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{KK} (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"^{KK} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{KK} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{KK}.
並不是「現行土地擁有人」^{KK}。

- ☐ 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)"^{KK}.
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」^{KK}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{KK}.
已取得 名「現行土地擁有人」^{KK}的同意。

Details of consent of "current land owner(s)" ^{KK} obtained 取得「現行土地擁有人」 ^{KK} 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
28/06/2023 (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 10/07/2023 (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

Proposed Temporary Shop and Services (Financial Institution) and Eating
Place with Ancillary Facilities for a Period of 3 Years

(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

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,111sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積 372sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 10
Proposed domestic floor area 擬議住用樓面面積 1sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積 372sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積 372sq.m ☒ 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
用途 (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION (RECEPTION)	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT X1 STOREY)
B2	FINANCIAL INSTITUTION (RECEPTION)	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT X1 STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT X1 STOREY)
B4	EATING PLACE	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT X1 STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT X1 STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT X1 STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT X1 STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT X1 STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT X1 STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT X1 STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	

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 10
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 The operation hours of the Structure B1 and B2 are from 09:30 to 19:30 daily, including public holidays..... The operation hours of the Structure B4 to B6 and B9 are from 11:00 to 21:00 daily, 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)) Accessible from San Tam Road via a local access	
	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 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 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"/>		

	<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>
--	--

(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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 refer to supplementary statement.

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

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

Michael WONG

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

R-Riches Property Consultants Limited


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

Date 日期

29/06/2023

(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 available 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 4122, 4123, 4124 and 4125 (Part) in D.D.104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,483 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 325 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" zone
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 3 <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	Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 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	372 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 - 4 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25 % <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) _____ _____		10 10 (PC)
	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) Container Vehicle _____ _____		1 1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site Location Plan, Swept path analysis, FSIs proposal, As built drainage plan, Photographic records of fencing and drainage facilities		
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"/>
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site)* for 'Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years' (proposed development) (Plan 1).
- 1.2 The Site falls within an area predominated by residential and industrial use. The applicant would like to continue operating its shop and services (financial institution) and eating place to serve the nearby residents and workers. The proposed development could alleviate the pressing demand for shop and services and eating place uses in the area.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)") zone on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 (Plan 2). According to the Notes of the OZP, 'Shop and Services' and 'Eating Place' are not column 1 or column 2 use within the "OU(RR)" zone, which requires permission from the Board.
- 2.2 The Site is the subject of several previous planning applications for similar use, which were approved by the Board for a period of 3 years between 2014 to 2021. The latest application (No. A/YL-KTN/751) was submitted by the same applicant for the same 'shop and services' use, which was approved by the Board on a temporary basis in 2021. Approval of the current application is in line with the Board's previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers.
- 2.3 Although the Site falls within the "OU(RR)" zone which is reserved for phase 2 development of the Northern Link alignment, the temporary basis of the proposed development is considered not affecting the commencement of the railway station. Hence, approval of the application on a temporary basis of 3 years would not frustrate the long term planning intention of the "OU(RR)" zone. Since a minor portion of the Site is located at GL (about 325m²), access, occupancy and usage of the portion of GL within the Site will be allowed for Government works, if necessary.

- 2.4 When compared with the previous application, the site area, building height of the structures are the same as the previous application while the GFA, number of structures and parking space are slightly increased to meet the operation needs. The applicant has shown effort to comply with approval condition of the previous application, details are shown as follow at **Table 1** below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-KTN/751		Date of Compliance
(c)	The provision of boundary fencing	Not complied with
(d)	The submission of drainage proposal	Not complied with
(e)	The implementation of drainage proposal	Not complied with
(g)	The submission of fire service installations (FSIs) proposal	15/6/2021
(h)	The implementation of FSI proposal	Not complied with

- 2.5 Regarding approval condition (c), the applicant encountered difficulties in finding a suitable contractor to install the boundary fencing during the time of COVID-19. The applicant later found a suitable contractor and the boundary fencing was installed in Mid-2023, hence, he did not have sufficient to comply with this approval condition.
- 2.6 Regarding approval condition (d), the applicant made submission of a drainage proposal to comply with this condition on 28/12/2022. However, the submission was considered not acceptable by CE/MN, DSD on 7/2/2023. The applicant did not have sufficient time to address the comments of CE/MN, DSD by the designated time period.
- 2.7 Regarding approval condition (h), the applicant made submission of a certificate of fire service installations and equipment (FS251) to comply with this condition on 16/05/2023. However, the reply from D of FS is pending, therefore, the applicant could not fully comply with this approval condition within the designated time period.
- 2.8 As the applicant failed to comply with all approval conditions within the designated time period, which led to revocation of the application on 12/6/2023. In support of the application, the applicant submitted photographic records of the existing fencing and drainage facilities; and a FSIs proposal to support the current application (**Appendices I, II and III**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,483 m² (about), including 325m² of GL (Plan 3). 10 single-storey structures are provided at the Site for financial institution (reception), eating places, rain shelters (shed structure), storage of goods and washroom with total GFA of 372 m² (Plan 4). A total of 10 parking spaces for private car and 1 loading/unloading (L/UL) space for light goods vehicle (LGV) are provided at the Site (Plan 4). Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	1,483 m ² (about)
Covered Area	372m ² (about)
Uncovered Area	1,111 m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Number of Structure	10
Total GFA	372 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	372 m ² (about)
Building Height	3 m to 4 m (about)
No. of Storey	1

4) Operation Mode

Operation of the Shop and Services (Financial Institution)

- 4.1 The shopfront of the financial institution is located at structures B1 and B2 respectively (Plan 4). The operation hours of the financial institution are from 09:30 to 19:30 daily, including public holidays. The estimated number of staff working at the financial institution is 2. It is estimated that the Site would be able to attract 5 visitors per day. Advanced booking is required for visitors to access the Site.

Operation of the Eating Place

- 4.2 The eating place is located at structures B4, B5 and B6 respectively with ancillary facilities, i.e. storage of goods at structure B9 (Plan 4). The operation hours of the proposed development are 11:00 to 21:00 daily, including public holidays. The estimated number of staff working at the eating place is 5. It is estimated that the Site would be able to attract 20 visitors per day.

No outdoor dining area is provided at the Site. Advanced booking is required for visitors to access the eating place. This could help to regulate the use of parking space and prevent excessive number of vehicle and visitor to the Site. Food and goods to support the daily operation of the Site are transported by light goods vehicle, hence, only one loading/unloading (L/UL) space for light goods vehicle (LGV) is provided at the Site.

- 4.3 A total of 11 parking and L/UL spaces are provided at the Site (Plan 4), details are shown at Table 2 below:

Table 2 – Parking and Loading/Unloading (L/UL) Provisions

Type of Space	No. of Space
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	8
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	1

- 4.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (Plan 5). A notice will be posted at a prominent location of the Site to indicated that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period. As trip generation and attraction of the proposed development is minimal (as shown at Table 3 below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:30 – 10:30)	3	3	1	0	7
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	4	4	0	1	9
Traffic trip per hour (average)	1	1	0	0	2

- 4.5 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.
- 4.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.
- 4.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

5) Conclusion

- 5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of a photographic record of existing boundary fencing, an as-built drainage plan and a fire service installations proposal to mitigate any adverse impact arising from the proposed development (Appendices I, II and III).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years'.

R-riches Property Consultants Limited

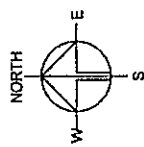
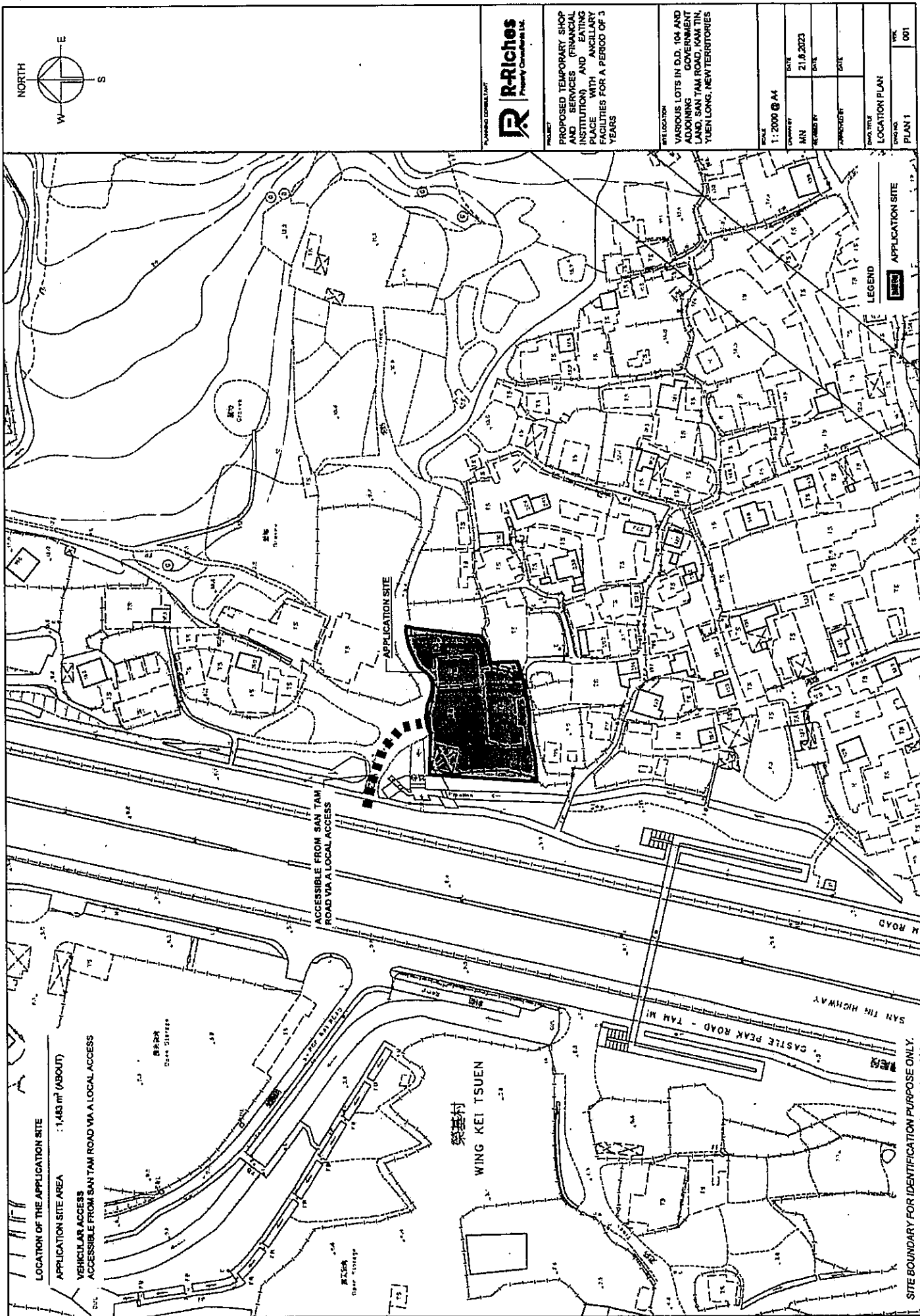
July 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Photographic Record of Existing Fencing
Appendix II	Photographic Record of Existing Drainage Facilities
Appendix II	Fire Service Installations Proposal



PLANNING CONSULTANT
R-Riches
PROPERTY CONSULTANTS LTD.

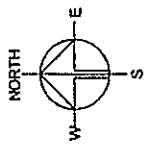
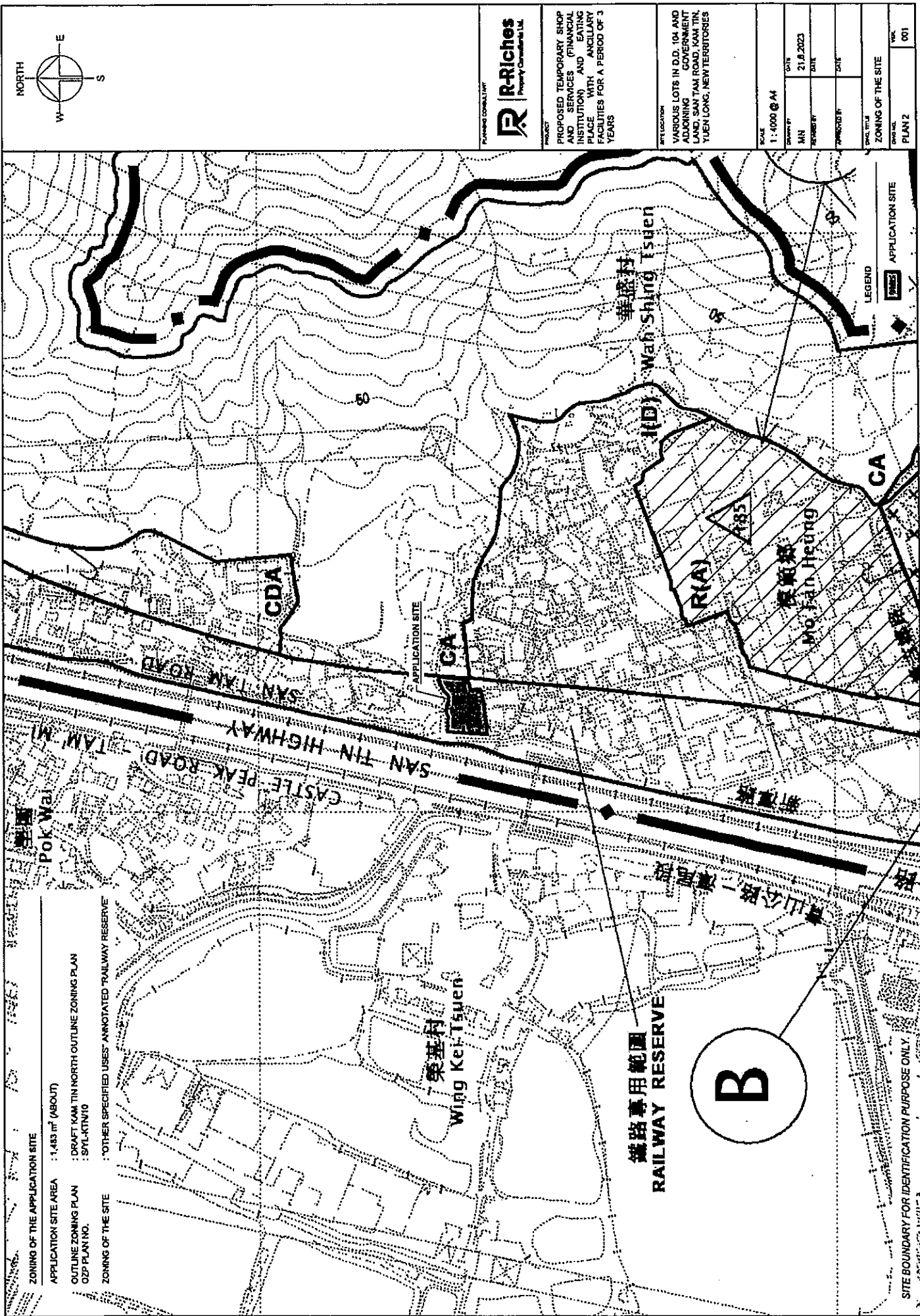
PROPOSED TEMPORARY SHOP
AND SERVICES (FINANCIAL
INSTITUTION) AND EATING
PLACE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

WIT LOCATION
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, SAN TAM ROAD, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE	1:2000 @ A4
DATE	21.8.2023
BY	AN
REVIEWED BY	
DATE	
APPROVED BY	
DATE	
PROJECT TITLE	LOCATION PLAN
DRAWING NO.	PLAN 1
REV.	001

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,433 m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT KAM TIN NORTH OUTLINE ZONING PLAN
QZP PLAN NO. : SYL/TIN/10
ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE"

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES (FINANCIAL
INSTITUTION) AND EATING
PLACE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

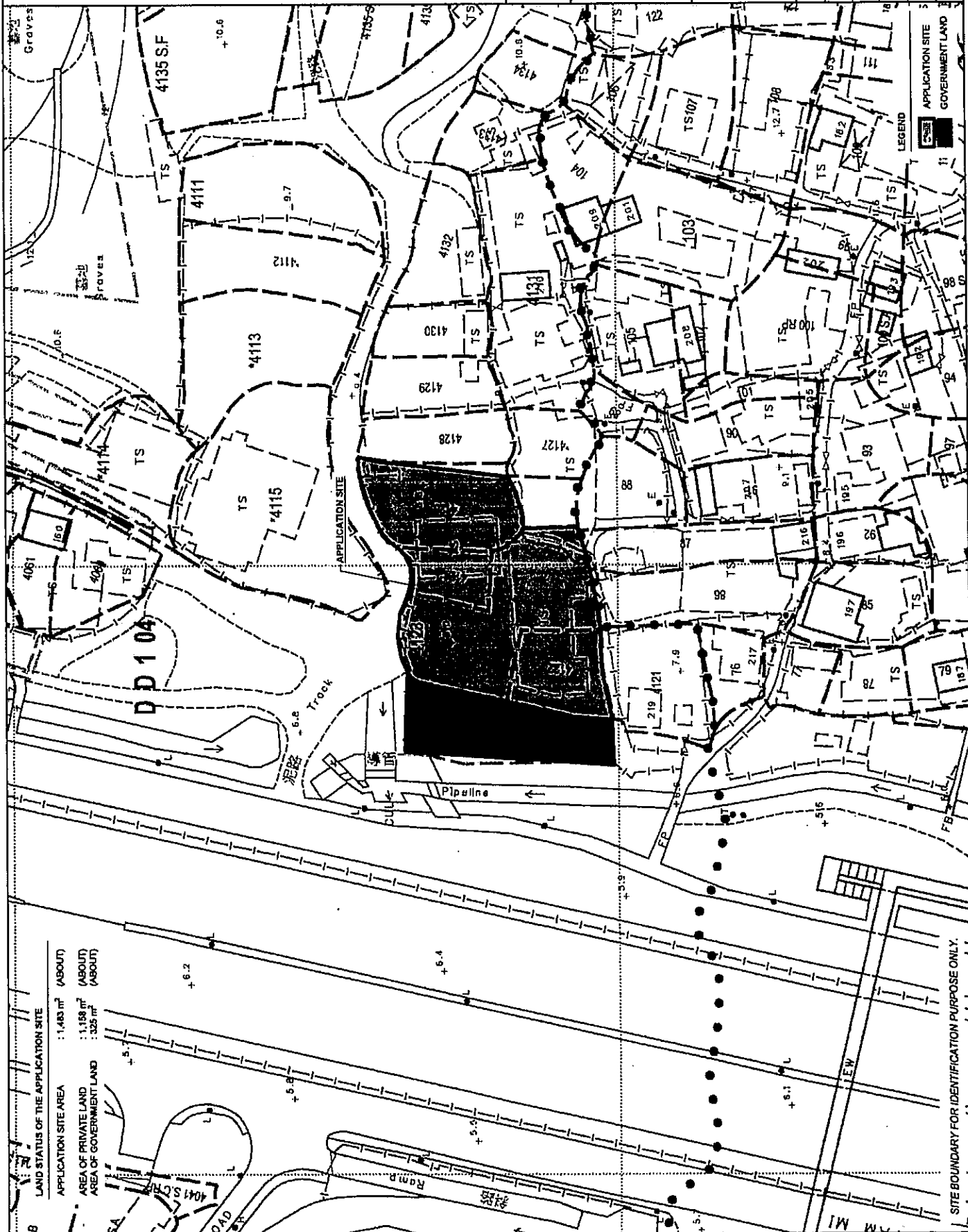
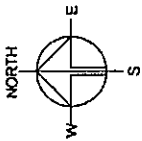
SITE LOCATION
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, SAN TIN ROAD, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE 1:4000 @ A4
DRAWN BY MN
DATE 21.9.2023
CHECKED BY
DATE
APPROVED BY

DATE OF THE SITE
ZONING OF THE SITE
PLAN NO. 001
PLAN 2

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LAND STATUS OF THE APPLICATION SITE		
APPLICATION SITE AREA	11,483 m ²	(ABOUT)
AREA OF PRIVATE LAND	11,158 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	325 m ²	(ABOUT)

R-Riches
Planning Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 104 AND GOVERNMENT ADJOINING LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1:800 @ A4

DRAWN BY
MN

DATE
21.8.2023

REVIEWED BY

DATE

APPROVED BY

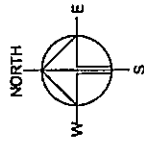
DATE

LAND STATUS OF THE SITE
APPLICATION SITE
GOVERNMENT LAND

PLAN 3

NO.
001

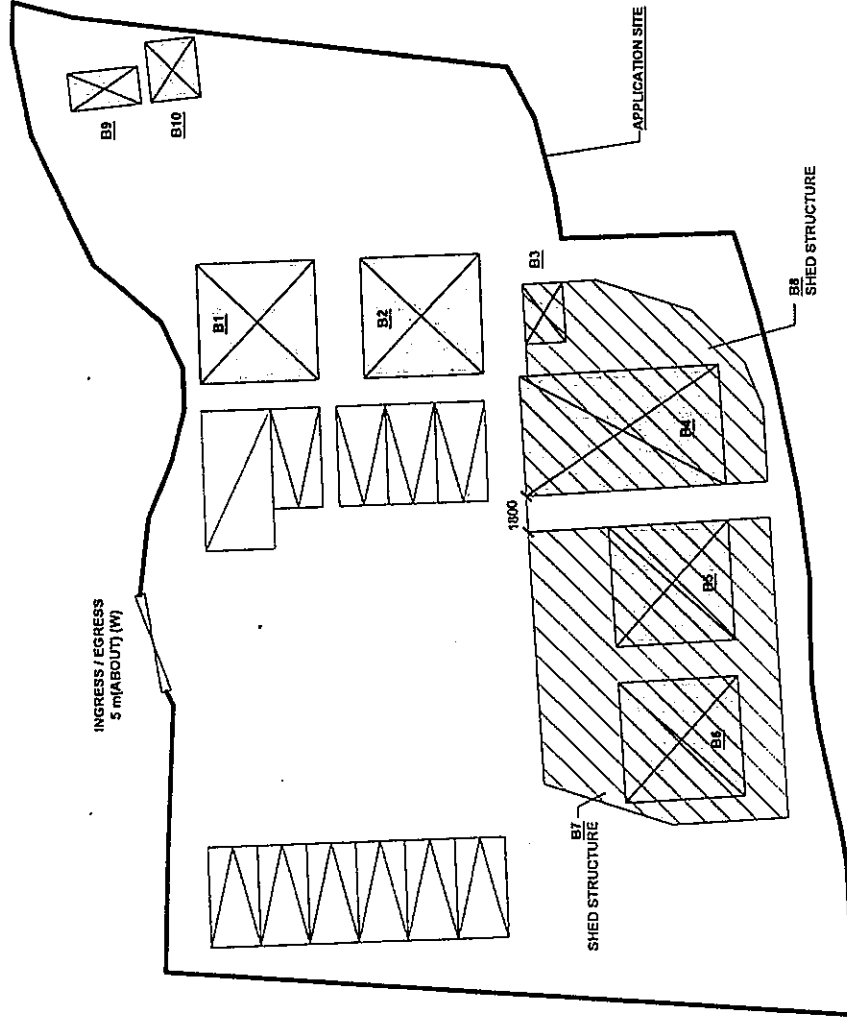
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,483 m ² (ABOUT)
COVERED AREA	: 372 m ² (ABOUT)
UNCOVERED AREA	: 1,111 m ² (ABOUT)
PLOT RATIO	: 0.25 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 10
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 372 m ² (ABOUT)
TOTAL GFA	: 372 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 4 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	FINANCIAL INSTITUTION (RECEPTION)	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B2	FINANCIAL INSTITUTION (RECEPTION)	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT) (1-STOREY)
B4	EATING PLACE	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT) (1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT) (1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT) (1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT) (1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT) (1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT) (1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

PLANNING CONSULTANT



PROPOSED TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION AND EATING PLACE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING TEMPOURARY SHOP AND SERVICES (FINANCIAL INSTITUTION AND EATING PLACE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SCALE

1:300 @ A4

DATE

26.9.2023

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

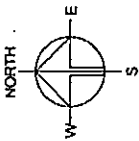
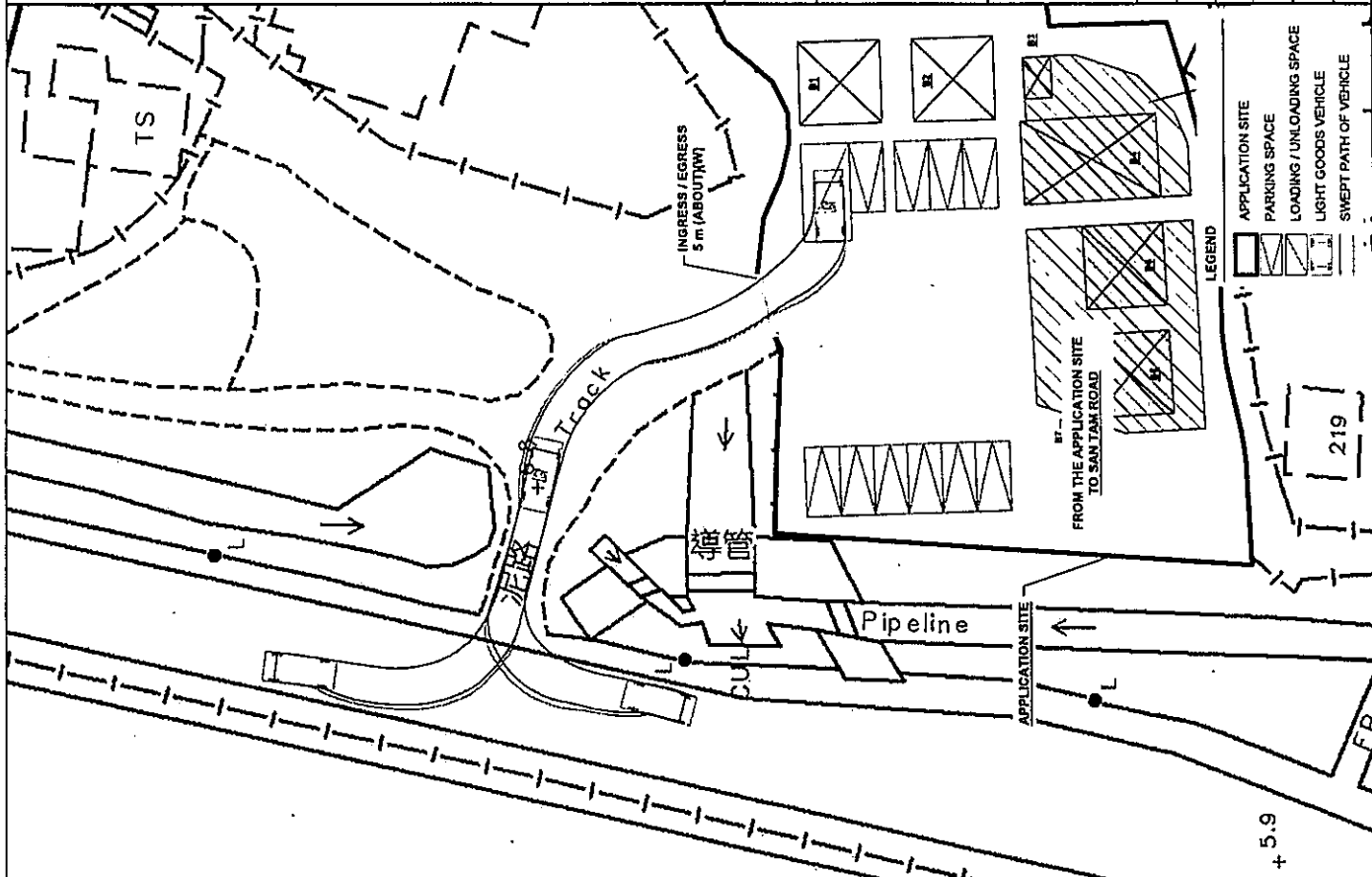
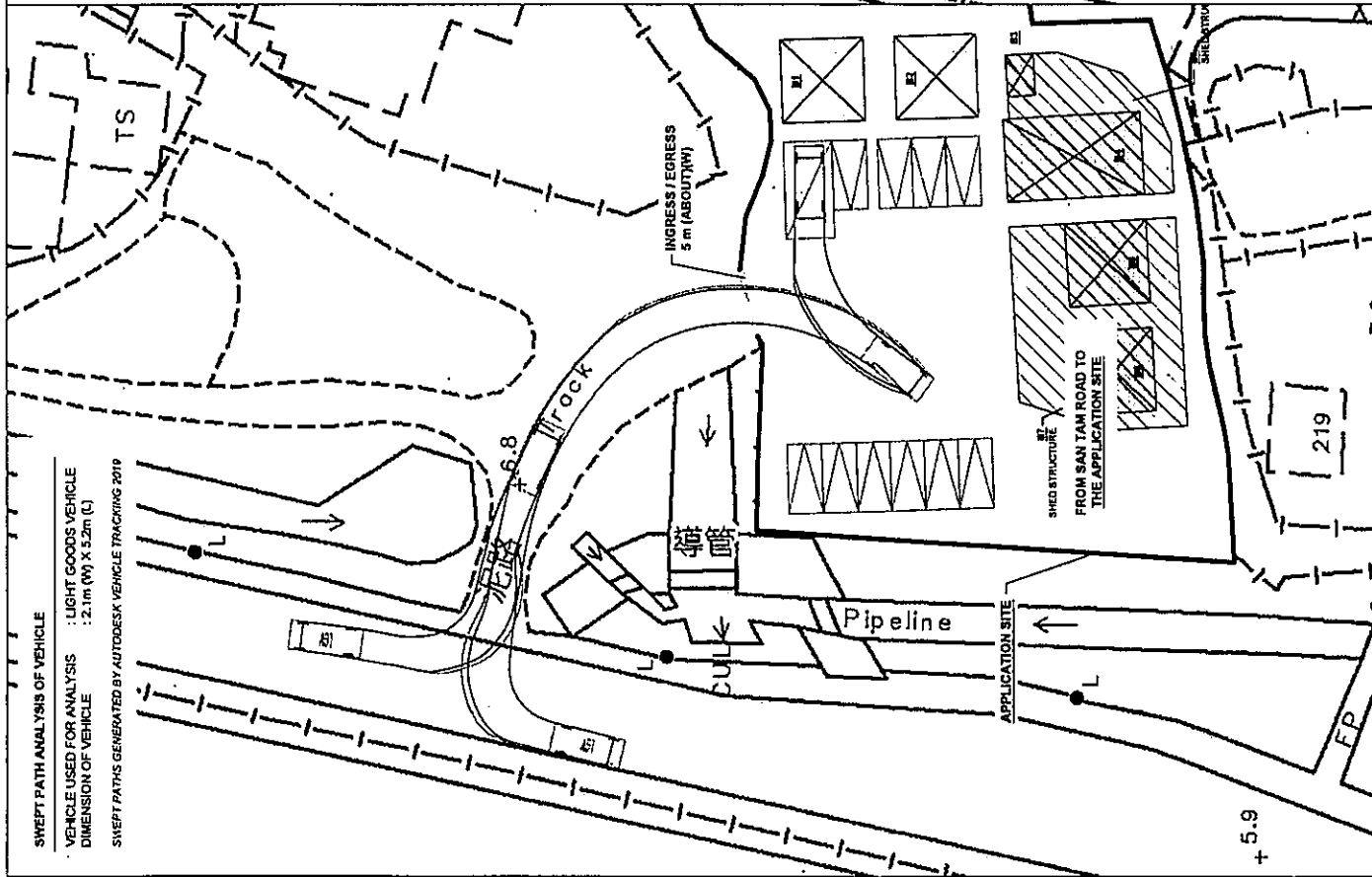
DATE

DATE

DATE

SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT

R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP
 AND SERVICES (FINANCIAL
 INSTITUTION) AND EATING
 PLACE WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 104 AND
 ADJOINING GOVERNMENT
 LAND, SAN TAM ROAD, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE
 1:500 @ A4

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

DATE
 28.02.2023

LEGEND
 APPLICATION SITE
 PARKING SPACE
 LOADING / UNLOADING SPACE
 LIGHT GOODS VEHICLE
 SWEPT PATH OF VEHICLE

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

219

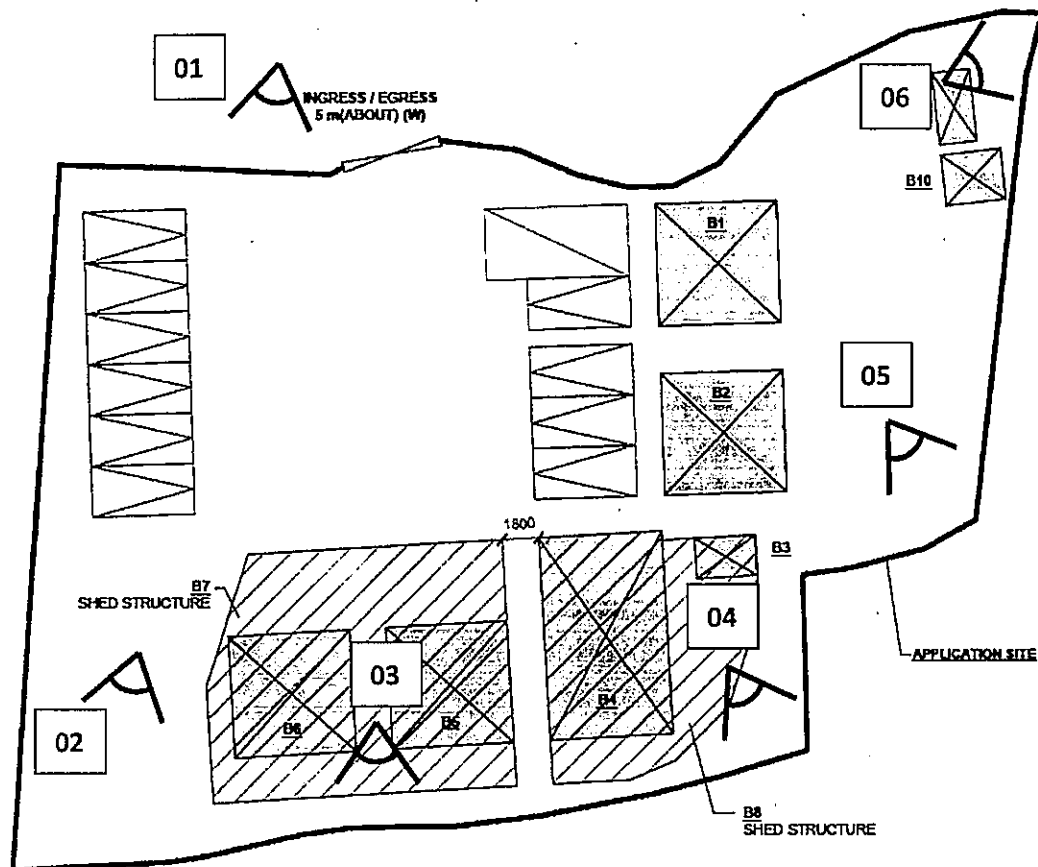
219

219

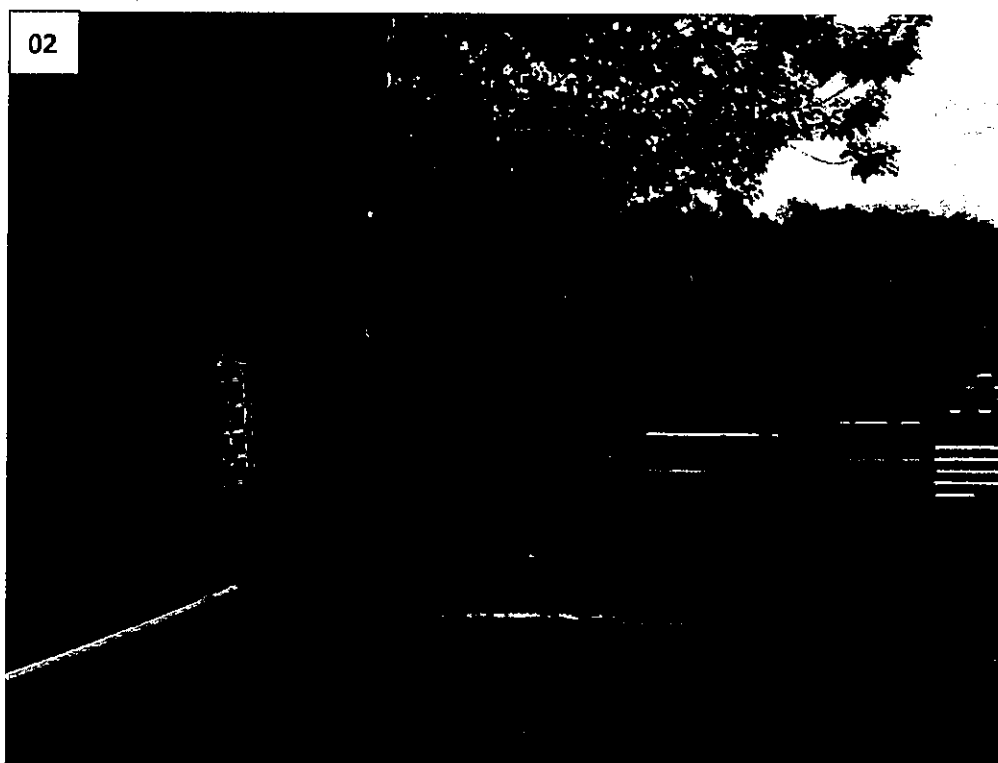
219

219

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



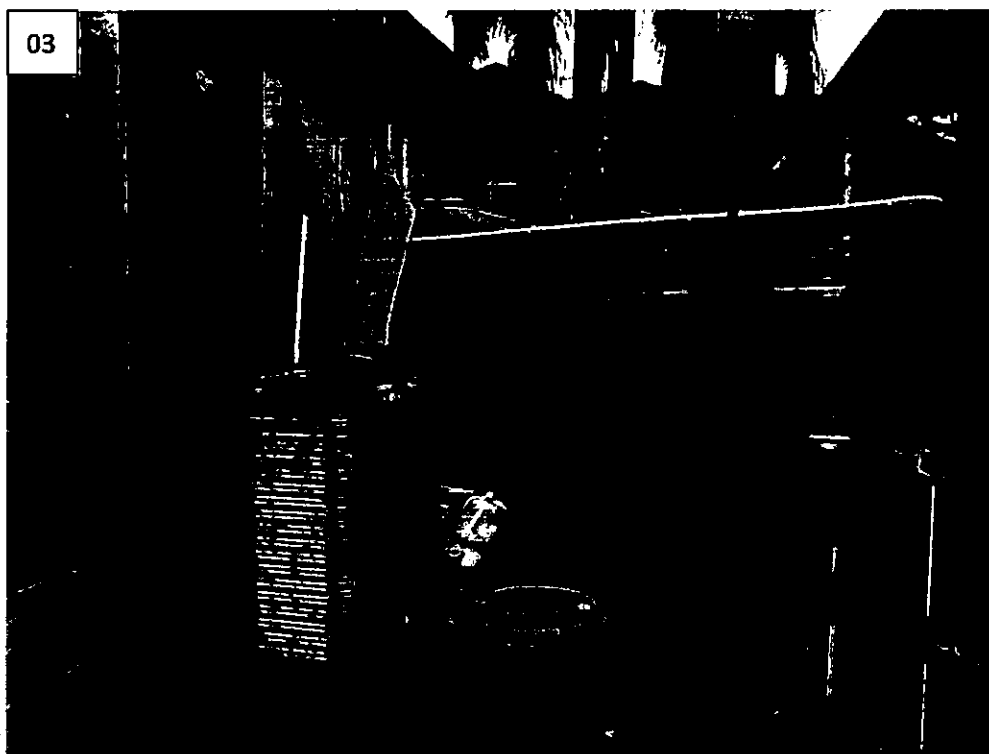
*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



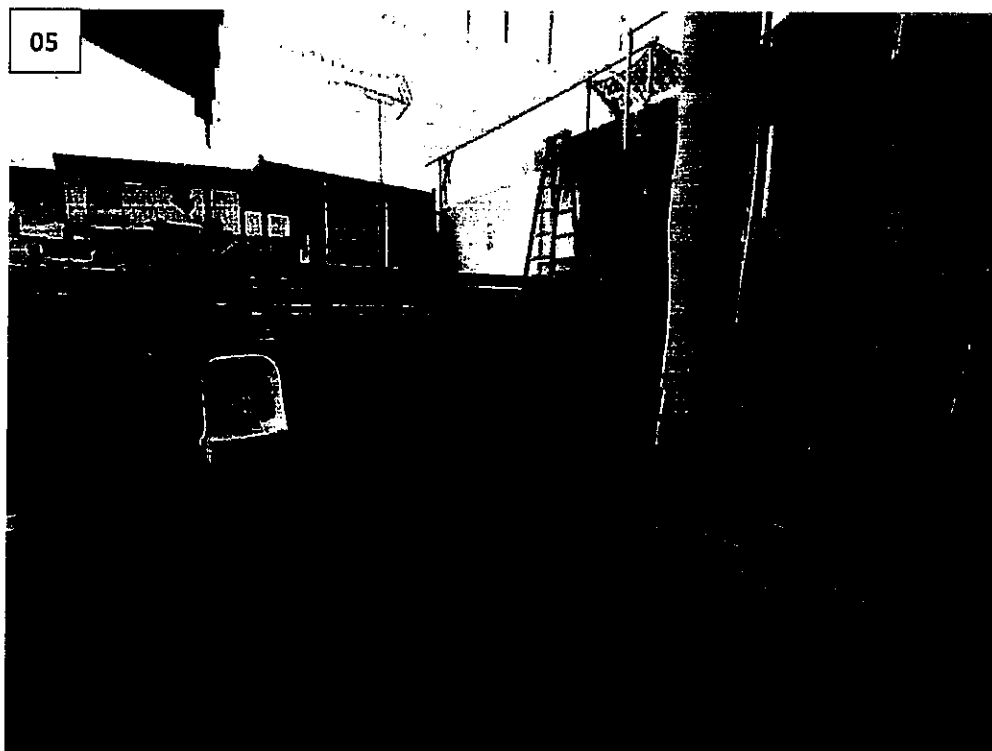
0.1m



*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



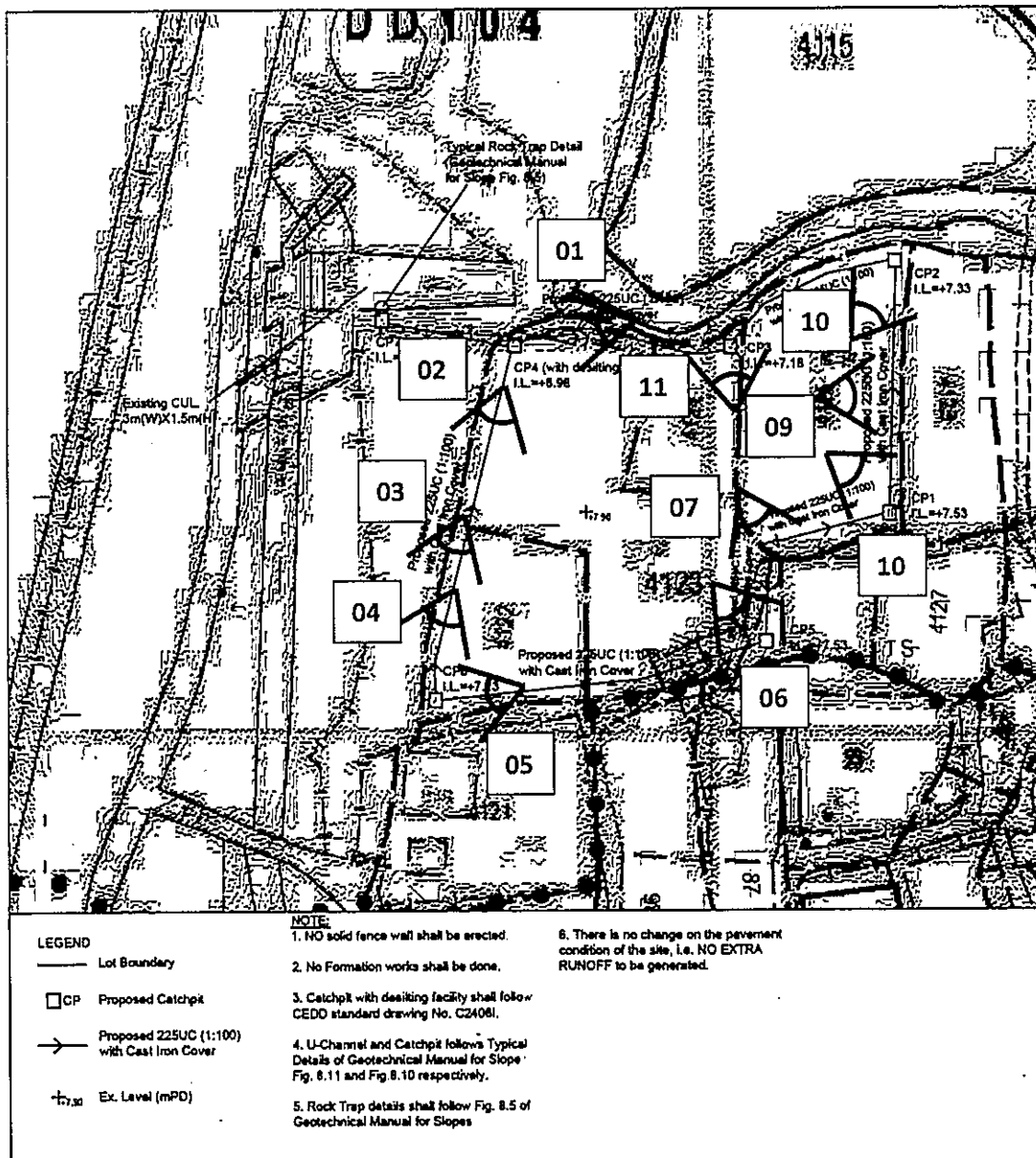
*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



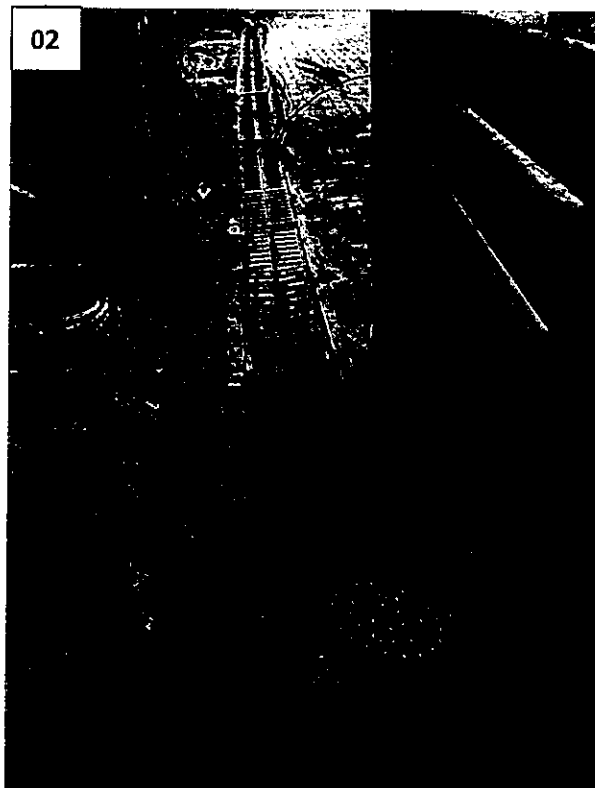
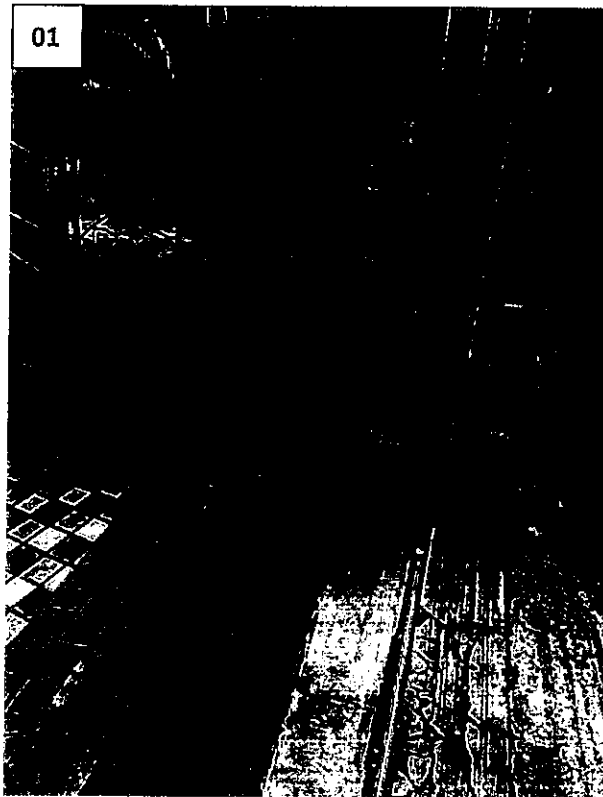
Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

As-built Drainage Plan

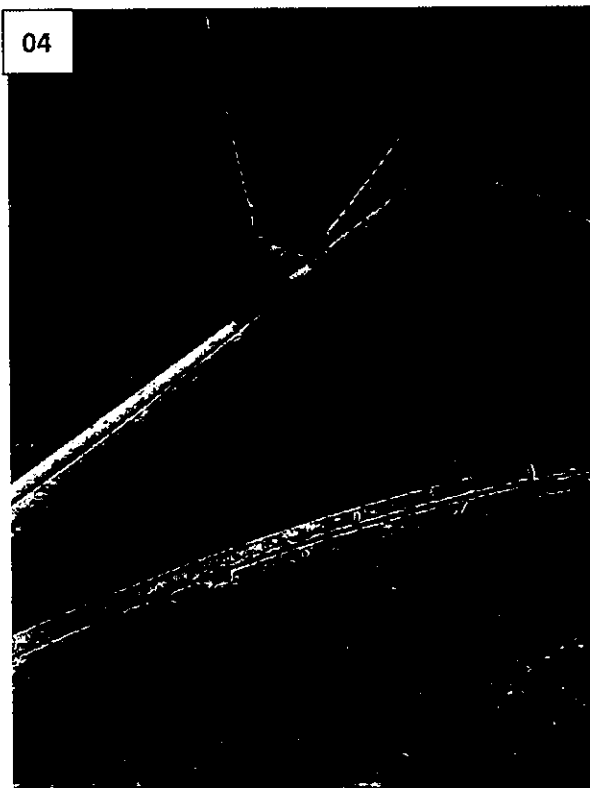
Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



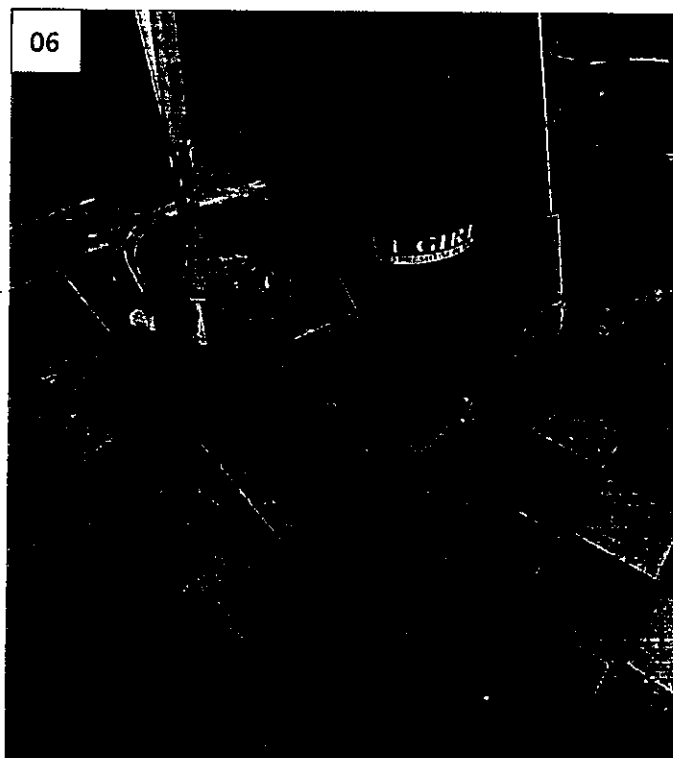
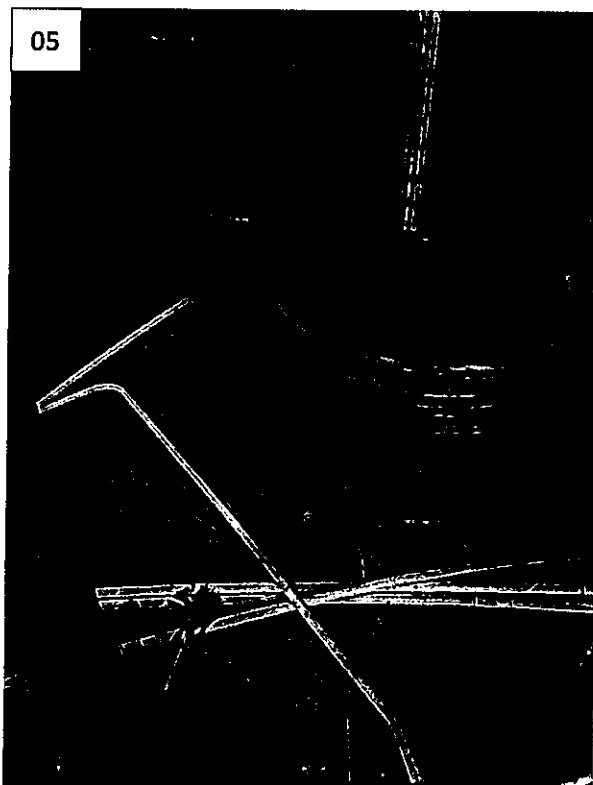
*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots In D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



[REDACTED]



(852) [REDACTED]

(852) [REDACTED]



(852) [REDACTED]

[REDACTED]

*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots In D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*



[Redacted text]



(852) [Redacted]

(852) [Redacted]

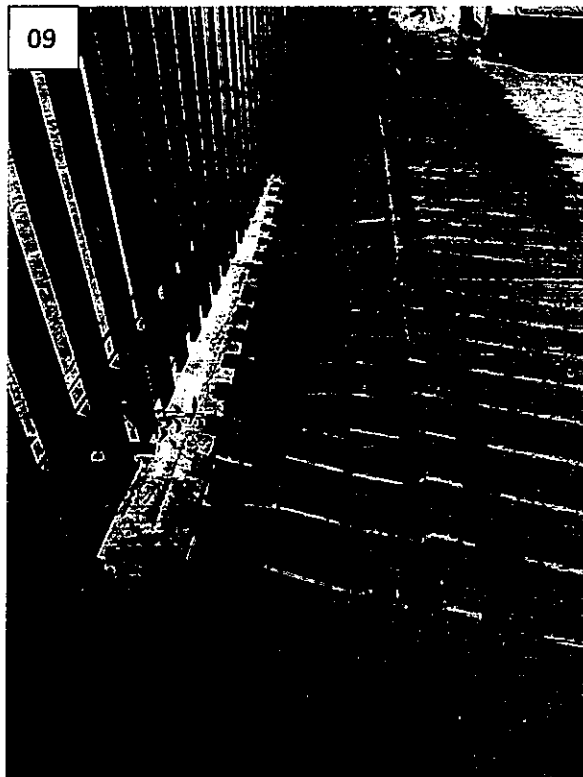


(852) [Redacted]



[Redacted]

*Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long*

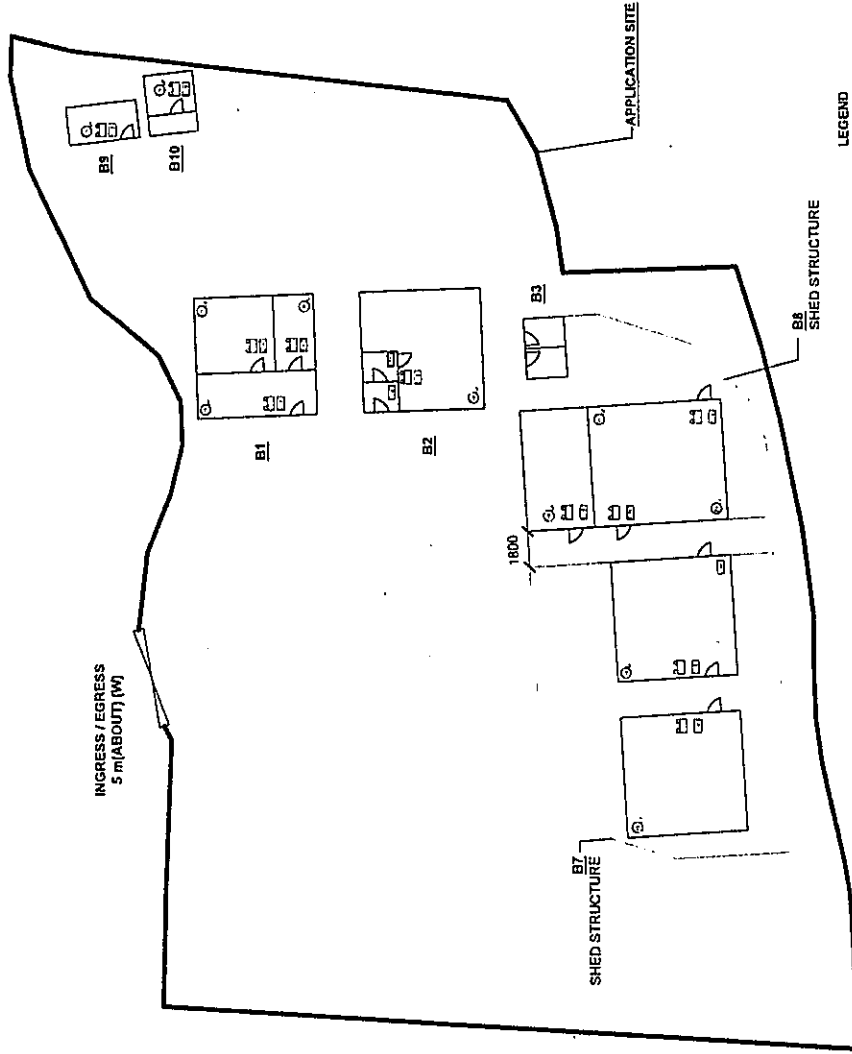


1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

| | |
|-----------------------|--------------------------------|
| APPLICATION SITE AREA | : 1,483 m ² (ABOUT) |
| COVERED AREA | : 372 m ² (ABOUT) |
| UNCOVERED AREA | : 1,111 m ² (ABOUT) |
| PLOT RATIO | : 0.25 (ABOUT) |
| SITE COVERAGE | : 25% (ABOUT) |
| NO. OF STRUCTURE | : 10 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 372 m ² (ABOUT) |
| TOTAL GFA | : 372 m ² (ABOUT) |
| BUILDING HEIGHT | : 3 m - 4 m (ABOUT) |
| NO. OF STOREY | : 1 |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|-----------------------------------|----------------------------|----------------------------|-------------------------|
| B1 | FINANCIAL INSTITUTION (RECEPTION) | 36 m ² (ABOUT) | 36 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B2 | FINANCIAL INSTITUTION (RECEPTION) | 36 m ² (ABOUT) | 36 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B3 | WASHROOM | COVERED BY B8 | COVERED BY B8 | 3.5 m (ABOUT)(1-STOREY) |
| B4 | EATING PLACE | COVERED BY B8 | COVERED BY B8 | 3.5 m (ABOUT)(1-STOREY) |
| B5 | EATING PLACE | COVERED BY B7 | COVERED BY B7 | 3.5 m (ABOUT)(1-STOREY) |
| B6 | EATING PLACE | COVERED BY B7 | COVERED BY B7 | 3.5 m (ABOUT)(1-STOREY) |
| B7 | RAIN SHELTER (SHED STRUCTURE) | 175 m ² (ABOUT) | 175 m ² (ABOUT) | 4 m (ABOUT)(1-STOREY) |
| B8 | RAIN SHELTER (SHED STRUCTURE) | 110 m ² (ABOUT) | 110 m ² (ABOUT) | 4 m (ABOUT)(1-STOREY) |
| B9 | STORAGE OF GOODS | 7 m ² (ABOUT) | 7 m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| B10 | WASHROOM | 8 m ² (ABOUT) | 8 m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| TOTAL | | 372 m ² (ABOUT) | 372 m ² (ABOUT) | |

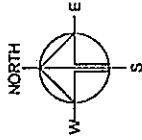


FIRE SERVICE INSTALLATIONS

- EMERGENCY LIGHT
- EXIT SIGN
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



PLANNING CONSULTANT



PROJECT:
PROPOSED TEMPORARY SHOP AND SERVICES (FINANCIAL INSTITUTION) AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION:
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE:
1:350 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| M/N | 26.6.2023 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DRAWN TITLE

LAYOUT PLAN

DRAW NO.

APPENDIX III

VER. 001

Our Ref.: DD104 Lot 4122 & VL
Your Ref.: TPB/A/YL-KTN/941

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

28 August 2023

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/941)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

Responses-to-Comments

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(Application No. A/YL-KTN/941)

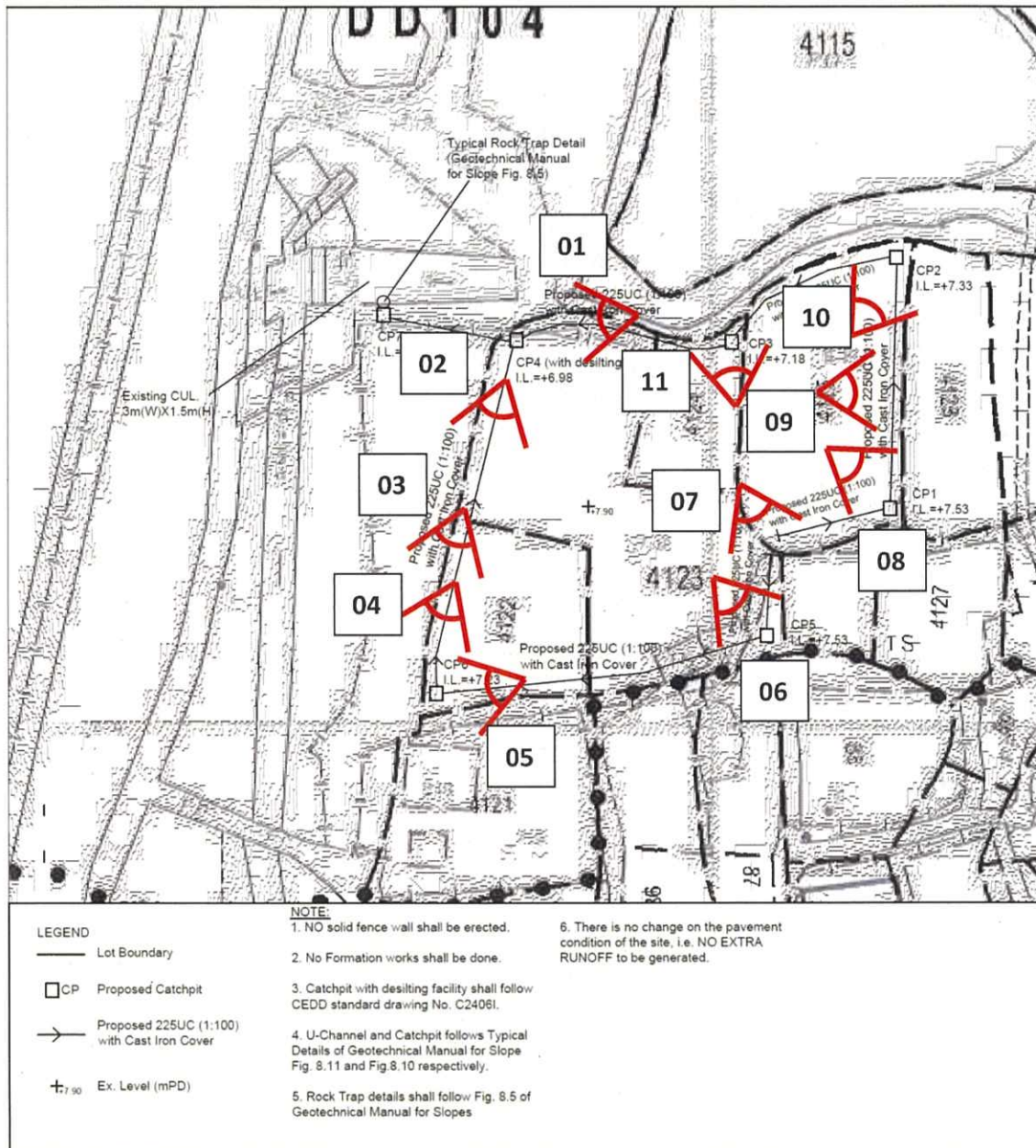
(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|--|
| 1. Comments of Chief Engineer/Mainland North, Drainage Services Department
(Contact Person: Mr. Terence TANG; Tel.: 2300 1257) | | |
| (a) | Please submit drainage proposal and coloured photos for the as-built drainage plan. | An as-built drainage plan with coloured photographic record is provided for your consideration (Annex I). |

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

As-built Drainage Plan

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



Block D, The Richmond, 230 Kat Hing Way, Kam Tin, NT, HK



(852) 339 0889



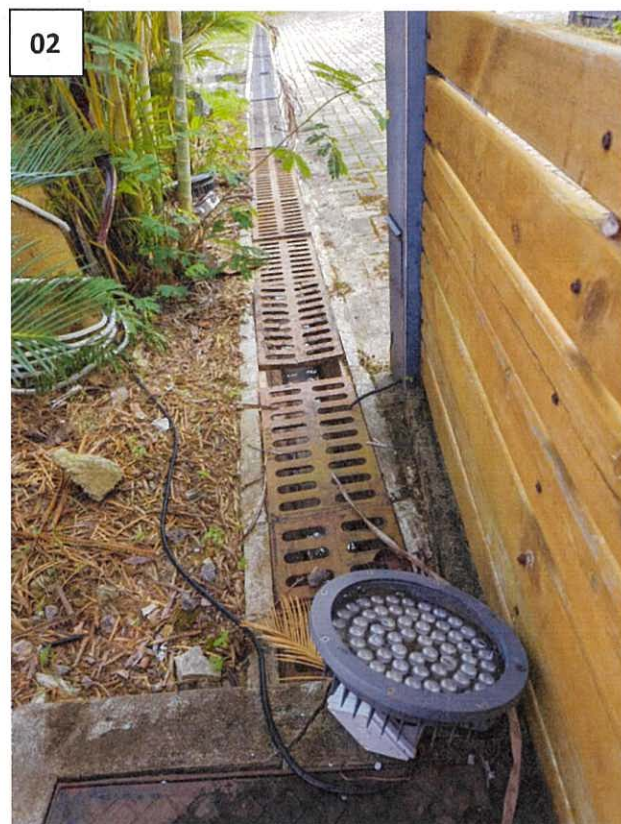
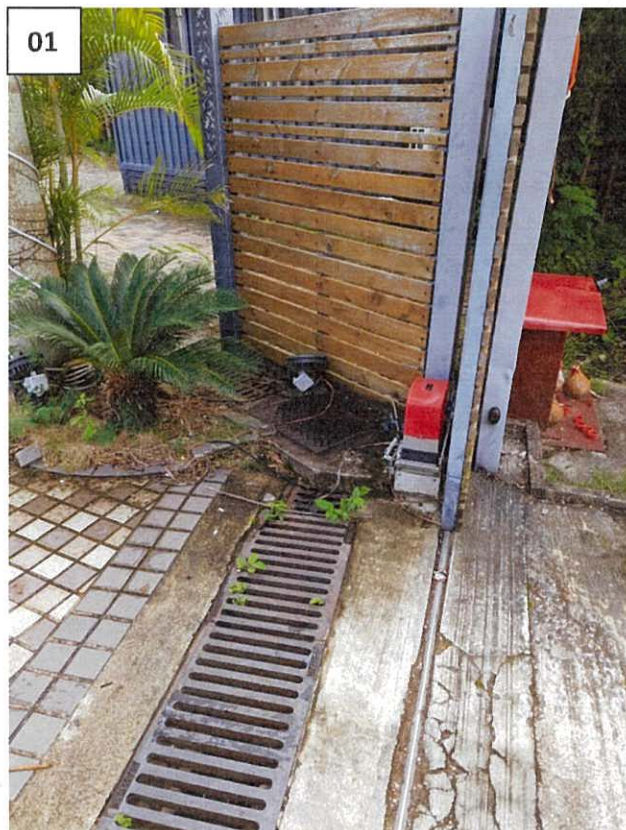
(852) 232 3162



(852) 354 8500



business@richmond.com.hk





Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



香港新界西貢區 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kai Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 5964 8500

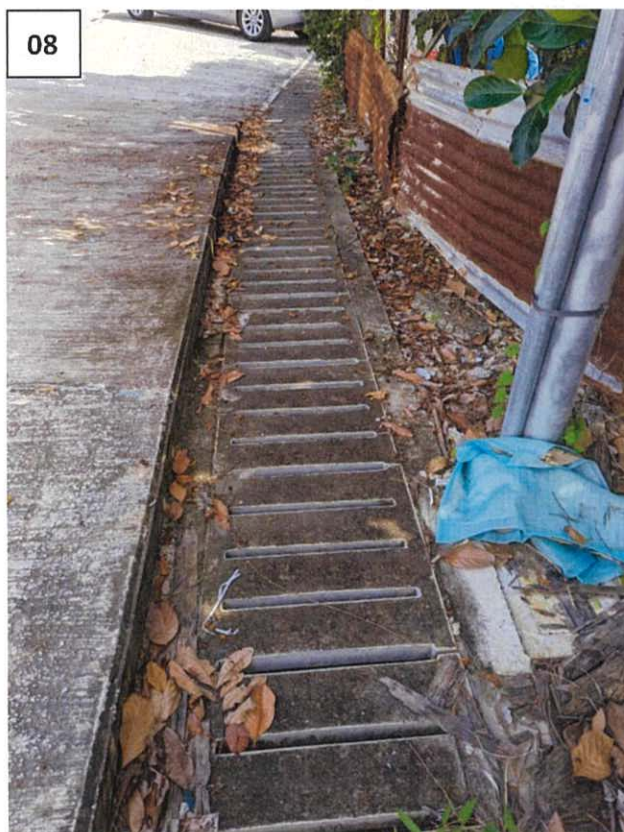


(852) 2323 3662



louistse@riches.com.hk

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



聯絡人: 田先生 236 8888 8888

地址: The Richfield, 236 Kai Hing Wai, Kam Tin, NT, HK



(852) 339 0884



(852) 9964 8500



(852) 323 3652



riches@r-riches.com.hk

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long



香港新界錦田吉慶圍 236 號富匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 339 0884



(852) 5964 8500



(852) 2323 3662



doulistse@riches.com.hk



1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

Our Ref.: DD104 Lot 4122 & VL
Your Ref.: TPB/A/YL-KTN/941

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

4 September 2023

Dear Sir,

2nd Further Information

Proposed Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone, Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/941)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) Since the application site (the Site) falls within an area zoned as "Other Specified Uses" annotated "Railway Reserve", the proposed use would be terminated if the Government resume the Site for construction or relevant works.
- (ii) The applicant will strictly follow and proposed scheme and make effort to comply with all relevant approval conditions after planning approval has been granted by the Town Planning Board (the Board), in order to minimize potential adverse impact arisen from the proposed development.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Thank you for your kind attention.



Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner



Previous s.16 Applications

Approved Applications

| | <u>Application No.</u> | <u>Use / Development</u> | <u>Date of Consideration</u> |
|---|-------------------------------|---|---------------------------------------|
| 1 | A/YL-KTN/419 | Proposed Temporary Open Storage of Construction Materials (Excluding Cement/Sand/Chemical Products/Dangerous Goods) for a Period of 2 Years | 13.12.2013
[revoked on 24.1.2014] |
| 2 | A/YL-KTN/451 | Proposed Temporary Shop and Services (Real Estate Agency and Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years | 17.10.2014
[revoked on 17.11.2016] |
| 3 | A/YL-KTN/592 | Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years | 15.6.2018
[revoked on 15.9.2020] |
| 4 | A/YL-KTN/751 | Temporary Shop and Services (Financial Institution) with Ancillary Staff Canteen for a Period of 3 Years | 12.3.2021
[revoked on 12.6.2023] |

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the GL within the Site (about 325m² subject to verification) is covered by a Short Term Tenancy (STT) No. 2970 for the purposes of “Temporary Shop and Services (Real Estate Agency and Financial Institution) with Ancillary Staff Canteen”; and
- the private land of the following lots are covered by Short Term Waivers (STWs) as below table:

| <u>STW No.</u> | <u>Lot No. (in D.D. 104)</u> | <u>Purposes</u> |
|-----------------------|-------------------------------------|--|
| 3966 | 4123 | Temporary Shop and Services
(Real Estate Agency and Financial
Institution) with Ancillary Staff
Canteen |
| 3967 | 4124 | |
| 3968 | 4125 | |

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Railway Development

Comments of the Chief Engineer/Railway Development Division 2-1, Railway Development Office, Highways Department (RDO, HyD):

- no adverse comment on the application from railway development perspective.

4. **Landscape**

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

- the Site falls within "OU(Railway Reserve)" zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

5. **Drainage**

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

- no objection in-principle to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department.

6. **Fire Safety**

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

- no objection in-principle to the proposal subject to FSIs being provided to his satisfaction;
- the fire service installations proposal attached in the submission is considered acceptable to this Department. The applicant is advised 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 the Director of Fire Services; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

7. **Nature Conservation**

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

- the Site falls within "OU (Railway Reserve)" zone and no tree felling would be involved in the proposed development. He has no comment on the application from nature conservation perspective.

8. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

9. Building Matters

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

- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance.

10. District Officer's Comments

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

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

11. 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 (PM(W), CEDD);
- Director of Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Commissioner of Police (C of P); and
- Chief Estate Surveyor/Railway Development Office, Lands Department (CES/RD, LandsD).

Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (c) the permission is given to the proposed development under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (d) the Site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for implementation of the NOL project;
- (e) to resolve any land issue relating to the proposed development with other concerned owner(s) of the Site;
- (f) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the STT/STW holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW 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 as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (g) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). 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;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised: (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system at the Site; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person for septic tank and soakaway system; (iv) to control the oily fume and cooking odour emissions from the restaurant, the applicant should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” (https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf) issued by EPD; and (v) to meet the statutory requirements under relevant pollution control ordinances; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - 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;
 - before any new building works (including containers / open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; 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.

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



A/YL-KTN/941 DD 104 San Tam Road
14/08/2023 21:23

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

Dear TPB Members,

Again conditions were not fulfilled but applicant know how this works, another application and good to go for another 3 years **BECAUSE TPB MEMBERS ARE NOT FULFILLING THEIR DUTY AS MANDATED BY THE COURTS TO MAKE INDEPENDENT ASSESSMENT OF APPLICATIONS**

Approval of this application despite the history of failure to fulfill conditions will endorse this regrettable reality.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 17 February 2021 3:20 AM CST
Subject: A/YL-KTN/751 DD 104 San Tam Road

Dear TPB Members,

733 was deferred so its back with a new application.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, November 3, 2020 3:17:01 AM
Subject: A/YL-KTN/733 DD 104 San Tam Road

Dear TPB Members,

Despite a history of non compliance, 592 was approved. Nine extensions of time later it was revoked for non compliance with numerous conditions.

Approval was despite *"The Director of Agriculture, Fisheries and Conservation (DAFC) had reservation on the application from nature conservation point of view as the site was abutting "Conservation Area" ("CA") zone and there was concern on encroachment into the "CA" zone by the proposed development. The Commissioner of Police (C of P) had reservation for the ancillary staff canteen as an operation for unlicensed sale of liquor was previously conducted at the site."* Members had no question on the application.

So the Applicant is back again. Members are in breach of their duty to inquire into issues by rubber stamping on PlanD's recommendation.

There has been a judgement on this matter but TPB continues to ignore it.

Mary Mulvihill

From: [REDACTED]

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

Sent: Thursday, March 15, 2018 2:14:48 AM

Subject: A/YL-KTN/592 DD 104 San Tam Road

A/YL-KTN/592

Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin

Site area : 1,547m² Includes Government Land of about 325m²

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied Use : Financial Institution / 9 Parking

Dear TPB Members,

It is obvious that the site has continued to operate despite approval having been revoked on not one but two occasions for failure to comply with fire regulations.

Most recently:

(i) in relation to (h) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.7.2015;

It is quite obvious that this is a storage/parking scam. Financial institutions operate in districts with heavy pedestrian traffic. This is NT not a remote location on the plains in Mid America.

TPB should follow a two strikes and you are out policy with regard to these dodgy operations.

Mary Mulvihill