

2023年 7月 1 4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/942

This document is received on 14 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-17/172
	Date Received 收到日期	14 JUL 2013

- 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)

Z X Limited 中信(香港)投資有限公司

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

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

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)	Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 437 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 380 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10; and Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)2", "Open Space" and "Agriculture" Zones
(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 _____ (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 _____ (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

(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 and Eating Place with Ancillary Facilities for Period of 3 Years and Associated Filling of Land

(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 147sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 290sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 380sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 380sq.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的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	EATING PLACE AND SHOP & SERVICES	COVERED BY B3	90* m ² (ABOUT)	6 m (ABOUT)(2 STOREY)
B2	WASHROOM	COVERED BY B3	COVERED BY B3	3 m (ABOUT)(1-STOREY)
B3*	RAIN SHELTER	290 m ² (ABOUT)	290 m ² (ABOUT)	7m (ABOUT)(1-STOREY)
TOTAL		290 m ² (ABOUT)	380 m ² (ABOUT)	

*GFA OF STRUCTURE B1 IS 90 m² (1/F) + 90 m² (G/F) = 180 m²

*STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)

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 4 (PC)

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 (LGV)

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 09:00 to 21:00 daily, including public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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 Kam Tin 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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 21 within "AGR" zone, Area of filling 填土面積 437 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ... not more than 0.2 ... 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 type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the supplementary statement.

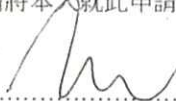
8. Declaration 聲明

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

5/7/2023

(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	Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	437 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10; and Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	"Residential (Group C)2", "Open Space" and "Agriculture" Zones
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 and Eating Place with Ancillary Facilities for Period of 3 Years and Associated Filling of Land

(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	380 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.87 <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	3	
(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 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	66 % <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		4
	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) _____ _____		4 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 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) _____ _____		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"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site		
Plan showing the filling of land area of the application site, Swept path analysis		
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 Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories (the Site) for **'Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plan 1).
- 1.2 The Site is situated approximately 200m south of an area dominated by port back-up and open storage premises, where demand for restaurants, retail shops has always been high. Due to the lack of dining options along Kam Tin Road, it is often necessary for local workers to travel to Yuen Long in order to dine.
- 1.3 In light of this, the applicant would like to operate a new eating place (restaurant) and shop and services (retail shop) to serve nearby local workers and residents of Season Villas. The proposed development would offer locals who do not wish to travel further with a more convenient dining option and that would be able to alleviate the pressing demand for restaurant and retail shop in the area.

2) Planning Context

- 2.1 Majority of the Site falls within area zoned as "Residential (Group C)2" ("R(C)2") and "Open Space" ("O") on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10, the remaining area falls within area zoned as "Agriculture" ("AGR") on the Approved Pat Heung OZP No. S/YL-PH/11 (Plan 2). According to the Notes of the OZP, 'Shop and Services' and 'Eating Place' are both column 2 use within the "R(C)2" and "O" zones, however, nor a column 1 or 2 use within the "AGR" zone, which requires permission from the Board.
- 2.2 Although the portion of the Site falls within "R(C)2" zone, the applicant is the sole land owner and they have no desire to development the Site for residential use. A minor portion of the Site falls within "AGR" zone and the Site is currently vacant with no active agricultural activities. As the proposed development is intended to support the daily lives of nearby locals, approval of the application on a temporary basis of 3 years would not jeopardize the long term planning intention of the "AGR" zone.

- 2.3 Since the Site is surrounded by residential and commercial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers. While portion of the Site is zoned as "O" zone, there is no known programme to develop the Site into an open space. Approval of the current application on a temporary basis of 3 years would therefore not jeopardize the long term planning intention of the "O" zone and would better utilize precious land resources.
- 2.4 The Site is also the subject of several approved S.16 planning applications for 'shop and services' and 'staff canteen' uses, which the latest application (No. A/YL-KTN/784) was approved by the Board in 2021. As the applied use is similar to the previously approved applications, approval of the current application is in line with the Board's previous decisions. Furthermore, the applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTN/784		Date of Compliance
(e)	The submission of a drainage proposal	5/7/2022
(f)	The implementation of drainage proposal	Not complied
(h)	The submission of fire service installations (FSIs) proposal	15/2/2023
(i)	The implementation of FSIs proposal	Not complied

- 2.5 Regarding approval conditions (f) and (i) of the previous application, the applicant did not have sufficient time to implement the accepted drainage and FSIs proposals by the designated time period, which led to revocation of the application on 24/6/2023. The applicant has submitted the accepted drainage proposal (of the previous application No. A/YL-KTN/784) and a FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupied an area of 437 m² (about) of private land (**Plan 3**). Three structures are proposed at the Site for eating place, shop and services, washroom and rain shelter with total GFA of 380 m² (**Plan 4**). The operation hours of the proposed development are 09:00 to 21:00

daily, including public holidays. The estimated number of staff working at the Site is 6. The estimated number of visitors per day are 30. Details of development parameters are shown at Table 1 below:

Table 1 – Major Development Parameters

Application Site Area	437 m ² (about)
Covered Area	290 m ² (about)
Uncovered Area	147 m ² (about)
Plot Ratio	0.87 (about)
Site Coverage	66% (about)
Number of Structure	3
Total GFA	380 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	380 m ² (about)
Building Height	3 m – 7 m (about)
No. of Storey	1 - 2

- 3.2 The Site has already been paved with concrete to facilitate a flat surface for the applied use (Plan 5). The land filling area is required to meet the operational need and the extent of filling has been kept to minimal. No further filling of land will be carried out at the Site during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 The Site is accessible from Kam Tin Road via a local access (Plan 1). A total of 5 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.4 No medium or heavy vehicles including container vehicles, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). Majority of visitors, i.e. nearby local workers and residents will access the Site by walking, traffic generated and attracted by the proposed is minimal, (as shown below), hence, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		2-Way
	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	2	2	0	1	5
Traffic trip per hour (average)	2	2	0	0	4

- 3.5 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 fulfil the requirements of the Air Pollution Control Ordinance.
- 3.6 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. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage proposal of the previous application No. A/YL-KTN/784 and a fire service installations proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

R-riches Property Consultants Limited

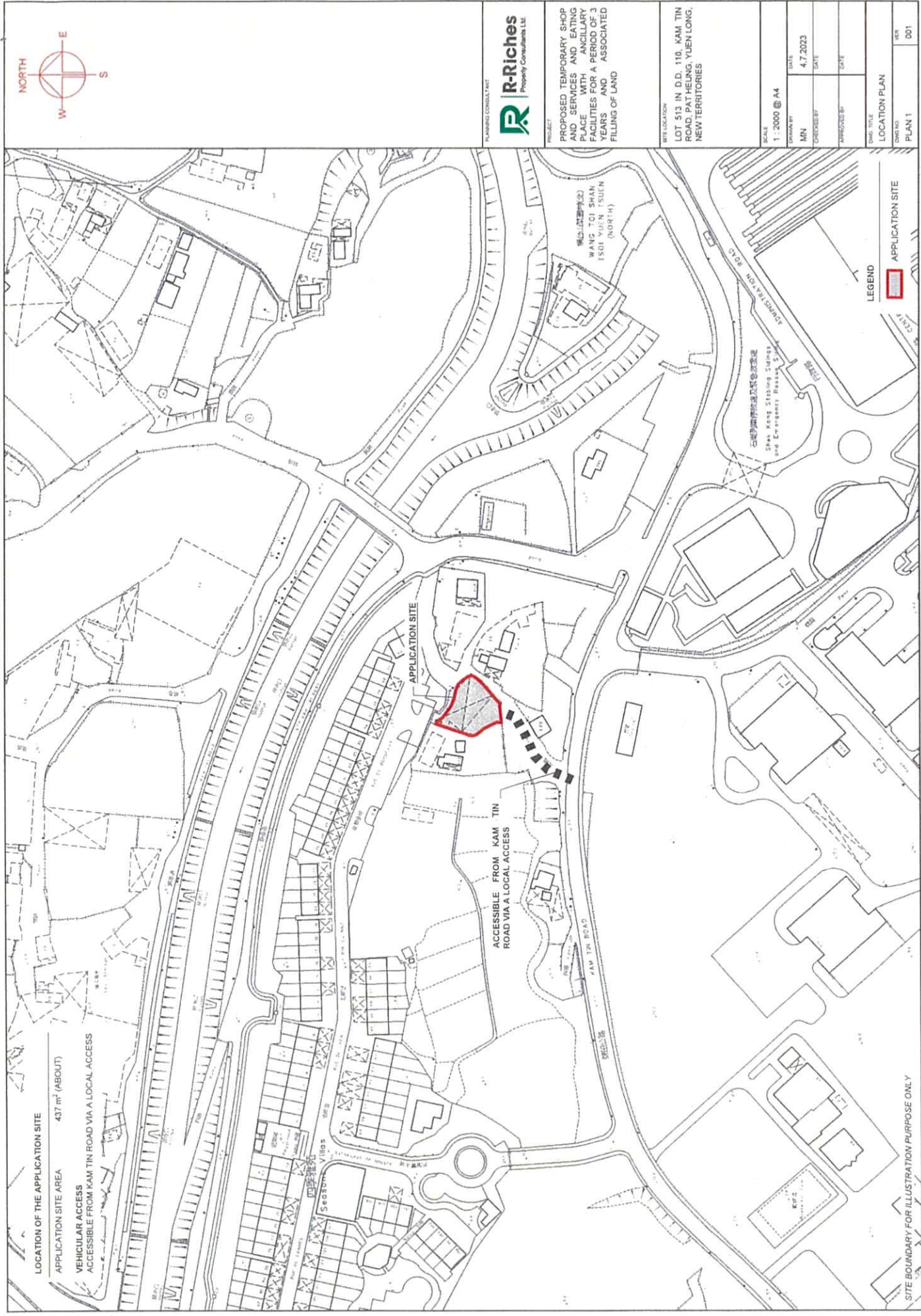
July 2023

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	Plan Showing the Paved Ratio of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of the Approved Application No. A/YL-KTN/784
Appendix II	Fire Service Installations Proposal



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA 437 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
LOT 513 IN D.D. 110, KAM TIN ROAD, PATHEUNG, YUEN LONG, NEW TERRITORIES

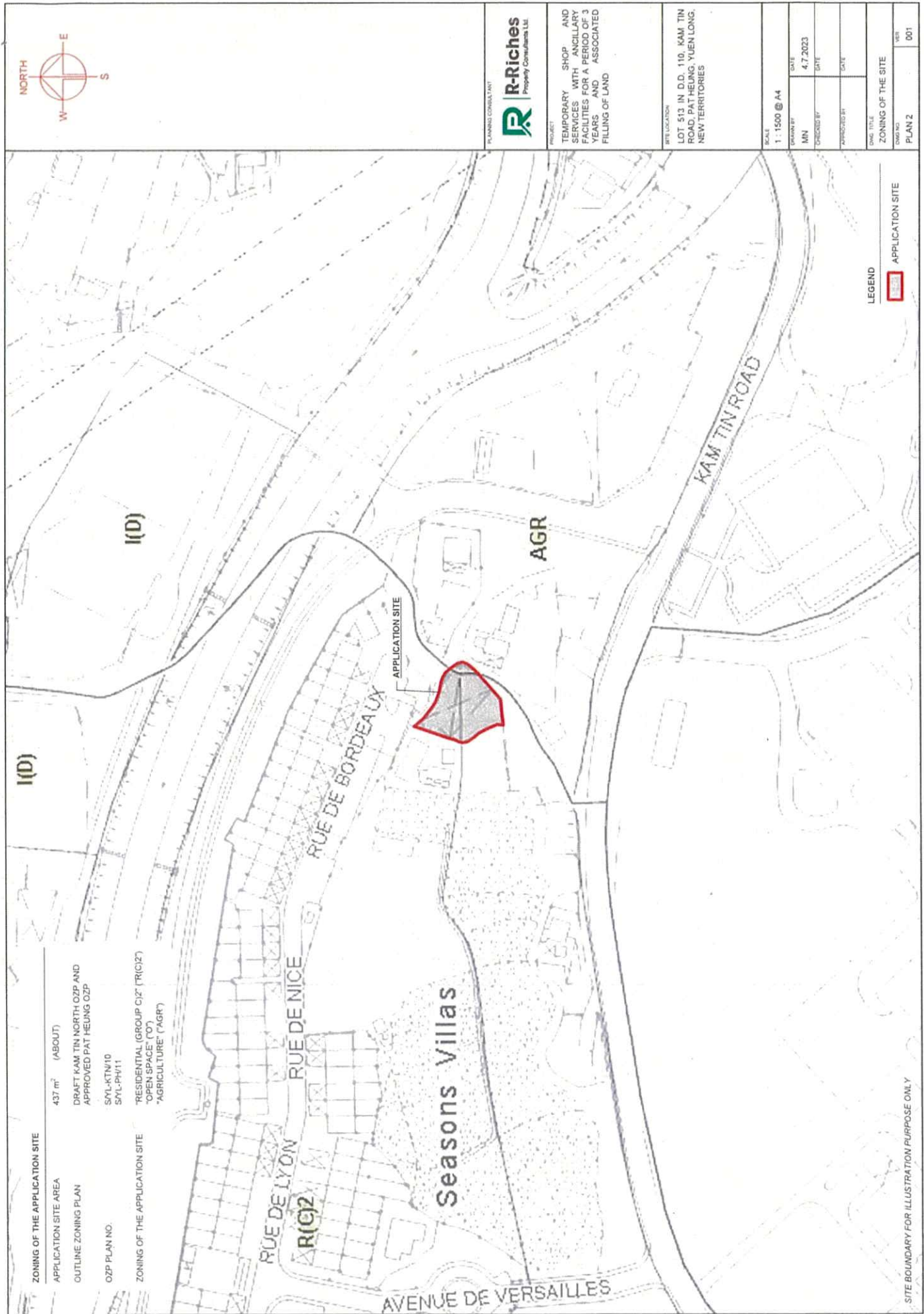
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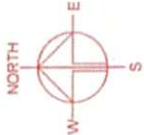
DRAWN BY	DATE
MIN	4.7.2023
CHECKED BY	DATE
APPROVED BY	DATE

DRAWN TITLE	
LOCATION PLAN	
DWG NO.	PLAN 1
REV	001

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY





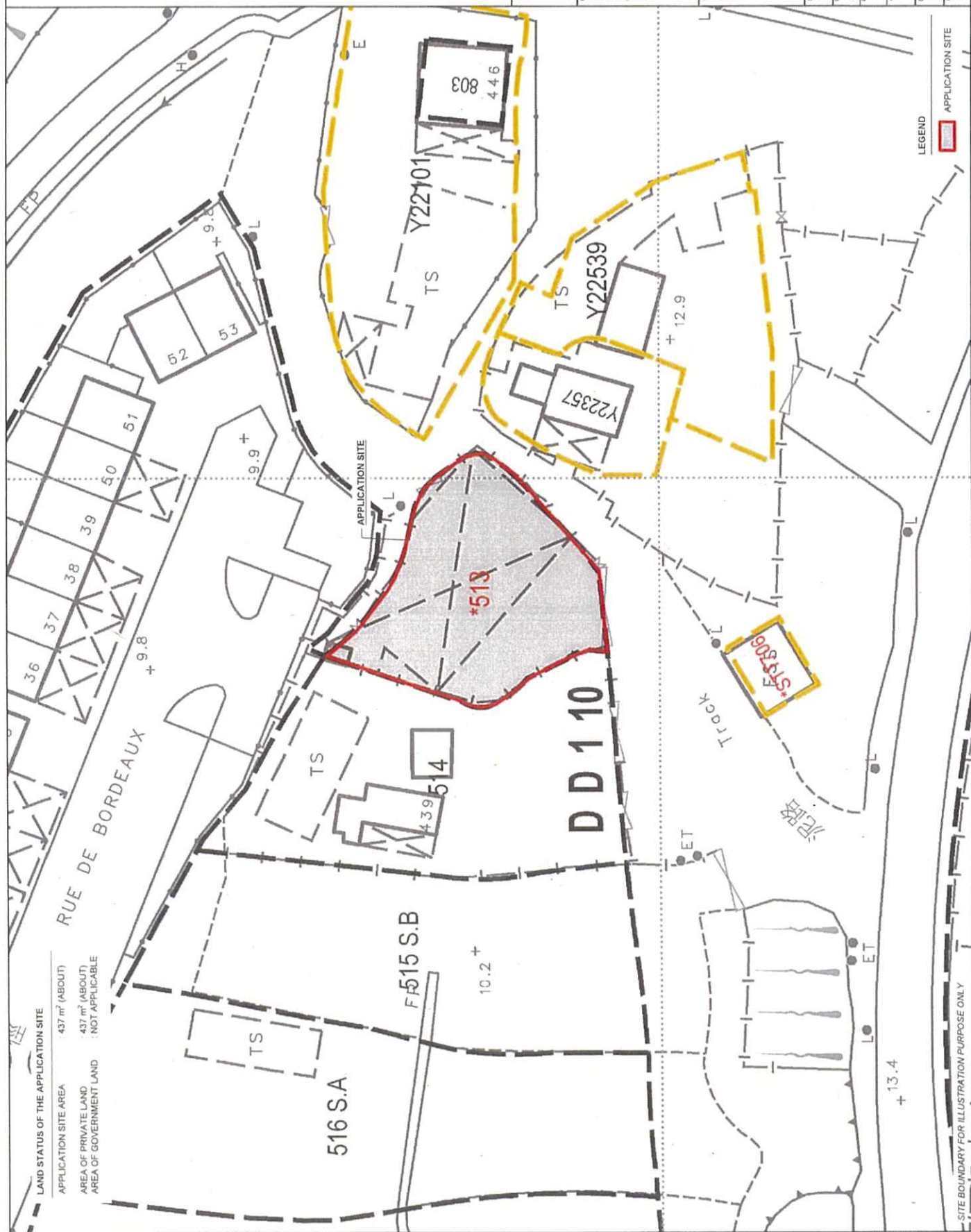
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES AND EATING
PLACE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

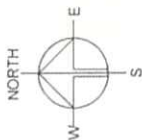
SITE LOCATION
LOT 513 IN D.D. 110, KAM TIN
ROAD, PAT HEUNG, YUEN LONG,
NEW TERRITORIES

SCALE	1:500 @ A4
DRAWN BY	DATE
MIN	4.7.2023
CHECKED BY	DATE
APPROVED BY	DATE

SHEET NO.	LAND STATUS OF THE SITE
PLAN 3	001



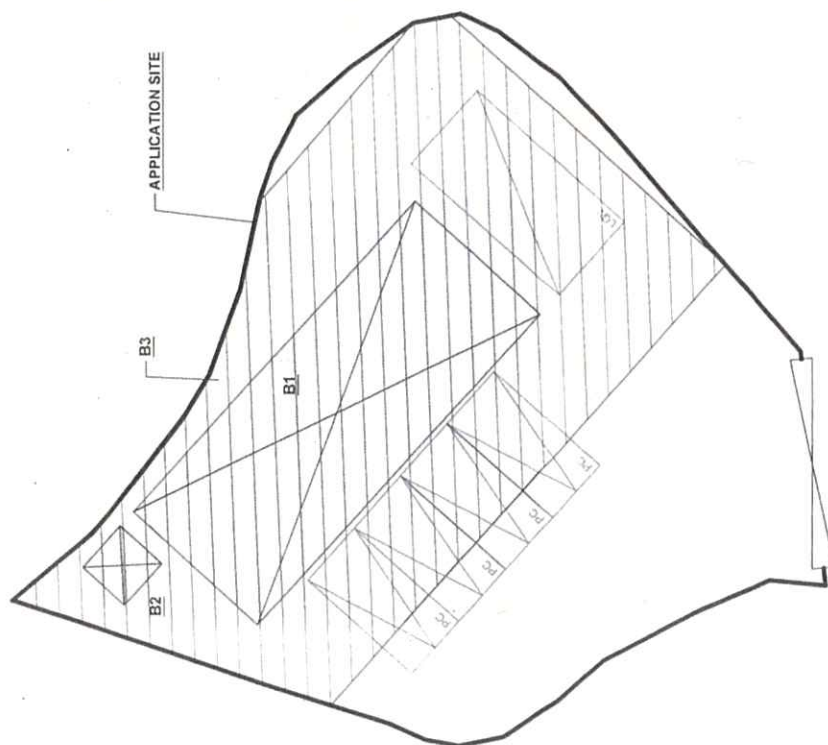
LEGEND
APPLICATION SITE
SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY









STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	EATING PLACE AND SHOP & SERVICES	COVERED BY B3	90 m ² (ABOUT)	6 m (ABOUT)(2-STORY)
B2	WASHROOM	COVERED BY B3	COVERED BY B3	3 m (ABOUT)(1-STORY)
B3*	RAIN SHELTER	290 m ² (ABOUT)	290 m ² (ABOUT)	7 m (ABOUT)(1-STORY)
	TOTAL	290 m ² (ABOUT)	380 m ² (ABOUT)	

*GFA OF STRUCTURE B1 IS 90 m^2 (1/F) + 90 m^2 (G/F) = 180 m^2
 *STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)

*STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)

INGRESS / EGRESS
7.5m (ABOUT)(W)

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

1 : 250 @ A4	DATE	4.7.2023
DRIVEN BY	DATE	5.7.2023
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LAYOUT PLAN		
DMS NO	VER	001
PLAN 4		

AN APPROPRIATE CONSENSUS



R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

1000

LOT 513 IN D.D. 110, KAM TIN ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

NAME

1 : 250 @ A4

1000

1000

MIN

01/27/2016

10

70

APPENDIX 1

1

Owner Title

LAYOUT

1

CMO MCO

PLAN

1



規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中環大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

Appendix I

來函檔號 Your Reference: DD110 Lot 513
本署檔號 Our Reference: TPB/A/YL-KTN/784
電話號碼 Tel No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

R-riches Property Consultants Ltd.

(Attn: Orpheus LEE)

5 July 2022

Dear Sir/Madam,

Submission for Compliance with Approval Condition (c)
- The Submission of Drainage Proposal

Proposed Temporary Shop and Services
for a Period of 3 Years in "Residential (Group C) 2", "Open Space" and
"Agriculture" Zones, Lot 513 in D.D.110, Kam Tin Road, Pat Heung, Yuen Long
(Application No. A/YL-KTN/784)

I refer to your submission dated 22.6.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Please find detailed departmental comment(s) in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: [redacted]) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

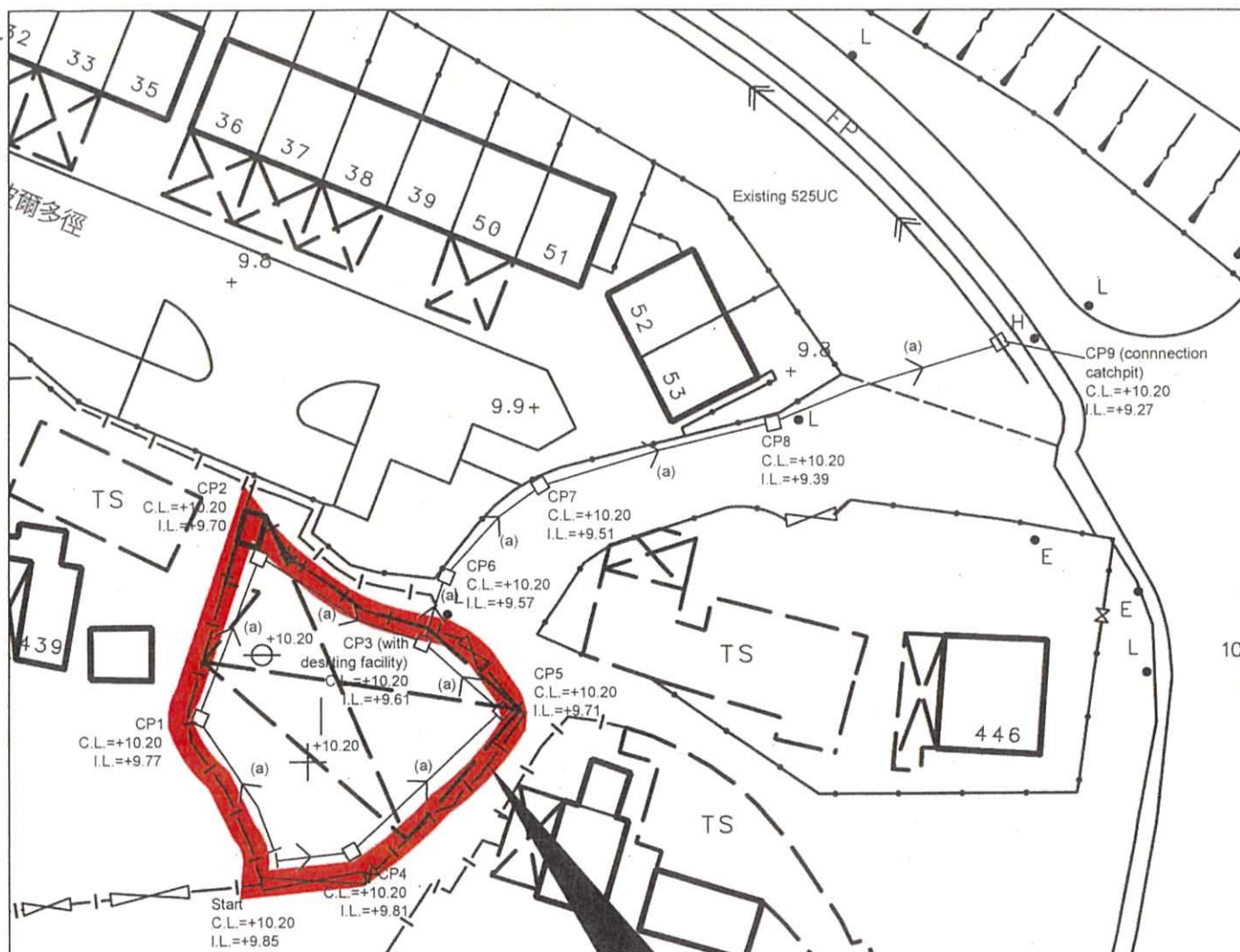
- 2 -

C.C.
CE/MN of DSD

(Attn.: Mr. YIM Kwok Ho, Ivan)

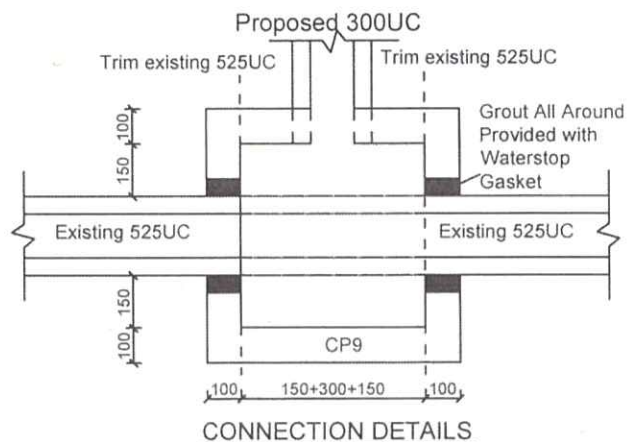
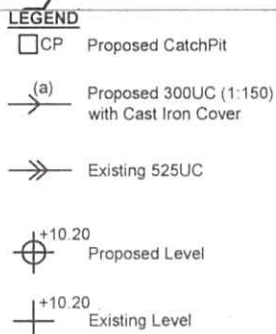
(Fax: 2770 4761)

AL/LD/lw



CATCHMENT AREA = 1367 SQ.M
 $Q = 0.278 \text{ C/s}$
 $= 0.278 \times 0.95 \times 250 \times 631 / 1000000$
 $= 0.0902 \text{ M}^3/\text{s}$
 $= 5415 \text{ lit/min}$
 PROVIDE 300UC (1:150) IS OK (FIG. 8.7)

- Note:**
1. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C24061.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig 8.11 respectively.
 3. The runoff from the site is originally collected the existing 525UC, no extra runoff to existing 525UC.



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project

Proposed Temporary Shop and Service for a Period of 3 Years at Lots 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories

(Application No.:A/YL-KTN/784)

Title:

Drainage Proposal

D01

Drawn by:

DM

Date:

22-6-2022

Check by:

DM

Scale:

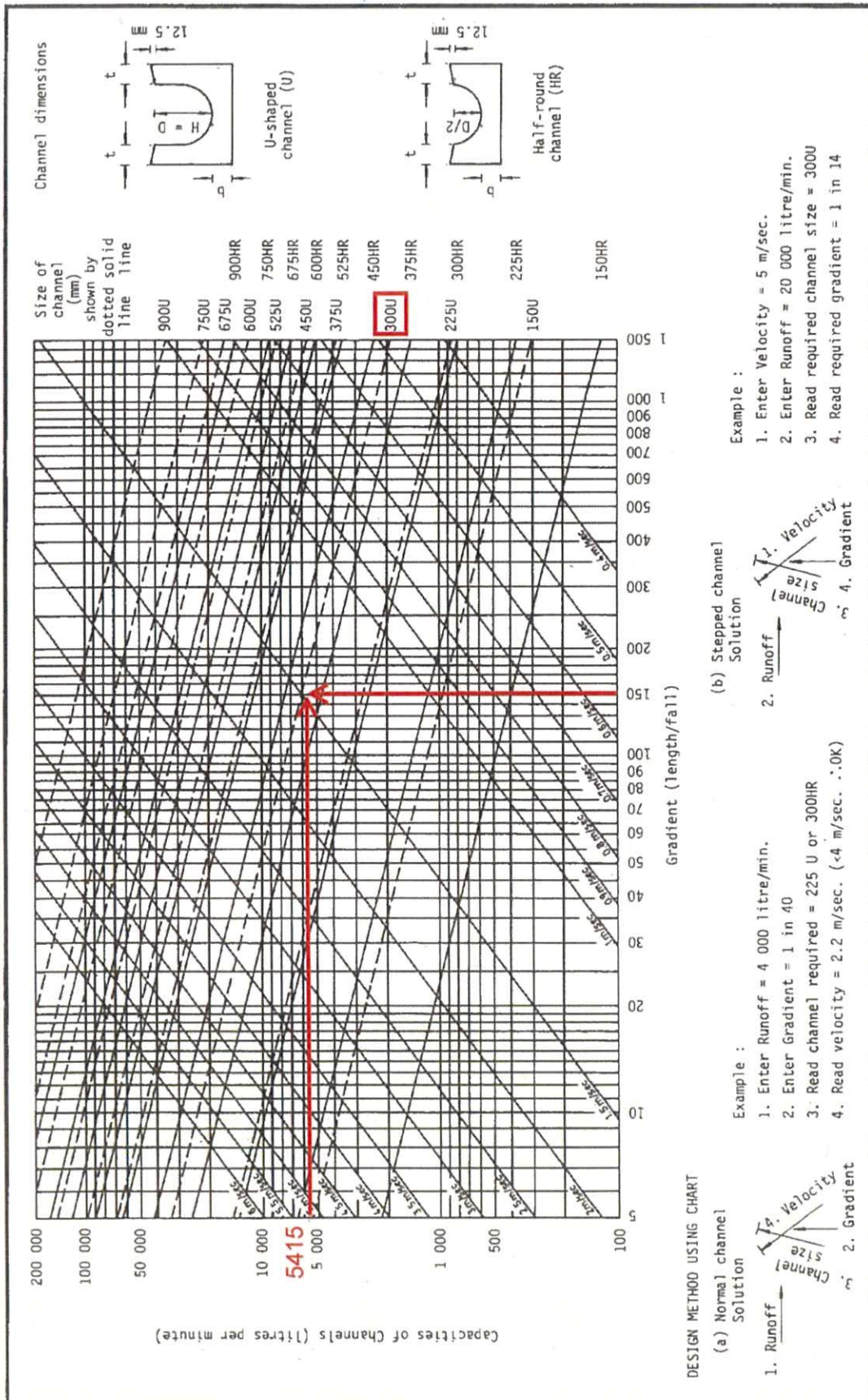
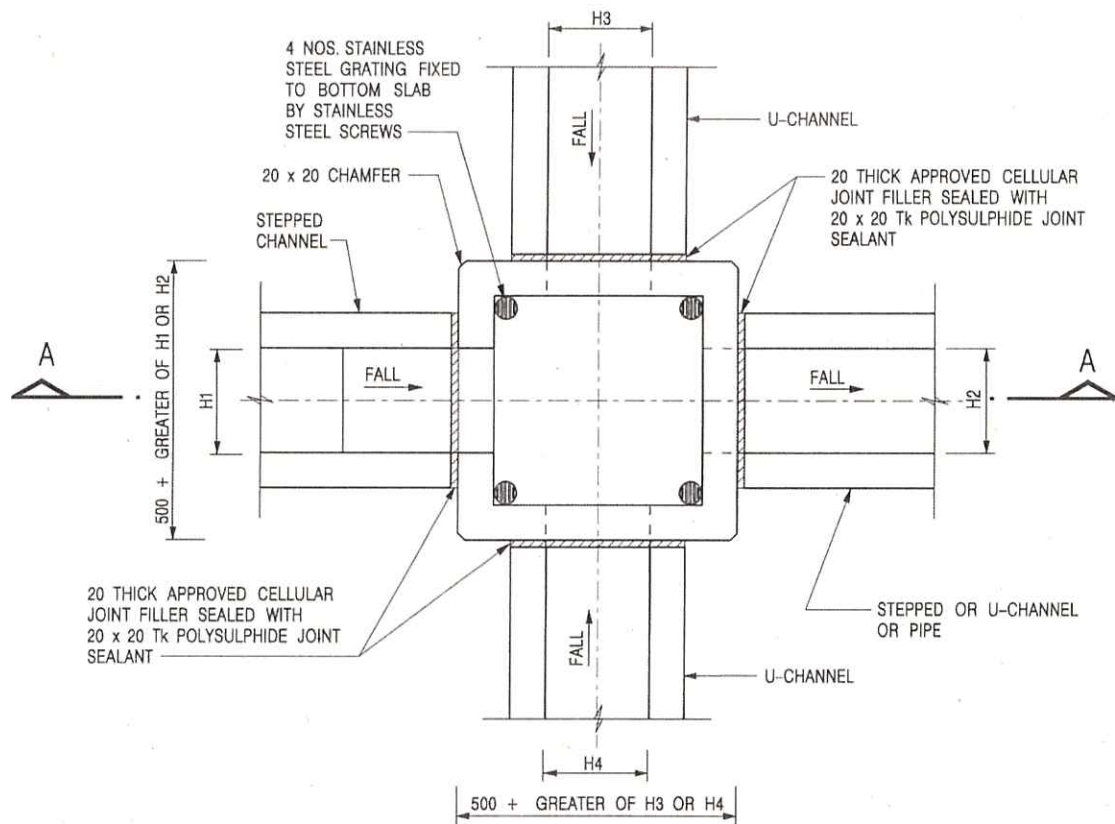
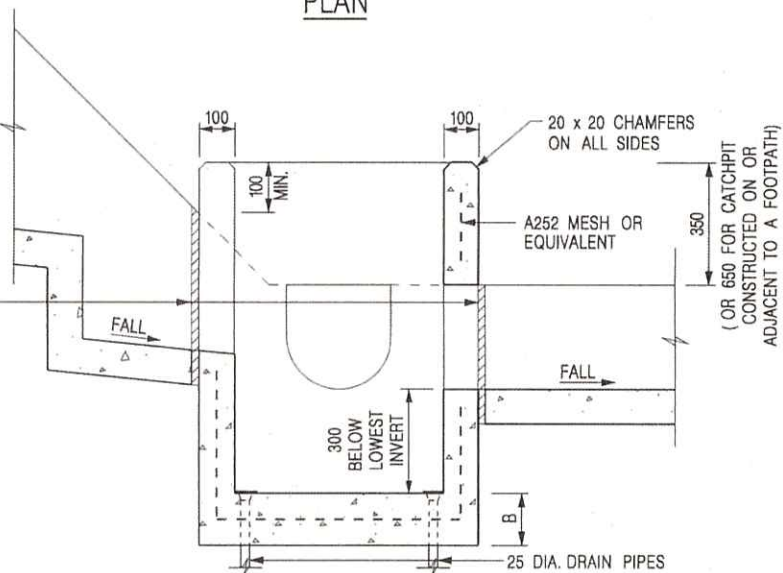


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

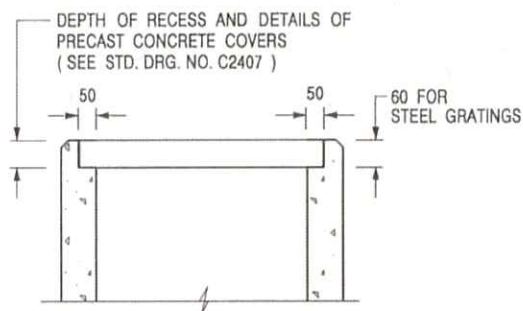
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03/2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	
We Engineer Hong Kong's Development			




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /2
We Engineer Hong Kong's Development		

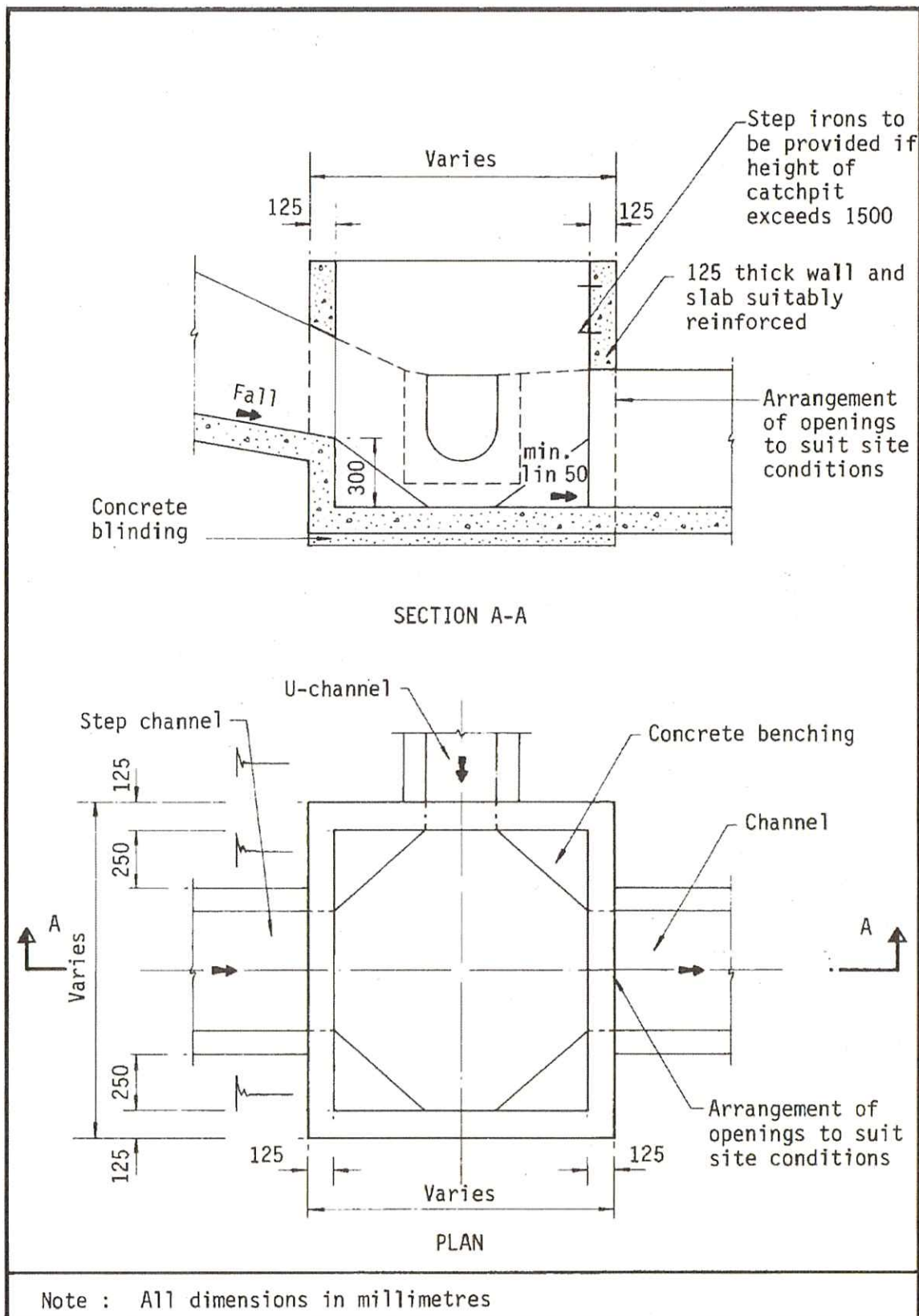
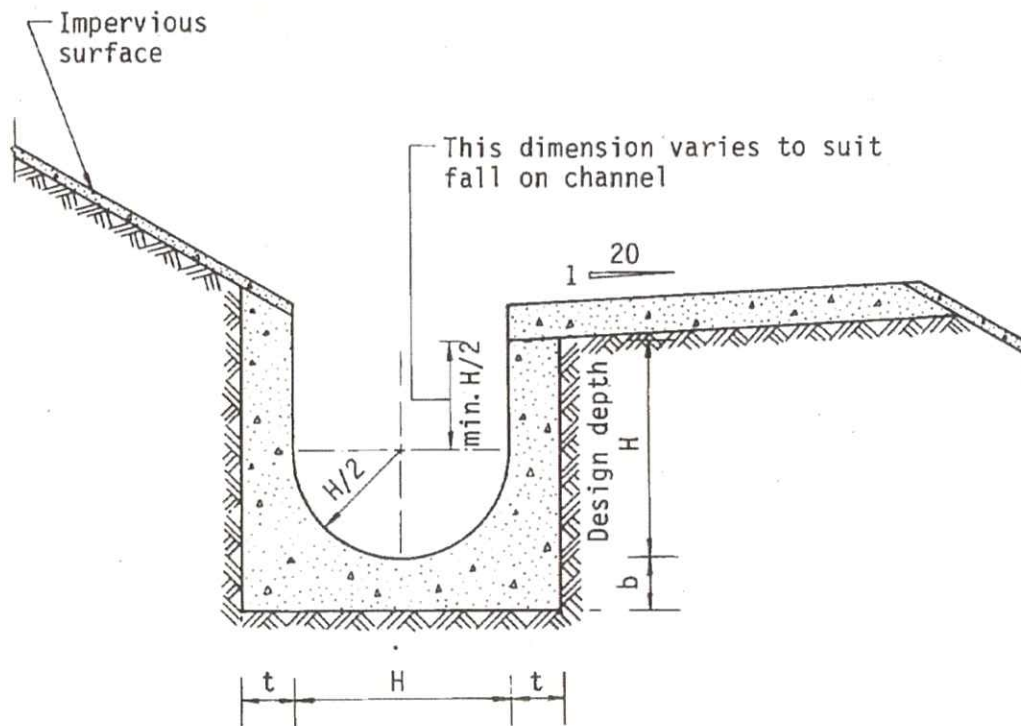


Figure 8.10 - Typical Details of Catchpits



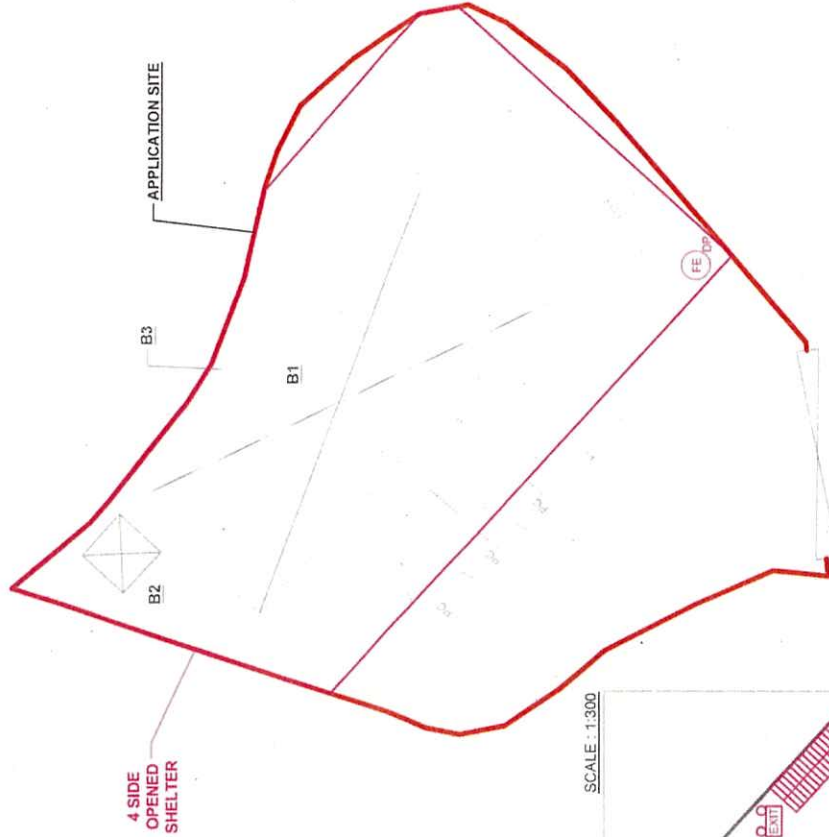
Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

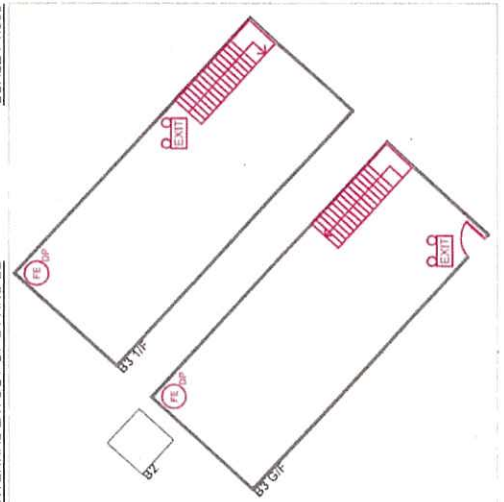
FIRE COMPARTMENT CALCULATION				
STRUCTURE	USE	SQ.M	BUILDING HEIGHT	C.U.M
B1*	EATING PLACE AND SHOP & SERVICES	90* m ² (ABOUT)	6 m (ABOUT)(2-STOREY)	270 m ³ (ABOUT)(G/F), 276 m ³ (ABOUT)(1/F)
B2	WASHROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	12 m ³ (ABOUT)(G/F)
B3*	RAIN SHELTER	250 m ² (ABOUT)	7m (ABOUT)(1-STOREY)	2,030 m ³ (ABOUT)

*GFA OF STRUCTURE B1 IS 90 m² (1/F) + 90 m² (G/F) = 180 m²
 *5 STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)



INGRESS / EGRESS
7.5m (ABOUT)(W)

SCALE : 1:300



APPLICATION SITE AREA	437 m ²	(ABOUT)
COVERED AREA	290 m ²	(ABOUT)
UNCOVERED AREA	147 m ²	(ABOUT)
PLOT RATIO	0.87	(ABOUT)
SITE COVERAGE	66 %	(ABOUT)
NO. OF STRUCTURE	3	NOT APPLICABLE
DOMESTIC GFA	380 m ²	(ABOUT)
NON-DOMESTIC GFA	380 m ²	(ABOUT)
TOTAL GFA	3 m - 7 m	(ABOUT)
BUILDING HEIGHT	1 - 2	(ABOUT)
NO. OF STOREY		

NO. OF PRIVATE CAR	
PARKING SPACE	: 3
DIMENSION OF	
PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LGV	
PARKING SPACE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) X 5.5 m (W)

EXIT SIGN AND EMERGENCY LIGHT
5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

1. 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
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

Our Ref.: DD110 Lot 513
Your Ref.: TPB/A/YL-KTN/942

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

By Email

30 August 2023

Dear Sir,

1st Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Residential (Group C)2", "Open Space" and "Agriculture" Zones,
Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/942)

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 _____ 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

Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group C)2”, “Open Space” and “Agriculture” Zones, Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-KTN/942)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Fire Services, Fire Services Department (Contact Person: Mr. CHAU Nai-yin; Tel.: 2733 7781)		
(a)	Modified hose reel system, fire alarm system, emergency lighting and exit signs shall be provided for the shed with a total floor area that exceed 230 sqm.	A revised fire services installation proposal with modified hose reel system, fire-alarm system, emergency lighting and exit signs is provided for your consideration (Annex I).

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
 - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
 - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
 - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.
3. MISCELLANEOUS F.S. INSTALLATION
 - 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
 - 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
 - 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
 - 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 513 IN D.D. 110, KAM TIN ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

-

DRAWN BY

OL

DATE

30.8.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIS PROPOSAL (1/2)

DWG. NO.

ANNEX I

VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 437 m ²	(ABOUT)
COVERED AREA	: 290 m ²	(ABOUT)
UNCOVERED AREA	: 147 m ²	(ABOUT)
PLOT RATIO	: 0.87	(ABOUT)
SITE COVERAGE	: 66 %	(ABOUT)
NO. OF STRUCTURE	: 3	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 380 m ²	(ABOUT)
TOTAL GFA	: 380 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	: 3
PARKING SPACE	: 5 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LGV	: 1
PARKING SPACE	: 7 m (L) X 3.5 m (W)
DIMENSION OF LUL SPACE	: 7 m (L) X 3.5 m (W)

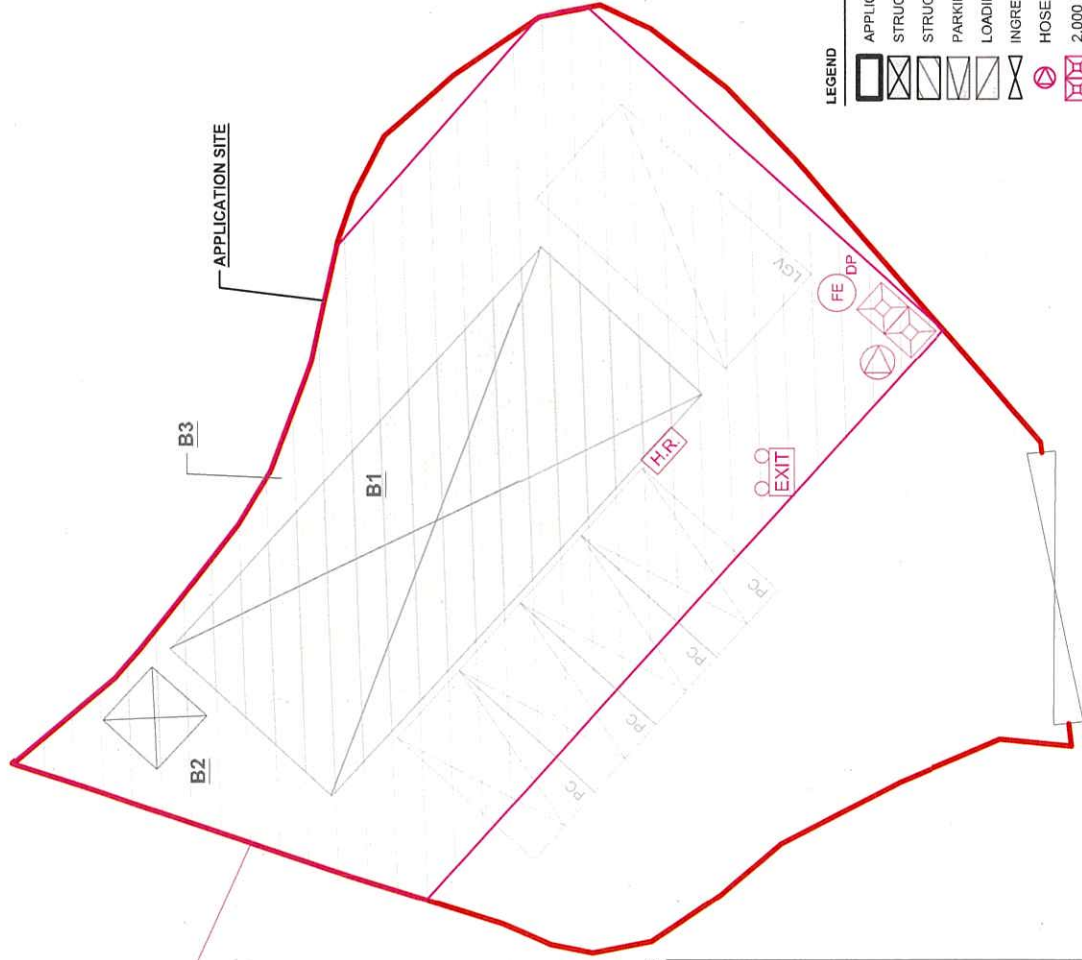
4 SIDE
OPENED
SHELTER

FIRE COMPARTMENT CALCULATION

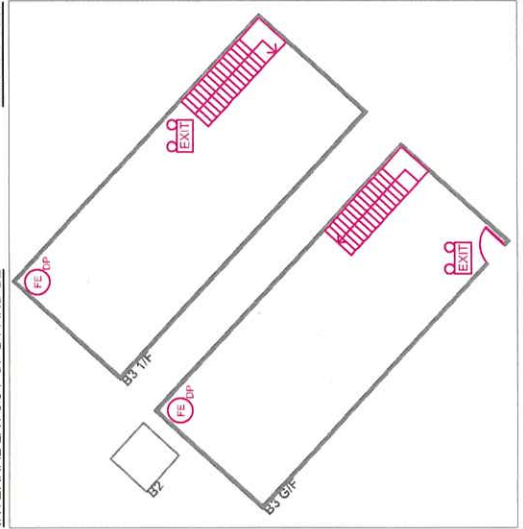
STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CUL.M
B1*	EATING PLACE AND SHOP & SERVICES	90 m ² (ABOUT)	6 m (ABOUT)(2-STOREY)	270 m ³ (ABOUT)(GF), 270 m ³ (ABOUT)(1/F)
B2	WASHROOM	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	12 m ³ (ABOUT)(GF)
B3*	RAIN SHELTER	290 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)	2,030 m ³ (ABOUT)

*GFA OF STRUCTURE B1 IS 90 m² (1/F) + 90 m² (G/F) = 180 m²

*STRUCTURE B3 - SHED STRUCTURE (4-SIDE OPENED)



INTERNAL LAYOUT OF B1 AND B2



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 513 IN D.D. 110, KAM TIN ROAD, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1: 250 @ A4

DRAWN BY

OL

DATE

30.8.2023

CHECKED BY

DATE

APPROVED BY

DATE

DRG. TITLE

FSR PROPOSAL (22)

DRG. NO.

ANNEX I

VER.

001

INGRESS / EGRESS
7.5m (ABOUT)(W)

Our Ref.: DD110 Lot 513
Your Ref.: TPB/A/YL-KTN/942

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

Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Residential (Group C)2", "Open Space" and "Agriculture" Zones, Lot 513 in D.D. 110, Kam Tin Road, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/942)

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

- (i) Currently, the application site (the Site) has been filled with concrete of not more than 0.2 m in depth (i.e. site level from +10mPD to +10.2mPD (about)) for site formation of structures and circulation space. No further filling of land will be carried out at the site during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.
- (ii) The applicant will strictly follow the 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 (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

Previous s.16 Applications

Approved Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-KTN/39	Public Car Park	24.10.1997 [approved for 3 years]
2	A/YL-KTN/131	Proposed Temporary Public Car Park for a Period of 3 Years	30.3.2001 [revoked on 30.9.2001]
3	A/YL-KTN/415	Temporary Staff Canteen for a Period of 3 Years	6.9.2013 [revoked on 30.9.2001]
4	A/YL-KTN/784	Proposed Temporary Shop and Services for a Period of 3 years	24.9.2021 [revoked on 24.6.2023]

Rejected Application

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-KTN/628	Temporary Car Repair Centre for a Period of 3 Years	19.10.2018	(1), (2), (3)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of “Open Space” and “Residential (Group C)2” zones
- (2) The applicant fails to demonstrate that the development will not generate adverse traffic impact and environmental nuisance on the surrounding areas
- (3) The approval of the application, even on a temporary basis, will set an undesirable precedent for similar applications within the same “O” and “R(C)2” zones. The cumulative effect of approving such applications will result in degradation of the rural environment of the area

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 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- the private lot is covered by Short Term waiver (STW) No. 4005 for the purpose of Temporary Staff Canteen.

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.

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

- no comment on the application from railway development perspective.

3. 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 implementation and maintenance of the drainage facilities in the agreed drainage proposal under Application No. A/YL-KTN/784 to the satisfaction of his department.

4. 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.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the proposed use from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in miscellaneous rural fringe landscape character comprising temporary structures, vacant lands, open storages, village houses and scattered tree groups. The proposed 3 structures with building height not more than 7m are not incompatible with surrounding landscape character; and
- According to the site photos taken in 2023, the Site is fenced off and hard paved with temporary structures. No existing tree is observed with the Site. Significant adverse impact arising from the proposed use is not anticipated.

7. **Leisure and Cultural Services**

Comments of the Director of Leisure and Cultural Services (DLCS):

- no in-principle objection to the proposal as the application involves private lot only.
- the Site is not on the priority list for development agreed by the Yuen Long District Council. There is no plan to develop the Site into public open space at present.

8. **Electricity and Railway Safety**

Comments of the Director of Director of Electrical and Mechanical Services (DEMS):

- no comment from electricity supply safety and railway safety aspects provided that the following conditions are filled:
 - a. the development has no impact on (i) Means of Escape (MoE) and (ii) Mean of Access (MoA) of the Shek Kong Stabling Siding;
 - b. the development during the entire construction period has no obstruction to the Emergency Rescue Siding (ERS);
 - c. the authorized person shall carry out necessary precautionary measures to ensure the safe operation of the railway during the construction works; and
 - d. it shall be ensured that any works for the development do not damage, interfere with, or endanger any railway facilities and installations or the safe operation of the railway.

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 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) to resolve any land issue relating to the proposed development with other concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - 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 regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (f) 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;
- (g) 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 Kam Tin Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplies (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Line (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (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.



致:城市規劃委員會

本人是錦田公路的居民，關於A/YL-KTN/942的申請是反對的。

- 1.) 該項申請會造成嚴重噪音、空氣污染及水污染。
- 2.) 排污方面有可能嚴重影響同邊綠化環境及危害生態平行。

A handwritten signature in black ink, appearing to be "王學志".

日期:2023年8月11日



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



有關A/YL-KTN/942的申請意見
14/08/2023 21:59

From:

To:

File Ref:

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

城市規劃委員會

反對在馬路及行人徑旁設置

(1) 該地段如被用作商業或住宅用途，會造成人流、車流大量增多，車輛不斷在第四公路出入該地段，會導致第四公路嚴重擠塞，影響第四公路正常運作或會造成長期的交通塞車。

(2) 填土工程會造成周邊地帶上升，造成附近環境改變，雨水增產，影響周邊居民生活及第四公路交通擠塞和惡化的情況出現。

因此對於以上申請表示強烈的反對！



日期：2023/8/10

Q. 9.1

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



A/YL-KTN/942 DD 110 Kam Tin OS

14/08/2023 21:22

From:

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

File Ref:

Dear TPB Members,

Surprise, surprise, 784 conditions not fulfilled. Probably because the operation is in fact the vehicle repair previously rejected.

Members have a duty to look into this matter as vehicle repair causes toxins to leach into the soil. Certainly not acceptable for lots that are designated for recreational and residential use.

Mary Mulvihill

From:

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

Date: Friday, 27 August 2021 2:18 AM CST

Subject: A/YL-KTN/784 DD 110 Kam Tin OS

A/YL-KTN/784

Dear TPB Members,

Application 628 was rejected 19 Oct 2018 but operation continued.

No previous or similar approval had been granted within the same "O" and "R(C)2" zone for car repair centre use. Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the concerned zones. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

This application is for Temporary Shop and Services - car repair under another banner?

Members should question PlanD as to what business is being carried out on the site.

Mary Mulvihill

From:

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

Sent: Thursday, September 27, 2018 2:42:29 AM

Subject: A/YL-KTN/628 DD 110 Kam Tin

A/YL-KTN/628

Lot 513 in D.D. 110, Kam Tin

Site area : About 439m²

Zoning : "Open Space", "Res (Group C) 2" and "Agriculture"

Applied Use : Car Repair Centre / 3 Vehicle Parking

Dear TPB Members,

This application is obviously to legitimize an ongoing unapproved use.

Car repair work can cause extensive damage to soil via the leaching of toxins and use of chemicals. It is totally inappropriate for the intended use of the site. This work should be carried out in custom built facilities with adequate drainage and environmental facilities in place.

Members should reject this application to encourage the site owner to clean up the site and eliminate brownfield operations.

Mary Mulivhill



敬啟者:

反對關於申請編號A/YL-KTN/942的擬議用途

你好!本人對於有關新界元朗八鄉錦田公路丈量約份第110約地段第513號的規劃申請表示反對。該位置位於鄉郊地用作臨時食肆連附屬設施，是嚴重影響該區附近居民的生活環境的。

- <1> 增加該位置車輛出入錦田公路的流量，出現錦田公路嚴重塞車，影響村民的安全。
- <2> 臨時食肆的出現不但產生廚餘垃圾、滋生蚊蟲鼠患，嚴重影響各附近村民、商戶的交通、工作及生活質素!

故此，對於以上的申請，表示極力的反對!

此致

日期:2023年8月12號

聯絡電話: