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20241018USW 14/11 by EPASS

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/1042
	Date Received 收到日期	15 NOV 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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

達一有限公司 (Promise Luck Limited) (Company 公司)

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

Goldrich Planners and Surveyors Limited (Company 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 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, 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 732 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 476 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)	51 sq.m 平方米 <input checked="" type="checkbox"/> About 約

2024年 11月 1 5日

此文件在 收到・城市規劃委員會  
只有在收到所有必要的資料及文件後才正式確認收到  
申請日期。

The document is received on 15 NOV 2024.  
The Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-I  
電子表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>Residential (Group D) ( "R(D)" )</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

**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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 \_\_\_\_\_ (日/月/年)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)"<sup>#</sup> on \_ (DD/MM/YYYY)  
於 (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on 07/08/2024 (DD/MM/YYYY)  
於 07/08/2024 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> 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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 23/10/2024 (DD/MM/YYYY)  
於 23/10/2024 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 _____ sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 _____ sq.m 平方米		<input type="checkbox"/> About 約
	Total 總計 _____ sq.m 平方米		<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料 (如適用)			

**(ii) For Type (ii) application 供第(ii)類申請**

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

**(iii) For Type (iii) application 供第(iii)類申請**

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 -

- ☐ Plot ratio restriction 地積比率限制 From 由 \_\_\_\_\_ to 至 \_\_\_\_\_

☐ Gross floor area restriction 總樓面面積限制 From 由 \_\_\_\_\_ sq. m 平方米 to 至 \_\_\_\_\_ sq. m 平方米

☐ Site coverage restriction 上蓋面積限制 From 由 \_\_\_\_\_ % to 至 \_\_\_\_\_ %

☐ Building height restriction 建築物高度限制 From 由 \_\_\_\_\_ m 米 to 至 \_\_\_\_\_ m 米

From 由 \_\_\_\_\_ mPD 米 (主水平基準上) to 至 \_\_\_\_\_ mPD 米 (主水平基準上)

From 由 \_\_\_\_\_ storeys 層 to 至 \_\_\_\_\_ storeys 層

☐ Non-building area restriction 非建築用地限制 From 由 \_\_\_\_\_ m to 至 \_\_\_\_\_ m

☐ Others (please specify) 其他 (請註明) \_\_\_\_\_

- (b) Additional Information (if applicable)  
附加資料（如適用）



(v) *For Type (v) application* 供第(v)類申請

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

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 476 sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率 0.65 ☒ About 約

Proposed site coverage 擬議上蓋面積 46.4 % ☒ About 約

Proposed no. of blocks 擬議座數 3

Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層

☐ include 包括 \_\_\_\_\_ storeys of  
basements 層地庫

☐ exclude 不包括 \_\_\_\_\_ storeys of  
basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 \_\_\_\_\_ mPD 米(主水平基準上) ☐ About 約

9 m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 \_\_\_\_\_ sq. m 平方米 ☐ About 約

number of Units \_\_\_\_\_

單位數目

average unit size \_\_\_\_\_ sq. m 平方米 ☐ About 約

單位平均面積

estimated number of residents \_\_\_\_\_

估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

\_\_\_\_\_ sq. m 平方米 ☐ About 約

☐ hotel 酒店

\_\_\_\_\_ sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) \_\_\_\_\_

☐ office 辦公室

\_\_\_\_\_ sq. m 平方米 ☐ About 約

☒ shop and services

476 \_\_\_\_\_ sq. m 平方米 ☒ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

\_\_\_\_\_ sq. m 平方米 ☐ Not less than 不少於

私人休憩用地

☐ public open space

\_\_\_\_\_ sq. m 平方米 ☐ Not less than 不少於

公眾休憩用地

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Ancillary parking space and internal road for manoeuvring</p>	
<p>(e) Additional Information (if applicable) 附加資料（如適用）</p>	

## 7. Anticipated Completion Time of the Development Proposal

### 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月）

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

（申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份）

March 2025

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

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)          有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Track connect to Kam Shui Road</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)          有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces <u>3</u>          私家車車位</p> <p>Motorcycle Parking Spaces _____          電單車車位</p> <p>Light Goods Vehicle Parking Spaces <u>1</u>          輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces _____          中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces _____          重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)          _____</p>
	<p>No 否</p>	<p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?          是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces _____          的士車位</p> <p>Coach Spaces _____          旅遊巴車位</p> <p>Light Goods Vehicle Spaces _____          輕型貨車車位</p> <p>Medium Goods Vehicle Spaces _____          中型貨車車位</p> <p>Heavy Goods Vehicle Spaces _____          重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)          _____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

<p>Additional Information (if applicable) 附加資料（如適用）</p>	
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## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>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?</p>	<p>Yes 是  No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情 ..... <input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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 type="checkbox"/></td> </tr> </table> <p>.....</p> <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) 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>	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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 type="checkbox"/>																													

## 10. Justifications 理由

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

## 11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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      Signed with recognised e-signature      ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人  
Signer: POON Chi Him Alan      Surveyor \_\_\_\_\_

Name  
姓名

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

Goldrich Planners and Surveyors Limited

### 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

- 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：
  - 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
  - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	732 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 51 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Residential (Group D) ( "R(D)" )		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years 擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施 (為期 5 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	476 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	9 m 米 <input type="checkbox"/> (Not more than 不多於)	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (□ Include 包括 □ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
(iv) Site coverage 上蓋面積	46.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		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)		3 1 _____ _____ _____ _____
	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)		_____ _____ _____ _____ _____ _____

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Reports 報告書</b>		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

**Executive Summary**

1. The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
3. The site area is about 732m<sup>2</sup> which includes 681m<sup>2</sup> of Private Land and 51m<sup>2</sup> of Government Land.
4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (9m high) with a total floor area of about 476 m<sup>2</sup> are proposed on site for reception, ancillary office and retail shop for hardware groceries and construction materials uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

**行政摘要**

1. 申請地點位於新界元朗丈量約份第 106 約地段第 694 號餘段及 695 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施(為期 5 年)」。
3. 申請面積為大約 732 平方米。當中包括約 681 平方米的私人土地及 51 平方米的政府土地。
4. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 下的「住宅(丁類)」地帶。
5. 申請地點擬議提供 3 個 9 米高的構築物，總樓面面積約 476 平方米作接待處、附屬辦公室以及五金雜貨及建築材料零售店用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 申請用途可以滿足當地居民及附近建築工程對五金雜貨及建築材料的需求。

## Justifications

### 1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

### 2. Location

The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. The site is accessible from a local track connecting to Kam Shui Road.

### 3. Site Area

The site area is about 732m<sup>2</sup> which includes 681m<sup>2</sup> of Private Land and 51m<sup>2</sup> of Government Land.

### 4. Town Planning Zoning

The application site falls within the “Residential (Group D)” (“R(D)”) zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

## 5. Development Parameters

3 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storeys	Height (about)
1	Shop (Hardware Groceries and Construction Materials)	86m <sup>2</sup>	172m <sup>2</sup>	2	9m
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	204m <sup>2</sup>	204m <sup>2</sup>	1	9m
3	Shop (Hardware Groceries and Construction Materials)	50m <sup>2</sup>	100m <sup>2</sup>	2	9m
	Total:	<u>340m<sup>2</sup></u>	<u>476m<sup>2</sup></u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

1 parking space for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible from Kam Shui Road. The road is well paved. About total of 12 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kam Shui Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
08:30-10:00	0	0	0	0
10:00-11:00	0	0	1	1
11:00-12:00	1	1	0	0
12:00-13:00	0	0	0	1
13:00-14:00	0	1	0	0
14:00-15:00	0	0	0	1
15:00-16:00	0	1	0	0
16:00-17:00	1	1	1	1
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>2</u>	<u>4</u>	<u>2</u>	<u>4</u>

Goods will be delivered to the site once a week to support the operation of the proposed shop. The traffic generated will not be significant.

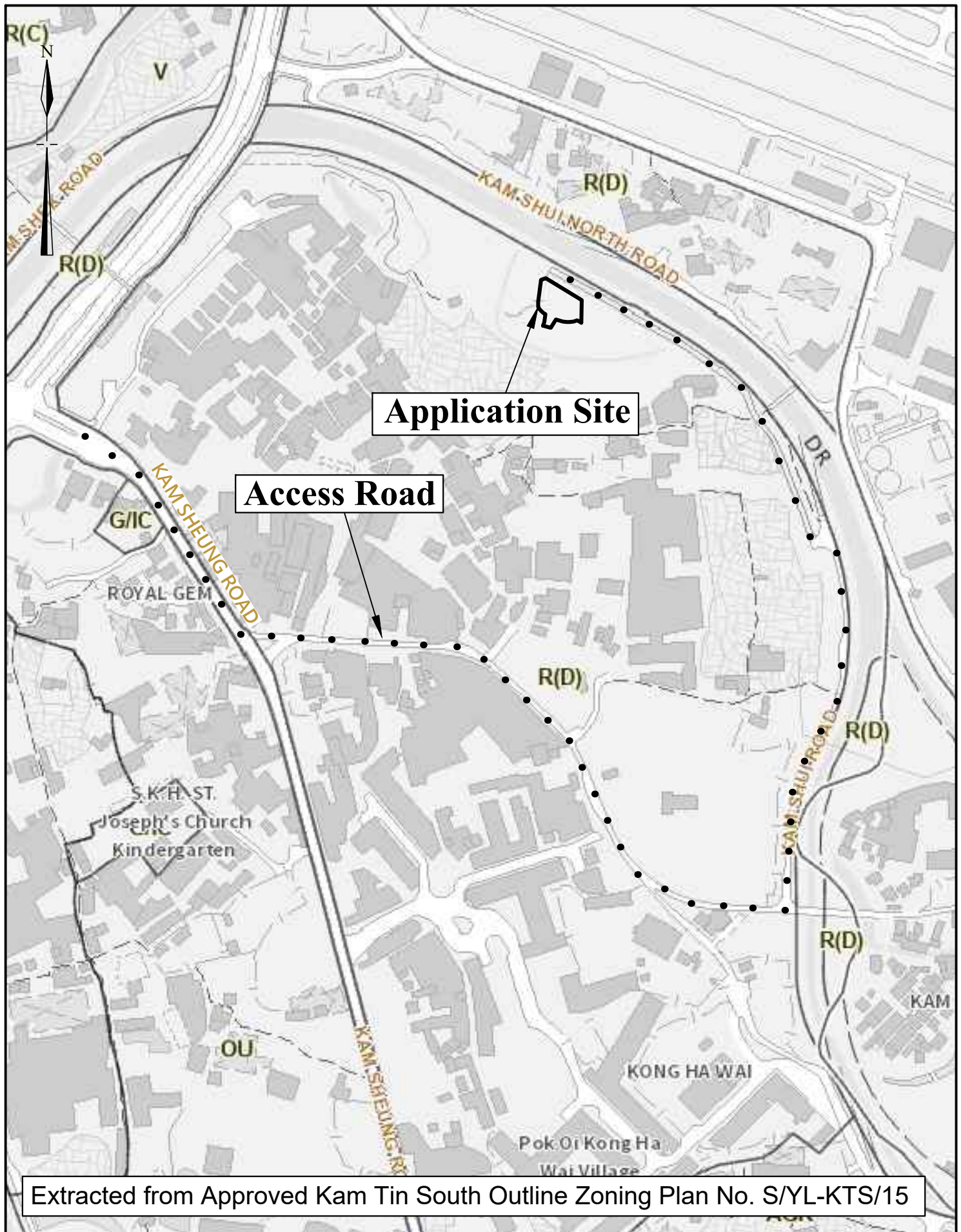
The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

## **6. Planning Gain**

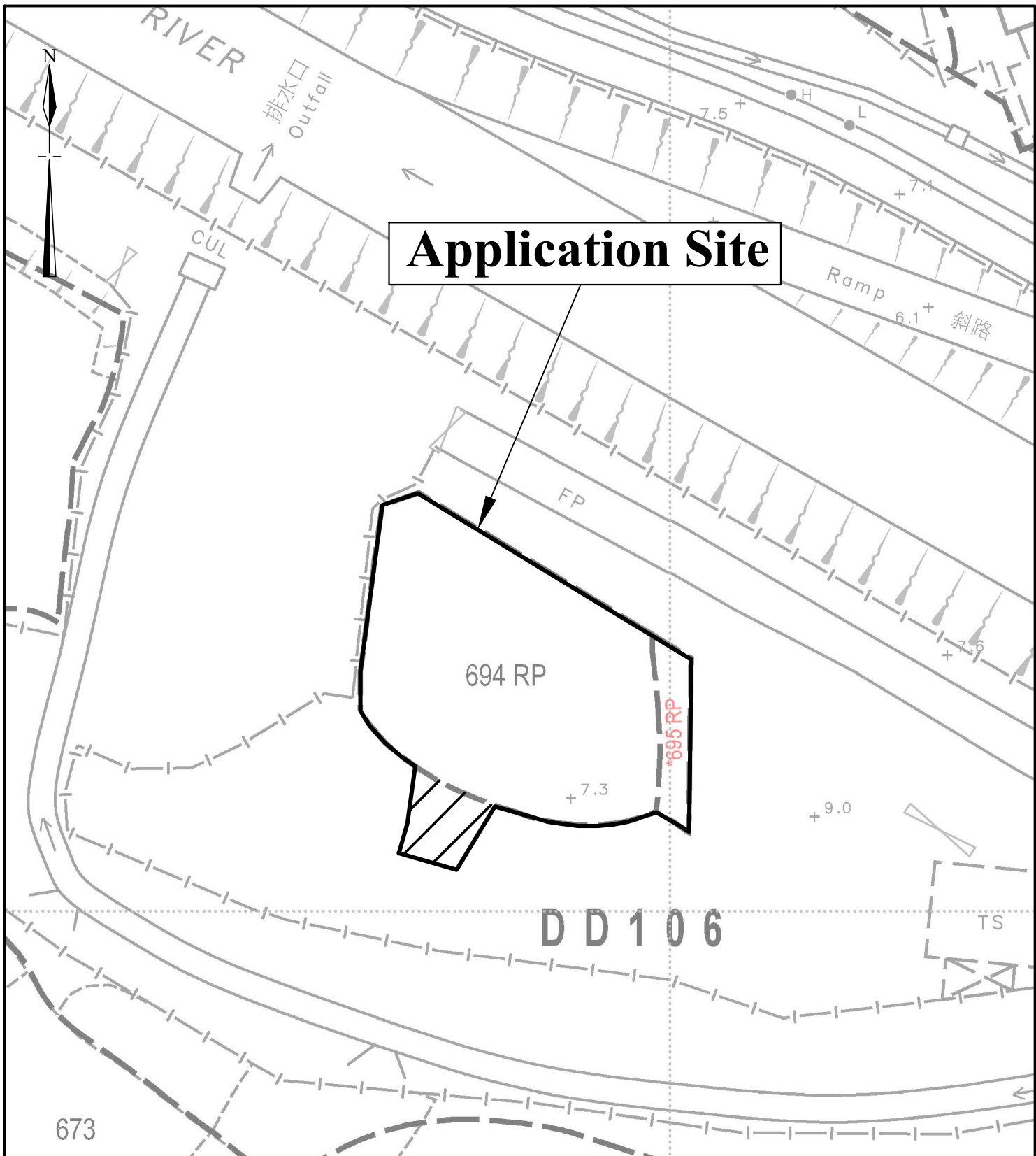
The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-





N.T.S	<b>Location Plan</b>  Lots 694 RP and 695 RP in D.D. 106 and adjoining Government Land Kam Tin, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
September 2024		<b>Plan 1</b> ( P 23059A )



**Private Land Area (about) : 681m<sup>2</sup> (93%)**



**Government Land Area (about) : 51m<sup>2</sup> (7%)**

**Total Site Area (about) : 732m<sup>2</sup> (100%)**

**1:500**

**Lot Index Plan**

**Goldrich Planners &  
Surveyors Ltd.**

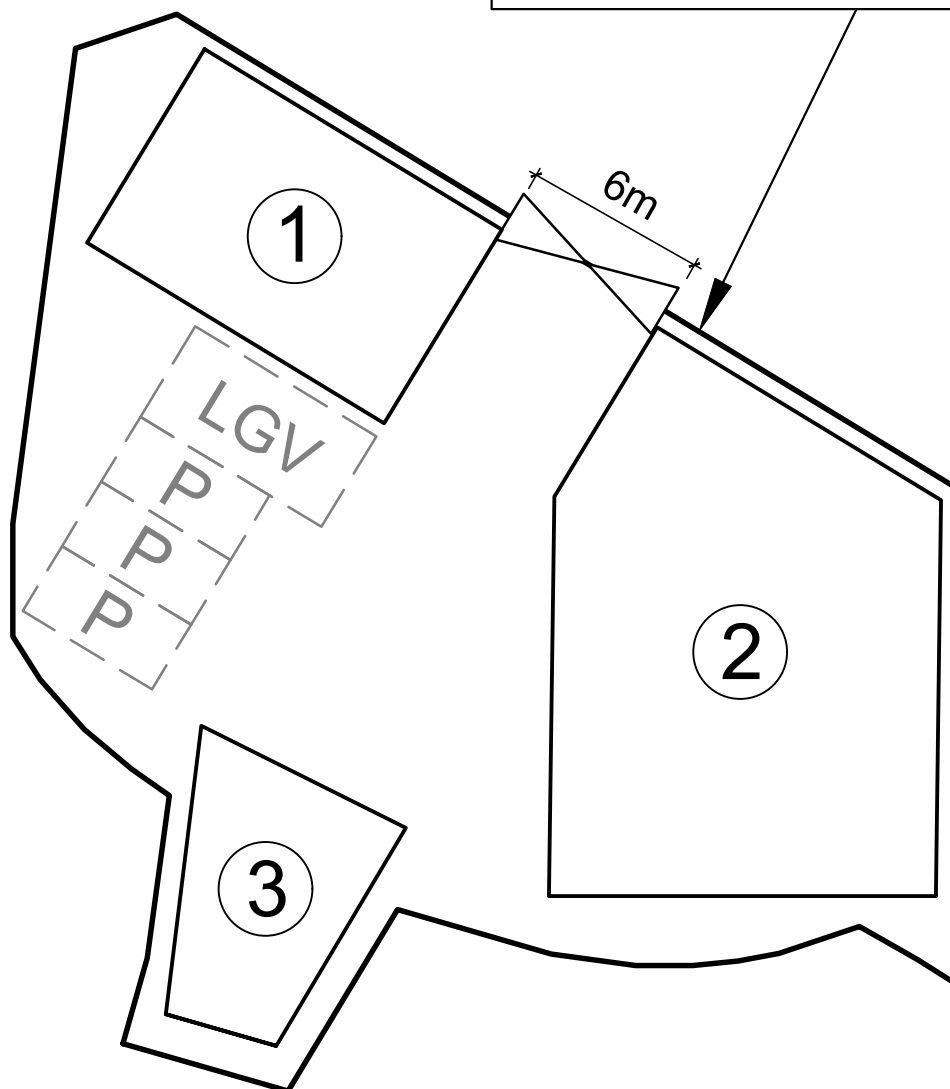
**September 2024**

**Lots 694 RP and 695 RP in D.D. 106  
and adjoining Government Land  
Kam Tin, Yuen Long, New Territories**

**Plan 2  
( P 23059A )**



# Application Site



## Legend



Vehicular Ingress/ Egress



Parking space for light goods vehicle  
(7m (L) x 3.5m (W))



Parking space for private cars  
(5m (L) x 2.5m (W))

**Site Area(about) : 732m<sup>2</sup>**

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Shop (Hardware Groceries and Construction Materials)	86 m <sup>2</sup>	172 m <sup>2</sup>	2	9m
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	204 m <sup>2</sup>	204 m <sup>2</sup>	1	9m
3	Shop (Hardware Groceries and Construction Materials)	50 m <sup>2</sup>	100 m <sup>2</sup>	2	9m
Total		<u>340 m<sup>2</sup></u>	<u>476 m<sup>2</sup></u>		

1:250

## Layout Plan

**Goldrich Planners &  
Surveyors Ltd.**

September 2024

**Lots 694 RP and 695 RP in D.D. 106  
and adjoining Government Land  
Kam Tin, Yuen Long, New Territories**

**Plan 3  
( P 23059A )**



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1042

Our Ref.: P23059A/TL24628

7 January 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**‘Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities’ for a period of 5 years in “Residential (Group D)” zone, Lot Nos. 694 RP and 695 RP in D.D. 106 and adjoining Government land, Yuen Long, New Territories (S.16 Application No. A/YL-KTS/1042)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference P23059A/TL24621 dated 2.1.2025.

We would like to clarify the building height of structure no. 2 is 5m.

In view of the amendments made in the FI, we enclosed the following revised pages for your consideration:

1. Page 9 of Form S16-I;
2. Executive Summary;
3. Justifications (**Appendix I**); and
4. Layout Plan (**Plan 3a**).

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

**Further Information for Planning Application No. A/YL-KTS/1042****Comments from the Transport Department**

Contact Person: Mr. Phil CAI (Tel: 2399 2421)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	According to the record, there is village road between Kam Shui Road and the site is footpath. The applicant shall clarify how the vehicles could access the proposed site.	Please refer to the Swept Path Analysis for details ( <b>Plan 4</b> ). Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site. No parking, reversing or turning of vehicles on village road and footpath is expected. It is expected that the vehicles will not obstruct the village road and footpath.
2.	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Shui Road, along the local access and within the site.	Ditto.

**Comments from the Agriculture, Fisheries and Conservation Department**

Contact Person: Ms. WONG Cheuk-ling (Tel: 2150 6933)

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	It is noted from the aerial photo that the subject site is partly vegetated, yet it is noted from Item 9 that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	There is no tree within the application site. No tree will be felled for the proposed use.

**Comments from the Lands Department**

Contact Person: Ms. CHENG (Tel: 2443 1072)

<b>III.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>There are unauthorized structures within the private lots. The lots owner(s) should immediately rectify/apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.</p>
2.	<p>The government land within the application site (about 51m<sup>2</sup> as mentioned in the application form) has been fenced off/unlawfully occupied on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28.</p> <p>LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice;</p>	<p>The applicant will cease the occupation of the Government Land within the application site before applying for a Short Term Tenancy.</p>

III.	Comments	Responses
3.	<p>If the application is approved, the lot owner(s) shall cease the occupation of GL and apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of GL. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered</p>	<p>Noted.</p>

- END -

**(v) *For Type (v) application* 供第(v)類申請**

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

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	476..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.65.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	46.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	5-9..... m 米	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	



**Executive Summary**

1. The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
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4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (not more than 9m high) with a total floor area of about 476 m<sup>2</sup> are proposed on site for reception, ancillary office and retail shop for hardware groceries and construction materials uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

**行政摘要**

1. 申請地點位於新界元朗丈量約份第 106 約地段第 694 號餘段及 695 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施(為期 5 年)」。
3. 申請面積為大約 732 平方米。當中包括約 681 平方米的私人土地及 51 平方米的政府土地。
4. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 下的「住宅(丁類)」地帶。
5. 申請地點擬議提供 3 個不多於 9 米高的構築物，總樓面面積約 476 平方米作接待處、附屬辦公室以及五金雜貨及建築材料零售店用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 申請用途可以滿足當地居民及附近建築工程對五金雜貨及建築材料的需求。

## Justifications

### 1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

### 2. Location

The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. The site is accessible from a local track connecting to Kam Shui Road.

### 3. Site Area

The site area is about 732m<sup>2</sup> which includes 681m<sup>2</sup> of Private Land and 51m<sup>2</sup> of Government Land.

### 4. Town Planning Zoning

The application site falls within the “Residential (Group D)” (“R(D)”) zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

## 5. Development Parameters

3 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

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	Total:	<u>340m<sup>2</sup></u>	<u>476m<sup>2</sup></u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

The applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

No public announcement systems or loudspeaker will be allowed within the Site.

1 parking space for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible from Kam Shui Road. The road is well paved. About total of 12 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kam Shui Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
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14:00-15:00	0	0	0	1
15:00-16:00	0	1	0	0
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17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>2</u>	<u>4</u>	<u>2</u>	<u>4</u>

Goods will be delivered to the site once a week to support the operation of the proposed shop. The traffic generated will not be significant.

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

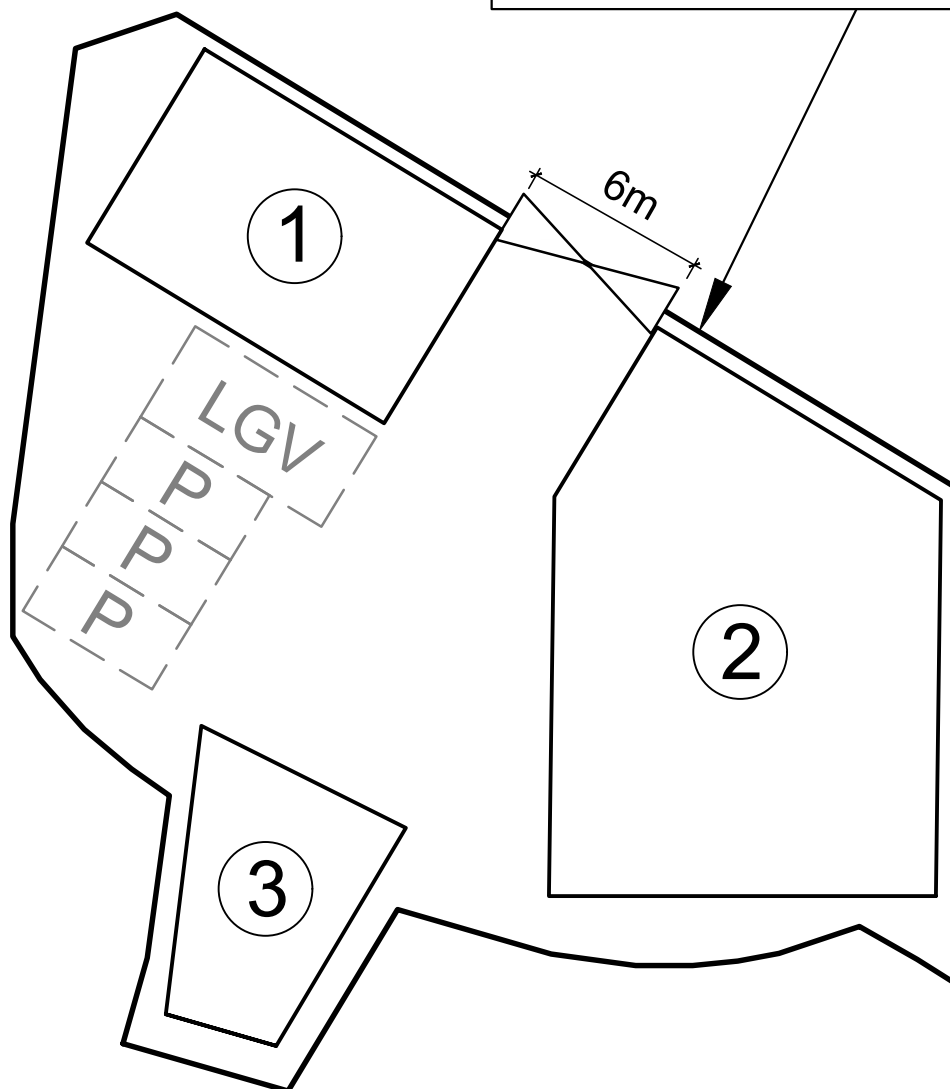
## 6. Planning Gain

The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-



# Application Site



## Legend



Vehicular Ingress/ Egress



Parking space for light goods vehicle  
(7m (L) x 3.5m (W))



Parking space for private cars  
(5m (L) x 2.5m (W))

**Site Area(about) : 732m<sup>2</sup>**

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Shop (Hardware Groceries and Construction Materials)	86 m <sup>2</sup>	172 m <sup>2</sup>	2	9m
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Total		<u>340 m<sup>2</sup></u>	<u>476 m<sup>2</sup></u>		

1:250

## Layout Plan

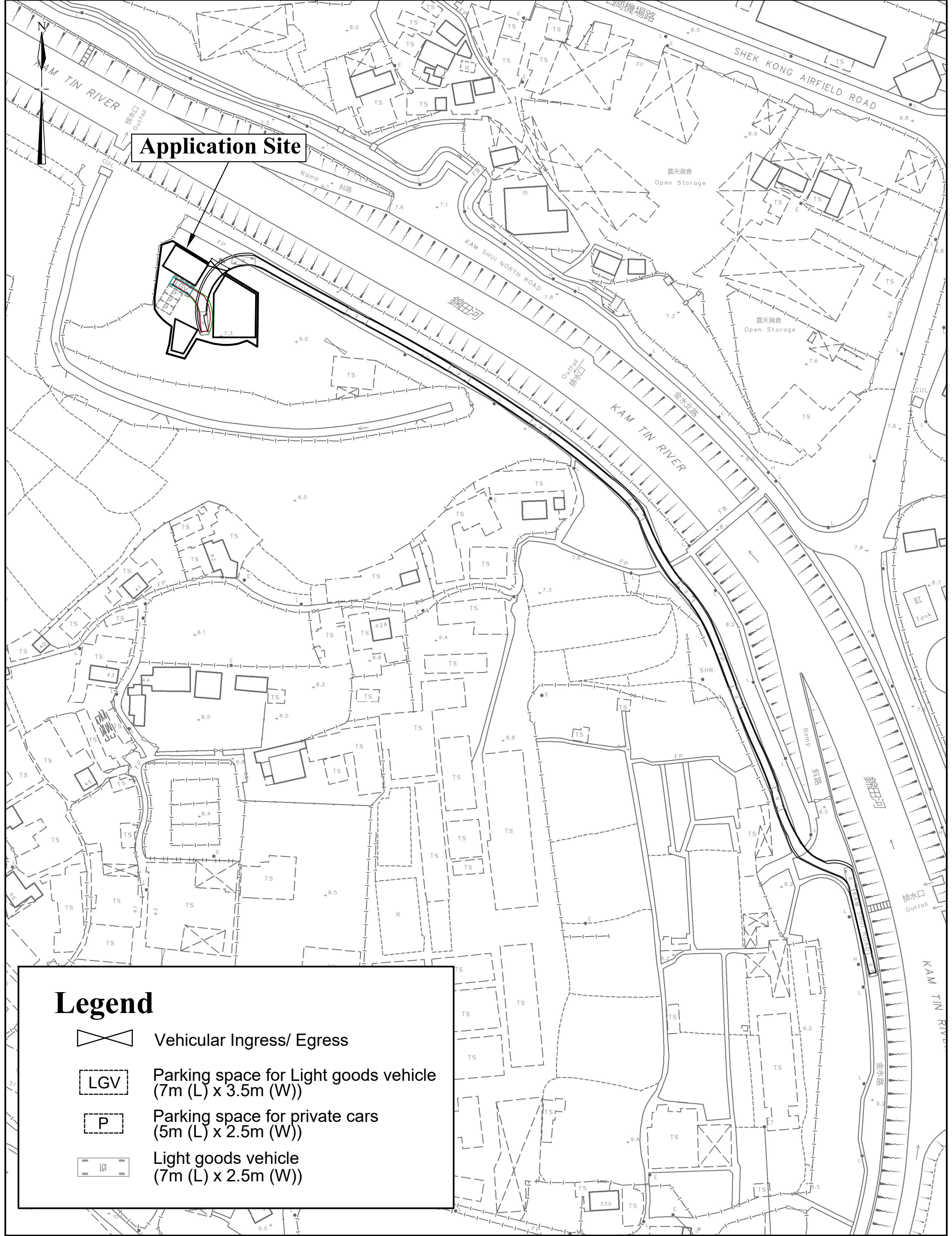
**Goldrich Planners &  
Surveyors Ltd.**

**December 2024**

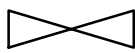
**Lots 694 RP and 695 RP in D.D. 106  
and adjoining Government Land  
Kam Tin, Yuen Long, New Territories**

**Plan 3a  
( P 23059A )**





**Legend**



Vehicular Ingress/ Egress



Parking space for Light goods vehicle  
(7m (L) x 3.5m (W))



Parking space for private cars  
(5m (L) x 2.5m (W))



Light goods vehicle  
(7m (L) x 2.5m (W))

1:1000 (A3)

December 2024

**Swept Path Analysis**

Lots 694 RP and 695 RP in D.D. 106  
and adjoining Government Land  
Kam Tin, Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 4  
( P 23059A )**



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1042

Our Ref.: P23059A/TL25041

10 February 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**‘Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities’ for a period of 5 years in “Residential (Group D)” zone, Lot Nos. 694 RP and 695 RP in D.D. 106 and adjoining Government land, Yuen Long, New Territories (S.16 Application No. A/YL-KTS/1042)**

We refer to the comment from the Transport Department dated 7.1.2025 for the captioned planning application:

“It is indicated that the proposed access connecting the site and Kam Shui Road is a footpath. The access appeared to be without hard pavement. Please seek LandsD's comment on whether the access is suitable for the use by the development.”

We have consulted Mr. Jason NG of DLOYL. He responded that “LandsD is not a works department, the development of access should be consulted with works departments, e.g. TD, HyD and HAD. The works department must apply for GLA/STLA before commencing any work. Any unauthorized works on Government land, e.g. hard pavement, is not allowed. Besides, there is no guarantee of any right of access to the application site. The applicant shall make its own arrangement for acquiring access, and the Government would accept no responsibility on such arrangement.”

We have also consulted Mr. Phil CAI of Transport Department. He responded that the piece of land on Government Land which was not managed by TD. Further, he expressed that it is not necessary for us to respond to this comment.

As the enquiry is initiated by TD, and DLOYL does not raise any objection, it seems there is no objection to use the existing local track (marked as “FP”) for vehicular access.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

c.c.  
LandsD  
TD

(Attn.: Mr. Jason NG)  
(Attn.: Mr. Phil CAI)

By e-mail only  
By e-mail only

**Similar s.16 Applications within the Same “R(D)” Zone in the vicinity of the Application Site  
in the Past Five Years**

**Approved Applications**

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/864	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021
2.	A/YL-KTS/954	Proposed Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years	31.3.2023



**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner of Transport:

- no adverse comment on the application from traffic engineering perspective;
- Kam Shui Road is under traffic management of the Transport Department (TD);
- the proposed access from Kam Shui Road to the application site (the Site) is via a local access annotated as footpath in the base map and the local access is not under the traffic management of TD, comments from relevant government departments shall be sought; and
- advisory comments are in **Appendix IV**.

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

- no in-principle objection to the application;
- the Site involves Government Land which is not maintained by HyD; and
- advisory comments are in **Appendix IV**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**3. Environment**

Comments of the Director of Environmental Protection:

- no objection to the planning application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

#### 5. **Landscape**

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

- no adverse comment on the application; and
- no significant impact arising from the proposed use is anticipated.

#### 6. **Civil Aviation Matters**

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport; and
- the maximum levels of the proposed structures (below 10m) are in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap.301).

#### 7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

#### 8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director of Agriculture, Fisheries and Conservation;
- Chief Engineer/Railway Development 1-1, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) the permission is given to the development/uses and structures under the application. It does not condone any other development/uses and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- there are unauthorised structures within the private lots of the Site. The lots owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - the Government Land (GL) within the Site (about 51m<sup>2</sup>) has been fenced off/unlawfully occupied on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. LandsD objects to the application since there is unlawful occupation of GL and regularisation would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
  - the lot owner(s) shall cease the occupation of GL and apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of GL. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- HyD shall not be responsible for the maintenance of proposed access connecting between the Site and Kam Shui Road; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Commissioner of Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and

maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) to note the comments of the Director, Agriculture, Fisheries and Conservation that:
  - to adopt appropriate measures to avoid causing disturbance and pollution to the mitigation woodland located to the east and northeast of the Site;
- (g) to note the comments of the Director of Fire Services that:
  - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is also advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - if the proposed structures are 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - for unauthorised building works erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;

- (i) to note the comments of the Director of Environmental Protection that:
- the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” shall be followed;
  - the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” shall be followed;
  - adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use shall be provided; and
  - the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation; and
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (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.

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

參考編號

Reference Number:

241205-150754-77033

提交限期

Deadline for submission:

13/12/2024

提交日期及時間

Date and time of submission:

05/12/2024 15:07:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1042

「提意見人」姓名/名稱

Name of person making this comment:

Aviation Club of Hong Kong, China

意見詳情

Details of the Comment :

Application No. A/YL-KTS/1042

This application for Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 200m south of Shek Kong runways, less than 340m from RWY 11 threshold, and almost directly under the final approach path used by the ACHKC helicopters.

Although we have no objection to the site being used for a temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities, consideration must be given to height restrictions. Given the very close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

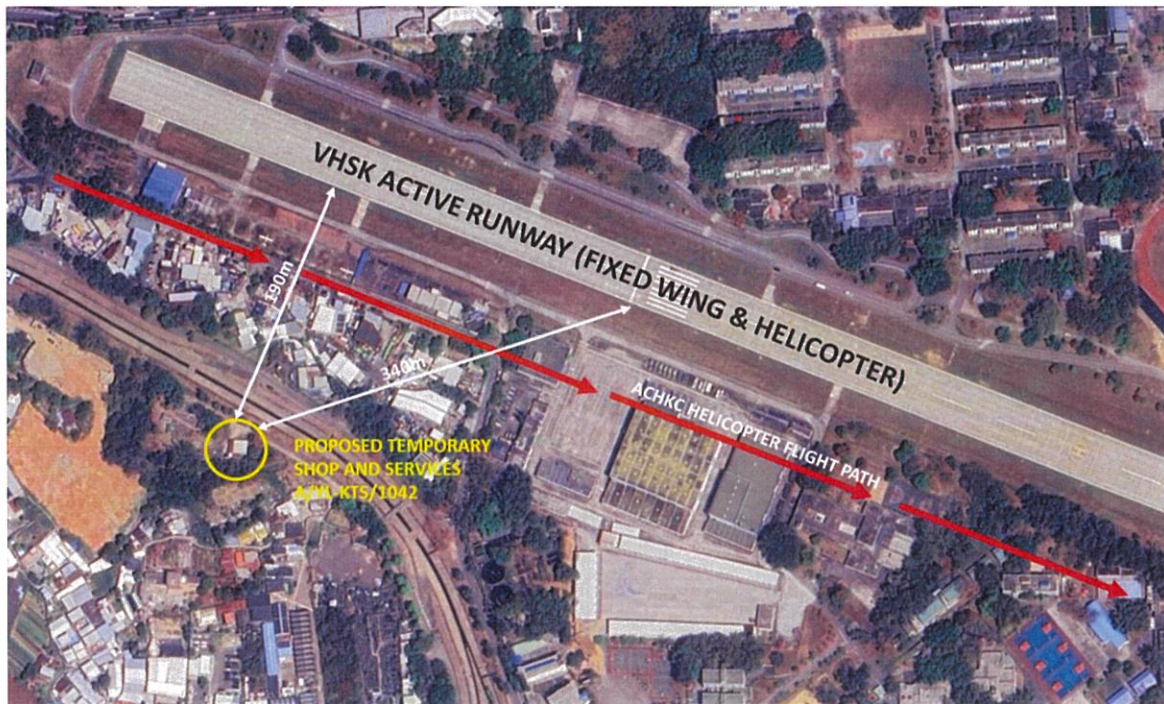
As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.



**Application No. A/YL-KTS/1042**

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As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.



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**From:** [REDACTED]  
**Sent:** 2024-12-10 星期二 02:54:16  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1042 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1042

Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 735sq.m Includes Government Land of about 51sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 4 Vehicle Parking / **5 Years**

Dear TTP Members,

1018 also withdrawn. Back with a reduced amount of Government Land.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 17 September 2024 3:01 AM HKT  
**Subject:** A/YL-KTS/1018 DD 106 Ng Ka Tsuen, Shek Kong

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A/YL-KTS/1018

Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 1,081sq.m Includes Government Land of about 400sq.m



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Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 4 Vehicle Parking / **5 Years**

Dear TPB Members,

1001 was withdrawn, applicant back with smaller footprint but same use. Retail shop at such a remote location??? Are members that dumb???

This is clearly an applicaiton with brownfield intent and unacceptable at such a sensitive location.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 9 May 2024 2:26 AM HKT  
**Subject:** A/YL-KTS/1001 DD 106 Ng Ka Tsuen, Shek Kong

A/YL-KTS/1001

Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Ng Ka Tsuen, Shek Kong, Yuen Long

Site area: About 3,327sq.m Includes Government Land of about 2,646sq.m

Zoning: "Res (Group D)"

Applied development: Retail Shop for Hardware Groceries and Construction Materials / 5 Vehicle Parking / **5 Years**

Dear TPB Members,

Strong Objections. The majority of the site is government land. These lots are situated on the river bank and there is another watercourse to the south indicating that this is almost an island site. There are many trees and vegetation on the government land but no mention of tree felling.

Reading between the lines, the intention is effectively a mixture of open and covered storage. The applicant mentions retail store but the site is not very accessible.

That almost 3,000sq.mts of government land on a river bank be filled in with concrete is unacceptable. No indication if the warehouse on the private land is an approved use.

While the administration should make good use of idle land, in view of the impact of climate change the filling in of all land close to water sources is not recommended.

Application should be rejected.

Mary Mulvihill