

2023年 5月 2 日

Appendix I of RNTPC
Paper No. A/YL-KTS/964

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

This document is received on 24 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS / 964
	Date Received 收到日期	24 M 1 2023

- 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)

Easy Best Creation Limited 順佳創建有限公司

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 283 RP in D.D. 113, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 769 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 360 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)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan : S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Village Type Development" Zones
(f) Current use(s) 現時用途	Vacant (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地及/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 Eating Place with Ancillary Facilities for a 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 589sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 180sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 1sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 360sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 360sq.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
01	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STORY)
02	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT) (2-STORY)
TOTAL		180 m ² (ABOUT)	360 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 6

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間
09:00 to 21:00 daily, including public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<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 Ho Road via a local access <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 Area of filling 填土面積 769 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" 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 <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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

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

7. Justifications 理由

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

Please refer to supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

.....
Michael WONG

Name in Block Letters
姓名(請以正楷填寫)

Position (if applicable)
職位(如適用)

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited

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

Date 日期

16/5/2023

(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 283 RP in D.D. 113, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	769 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
Zoning 地帶	"Agriculture" and "Village Type Development" 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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/development 申請用途/發展	Proposed Temporary Eating Place with Ancillary Facilities for a 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	360 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <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	2	
(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	7 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6 6 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		1 1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
<u>Location Plan, Plan showing the paved ratio of the Site, Swept path analysis.</u>		
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 283 RP in D.D. 113, Kam Tin, Yuen Long, New Territories (the Site)* for '**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (Plan 1).
- 1.2 The applicant intended to operate a restaurant to serve the nearby locals. Due to the lack of dining options in Ho Pui Village and Ma On Kong Village, locals are often required to travel to Kam Tin or Yuen Long in order to dine. The proposed development would offer locals who do not wish to travel further with a convenient dining option. Due to the Site's proximity to the aforementioned villages, the restaurant is easily accessible on foot. The proposed development would be able to alleviate the pressing demand for restaurants in the area.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") and "Village Type Development" ("V") zones on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (Plan 2). According to the Notes of the OZP, 'Eating Place' is neither a column 1 nor column 2 use within the "AGR" zone but a column 2 use within the "V" zone, which requires permission from the Board.
- 2.2 Although the Site falls within "AGR" zone, 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. The Site is also surrounded by New Territories Exempted Houses (NTEHs) and some low-rise temporary structures, the layout and scale of the proposed development is considered not incompatible with the surrounding area.

3) Development Proposal

- 3.1 The Site occupied an area of 769 m² (about) of private land (Plan 3). Two structures are proposed at the Site for eating place (restaurant), washroom and storage of food with total GFA of 360 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	769 m ² (about)
Covered Area	180 m ² (about)
Uncovered Area	589 m ² (about)
Plot Ratio	0.47 (about)
Site Coverage	23% (about)
Number of Structure	2
Total GFA	360 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	360 m ² (about)
Building Height	7m (about)
No. of Storey	2

3.2 The Site is generally flat and currently of soiled ground. The Site is proposed to be filled wholly with concrete with no more than 0.2m in depth (new site level varies from +11.3 mPD to +11.4 mPD) for site formation of structures, circulation area, parking and loading/unloading spaces (Plan 5). The land filling area is required to meet the operational need and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 The Site is accessible from Kam Ho Road via a local access (Plan 1). A total of 7 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)	5
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). As trip generation and attraction of the proposed development is minimal (as shown below), 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 will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

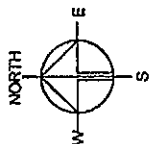
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

R-riches Property Consultants Limited

May 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



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
LOT 283 RP IN D.D. 113, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:2000 @ A4

DATE
10.5.2023

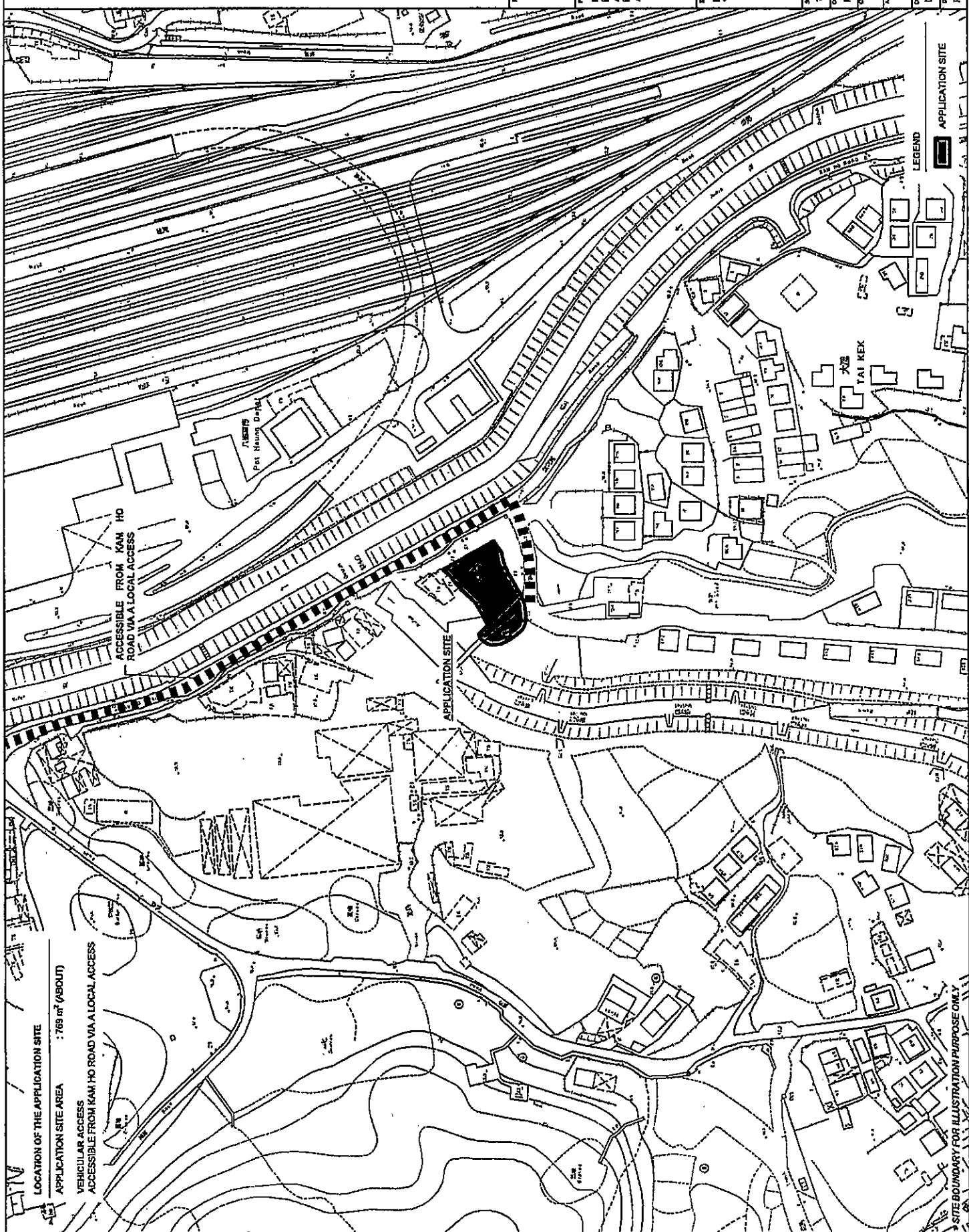
CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

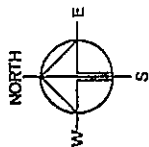
REV. NO.
PLAN 1

001



LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



R-Riches
Property Consultants Ltd.

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

LOT 283 RP IN D.D. 113, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:5000 @ A4

DATE
10.5.2023

DATE

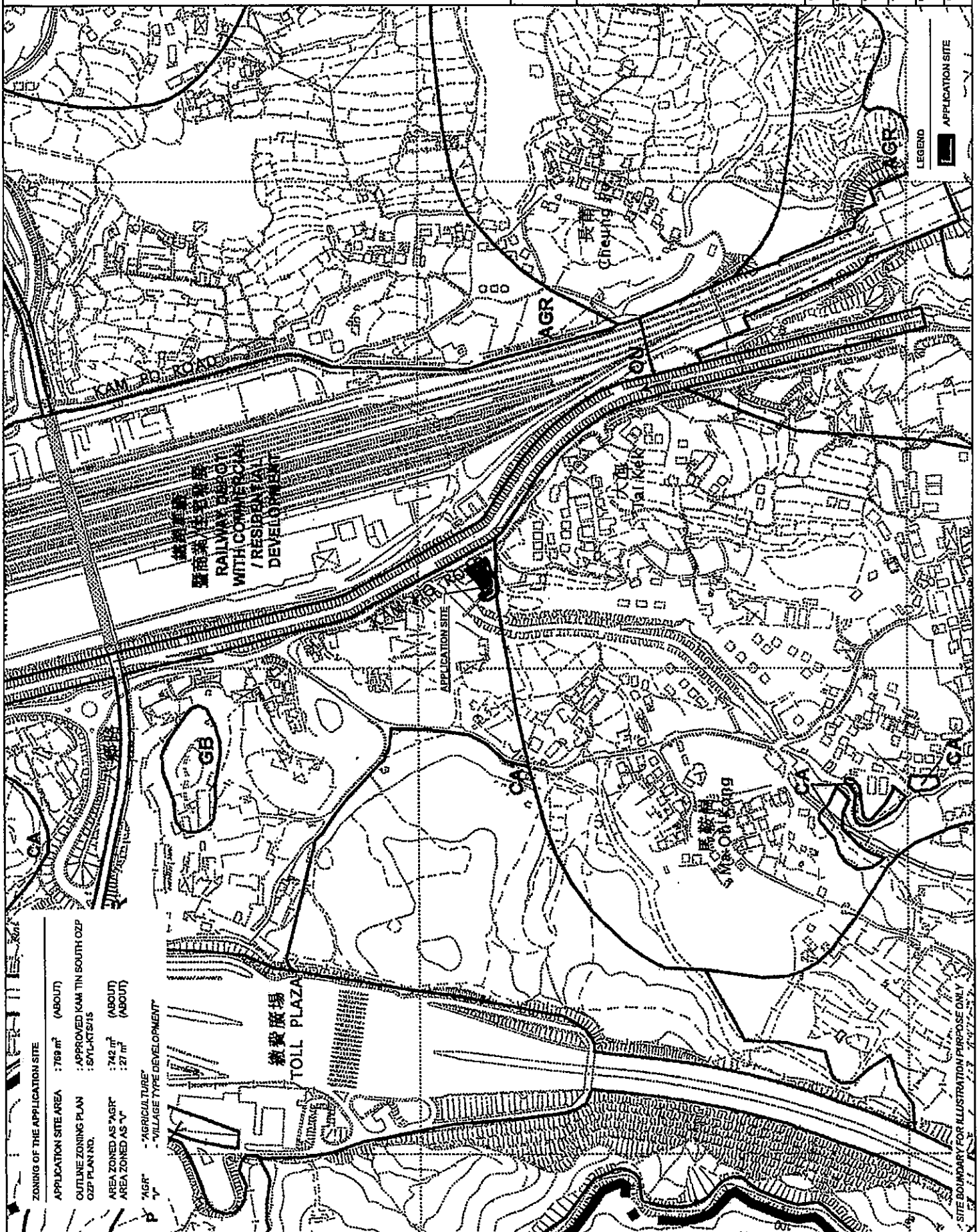
DATE

DATE

DATE

DATE

DATE



LEGEND

APPLICATION SITE

ZONING OF THE SITE

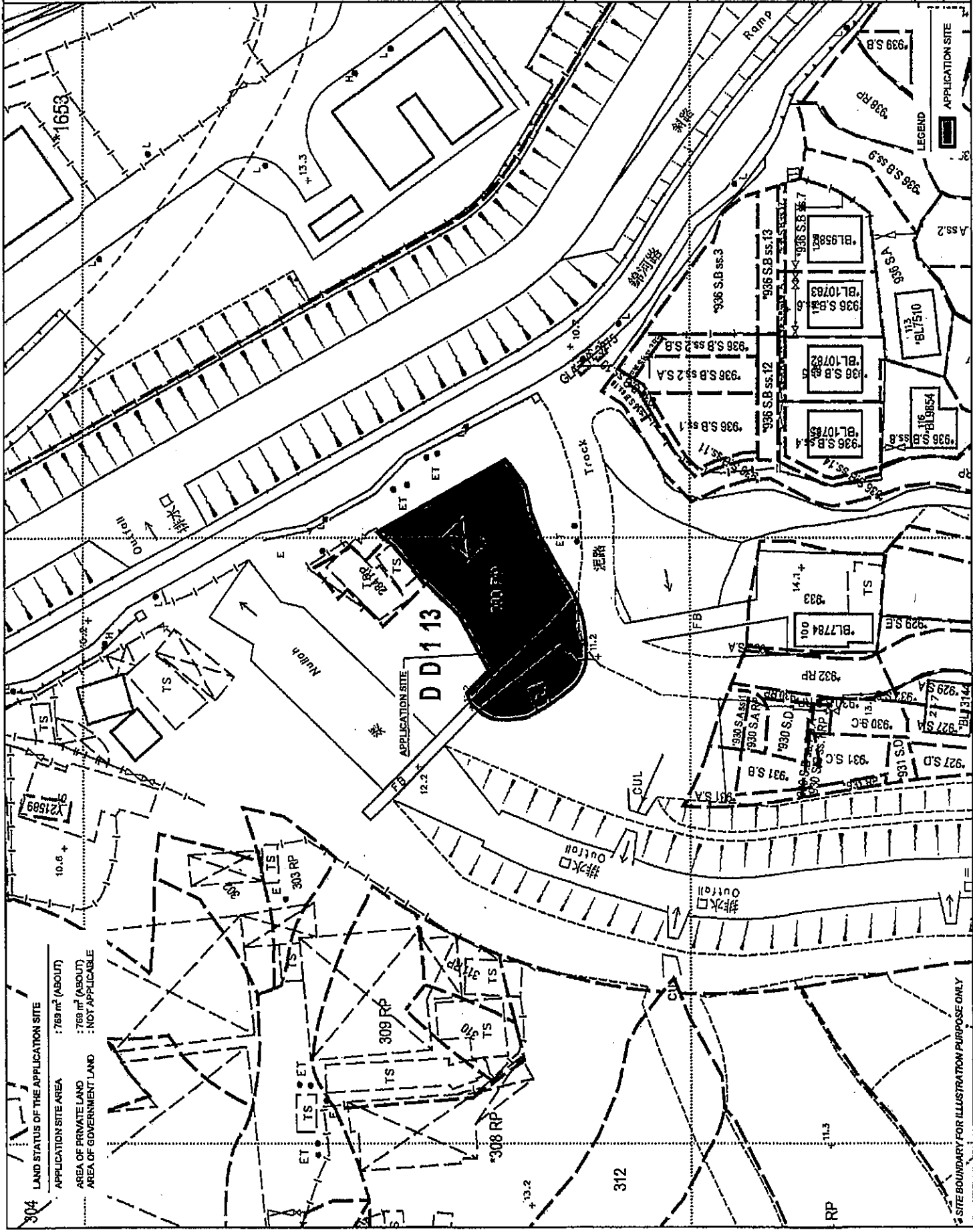
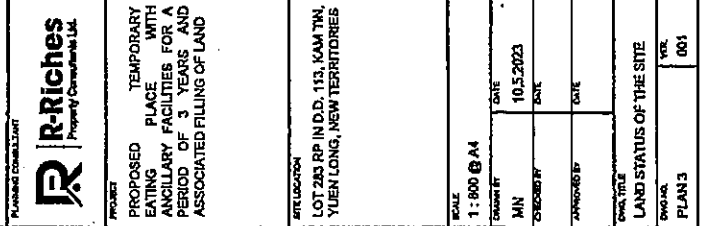
PLAN 2

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 769 m ²	(ABOUT)
OUTLINE ZONING PLAN	: APPROVED KAM TIN SOUTH OZP	
OZP PLAN NO.	: SVA/12/15/15	
AREA ZONED AS "AGR"	: 749 m ²	(ABOUT)
AREA ZONED AS "V"	: 27 m ²	(ABOUT)
"AGR"	- "AGRICULTURE"	
"V"	- "VILLAGE TYPE DEVELOPMENT"	

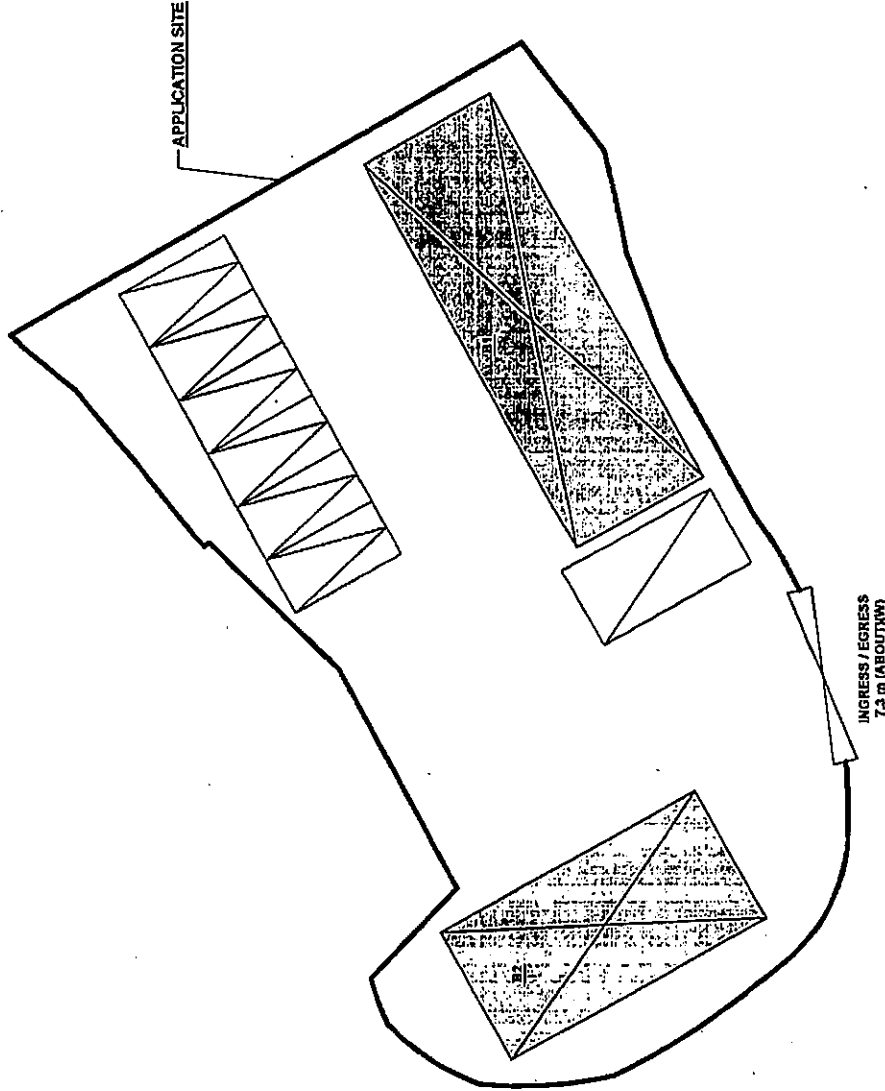
SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 769 m ²	(ABOUT)
COVERED AREA	: 180 m ²	(ABOUT)
UNCOVERED AREA	: 589 m ²	(ABOUT)
PLOT RATIO	: 0.47	(ABOUT)
SITE COVERAGE	: 23 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NONDOMESTIC GFA	: 360 m ²	(ABOUT)
TOTAL GFA	: 360 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
B2	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
TOTAL		180 m ² (ABOUT)	360 m ² (ABOUT)	

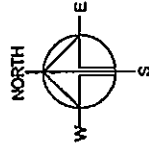


PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LSV)
	INGRESS / EGRESS



PLANNING CONSULTANT



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

SITE LOCATION
LOT 283 RP IN D.D. 113, KAM TUN,
TUEN LONG, NEW TERRITORIES

SCALE
1:300 @ A4

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

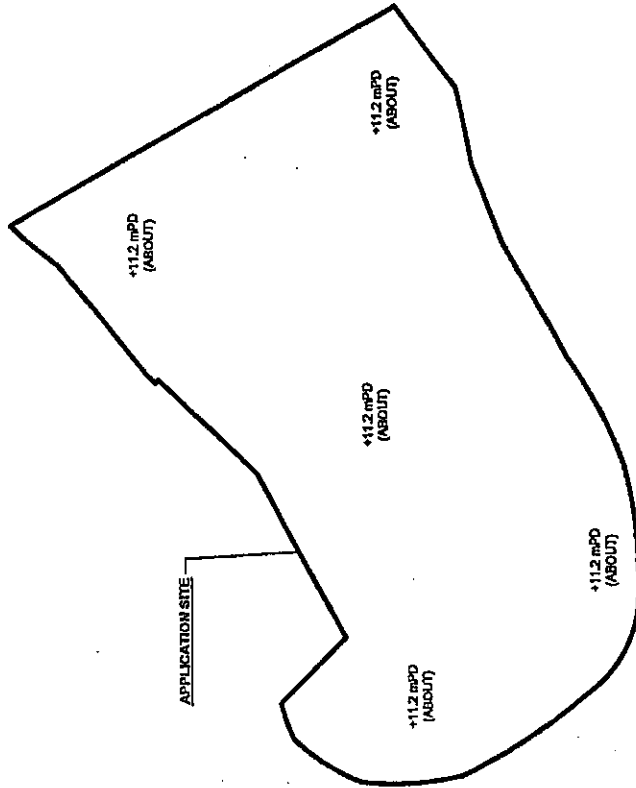
DATE
10.5.2023

DATE
10.5.2023

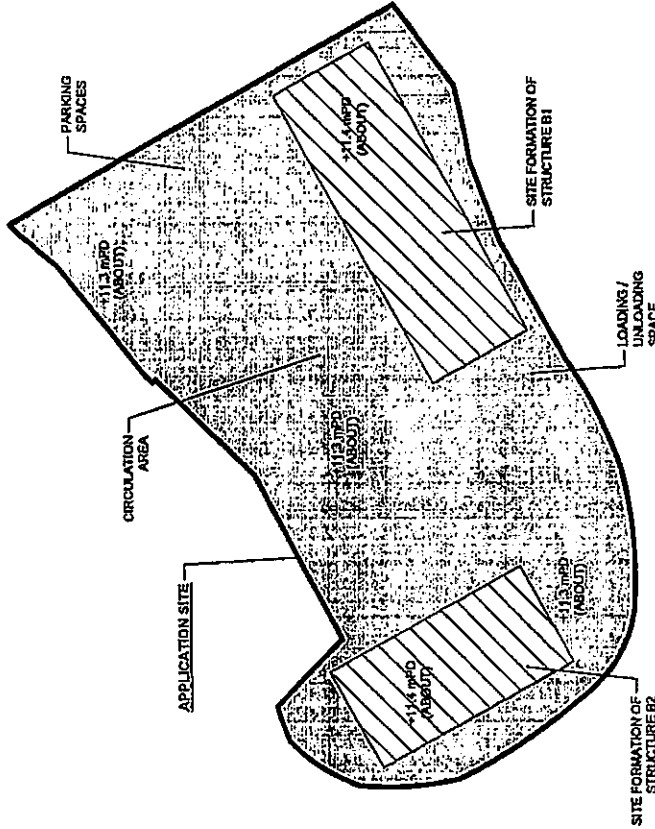
DATE
10.5.2023

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 789 m ²	(ABOUT)
EXISTING SITE LEVEL	: +11.2 mPD	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 789 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	(ABOUT)
PROPOSED SITE LEVELS	: +11.2 mPD TO +11.4 mPD	(ABOUT)
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE CIRCULATION AREA AND PARKING AND LOADING/UNLOADING SPACE	

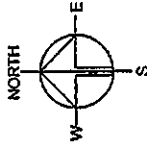



EXISTING SITE
LEVELS OF THE
APPLICATION SITE
(INDICATIVE ONLY)

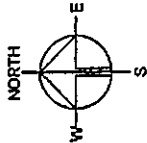


PROPOSED SITE
LEVELS OF THE
APPLICATION SITE
(INDICATIVE ONLY)

LEGEND
APPLICATION SITE



		PROPOSED TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		SITE LOCATION LOT 283 RP IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE 1:400 @ A4		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023		DATE 10.5.2023	
DATE 10.5.2023		DATE 10.5.2023</			



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

LOCATION
LOT 283 RP IN D.D. 113, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:500 @ A4

DATE
10.5.2023

DATE
10.5.2023

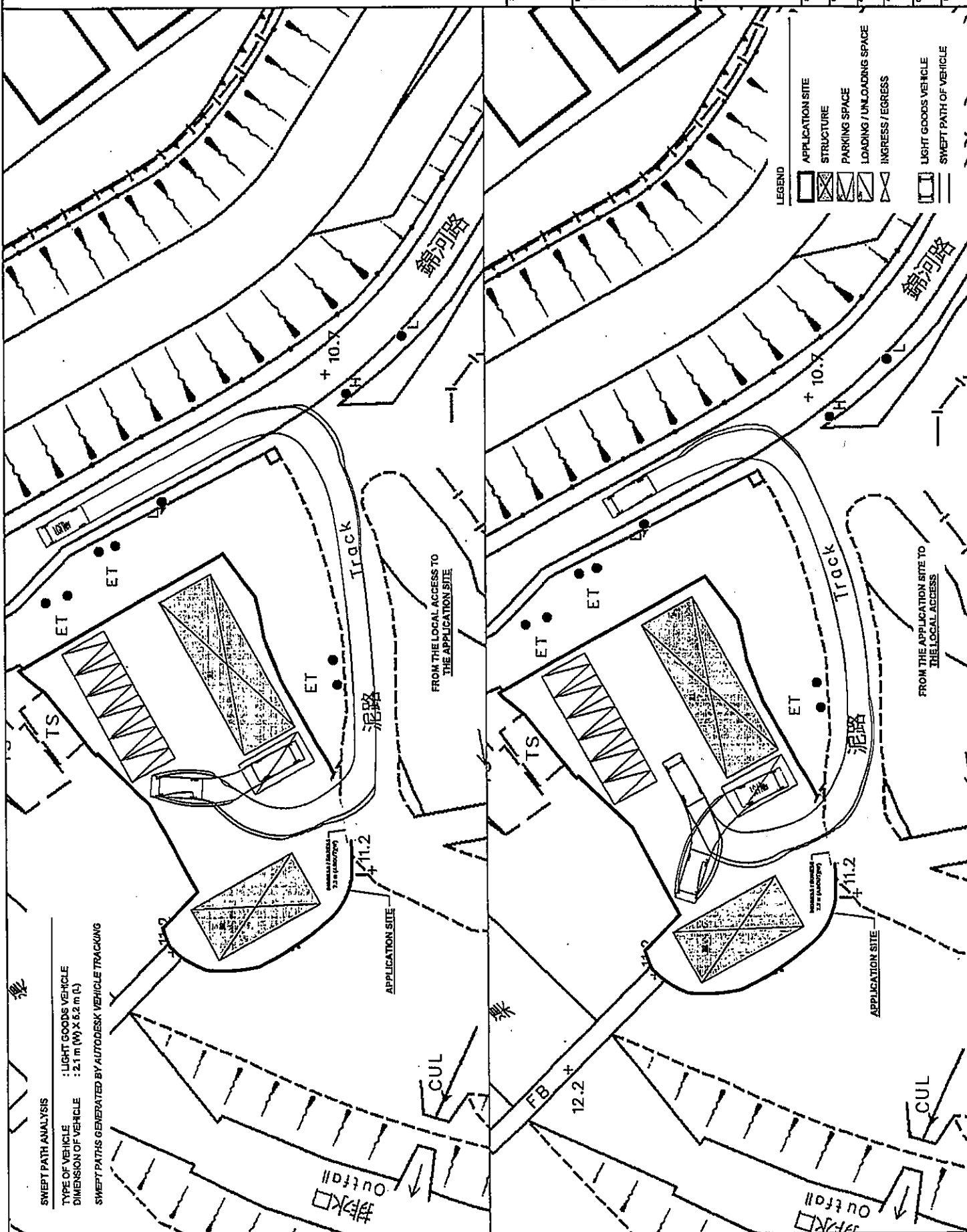
DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023

DATE
10.5.2023



SWEPT PATH ANALYSIS
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 6.2m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

- LEGEND
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE
 - LOADING / UNLOADING SPACE
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE

Our Ref. : DD113 Lot 283 RP
Your Ref. : TPB/A/YL-KTS/964

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

By Email

7 July 2023

Dear Sir,

1st Further Information

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" and "Village Type Development
Zones, Lot 283 RP in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/964)

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

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Village Type Development
Zones, Lot 283 RP in D.D. 113, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/964)

(i) The applicant would like to provide clarification to address concerns of the general public, details are as follow:

- The application site (the Site) is currently covered by gravel with site levels of approximately +11.2 mPD. The Site is proposed to be filled wholly with concrete of not more than 0.2m in depth (i.e. new site level varies from +11.3mPD to +11.4mPD) for site formation of structures, parking, loading/unloading (L/UL) spaces and circulation area. As heavy loading of structures and vehicles would compact the existing ground surface, concrete site formation is required to support the operational needs. The applicant will strictly follow the proposed scheme and reinstate the Site to an area suitable for agricultural use after the planning approval period.
- Fencing will be erected along the site boundary to avoid the nearby nullah from reaching. The applicant will implement good site practice so as not to pollute the nullah at the northern of the Site.

Traffic Safety Aspect

- Advanced booking is required for visitors to for the use of parking spaces, this could help to regulate the use of parking spaces and prevent excessive number of vehicles and visitors to the Site and affect the public.
- 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. Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering/existing the Site to ensure no queuing of vehicle outside the Site. Due to the nature and scale of the proposed development, it is estimated that no more than 7 vehicular trips would be generated and attracted by the Site during AM and PM peak hours, hence, adverse traffic impact to the nearby road links and junction should not be anticipated.

No Adverse Sewage Impact

- The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system within the Site. The applicant will submit and implement relevant proposals to the satisfaction of the Director of Environmental Protection after planning permission has been obtained from the Board.

No Adverse Noise Impact

- The operation hours of the proposed development are 09:00 to 21:00 daily, including public holidays. No outdoor dining area is provided at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will strictly follow the proposed scheme. Therefore, noise nuisance to the nearby area is not anticipated.

(ii) A RtoC Table:

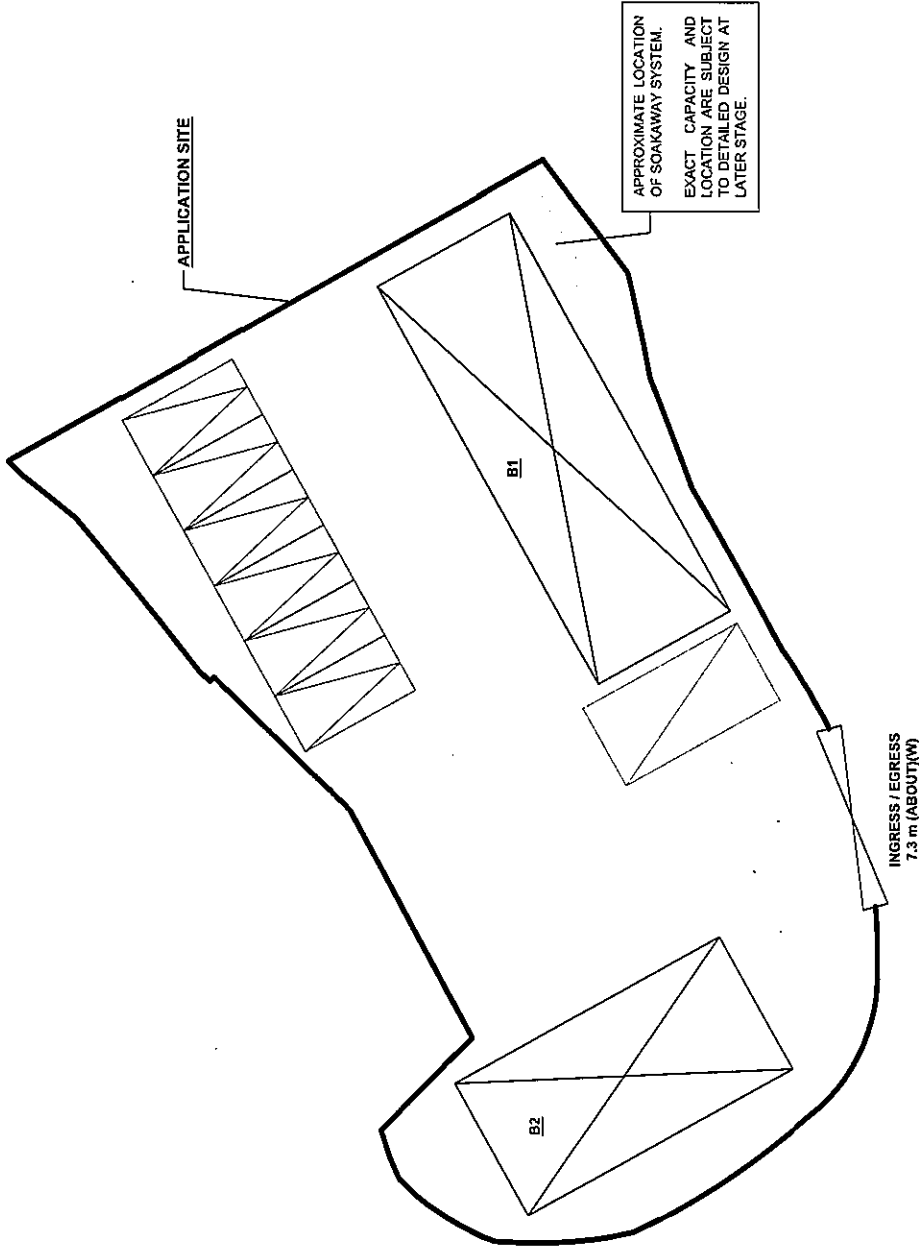
Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (Contact Person: Miss HE Zhongming; Tel: 2835 2390)		
(a)	Please supplement the details on the sewage disposal arrangement, including but not limited to: the proposed sewage collection, treatment and disposal infrastructure / facilities and its location;	The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) when designing on-site sewage system within the application site (the Site). As public sewer is not provided in vicinity of the Site for sewage disposal, a soakaway system will be adopted by the applicant for sewage treatment. The approximate location of the system is provided for your consideration (Plan 1). The exact location and capacity will be specified at later detailed design stage.
(b)	whether the proposed infrastructure / facilities could properly collect, treat and dispose wastewater generated from the proposed use.	The applicant will ensure that the design of the soakaway system will meet the requirements given in <i>Appendix D</i> of the ProPECC PN 5/93. Furthermore, licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site. Therefore, the proposed sewage treatment facilities will be able to collect, treat and dispose wastewater properly generated from the proposed development.

(c)	<p>It is noted that the applicant will follow the ProPECC PN 5/93 to design the on-site sewage system, please confirm:</p> <p>Whether the septic tank and soakaway system will be designed and constructed according to the requirements of ProPECC PN 5/93, including requirements for minimum clearance distance, percolation test and certification by Authorized Person;</p>	<p>The applicant will strictly follow the ProPECC PN 5/93 when designing on-site septic tank and soakaway system within the Site, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.</p>
(d)	<p>whether all wastewater collected from the restaurant kitchen will be discharged via a grease trap capable of providing at least 20 minutes retention during peak flow to meet the requirements of ProPECC PN 5/93.</p>	<p>The applicant will ensure that all wastewater collected from the restaurant kitchen will be discharged via a grease trap capable of providing at least 20 minutes retention during peak flow to meet the requirements of ProPECC PN 5/93.</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 769 m ²	(ABOUT)
COVERED AREA	: 180 m ²	(ABOUT)
UNCOVERED AREA	: 589 m ²	(ABOUT)
PLOT RATIO	: 0.47	(ABOUT)
SITE COVERAGE	: 23 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m ²	(ABOUT)
TOTAL GFA	: 360 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	EATING PLACE (RESTAURANT) WASHROOM, STORAGE OF FOOD	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		180 m ² (ABOUT)	360 m ² (ABOUT)	

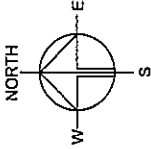


PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LSV)
	INGRESS / EGRESS



PLANNING CONSULTANT



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

SITE LOCATION
LOT 283 RP IN D.D. 113, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY	DATE
MIN	10.5.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG. NO.	PLAN 1
VIA	002

Town Planning Board Guidelines for
Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning
(TPB PG-No.15A)

The main planning criteria for assessing the application include:

- (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House (NTEH) or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

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 an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- there is no Small House application approved or under processing at the Site.

2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. 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, the applicant is required to submit a drainage proposal and implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- in view of the use, it is considered that noise nuisance to nearby sensitive receivers and sewage issue will be minimised when the applicant implements mitigation measures stated in the advisory clauses, including no public announcement system and proper sewage treatment; and
- there was no 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 (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- according to site photos taken in June 2023, the site is vacant, fenced off and paved with gravel. No existing tree is observed within the Site. Based on aerial photo of 2022, the Site is situated in an area of miscellaneous rural fringe landscape character comprising temporary structures, village houses, scattered tree groups and West Rail Pat Heung Maintenance Centre. Significant adverse impact on landscape resources and character arising from the proposed use is not anticipated.

7. **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;
- 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 (BO); and
- detailed checking under the BO will be carried out at building plan submission stage.

8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no adverse comment on the application.

9. Electrical and Mechanical Matters

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

- no comment on the application.

10. District Officer's Comments

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

- his office has not received any locals' 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);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) 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. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department does not and will not maintain any access connecting the Site and Kam Ho Road. The applicant should be responsible for his own access arrangement; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) 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 minimise any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system at the Site; (iii) that all wastewater collected from the restaurant kitchen should be discharged via a grease trap and septic tank and soakaway system should be used for sewage collection and disposal in view of the unavailability of public sewer. Their design and construction shall follow the requirements of Environmental Protection Department (EPD)’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by EPD” including retention time for grease trap and minimum clearance distance, percolation test and certification by Authorised Person for septic tank and soakaway system; and (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" issued by EPD; and (v) to meet the statutory requirements under relevant pollution control ordinances;

(f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the applicant should avoid polluting or disturbing the adjacent watercourse during operation;

(g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- proper licence / permit issued by his Department is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD). If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant Government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the application, 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 should also be advised on the following:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
- (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant shall be 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - 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;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the 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 application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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.

有關申請編號: A/YL-KTS/964 規劃申請食肆反對書

尊敬的城市規劃委員會負責人：

我們乃一群住在大𤼾村周邊的居民，本在我們的周邊開辦一個妥善管理的小餐廳，可以為我們提供一個快捷方便的飲食選擇，可惜此食肆申請弊多於利。

弊處如下：

1. 根據申請書內容來看，當中列明該食肆共提供 6 個停車位及一個上落客貨車位，相信此數量遠遠不能滿足來自四方八面進餐車輛的停泊。而連接大𤼾村的錦河路只是單線行車，當中只有三個避車/讓車處，現在的交通壓力已是不堪負荷，難以想像食肆開張後帶來的交通問題，更甚者導致毆鬥等社會問題。
2. 平日除了來自四方八面進餐車輛的停泊外，不僅製造了塞車等問題，還會令更多陌生人聚集，導致嚴重的大𤼾村周邊治安及噪音問題，尤其在假日，很多行山友和單車友在食肆前聚集，令治安及噪音問題更為嚴重，加深大𤼾村周邊居民與食客的矛盾，影響社區和諧及特區政府的管理威信。

我們深信政府會慎重考慮社區實際需要及供求問題，我們更相信政府應該會細心聆聽及考慮我們強烈的反對意見及聲音。

一群住在大𤼾村周邊的居民

二零二三年六月十日



A/YL-KTS/964 規劃申請食肆反對書簽名

Ken Chai	麥俊
陳子業	Colin
Ada Ng	Joey L
Ng Tay	Eric Chan
Ching	TANG WAI SUN
	Yeung Ching Ching
	LAM CHIANG
	LO WAI KUN
	LAM ZU LONG
	黃偉
	徐小龍
	劉旭盛
	尤傑強
	LO CHI TAT
	TANG SIU KIT
	Chow Ping KIT
	鄧錦輝
	吳世昌
	BUT KAI HO
	LAM KA MAN
	SO YUNG HIN
	TANG CHI JANG
	LAM KA MAN
	黃偉強
	李平強
	朱玉波
	王東
	LAM CHUN KIT
	張平強

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



A/YL-KTS/964 DD 113 Tai Kek Tsuen, Kam Tin
23/06/2023 03:30

From:

To:

File Ref:

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

A/YL-KTS/964

Lot 283 RP in D.D. 113, Tai Kek Tsuen, Kam Tin, Yuen Long

Site area : About 769sq.m

Zonings : "Agriculture" and "VTD"

Applied use: Eating Place / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections. The majority of the site is zoned 'Agriculture' and there are trees on the lot.

The applicant would clear all vegetation and cover the entire site in concrete.

If there is demand for an eating place there are numerous lots within the "V" zone where such operations can be provided.

Members should not approve this application. There are extensive plant nurseries close by indicating that the area can fulfill its zoning intention.

Mary Mulvihill

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



反對大𤼵村錦河路兩份規劃申請
15/06/2023 21:53

From:

To:

File Ref:

tpbpd@pland.gov.hk

反對大𤼵村錦河路兩份規劃申請

- 1) 申請規劃編號 A/YL-KTS/963 DD113 Lot 299RP
- 2) 申請規劃編號A/YL-KTS/964 DD113 Lot 283RP

上述兩幅規劃申請的土地非常接近，均位於大𤼵村唯一出入道路的路口，鄰近很多民居。

由上述兩幅土地開始推土及大量砍伐大樹開始便嚴重破壞附近的自然環境，破壞前生長著大量樹木和花草，蝴蝶、螢火蟲、雀鳥等小動物和昆蟲均在這一帶棲息，可以用鳥語花香來形容這一帶的環境，現在只剩下光禿禿的土地，談何改善附近環境，簡直係廢話。

錦河路（大𤼵村段）是一條單程雙向的車道，路面狹窄只容納一輛車通過，由於村內沒有公共交通工具到達所以居民都是利用汽車、單車和步行到村外所以這段道路的流通量一向都很高。

近幾年這段道路的使用量更被加重，因先後有兩個屋苑落成，其中河畔山峰有數拾座，另一私人屋苑也有七座，村尾有幾個大型車場提供大型車位，因此很多大型貨車，混凝土車和貨櫃車出入。

另加上位於村口的阿棍屋流浪狗收容中心經常有義工在星期六和星期日帶着狗浩浩蕩蕩在這段路來回散步，造成人、狗、車和單車爭路，如果遇上大型車輛更加危險。

基於這段錦河路是整條大𤼵村居民的唯一通道，而上述兩個規劃申請位於整條村最繁忙的出入口路段內，所以一定會增添人、車的流量壓力，居民對於自身的安全均表示擔憂，尤其在消防，救護，環境衛生和治安各方面。

懇請 貴處能為大𤼵村居民的民生著想拒絕這兩個規劃申請，敬請回覆。

大厝村居民
尹先生，張小姐，劉先生

4

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



KFBG's comments on nine planning applications

21/06/2023 10:23

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

8 attachments



230621 s16 SKW 120.pdf



230621 s16 KTS 964.pdf



230621 s16 KTN 920.pdf



230621 s16 PH 955.pdf



230621 s12a TYST 9-10c.pdf



230621 s12a TM 24.pdf



230621 s12a TKL 4c.pdf



230621 s16 TT 589.pdf

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st June 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and
Filling of Land
(A/YL-KTS/964)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties as to whether there would be potential sewage issue generated by the proposed use, and if yes, how it would be addressed. Please note that there is a nullah not far from the site and the water in it would eventually drain into the ecologically sensitive Deep Bay Area.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

