

只留作收到所有必要的資料及文件後才填妥此表格
申請的日期。

This document is received on - 4 AUG 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-I
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; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

2302051 28/7 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTS/974
	Date Received 收到日期	- 4 AUG 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
TANG Kwok Ki (鄧國祺)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 955 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Shop & services with structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[#]
於 (日/月/年)向每一名「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
26/7/2023 (DD/MM/YYYY)^{*}
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/7/2023 (DD/MM/YYYY)^{*}
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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)</p>
(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 <p>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</p> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

(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)

(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 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	955	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.281		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	23.67	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	12		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	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	13.5	mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	3-6	m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	904 sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
.....		
.....		
.....		
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)	
Electricity meter room (Not more than 6m ²)		
Store room (Not more than 29m ²)		
Toilet (Not more than 16m ²)		
.....		
.....		
.....		
<input type="checkbox"/> Open space 休憩用地 (please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1-3	G/F, 1/F	Shop & services
4, 5, 6, 8, 12	G/F	Shop & services
7	G/F	Electrical meter room
9, 10	G/F	Store room
11	G/F	Toilet
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
450mm surface U-channel		
16 parking spaces of 5m x 2.5m for private car		
3 loading/unloading spaces of 7m x 3.5m for light goods vehicle		
Vehicle manoeuvring space		
.....		

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)

June 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Vehicular access leading from Kam Sheung Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><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> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>16</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Private Car Parking Spaces 私家車車位	16	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)	
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Others (Please Specify) 其他 (請列明)														
<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 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> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>3</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	3	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)	
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Others (Please Specify) 其他 (請列明)														
	<p>No 否</p>	<p><input type="checkbox"/></p>												

9. Impacts of Development Proposal 擬議發展計劃的影響

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><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 checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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 checked="" type="checkbox"/>
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10. Justifications 理由

1. The proposed development is a shop & service which will provide shop & services to nearby residents.
2. Significant portion of the site is vacant at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for shop & services.
4. The proposed development is a temporary use for a period of 5 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. Similar shop and services in "V" zone such as A/YL-KTS/782 & 795 were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "V" zone.
12. The proposed development would cater for the catering demand for nearby villagers.
13. The application site is subject to previous planning permission approved for shop & services and eating place.
14. The operation hours of the proposed development is 9:00a.m. to 9:00p.m. from Mondays to Sundays including public holidays.
15. The proposed shop & services at the application site will include convenient store, real estate agency, bicycle shop, hardware accessories shop and parcel collection points.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

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

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

Date 日期

28/7/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.		
Site area 地盤面積	3,400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	'Village Type Development' ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	955 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.281 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	12	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		13.5	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	23.67 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	16
	Private Car Parking Spaces 私家車車位	16
	Motorcycle Parking Spaces 電單車車位	0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
	Others (Please Specify) 其他 (請列明)	
	NA	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	3
	Taxi Spaces 的士車位	0
	Coach Spaces 旅遊巴車位	3
	Light Goods Vehicle Spaces 輕型貨車車位	0
	Medium Goods Vehicle Spaces 中型貨車車位	0
	Heavy Goods Vehicle Spaces 重型貨車車位	0
	Others (Please Specify) 其他 (請列明)	
	NA	

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

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**Proposed Temporary Shop and Services for a Period of 5 Years
at
Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long,
N.T.**

Annex 1 Estimated Traffic Generation

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

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	1.33	1.33	3	3
Light goods vehicle	0.38	0.38	1.5	1.5
Total	1.71	1.71	4.5	4.5

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

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

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

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kam Sheung Road especially that the application site is actually not significant in size. The negligible increase in traffic would not aggravate the traffic condition of Kam Sheung Road and nearby road networks.

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 3,400m².
- 2.1.2 Some houses were found to the north of the application site and Kam Sheung Road is found to the south of the application site. Kam Fung Garden and Greenview Garden are found to the west and east respectively.
- 2.1.3 The application site has been hard paved and so no infiltration is assumed.

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

- 2.1.4 The application site is gentle in gradient and sloping from northeast to southwest from about +7.5mPD to +6.7mPD.
- 2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 450mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

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

- 2.1.6 The level of the land to the north of the site lower than the application site. To the south it is Kam Sheung Road of which roadside drainage facilities were found. The land to the east and west of the site were equipped with drainage facilities because they are occupied by residents (i.e. Kam Fung Garden and Greenview Garden). As such, no external catchment has been identified.

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

- 2.1.7 According to recent site inspection, there is a public drain to the west of the application site (**Figure 4**).

2.2 Runoff Estimation for the Catchment

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

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

Assuming that:

- The area of the entire catchment is approximately 640m²; (Figure 4)
- The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 7.5\text{m} - 6.7\text{m} = 0.8\text{m}$$

$$L = 93\text{m}$$

$$\therefore \text{Average fall} = 0.8 \text{ in } 93\text{m} \text{ or } 1\text{m in } 116.25\text{m}$$

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

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [93 / (0.86^{0.2} \times 3,400^{0.1})]$$

$$t_c = 6.14 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 260 mm/hr

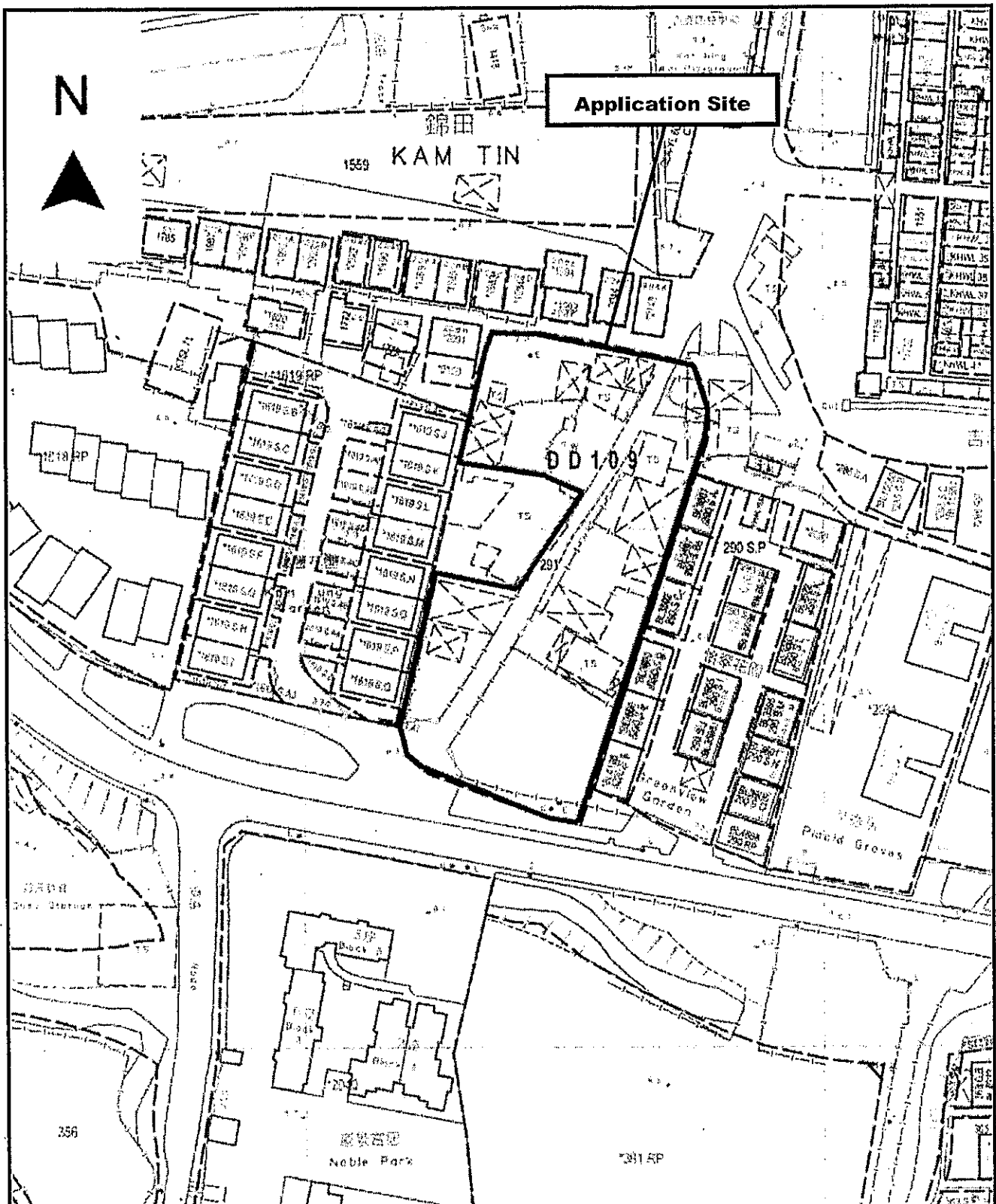
$$\text{By Rational Method, } Q_1 = 1 \times 260 \times 3,400 / 3,600$$

$$\therefore Q_1 = 245.56 \text{ l/s} = 14,733.33 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:160 and 1:190, the proposed 450mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that 450mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (**Figure 4**).
- 2.3.2 The intercepted stormwater will be discharged to the existing public drain to the west of the subject site. (**Figure 4**)
- 2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
 - (d) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

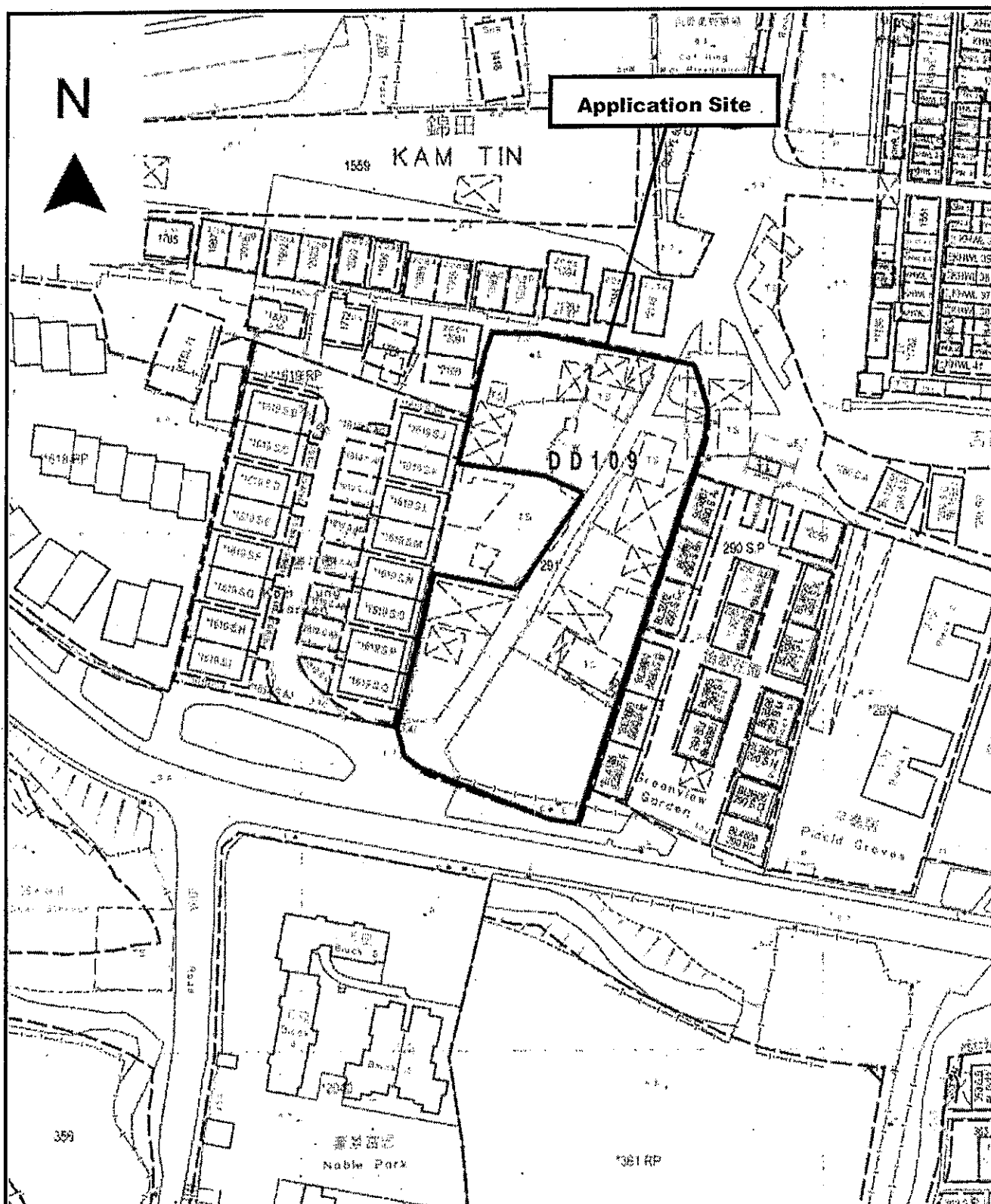
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Leading to the Application Site

Drawing No. 圖號:

Figure 2

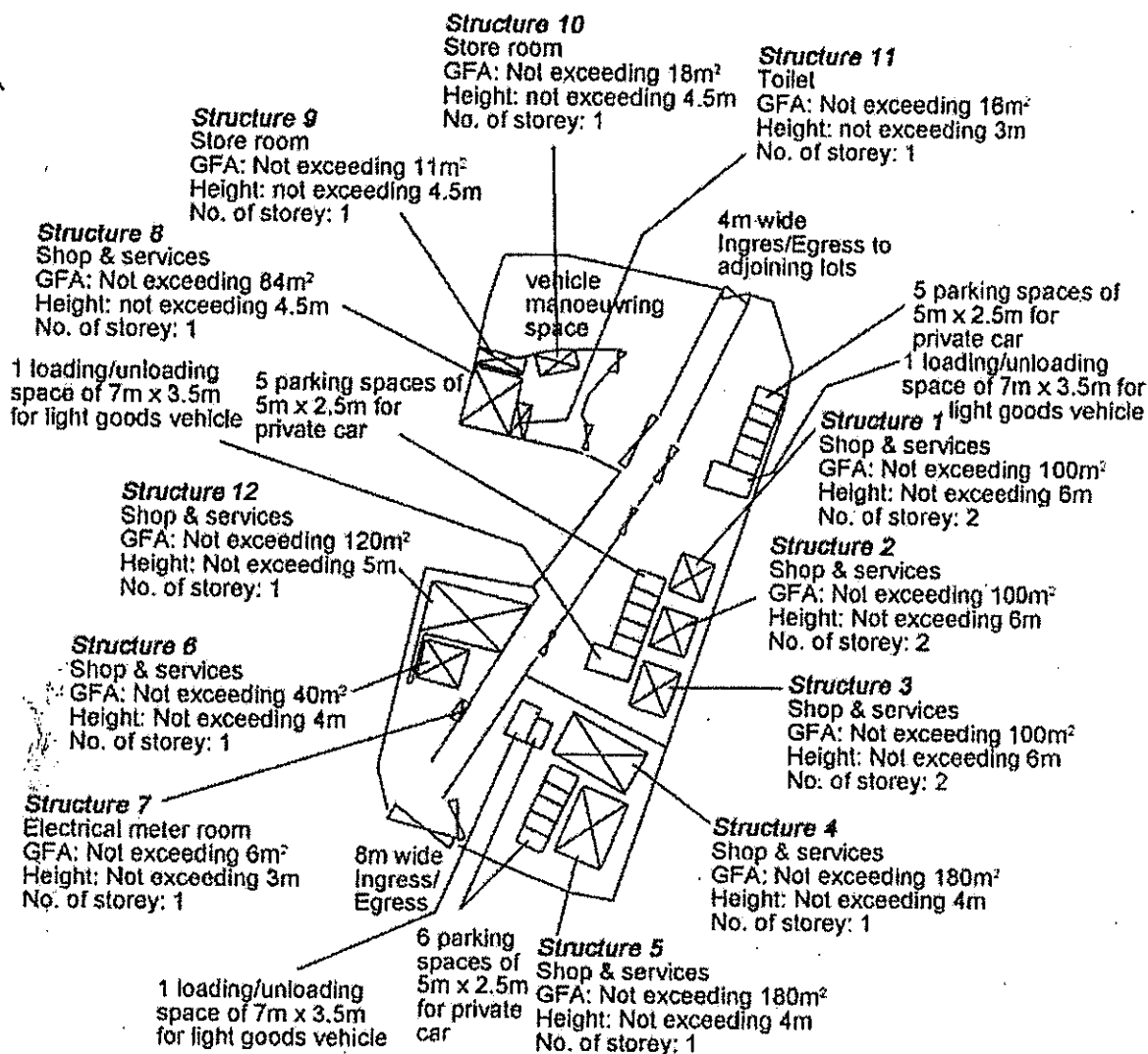
Remarks 備註:

→ Vehicular access leading to the application site from Kam Sheung Road

Scale 比例:

1:1000

N



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

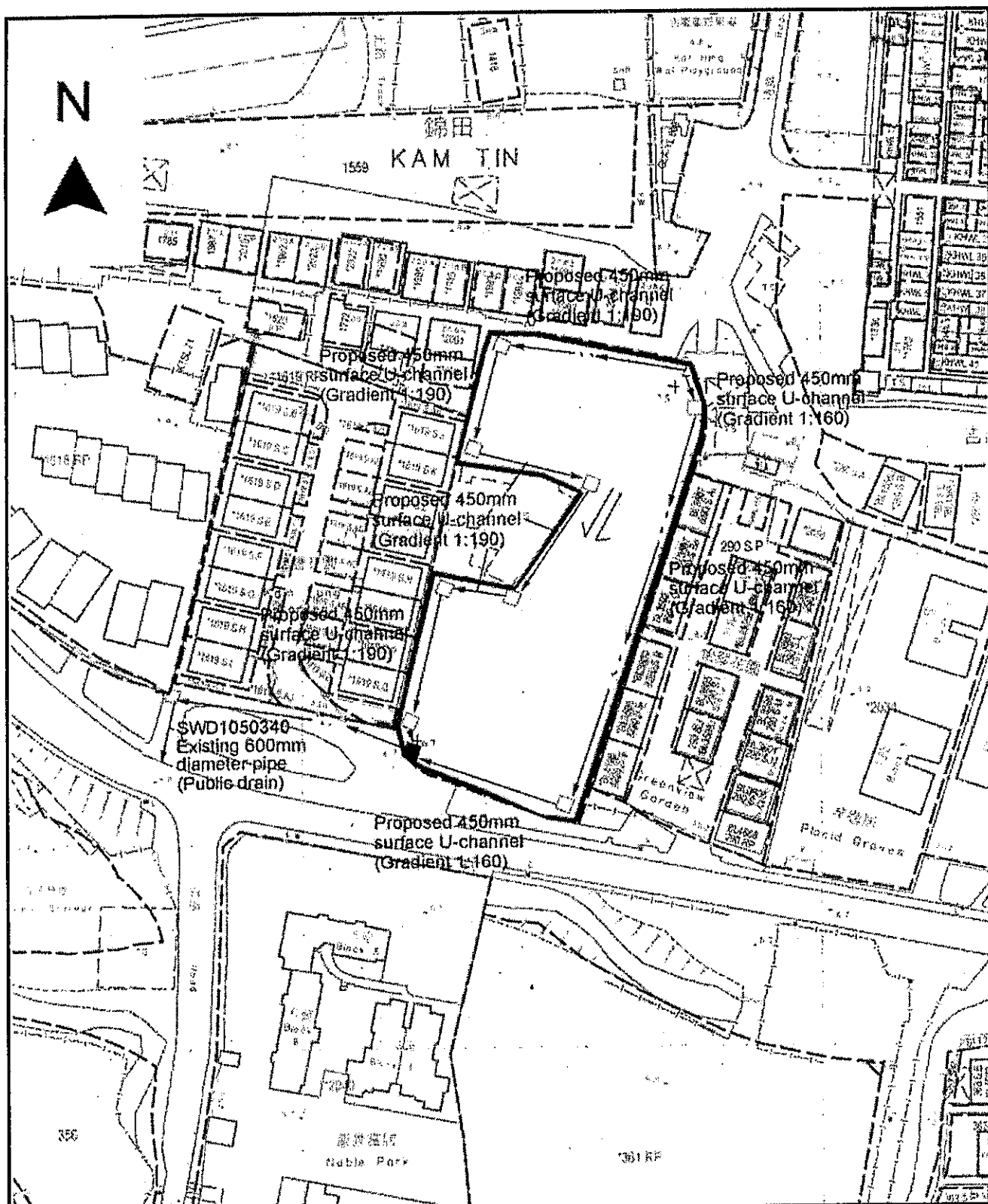
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- ☐ Proposed catchpit
- ☒ Catchpit with sand trap
- +7.5 Level (in mPD)
- ← Flow of surface runoff

Scale 比例:

1:1000

Total: 10 pages

Date: 11 December 2023

TPB Ref.: A/YL-KTS/974

By Email

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

Dear Sir,

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

This letter intends to supersede our letter dated 1.12.2023. Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(i) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted and please see updated drainage plan. No site formation will be carried out.
(ii) Please indicate the size and gradient of the proposed drain from the terminal manhole of the application site to another terminal manhole no. SLH1002640 for another lot(s) on the drainage plan. Please note that the above terminal manhole no. SLH1002640 is not maintained by DSD. Please seek comments from the relevant owners and consult DLO/YL for any drainage works to be carried out outside his lot boundary and the proposed connection works before commencement of the drainage works.	Noted.
(iii) The cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan.	Noted. Please see updated drainage plan.
(iv) Please provide a drawing showing the details of the proposed opening of the hoarding to intercept the existing	Site hoarding would be provided along the site periphery. 100mm opening would be provided at the toe of the site

overland flow passing through the site for comments.	hoarding to allow the uninterrupted flow of stormwater. Please see updated drainage plan.
(v) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.

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

Transport Department's comments	Applicant's response
(a) It appears that the internal road will also serve the right of way to adjacent lot and there are multiple ingress/egress along the internal road. The applicant should demonstrate the smooth manoeuvring of vehicles to/from Kam Sheung Road, along the local access and within the Site;	Noted. Please see the swept path analysis in attached plans.
(b) The applicant should note the access between Kam Sheung Road and the site is not managed by this Department.	Noted.

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

Lands Department's comments	Applicant's response
The application 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.	Upon planning approval, the applicant will submit the short term waiver application to DLO/YL immediately to regularize the temporary structures at the Application Site.
Lands has grave concerns given that there are unauthorized building works and/or uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	

Our response to the comments of the Fire Services Department is as follows:

Fire Services Department's comments	Applicant's response
In consideration of the design nature of	Noted. Please see the FSI plan in the

<p>the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p> <ul style="list-style-type: none"> i. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. ii. The location of proposed FSIs to be installed be clearly marked on the layout plan. 	<p>attachment.</p>
---	--------------------

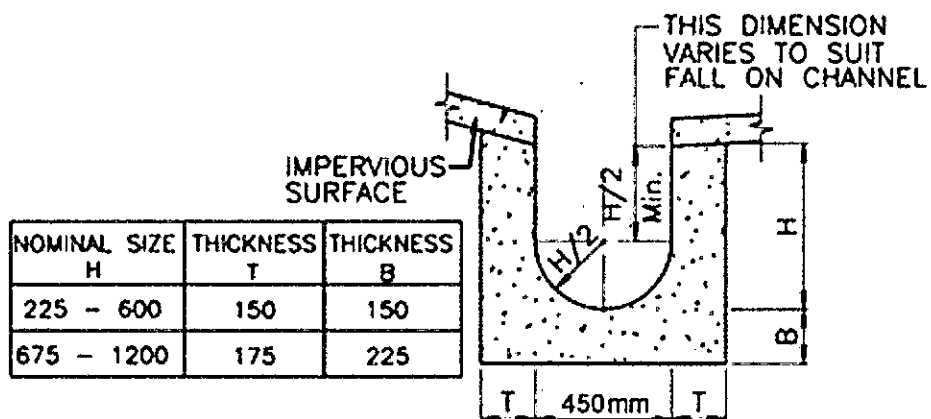
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at :
at your convenience.

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Y Y MO) – By Email



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Details of Proposed Surface U-channel

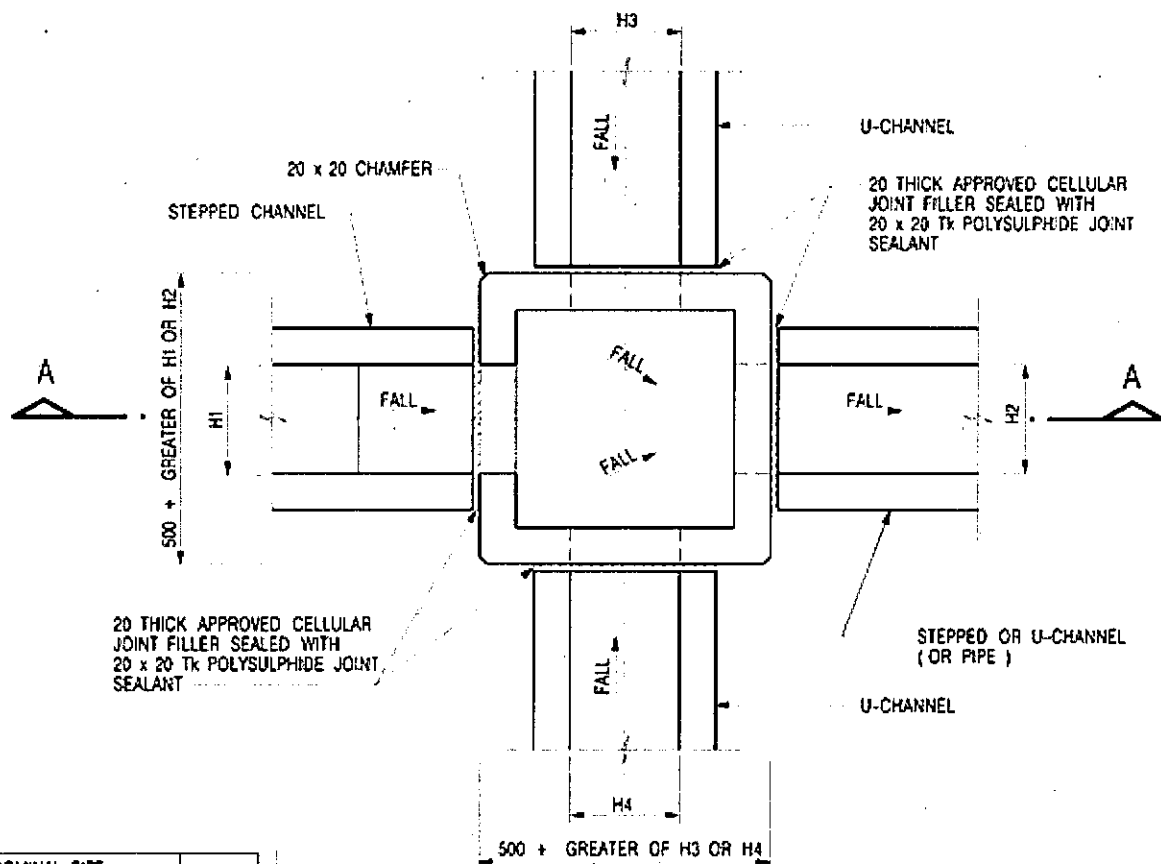
Drawing No. 圖號:

Figure 5

Remarks 備註:

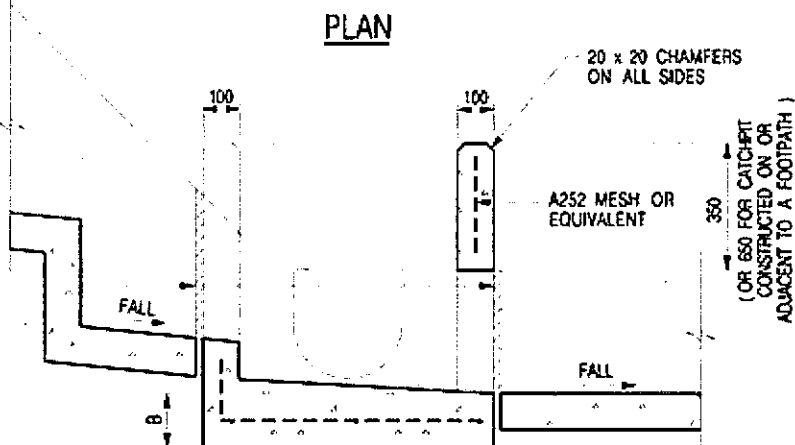
Scale 比例:

Not to scale



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

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



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

The Details of the Proposed Catchpit

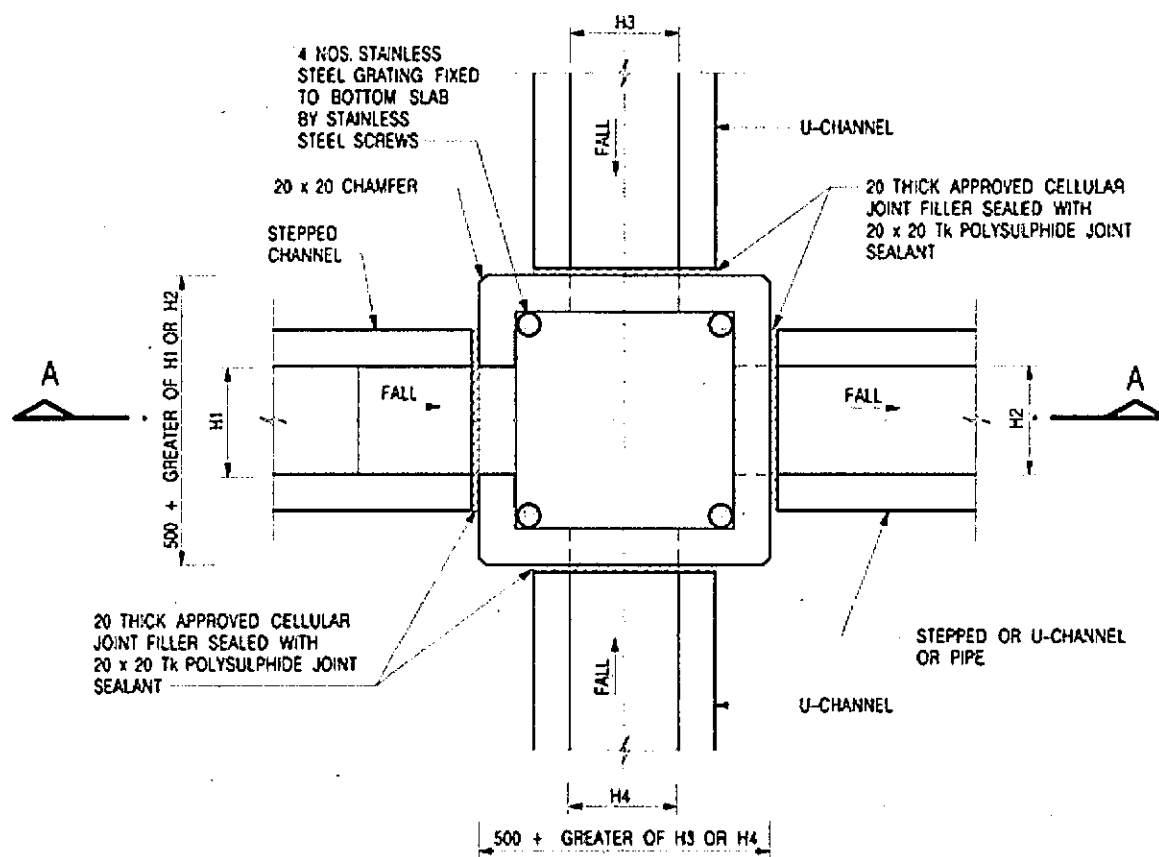
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

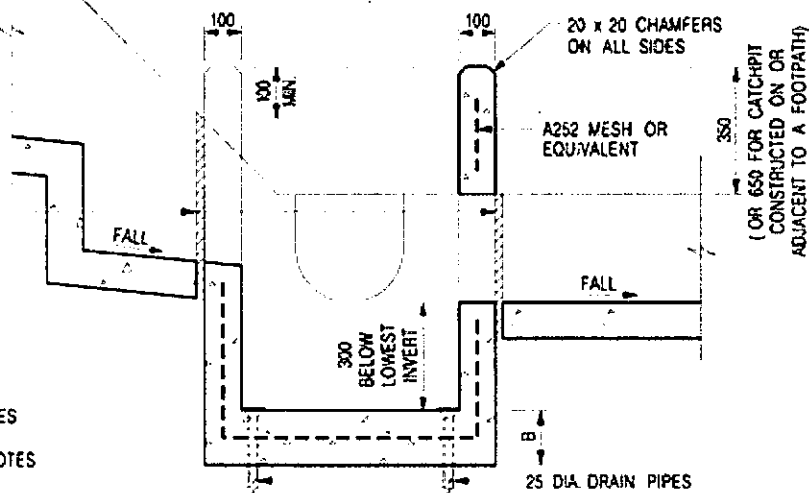
Not to scale



PLAN

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

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



SECTION A - A

NOTES:

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

Project 10112/12

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 0011

The Details of Catchpit with Desilting Function

Drawing No. 10112/12

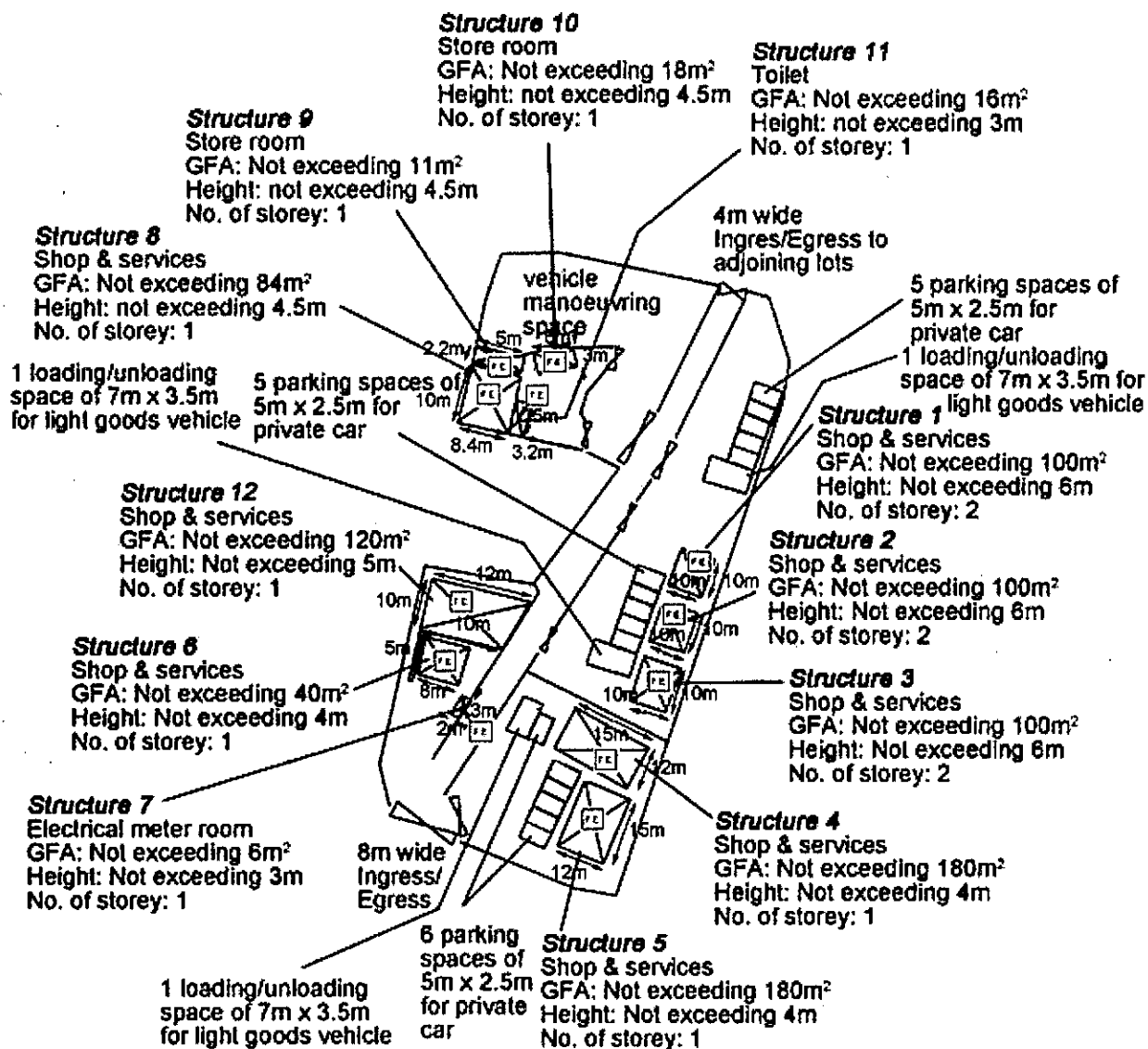
Figure 7

Remarks 0011

Scale 1:1

Not to scale

N



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Fire Services Installation Plan

Drawing No. 圖號:

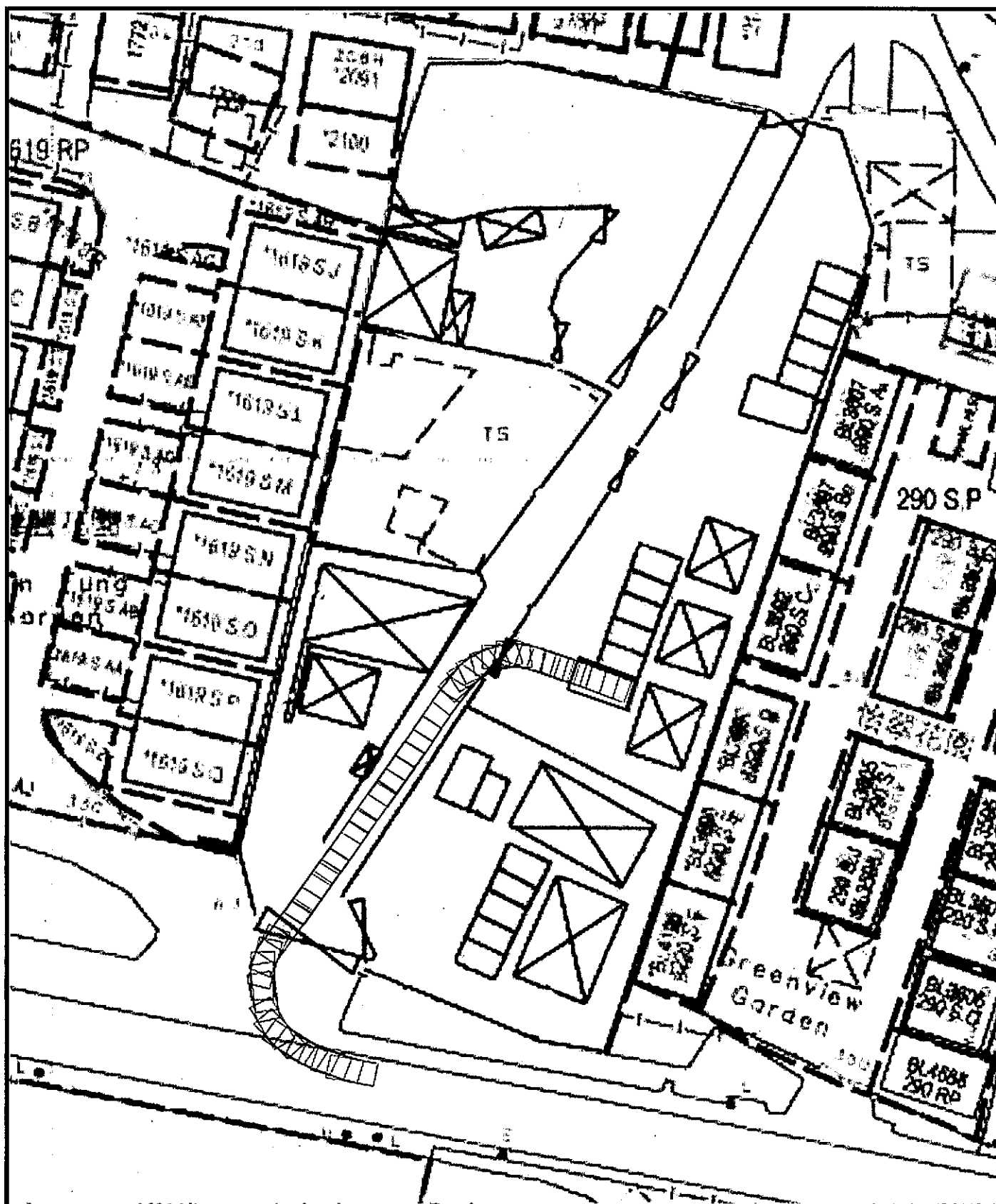
Figure 8

Remarks 備註:

5kg carbon dioxide fire extinguisher

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Leaving the Site to Kam Sheung Road

Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

1:500

Total: 1 page

Date: 18 December 2023

TPB Ref.: A/YL-KTS/974

By Email

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

Dear Sir,

**Proposed Temporary Shop and Services for a Period of 5 Years at
Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long,
N.T.**

As informed by DLO/YL, they can grant one short term waiver to the captioned lot only under the current practice. As such, the applicant of the current planning application gather a number of previous planning applications at the captioned lot to form a single application in order to apply a single short term waiver upon planning approval.

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

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Y Y MO) – By Email

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Ying Yeung MO/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月08日星期五 15:47
收件者: Ying Yeung MO/PLAND
副本: tpbpd/PLAND
主旨: A/YL-KTS/974
附件: KTS974-ltr-06.pdf

類別: Internet Email

Dear Mr. MO,

Please see attached letter for responding to the comments of FSD and CE/MN, DSD. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 6 pages

Date: 8 March 2024

TPB Ref.: A/YL-KTS/974

By Email

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

Dear Sir,

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

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

CE/MN, DSD's comments	Applicant's response
(i) Please advise the size and gradient of the proposed drain from the terminal manhole of the application site to another terminal manhole No. SLH1002640 for another lot(s) on the drainage plan. Please also provide the hydraulic calculation to demonstrate the proposed drainage facility has sufficient capacity to cater for.	Noted. The applicant has reviewed the case and he proposes to connect to the manhole No. SLH1002640 because it would not affect the thorough traffic during the implementation. The hydraulic calculation is shown in below. Please also see updated drainage plan to show the size and gradient of the proposed drain from the terminal manhole to manhole SLH1002640.
(ii) There are some other storm water manholes located along Kam Sheung Road for connection, which is closer to your site. Please review.	Noted.
(iii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
(iv) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside the lot boundary before commencement of the drainage works.	The applicant would consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside the lot boundary before commencement of the drainage works.

(v) The applicant should submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facility.	Noted. The applicant would submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facility.
--	--

Our response to the comments of the Fire Services Department is as follows:

Fire Services Department's comments	Applicant's response
i. Layout plans of every structures 1, 2 and 3 shall be provided.	Noted. Please refer to the updated FSI plan.
ii. Fire extinguishers shall be provided in every storey of Structures 1, 2 and 3.	Noted. Please refer to the updated FSI plan.
iii. The separation distance between each structure shall be clearly indicated on the plan; and	Noted. Please refer to the updated FSI plan.
iv. In relation to the above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system, fire alarm system, emergency lighting and exit signs) shall be provided if the total floor area exceeds 230m ² .	Noted. Please note that structure 8 and 11 are adjoining structures but the total GFA for structure 8 and 11 is 100m ² only. Also, please note that structure 6 and 12 are adjoining structures but the total GFA for structure 6 and 12 is 160m ² only. As such, provision of fire extinguisher would be adequate for all the structures at the application site.

Should you have any enquiries, please feel free to contact our [REDACTED] at your convenience.

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Y Y MO) – By Email

Annex 1 Drainage Calculation for the Existing 600mm diameter underground pipe

1. Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 10,500m²; (**Figure 1**)
- ii. The catchment is predominant paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 7.5\text{m} - 6.6\text{m} = 0.9\text{m}$$

$$L = 145\text{m}$$

$$\therefore \text{Average fall} = 0.9\text{m in } 145\text{m} \text{ or } 1\text{m in } 161.11\text{m}$$

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

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [145 / (0.62^{0.2} \times 10,500^{0.1})]$$

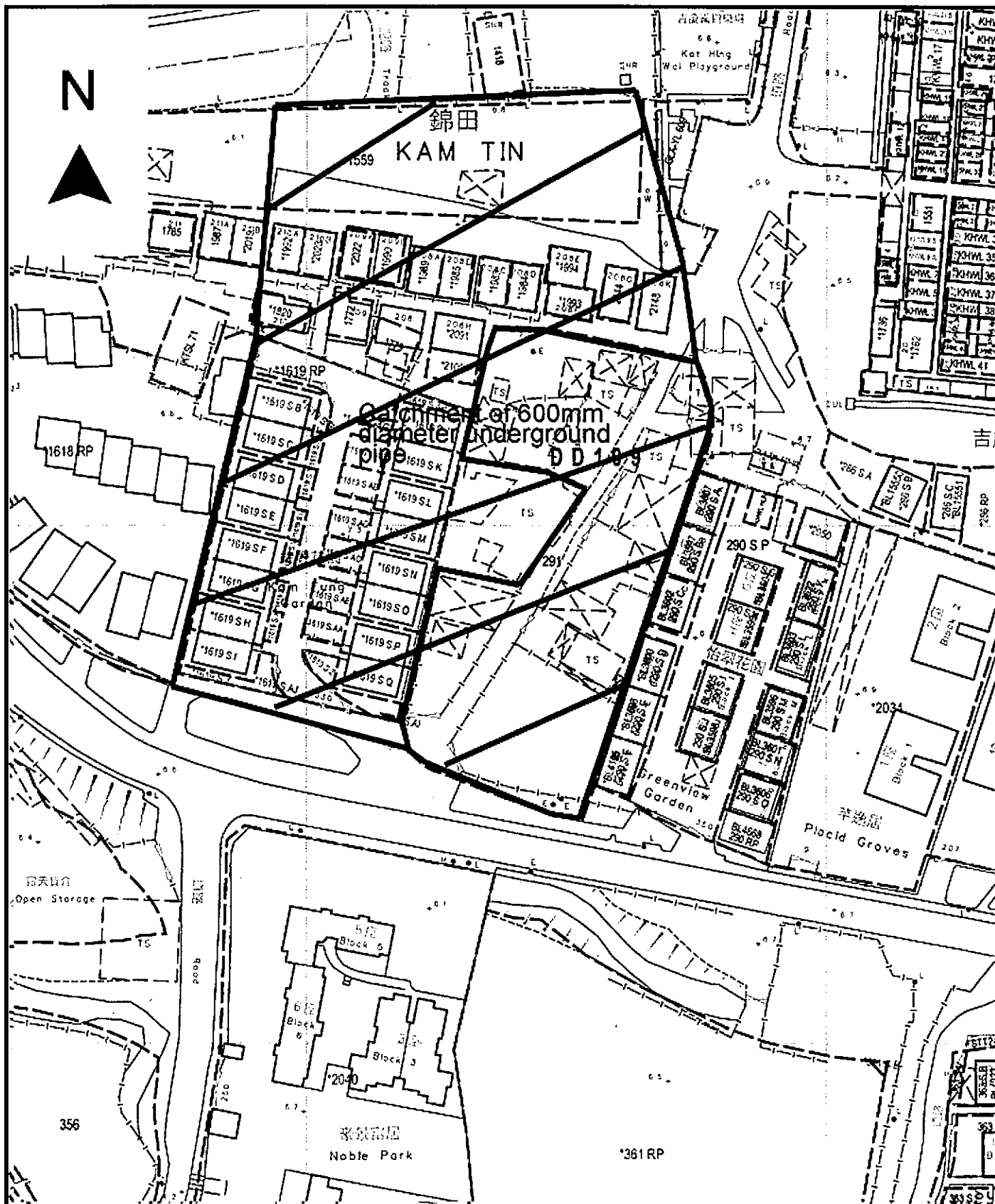
$$t_c = 9.14 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 230 mm/hr

$$\text{By Rational Method, } Q = 1 \times 230 \times 10,500 / 3,600$$

$$\therefore Q = 670.83 \text{ l/s} = 40,250 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:100 along the site periphery of the site, 600mm diameter underground pipe is considered adequate to dissipate all the stormwater accrued by the catchment as shown in **Figure 1**.



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Catchment of 600mm Diameter Underground Pipe

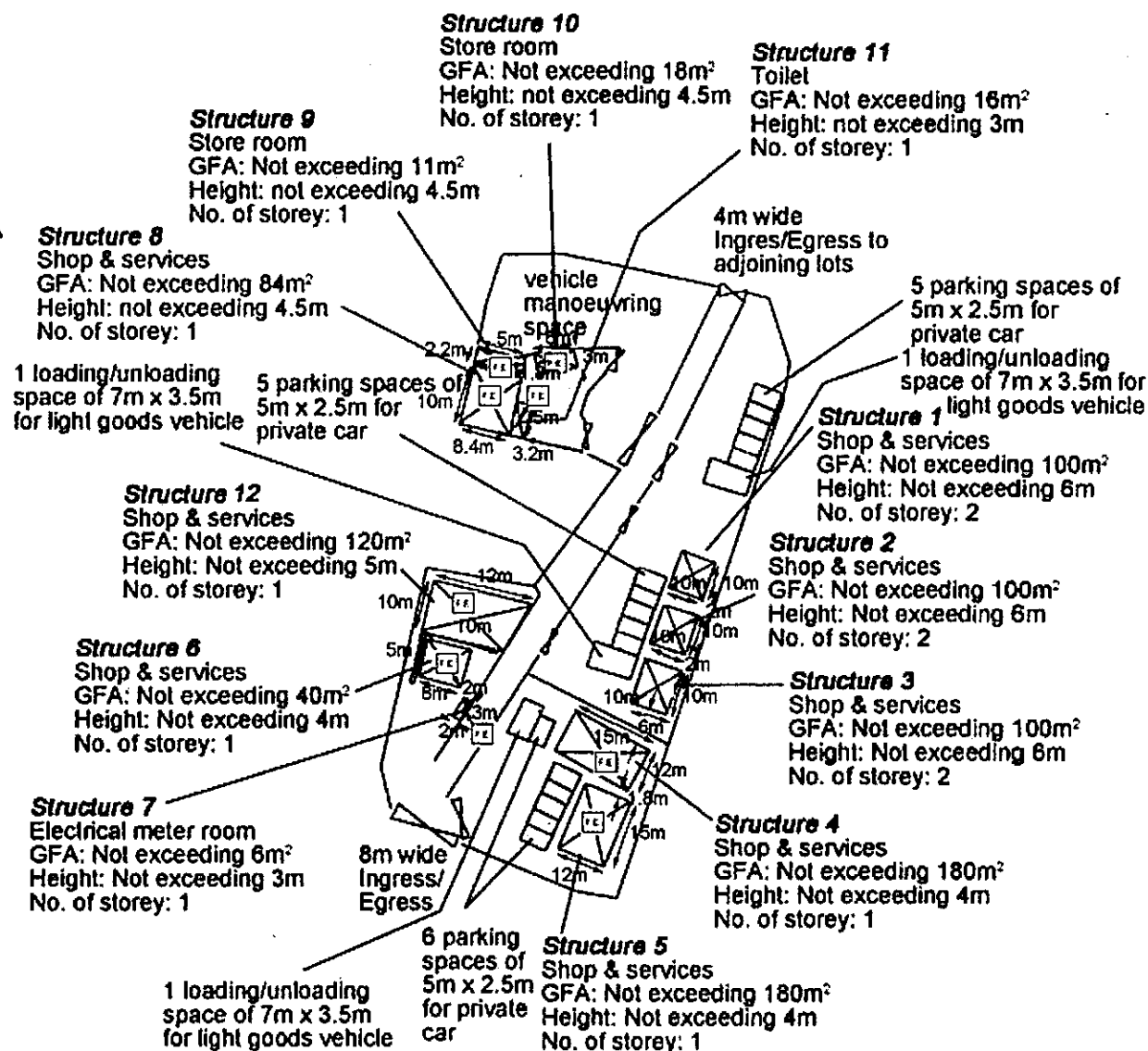
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Structure 1
1/F



Structure 2
1/F



Structure 3
1/F



Structure 1
G/F



Structure 2
G/F



Structure 3
G/F

Project 项目名称:

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖號:

Proposed Fire Services Installation Plan

Drawing No. 圖號:

Figure 8

Remarks 442E.

FE 5kg carbon dioxide fire extinguisher

Scale 1/32:

1:1000

Total: 2 pages

Date: 5 April 2024

TPB Ref.: A/YL-KTS/974

By Email

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

Dear Sir,

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

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

CE/MN, DSD's comments	Applicant's response
(i) The terminal SLH1012640 is not managed by this department. Consent from the owner of manhole SLH1012640 should be sought for the connection. The applicant may consider to make connection to government system.	Noted. The applicant will connect to the nearest manhole SMH1012481.

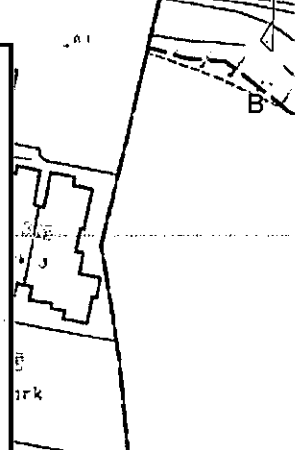
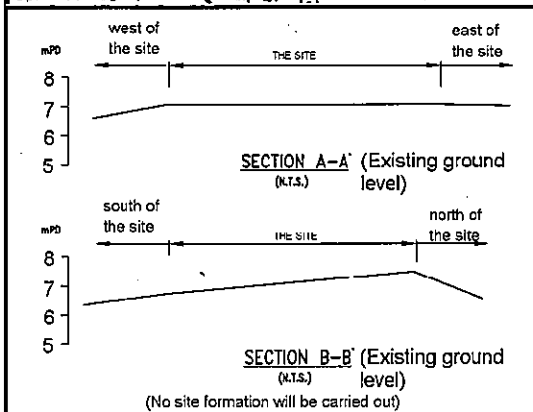
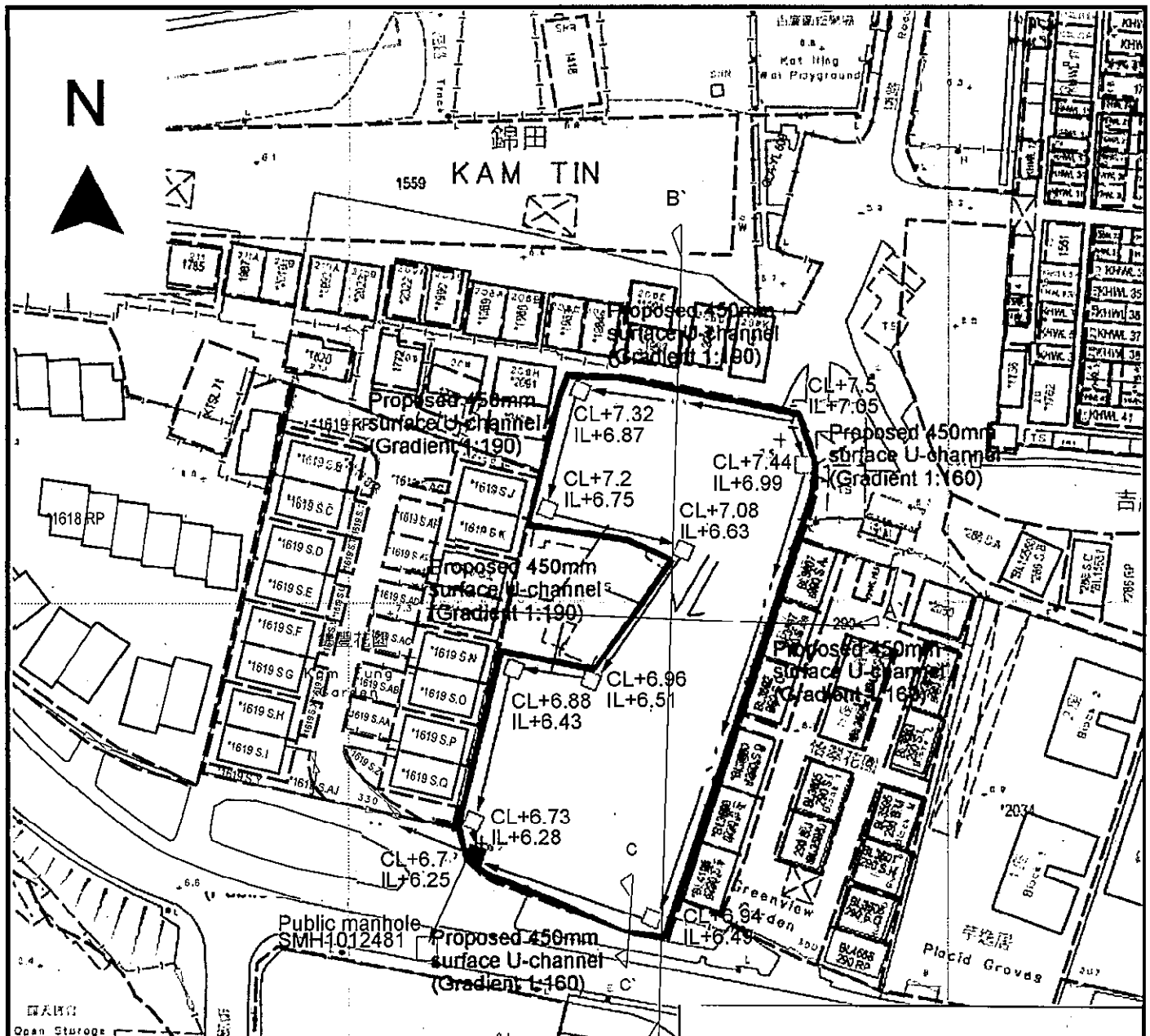
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at :
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Christopher PANG) – By Email



<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖名:</p> <p>Proposed Drainage Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 4</p>	<p>Remarks 備註:</p> <ul style="list-style-type: none"> □ Proposed catchpit ■ Catchpit with sand trap +7.5 Level (in mPD) ⇐ Flow of surface runoff <p>Scale 比例:</p> <p>1:1000</p>
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Total: 2 pages

Date: 5 April 2024

TPB Ref.: A/YL-KTS/974

By Email

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

Dear Sir,

Proposed Temporary Shop and Services for a Period of 5 Years at Lot 291 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

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

CE/MN, DSD's comments	Applicant's response
(i) Please provide gradient and invert level of the pipe entering the existing government manhole SMH1002481. Please note that the connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.	Noted. The gradient and invert level of the pipe entering the existing government manhole is shown on the updated drainage plan. The applicant noted that the connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at 2332 2222 at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Christopher PANG) – By Email

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/508	Temporary Open Public Car Park (Including Private Car, Light Goods Vehicle and Medium Goods Vehicle) for a Period of 3 Years	11.3.2011 (on review) [Revoked on 16.8.2011]
A/YL-KTS/524	Temporary private car park (private vehicles and light goods vehicles) for a period of 3 years	18.2.2011
A/YL-KTS/551	Proposed Temporary Open Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	6.12.2011 [Revoked on 6.6.2012]
A/YL-KTS/574	Proposed Temporary Open Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	24.8.2012 [Revoked on 23.11.2012]
A/YL-KTS/582	Temporary shop and services (real estate agency) for a period of 3 years	19.10.2012
A/YL-KTS/676	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	18.9.2015
A/YL-KTS/782	Proposed Temporary Shop and Services (Martial Art Goods Retail Store) for a Period of 3 Years	18.5.2018 [Revoked on 18.11.2018]
A/YL-KTS/795	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	21.9.2018
A/YL-KTS/884	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	30.4.2021 [Revoked on 30.4.2022]
A/YL-KTS/895	Proposed Temporary Eating Place for a Period of 5 Years	13.8.2021
A/YL-KTS/904	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021
A/YL-KTS/914	Proposed Temporary Shop and Services (Real Estate Agency & Convenient Store) & Eating Place for a Period of 5 Years	14.1.2022 (approved for 3 years) [Revoked on 14.10.2023]

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-KTS/490	Temporary Open Storage of Private Cars for Sale and Display for a Period of 3 Years	11.6.2010	(1), (2), (3) & (4)

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-KTS/512	Temporary Open Storage of Construction Material for a Period of 3 Years	26.11.2010	(1), (2), (3) & (4)
A/YL-KTS/545	Temporary Storage of Vehicles (Private Cars and Light Goods Vehicles) and Vehicle Parts with Vehicle Repairing Workshop for a Period of 3 Years	2.9.2011	(1), (2), (3) & (4)
A/YL-KTS/606	Temporary Vehicle Repair Workshop (Paint Spraying Only) for a Period of 3 Years	6.9.2013	(1), (3) & (4)

- (1) the development was not in line with the planning intention of the "Village Type Development" ("V") zone on the Outline Zoning Plan, which was to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the zone was primarily intended for development of Small Houses by indigenous villagers. It was also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. The development was incompatible with the surroundings which were predominantly rural and residential in character. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) the development did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses under section 16 of the Town Planning Ordinance' (TPB PG-No.13E) in that there was no exceptional circumstance that warranted sympathetic consideration. There was no previous planning approval granted for the site and there were adverse departmental comments and local objection against the development.
- (3) the applicant failed to demonstrate in the submission that the development would not generate adverse environmental, traffic, landscape and drainage impacts on the surrounding areas.
- (4) the approval of the application would set an undesirable precedent for similar applications within the "V" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Traffic

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

- no adverse comment from traffic engineering perspective.

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

- no adverse comment from highways maintenance perspective.

2. Environment

Comments of Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the application site (the Site) in the past three years.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of his department should be imposed.

4. Fire Safety

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

- no objection in-principle to the application subject to fire services installations (FSIs) being provided to the satisfaction of the Director of Fire Services; and
- the submitted FSIs proposal is considered acceptable.

5. Nature Conservation

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

- no comment on the application from nature conservation perspective.

6. **Landscape**

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

- the Site falls within “Village Type Development” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

7. **Building Matters**

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

- no objection to the application.

8. **District Officer’s Comments**

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

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

9. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department;
- the Chief Engineer/Construction, Water Supplies Department; and
- the Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with the concerned owner(s) of 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 regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD; and
 - there are unauthorised building works (UBWs) and/or uses on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded 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 the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - 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;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS;

- the applicant is advised that licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
 - if the proposed structure is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) 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;
 - 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 BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - for UBW erected on leased land, enforcement action may be taken by 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 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 BO will be carried out at building plan submission stage.

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



A/YL-KTS/974
29/08/2023 02:54

From:

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

File Ref:

A/YL-KTS/974 DD109, opp Kat Hing Wai, Kam Sheung Road Mall

Lot 291 (Part) in D.D. 109, opp Kat Hing Wai, Kam Sheung Road, Kam Tin

Site area: About 3,400sq.m

Zonings: "VTD"

Applied use: 12 Shops / 5 Years / 19 Vehicle Park

Dear TPB Members,

This is a whole lot of shops. A medium size mall in fact. Such services should be properly planned and built to high standards as some will sell foodstuffs and perishables. There should be a toilet facility.

No indication as to what the demand is for small houses and most of the "village" has already been sold off via villa developments to non-indigenous residents.

Growing population generates a demand for retail services. The "V" zoning does not provide adequate option and is in need of a review, a mechanism to allow for rezoning for such purposes.

Mary Mulvihill

