

寄件者: Isa Yuen [REDACTED]  
寄件日期: 2024年11月27日星期三 18:05  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Thomas Luk; YC Lit  
主旨: [PLG10262] Planning Application No. A/YL-KTN/1057 - Clarifications  
附件: ADCL\_PLG\_10262\_L008.pdf  
  
類別: Internet Email

Dear Sir/Madam,

We refer to our submission received by the Town Planning Board on 8.10.2024 and would like to enclose a self-explanatory letter for your onward processing please.

Should you have any queries, please do not hesitate to contact us. Thank you.

Best regards,  
Isa Yuen Town Planner

---

毅勤發展顧問有限公司  
Aikon Development Consultancy Limited  
Estate Agent's License (Company): C-045740

[REDACTED]

---



Date : 27<sup>th</sup> November, 2024  
Our Ref. : ADCL/PLG-10262/L008

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

By Email


Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/1057)**

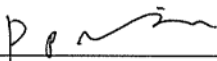
We refer to our submission received by the Town Planning Board on 8.10.2024, we would like to submit the following items for your consideration.

- Replacement Pages of the Application Form (P.2, 7, 8, 14 and 15); and
- Replacement Pages of Planning Statement (P.6, 7 and 9).

We would like to clarify that the proposed use has a total GFA of about 748m<sup>2</sup>, which involves 680m<sup>2</sup> for shop and services, 56m<sup>2</sup> for other ancillary use (i.e. ancillary office), 6m<sup>2</sup> for guard house and 6m<sup>2</sup> for electricity meter room. The site coverage of the proposed use is about 29.7%.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at .

Yours faithfully,  
For and on behalf of  
**Man Chi Consultants And Construction Limited**

  
\_\_\_\_\_  
Thomas Luk  
Planning Consultant

Encl.



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <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)
<b>ALPHA BLESS LIMITED</b>

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <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)
<b>Man Chi Consultants and Construction Limited</b> (敏志顧問及建築工程有限公司)

<b>3. Application Site 申請地點</b>	
(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)	<b>Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories</b>
(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 ..... <b>2,514.8</b> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... <b>748</b> ..... 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)	..... <b>N/A</b> ..... sq.m 平方米 <input type="checkbox"/> About 約

**(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 From 由 ..... to 至 .....  
地積比率限制
- Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制
- Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- 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 Five 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 ..... **748** ..... sq.m 平方米  About 約
- Proposed plot ratio 擬議地積比率 ..... **0.29** .....  About 約
- Proposed site coverage 擬議上蓋面積 ..... **29.7** ..... %  About 約
- Proposed no. of blocks 擬議座數 ..... **6** .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... **1** ..... storeys 層
- include 包括..... storeys of basements 層地庫  
 exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上)  About 約  
..... **3.5** ..... m 米  About 約

- Domestic part 住用部分
- GFA 總樓面面積 ..... sq. m 平方米  About 約
- number of Units 單位數目 .....
- average unit size 單位平均面積 .....sq. m 平方米  About 約
- estimated number of residents 估計住客數目 .....

- Non-domestic part 非住用部分 GFA 總樓面面積
- eating place 食肆 ..... sq. m 平方米  About 約
- hotel 酒店 ..... sq. m 平方米  About 約
- (please specify the number of rooms  
請註明房間數目) .....
- office 辦公室 (Ancillary Office) ..... **56** ..... sq. m 平方米  About 約
- shop and services 商店及服務行業 ..... **680** ..... sq. m 平方米  About 約

- Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
- 政府、機構或社區設施
- .....
- .....
- .....

- other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
- .....
- Guard House: about 6 sq.m**
- Electricity Meter Room: about 6 sq.m**
- .....
- .....

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 ..... **898** ..... sq. m 平方米  Not less than 不少於
- public open space 公眾休憩用地 ..... sq. m 平方米  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]
A,B,C	G/F	Shop and Services
D	G/F	Ancillary Office
Guard House	G/F	Guard House
Electricity Meter Room	G/F	Electricity Meter Room
.....	.....	.....

- (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
- Pedestrian area (including landscaping and sitting-out area), internal road, car parking spaces, loading/unloading bay for Light Goods Vehicle**
- .....
- .....
- .....

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1198 S.A RP (Part) and 1199 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第109約地段第1198號A分段餘段(部分)及第1199號餘段(部分)		
Site area 地盤面積	2,514.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 錦田北分區計劃大綱核准圖(編號: S/YL-KTN/11)		
Zoning 地帶	"Village Type Development" ("V") 「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of Five Years 擬議臨時商店及服務行業(為期五年)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	748 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	29.7 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	898	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Shop and Services for a Period of 5 Years) in order to cater the needs of residents living in Kam Tin North. The application site has a site area of approximately 2,514.8m<sup>2</sup>.
- 4.1.2 The proposed use comprises six temporary structures, including three 1-storey structures for shop and services, one 1-storey structure for ancillary office, a guard house and an electricity meter room. The temporary 1-storey structures are proposed to be converted-containers with a building height of not more than 3.5m. The proposed use has a total GFA of about 748m<sup>2</sup>, which involves 680m<sup>2</sup> for shop and services, 56m<sup>2</sup> for other ancillary use (i.e. ancillary office), 6m<sup>2</sup> for guard house and 6m<sup>2</sup> for electricity meter room.
- 4.1.3 The proposed development aims to provide a diverse range of shops and local services, mainly including convenience stores, retail shops, medical consulting rooms, barber shops, beauty parlours etc., in order to provide additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. The specific types of shops and local services will be further defined and determined once the application is approved, taking into consideration the preferences and requirements of the community. No eating place will be provided at the application site.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays) and the maximum number of visitors and staffs to be accommodated at one time will be 30 and 10 respectively.
- 4.1.5 The indicative layout plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 2**.



*Table 2: Proposed Key Development Parameters*

<b>Total Site Area</b>	About 2,514.8m <sup>2</sup>
- Uncovered Area	About 1,766.8m <sup>2</sup> (70.3%)
- Covered Area	About 748m <sup>2</sup> (29.7%)
<b>Total Plot Ratio</b>	About 0.29
<b>Opening Hours</b>	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
<b>Total No. of Structures</b>	6
- Structure A (Shop and Services)	22.5m x 10m x 3.5m
- Structure B (Shop and Services)	Ditto
- Structure C (Shop and Services)	25.5m x 9m x 3.5m
- Structure D (Ancillary Office)	7.5m x 7.5m x 3.5m
- Guard House	2.5m x 2.5m x 3m
- Electricity Meter Room	2.5m x 2.5m x 3m
<b>Total Gross Floor Area</b>	About 748m <sup>2</sup>
- Shop and Services	About 680m <sup>2</sup>
- Ancillary Office	About 56m <sup>2</sup>
- Guard House	About 6m <sup>2</sup>
- Electricity Meter Room	About 6m <sup>2</sup>
<b>No. of Storey</b>	1 Storey
<b>Building Height</b>	Not more than 3.5m
<b>Total Greenery Area</b>	About 898m <sup>2</sup>
<b>Green Ratio</b>	About 35.7%
<b>Boundary Fencing Height</b>	Not Less than 2.4m
<b>Site Coverage</b>	About 29.7%
<b>Total No. of Parking Spaces</b>	3
- Private Car	3
<b>Total No. of Loading and Unloading Bays</b>	1
- Light Goods Vehicle (LGV)	1
<b>Ingress/Egress Point</b>	
- Vehicular Access	About 8m wide

## 4.2 Vehicular Access and Parking Arrangement

4.2.1 The proposed use would make use of the current ingress/egress point at the eastern boundary of the application site for vehicular access. The proposed vehicular ingress/egress point has direct access to Kong Tai Road and the width of the vehicular ingress/egress point is about 8m wide. Sufficient manoeuvring space will be provided on-site and no vehicle will queue back to or reverse onto/from areas outside the application site.

4.2.2 Three private car parking spaces (2.5m x 5m) are proposed to serve visitors and staffs and one loading and unloading bays for LGV (3.5m x 7m) are proposed for loading and unloading activities. Since the proposed development is located in close proximity to the major residential clusters in Kam Tin North and franchised bus services are available in about 5 minutes away from the application site, it is expected that most of the visitors and staffs of the proposed use would be accessing by public transport or on foot. Consequently, the estimated trip generation and attraction of the

## **5 PLANNING JUSTIFICATIONS**

### **5.1 Meeting the Needs of the Locals and Bring Convenience and Vitality to the Area**

5.1.1 The proposed use at the application site provides additional and alternative local services to residents in Kam Tin North and the surrounding communities in supporting the development of the local area. Since the application site is located in close proximity to the major residential clusters in Kam Tin North and the Kam Tin Town Centre, the provision of alternative choices of shop and services at the application site would create a new gathering point for local residents in order to redistribute and relieve the traffic and pedestrian load in the Kam Tin Town Centre and to upgrade the entire Kam Tin North area. Furthermore, the proposed use would create job opportunities to the local residents, further to boost the local economy and to contribute to the development of local area.

### **5.2 In Line with the Planning Intention of “V” zone**

5.2.1 The application site falls within an area zoned “V” on the Current OZP of which the planning intention is primarily for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

5.2.2 In view of the fact that the proposed use is solely for commercial, community and recreational uses to serve the local residents and to support the local development, it is considered to be in line with the planning intention of the “V” zone.

### **5.3 Compatible with Surrounding Land Uses**

5.3.1 Given that similar uses, including temporary shop and services, temporary eating place and residential dwellings/structures, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the local residents, it is considered not incompatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.

5.3.2 In view of that the proposed development is in a moderate scale, with a total GFA of about 748m<sup>2</sup> and a building height of not more than 3.5m, it is anticipated that no visual obstruction nor incompatible landscape will be created to the area. The proposed development should be considered not incompatible with the surrounding area comprising of low rises residential dwellings/structures and temporary structures.