

寄件日期: 2024年12月27日星期五 11:44

收件者: tpbpd/PLAND

主旨: [SI] S.16 Application No. A/YL-KTN/1076 - Supplementary information
附件: SI for A_YL-KTN_1076 (20241227).pdf

Dear Sir,

Attached herewith the supplementary information to support the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD109 Lot 1451 & VL
Your Ref. : TPB/A/YL-KTN/1076

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

By Email

27 December 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities
for a Period of 5 Years in "Village Type Development" Zone,
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1076)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) Three 1-storey structures are proposed at the application site (the Site) for guardroom, site office and meter room and washroom with total gross floor area (GFA) of 52 m² (about). All structures are intended for non-domestic use, and No domestic structure is proposed within the Site. 1 caretaker will stay overnight at the Site to handle any potential complaint to minimise any potential nuisances to the surrounding area.
- (ii) Comparing with the previous application (No. A/YL-KTN/719), the site area was reduced in comparison to the previous application, resulting in a modification to the layout of the parking spaces. Being the tenant of the Site, the applicant was not able to secure all lots when renewing contract with the land owner since the land owner has other plans of developing one's land, which led to the shrunk in site area comparing with the previous application.

However, the applicant aware that, the problem of illegal parking would be potentially worsened if there is a reduction of parking spaces. To avoid imposing dangers to nearby residents and villagers from illegal parking and traffic jams caused, the applicant managed to rearrange the layout of the Site to, not only incorporating the existing parking spaces, as well as providing extra parking spaces for nearby residents and villagers.

S.16 Planning Application No. A/YL-KTN/1076

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "R-RICHES PROPERTY CONSULTANTS LIMITED" around the perimeter and "盈卓 物業顧問 有限公司" in the center, with a small star at the bottom.

Danny NG

Town Planner