

寄件者: Christian Chim
寄件日期: 2025年05月28日星期三 12:25
收件者: tpbpd/PLAND
副本:

主旨: RE: [FI] S.16 Planning Application No. A/YL-KTN/1093 - Further Information
附件: FI2 for A_YL-KTN_1093 (20250528)_to supersede.pdf

Dear Sir,

Enclosed herewith the further information (FI) in response to departmental comments of the captioned application. This FI serves to supersede our previous FI submission in the appended message sent to the Board on 27.05.2025 at 16:40.

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

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

From: Christian Chim
Sent: Tuesday, May 27, 2025 4:40 PM
To: Town Planning Board <tpbpd@pland.gov.hk>

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1093 - Further Information

Dear Sir,

Enclosed herewith the further information in response to departmental comments of the captioned application.

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

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

Our Ref.: DD 107 Lot 1750A9 & 1905 RP
Your Ref.: TPB/A/YL-KTN/1093

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

By E-mail

28 May 2025

Dear Sir,

2nd Further Information

**Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years
in “Comprehensive Development Area (1)” Zone, Lots 1750A9 (Part) and 1905 RP (Part)
in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1093)

We write to submit further information (FI) in response to departmental comments of the captioned application. This FI also serves **to supersede** the previous FI submitted to the Town Planning Board via e-mail on 27.05.2025.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner



Response-to-Comment

**Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years
in “Comprehensive Development Area (1)” Zone, Lots 1750A9 (Part) and 1905 RP (Part)
in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1093)

- (i) The applicant has slightly amended the site boundary of the application site to reflect the actual site condition. The site area has been increased from 1,668 m² (about) to 1,702 m² (about) i.e. +34 m²; +2%. In view of the amendment, the applicant submits the following documents in support of the application:
- revised drainage proposal with applicant’s response to comments of the Chief Engineer/Mainland North, Drainage Services Department dated 5.3.2025 (**Annex 1**);
 - fire service installation (FSI) proposal with a valid certificate of FSI and Equipment (FS 251) (**Annex 2**); and
 - revised plans and revised pages the supplementary statement and Form No. S16-I (**Annex 3**).
- (ii) The applicant of the current applicant is the same as that of an adjoining application No. A/YL-KTN/960 for the same applied use, which was approved by the Town Planning Board in December 2023. The land parcel between both application sites is not related to the applicant.
- (iii) Upon obtaining relevant planning permission, the applicant will erect periphery fencing along the site boundary, and construct the proposed ingress/egress as shown on the Layout Plan (Plan 4 in Annex 3).

Annex 1
Drainage Proposal

His office has the following comments on the submitted drainage proposal:

(i) Cross section A-A - Adjacent ground levels should be provided.

已在新一份橫切面圖內加上有關平水。

(ii) Please provide velocity check for the proposed 375mm dia. discharge pipe. The design velocity should be within 0.7m/s to 3m/s.

我等應同貴署的建議及在附件一圖內列明有關 375 渠的行水高度貴與貴署參考。

(iii) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

我等絕對不會影響鄰近地面的流水，亦不會對天然溪流及渠道產生負面的影響。

(iv) The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

申請如獲批准，我等會向地政處申請許可才會在政府土地上進行有關渠道工程，在是次申請我等不會進入或占用其他私人土地。

(v) All stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources.

有關新開發的渠道，我等同意日後有關維修保養的工作全部由申請人負責。

(vi) It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:

The applicant shall furnish his office with their connection proposal for agreement. After obtaining his office's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection. Upon his office's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The proposed catchpit shall be handed over to DSD and up to DSD standard.

如獲批准，我等會向渠務署作出申請及取得同意才會進行接駁政府渠道的工程及會向渠務署提交 HBP1 及交付有關費用，及依照渠務署標準圖進行擬議的接駁工程，所有工程必定符合渠務署標準

A/YL-KTN/1093

現有600mm

現有375mm排水渠

北

B

375UC

600UC

CP3
CL = +4.60
IL = +4.20

+4.6

Proposed 375UC
(1:100) with
concrete cover

CP2
CL = +4.80
IL = +4.50

+4.8

A

5.0 +

Proposed 375UC
(1:100) with
concrete cover

+5.1

1905 RP

CP1
CL = +5.10
IL = +4.65

Start Point
CL = +5.100
IL = +4.950

4.5 -

4.4

TS

TS

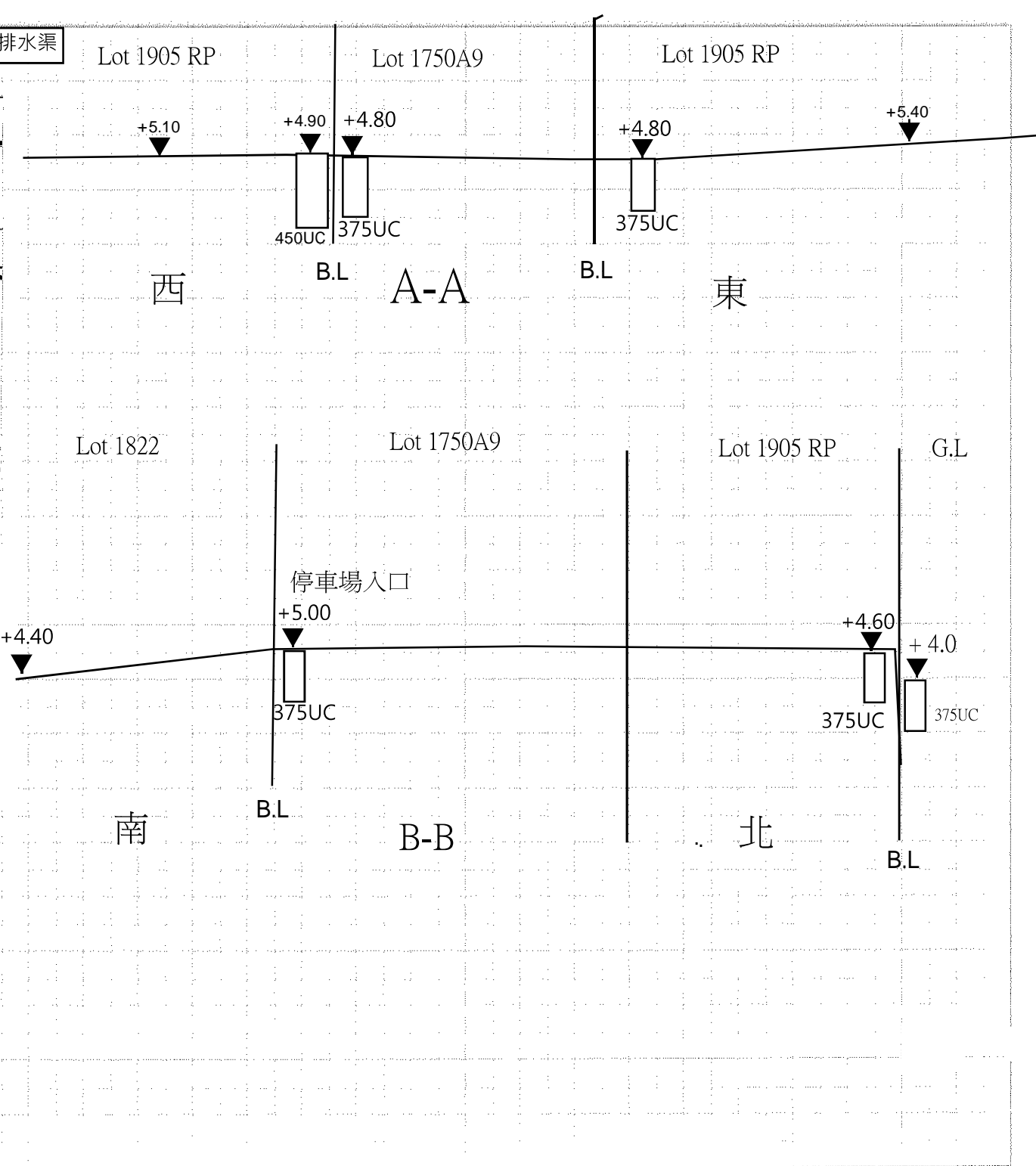
TS

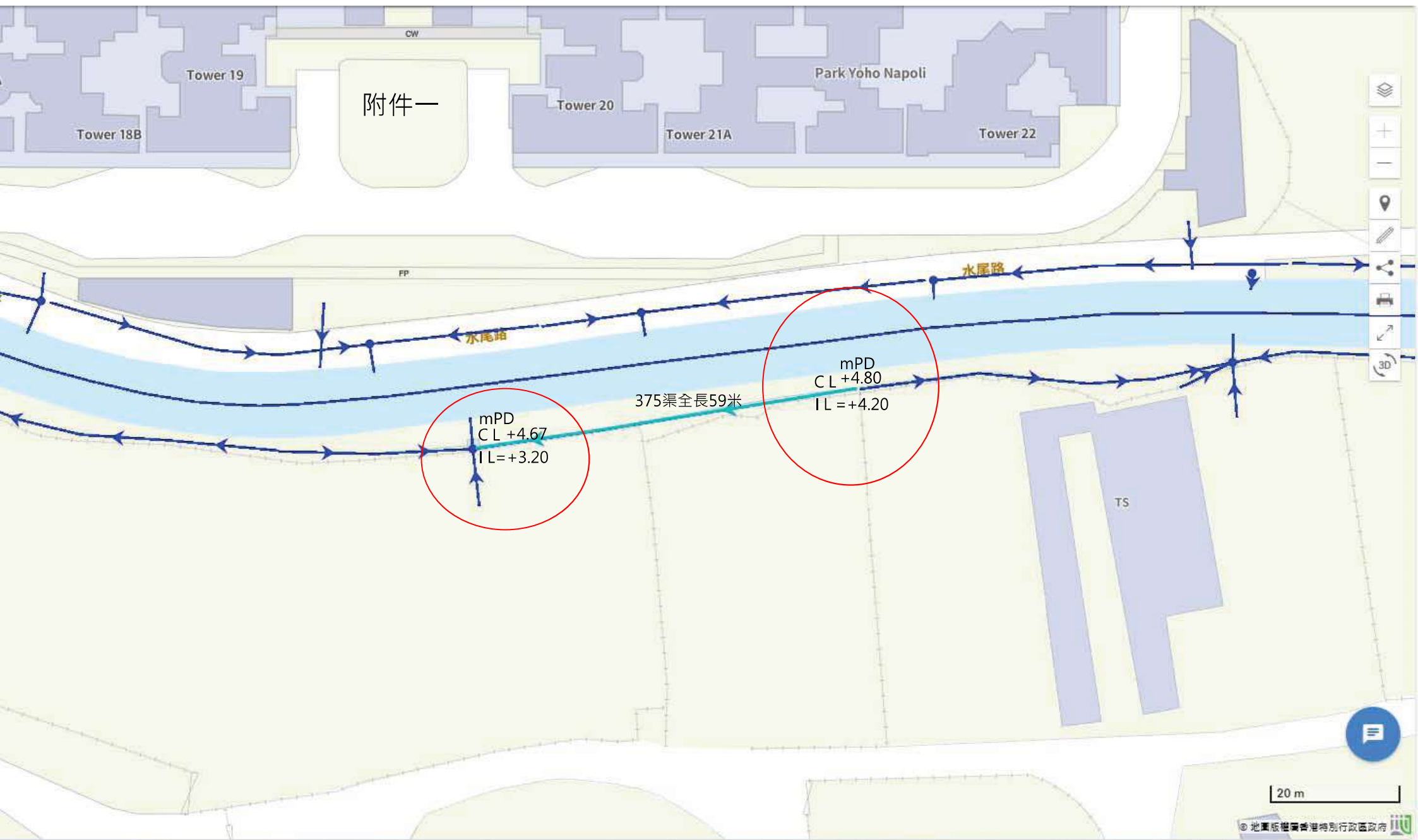
1823 RP

1823-9.4

1822

Trace





搜尋



ENG



下午 06:11
2025/3/10

Annex 2

FSI Proposal and FS 251 Certificate

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9271792

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	9x4 KG DRY POWDER TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	13-02-2025

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

授權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Chan Yuen Hung

RC 3/185

Intercept Fire & Security

Tech.Ltd

14-02-2025



Annex 3

Revised Plans and
Revised Pages of the Supplementary Statement and Form No. S16-I

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,702 m² (ABOUT)

VEHICULAR ACCESS

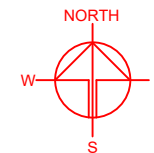
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA LOCAL ACCESS

APPLICATION SITE

長春新村
CHEUNG CHUN SAN TSUEN

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1750A9 (PART) AND 1905 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	27.5.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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LEGEND

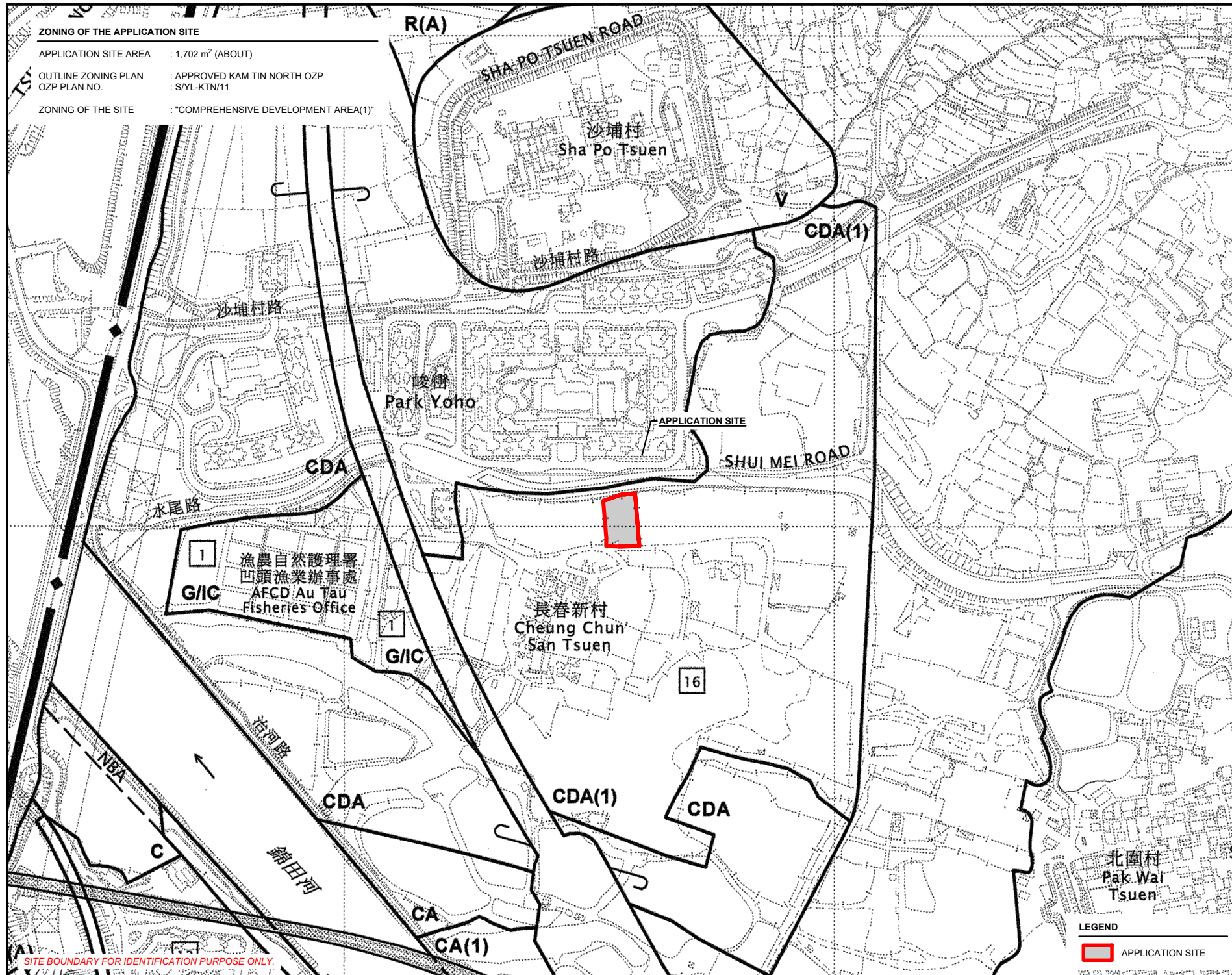
APPLICATION SITE

ZONING OF THE APPLICATION SITE

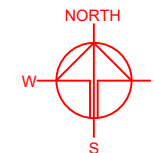
APPLICATION SITE AREA : 1,702 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTN/11

ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA(1)"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1750A9 (PART) AND 1905 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	27.5.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
ZONING

DWG NO. PLAN 2	VER. 001
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LEGEND

 APPLICATION SITE

DEVELOPMENT PARAMETERS

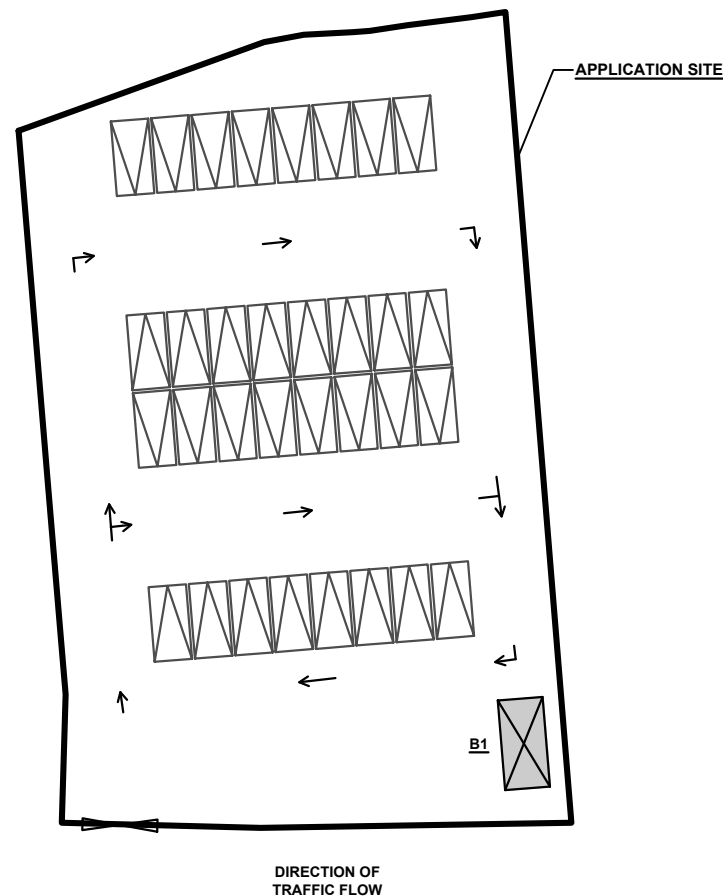
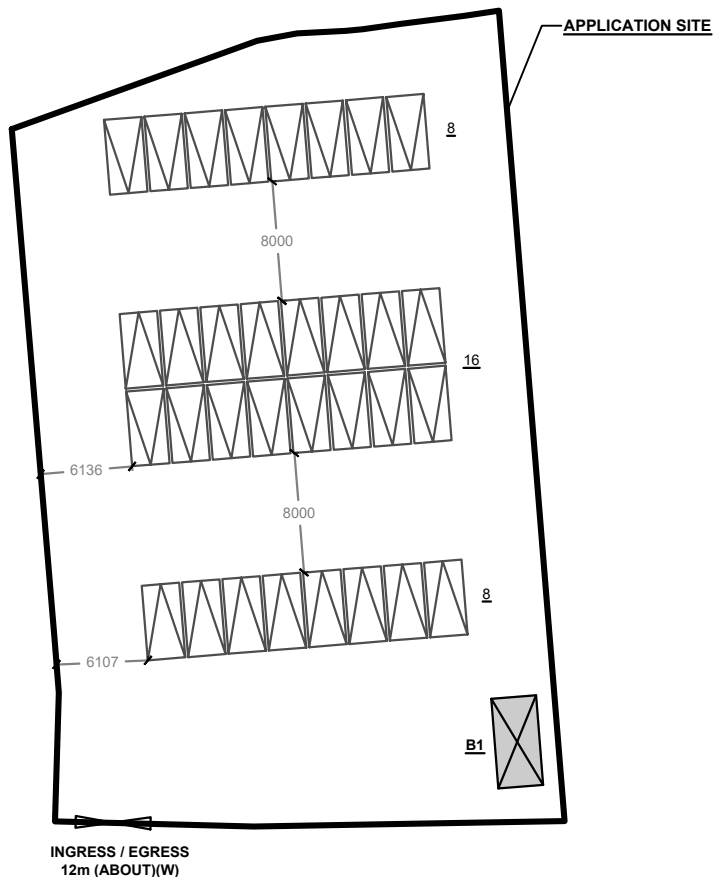
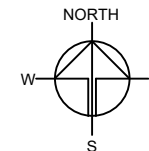
APPLICATION SITE AREA : 1,702 m² (ABOUT)
 COVERED AREA : 18 m² (ABOUT)
 UNCOVERED AREA : 1,684 m² (ABOUT)

PLOT RATIO : 0.01 (ABOUT)
 SITE COVERAGE : 1% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 18 m² (ABOUT)
 TOTAL GFA : 18 m² (ABOUT)

BUILDING HEIGHT : 3 m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	18m ² (ABOUT)	18m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		18m ² (ABOUT)	18m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 32
 DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1750A9 (PART) AND 1905 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 27.5.2025

CHECKED BY DATE

APPROVED BY DATE

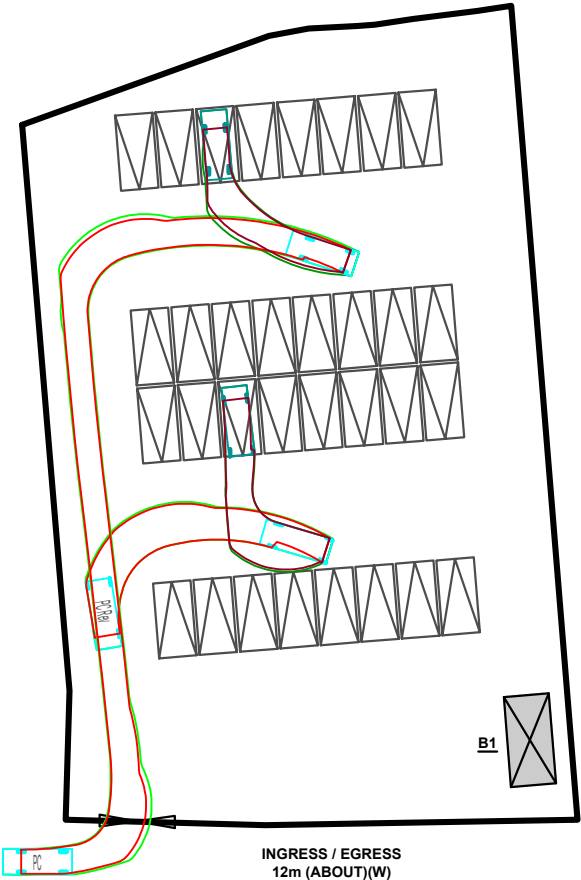
DWG. TITLE
LAYOUT PLAN

DWG. NO. PLAN 4 VER. 001

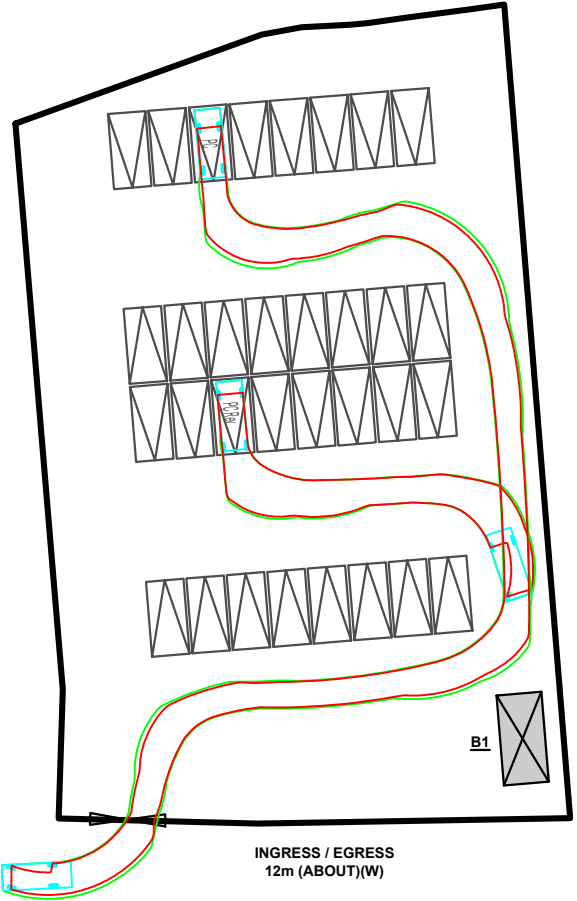
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



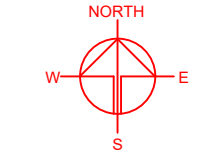
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

- LEGEND
- APPLICATION SITE
 - PARKING SPACE
 - PRIVATE CAR
 - SWEPT PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS

SITE LOCATION
LOTS 1750A9 (PART) AND 1905
RP (PART) IN D.D. 107, CHEUNG
CHUN SAN TSUEN, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY DATE
MN 27.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. VER.
PLAN 5 001

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/837		Date of Compliance
(d)	The submission of a drainage proposal	Not complied with
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	18.10.2024
(h)	The implementation of the FSIs proposals	Not complied with

- 2.4 The applicant made multiple submissions of drainage proposal to comply with approval condition (d) between 2022 and 2024, among which the latest proposal was submitted on 07.10.2024, which was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 11.11.2024. The planning permission was subsequently revoked on 24.12.2024.
- 2.5 The applicant made submission of a FSIs proposal to comply with approval condition (f) on 17.09.2024, which was accepted by the Director of Fire Services on 18.10.2024. Upon obtaining planning permission for the current application, the applicant will proceed to implement the accepted FSI proposal at the Site.
- 2.6 Apart from the previous application, similar applications (Nos. A/YL-KTN/650 and 960) for the same applied use were approved by the Board within the “CDA(1)” zone in the vicinity of the Site between 2019 and 2023. Therefore, approval of the application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “CDA(1)” zone.
- 2.7 In support of the application, the applicant has submitted the accepted FSIs proposal under the previous application to enhance fire safety of the development, as well as a drainage proposal to minimize the potential adverse impact to the surrounding area (**Appendices I and II**). Upon obtaining planning permission from the Board, the applicant will proceed to carry out the implementation works of the accepted proposals.

3) Development Proposal

- 3.1 The Site occupied an area of 1,702 m² (about) (**Plan 3**). The operation hours of the development are 24-hour daily, including public holidays. One single-storey structure is provided at the Site for site office use with total gross floor area (GFA) of 18 m² (about) (**Plan 4**). The site office provides indoor workspace for 1 no. of staff to support the daily operation of the development. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	1,702 m ² (about)
Covered Area	18 m ² (about)
Uncovered Area	1,684 m ² (about)
Plot Ratio	0.01 (about)
Site Coverage	1% (about)
No. of Structure	1
Total GFA	18 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m ² (about)
Building Height	3 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A total of 32 parking spaces for private cars are provided at the Site. Details of the parking provisions are shown at **Table 3** below.

Table 3 – Parking provisions

Type of Space	No. of Space
Parking Space for Private Cars - 2.5 m (W) x 5 m (L)	32

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 3.4 As the traffic generated/attracted by the development is minimal, adverse traffic impacts arising from the development is not anticipated. Details of the trip generation/attraction are shown at **Table 4** below.

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。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TANG Tsz Mo 鄧子武

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lots 1750A9 (Part) and 1905 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,702 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 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） N/A sq.m 平方米 <input type="checkbox"/> About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 1750A9 (Part) and 1905 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,702 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning 地帶	"Comprehensive Development Area (1)" Zone		
Applied use/ development 申請用途／發展	Temporary Public Vehicle Park (Excluding Container Vehicle) 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	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	18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <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	1	
	Composite 綜合用途	N/A	