

This document is received on 19 DEC 2024.
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 or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402805 26/11 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	A17L-K7N/1076
	Date Received 收到日期	19 DEC 2024

- 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)

Able Earn Limited 實得有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, 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 1,460 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 52 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

(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 North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Public Vehicle Park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
23/10/2024 - 06/11/2024 (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 _____ 14/11/2024 _____ (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
(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))			
(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												
	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												
	<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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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 Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities 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 52 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 0.04	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 4 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數 3	
Proposed no. of storeys of each block 每座建築物的擬議層數 1 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 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
 3 m 米	<input checked="" type="checkbox"/> About 約

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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)

Existing

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Tin Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<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) Private Car Parking Spaces 私家車車位 48 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) _____ _____ _____
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？	Yes 是 No 否	<input 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) Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>

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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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</p> <p>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>.....</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</p> <p>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／或範圍)</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>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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

Please refer to the supplementary statement.....

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

Signature
簽署


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

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
代表

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

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

Date 日期

18/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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.
在該骨灰安置所內，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 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 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,460	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	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities 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	52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <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	3	
	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	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)
		1	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)
	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	4 % <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	N/A	sq.m 平方米 <input 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

(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	48
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	48 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	N/A N/A N/A N/A N/A

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"/>
<u>Location plan, Zoning plan, Land Status plan, Plan showing the direction of traffic of the Site; Drainage proposal; FSIs proposal; and Swept Path Analysis.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		

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

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

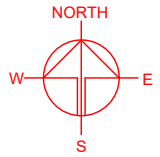
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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DEVELOPMENT PARAMETERS

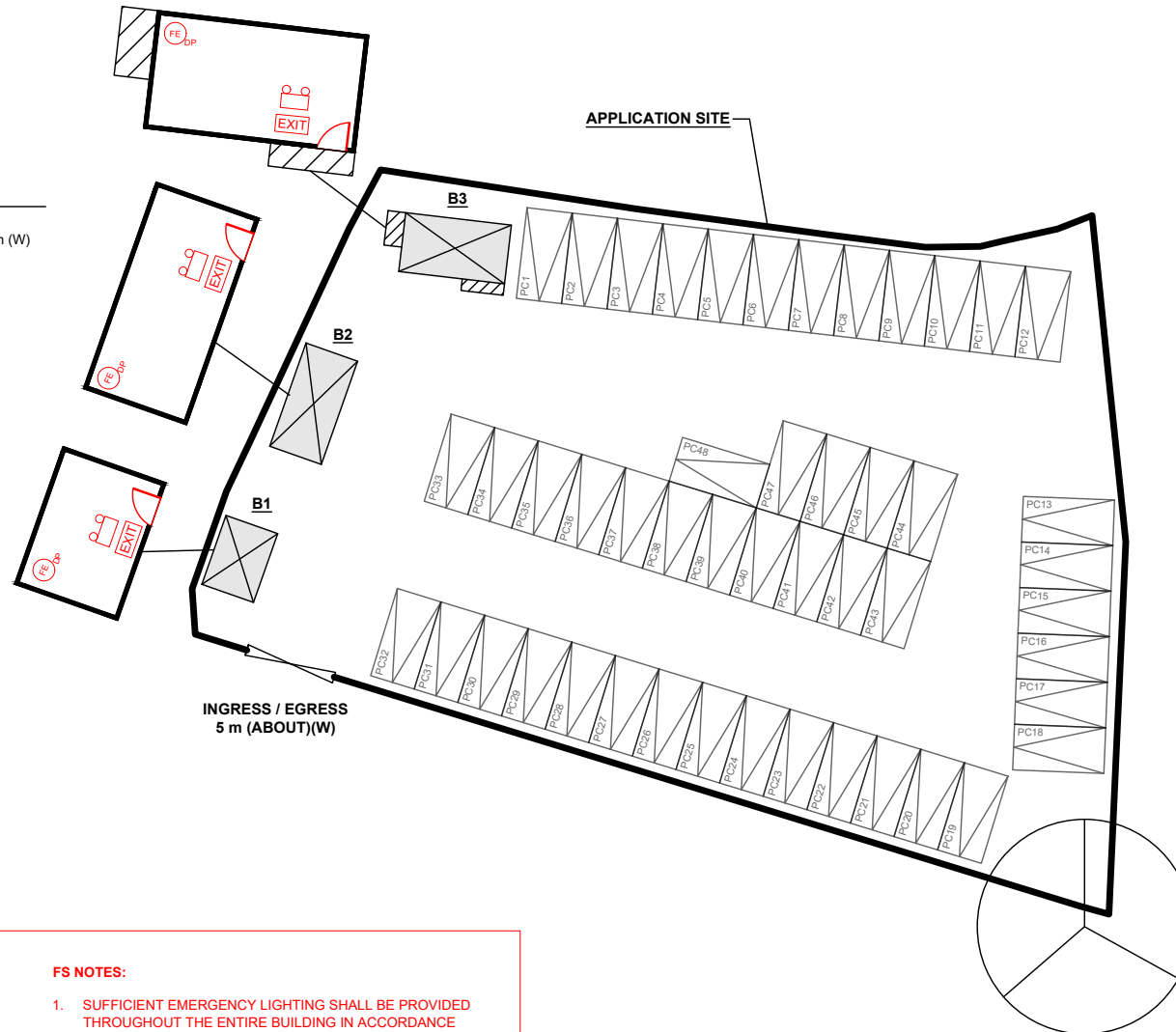
APPLICATION SITE AREA	: 1,460 m ²	(ABOUT)
COVERED AREA	: 52 m ²	(ABOUT)
UNCOVERED AREA	: 1,408 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 52 m ²	(ABOUT)
TOTAL GFA	: 52 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	METER ROOM AND WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		52 m ² (ABOUT)	52 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 48
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	EXISTING TREE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY MN DATE 13.11.2024

CHECKED BY DATE

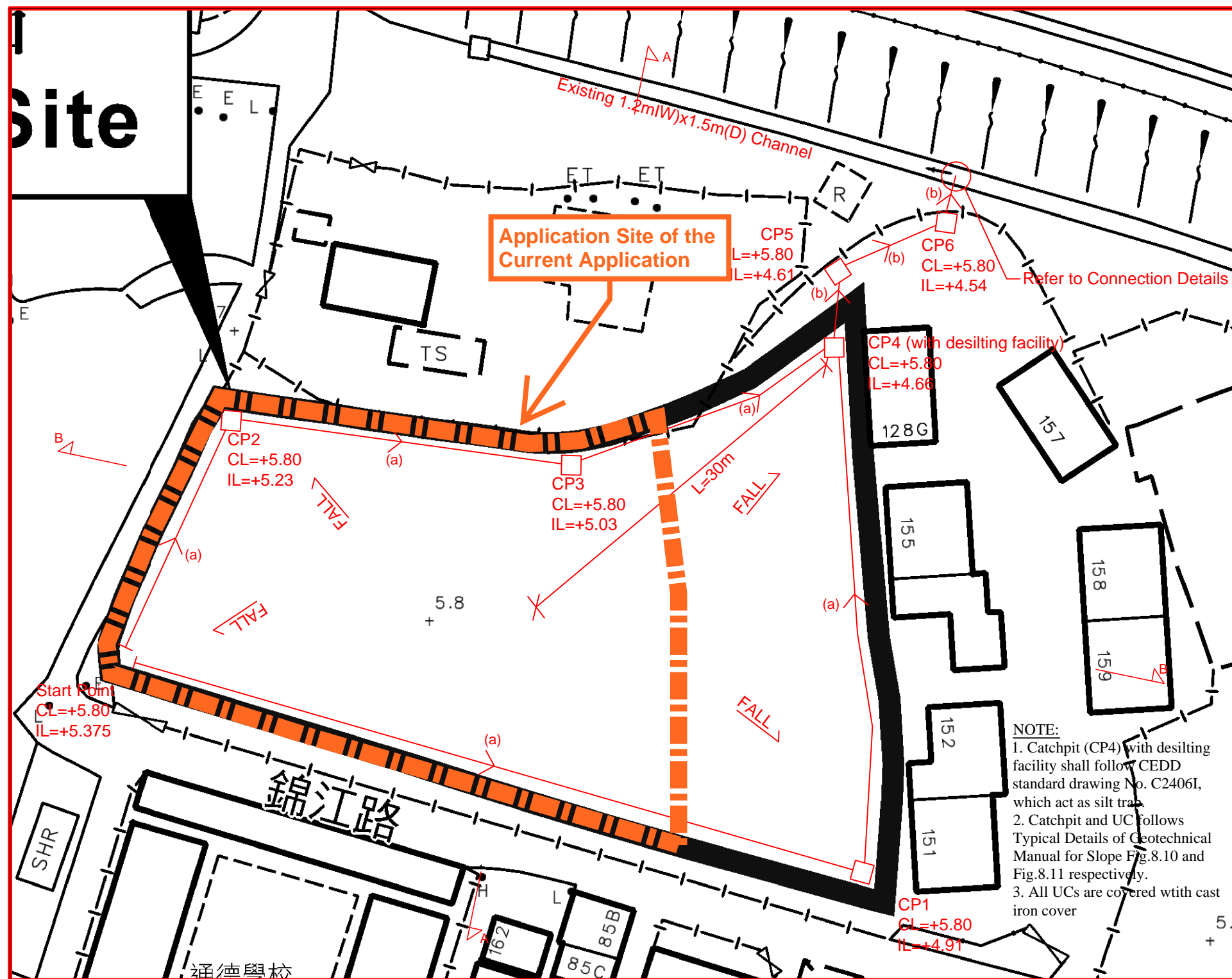
APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001



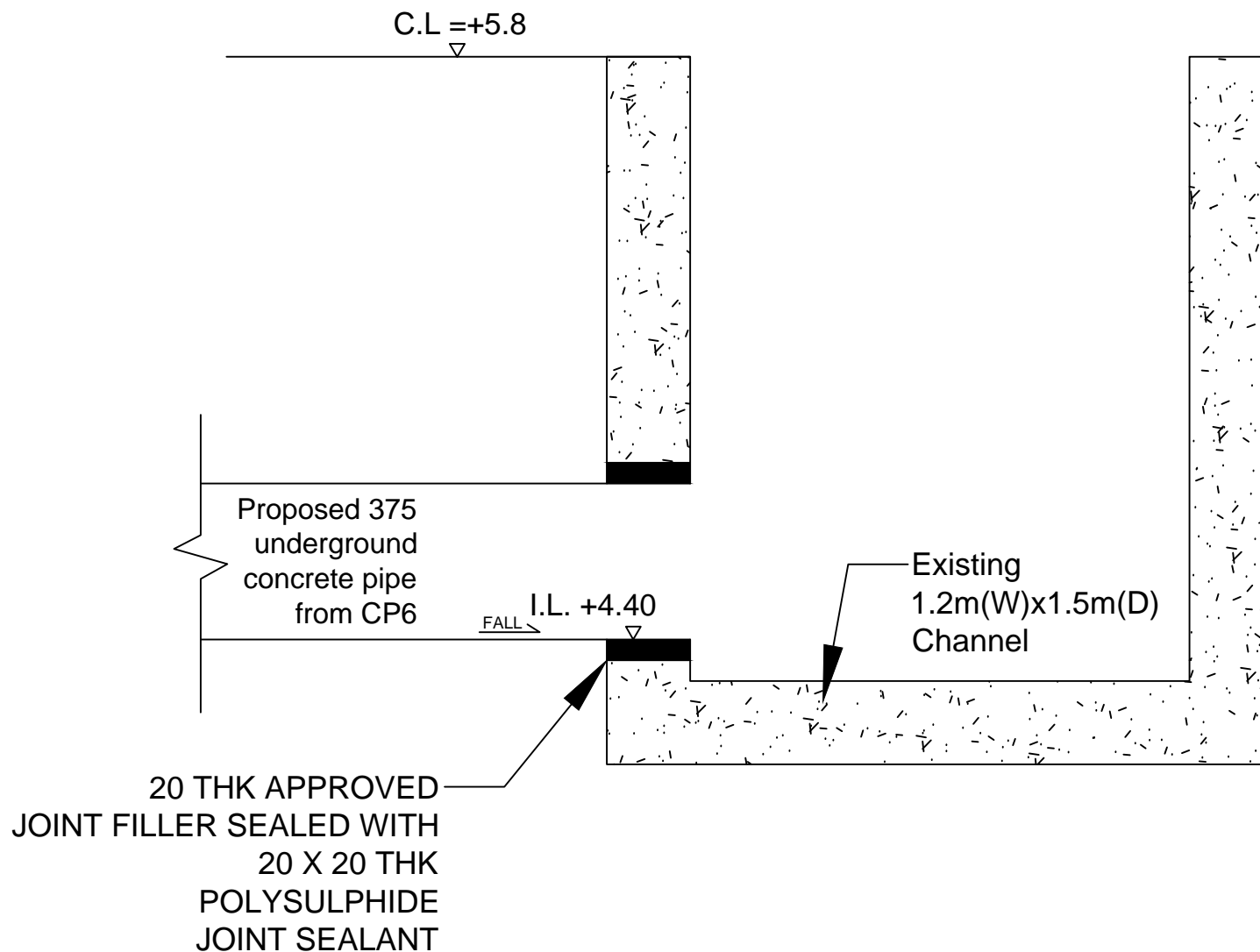
LEGEND	
(a)	Proposed 375UC (1:150) with Cast Iron cover
(b)	Proposed 375 underground concrete pipe (1:100)
□	Proposed Catchpit

Company:	
正宏工程顧問公司 Ching Wan Engineering Consultants Company	

PROJECT:	
Proposed Temporary Public Vehicle Parking (Excluding Container Facility) with Ancillary Facilities for a Period of 5 Years	
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories	

TITLE:	
Drainage Proposal	

File:	DWG NO. Appendix II
Scale:	
Date: 9-5-2024	



Connection Details

LEGEND	
(a) →	Proposed 375UC (1:150) with Cast Iron cover
(b) →	Proposed 375 underground concrete pipe (1:150)
□	Proposed Catchpit
Company:	
正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT:	
Proposed Temporary Public Vehicle Parking (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories	
TITLE:	
Connection Details	
File:	DWG NO.
Scale:	KTN719-D03
Date: 9-5-2024	

LEGEND

- (a) Proposed 375UC (1:150) with Cast Iron cover
- (b) Proposed 375 underground concrete pipe (1:100)
- Proposed Catchpit

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

Proposed Temporary
Public Vehicle Parking
(Excluding Container
Vehicle) with Ancillary
Facilities for a Period
of 5 Years

Various Lots in D.D.
109, Kam Tin, Yuen
Long, New Territories

TITLE:

SECTIONS

File:

DWG NO.

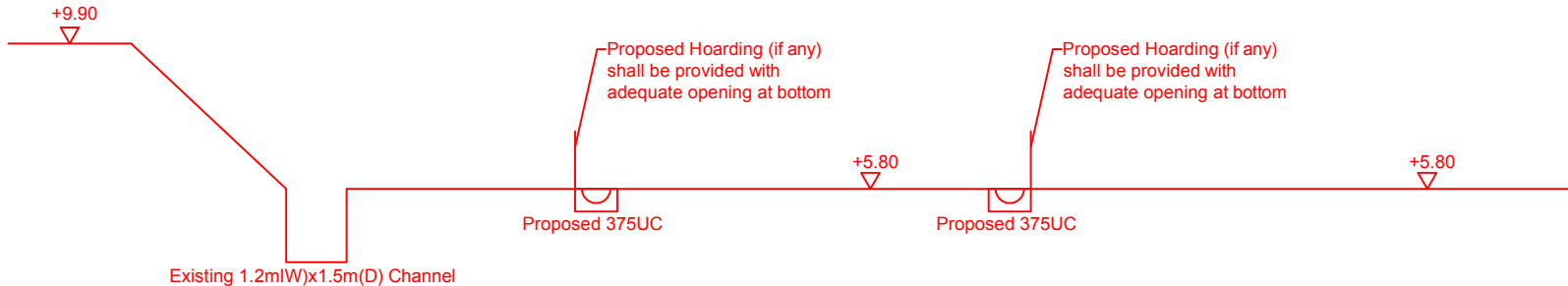
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KTN719-D04

Date:

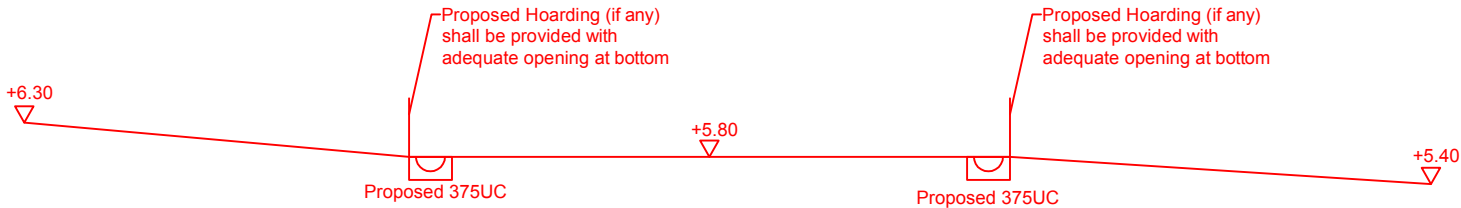
13-6-2024

THE SITE

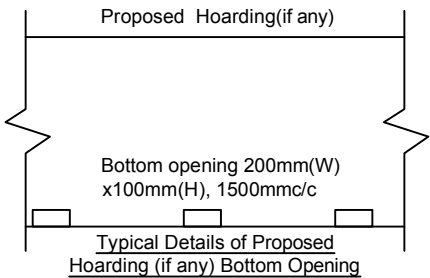


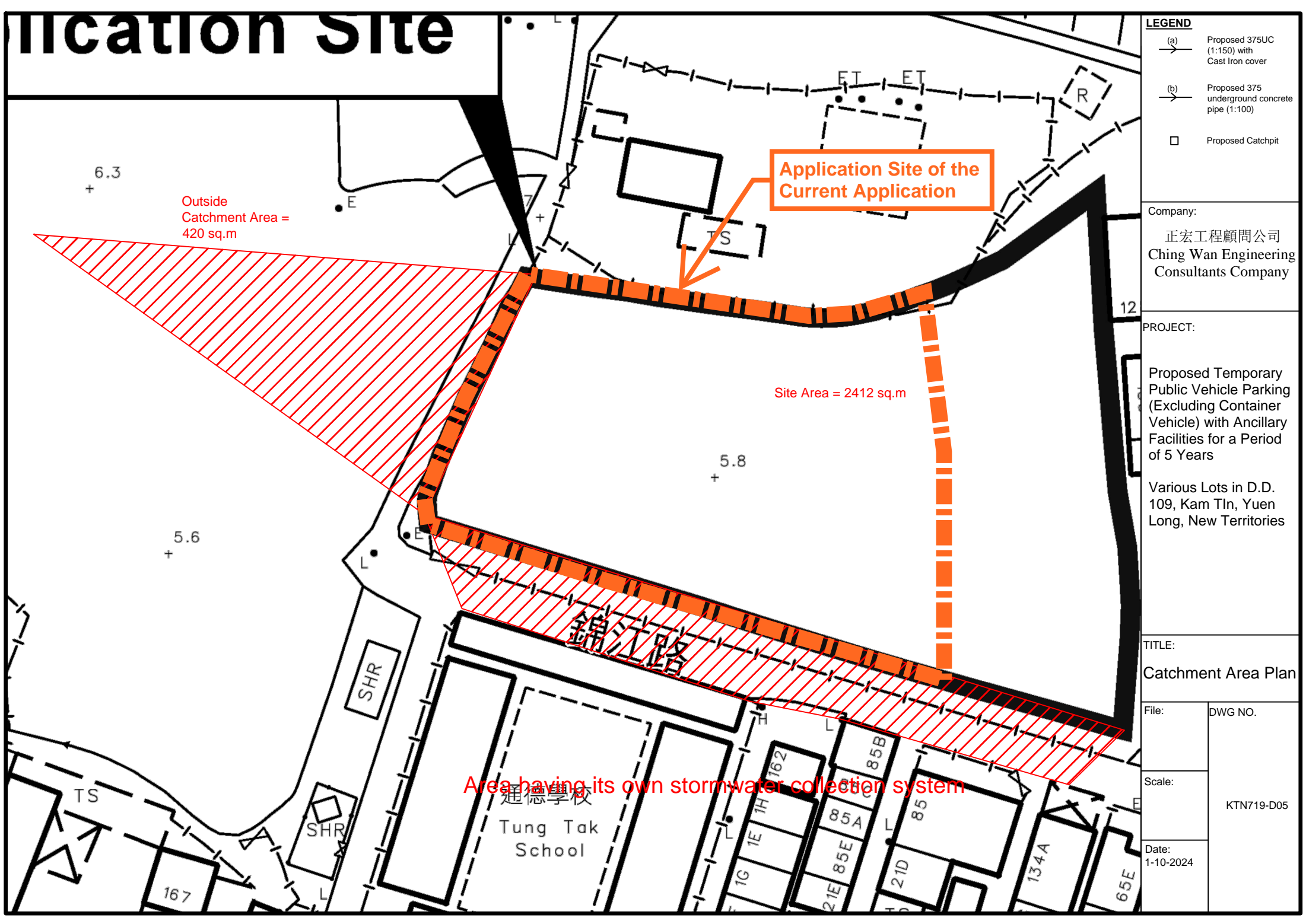
SECTION A-A

THE SITE



SECTION B-B





lication Site

LEGEND	
(a)	Proposed 375UC (1:150) with Cast Iron cover
(b)	Proposed 375 underground concrete pipe (1:100)
	Proposed Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: Proposed Temporary Public Vehicle Parking (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories	
TITLE: Catchment Area Plan	
File:	DWG NO.
Scale:	KTN719-D05
Date: 1-10-2024	

Site Area = 3182 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$\begin{aligned} A &= 3182 \quad \text{m}^2 \\ &= 0.003182 \quad \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 30 / 1^{0.2} * 3182^{0.1} \\ &= 1.937 \quad \text{min} \end{aligned}$$

$$\begin{aligned} i &= a / (t + b)^c \quad (\text{Table 3d, 10years Return Period}) \\ &= 1157.7 / (1.937 + 19.04)^{0.597} \\ &= 188 \quad \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 188 * 0.003182 \\ &= 0.158 \quad \text{m}^3/\text{sec} \\ &= \underline{\underline{9487}} \quad \text{lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 375mm dia. Underground pipe.

$$\text{Manning Equation } V = R^{2/3} * S_f^{0.5} / n$$

dia 375 mm

$$\begin{aligned} \text{where } R &= \pi r^2 / 2 \pi r \quad r = 0.1875 \text{ m} \\ &= r / 2 \\ &= 0.09375 \quad \text{m} \end{aligned}$$

$$n = 0.012 \quad \text{s/m}^{1/3} \quad (\text{Table 13 of Stormwater Drainage Manual})$$

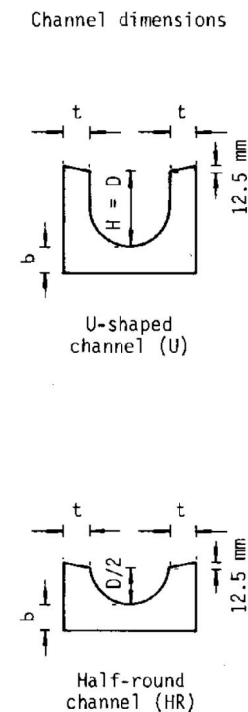
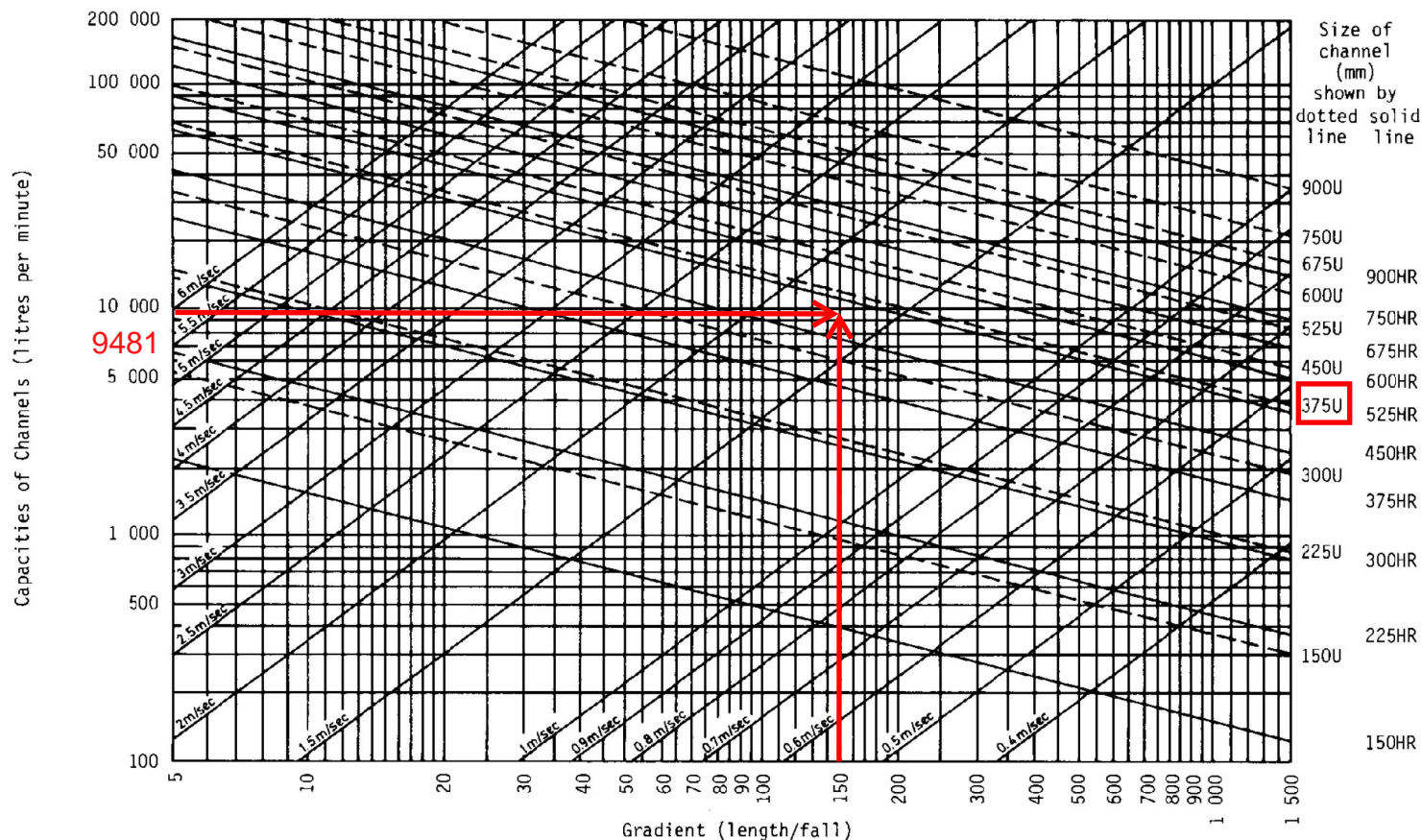
$$1/100 \quad S_f = 0.01$$

$$\begin{aligned} \text{Therefore, } V &= 0.09375^{2/3} * 0.01^{0.5} / 0.012 \\ &= 1.72 \quad \text{m/sec} \end{aligned}$$

$$\text{Maximum Capacity (Q}_{\text{max}}) = 0.9 * V * A \quad (\text{0.9 factor is adopted for sedimentation})$$

$$\begin{aligned} &= 0.9 * 1.72 * \pi r^2 \\ &= 0.171 \quad \text{m}^3/\text{sec} \\ \text{1 nos of pipe} &= 0.171 \quad \text{m}^3/\text{sec} \\ &= 10257 \quad \text{lit/min} \\ &> 9487 \quad \text{lit/min} \end{aligned}$$

Provide 375mm dia underground pipe (1:100) is OK



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

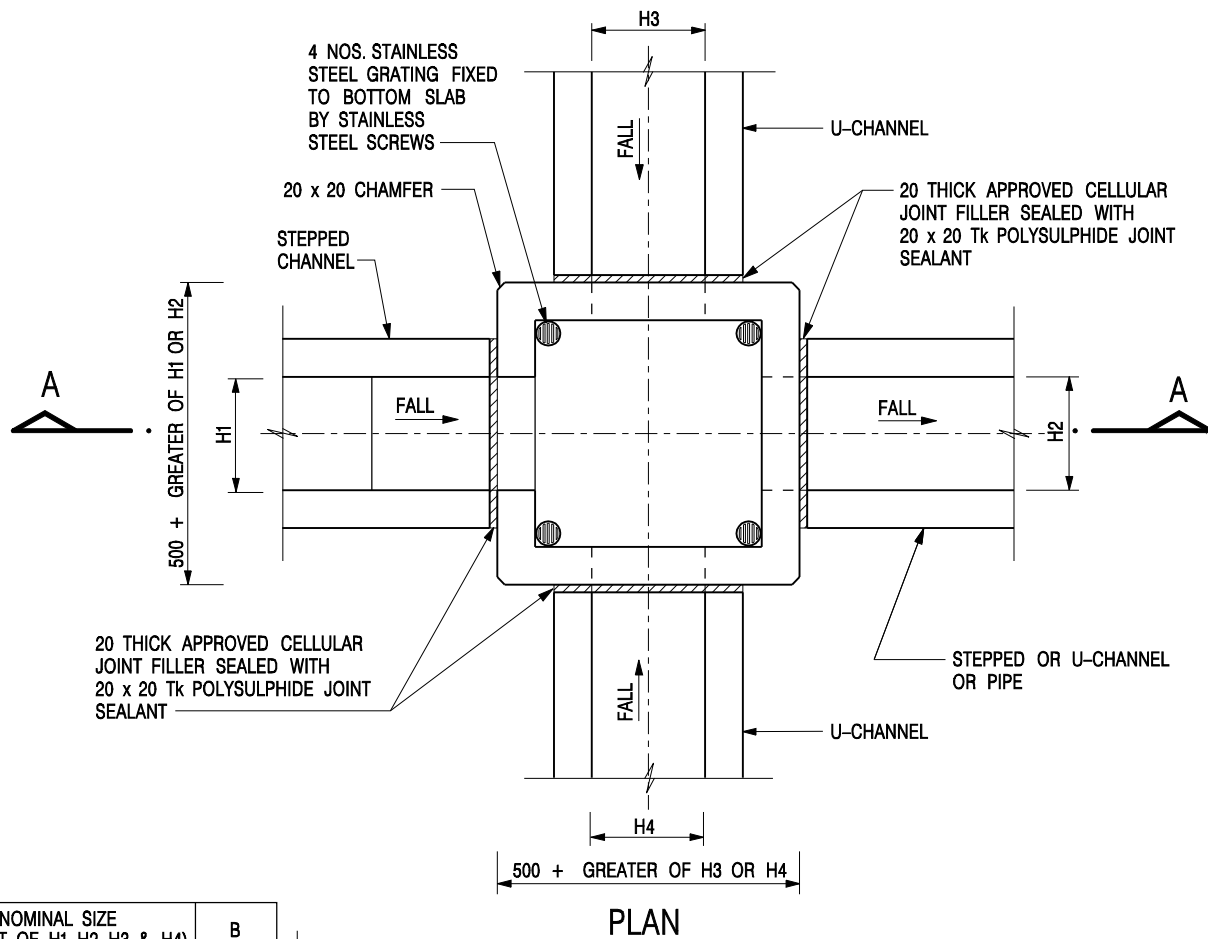
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

Example :

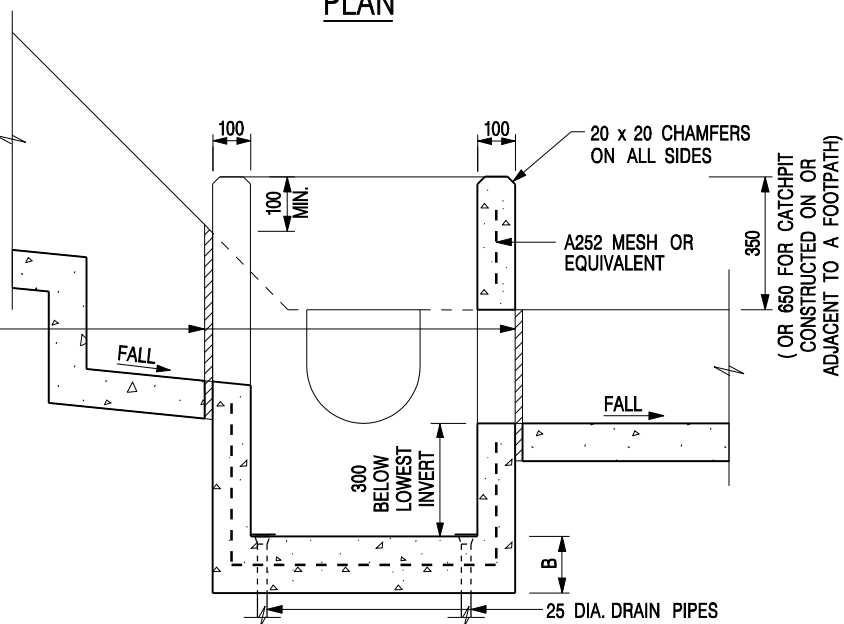
1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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

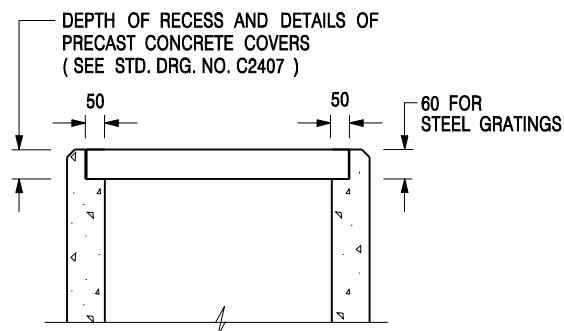


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

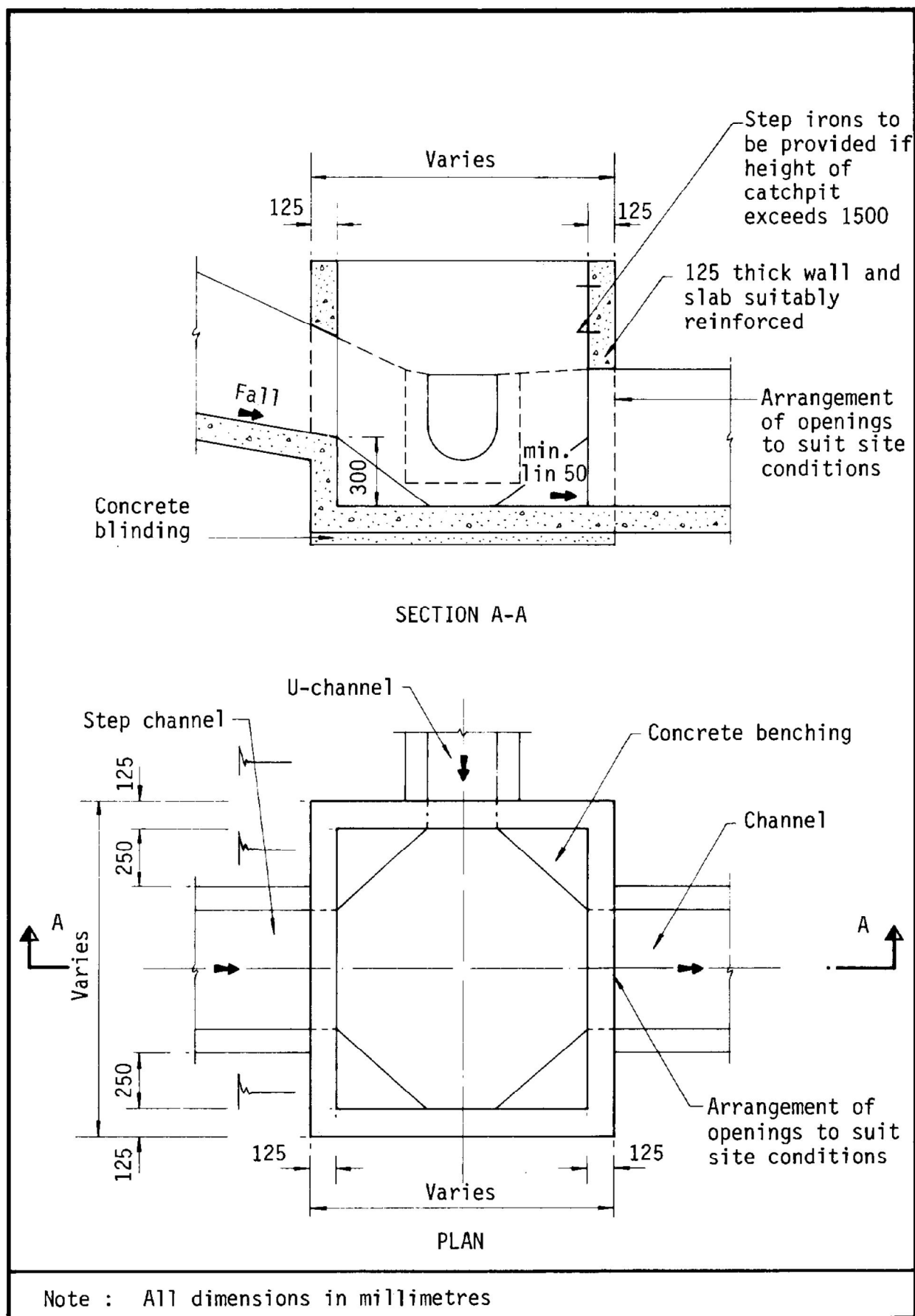
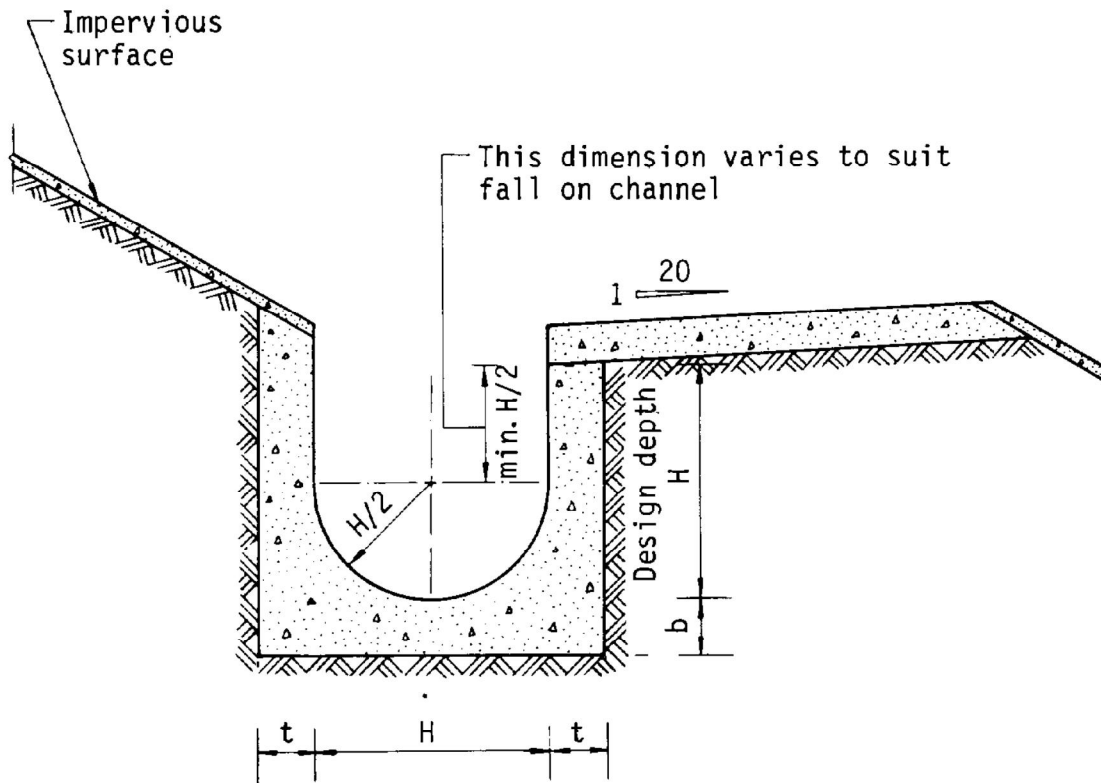


Figure 8.10 - Typical Details of Catchpits



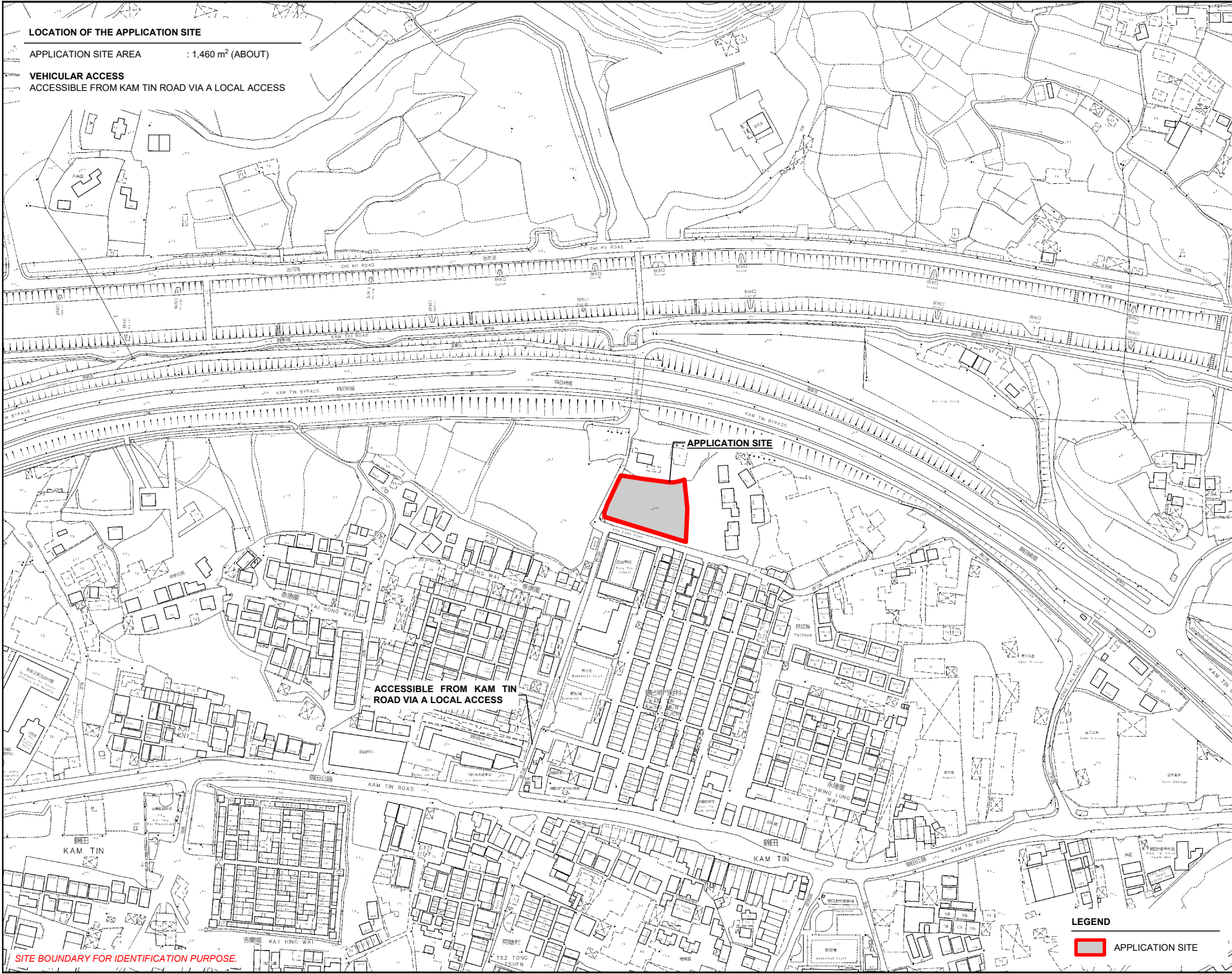
Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

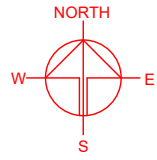
Figure 8.11 - Typical U-channel Details



Photo 1



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,460 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

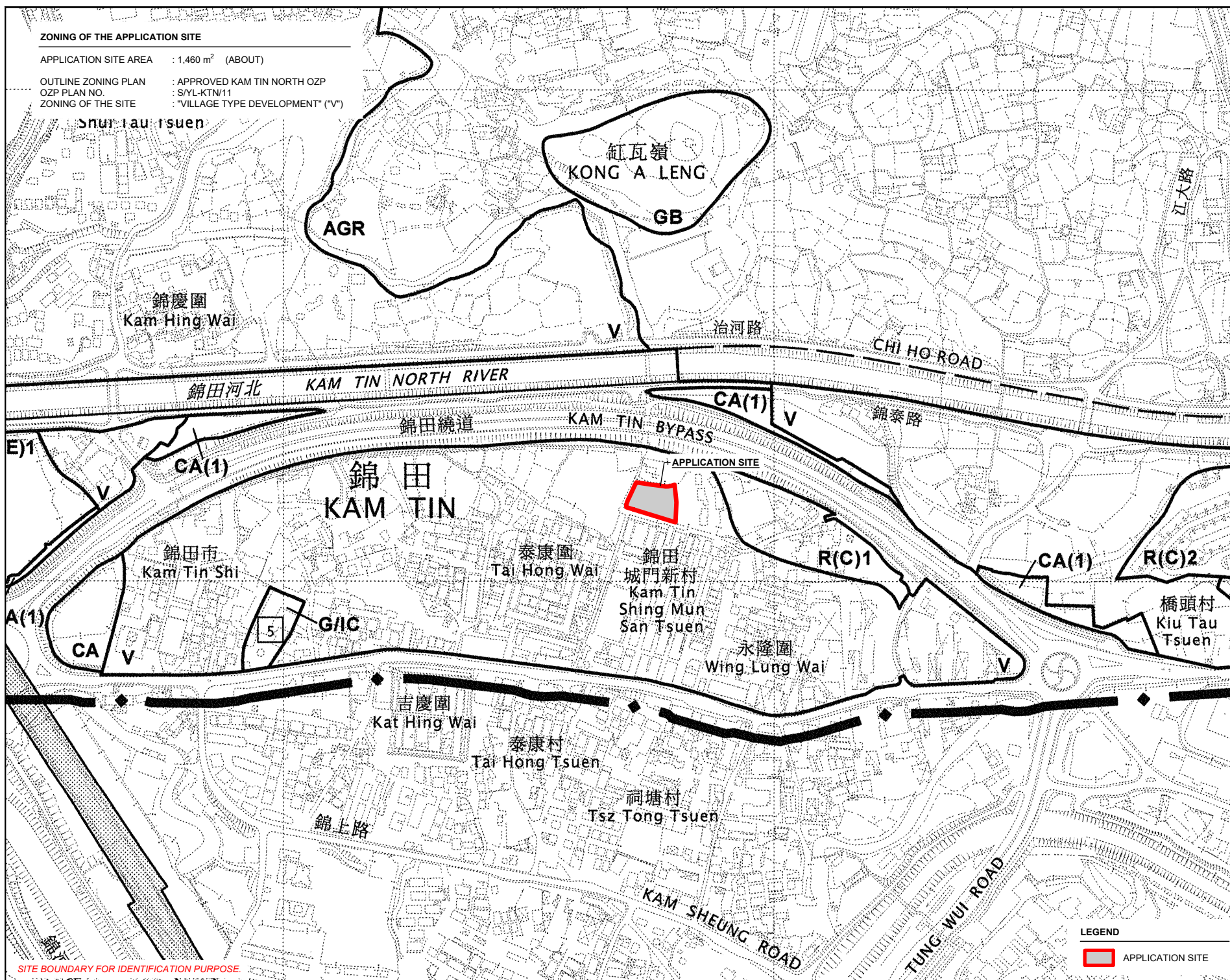
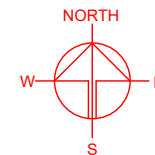
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DRAWN BY MN	DATE 13.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

APPLICATION SITE AREA	: 1,460 m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED KAM TIN NORTH OZP
OZP PLAN NO.	: S/YL-KTN/11
ZONING OF THE SITE	: "VILLAGE TYPE DEVELOPMENT" ("V")

Snurkausien



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



	PROJECT
--	---------

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY	DATE
MN	13.11.2024

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
ZONING OF THE SITE

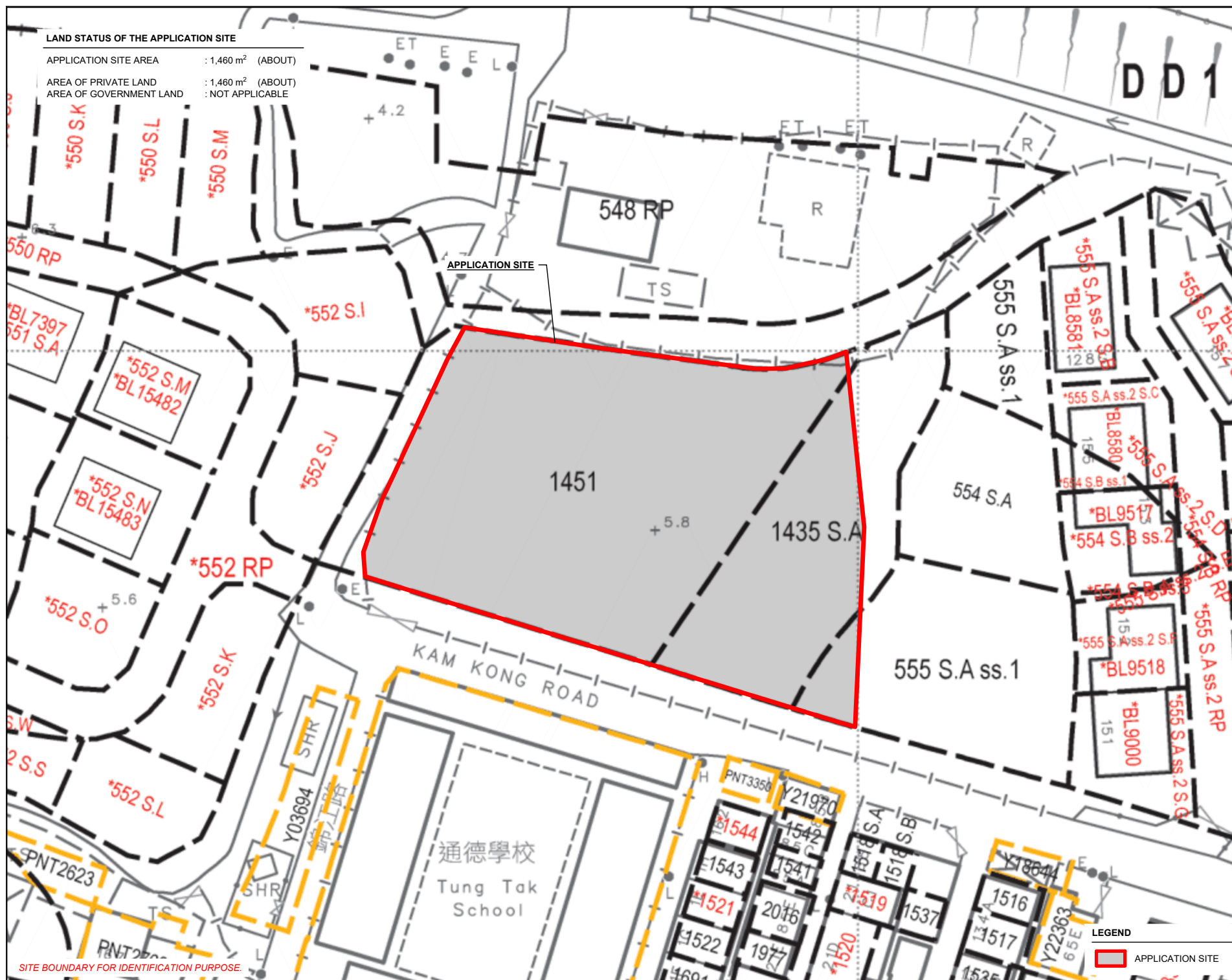
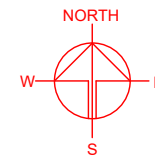
DWG NO.	VER.
PLAN 2	001

LEGEND



APPLICATION SITE

APPLICATION SITE AREA	: 1,460 m ² (ABOUT)
AREA OF PRIVATE LAND	: 1,460 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE _____

12.11.2024

REVISÉ BY

DATE _____

100

1

APPROVED

DATE _____

DWG. TITLE

LAND STATUS OF THE SITE

DINC NO.

DWG NO.
PLAN 3

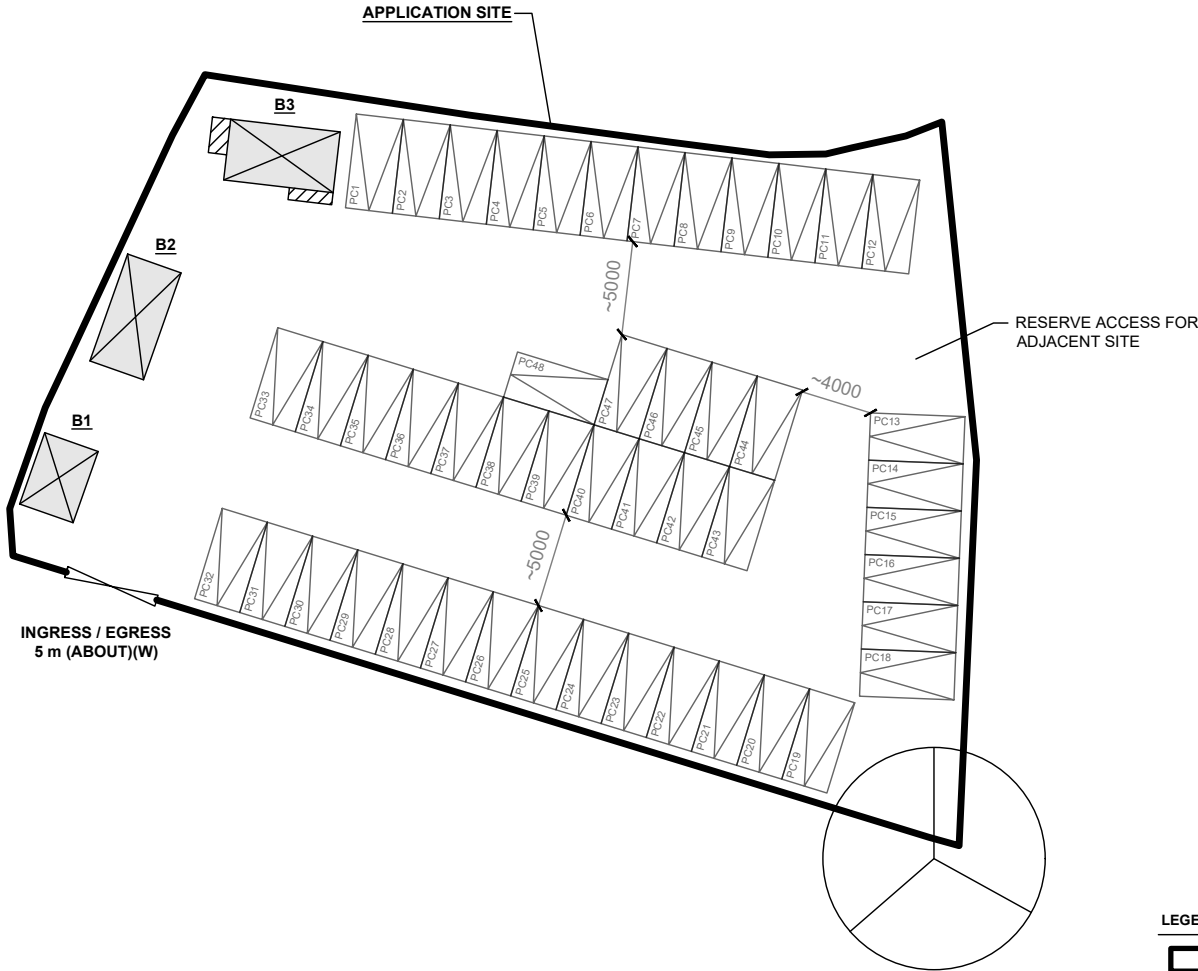
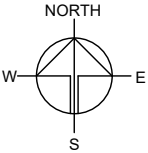
VED

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,460 m ²	(ABOUT)
COVERED AREA	: 52 m ²	(ABOUT)
UNCOVERED AREA	: 1,408 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 52 m ²	(ABOUT)
TOTAL GFA	: 52 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	METER ROOM AND WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		52 m ² (ABOUT)	52 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 48
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	EXISTING TREE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

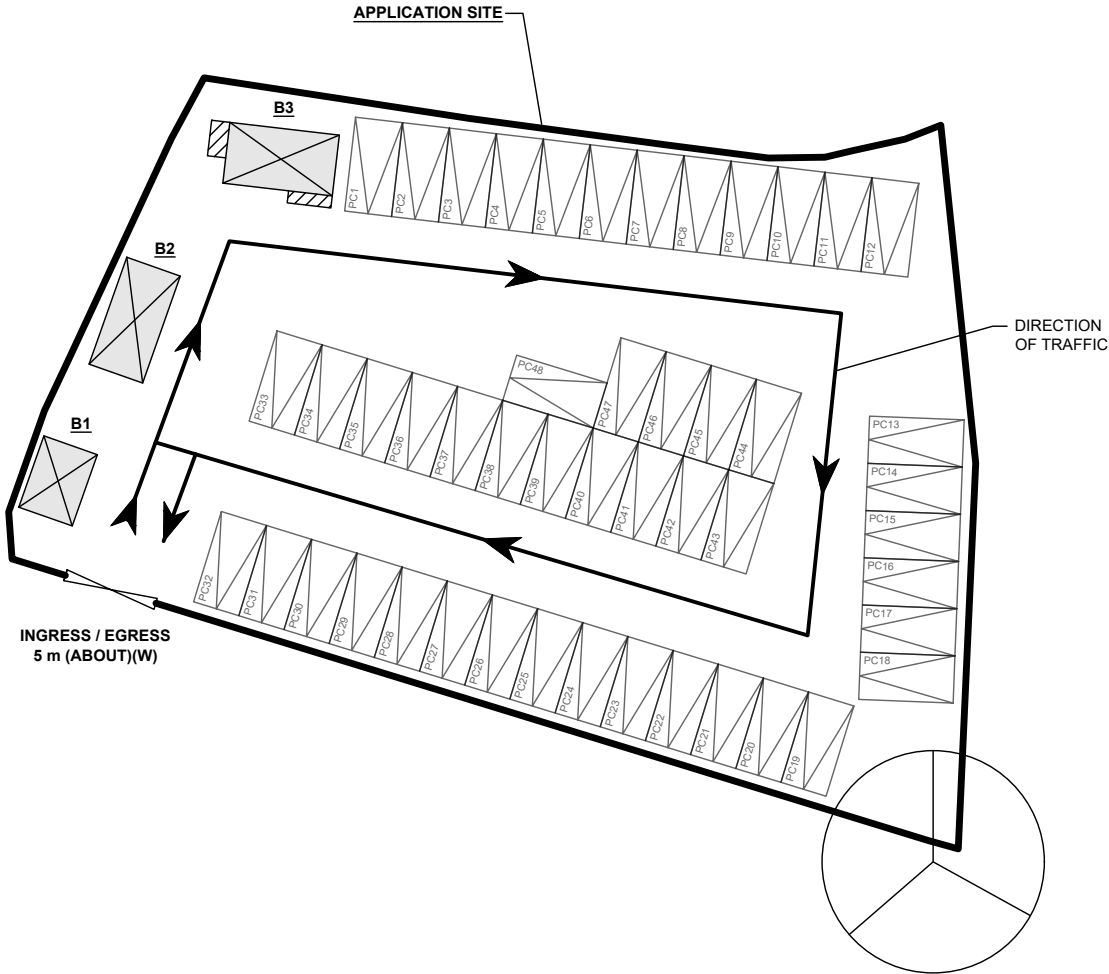
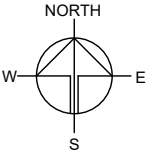
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE	
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DRAWN BY	DATE
MN	13.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,460 m ²	(ABOUT)
COVERED AREA	: 52 m ²	(ABOUT)
UNCOVERED AREA	: 1,408 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 52 m ²	(ABOUT)
TOTAL GFA	: 52 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	METER ROOM AND WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		52 m ² (ABOUT)	52 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 48
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	EXISTING TREE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

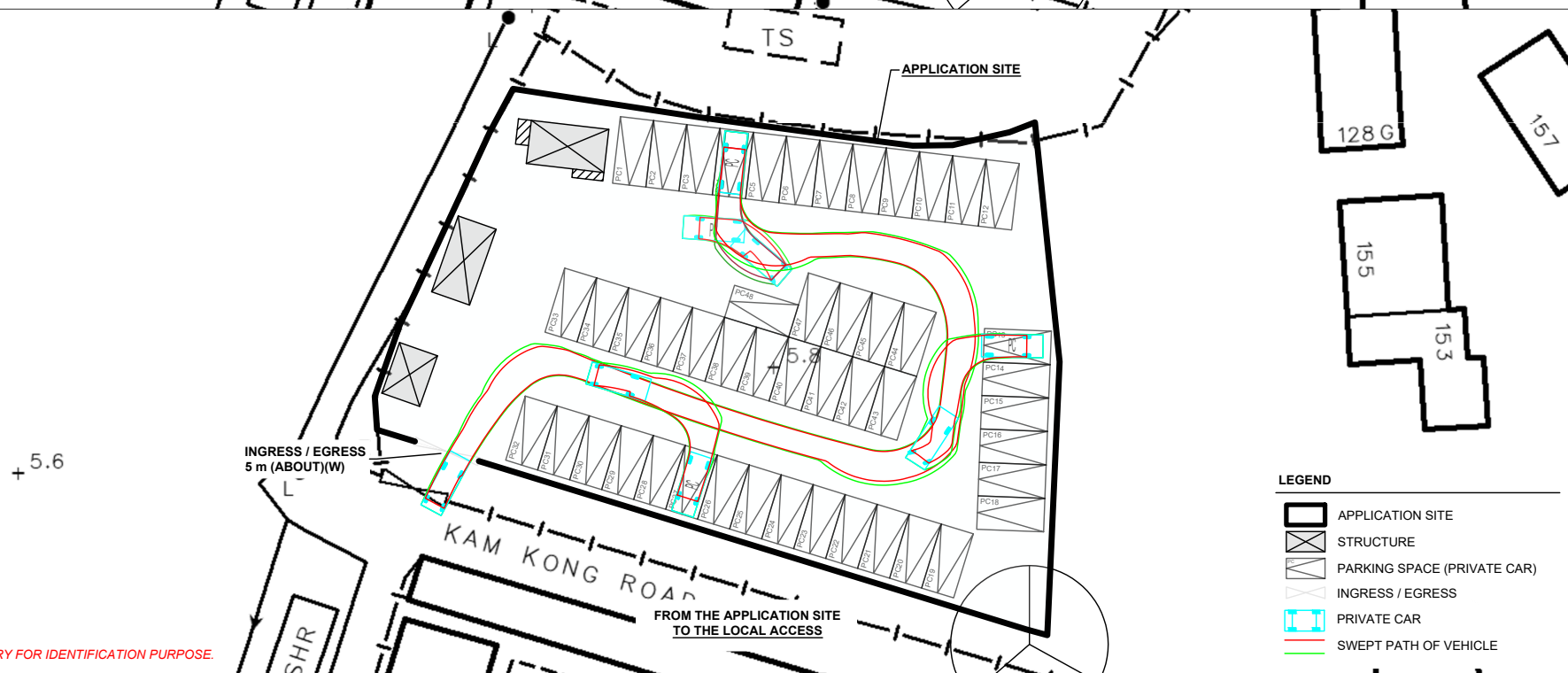
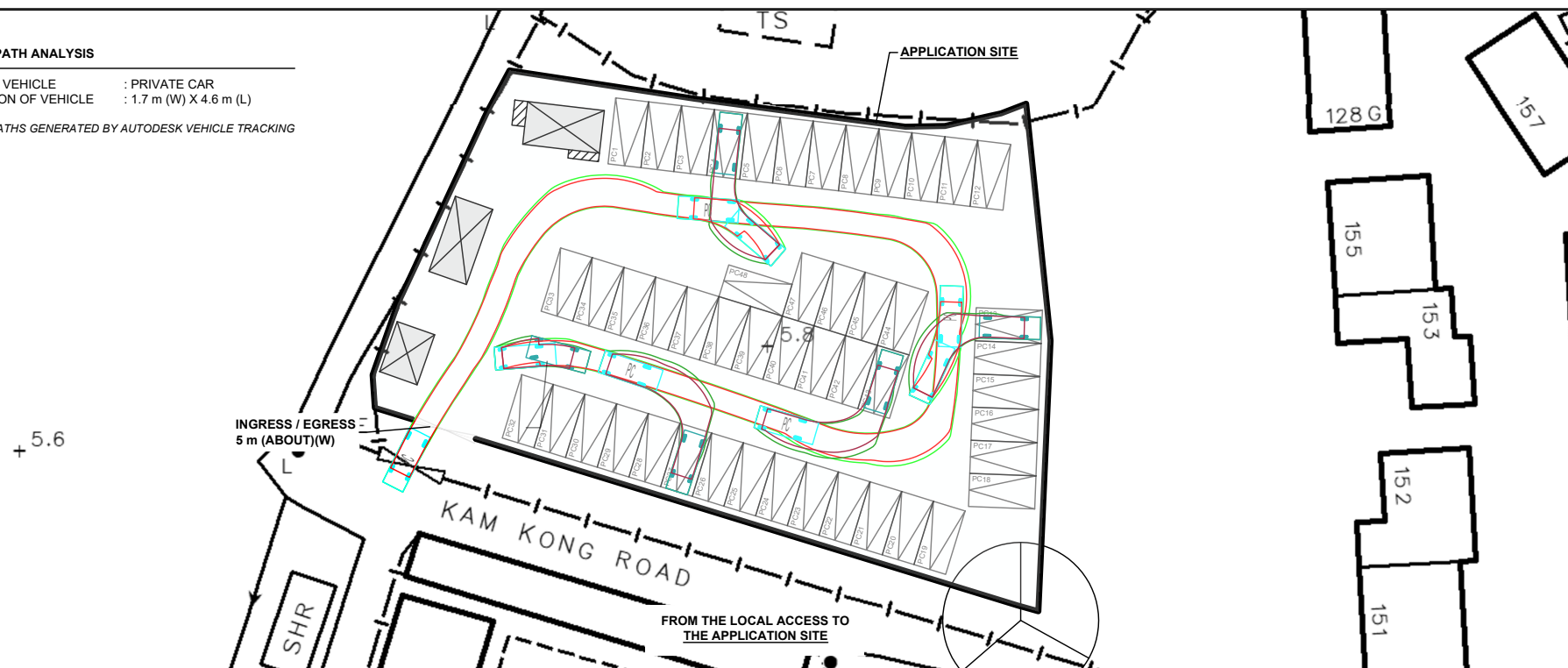
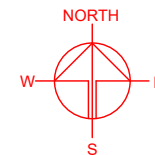
1 : 400 @ A4

DRAWN BY	DATE
MN	13.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	DIRECTION OF TRAFFIC
DWG NO.	VER.
PLAN 5	001

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
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


CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS (PC

DWG NO.	VER.
PLAN 6	001

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  INGRESS / EGRESS
-  PRIVATE CAR
-  SWEEPED PATH OF VEHICLE

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 555 S.A ss.1 (Part), 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing residential development (i.e. Tai Hong Wai, Kam Tin Shing Mun San Tsuen, Wing Lung Wai, Kat Hing Wai, Tsz Tong Tsuen, etc.), which demand for public parking spaces has always been high. Although public franchised buses and public minibus services are provided at Kam Tin Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the service and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed at Kam Tin Road (especially on nearby lay-bys and bus stops on both ways), which causes adverse traffic impact to the nearby road network.
- 1.3 In view of the above, the applicant would like to operate the applied use to alleviate the pressing demand of legal parking spaces in the area and bring convenience to the surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' use is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mostly by residential development formed by groups of village houses of 8.23m high and a primary school, the proposed development with several low-rise temporary structures is considered not incompatible with the surroundings. The proposed public vehicle park (excluding container vehicles) is intended to serve the needs of the residents and in support of the village development, hence, it is considered in line with the planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 The Site is the subject of a previous planning application (No. A/YL-KTN/719) for the same use that was submitted by the same applicant which was approved by the Board on a temporary basis for a period of 5 years in 2021. When compared with the previous application, a smaller site area was adopted, thus a change in layout of parking spaces. An additional structure is also proposed within, thus larger covered area and gross floor area (GFA) are provided at the Site; whilst there is no change in building height. The applicant has shown effort to comply with approval conditions of the previous application, details are shown at **Table 1**.

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

Approval Conditions of Application No. A/YL-KTN/719		Date of Compliance
(e)	Submission of a drainage proposal	Not yet complied with
(f)	Implementation of the drainage proposal	Not yet complied with
(h)	Submission of a Fire Service Installations (FSIs) proposal	30/11/2021
(i)	Implementation of the accepted FSIs proposal	13/10/2022

- 2.4 Regarding the approval conditions (e) and (f), the applicant made several submissions for compliance with approval condition (e) on 30/03/2023, 15/08/2023, 29/02/2024, 09/05/2024 and 18/06/2024. The latest submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 02/08/2024. However, the applicant did not have sufficient time to complete the rectification of drainage proposal by the designated time period, which led to revocation of the application on 23/10/2024.
- 2.5 In support of the current application, the applicant has submitted a fresh fire service installations proposal and a fresh drainage proposal to mitigate potential impact arisen from the proposed development (**Appendices I to II**). The applicant will implement both drainage and FSIs proposals after planning permission has been granted from the Board, as well as acceptance of both proposals by relevant departments.

3) Development Proposal

- 3.1 The Site occupies an area of 1,460 m² (about) (**Plan 4**). A total of 3 structures are provided at the Site for guardroom, site office, meter room and washroom with total GFA of 52 m² (**Plan 4**). Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	1,460 m ² (about)
Covered Area	52 m ² (about)
Uncovered Area	1,408 m ² (about)
Plot Ratio	0.04 (about)
Site Coverage	4% (about)
Number of Structure(s)	3
Total GFA	52 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	52 m ² (about)
Building Height	3 m (about)
No. of Storey	1

4) Operation Mode

Operation of the Public Vehicle Park

- 4.1 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). The operation hours of the public vehicle park are 24-hour daily, including public holidays. A total of 48 parking spaces will be provided at the Site, details of parking space provisions are shown at **Table 3** below:

Table 3 – Parking Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	48

- 4.2 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 5 and 6**). A notice will be posted at a prominent location of the Site to indicate that only PC is allowed to be parked/stored on enter/exit the Site at any time during the planning approval period.
- 4.3 Furthermore, no vehicles without valid licenses 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. No workshop activities (including vehicle washing, dismantling and repairing, etc.) will be carried out within the Site. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 4** below), adverse traffic impact to

the surrounding road network should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (07:30 – 08:30)	5	35	40
Trips at <u>PM peak</u> per hour (17:30 – 18:30)	36	4	40
Traffic trip per hour (average)	6	6	12

4.5 The applicant will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

4.6 1 caretaker will stay overnight at the Site to handle any potential complaint to minimise nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

5) Conclusion

5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of the accepted drainage and fire service installations proposals; as well as to implement the accepted proposals once accepted by relevant departments to mitigate any adverse impact arising from the proposed development.

5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**’.

R-riches Property Consultants Limited

November 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Direction of Traffic of the Application Site
Plan 6	Swept Path Analysis (Private Car)

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal

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, appearing to read 'Danny NG', is written over a blue circular company stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盛卓物業顧問有限公司' in the center, with a small star at the bottom.

Danny NG

Town Planner

寄件者:
寄件日期: 2025年04月10日星期四 10:26
收件者: tpbpd/PLAND
副本:

主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1076 - Further Information
附件: FI1 for A_YL-KTN_1076 (20250410).pdf

郵件標幟:
標幟狀態:

類別:

Dear Sir,

Attached herewith the revised FI to supersede the FI submitted on 03/04/2025 (email below), to address departmental comments of 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

From: Danny Ng
Sent: Thursday, April 3, 2025 4:33 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc:

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1076 - Further Information

Dear Sir,

We write to submit further information in response to previous departmental comments of the subject application.

Should you require more information, please do not hesitate to contact us. 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

10 April 2025

Dear Sir,

1st Further 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 write to submit further information to address departmental comments of the subject application (**Appendices I to III**).

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



Danny NG
Town Planner

cc DPO/FSYLE, PlanD



Responses-to-Comments

**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**

(Application No. A/YL-KTN/1076)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner for Transport (C for T) (Contact Person: Mr. Phil Cai; Tel:)		
(a)	The applicant should provide traffic review to demonstrate the minimal traffic impact to the local access as stated in the planning statement;	Please be confirmed that the application site is currently used as temporary car park providing similar number of car parking spaces. Hence traffic generation and attraction of the application site is already reflected in the existing condition and there will be no change in traffic flow under the scenario with development. The v/c ratio assessment has been conducted and shown in Appendix A of Appendix II based on the latest traffic survey data on 18 February 2025.
(b)	The applicant should provide the routing between Kam Tin Road and the site;	Please refer to Figure 2 in Appendix II for the routing between Kam Tin Road and the site.
(c)	The applicant should note the local access between Kam Tin Road and the site is not managed by this Department.	Noted.
2. Comments from the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel:)		
(a)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted and revised accordingly (Appendix III).

3. Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. Y.C. WONG; Tel:)		
(a)	<p>LandsD objects the application.</p> <p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the said private lot(s) has been fenced off / illegally occupied without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p>The lot owner(s)/applicant shall <u>either</u> (i) cease the illegal occupation of the Government land not covered by the subject planning application immediately, <u>or</u> (ii) include the adjoining Government land being illegally occupied in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STT to permit the structure(s) erected and the occupation of the Government land. In addition, LandsD reserves the right to take land control action for any unlawful occupation of Government land.</p> <p>Unless and until the unlawful occupation of Government land are duly rectified by the lot owner(s)/applicant or entirely included in the</p>	<p>The applicant has neither the intention to develop / occupy / use the said adjoining Government Land (GL), nor has fenced off/illegally occupied the said GL.</p> <p>The applicant has fenced off one's site from the adjoining GL. The proposed use would strictly be conformed within the application site boundary. No GL will be fenced off / illegally occupied by the applicant at any time during the planning approval period.</p>

	subject planning application, please take it as this office's objection to the application.	
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Appendix A - V/C Ratio Assessment

1. EXISTING TRAFFIC CONDITION

- 1.1 As shown in **Figure 1**, both Kam Tin Road and Kam Kong Road are the major roads connecting the application site.
- 1.2 In order to acquire the existing traffic condition at Kam Tin Road and Kam Kong Road, traffic survey in the form of manual classified count had been conducted during morning and evening peak periods on a typical weekday on 18 February 2025.
- 1.3 It is revealed from the survey results that AM and PM peak hours occurred from 8:15am to 9:15am and 5:45pm to 6:45pm respectively. The peak hour traffic flows at Kam Tin Road and Kam Kong Road are also illustrated diagrammatically in **Figure 1**.

2. V/C RATIO ASSESSMENT OF KAM TIN ROAD AND KAM HONG ROAD

- 2.1 The applicant site is currently in operation with similar number of parking spaces compared to the proposed temporary public vehicle park. Therefore the traffic generation and attraction of the application site is already reflected in the traffic survey data.

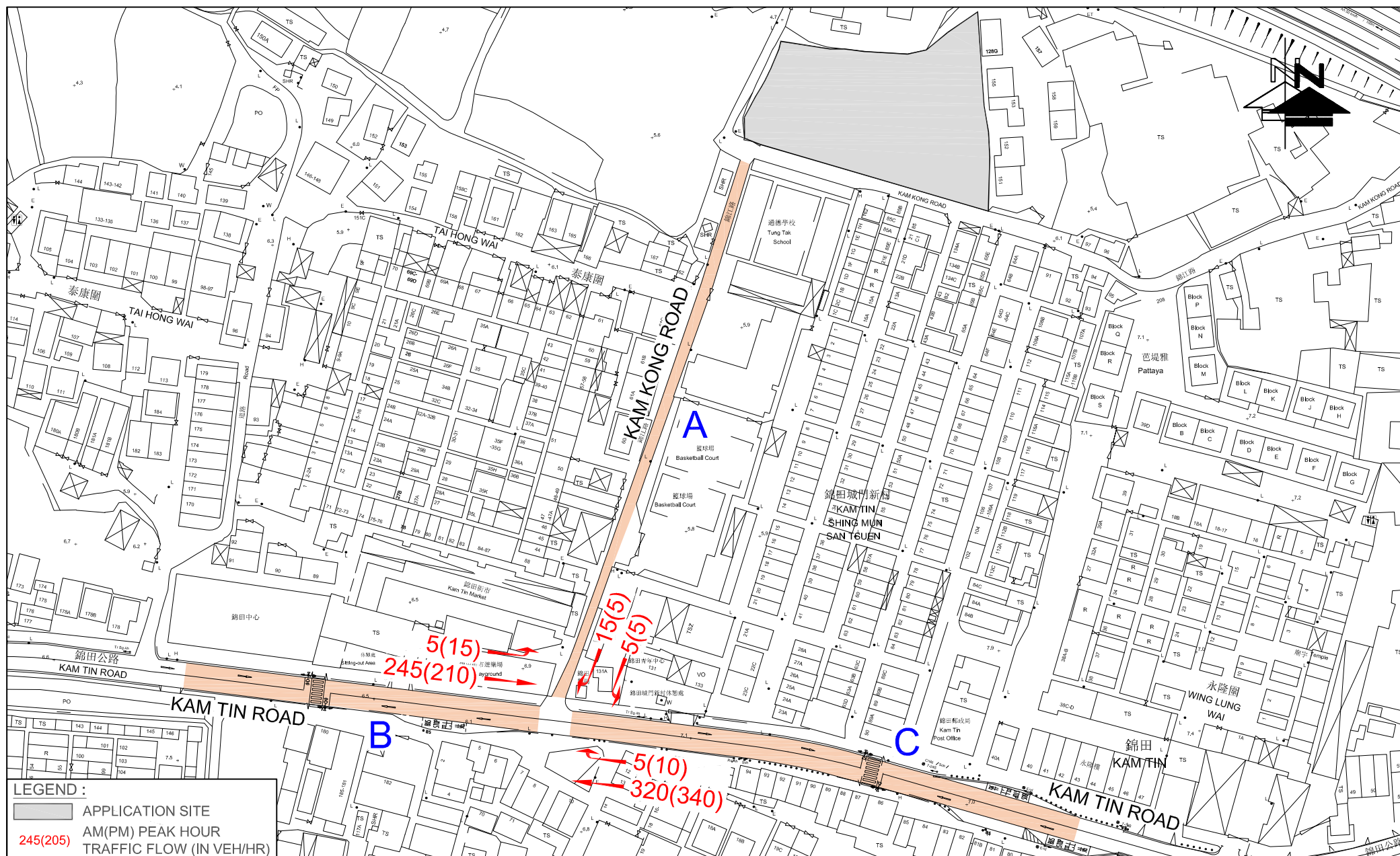
Table 2.1 Traffic Flows and Volume to Capacity (V/C) Ratio Assessment of Kam Tin Road and Kam Kong Road

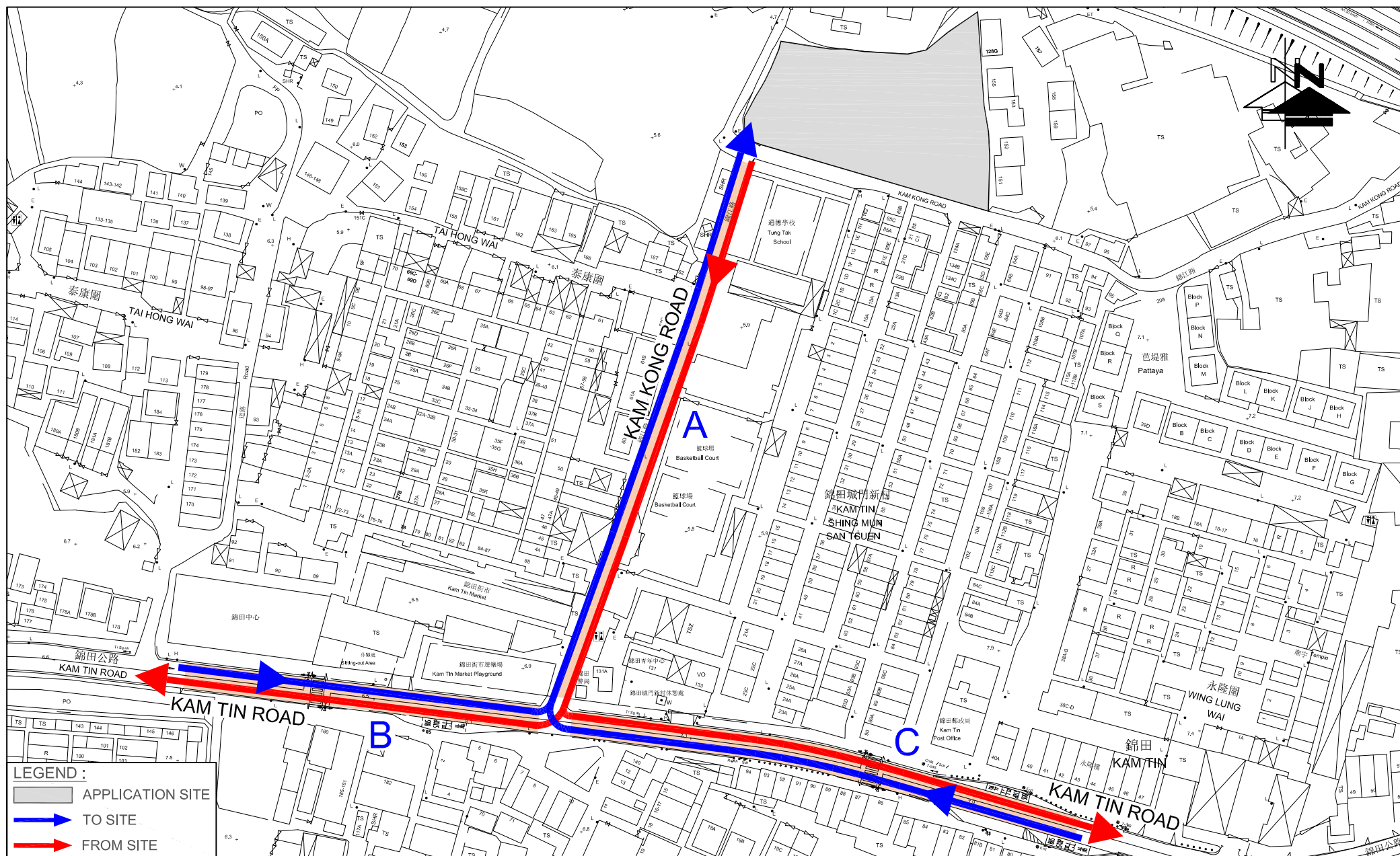
Road Link Section	Road Link	Capacity (veh/hr) [C]	Year 2025			
			AM Peak		PM Peak	
			Traffic Flow (veh/hr) [V]	V/C Ratio	Traffic Flow (veh/hr) [V]	V/C Ratio
A	Kam Kong Road	100 ⁽¹⁾	30	0.30	35	0.35
B	Kam Tin Road	1,400 ⁽²⁾	585	0.42	570	0.41
C	Kam Tin Road	1,400 ⁽²⁾	575	0.41	565	0.40

- Notes:** (1) Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.
- (2) Capacity based on T.P.D.M. Volume 2 Chapter 2 Section 2.4 Table 2.4.1.1: road capacity of 2 lane carriageway under district distributor 6.75m.



- 2.2 The V/C assessment results in above **Table 2.1** indicate that both Kam Tin Road and Kam Kong Road are operating with adequate road link capacity during the peak hours.
- 2.3 The assessment results revealed that no significant traffic impacts would be induced due to the estimated traffic generation of the proposed development.
- 2.4 It is concluded that the application site as proposed Temporary Public Vehicle Park would not induce any traffic impacts to both Kam Tin Road and Kam Kong Road and is justified and supported from traffic engineering point of view.

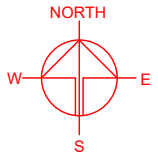




DEVELOPMENT PARAMETERS

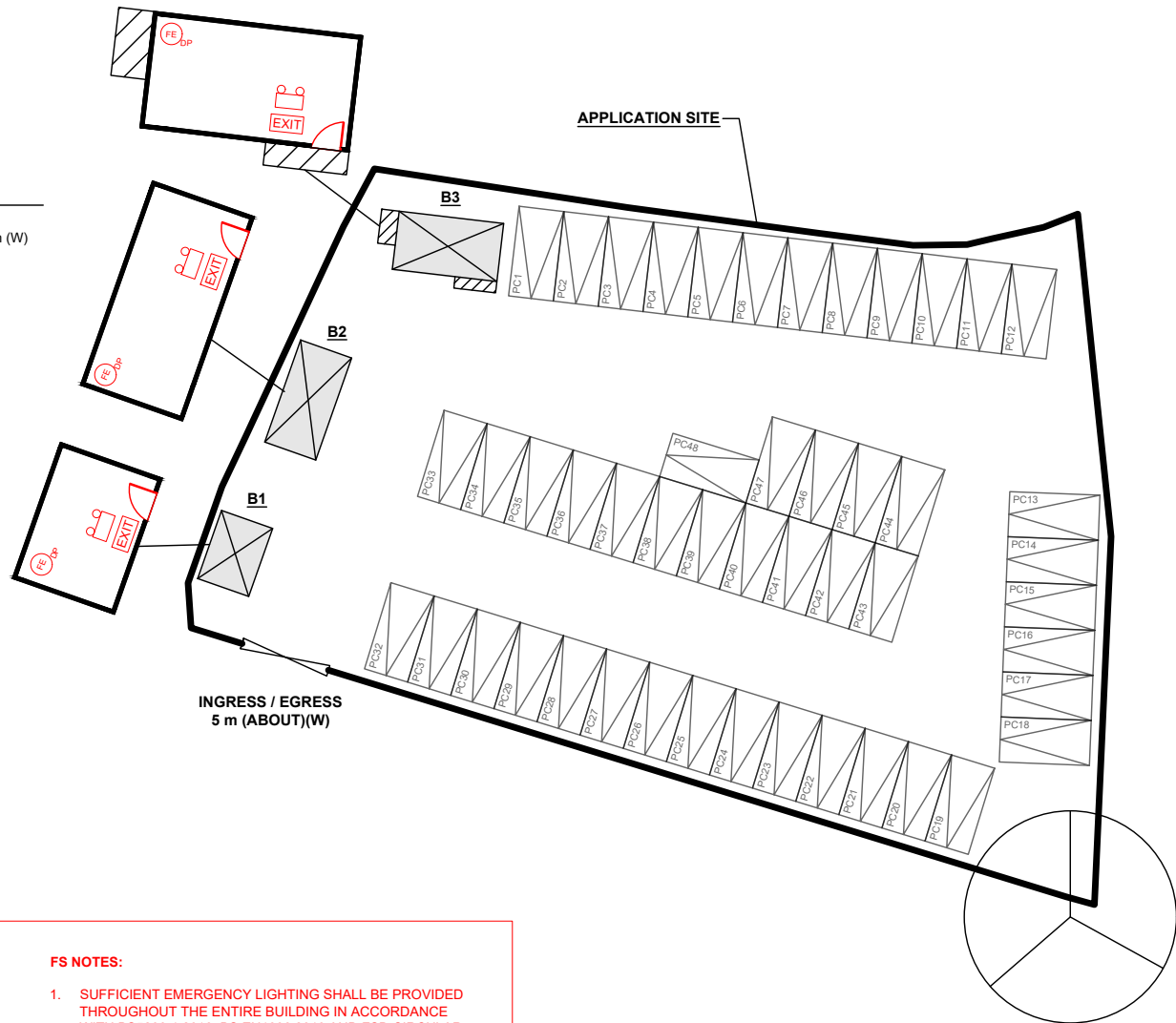
APPLICATION SITE AREA	: 1,460 m ²	(ABOUT)
COVERED AREA	: 52 m ²	(ABOUT)
UNCOVERED AREA	: 1,408 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 52 m ²	(ABOUT)
TOTAL GFA	: 52 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	METER ROOM AND WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		52 m ² (ABOUT)	52 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 48
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	EXISTING TREE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY MN	DATE 13.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX III	VER. 001
-------------------------	-------------

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/719	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	22.1.2021 [revoked on 22.10.2024]

Similar s.16 Applications within/straddling the “Village Type Development” zones on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/717	Proposed Temporary Eating Place and Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	18.12.2020 [revoked on 18.03.2023]
2.	A/YL-KTN/737	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	18.12.2020 [revoked on 18.05.2021]
3.	A/YL-KTN/764	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.5.2021 [revoked on 28.05.2022]
4.	A/YL-KTN/768	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	25.06.2021 [revoked on 25.05.2024]
5.	A/YL-KTN/796	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	24.12.2021 [revoked on 24.06.2024]
6.	A/YL-KTN/803	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	14.01.2022
7.	A/YL-KTN/816	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Filling of Land	18.2.2022
8.	A/YL-KTN/922	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.7.2023
9.	A/YL-KTN/935	Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of Five Years	11.08.2023

	Application No.	Use/Development	Date of Consideration
10.	A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.09.2024
11.	A/YL-KTN/1046	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of Five Years	25.10.2024
12.	A/YL-KTN/1072	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three years and Associated Filling of Land	24.1.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Lot No. 1435 S.A held under Tai Po New Grant No. 4417 for agricultural purpose; Lot No. 1451 held under Tai Po New Grant No. 5654 for garden purpose; and Old Schedule Agricultural Lot No. 555 S.A ss.1 in D.D.109 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;
- there is no Small House application approved or under processing within the Site; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- based on the information provided, the applied use would not involve use of heavy vehicle and it is anticipated that the applied use would not involve dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within “Village Type Development” (“V”) zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

7. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective noting that the Site zoned “V” has been paved.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

9. **District Officer’s Comments**

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

- his office has not received any local’s comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with the approval condition again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee or the Town Planning Board to any further application;
- (c) to resolve any land issues relating to the applied use with the concerned owner(s) and operator(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot at the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to

Comment by the Environmental Protection Department’;

- the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- he has the following detailed comments on the submitted drainage proposal:
 - i. Geotechnical Engineering Office Technical Guidance No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded;
 - ii. the proposed hoarding opening is not acceptable. The opening should be provided all along the hoarding and to be deleted(if any) in all drawings;
 - iii. Stormwater Drainage Manual Corrigendum No. 1/2022 and 1/2024 should be considered;
 - iv. the applicant shall make reference to the latest DSD’s Technical Note to prepare a drainage submission for drainage proposal preparation;
- (i) to note the comments of the Director of Fire Services that:
- the installation/maintenance/modification/repair work of Fire Service Installations proposal 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 the Director of Fire Services;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that three structures are proposed in the application. 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 unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the site building works in accordance with the BO;
 - 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;

- 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 the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

From: [REDACTED]
Sent: 2025-01-15 星期三 02:53:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1076 DD 109 Kam Tin

A/YL-KTN/1076

Lots 555 S.A ss.1, 1435 S.A (Part) and 1451 (Part) in D.D. 109, Kam Tin

Site area: About 1,460sq.m

Zoning: "VTD"

Applied use: 48 Vehicle Parking / **5 Years**

Dear TPB Members,

719 was approved 22 Jan 2021 and then clocked up a record FOURTEEN extensions of time, the most recent on 21 August.

This is more than 50% of the approval time, an example of how the Assistant Director of Planning ignores the guidelines and the obligation to put the interests of the community first.

Solution is to file a new application for a smaller site but with little reduction in the number of vehicles.

Not only is unacceptable that approval be given, but also that the applicant be allowed to seek another 5 years when his own planning statement indicates that there is no intention to fulfil Drainage conditions.

It is high time that both PlanD and board members stop approving applications when there is a strong risk of negative impact on the community. With the predictions of an ever-increasing possibility of heavy rainfall and flooding, tolerating such operations is not acceptable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 July 2020 3:18 AM HKT
Subject: A/YL-KTN/719 DD 109 Kam Tin

A/YL-KTN/719

Lots 554 S.A, 555 S.A ss.1, 1435 S.A and 1451 (Part) in D.D. 109, Kam Tin

Site area: About 2,412 sq.m

Zoning: "VTD"

Applied use: 56 Vehicle Parking / **5 Years**

Dear TPB Members,

This is clearly an existing vehicle parking operating without approval.

PlanD will trot out the usual no demand for small houses, serves the good folk, etc.

However it is right beside Tung Tak School. Are there no regulations with regard to the impact of such a facility on the health of the students re air quality and noise pollution?

Mary Mulvihill

From: [REDACTED]
Sent: 2025-05-15 星期四 03:50:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-KTN/1076 DD 109 Kam Tin

Dear TPB Members,

In view of revelation that applicant has been illegally occupying Government Land, together with failure to implement conditions, it is clear that there is no justification whatsoever to consider a 5 year term.

Reminder again to both PlanD and members, National Security is not only about flag waving, its priority is to ensure that the good health and safety of the community is safeguarded.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 15 January 2025 2:53 AM HKT
Subject: A/YL-KTN/1076 DD 109 Kam Tin

A/YL-KTN/1076

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