

2025年 2月 4日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式處理申請  
申請的日期

This document is received on 4 FEB 2025.  
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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1093
	Date Received 收到日期	- 4 FEB 2025

- 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 ..... 1,668 ..... 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

(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	"Comprehensive Development Area (1)" Zone
(f) Current use(s) 現時用途	Public vehicle park (excluding container vehicle)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
10/12/2024 - 24/12/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 14/01/2025 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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，或有關係的鄉事委員會<sup>&</sup>

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**

<p>(a) Operation involved 涉及工程</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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="497 1384 1484 1899"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) 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	.....18..... sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Proposed plot ratio 擬議地積比率	.....0.01.....	<input checked="" type="checkbox"/> About 約	
Proposed site coverage 擬議上蓋面積	.....1..... %	<input checked="" type="checkbox"/> About 約	
Proposed no. of blocks 擬議座數	.....1.....		
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	

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約  
 (please specify the number of rooms  
 請註明房間數目) .....  
☒ office 辦公室 ..... 18 ..... sq. m 平方米 ☒ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

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

☐ other(s) 其他 (please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)  
☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicle parking spaces and circulation area .....  
 .....  
 .....  
 .....  
 .....

**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****擬議發展計劃的行車通道安排**

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))  Accessible from Shui Mei 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 <table border="0" style="width: 100%;"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">32</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <input type="checkbox"/>	Private Car Parking Spaces 私家車車位	32	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)	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	32																	
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 <table border="0" style="width: 100%;"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <input checked="" type="checkbox"/>	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)	_____	_____	_____	_____	_____
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)	_____																	
_____	_____																	
_____	_____																	

## 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"/>
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"/>																													

## 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。

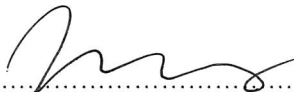
.....Please refer to the supplementary statement.

**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



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

15/01/2025

(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<sup>@</sup>

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

<sup>@</sup> 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 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	1,668	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	

(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 (about)	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	1		% <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	32
	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)	32 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
<b>Plans and Drawings 圖則及繪圖</b>		
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>Plans showing the location/zoning/land status of the Site; Swept path analysis; Accepted fire service installations proposal under previous application; and Drainage proposal.</u>		
<b>Reports 報告書</b>		
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"/>
<hr/> <hr/>		

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。

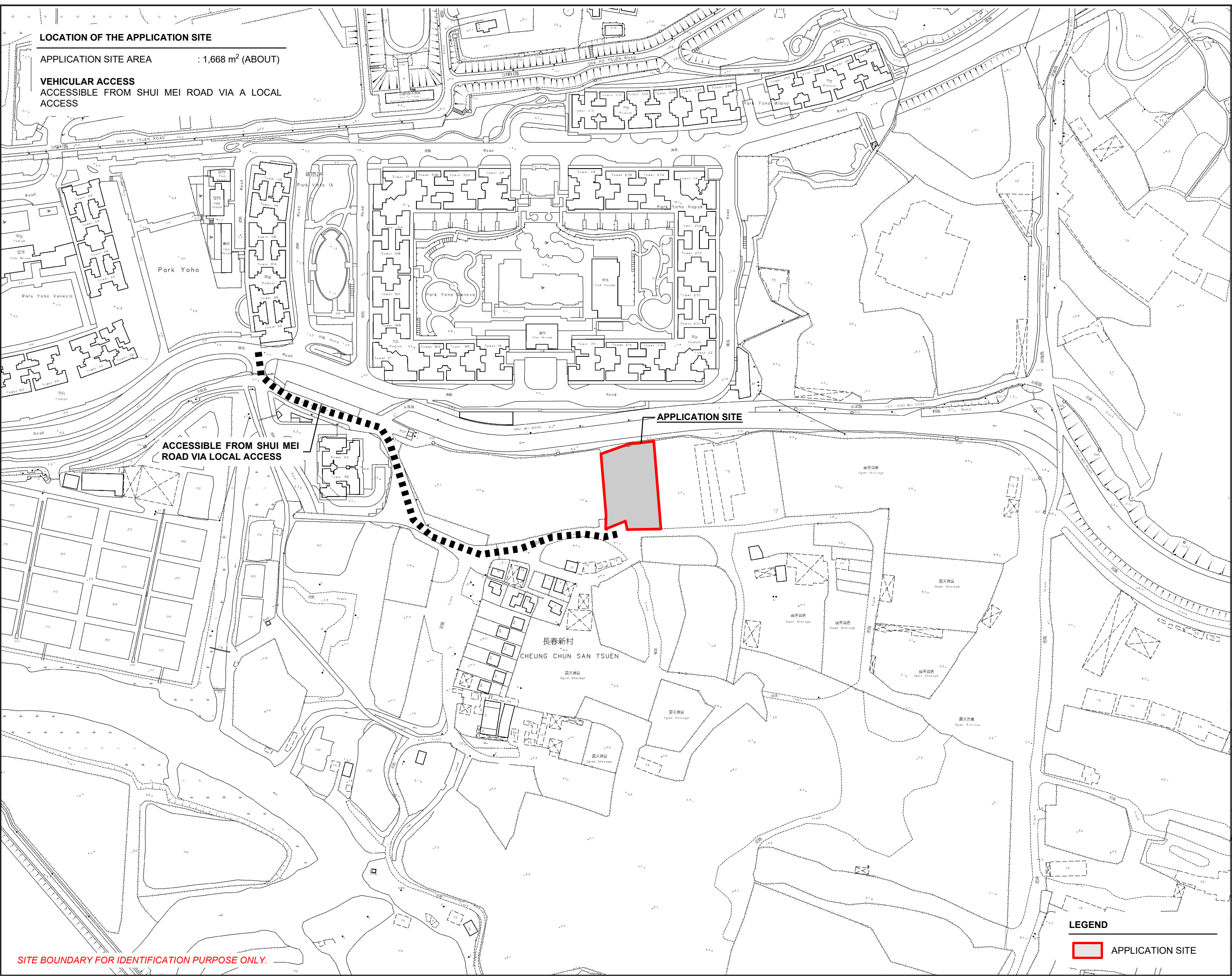
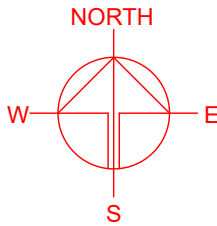
此為空白頁。

This is a blank page.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,668 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL  
ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

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	13.1.2025
CHECKED BY	DATE
APPROVED BY	DATE

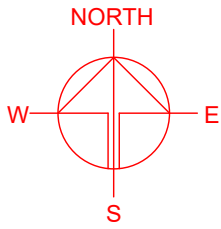
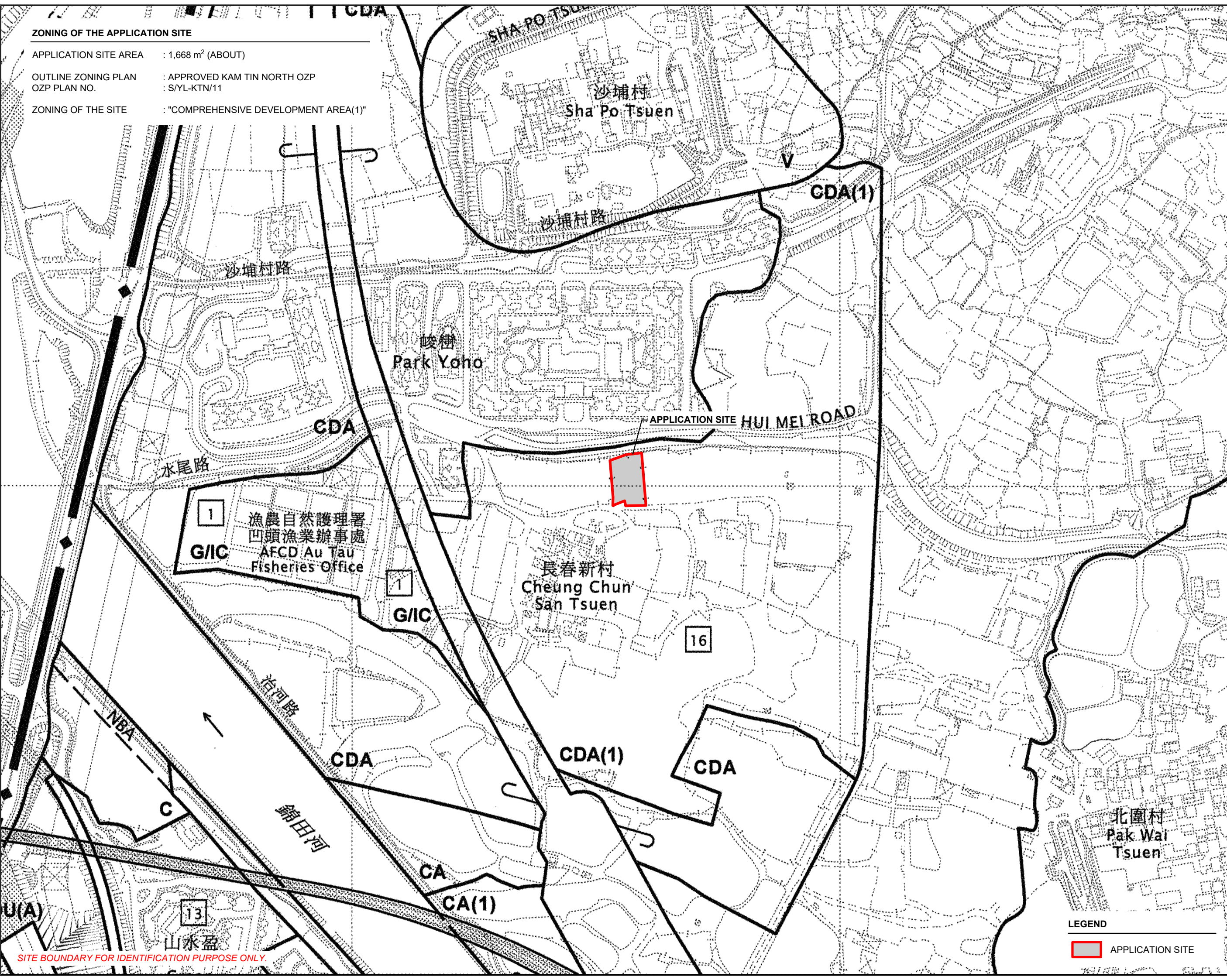
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,668 m<sup>2</sup> (ABOUT)

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

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



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

MN

DATE

13.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

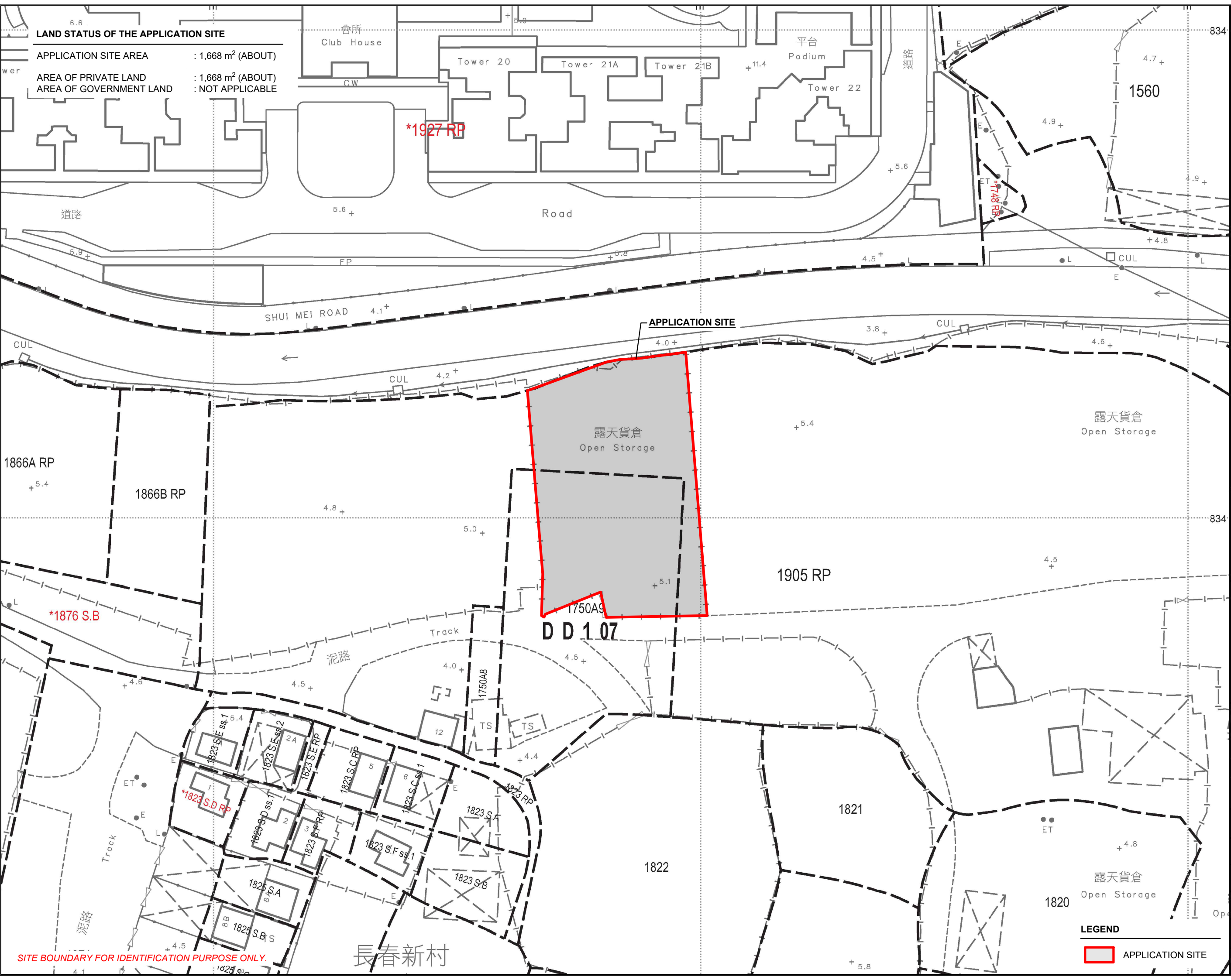
VER.

001

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

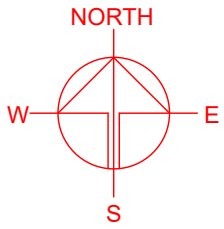


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,668 m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 1,668 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



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 : 1000 @ A4

DRAWN BY

MN

DATE

13.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND



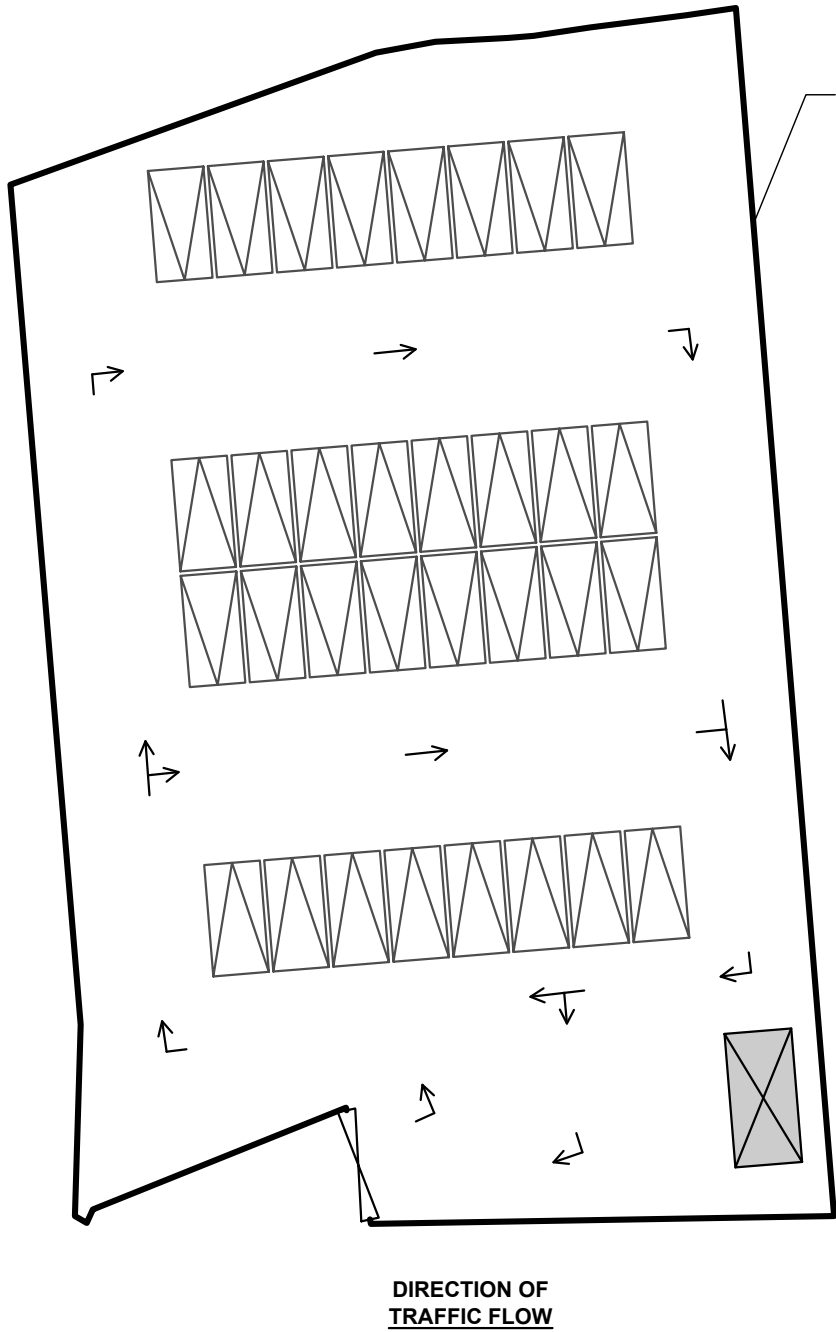
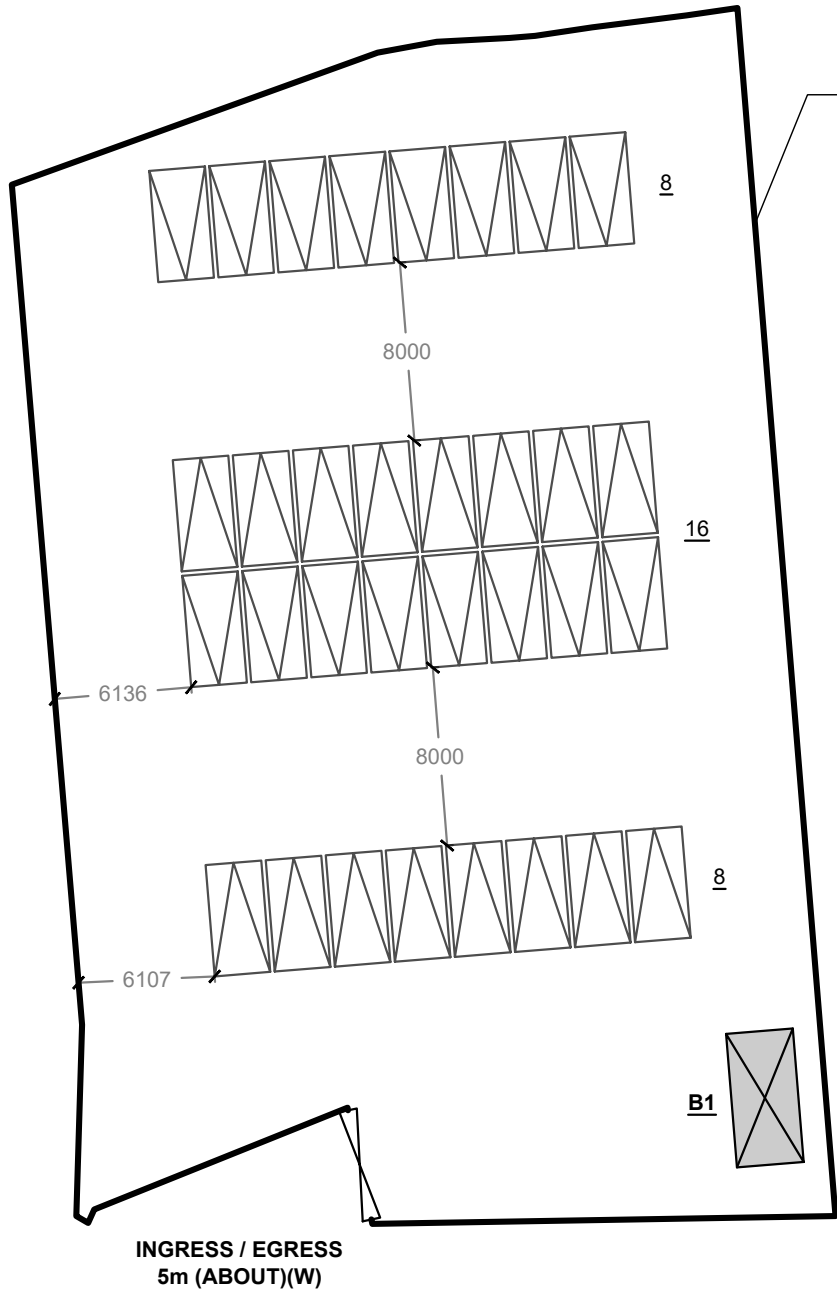
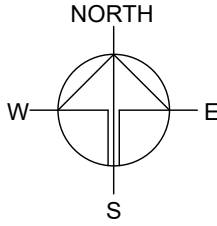
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,668 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 18 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,650 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 18 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

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

13.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

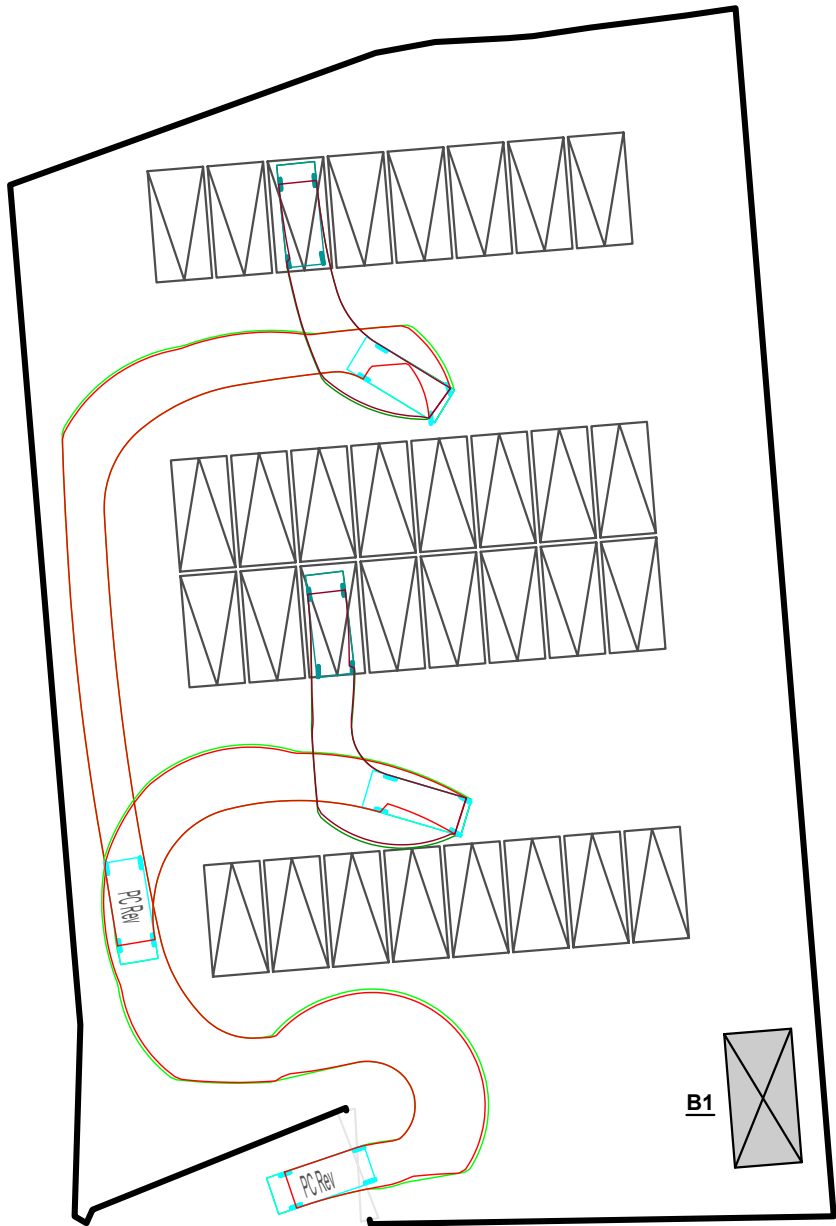
VER.

001

SWEPT PATH ANALYSIS

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

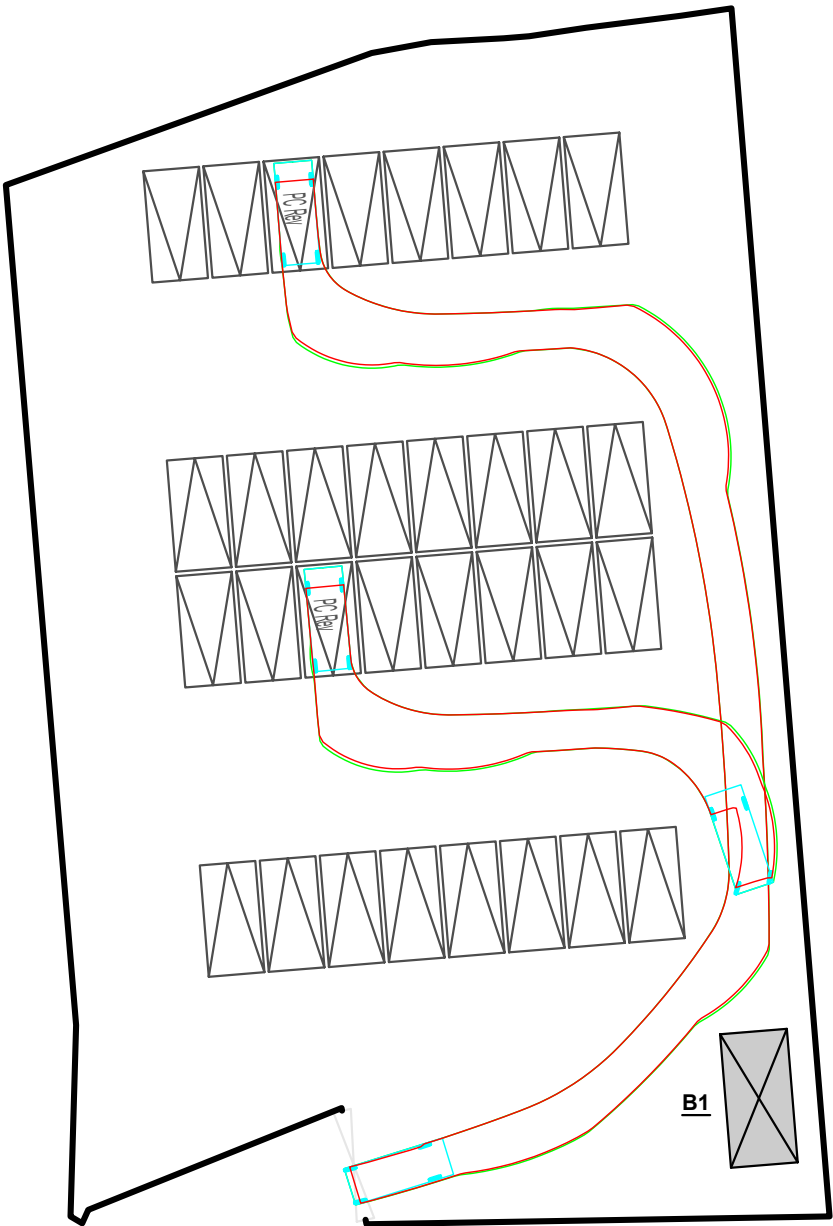
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS  
5m (ABOUT)(W)

FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

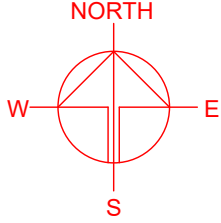


INGRESS / EGRESS  
5m (ABOUT)(W)

FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND

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



PLANNING CONSULTANT



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

MN

DATE

13.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1750A9 (Part) and 1905 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories (the Site) for **‘Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years’** (the development) (**Plan 1**).
- 1.2 The Site is in close proximity to nearby residential uses i.e. Park Yoho and Cheung Chun San Tsuen, where there is strong local demand for car parking spaces. Despite public transportation is available at Park Yoho, most residents rely on private cars for daily commuting given the limited route destinations and low frequency of the bus services. In view of this, the applicant would like to continue to operate the public vehicle park to serve nearby resident and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Comprehensive Development Area (1)” (“CDA(1)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, ‘Public Vehicle Park (Excluding Container Vehicle)’ is a column 2 use within the “CDA(1)” zone, which requires planning permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by residential, public vehicle parks and open storage uses. Although the applied use is not entirely in line with the planning intention of “CDA(1)” zone, there is no known comprehensive development/redevelopment of the area for residential use at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “CDA(1)” zone and would better utilize precious land resources in the New Territories.
- 2.3 The Site is subject of a previously approved application (No. A/YL-KTN/837) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years in June 2022. Compared with the previous application, the applied use, site area, layout and other development parameters remain unchanged. During the planning approval period of the previous application, the applicant has made effort to comply with the approval conditions. Details are shown at **Table 1** below.

**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 1,668 m<sup>2</sup> (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 m<sup>2</sup> (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**

<b>Site Area</b>	1,668 m <sup>2</sup> (about)
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,650 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.01 (about)
<b>Site Coverage</b>	1% (about)
<b>No. of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	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**

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

- 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.

**Table 4 – Trip Generation/Attraction**

Time Period	Trip Generation/Attraction		
	Private Car		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	1	8	9
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	8	11
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	6	2	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	8	3	11
Average trip per hour (09:00 – 17:00; 19:00 – 07:00)	3	3	6

3.5 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. The applicant will also follow relevant mitigation measures and requirements in the latest the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. the accepted FSIs proposal under the previous application and a drainage proposal to mitigate any adverse impact arising from the development (**Appendices I and II**). The applicant will proceed to implement the accepted proposals upon obtaining planning permission from the Board.

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

**R-riches Property Consultants Limited**

**January 2025**

## **LIST OF APPENDICES**

<b>Appendix I</b>	Accepted FSIs proposal under the previous application
<b>Appendix II</b>	Drainage Proposal

## **LIST OF PLANS**

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Swept path analysis

## **Appendix I**

Accepted Fire Service Installations Proposal  
under Previous Application No. A/YL-KTN/837

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 1750A9 & 1905 RP

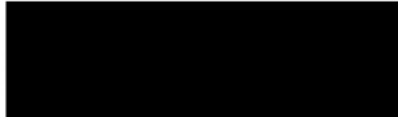
本署檔號 Our Reference : TPB/A/YL-KTN/837

電話號碼 Tel. No. : 3168 4049/ 3168 4072

傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post & Fax (2323 3662)**

R-riches Property Consultants Ltd.



(Attn: Mr. Louis TSE / Christian CHIM)

18 October 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)  
– the Submission of a Fire Service Installations Proposal**

**Proposed 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  
(Planning Application No. A/YL-KTN/837)**

I refer to your submission dated 17.9.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Josephine LO )

District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department

- 2 -

C.C.  
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal  
CTP/TPB

JL/AY/on

Appendix

Comments from the Director of Fire Services:

The applicant is advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Our Ref.: DD107 Lot 1750A9 & 1905 RP  
Your Ref.: TPB/A/YL-KTN/837

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

**By Email**

17 September 2024

Dear Sir,

**Compliance with Approval Condition (g)**

**Proposed 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/837)**

We are writing to submit a response to comment table and a revised fire services installations (FSIs) proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. *the submission of a FSI proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner



**Appendix I - Response-to-Comment**

**Proposed 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/837)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Ms. CHEUNG Wing-hei; Tel: 2733 7737)</b>		
(a)	Portable fire extinguisher(s) shall be provided in the office.	Portable fire extinguisher will be provided in the office. Please refer to the revised fire service installations proposal ( <b>Appendix II</b> ).

Site plan of Cheung Chun San Tsuen showing building layouts, roads, and fire safety equipment placement. A temporary office is highlighted with a red circle and dimensions. Fire equipment is placed at various points along the perimeter of the temporary office.

Temporary Office Area (Red Circle):

- 臨時辦公室面積18平方米X高3米(1層)

Fire Safety Equipment Placement:

- 我等將會在圖內紅色圓圈位置放置以下設施作為防火用途
  - 1nos 9-Lit Foam F.E.
  - 1nos 5kg Dry Powder F.E.
  - 沙筒x1
  - 每個紅圈將會放置1套

Dimensions and Layout Details:

- 此段通道闊8米
- 此段通道闊6米
- 此段通道闊8米
- 此段通道闊5米
- 出入口大門闊12米

Other Labels:

- Tower 16B, Tower 17, Tower 18A, Tower 18B, Tower 19, Tower 20, Tower 21A, Tower 21B, Tower 22, Tower 23A, Tower 23B
- Club House
- Platform
- 1927 RP
- 1866A RP
- 1866B RP
- 1876 S.B
- 1876 S.A
- 1874
- 1876 RP
- 1831 RP
- 1832 RP
- 1833
- 1830 RP
- 1829
- 1816
- 1819
- 1821
- 1822
- 1823 S.A
- 1823 S.B
- 1823 S.C
- 1823 S.D
- 1823 S.E
- 1823 S.F
- 1823 S.G
- 1823 S.H
- 1823 S.I
- 1823 S.J
- 1823 S.K
- 1823 S.L
- 1823 S.M
- 1823 S.N
- 1823 S.O
- 1823 S.P
- 1823 S.Q
- 1823 S.R
- 1823 S.S
- 1823 S.T
- 1823 S.U
- 1823 S.V
- 1823 S.W
- 1823 S.X
- 1823 S.Y
- 1823 S.Z
- 1823 S.AA
- 1823 S.AB
- 1823 S.AC
- 1823 S.AD
- 1823 S.AE
- 1823 S.AF
- 1823 S.AG
- 1823 S.AH
- 1823 S.AI
- 1823 S.AJ
- 1823 S.AK
- 1823 S.AL
- 1823 S.AM
- 1823 S.AN
- 1823 S.AO
- 1823 S.AP
- 1823 S.AQ
- 1823 S.AR
- 1823 S.AS
- 1823 S.AT
- 1823 S.AU
- 1823 S.AV
- 1823 S.AW
- 1823 S.AX
- 1823 S.AY
- 1823 S.AZ
- 1823 S.BA
- 1823 S.BB
- 1823 S.BC
- 1823 S.BD
- 1823 S.BE
- 1823 S.BF
- 1823 S.BG
- 1823 S.BH
- 1823 S.BI
- 1823 S.BJ
- 1823 S.BK
- 1823 S.BL
- 1823 S.BM
- 1823 S.BN
- 1823 S.BO
- 1823 S.BP
- 1823 S.BQ
- 1823 S.BR
- 1823 S.BS
- 1823 S.BT
- 1823 S.BU
- 1823 S.BV
- 1823 S.BW
- 1823 S.BX
- 1823 S.BY
- 1823 S.BZ
- 1823 S.CA
- 1823 S.CB
- 1823 S.CC
- 1823 S.CD
- 1823 S.CE
- 1823 S.CF
- 1823 S.CG
- 1823 S.CH
- 1823 S.CI
- 1823 S.CJ
- 1823 S.CK
- 1823 S.CL
- 1823 S.CM
- 1823 S.CN
- 1823 S.CO
- 1823 S.CP
- 1823 S.CQ
- 1823 S.CR
- 1823 S.CS
- 1823 S.CT
- 1823 S.CU
- 1823 S.CV
- 1823 S.CW
- 1823 S.CX
- 1823 S.CY
- 1823 S.CZ
- 1823 S.DA
- 1823 S.DB
- 1823 S.DC
- 1823 S.DD
- 1823 S.DE
- 1823 S.DF
- 1823 S.DG
- 1823 S.DH
- 1823 S.DI
- 1823 S.DJ
- 1823 S.DK
- 1823 S.DL
- 1823 S.DM
- 1823 S.DN
- 1823 S.DO
- 1823 S.DP
- 1823 S.DQ
- 1823 S.DR
- 1823 S.DS
- 1823 S.DT
- 1823 S.DU
- 1823 S.DV
- 1823 S.DW
- 1823 S.DX
- 1823 S.DY
- 1823 S.DZ
- 1823 S.EA
- 1823 S.EB
- 1823 S.EC
- 1823 S.ED
- 1823 S.EE
- 1823 S.EF
- 1823 S.EG
- 1823 S.EH
- 1823 S.EI
- 1823 S.EJ
- 1823 S.EK
- 1823 S.EL
- 1823 S.EM
- 1823 S.EN
- 1823 S.EO
- 1823 S.EP
- 1823 S.EQ
- 1823 S.ER
- 1823 S.ES
- 1823 S.ET
- 1823 S.EU
- 1823 S.EV
- 1823 S.EW
- 1823 S.EX
- 1823 S.EY
- 1823 S.EZ
- 1823 S.FA
- 1823 S.FB
- 1823 S.FC
- 1823 S.FD
- 1823 S.FE
- 1823 S.FF
- 1823 S.FG
- 1823 S.FH
- 1823 S.FI
- 1823 S.FJ
- 1823 S.FK
- 1823 S.FL
- 1823 S.FM
- 1823 S.FN
- 1823 S.FO
- 1823 S.FP
- 1823 S.FQ
- 1823 S.FR
- 1823 S.FS
- 1823 S.FT
- 1823 S.FU
- 1823 S.FV
- 1823 S.FW
- 1823 S.FX
- 1823 S.FY
- 1823 S.FZ
- 1823 S.GA
- 1823 S.GB
- 1823 S.GC
- 1823 S.GD
- 1823 S.GE
- 1823 S.GF
- 1823 S.GG
- 1823 S.GH
- 1823 S.GI
- 1823 S.GJ
- 1823 S.GK
- 1823 S.GL
- 1823 S.GM
- 1823 S.GN
- 1823 S.GO
- 1823 S.GP
- 1823 S.GQ
- 1823 S.GR
- 1823 S.GS
- 1823 S.GT
- 1823 S.GU
- 1823 S.GV
- 1823 S.GW
- 1823 S.GX
- 1823 S.GY
- 1823 S.GZ
- 1823 S.HA
- 1823 S.HB
- 1823 S.HC
- 1823 S.HD
- 1823 S.HE
- 1823 S.HF
- 1823 S.HG
- 1823 S.HH
- 1823 S.HI
- 1823 S.HJ
- 1823 S.HK
- 1823 S.HL
- 1823 S.HM
- 1823 S.HN
- 1823 S.HO
- 1823 S.HP
- 1823 S.HQ
- 1823 S.HR
- 1823 S.HS
- 1823 S.HT
- 1823 S.HU
- 1823 S.HV
- 1823 S.HW
- 1823 S.HX
- 1823 S.HY
- 1823 S.HZ
- 1823 S.IA
- 1823 S.IB
- 1823 S.IC
- 1823 S.ID
- 1823 S.IE
- 1823 S.IF
- 1823 S.IG
- 1823 S.IH
- 1823 S.II
- 1823 S.IJ
- 1823 S.IK
- 1823 S.IL
- 1823 S.IM
- 1823 S.IN
- 1823 S.IO
- 1823 S.IP
- 1823 S.IQ
- 1823 S.IR
- 1823 S.IS
- 1823 S.IT
- 1823 S.IU
- 1823 S.IV
- 1823 S.IW
- 1823 S.IX
- 1823 S.IY
- 1823 S.IZ
- 1823 S.JA
- 1823 S.JB
- 1823 S.JC
- 1823 S.JD
- 1823 S.JE
- 1823 S.JF
- 1823 S.JG
- 1823 S.JH
- 1823 S.JI
- 1823 S.JJ
- 1823 S.JK
- 1823 S.JL
- 1823 S.JM
- 1823 S.JN
- 

臨時辦公室面積18  
平方米X高3米(1層)

此段通道闊6米

此段通道闊8米

出入口大門闊12米

此段通道闊5米

此段通道闊8米

➤ 此段通道闊8米

D D 1 07

長春新村

CHEUNG CHUN SAN TSUEN

1827天貨倉  
Open Storage

露天貨倉  
Open Storage

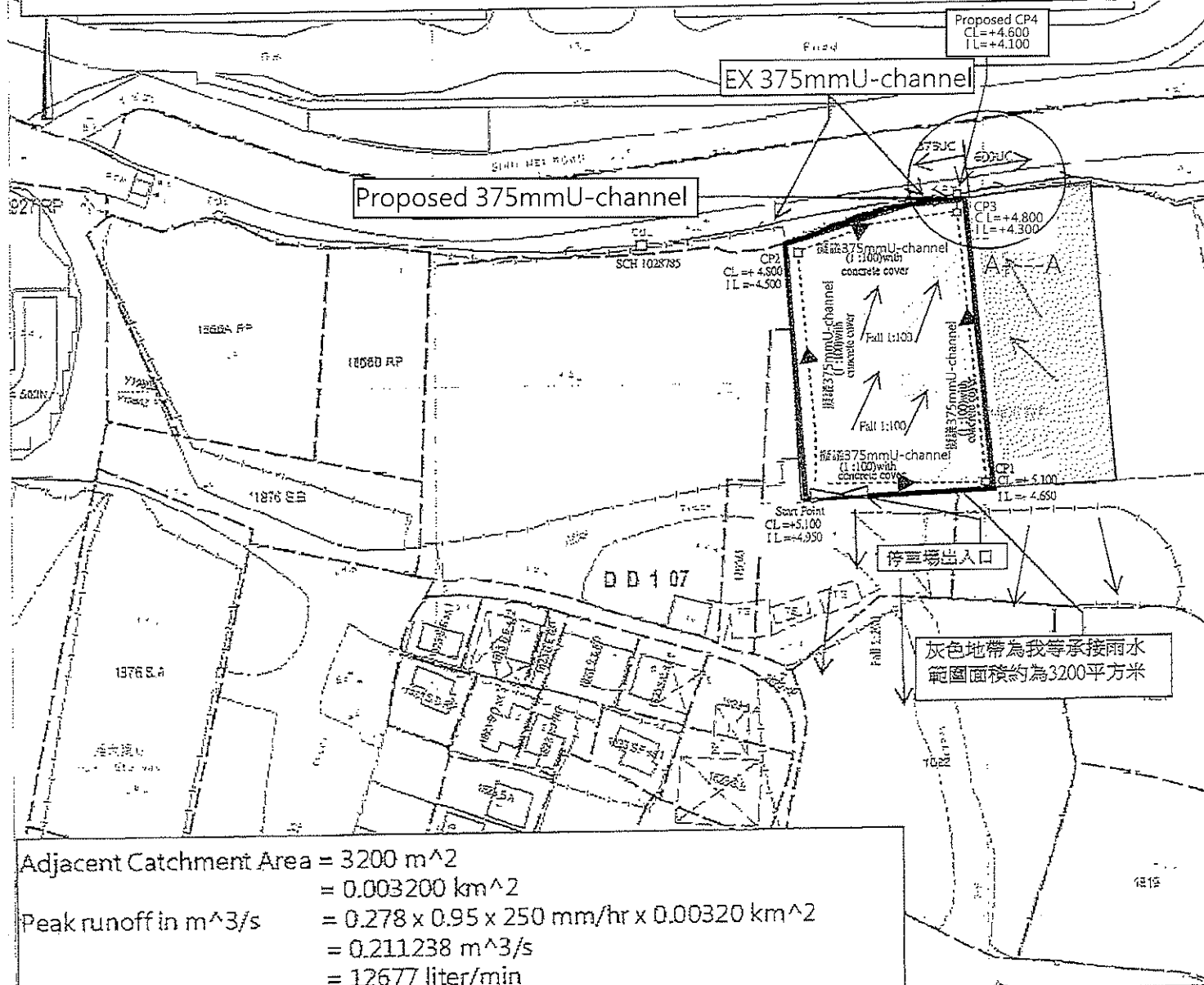
## **Appendix II**

### Drainage Proposal

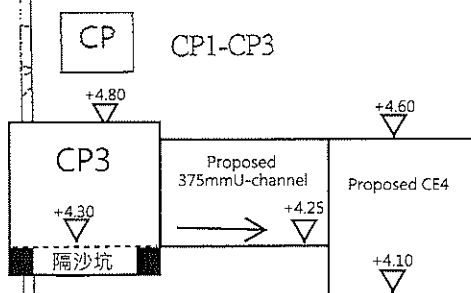
# 雨水排放建議圖

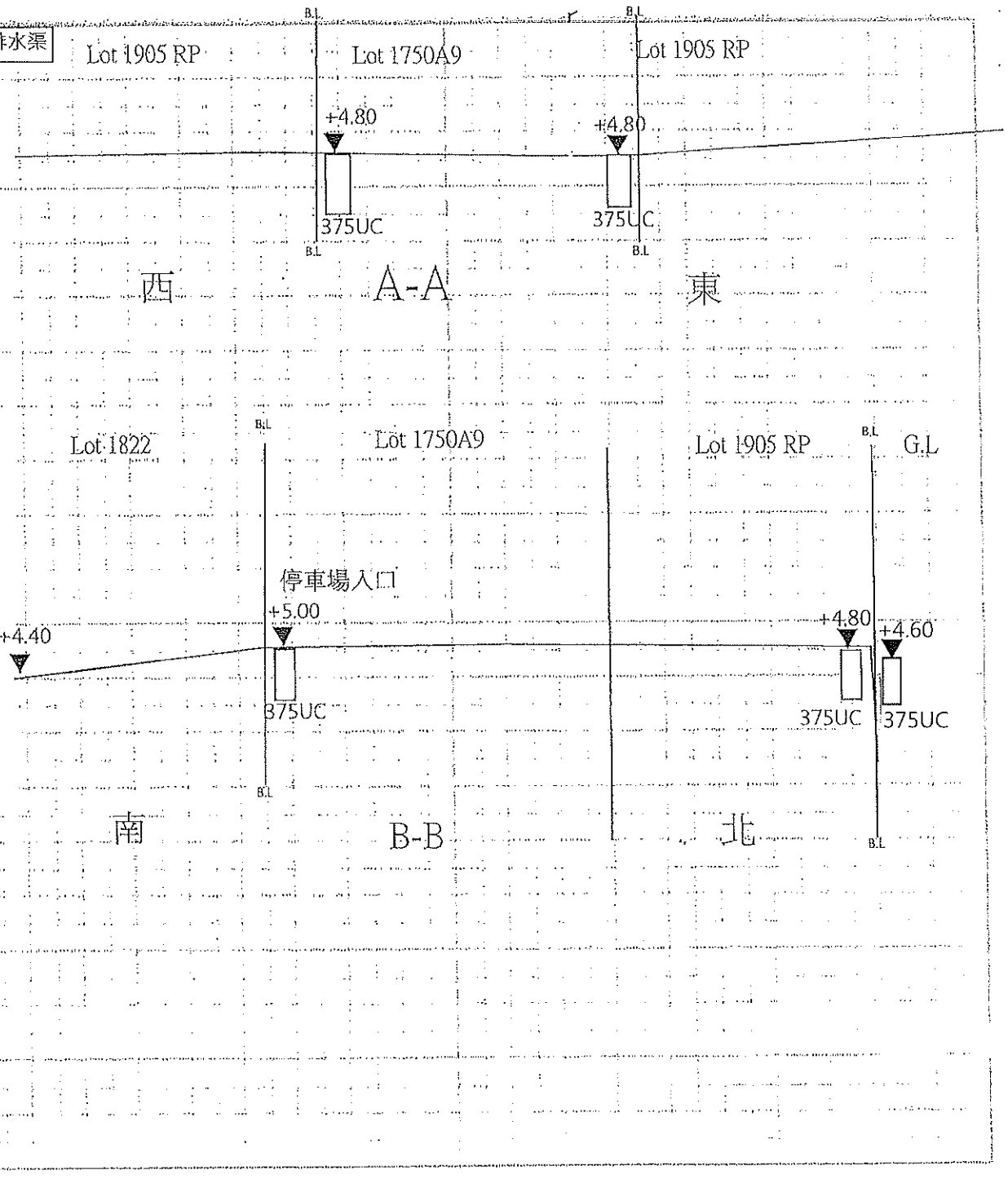
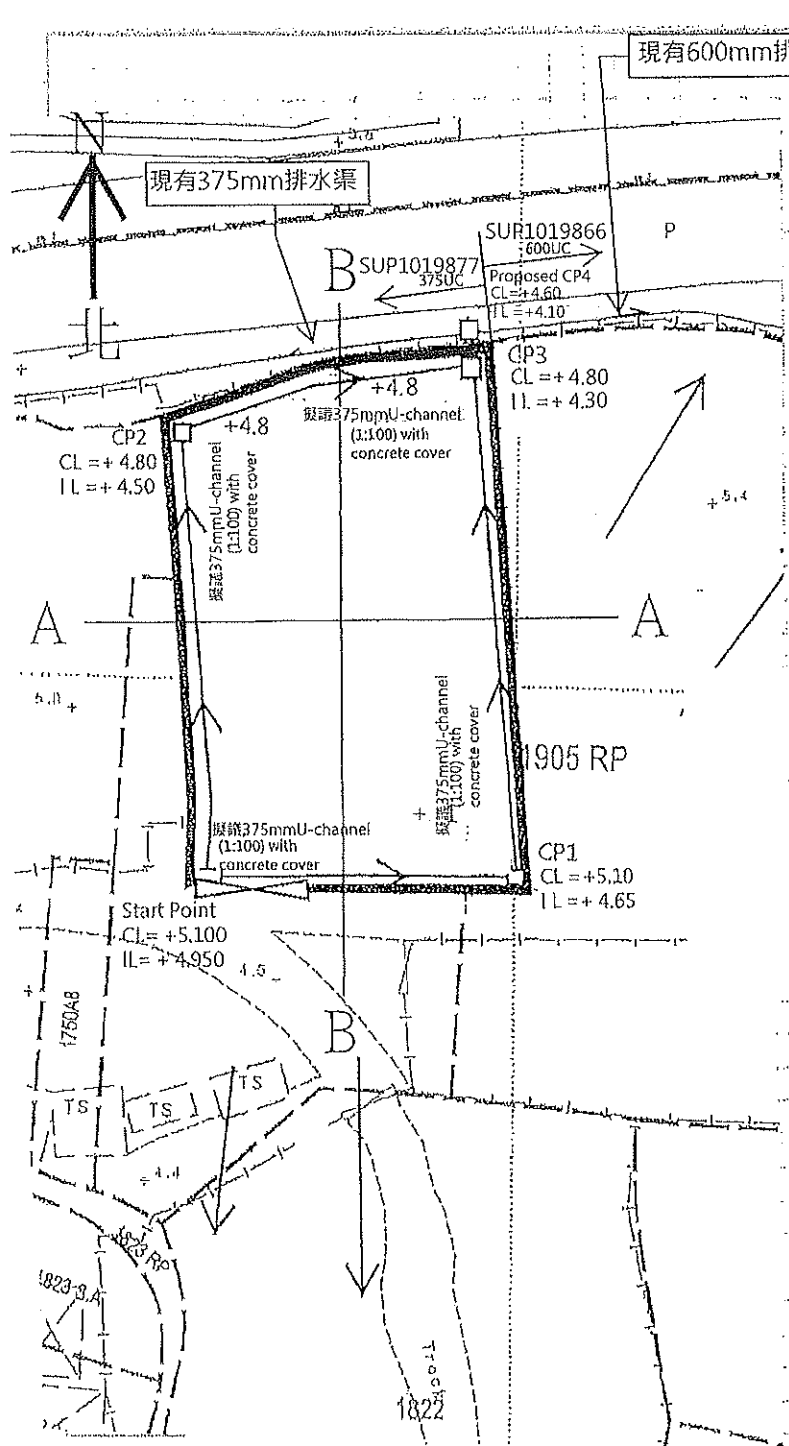
## Note:

1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406/1, C2406/2A
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E U-CHANNELS WITH PRECAST CONCRETE SLABS



----- 375mm U-channel Fall 1:100





環境 > 渠務管道及沙井

x: 023706, y: 034533

相符的記錄總數: 1

使用分類方式來瀏覽:

排水渠 (1)

1 / 共 1 條

注意: 搜尋結果及地圖標記會依照英文字母順序顯示。

管: SUP1019877

前往

分享

設施編號

SUP1019877

形狀

U形

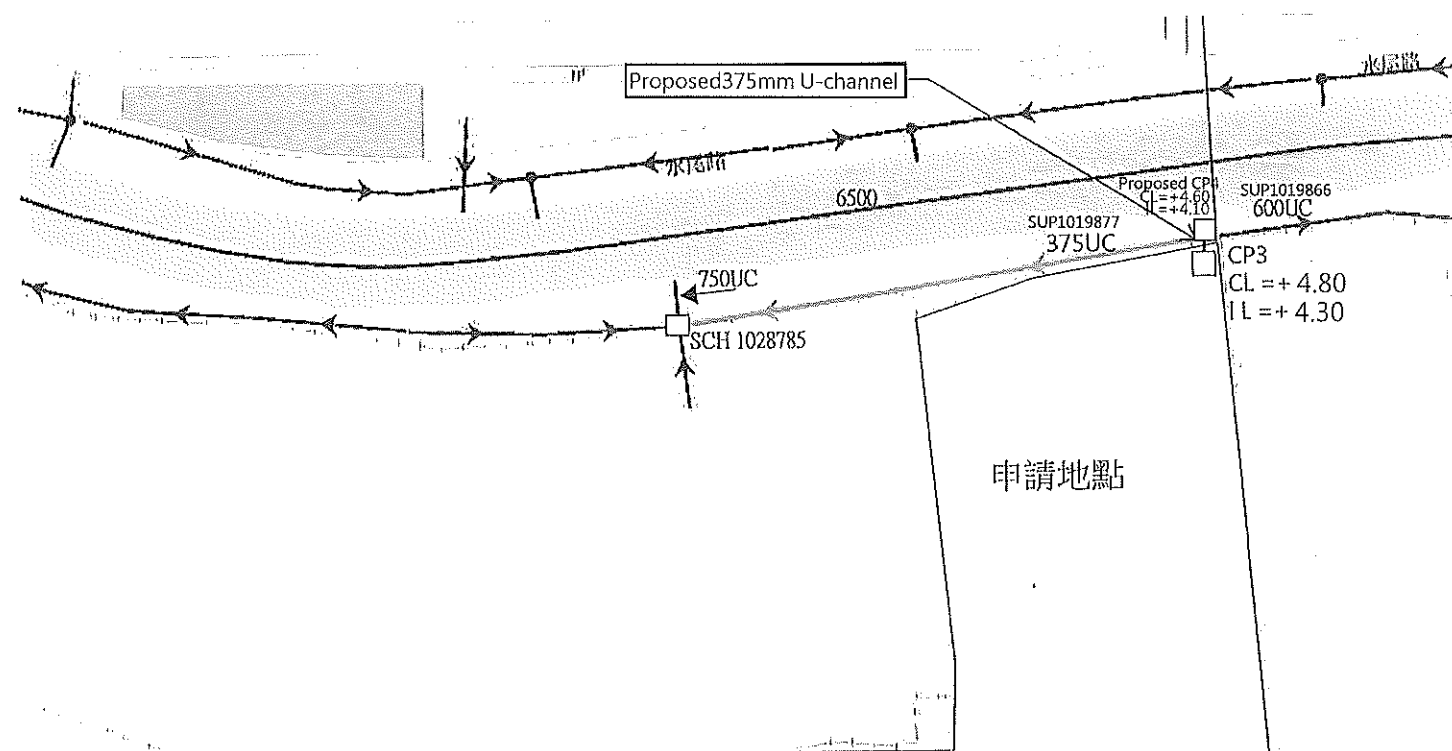
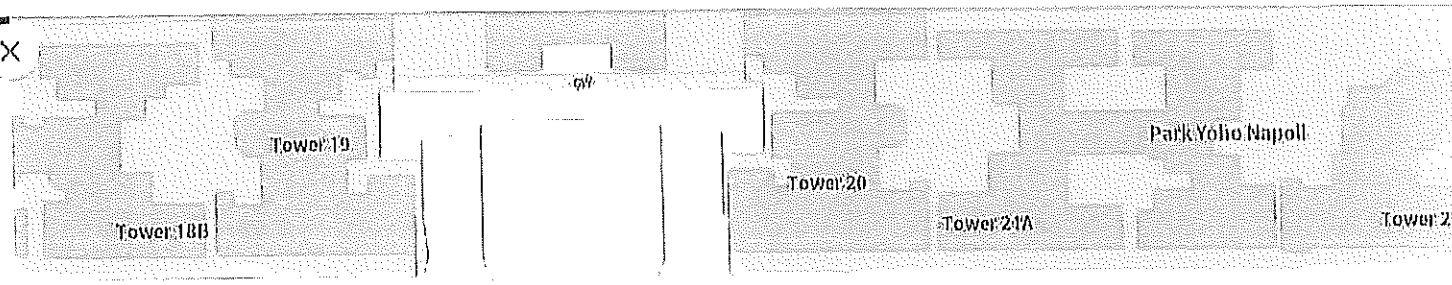
闊度 (毫米)

375

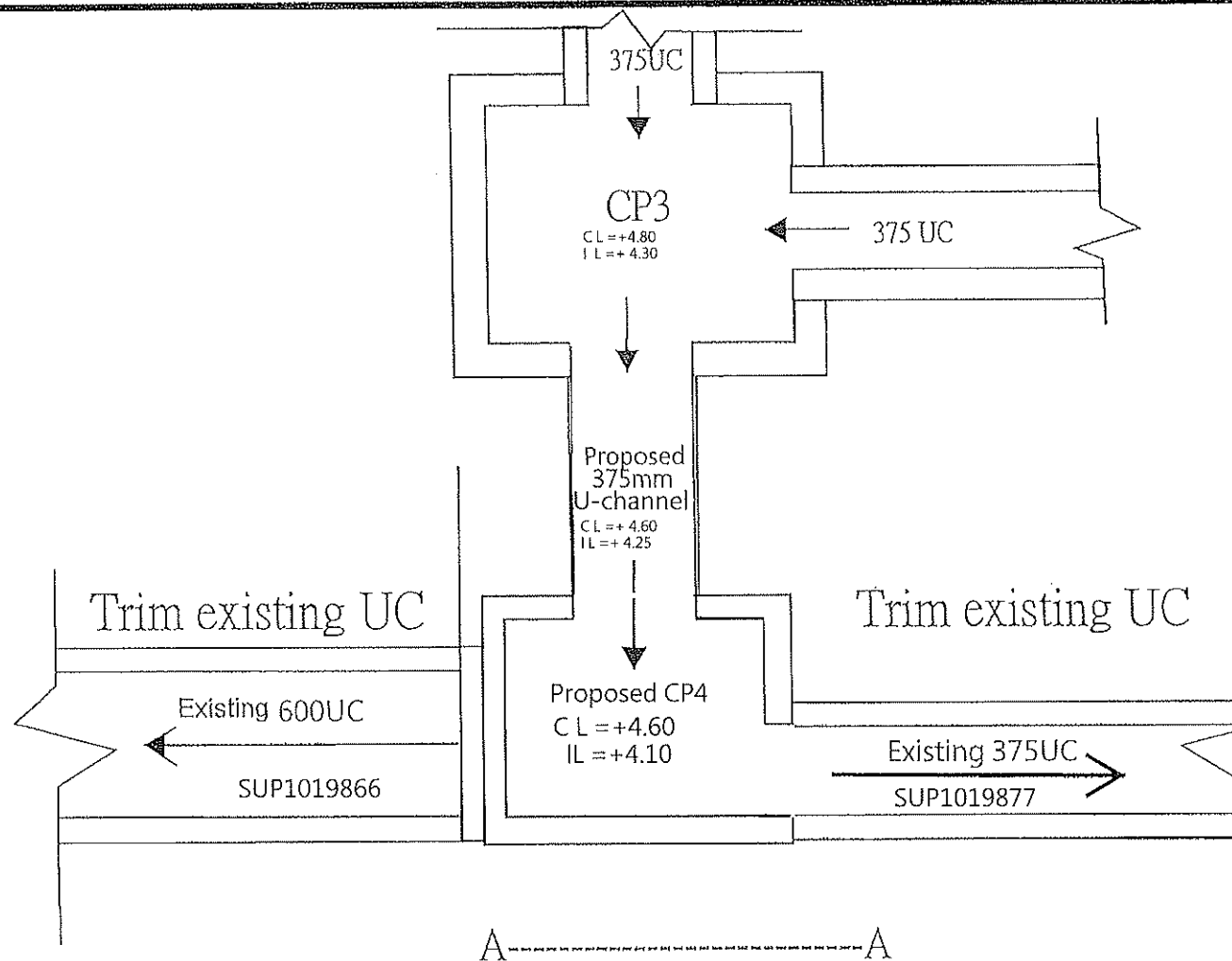
高度 (毫米)

--

圖示



Open3Dhk



Title:

Connection Detail

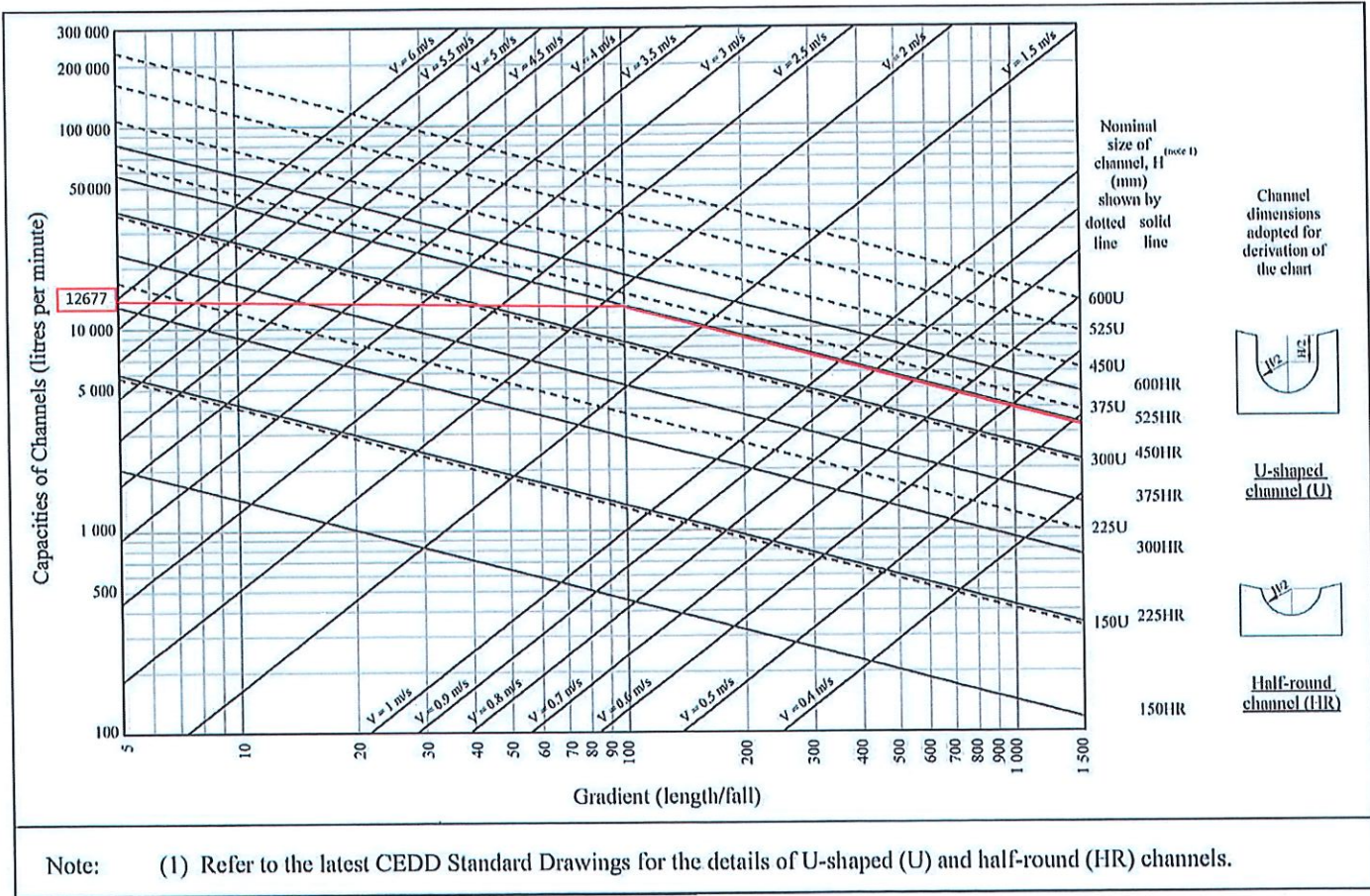
Dwg No:

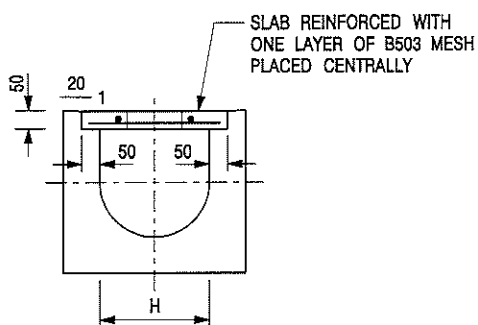
File:

D.D. 107

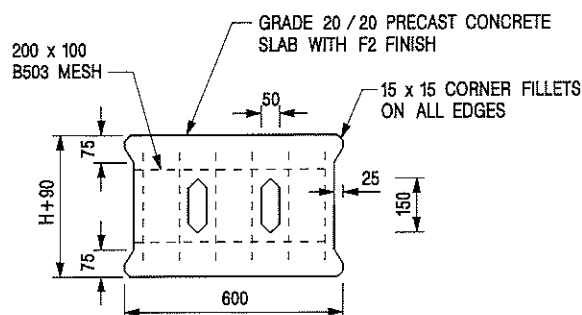
GEO Technical Guidance Note No. 43 (TGN 43)  
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on  
Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3





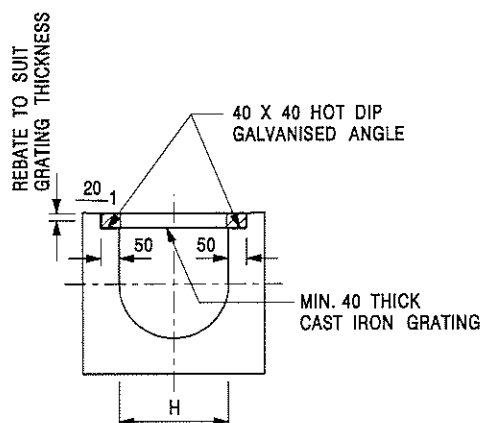
**TYPICAL SECTION**



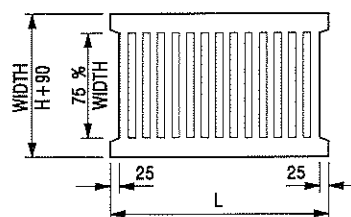
**PLAN OF SLAB**

### **U-CHANNELS WITH PRECAST CONCRETE SLABS**

(UP TO H OF 525)



**TYPICAL SECTION**



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

**CAST IRON GRATING**

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### **U-CHANNEL WITH CAST IRON GRATING**

(UP TO H OF 525)

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON Hyd STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS**



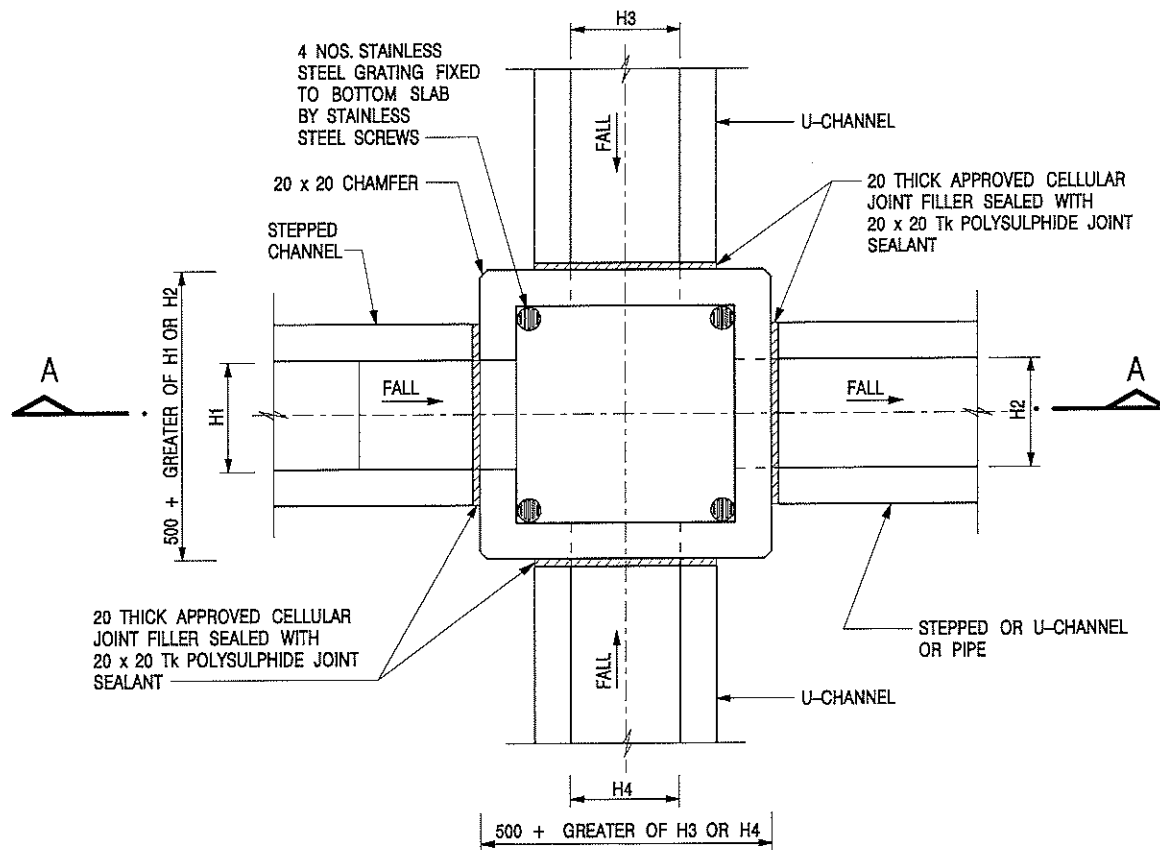
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

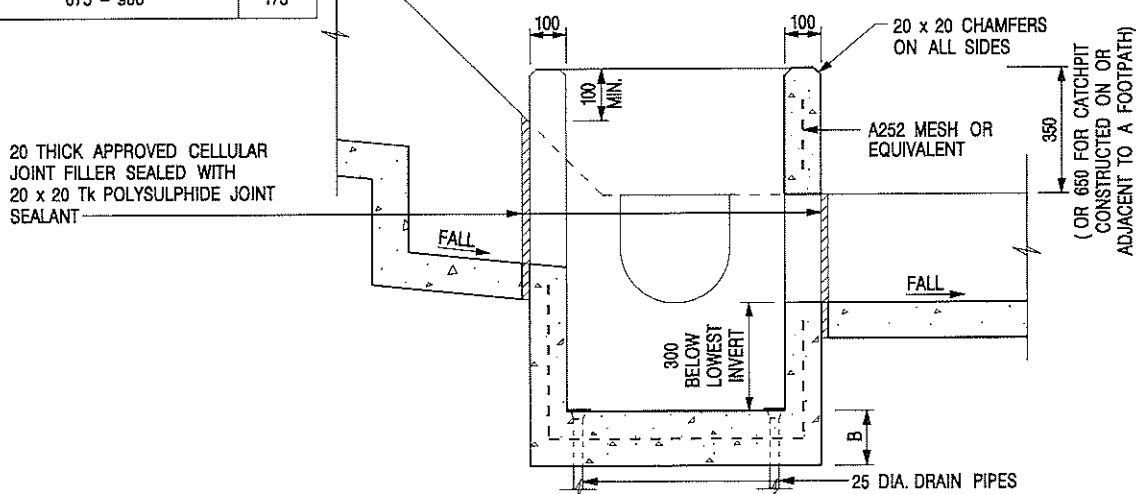
**DRAWING NO.**

**C2412E**



**PLAN**

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



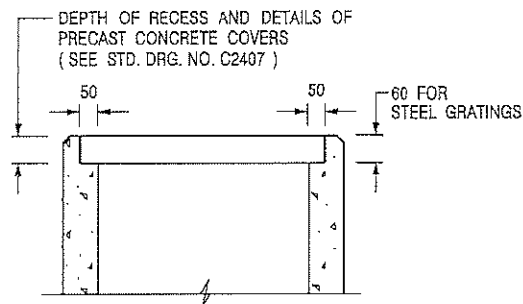
**SECTION A - A**

**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
<b>CEDD</b> <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		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 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	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

DRAWING NO.

DATE JAN 1991

C2406 /2A

卓越工程 建設香港

We Engineer Hong Kong's Development

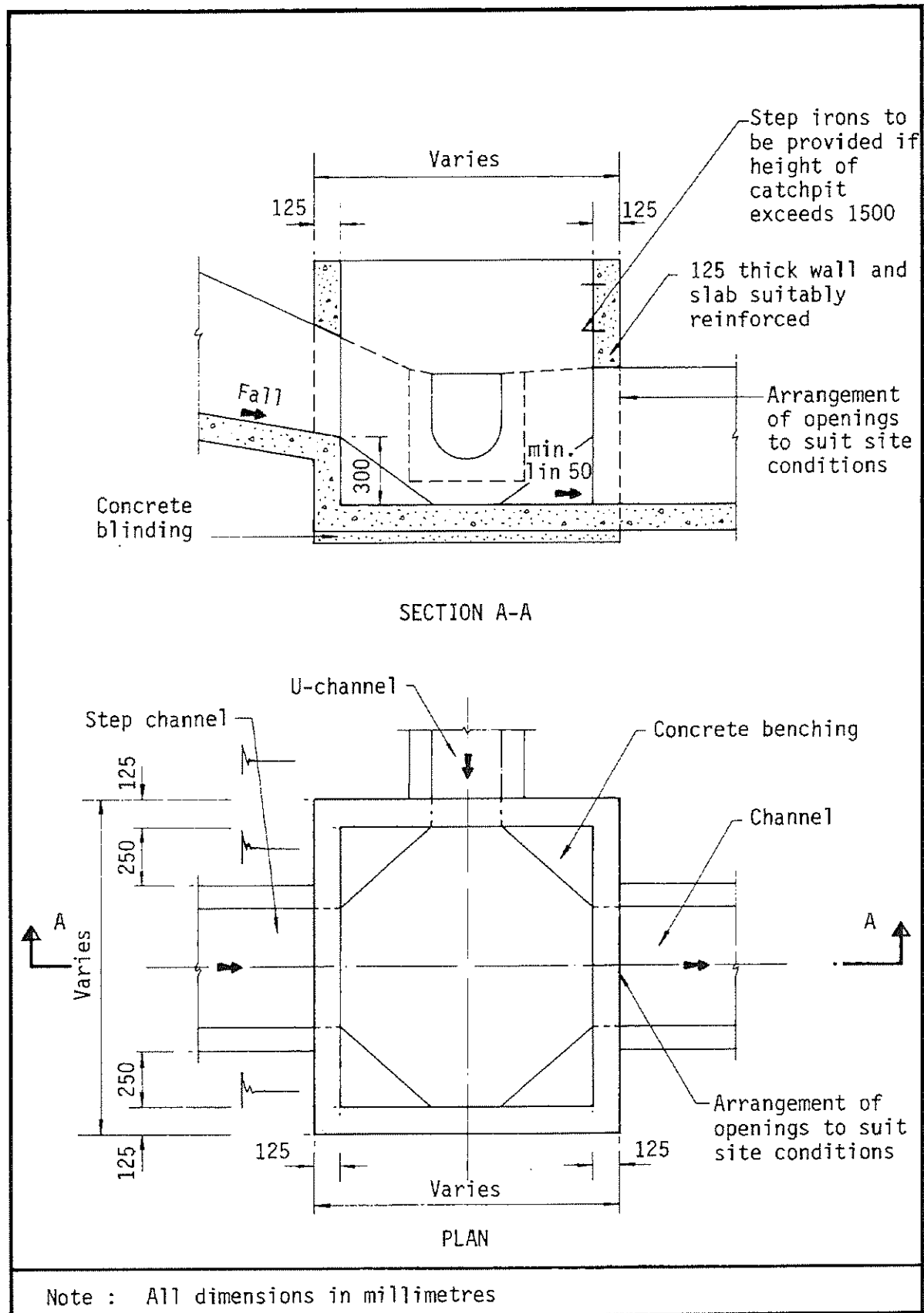


Figure 8.10 - Typical Details of Catchpits

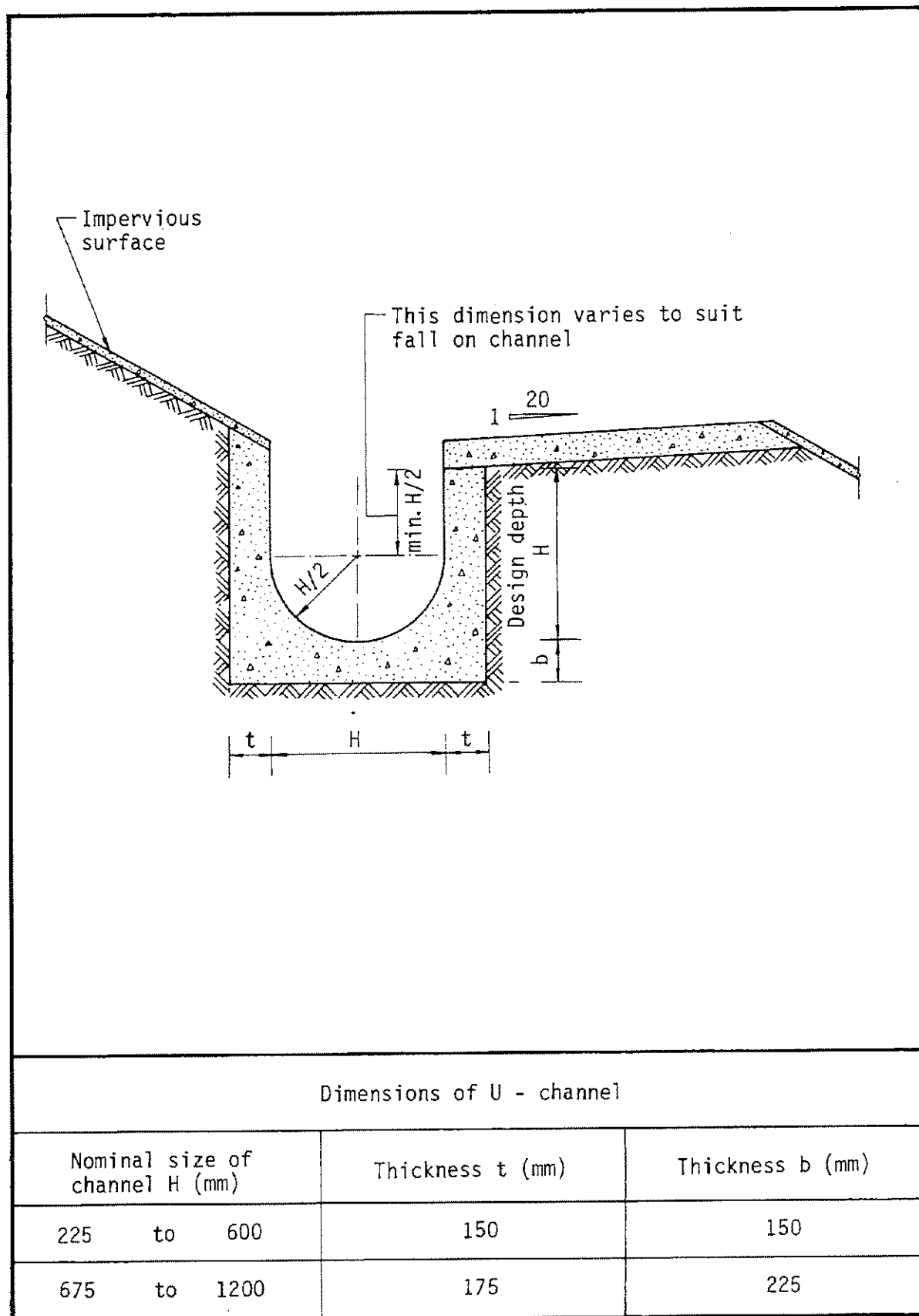


Figure 8.11 - Typical U-channel Details

附件擬議CP4現場相片



Proposed CP4 現場相片

寄件者:  
寄件日期: 2025年03月07日星期五 14:53  
收件者: tpbpd/PLAND  
副本:  
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1093 - Further Information  
附件: FI1 for A\_YL-KTN\_1093 (20250307).pdf

Dear Sir,

Enclosed herewith a set of further information with the submission of a fire service installation proposal for 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

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

Our Ref.:

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 Email**

07 March 2025

Dear Sir,

**1<sup>st</sup> 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 a fire service installation (FSI) proposal for the captioned application  
(*enclosed*).

The captioned application is subject of a previous application No. A/YL-KTN/837. The applicant made submission of the same FSI proposal to comply with approval condition (f) of the previous application, which was considered acceptable by the Director of Fire Services on 18.10.2024. Compared with the previous application, the applied use, site area, layout and other development parameters remain unchanged.

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

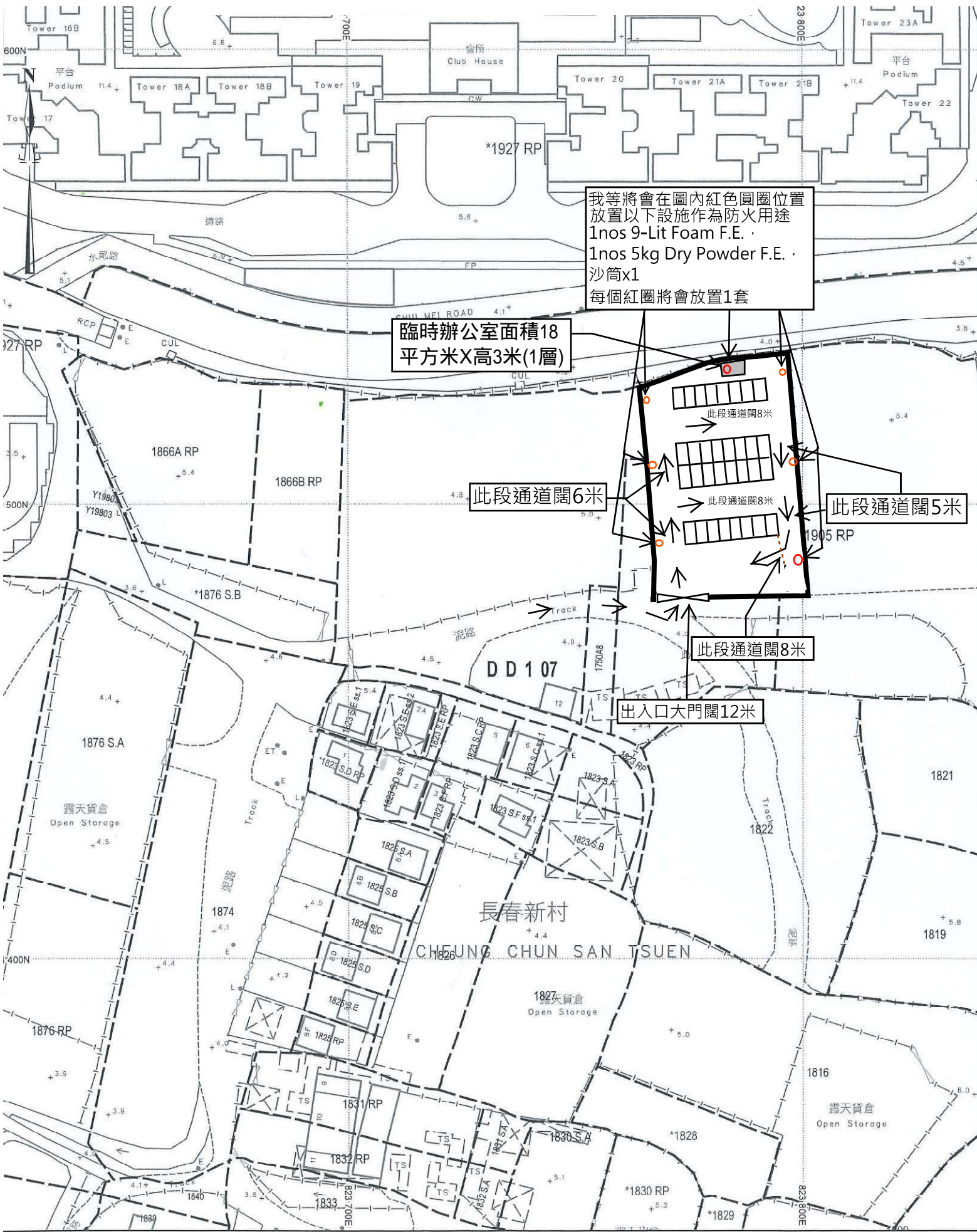
Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Christian CHIM**  
Town Planner





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,

**2<sup>nd</sup> 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 m<sup>2</sup> (about) to 1,702 m<sup>2</sup> (about) i.e. +34 m<sup>2</sup>; +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:

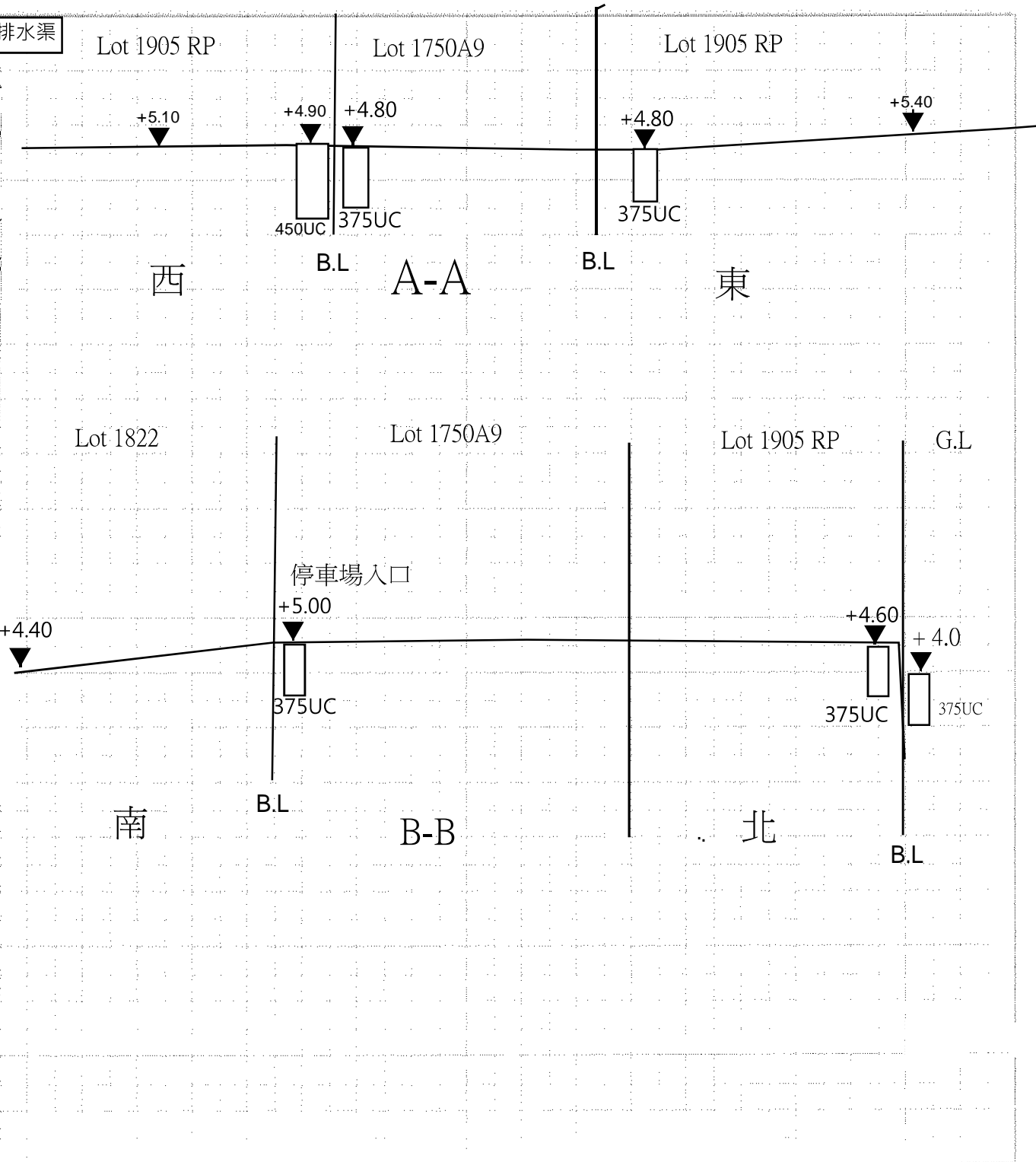
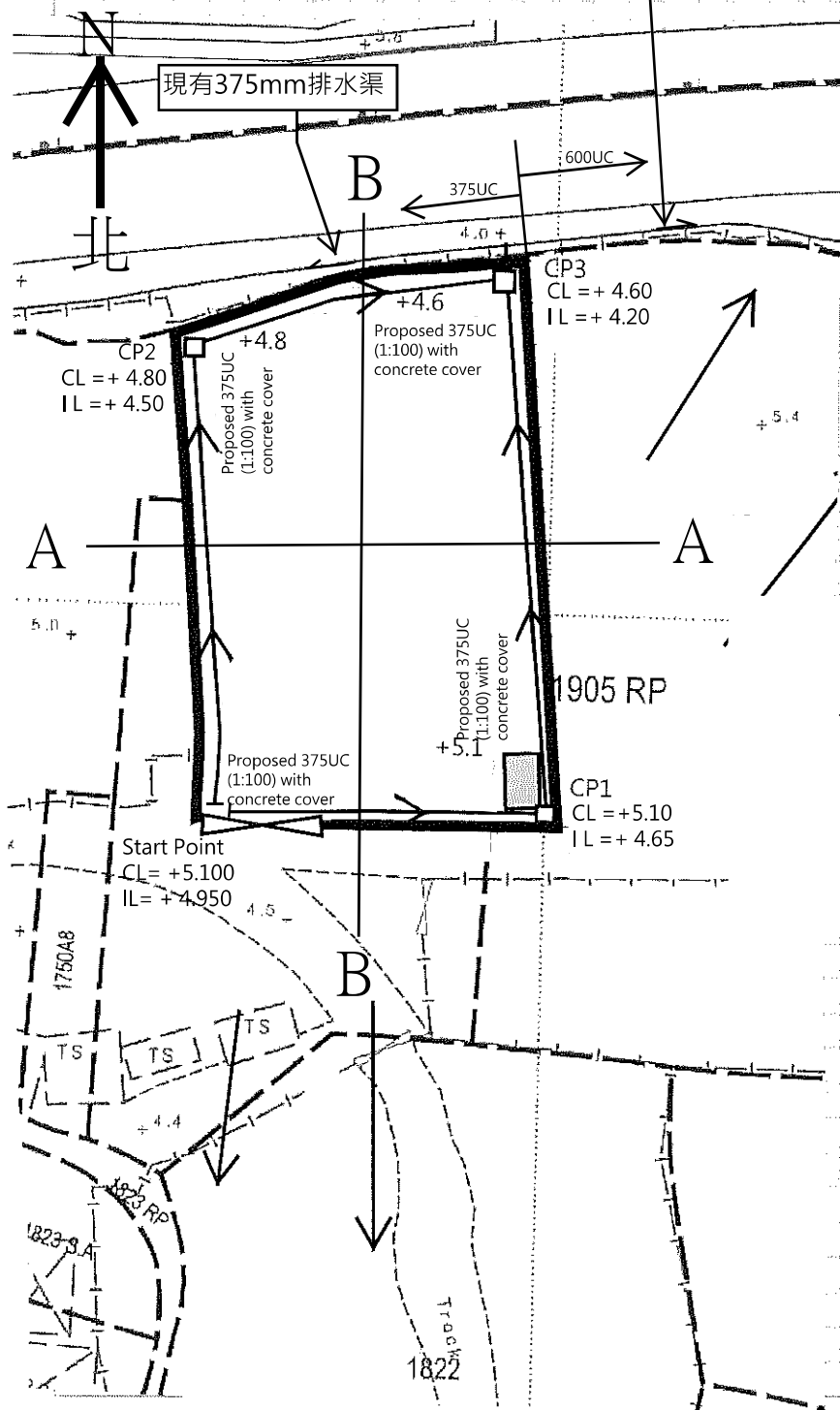
The applicant shall furnish his office with their connection proposal for agreement. After obtaining his office's agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works 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.

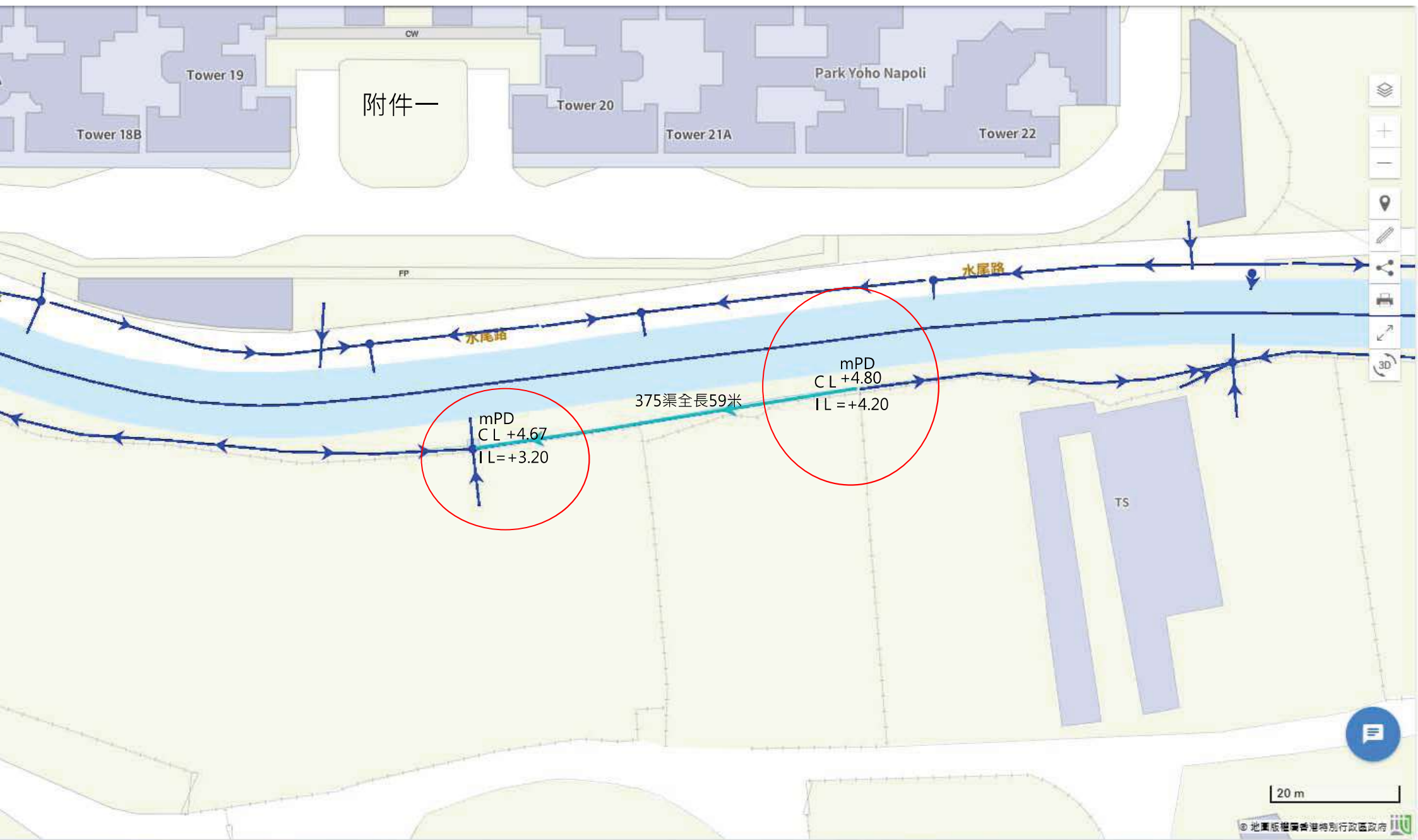
如獲批准，我等會向渠務署作出申請及取得同意才會進行接駁政府渠道的工程及會向渠務署提交 HBP1 及交付有關費用，及依照渠務署標準圖進行擬議的接駁工程，所有工程必定符合渠務署標準

A/YL-KTN/1093

現有600mm排水渠

現有375mm排水渠





附件一



搜尋



ENG

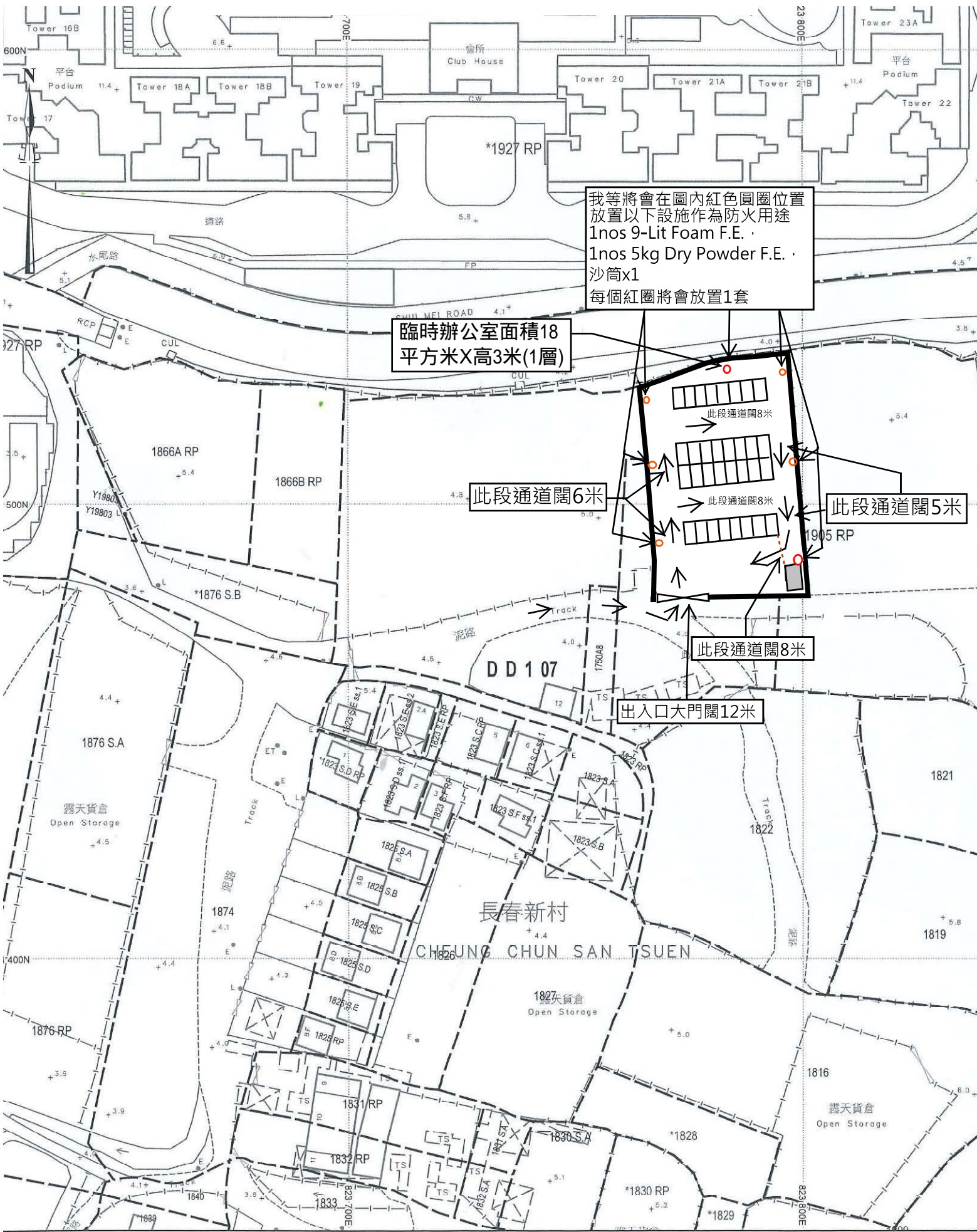


下午 06:11

2025/3/10

**Annex 2**

FSI Proposal and FS 251 Certificate



我等將會在圖內紅色圓圈位置  
放置以下設施作為防火用途  
1nos 9-Lit Foam F.E. ·  
1nos 5kg Dry Powder F.E. ·  
沙筒x1  
每個紅圈將會放置1套

臨時辦公室面積18  
平方米X高3米(1層)

此段通道闊6米

此段通道闊8米

出入口大門闊12米

此段通道闊5米

## 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

CHEUNG CHUN SAN TSUEN, KAM TIN,

Block:

座

District:

分區

YUEN LONG

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 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHUI MEI ROAD VIA LOCAL ACCESS

APPLICATION SITE

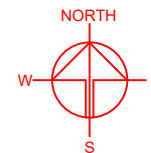
長春新村  
CHEUNG CHUN SAN TSUEN

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND



APPLICATION SITE



## 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
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE  
LOCATION PLAN

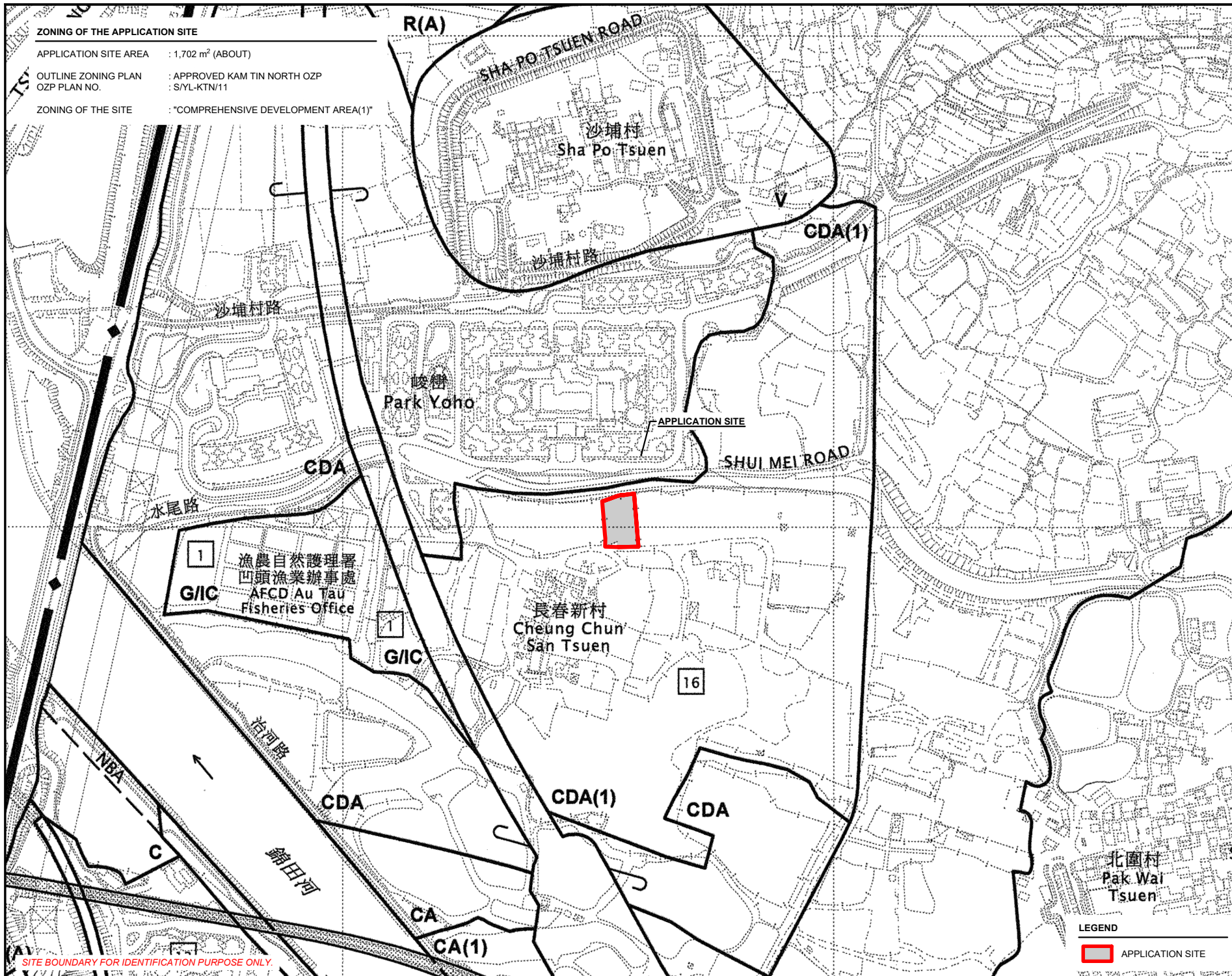
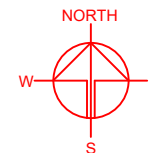
DWG NO. PLAN 1	VER. 001
-------------------	-------------

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,702 m<sup>2</sup> (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
------------	------

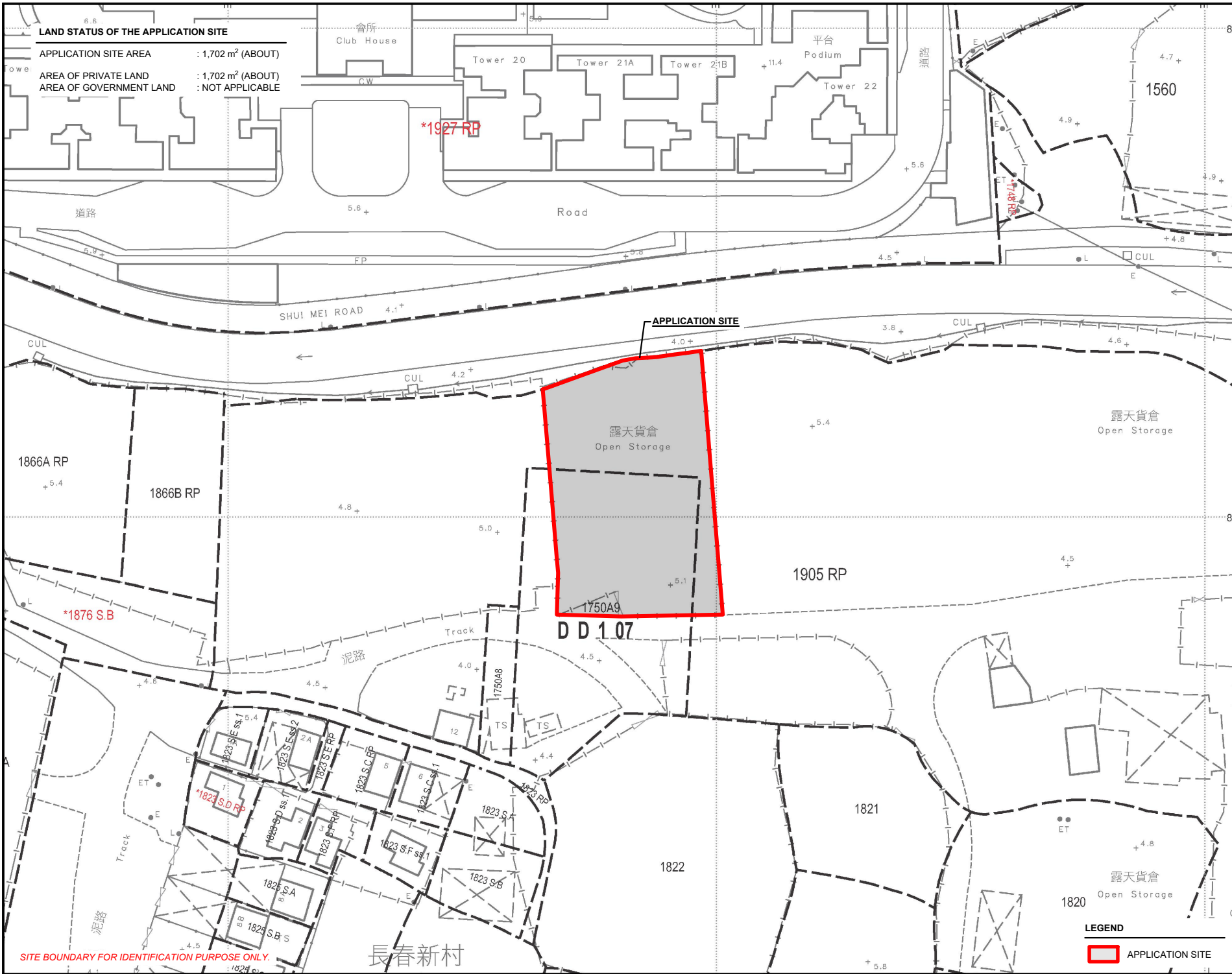
APPROVED BY	DATE
-------------	------

DWG. TITLE  
ZONING

DWG NO. PLAN 2	VER. 001
-------------------	-------------

## LEGEND

APPLICATION SITE

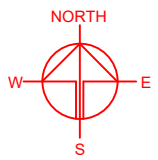


**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,702 m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 1,702 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

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 : 1000 @ A4

DRAWN BY	DATE
MN	27.5.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

**LEGEND**

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# DEVELOPMENT PARAMETERS

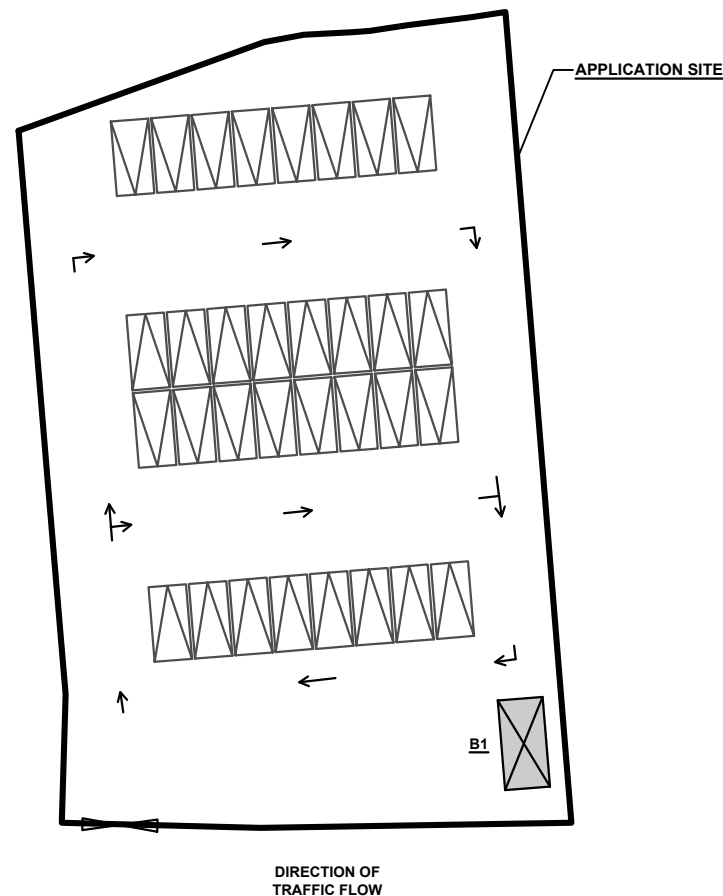
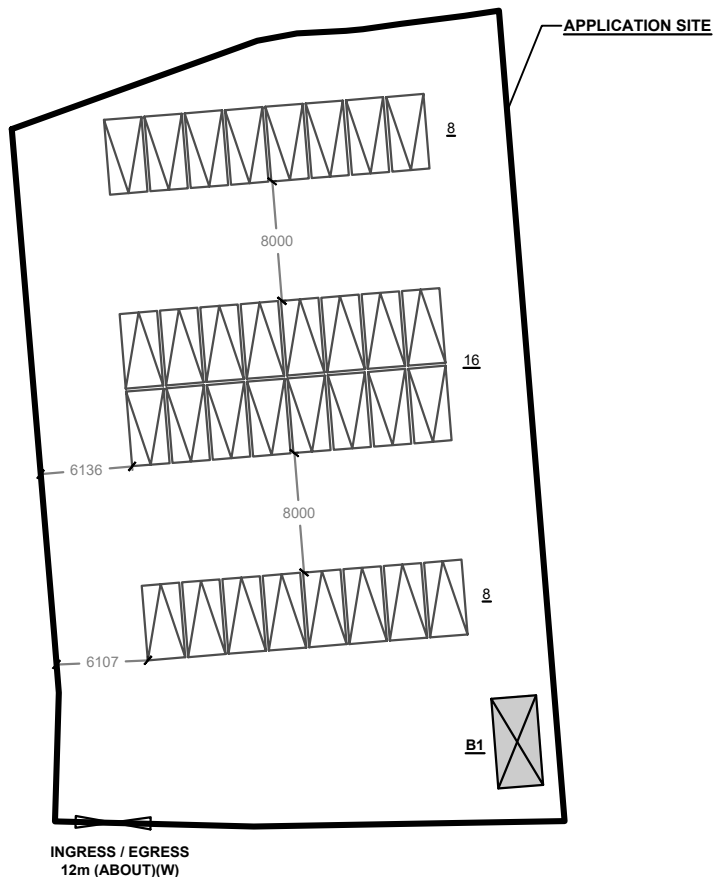
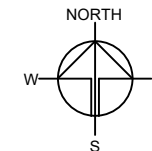
APPLICATION SITE AREA : 1,702 m<sup>2</sup> (ABOUT)  
COVERED AREA : 18 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 1,684 m<sup>2</sup> (ABOUT)

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

NO. OF STRUCTURE : 1  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 18 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 18 m<sup>2</sup> (ABOUT)

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

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

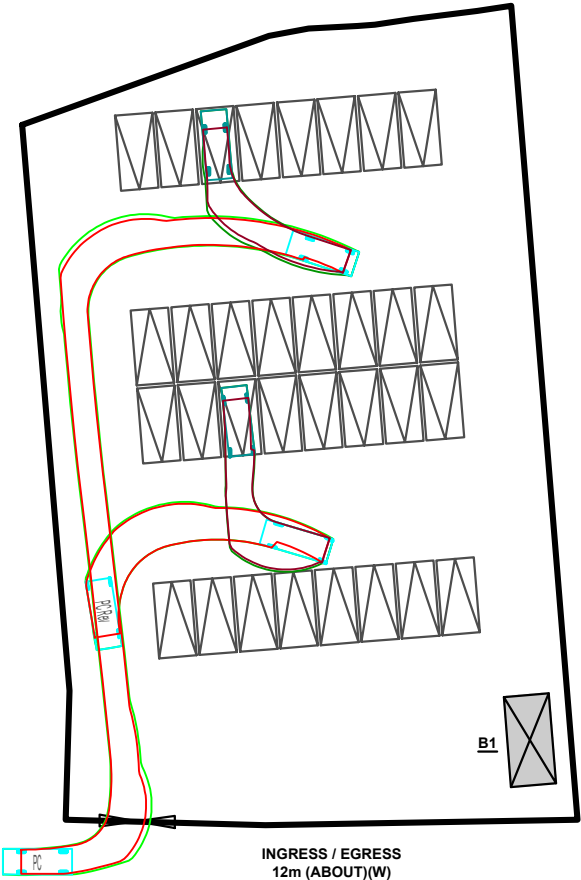
DWG. TITLE  
LAYOUT PLAN

DWG. NO. PLAN 4 VER. 001

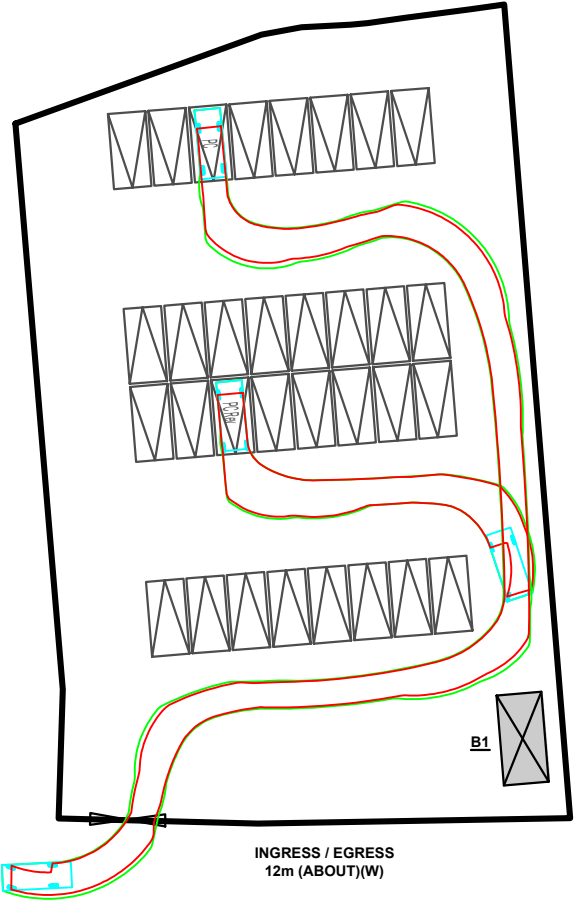
SWEPT PATH ANALYSIS

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.

NORTH

W

E

S

PLANNING CONSULTANT

R

R-Riches

Property Consultants Ltd.

PROJECT

PROPOSED PUBLIC (EXCLUDING VEHICLE) TEMPORARY VEHICLE PARK (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

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

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 m<sup>2</sup> (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 m<sup>2</sup> (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**

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

<b>Type of Space</b>	<b>No. of Space</b>
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	

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

Approved Applications

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/604	Proposed Flat, Shop and Services, Eating Place, School, Social Welfare Facility and Public Transport Terminus or Station Uses and Minor Relaxation of Plot Ratio and Building Height Restrictions	22.3.2019
2.	A/YL-KTN/837	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of Five Years	24.6.2022 [revoked on 24.12.2024]

**Similar s.16 Application within the same “CDA(1)” Zone on the OZP in the Vicinity of the Site in the Past Five Years**

Approved Application

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/960	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	8.12.2023

**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 Lots No. 1750A9 and 1905 RP both in D.D. 107 held under New Grant No. YL254 and YL533 respectively for agricultural purpose and no structures shall be erected on the lots; and
- advisory comments are at **Appendix IV**.

**2. Traffic**

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

- 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 dusty operation. According to the desktop review, 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:

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo of 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising carparks, vacant land, open storages and residential blocks. The Site is hard-paved and no existing tree is observed within the Site. Significant adverse impact on landscape resources within the Site and landscape character arising from the applied use is not anticipated.

## 7. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- the Site falls within the “Comprehensive Development Area (1)” zone and has been paved;
- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

## 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 locals' comment on the application and he has no particular comment on the application.

**10. Other Departments**

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

- Chief Engineer/Northern Metropolis Railways (3), HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies 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) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (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 erected within the private lots. The application(s) 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:
  - (i) 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;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) 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:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
  - (ii) 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 Chief Engineer/Northern Metropolis Railways (3), HyD that the proposed access to the Site may marginally fall within the Building Control Area of the proposed Northern Link. The applicant should consult the Mass Transit Railway Corporation Limited if there is any work to be carried near the Building Control Area;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
- (i) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
  - (ii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall avoid polluting or disturbing the adjacent watercourse during operation;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that one structure is 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 BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;

- (iii) 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;
- (iv) 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;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

---

From: [REDACTED]  
Sent: 2025-03-04 星期二 02:17:59  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-KTN/1093 DD 107 Cheung Shun San Tsuen

Dear TPB Members,

Approved 24 June 2022. Conditions not fulfilled. Revoked on 24 Dec 2024.

This underlines why the numerous approvals granted for 5 years instead of the 3 stipulated in the guidelines are unacceptable because they allow operators to drag their feet on implementing conditions for much longer than desirable when the priority should be to **"promote the health, safety, convenience and general welfare of the community"**.

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 NOTE ONLY A PROPOSAL MORE THAN 2 YEARS AFTER INITIAL APPROVAL**
- (h) The implementation of the FSIs proposals **Not complied with**

There is no justification to members rolling over approval, and certainly not for 5 years.

Mary Mulvihill

---

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Friday, 10 June 2022 2:04 AM HKT  
Subject: A/YL-KTN/837 DD 107 Cheung Shun San Tsuen

A/YL-KTN/837

Lots 1750A9 (Part) and 1905 RP(Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin

Site area : About 1,668sq.m

Zoning : "Comprehensive Development Area (1)"

Applied use : 32 Vehicle Parking / **5 Years**

Dear TPB Members,

Strong objections. These lots are part of an approved SHK residential development that applicant said would resolve HK's housing problems, but 3 years later there is an application for brownfield operation despite a completion date of 2023.

Presumably SHK is now working on a new proposal to seek a significant increase in the PR and MHR in order to 'resolve HK's housing problems'.

A/YL-KTN/604 SHK

Proposed Flat, Shop and Services, Eating Place, School, Social Welfare Facility, Public Transport Terminus or Station uses and Minor Relaxation of Plot Ratio and Building Height Restrictions. 3,891 Units

623rd RNTPC MEETING ON 22.03.2019

After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 22.3.2023

And this is why we have a 'housing problem' because developers rarely meet the deadline for developments as they are constantly looking to make more bucks on the project.

Members should reject this application as there is no history of approval for brownfield and to encourage the developer to get on with the approved project.

Mary Mulvihill