

This document is received on 2025-10-20
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2502241 29/9 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN11182
	Date Received 收到日期	2025-10-20

- 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 Chi Man 鄧子文

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 Planning Limited 盈卓規劃有限公司

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 1876 S.A (Part) and 1876 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 1,628 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input 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	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
01/08/2025 - 15/08/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/09/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 1,628sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目 N/A
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) N/A	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 N/A 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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 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 1 (HGV) Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Castle Peak Road – Tam Mi via Shui Mei Road and a local access</p> <p><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)</p> <p><input type="checkbox"/></p>																																				
<p>(e) 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>																																						
<p>(i) 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><input checked="" type="checkbox"/></p>																																				
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</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>(iii) 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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																				

	<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)</p> <p>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>
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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.

8. 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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

25/09/2025

(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

- 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。
- 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。
- 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。

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 1876 S.A (Part) and 1876 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 1,628 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) </div> </div>
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Comprehensive Development Area (1)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 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	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
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	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 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) 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		N/A
	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) _____ _____		N/A 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		1
	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 1 (HGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; Plan showing land status of the Site; TPB PG-No. 13G; and Swept Path Analysis.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1876 S.A (Part) and 1876 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 Considering the growing number of construction projects in the Northern Metropolis, the applicant intends to utilise the Site for the storage of construction materials (i.e. rebar, bricks, tiles etc.) and machinery (i.e. elevated platforms, digging machine, generator etc.) , in order to accommodate the increasing demand for open storage spaces in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "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, '*open storage*' use is not a column one nor a column two use within the "CDA(1)" zone, which requires planning permission from the Board.
- 2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). The Site is situated in a rural setting surrounded by public vehicle park, construction sites, vacant land and residential developments. As various open storage yards and warehouses are located in the northeastern, eastern and southeastern part of the Site, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 In addition, several S.16 planning applications for/partly for '*open storage*' use were approved by the Board within the same "CDA(1)" zone in 2025, which the application site of the latest application (A/YL-KTN/1130) is located approximately 250 m northeast of the Site, was approved by the Board on a temporary basis in August 2025. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "CDA(1)" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 1,628 m² (about). No structure is proposed at the Site. The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. Loading/unloading (L/UL) and circulation space are proposed to support the daily operation of the Site (**Plan 5**). It is estimated that 2 staff will work at the Site. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,628 m ² (about)
Covered Area	Not Applicable
Uncovered Area	1,628 m ² (about)

- 3.2 No storage of dangerous goods will be carried out at the Site at any time during the planning approval period. All construction materials and machinery would be stored at the designated storage area (i.e. about 876 m²) with stacking height of not more than 3m. As the proposed development only involves open storage of construction materials and machinery, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.
- 3.3 The Site is accessible from Castle Peak Road – Tam Mi via Shui Mei Road and a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the northeastern tip of the Site. 1 L/UL space is provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for Heavy Good Vehicle (HGV) - 3.5 m (W) x 11 m (L)	1

- 3.4 HGV will be deployed for transportation of construction materials and machinery to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access and Castle Peak Road – Tam Mi (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	HGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	1
Traffic trip per hour (average)	1	1	2

- 3.5 To minimize nuisance to the surrounding area, 2.5m high solid metal wall will be erected along the site boundary to separate the Site and the adjoining water bodies, construction site, open storage operation and vacant land. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 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 Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

R-riches Planning Limited

September 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Swept Path Analysis Showing Manoeuvring of Vehicles within the Site

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,628 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI MEI ROAD AND A LOCAL ACCESS

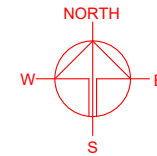
ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI MEI ROAD AND A LOCAL ACCESS

漁農自然護理署凹頭漁業辦事處
AFCD Au Tau Fisheries Office

長春新村
Cheung Chun
APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

16.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

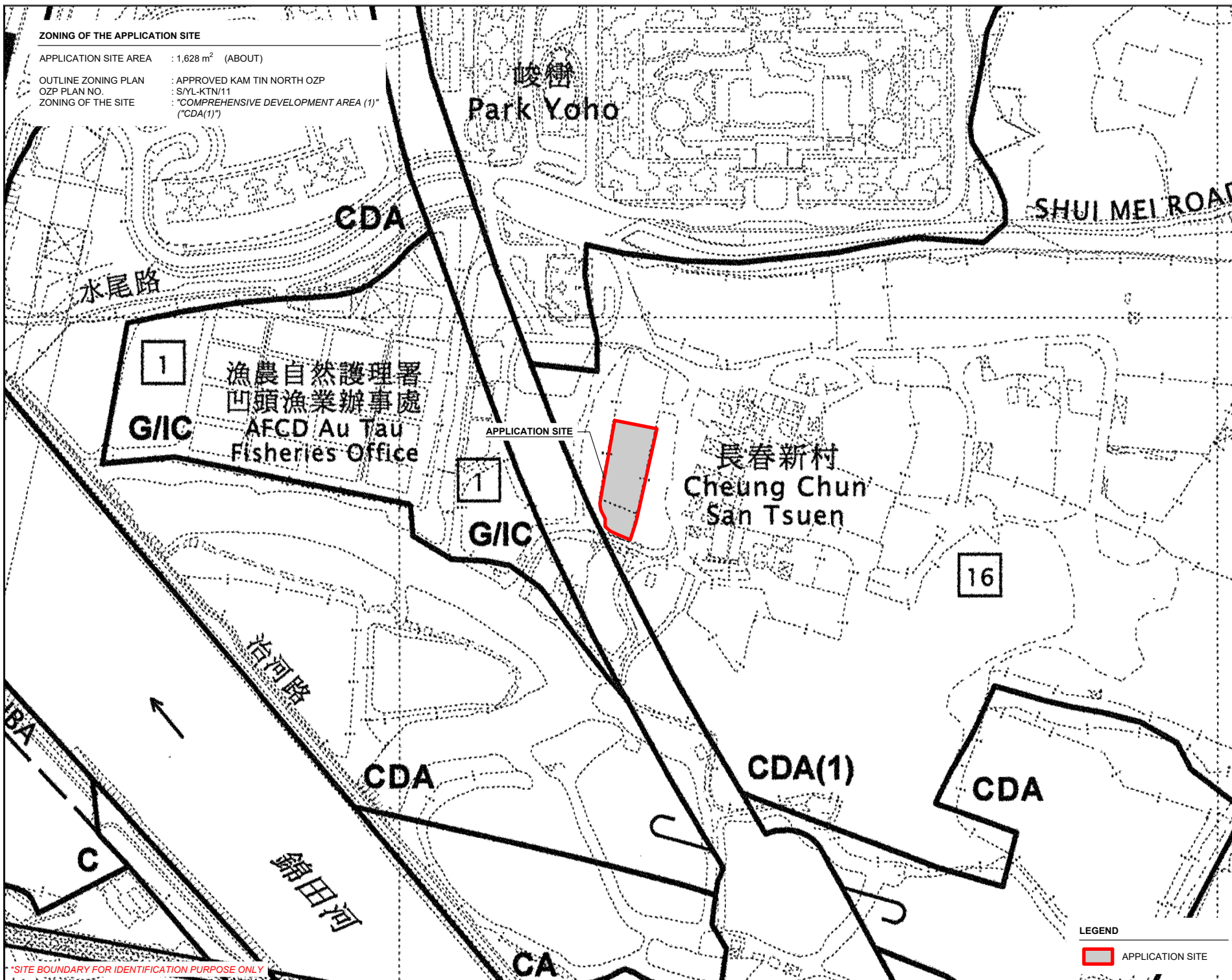
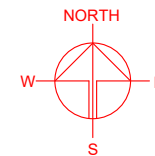
VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,628 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA (1)"
 ("CDA(1)")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS AND MACHINERY
 FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876
 RP (PART) IN D.D. 107, CHEUNG
 CHUN SAN TSUEN, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

16.9.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



DWG. TITLE

ZONING OF THE SITE

DWG NO.

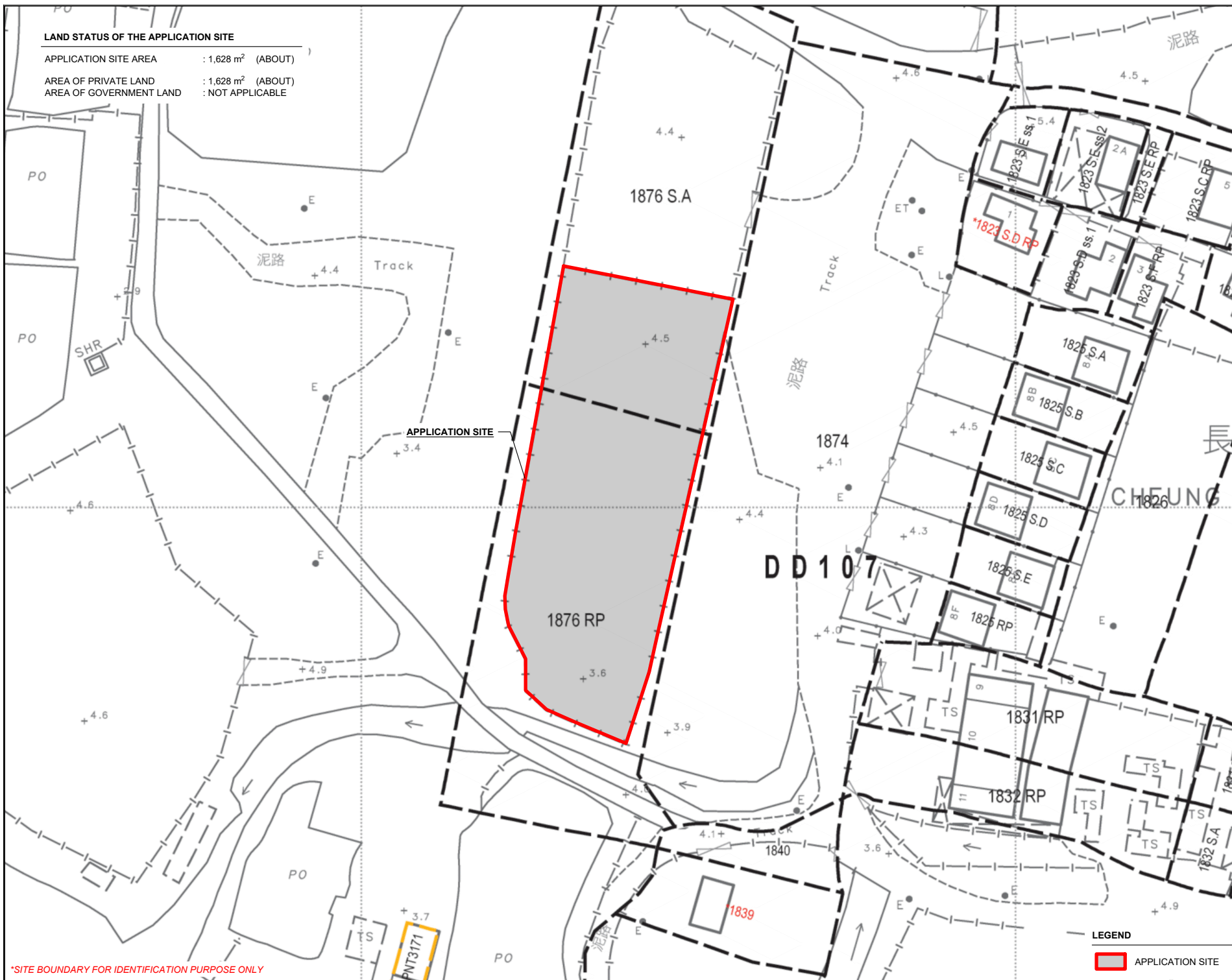
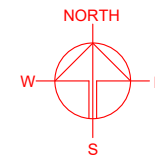
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,628 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,628 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

16.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

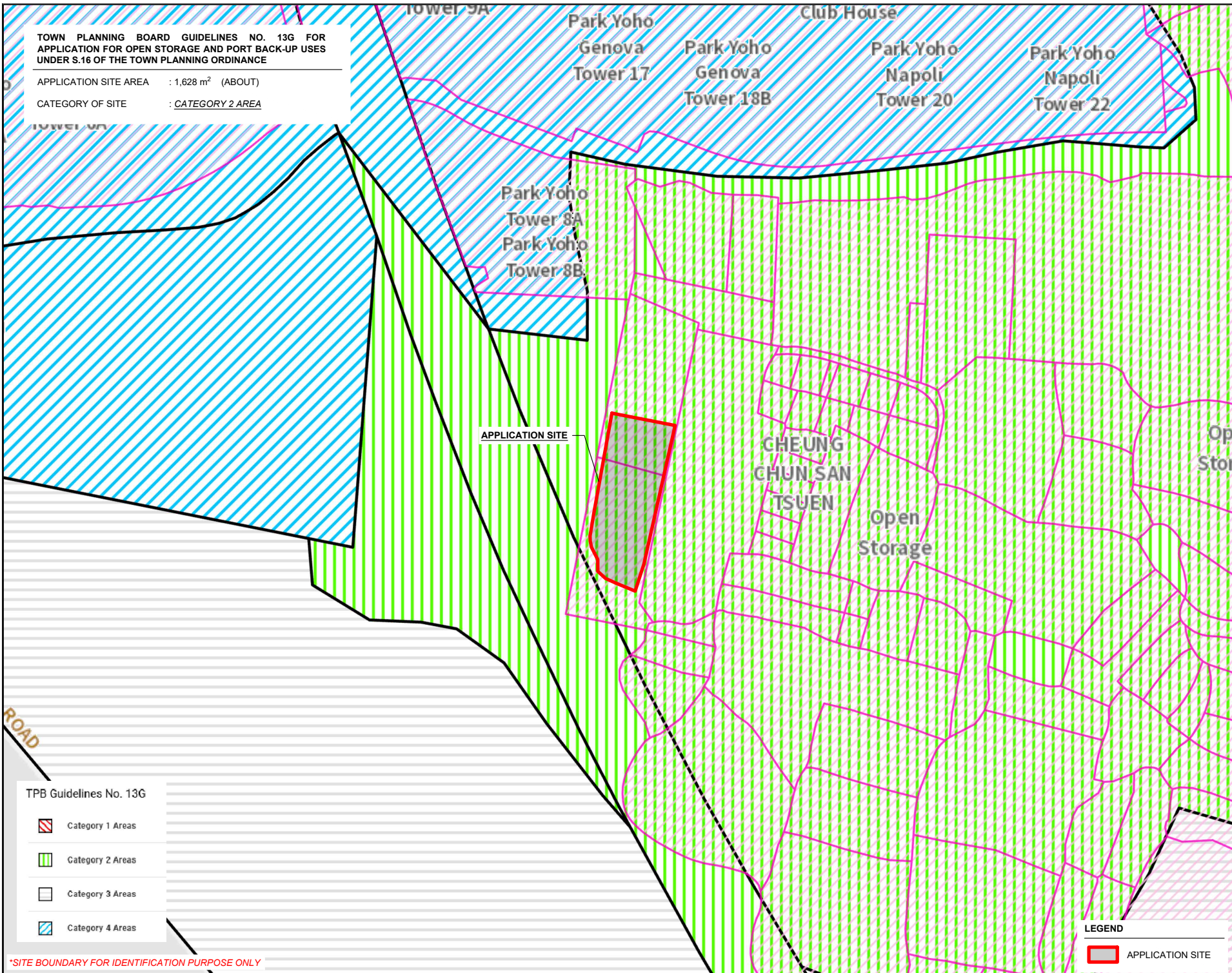
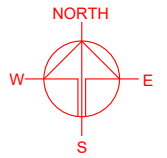
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001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 1,628 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



APPLICATION SITE

CHEUNG
CHUN SAN
TSUEN

Open
Storage

Op
Stor

TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876
RP (PART) IN D.D. 107, CHEUNG
CHUN SAN TSUEN, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

16.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

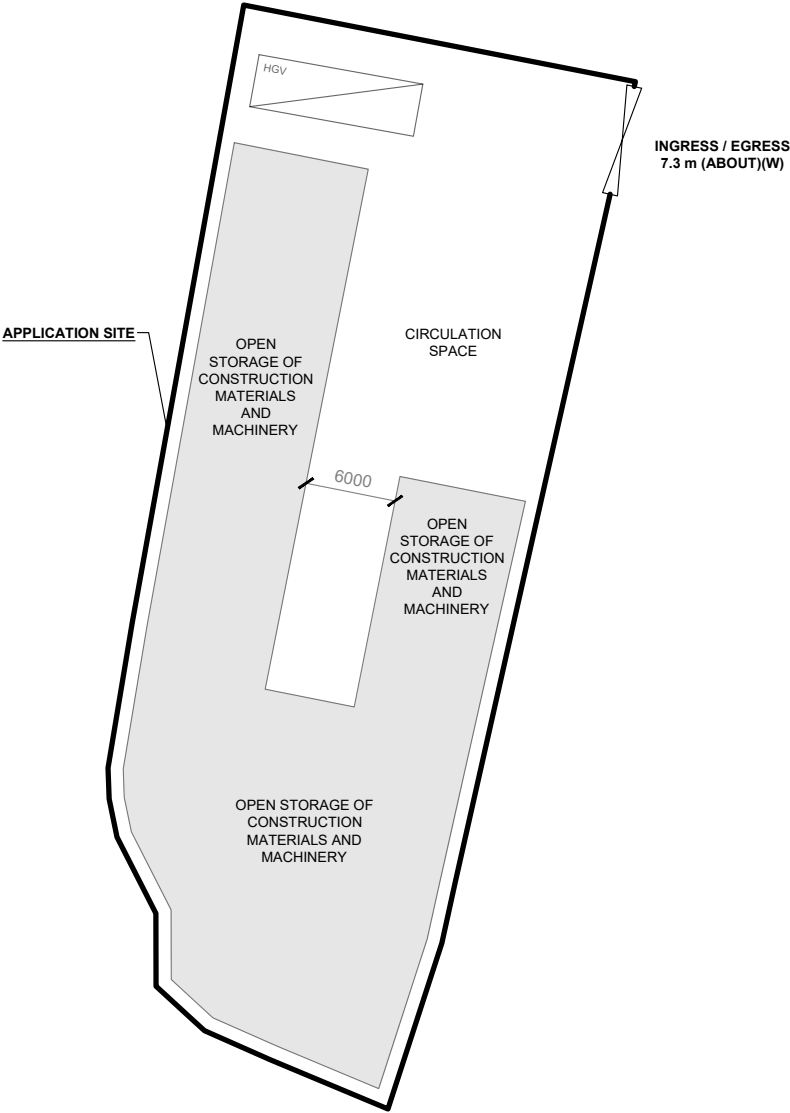
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,628 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 1,628 m ²	(ABOUT)
OPEN STORAGE AREA	: 876m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

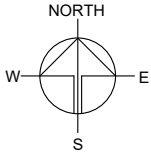
NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876 RP (PART) IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	16.9.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 5	001

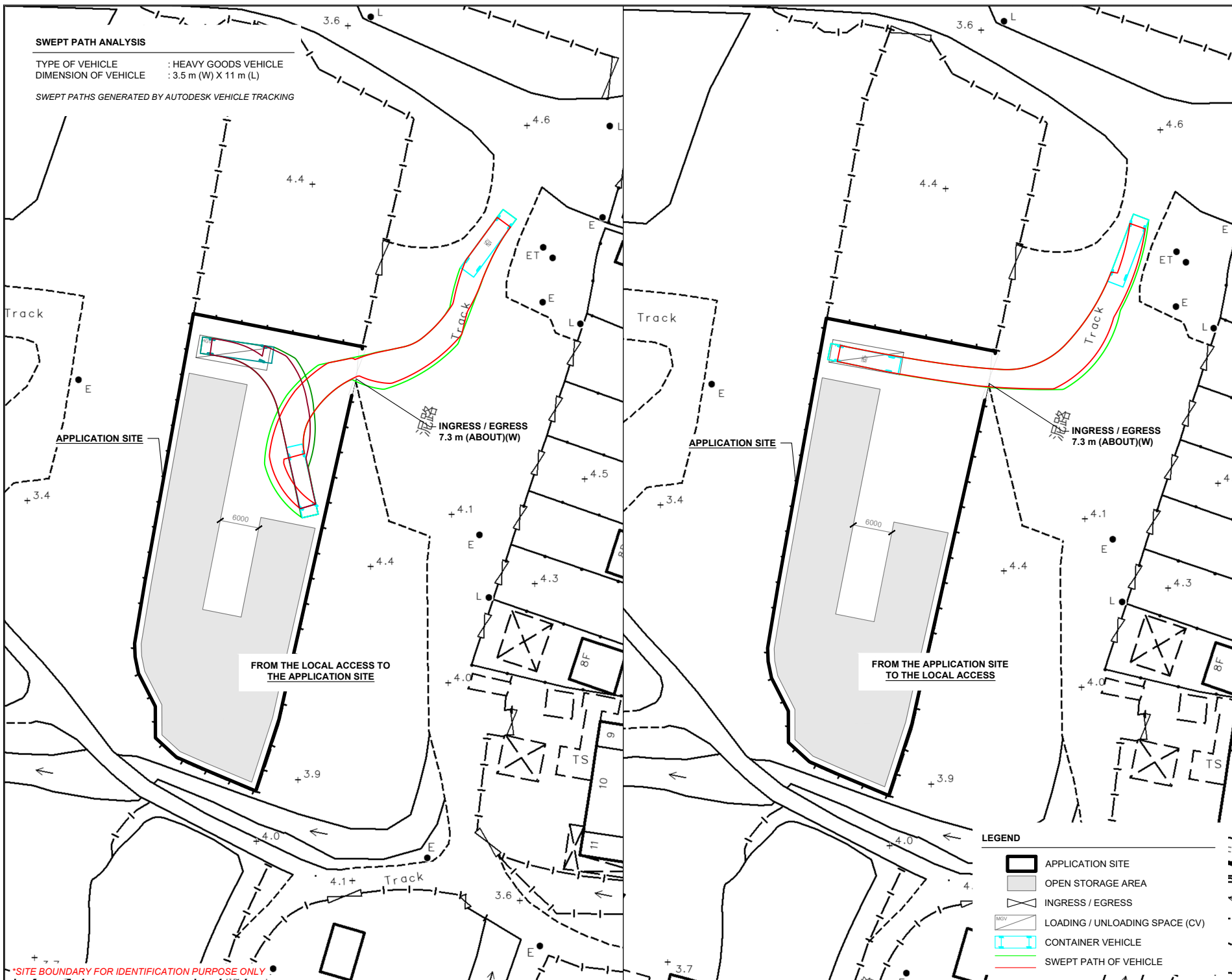
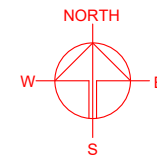
LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	LOADING / UNLOADING SPACE (HGV)

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS AND MACHINERY
 FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1876 S.A (PART) AND 1876
 RP (PART) IN D.D. 107, CHEUNG
 CHUN SAN TSUEN, KAM TIN,
 YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

16.9.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEEP PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

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

寄件者: Kevin Lam <[REDACTED]>
寄件日期: 2025年10月24日星期五 17:41
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1182 - Supplementary Information
附件: SI1 for A_YL-KTN_1182 (20251024).pdf
類別: Internet Email

Dear Sir,

We write to provide supplementary information in support of the captioned application.

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

Kind Regards,

Kevin LAM | Planning Assistant
R-riches Group (HK) Limited

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

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref. : DD107 Lot 1876 S.A & 1876 RP
Your Ref. : TPB/A/YL-KTN/1182

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

By Email

24 October 2025

Dear Sir,

Supplementary Information

Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years in "Comprehensive Development Area (1)" Zone, Lots 1876 S.A (Part) and 1876 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(S.16 Planning Application No. A/YL-KTN/1182)

We are writing to submit supplementary information in support of the subject application, details are as follows:

(a) Revised application form is provided (**Annex I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Kevin LAM
Planning Assistant

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])

email: [REDACTED]



(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	Open Storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年12月12日星期五 16:17
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1182 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1182 (20251212).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

[REDACTED]

Our Ref. : DD107 Lot 1876 S.A & 1876 RP
Your Ref. : TPB/A/YL-KTN/1182

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

By Email

12 December 2025

Dear Sir,

1st Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years in “Comprehensive Development Area (1)” Zone, Lots 1876 S.A (Part) & 1876 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1182)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years
in “Comprehensive Development Area (1)” Zone, Lots 1876 S.A (Part) & 1876 RP (Part)
in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1182)

- (i) The applicant would like to provide clarifications in response to the public comments, details are as follows:

The applicant has carefully assessed the potential environmental impacts on the surrounding environment. Several mitigation measures will also be proposed and implemented to avoid potential nuisances to the nearby settlements, in accordance with the requirements stipulated in various government guidelines. Therefore, it is believed that the proposed development will result in only minimal nuisance to the nearby settlements.

Right of Way

- The applicant will liaise with the respective lot owner(s) of the concerned lot (i.e., lot 1874 in D.D.107) and obtain consent on the right of way after planning permission has been obtained from the Town Planning Board.

Traffic aspect

- Regarding the traffic generation, it is estimated that only 2 trips of heavy goods vehicle for loading/unloading activities will be generated per day during the non-peak hours. As infrequent trips will be generated, adverse impact on the nearby road networks should not be anticipated.

Noise aspect

- The operation hours are restricted to Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. No vehicles will be used during the sensitive hours, i.e. from 19:00 to 9:00, to avoid any potential environmental nuisance to the surrounding settlements.

Drainage and Fire Safety aspect

- The applicant will submit and implement the drainage and fire service installations proposal respectively after planning permission has been granted by the Town Planning Board (the Board) to avoid any potential drainage impact and fire risk to the surrounding settlements.

Environmental aspect

- 2.5m high solid metal walls will be erected along the site boundary as sound and visual barriers, as well as to prevent dust and debris generated from the open storage activities, to minimise potential nuisance to the surrounding settlements, adjoining water bodies and construction site. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant regularly.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	The applicant should advise whether the proposed use would involve storage of dusty materials (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips).	Please be confirmed that no storage of dusty material, including but not limited to cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips, etc., will be carried out within the application site at any time during the planning approval period.

Relevant Extracts of Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/604	Proposed Flat, Shop and Services, Eating Place, School, Social Welfare Facilities and Public Transport Terminus or Station uses and Minor Relaxation of Plot Ratio and Building Height Restrictions	22.3.2019

Similar s.16 Applications within the Same “CDA(1)” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/1020	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of Three Years	10.1.2025
2.	A/YL-KTN/1085	Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of Three Years	11.4.2025 [revoked on 4.7.2025]
3.	A/YL-KTN/1125	Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of Three Years	1.8.2025
4.	A/YL-KTN/1130	Proposed Temporary Warehouse and Open Storage of Construction Machineries and Materials for a Period of Three Years	1.8.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Lots No. 1876 S.A and 1876 RP both in D.D. 107 held under Tai Po New Grant No. 5555 for the purpose of fish pond and no structures shall be erected on the lots; and
- it is noted that no structure is proposed on the Site.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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 V**.

3. Railway Development

Comments of the Government Engineer/Railway Development (2), HyD:

- the Site is close to the Northern Link (NOL) scheme boundary. The construction of NOL commenced in 2025 for completion in 2034; and
- advisory comments are at **Appendix V**.

4. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction or the Town

Planning Board; and

- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

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

7. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- according to the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character comprising open storage, vacant land, temporary structures and tree groups to the south and west. The proposed use is not incompatible with the surrounding landscape character;
- based on the site photos, the Site is vacant and some existing trees of common species are observed along the site boundary. According to the applicant’s submission, the proposed layout is not in conflict with the existing trees. Significant adverse impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix V**.

8. **District Officer’s Comments**

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

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

9. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the application site (the Site) may be affected by the implementation of the proposed Northern Link (NOL) Project at any time during the planning approval period. The applicant should terminate the proposed use and vacate the Site upon implementation of the NOL Project at the Site. The applicant shall also seek advice and approval from relevant authorities and/or departments and the MTRC regarding any interface with the NOL Project;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) 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 Lands Department. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Shui Mei Road and the local access road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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 proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall demonstrate in the drainage proposal that the proposed use will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (g) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval condition; and
 - (iv) if any proposed structures are 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;
- (h) to note the comments of the Government Engineer/Railway Development (2), HyD that the applicant shall ensure the traffic arrangements for the proposed use will not have adverse impact on the implementation of the NOL during either the construction or operation period;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant shall seek comments and approval for any proposed tree works from the relevant department(s) prior to the commencement of the works;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) 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;
 - (ii) 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

B(P)R at building plan submission stage;

- (iii) 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 BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- (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 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 B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

Yuen Long Head Office :

元朗總行 :

Tuen Mun Office :

屯門分行 :

Fanling Office :

粉嶺分行 :

Your Ref. :

Date : 13th November 2025

Our Ref. : YL/55708/24 (LK)

Please reply to our : Yuen Long Office
for the attention of Mr. Leung Kin

Planning Department Board,
15th Floor,
North Point Government Offices,
333 Java Road, North Point,
Hong Kong

BY HAND AND BY FAX
2877-0245

Dear Sirs,

Re: Objection of Vehicular Passage
Application No.: A/YL-KTN/1182
Lot No.1876 SA (Part) & 1876RP (Part) in D.D.107

We act for Tang Luk Wo Tong (鄧六和堂) with Tang Shui Ping Raymond, Tang Peter and Tang Mathew as managers, the registered owner of Lot No.1874 in D.D.107.

The above application requires a new vehicular access road to be constructed across our client's Lot 1874 (Plan 1 & Plan 6) in order to serve the proposed temporary storage on Lots 1876 SA (Part) & 1876 RP (Part).

GROUND OF OBJECTION:

1. NO CONSENT – Our client has never been approached and refuses permission.
2. NO RIGHT OF WAY – No easement, licence or interest exists.
3. TRESPASS – Implementation would constitute blatant trespass and sterilise our client's land for 3 years.
4. DIRECT CONFLICT – Our client's consultants will submit a section 16 application shortly for a temporary car parking over the entire Lot 1874. Granting the said application would directly frustrate and pre-empt our client's legitimate development rights.

For the above reasons, the proposal is legally unimplementable without trespassing on private land and must be rejected.

LK/lsw

Yours faithfully,



3

Partners

LEUNG KIN
B.A. (Hons.)
梁 堅 律 師

KWONG TING CHUNG SIMON
B.Nur.(Hons.);
LL.B.(Chin.Law)
鄺 挺 中 律 師

YEONG KEAT MING
LL.B.(Hons.)
楊 吉 明 律 師

Assistant Solicitors

LEE BEATRICE ANN
LL.B.(Hons.)
李 瀨 霖 律 師

LEUNG YAN YU MICHELLE
B.A. (Hons.); J.D.
梁 昕 瑜 律 師

Consultant

WONG YEE LING
LL.B.(Hons.)
王 綺 靈 律 師

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月18日星期二 2:48
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1182, DD 107 Cheung Chung San Tsuen
類別: Internet Email

A/YL-KTN/1182

Lots 1876 S.A (Part) and 1876 RP (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Ti

Site area: About 1,628sq.m

Zoning: "Comprehensive Development Area (1)"

Applied use: Open Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

Strong Objections to the location of open storage so close to both high rise residential towers and village cluster. There are also active ponds in the area.

While the area may be Cat 2, this is a broad definition and each location should be be considered in light of the local environs.

No data provided on tree felling and land filling.

Application should be rejected. Surrounding homes with open storage is not what the community was promised when the area was rezoned to CDA.

Mary Mulvihill