

27 MAY 2025
This document is received on 27 MAY 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-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

2501123

21/5 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-KIN/1124
	Date Received 收到日期	27 MAY 2025

1. 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。
2. 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。
3. 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)

Tomorrow View (Investment) Limited

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)

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 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
(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 1,650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 607 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)	741 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and Residential (Group B)" zones
(f) Current use(s) 現時用途	Shop and services, eating place and parking spaces (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
06/03/2025 - 20/03/2025 (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 02/05/2025 (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	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces 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	..... 1,043	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 607	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 7		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 607	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 607	..... sq.m	<input checked="" 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	118m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B2*	RAIN SHELTER	41m ² (ABOUT)	41m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B5	EATING PLACE (OSA)	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)	.....
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)	.....
B7	EATING PLACE (OSA)	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)	.....
TOTAL		607m ² (ABOUT)	607m ² (ABOUT)	.....

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	..... 17
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	..... 1
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)	.....

<p>Proposed operating hours 擬議營運時間 07:00 to 23:00 daily (including public holiday)</p>																																	
<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)) <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"/></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 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> Please provide details 請提供詳情</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 <input checked="" type="checkbox"/></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>(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> <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>		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) 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>
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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	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <hr/> <hr/>
(e) Approval conditions 附帶條件	<hr/> <hr/> <p>Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> </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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

Mr TANG

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of Tomorrow View (Investment) Limited
代表



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

Date 日期

30/04/2025

(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：
 - 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
 - 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 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
Site area 地盤面積	1,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 741 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Village Type Development" and Residential (Group B)" zones
Type of Application 申請類別	<p><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 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><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 _____</p>
Applied use/ development 申請用途/發展	Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces 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
(ii) No. of blocks 幢數	Non-domestic 非住用	607	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		N/A
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		7
	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	Non-domestic 非住用	N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
	Domestic 住用	1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(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 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) Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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)	17 17 N/A N/A N/A N/A 1 N/A N/A 1 N/A N/A	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese **English**
中文 英文

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Plan showing location/zoning/land status of the Site/, Swept Path Analysis

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years in “V” and “R(B)” zones, Various Lots in D.D. 103 and Adjoining GL, Kam Tin Yuen Long, New Territories

Supplementary Statement

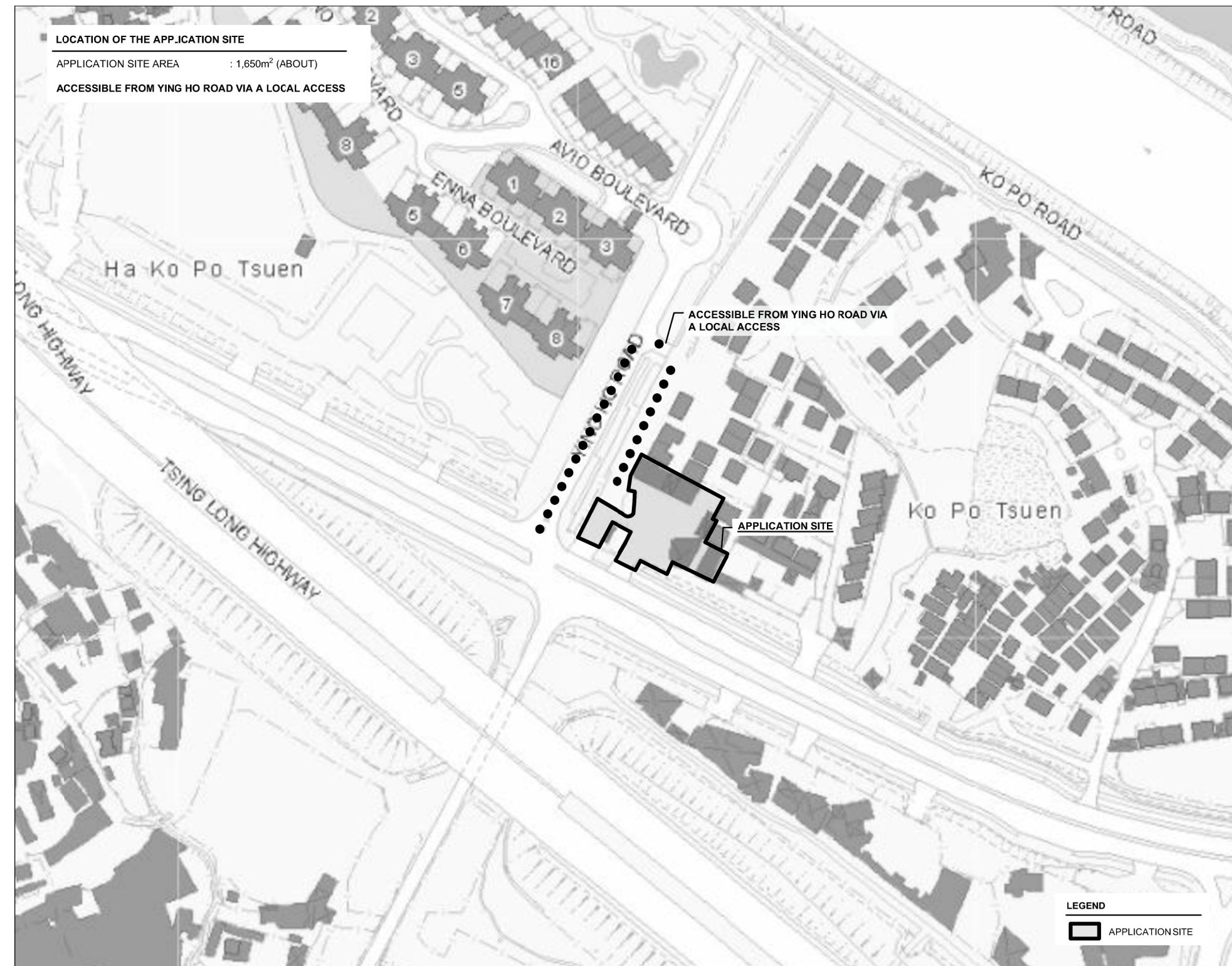
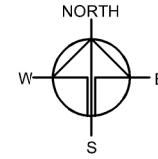
- 1) The applicant, i.e. *Tomorrow View (Investment) Limited*, seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 103 and adjoining Government Land (GL) (the Site) for '**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years**' (**Plan P01**). The Site is currently surrounded by various residential development and village houses, the proposed 'shop and services' and 'eating place' are intended to bring convenience to the nearby locals and workers.
- 2) The Site currently falls within an area zoned "Village Type Development" ("V") and "Residential (Group B)" ("R(B)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan P02**). According to the Notes of the OZP, the applied uses are a column two use within the "V" and "R(B)" zones, hence, require planning permission from the Board.
- 3) The Site is the subject of various previous planning S.16 planning applications. The latest application (No. A/YL-KTN/736) for the same use was submitted by the same applicant was approved by the Board on a temporary basis of 3 years on 18/12/2020. When compared with the previous application, all the development parameters and operation details remain unchanged for the current application, hence, approval of the current application is considered in line with the Board's previous decisions.
- 4) The application is in line with the Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas in that the applied use is located at the fringe of residential clusters of Ko Po Tsuen and is readily accessible from Ying Ho Road/Kam Tin Road and would unlikely cause inconvenience to the residents nearby.
- 5) The development is considered not incompatible with the surrounding land uses which are rural in character predominated by residential development, village houses, site with works in progress, restaurants/eating places mainly at the ground floor of village houses, shop and services, workshops, open storage yards, parking of vehicles and a sitting-out area.

- 6) The Site occupies an area of 1,650 m² (about), including 741 m² (about) of GL (**Plan P03**). A total of six 1-storey structures are proposed at the Site for shop and services, rain shelter, eating place (outside seating accommodation) with total gross floor area of 607 m² (about). 17 no. private car parking spaces and 1 loading/unloading space for light goods vehicle are provided at the Site for staff and visitor (**Plan P04**). The applicant also proposed to install concrete barrier to prohibit vehicular access from Kam Tin Road to the local track in order to enhance pedestrian and road safety (**Plan P04**).
- 7) The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals etc. in order to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 8) In view of the above, the Board is hereby respectfully requested to approve the subject application for '**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years**'.

■ LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,650m² (ABOUT)

ACCESSIBLE FROM YING HO ROAD VIA A LOCAL ACCESS



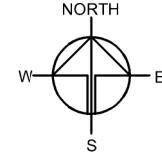
Drawing No.	P01	Ver	01
Project			
TEMPORARY SHOP AND SERVICES AND EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS			
VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG			
Drawing Title			
LOCATION PLAN			
Scale of A4			
1 : 2000			
Drawn		Date	21/4/2025
Revised		Date	

LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,650m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11
AREA ZONED AS "V" : 1,562m² (ABOUT)(95%)
AREA SHOWN AS "R(B)" : 88m² (ABOUT)(5%)

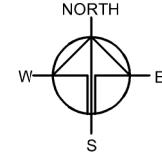


Drawing No.	P02	Ver	01
Project			
TEMPORARY SHOP AND SERVICES AND EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS			
VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG			
Drawing Title	ZONING OF THE SITE	Scale of A4	1 : 2000
Drawn	21.4.2025	Revised	Date

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,650m² (ABOUT)

AREA OF PRIVATE LAND : 909m² (ABOUT)(55%)
AREA OF GOVERNMENT LAND : 741m² (ABOUT)(45%)



APPLICATION SITE

Drawing No.	Ver.
P03	01

Project

TEMPORARY SHOP AND SERVICES AND EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D.103
AND ADJOINING
GOVERNMENT LAND, KO PO
TSUEN, KAM TIN, YUEN
LONG

LEGEND

Drawing Title

Scale of A4

1 : 400

21.4.2025

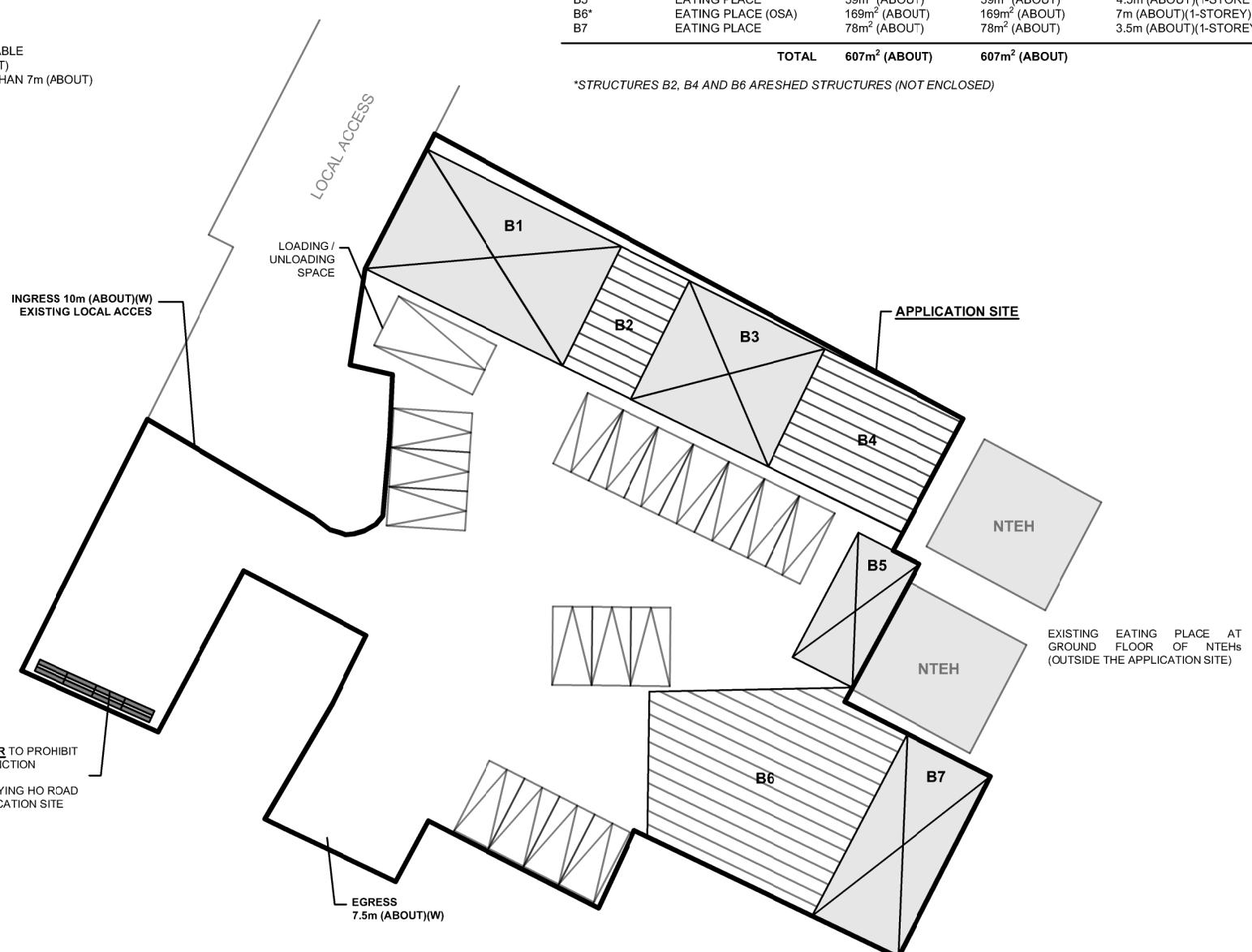
Revised _____ Date _____

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,650m ² (ABOUT)
COVERED AREA	: 607m ² (ABOUT)
UNCOVERED AREA	: 1,043m ² (ABOUT)
PLCT RATIO	: 0.37 (ABOUT)
SITE COVERAGE	: 37% (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 607m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 7m (ABOUT)
NO. OF STOREY	: 1

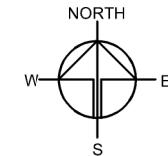
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B2*	RAIN SHELTER	41m ² (ABOUT)	41m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
		TOTAL	607m² (ABOUT)	607m² (ABOUT)

*STRUCTURES B2, B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



PARKING AND LOADING/UNLOADING (L/U) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/U SPACE FOR LGV	: 1
DIMENSION OF L/U SPACE	: 3.5m (W) X 7m (L)



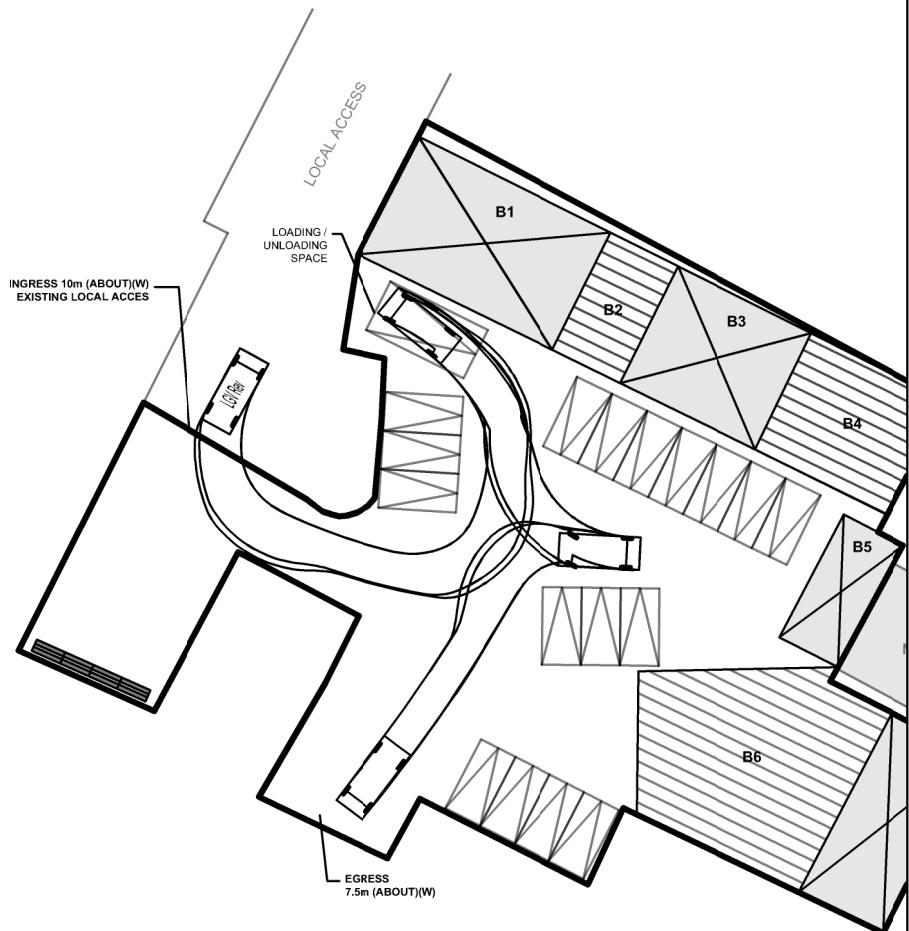
Drawing No.	Ver.
P04	
Project	
TEMPORARY SHOP AND SERVICES, EATING PLACE AND EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 400	
Drawn	Date 21.4.2025
Revised	Date

SWEPT PATH ANALYSIS

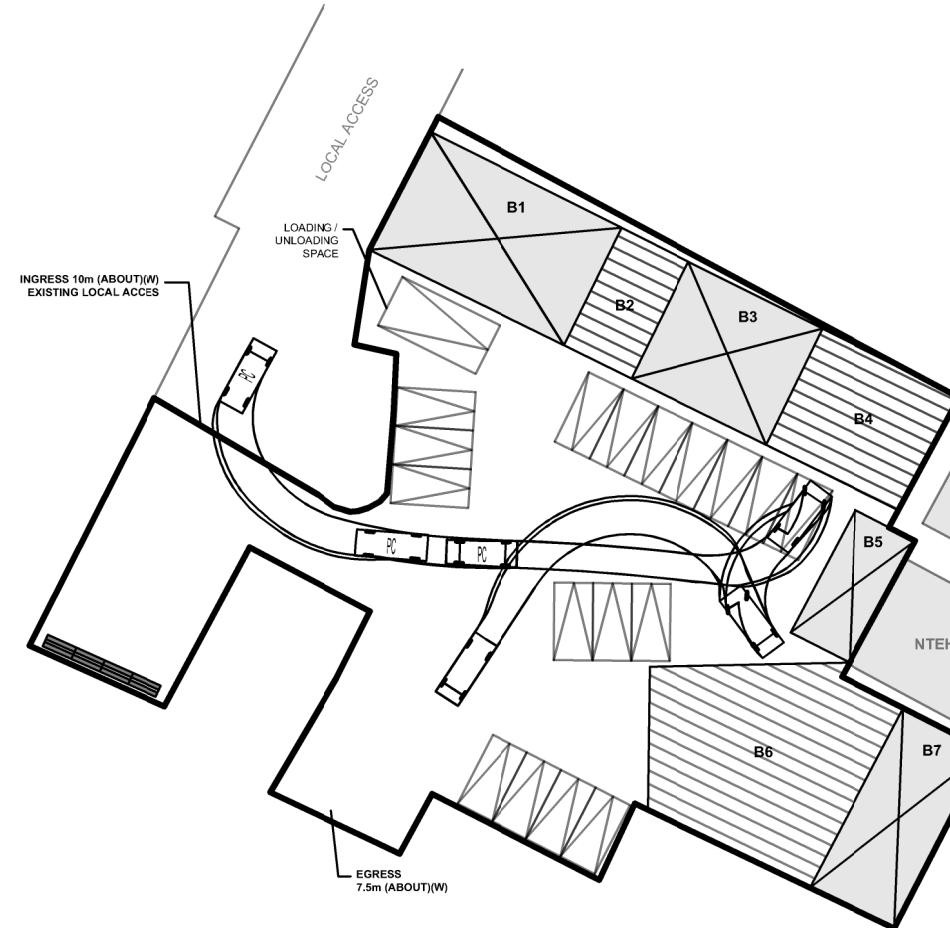
VEHICLE FOR ANALYSIS : PRIVATE CAR AND LIGHT GOODS VEHICLE

DIMENSIONS OF VEHICLE : PRIVATE CAR - 1.7m (W) X 4.6m (L)
: LIGHT GOODS VEHICLE - 2.1m (W) X 5.2m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK VEHICLE TRACKING 2019



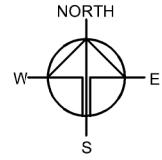
LIGHT GOODS VEHICLE



PRIVATE CAR

LEGEND

- APPLICATION SITE
- PRIVATE CAR / LGV
- SWEPT PATH OF VEHICLE



Drawing No. P05 Ver. 01

Project TEMPORARY SHOP AND SERVICES AND EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG

Drawing Title SWEPT PATH ANALYSIS

Scale of A4 1 : 250

Drawn Date 21.4.2025

Revised Date

寄件日期: 2025年06月02日星期一 11:51
收件者: tpbpd/PLAND
副本:
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1124 - Supplementary Information
附件: SI for A_YL-KTN_1124 (20250602).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,

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

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

[By Email](#)

2 June 2025

Dear Sir,

Supplementary Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development”
and “Residential (Group B)” zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

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

- R-riches Planning Limited has been commissioned by *Tomorrow View (Investment) Limited* (the applicant) to make submission on their behalf to the Town Planning Board. The authorisation letter and replacement pages of application form are provided (**Annex I**).

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 Planning Limited



Louis TSE
Town Planner



Annex I

Authorisation Letter and Revised Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。
2. 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。
3. 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)

Tomorrow View (Investment) Limited

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 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
(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 1,650 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 607 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)	..... 741 sq.m 平方米 <input checked="" type="checkbox"/> About 約

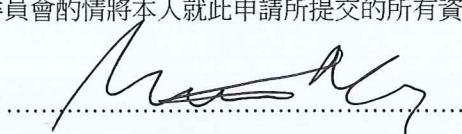
8. Declaration 聲明

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

Matthew NG

Director (Planning and Development)

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

02/06/2025

(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：
 - 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
 - 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。

寄件者:
寄件日期: 2025年06月05日星期四 12:40
收件者: tpbpd/PLAND
副本:

主旨: [Supersede][SI] S.16 Planning Application No. A/YL-KTN/1124 - Supplementary Information
附件: SI2 for A_YL-KTN_1124 (20250605).pdf

類別: Internet Email

Dear Sir,

Attached herewith the SI to supersede our previous submissions dated 05/06/2025 11:58 am (below email) to provide clarifications of the subject application.

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

Kind Regards,

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

From:
Sent: Thursday, June 5, 2025 11:58 AM
To: Town Planning Board <tpbpd@pland.gov.hk>

Subject: [SI] S.16 Planning Application No. A/YL-KTN/1124 - Supplementary Information

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

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

[By Email](#)

5 June 2025

Dear Sir,

2nd Supplementary Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development”
and “Residential (Group B)” zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

We are writing to submit supplementary information for the subject application.

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 Planning Limited



The stamp contains the text "R-riches Planning Limited" in English and "盈卓規劃有限公司" in Chinese characters.

Kevin Lam
Planning Assistant



2nd Supplementary Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development”
and “Residential (Group B)” zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

- (i) The applicant is the operator of the Site, all the shops at the Site will be subdivided and rented out for the applied use. The types of the proposed 'shop and services' would include but not limited to, retail shop, convenience shop, pet salon, bicycle sales store, real estate agency, etc) to serve the nearby locals. The 'shop and services' types are interchangeable during the planning approval period.
- (ii) Structures B4 and B6 of the proposed development are intended to support the operation of the existing eating place in the adjacent New Territories Exempted House (NTEH), which is located outside the Site.

Restaurant A

Structure B4 is a shed structure proposed as eating place (Outdoor Seating Accommodation) (OSA). It is ancillary to an existing eating place (restaurant) located at the ground floor of the NTEH at Lot 237 S.B ss.5 S.A in D.D. 103, which is directly east of structure B4.

Restaurant B

Structure B6 is a shed structure proposed as eating place (OSA). It is ancillary to the existing eating place (restaurant) located at the ground floor of the NTEH at Lot 237 S.B ss.5 RP in D.D. 103, which is directly east of structure B5.

- (iii) Structures B5 and B7 are two independent enclosed structures proposed as eating places (restaurants) respectively.



寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月18日星期四 15:37
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1124 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1124 (20250918).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

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

18 September 2025

By Email

Dear Sir,

1st Further Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development”
and “Residential (Group B)” zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

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

cc DPO/FSYLE, PlanD

[REDACTED]

[REDACTED]

Further Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)	
(a) <u>Unauthorized structure(s) within the said private lot(s) not covered by the planning application</u> There is/are unauthorized structure(s) within Lot No. 237 S.B ss.4 S.A not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice. The lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) not covered by the subject planning application for further consideration by the relevant department and,	The unauthorised structure(s) within the concerned lot will be demolished by the applicant after planning permission has been granted from the Town Planning Board (the Board). The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concern lot(s) and Government land (GL) after planning permission has been granted from the Board. No structure is proposed for domestic use.

<p>subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, the STW and STT holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within the said private lot(s). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breaches of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control for any unlawful occupation of Government land.</p>	
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2. Comments of the Chief Engineer/Construction, Water Services Department (CE/C, WSD) (Contact Person: Mr. Eddie HE; Tel.:2152 5746)	
(a)	The existing waterworks reserve for existing raw water mains will be affected as shown in the plan enclosed. A waterwork reserve shall be provided to WSD.
(b)	No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.
(c)	The Water Authority and his office and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority.
(d)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.
(e)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site.

3. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) (Contact Person: Mr. Stanley CHOI; Tel.: 2762 4905)	
(a)	There is a number of existing vehicular ingress/egress points adjoining the application site at Yin Ho Road and Kam Tin Road as indicated at the submission. For the proposed ingress at local track connecting Ying Ho Road and egress at Kam Tin Road, the applicant should clarify what measures to be implemented the aforesaid traffic arrangement. Vehicular access not in use should be fully closed with physical barriers.
4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel.: 2300 1444)	
(a)	The submitted condition record of the existing drainage facilities is not acceptable since the submitted site photos are same as that enclosed in previous planning application (No.: A/YL-KTN/606). The applicant should provide site photos to reflect current condition of existing drainage facilities.

5. Comments of the Commissioner for Transport (C for T)

(Contact Person: Mr. Louis HON; Tel.: 2399 2427)

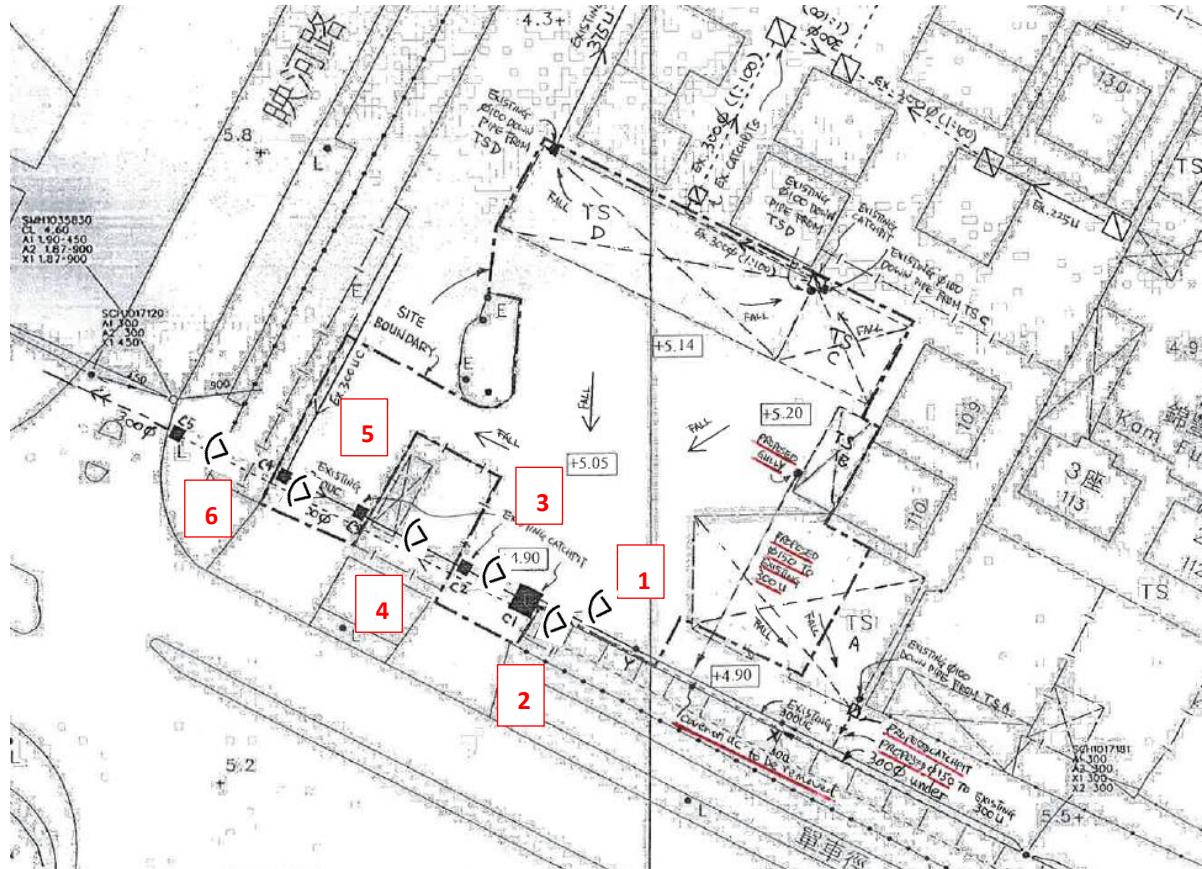
(a)	Please request the applicant to provide estimated hourly trips.	<p>A total of 18 parking and loading/unloading spaces are provided at the Site. The estimated hourly trips are provided as follows:</p> <table border="1" data-bbox="887 389 2010 1167"> <thead> <tr> <th colspan="2" data-bbox="887 389 1089 500" rowspan="3">Time Period</th><th colspan="4" data-bbox="1089 389 2010 500">Trip Generation</th><th rowspan="3">2-Way Total</th></tr> <tr> <th colspan="2" data-bbox="1089 500 1358 531">Private Car</th><th colspan="3" data-bbox="1358 500 1808 531">Light Goods Vehicle</th></tr> <tr> <th data-bbox="1089 531 1156 563">In</th><th data-bbox="1156 531 1224 563">Out</th><th data-bbox="1358 531 1426 563">In</th><th data-bbox="1426 531 1493 563">Out</th></tr> </thead> <tbody> <tr> <td data-bbox="1089 563 1156 595"></td><td data-bbox="1156 563 1224 595">07:00 – 08:00</td><td data-bbox="1156 595 1224 627">5</td><td data-bbox="1156 595 1224 627">5</td><td data-bbox="1358 595 1426 627">0</td><td data-bbox="1426 595 1493 627">0</td><td data-bbox="1920 595 1987 627">10</td></tr> <tr> <td data-bbox="1089 627 1156 659" rowspan="2">AM Peak</td><td data-bbox="1156 627 1224 659">08:00 – 09:00</td><td data-bbox="1156 659 1224 690">10</td><td data-bbox="1156 659 1224 690">10</td><td data-bbox="1358 659 1426 690">0</td><td data-bbox="1426 659 1493 690">0</td><td data-bbox="1920 659 1987 690">20</td></tr> <tr> <td data-bbox="1156 690 1224 722">09:00 – 10:00</td><td data-bbox="1156 722 1224 754">5</td><td data-bbox="1156 722 1224 754">5</td><td data-bbox="1358 722 1426 754">1</td><td data-bbox="1426 722 1493 754">1</td><td data-bbox="1920 722 1987 754">12</td></tr> <tr> <td data-bbox="1089 722 1156 754"></td><td data-bbox="1156 754 1224 786">10:00 – 11:00</td><td data-bbox="1156 786 1224 817">5</td><td data-bbox="1156 786 1224 817">5</td><td data-bbox="1358 786 1426 817">1</td><td data-bbox="1426 786 1493 817">1</td><td data-bbox="1920 786 1987 817">12</td></tr> <tr> <td data-bbox="1089 786 1156 817"></td><td data-bbox="1156 817 1224 849">11:00 – 12:00</td><td data-bbox="1156 849 1224 881">5</td><td data-bbox="1156 849 1224 881">5</td><td data-bbox="1358 849 1426 881">1</td><td data-bbox="1426 849 1493 881">1</td><td data-bbox="1920 849 1987 881">12</td></tr> <tr> <td data-bbox="1089 881 1156 913"></td><td data-bbox="1156 881 1224 913">12:00 – 13:00</td><td data-bbox="1156 913 1224 944">10</td><td data-bbox="1156 913 1224 944">10</td><td data-bbox="1358 913 1426 944">0</td><td data-bbox="1426 913 1493 944">0</td><td data-bbox="1920 913 1987 944">20</td></tr> <tr> <td data-bbox="1089 944 1156 976"></td><td data-bbox="1156 944 1224 976">13:00 – 14:00</td><td data-bbox="1156 976 1224 1008">10</td><td data-bbox="1156 976 1224 1008">10</td><td data-bbox="1358 976 1426 1008">0</td><td data-bbox="1426 976 1493 1008">0</td><td data-bbox="1920 976 1987 1008">20</td></tr> <tr> <td data-bbox="1089 1008 1156 1040"></td><td data-bbox="1156 1008 1224 1040">14:00 – 15:00</td><td data-bbox="1156 1040 1224 1071">5</td><td data-bbox="1156 1040 1224 1071">5</td><td data-bbox="1358 1040 1426 1071">1</td><td data-bbox="1426 1040 1493 1071">1</td><td data-bbox="1920 1040 1987 1071">12</td></tr> <tr> <td data-bbox="1089 1071 1156 1103"></td><td data-bbox="1156 1071 1224 1103">15:00 – 16:00</td><td data-bbox="1156 1103 1224 1135">5</td><td data-bbox="1156 1103 1224 1135">5</td><td data-bbox="1358 1103 1426 1135">1</td><td data-bbox="1426 1103 1493 1135">1</td><td data-bbox="1920 1103 1987 1135">12</td></tr> <tr> <td data-bbox="1089 1135 1156 1167"></td><td data-bbox="1156 1135 1224 1167">16:00 – 17:00</td><td data-bbox="1156 1167 1224 1198">5</td><td data-bbox="1156 1167 1224 1198">5</td><td data-bbox="1358 1167 1426 1198">1</td><td data-bbox="1426 1167 1493 1198">1</td><td data-bbox="1920 1167 1987 1198">12</td></tr> <tr> <td data-bbox="1089 1198 1156 1230" rowspan="2">PM Peak</td><td data-bbox="1156 1198 1224 1230">17:00 – 18:00</td><td data-bbox="1156 1230 1224 1262">5</td><td data-bbox="1156 1230 1224 1262">5</td><td data-bbox="1358 1230 1426 1262">1</td><td data-bbox="1426 1230 1493 1262">1</td><td data-bbox="1920 1230 1987 1262">12</td></tr> <tr> <td data-bbox="1156 1262 1224 1294">18:00 – 19:00</td><td data-bbox="1156 1294 1224 1325">10</td><td data-bbox="1156 1294 1224 1325">10</td><td data-bbox="1358 1294 1426 1325">0</td><td data-bbox="1426 1294 1493 1325">0</td><td data-bbox="1920 1294 1987 1325">20</td></tr> <tr> <td data-bbox="1089 1325 1156 1357"></td><td data-bbox="1156 1325 1224 1357">19:00 – 20:00</td><td data-bbox="1156 1357 1224 1389">5</td><td data-bbox="1156 1357 1224 1389">5</td><td data-bbox="1358 1357 1426 1389">0</td><td data-bbox="1426 1357 1493 1389">0</td><td data-bbox="1920 1357 1987 1389">10</td></tr> <tr> <td data-bbox="1089 1389 1156 1421"></td><td data-bbox="1156 1389 1224 1421">20:00 – 21:00</td><td data-bbox="1156 1421 1224 1453">5</td><td data-bbox="1156 1421 1224 1453">5</td><td data-bbox="1358 1421 1426 1453">0</td><td data-bbox="1426 1421 1493 1453">0</td><td data-bbox="1920 1421 1987 1453">10</td></tr> <tr> <td data-bbox="1089 1453 1156 1484"></td><td data-bbox="1156 1453 1224 1484">21:00 – 22:00</td><td data-bbox="1156 1484 1224 1516">5</td><td data-bbox="1156 1484 1224 1516">5</td><td data-bbox="1358 1484 1426 1516">0</td><td data-bbox="1426 1484 1493 1516">0</td><td data-bbox="1920 1484 1987 1516">10</td></tr> <tr> <td data-bbox="1089 1516 1156 1548"></td><td data-bbox="1156 1516 1224 1548">22:00 – 23:00</td><td data-bbox="1156 1548 1224 1580">2</td><td data-bbox="1156 1548 1224 1580">2</td><td data-bbox="1358 1548 1426 1580">0</td><td data-bbox="1426 1548 1493 1580">0</td><td data-bbox="1920 1548 1987 1580">4</td></tr> </tbody> </table>	Time Period		Trip Generation				2-Way Total	Private Car		Light Goods Vehicle			In	Out	In	Out		07:00 – 08:00	5	5	0	0	10	AM Peak	08:00 – 09:00	10	10	0	0	20	09:00 – 10:00	5	5	1	1	12		10:00 – 11:00	5	5	1	1	12		11:00 – 12:00	5	5	1	1	12		12:00 – 13:00	10	10	0	0	20		13:00 – 14:00	10	10	0	0	20		14:00 – 15:00	5	5	1	1	12		15:00 – 16:00	5	5	1	1	12		16:00 – 17:00	5	5	1	1	12	PM Peak	17:00 – 18:00	5	5	1	1	12	18:00 – 19:00	10	10	0	0	20		19:00 – 20:00	5	5	0	0	10		20:00 – 21:00	5	5	0	0	10		21:00 – 22:00	5	5	0	0	10		22:00 – 23:00	2	2	0	0	4
Time Period		Trip Generation				2-Way Total																																																																																																																										
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	18:00 – 19:00	10	10	0	0	20																																																																																																																										
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Annex I

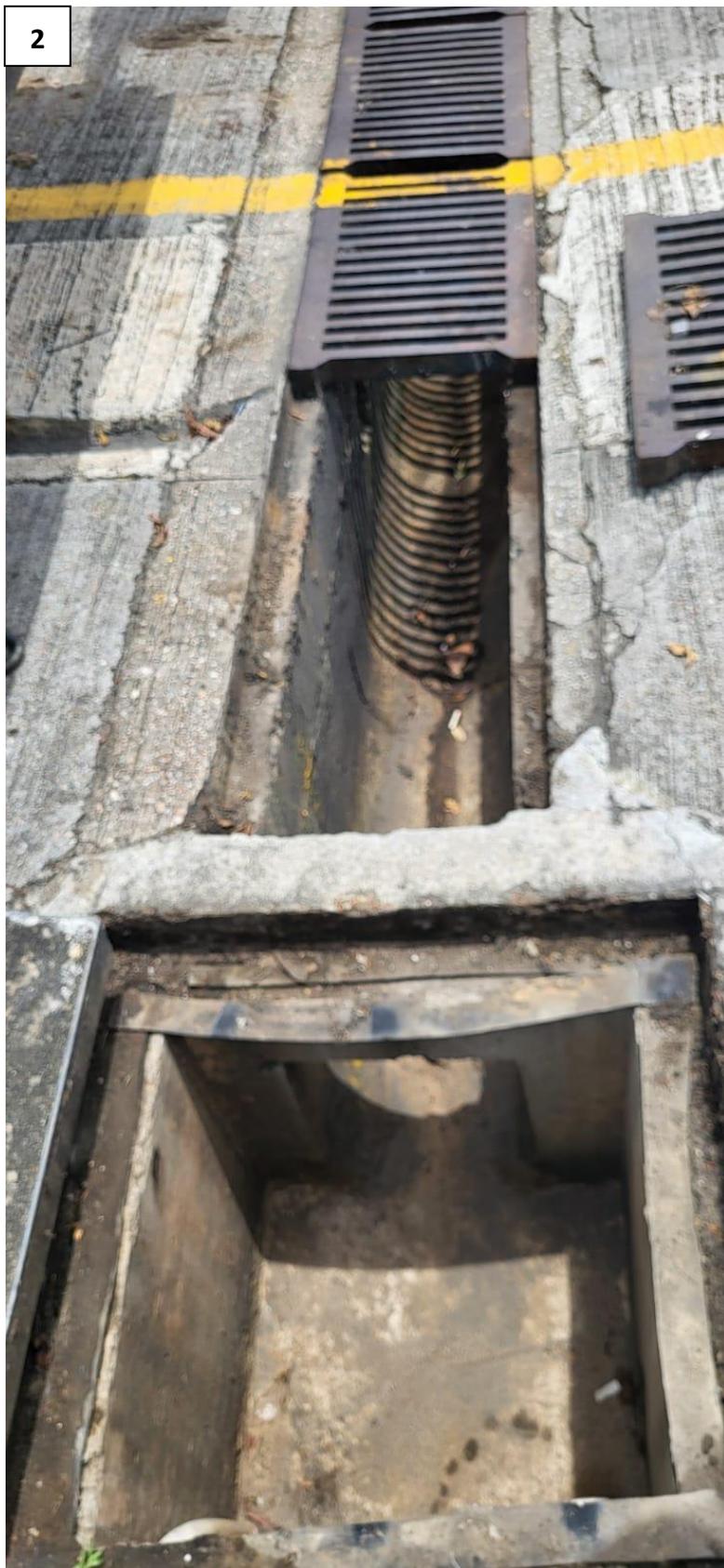
Photographic Records of the Existing Drainage Facilities

Annex I - Photographic Records of the Existing Drainage Facilities

Photographic records of the existing drainage facilities of the application site (the Site) taken at 25.08.2025 are as follows:



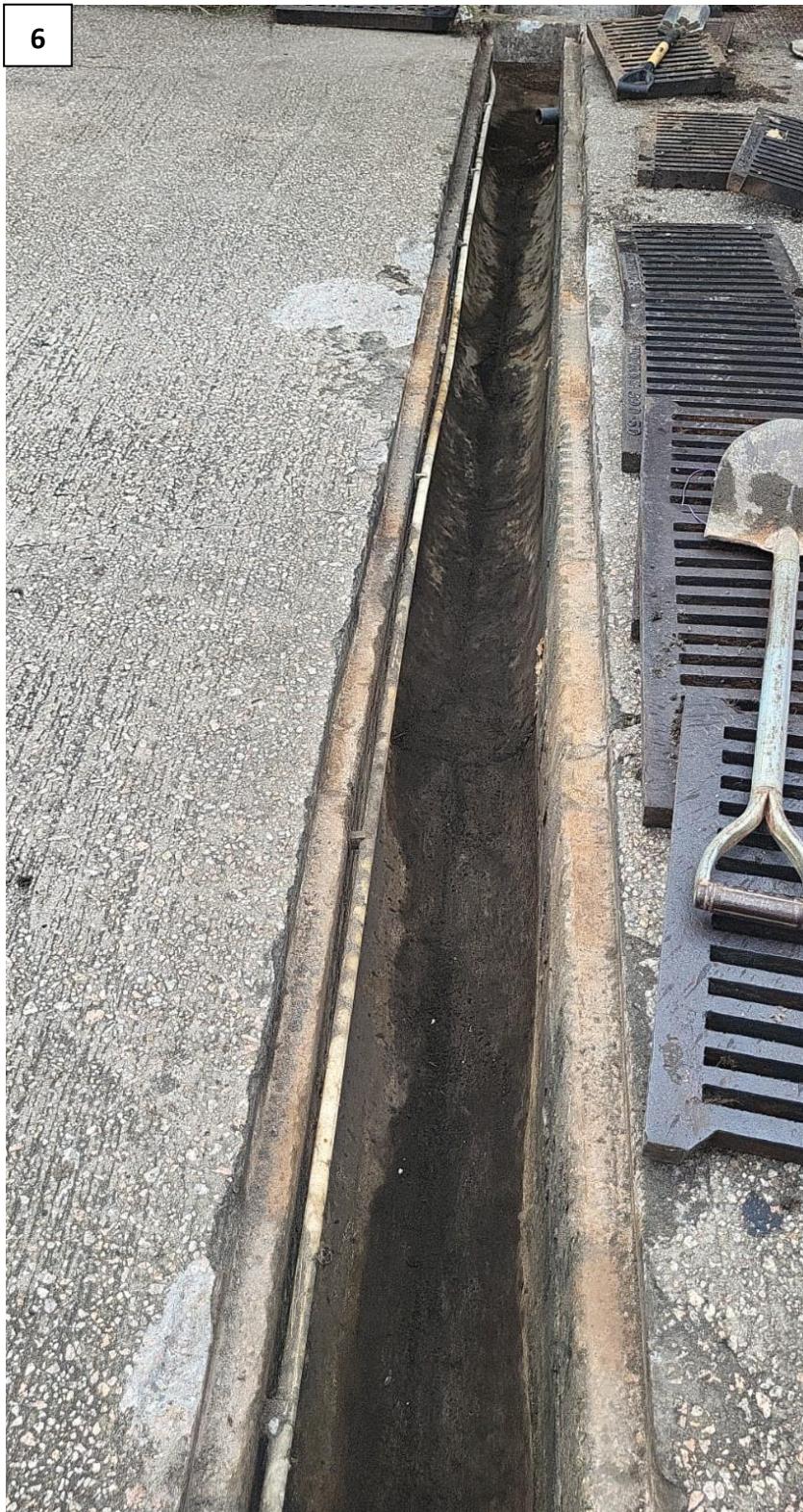












寄件者: Louis Tse [REDACTED]
寄件日期: 2025年11月26日星期二 14:59
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1124 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1124 (20251126).pdf
類別: Internet Email

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. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

25 November 2025

[By Email](#)

Dear Sir,

2nd Further Information

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant)
With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development”
and “Residential (Group B)” zones, Various Lots in D.D. 103
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1124)

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

cc DPO/FSYLE, PlanD

Response to Comment

**Temporary Shop and Services and Eating Place (Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) A RtoC Table:

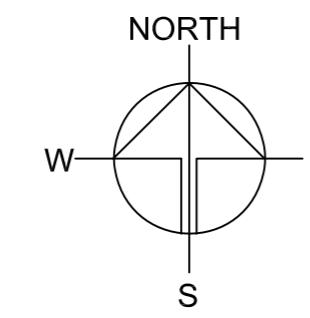
Departmental Comments	Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)	
(a) Sprinkler system, Wheeled Type Dry Chemical fire extinguisher, Stand-alone fire Detector, emergency lighting and directional & exit sign shall be provided for merging / adjoining structures with total floor area exceeding 230m ² ;	Please refer to the submitted fire service installations proposal and the valid certificate of fire service installations and equipment (F.S.251) for details (Annexes I & II).
(b) For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	
(c) In relation to i. & ii. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	

(d)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;	
(e)	Fire extinguishers shall be provided to every structure within the application site; and	
(f)	Modified Hose Reel System and fire alarm system are considered as self-upgrade and not a mandatory requirement by this Department.	

Annex I
Fire Service Installations Proposal

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,650m ² (ABOUT)
COVERED AREA	: 607m ² (ABOUT)
UNCOVERED AREA	: 1,043m ² (ABOUT)
PLOT RATIO	: 0.37 (ABOUT)
SITE COVERAGE	: 37% (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 607m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 7m (ABOUT)
NO. OF STOREY	: 1



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B2*	RAIN SHELTER	41m ² (ABOUT)	41m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	65m ² (ABOUT)	65m ² (ABOUT)	4m (ABOUT)(1-STORY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	146m ² (ABOUT)	146m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
	TOTAL	597m ² (ABOUT)	597m ² (ABOUT)	

*STRUCTURES B2, B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



FIRE SERVICES NOTES

THE FOLLOWING FIRE SERVICES INSTALLATION WILL BE PROVIDED:

- 1) FH/HR AND FIRE ALARM SYSTEM
FH/HR SYSTEM AND FIRE ALARM SYSTEM SHALL BE MODIFIED TO SUIT THE SUBMISSION AREA IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATION & EQUIPMENT 2022.
- 2) VISUAL FIRE ALARM
VISUAL FIRE ALARM SYSTEM TO BE PROVIDED TO THE SUBMISSION AREA IN ACCORDANCE WITH DESIGN MANUAL OF BARRIER FREE ACCESS 2008 AND FSD CIRCULAR LETTER 2/2012.
- 3) EXIT SIGNS / DIRECTIONAL SIGNS
SUFFICIENT EXIT SIGNS / DIRECTIONAL SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY AREAS WITHIN THE PREMISES ARE CLEARLY INDICATED IN COMPLIANCE WITH COP FOR MINIMUM FIRE SERVICE INSTALLATIONS & EQUIPMENT 2022.
- 4) SUFFICIENT EMERGENCY LIGHTING
SUFFICIENT EMERGENCY LIGHTING PROVIDED IN THE SUBMISSION AREA SHALL BE INSTALLED IN COMPLIANCE TO BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CL 4/2021.
- 5) PORTABLE HAND-OPERATED APPROVED APPLIANCES
PORTABLE HAND-OPERATED APPROVED APPLIANCES OF FIRE EXTINGUISHERS OF THE APPROPRIATE TYPES AND CAPACITIES TO BE PROVIDED AT THE LOCATIONS AS INDICATED ON PLANS.

FSI CONTRACTOR :	威煌工程公司 BRIGHT WONG ENGINEERING CO. RC1/137, RC2/96, RC3/153		
ADDRESS :	G/F, Lot 216 S.S.2 R.P.(Part) 216 S.S.2 R.P.(Part), 237 S.B.ss.3 R.P. and 237 S.B.ss.4 S.B. (Part) in D.D. 103, KAM TIN ROAD, YUEN LONG, N.T.		
TITLE :	F.S. INSTALLATION LAYOUT PLAN		
DWG NO. :	FS-01	SCALE :	1:200 (A2)
DATE :	15 NOV 2025	REV. :	

Annex II

Certificate of Fire Service Installations and Equipment (F.S.251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

A 9459488

FSD Ref.: _____
消防處檔號CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client :
顧客姓名

昌發汽車貿易有限公司

Name of Building :
樓宇名稱

Lot 216 S.S ss.2 R.P.(Part) 216 S.S ss.2 R.P.(Part), 237S.B.ss.3 R.P. and 237 S.B. ss 4 S.B. (Part) in

Street No./Town Lot :
門牌號數/市地段

D.D.103

Street/Road/Estate Name :
街道/屋苑名稱

KAM TIN ROAD

Block :
座District :
分區

YUEN LONG

Area :
地區

HK

K

NT

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)
11	1 No."A&B TS-EL2053" Auto.Emergency Light	G/F	Conforms with FSD requirements	19-06-2025	18-06-2026
11	1 No."A&B TS-EL2053R" Auto.Emergency Light	"	"	"	"
12	2 Nos. Exit Sign	"	"	"	"
13	Fire Alarm System (MFA)	"	"	"	"
23	Hose Reel	"	"	"	"

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

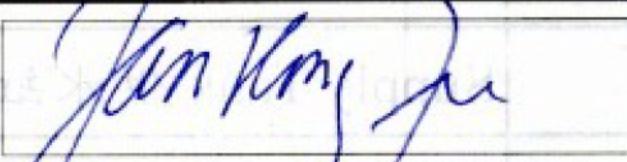
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	2 Nos."A&B TS-EL2053R" Auto.Emergency Light	G/F	To replace	Conforms with FSD requirements	19-06-2025
12	2 Nos. Exit Sign	"	"	"	"
13	Fire Alarm System (MFA)	"	New Install :- 1 No. Visual red signal Battery replacement :- 1 x Control Panel	"	"

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 :
受權人簽署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
Fan Hong Fu

RC1/137, RC2/96

Bright Wong
Engineering Co.

19-06-2025

For FSD
use only:
Inspected
Key-in
Verified


FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

A9790112

FSD Ref.: _____
消防處檔號CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client :
顧客姓名

昌發汽車貿易有限公司

Name of Building :
樓宇名稱

Lot 216 S.S ss.2 R.P.(Part) 216 S.S ss.2 R.P.(Part), 237S.B.ss.3 R.P. and 237 S.B. ss 4 S.B. (Part) in

Street No./Town Lot :
門牌號數/市地段

D.D.103

Street/Road/Estate Name :

街道/屋苑名稱

KAM TIN ROAD

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

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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)
25	<u>2 x Fire Blanket</u> 2 x Sand Bucket	G/F	Conforms with FSD requirements	13-06-2025	12-06-2026



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	5 x 5 kg Co2 gas type F.E.	G/F	To replace	Conforms with FSD requirements	13-06-2025

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 :
受權人簽署

Name :
姓名
FSD/RC No. :
消防處註冊號碼

Fan Hong Lee-Allan

Company Name :
公司名稱Bright Wong Fire
Engineering Ltd.,Telephone :
聯絡電話

[Redacted]

Date :
日期

13-06-2025

For FSD
use only:[Redacted]
Inspected[Redacted]
Key-in[Redacted]
Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條(1)款)

A 9603991

FSD Ref.: _____
消防處檔號CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client : 顧客姓名 昌發汽車貿易有限公司

Name of Building : 樓宇名稱 Lot 216 S.S ss.2 R.P.(Part) 216 S.S ss.2 R.P.(Part), 237S.B.ss.3 R.P. and 237 S.B. ss 4 S.B. (Part) in

Street No./Town Lot : 門牌號數/市地段 D.D.103 Street/Road/Estate Name : 街道/屋苑名稱 KAM TIN ROAD

Block : 座 District : 分區 YUEN LONG Area : HK K 香港 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	2 x 35 kg Dry Powder type F.E.	G/F	To supply	Conforms with FSD requirements	12-11-2025

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 :
受權人簽署

Name :
姓名
FSD/RC No. :
消防處註冊號碼

Fan Hong Lee-Allan

RC3/715

Company Name :
公司名稱Bright Wong Fire
Engineering Ltd.Telephone :
聯絡電話

Date :
日期

12-11-2025

For FSD
use only:

Inspected

Key-in

Verified



盈卓
規
劃
有
限
公
司

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

By Email

17 December 2025

Dear Sir,

3rd Further Information

Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones, Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1124)

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 or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature of 'Louis TSE' is written over a circular blue stamp. The stamp contains the text 'R-RICHES PLANNING LIMITED' around the perimeter and '盈卓規劃有限公司' in the center.

Louis TSE
Town Planner

Response to Comment

**Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in "Village Type Development" and "Residential (Group B)" zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) Replacement page of application form is provided (**Annex I**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)		
(a)	Sprinkler system, Wheeled Type Dry Chemical fire extinguisher, Stand-alone fire Detector, emergency lighting and directional & exit sign shall be provided for merging / adjoining structures with total floor area exceeding 230m ² ;	Please refer to the submitted fire service installations proposal equipment (F.S.251) for details (Annex II).
(b)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted.
(c)	In relation to i. & ii. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	Noted. It is revised accordingly.

(d)	The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	Noted. It is revised accordingly.
(e)	Modified hose reel system, fire alarm system and visual fire alarms are considered as self-upgrade and not a mandatory requirement by this Department;	Modified hose reel system, fire alarm system and visual fire alarms are provided within the Site.
(f)	If the applicant self-initiates the provision of Visual fire alarms, the standards and specification shall be in accordance with "BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the <i>Design Manual: Barrier Free Access 2008</i> published by the Buildings Department";	Noted.
(g)	If the applicant self-initiates the provision of fire alarm system, the standards and specification shall be in accordance with "BS 5839-1:2017 and the FSD Circular Letter No. 6/2021"; and	Noted.
(h)	Fire extinguishers shall be provided to every structure within the application site.	Fire extinguishers are provided to every structure within the Site.

Annex I

Revised Application Form

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	Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces 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	..... 1,043	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 607	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 7		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 607	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 607	..... sq.m	<input checked="" 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B2*	RAIN SHELTER	41m ² (ABOUT)	41m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B5	EATING PLACE (OSA)	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)	.....
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)	.....
B7	EATING PLACE (OSA)	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)	.....
TOTAL		607m ² (ABOUT)	607m ² (ABOUT)		.....

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	..... 17
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	..... 1
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)	.....

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。)

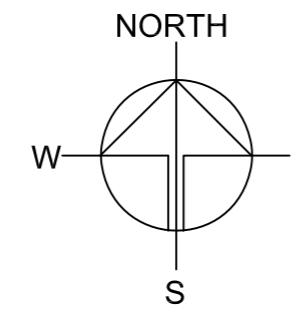
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
Site area 地盤面積	1,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 741 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Village Type Development" and Residential (Group B)" zones
Type of Application 申請類別	<p><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 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><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 _____</p>
Applied use/ development 申請用途/發展	Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years

Annex II

Fire Service Installations Proposal

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,650m ² (ABOUT)
COVERED AREA	: 607m ² (ABOUT)
UNCOVERED AREA	: 1,043m ² (ABOUT)
PLOT RATIO	: 0.37 (ABOUT)
SITE COVERAGE	: 37% (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 607m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 7m (ABOUT)
NO. OF STOREY	: 1



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B2*	RAIN SHELTER	41m ² (ABOUT)	41m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	65m ² (ABOUT)	65m ² (ABOUT)	4m (ABOUT)(1-STORY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	146m ² (ABOUT)	146m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
	TOTAL	597m ² (ABOUT)	597m ² (ABOUT)	

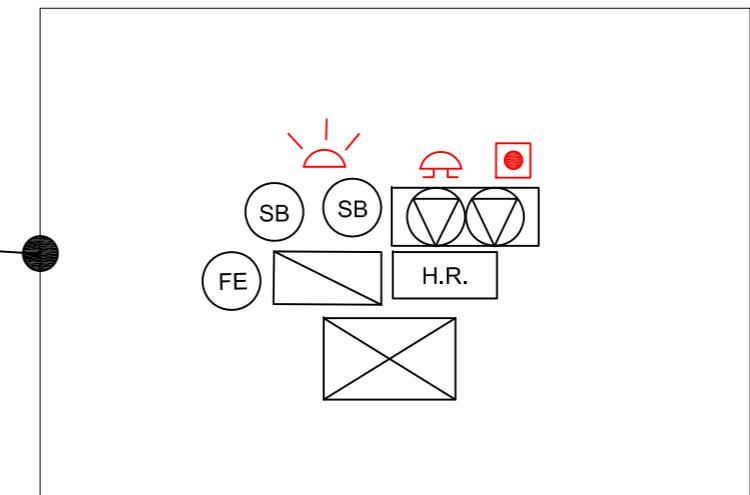
*STRUCTURES B2, B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



FIRE SERVICES NOTES

THE FOLLOWING FIRE SERVICES INSTALLATION WILL BE PROVIDED:

- 1) FH/HR AND FIRE ALARM SYSTEM
FH/HR SYSTEM AND FIRE ALARM SYSTEM SHALL BE MODIFIED TO SUIT THE SUBMISSION AREA IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATION & EQUIPMENT 2022.
- 2) VISUAL FIRE ALARM
VISUAL FIRE ALARM SYSTEM TO BE PROVIDED TO THE SUBMISSION AREA IN ACCORDANCE WITH DESIGN MANUAL OF BARRIER FREE ACCESS 2008 AND FSD CIRCULAR LETTER 2/2012.
- 3) STAND-ALONE FIRE DETECTOR
THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 4) PORTABLE HAND-OPERATED APPROVED APPLIANCES
PORTABLE HAND-OPERATED APPROVED APPLIANCES OF FIRE EXTINGUISHERS OF THE APPROPRIATE TYPES AND CAPACITIES TO BE PROVIDED AT THE LOCATIONS AS INDICATED ON PLANS.



LEGEND

- ENCLOSED STRUCTURE
- SHED STRUCTURE
- PARKING / L/UL SPACE

FIRE SERVICE INSTALLATIONS

EXIT	EXIT SIGN
VISUAL FIRE ALARM	
FIRE ALARM BELL	
MANUAL FIRE ALARM CALL POINT	
EMERGENCY LIGHTING	
(SB)	SAND BUCKET
(FE)	5KG CO2 GAS TYPE FIRE EXTINGUISHER
2m³ FS WATER TANK	
FIRE ALARM / HOSE REEL PUMP CONTROL PANEL	
(H.R.)	FS HOSE REEL
(H.R.)	FS HOSE REEL PUMP WITH ENCLOSURE
(S)	STAND-ALONE FIRE DETECTOR
35kg F.E.	35KG WHEELED TYPE DRY POWDER FIRE EXTINGUISHER

FSI CONTRACTOR :	ADDRESS :		
G/F, Lot 216 S.S.2 R.P.(Part) 216 S.S.2 R.P.(Part), 237 S.B.ss.3 R.P. and 237 S.B.ss.4 S.B. (Part) in D.D. 103, KAM TIN ROAD, YUEN LONG, N.T.			
TITLE :			F.S. INSTALLATION LAYOUT PLAN
DWG NO. :	SCALE :	DATE :	REV. :
FS-01	1:200 (A2)	13 DEC 2025	A

寄件者: Louis Tse [REDACTED]
寄件日期: 2026年01月05日星期一 17:48
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1124 - FI to address departmental comments
附件: FI4 for A_YL-KTN_1124 (20260105).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



Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

[By Email](#)

5 January 2026

Dear Sir,

4th Further Information

Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones, Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1124)

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

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG

email: dcccheng@pland.gov.hk)
email: isyfung@pland.gov.hk)

Response to Comment

**Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) Revised application form and plans are provided (**Annex I, Plans 1 to 2**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)		
(a)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Please refer to the revised fire service installations proposal for details (Annex II). Fire extinguisher and stand-alone fire detector have been provided for enclosed structures with gross floor area not exceeding 230m ² .
(b)	For enclosed structure with gross floor area exceeding 230m ² , sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting, directional and exit signs shall be provided;	Noted.
(c)	Structures on the same site are regarded as merging/adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting,	Please refer to the revised layout plan for details (Plan 1). 4.8m (about) of separation has been provided between structures B1 and B3.

	directional and exit signs shall be provided to Structures B1, B2 and B3 as the total floor area exceeds 230 m ² ;	
(d)	Modified hose reel system, fire alarm system, visual fire alarm system are considered as self-upgrade and not a mandatory requirement by this Department;	Noted.
(e)	If the applicant self-initiates the provision of visual fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the <i>Design Manual: Barrier Free Access 2008</i> published by the Buildings Department”; and	Noted and revised accordingly.
(f)	If the applicant self-initiates the provision of fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”.	Noted and revised accordingly.

Annex I

Revised Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。
2. 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/](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/](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。
3. 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)

Tomorrow View (Investment) Limited

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 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
(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 1,650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 566 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)	..... 741 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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	Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces 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	.....	1,084	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	566	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	6	.....	
Proposed domestic floor area 擬議住用樓面面積	.....	N/A	.....	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	566	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	566	.....	sq.m	<input checked="" 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)	.....
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)	.....
B6*	EATING PLACE (OSA)	169m ² (ABOUT) /8m ² (ABOUT)	169m ² (ABOUT) /8m ² (ABOUT)	7m (ABOUT)(1-STORY) 3.5m (ABOUT)(1-STORY)	.....
TOTAL		566m ² (ABOUT)	566m ² (ABOUT)		.....

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)

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	.....	17
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	.....	1
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)	.....

(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
(ii) No. of blocks 幢數	Non-domestic 非住用	566 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		N/A
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		6
	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Domestic 住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Domestic 住用	34 % <input checked="" type="checkbox"/> About 約	
	Total no. of vehicle parking spaces 停車位總數		17
	Private Car Parking Spaces 私家車車位		17
	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)		
	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		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		

Annex II

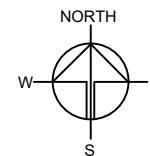
Revised Fire Service Installations Proposal

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,650m² (ABOUT)
COVERED AREA : 566m² (ABOUT)
UNCOVERED AREA : 1,084m² (ABOUT)

PLOT RATIO : 0.34 (ABOUT)
SITE COVERAGE : 34% (ABOUT)

NO. OF STRUCTURE : 6
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 566m² (ABOUT)
BUILDING HEIGHT : NOT MORE THAN 7m (ABOUT)
NO. OF STOREY : 1



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
	TOTAL	566m ² (ABOUT)	566m ² (ABOUT)	

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



FIRE SERVICES NOTES

THE FOLLOWING FIRE SERVICES INSTALLATION WILL BE PROVIDED:

1) FH/HR AND FIRE ALARM SYSTEM
FH/HR SYSTEM AND FIRE ALARM SYSTEM SHALL BE MODIFIED TO SUIT THE SUBMISSION AREA IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATION & EQUIPMENT 2022.

2) VISUAL FIRE ALARM
VISUAL FIRE ALARM SYSTEM TO BE PROVIDED TO THE SUBMISSION AREA IN ACCORDANCE WITH "BS 5839-1:2017, THE FSD CIRCULAR LETTER NO. 2/2012 AND FOLLOW THE DESIGN MANUAL; BARRIER FREE ACCESS 2008 PUBLISHED BY THE BUILDINGS DEPARTMENT."

3) STAND-ALONE FIRE DETECTOR
THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"

4) PORTABLE HAND-OPERATED APPROVED APPLIANCES
PORTABLE HAND-OPERATED APPROVED APPLIANCES OF FIRE EXTINGUISHERS OF THE APPROPRIATE TYPES AND CAPACITIES TO BE PROVIDED AT THE LOCATIONS AS INDICATED ON PLANS.

5) FOR ENCLOSED STRUCTURE WITH GROSS FLOOR AREA NOT EXCEEDING 230 SQ.M, ONLY FIRE EXTINGUISHER AND STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED.

6) FIRE ALARM SYSTEM
THE STANDARDS AND SPECIFICATION SHALL BE IN ACCORDANCE WITH "BS 5839-1:2017, THE FSD CIRCULAR LETTER NO. 6/2021."

FIRE SERVICE INSTALLATIONS

EXIT	EXIT SIGN
	VISUAL FIRE ALARM
	FIRE ALARM BELL
	MANUAL FIRE ALARM CALL POINT
	EMERGENCY LIGHTING
	SAND BUCKET
	5KG CO2 GAS TYPE FIRE EXTINGUISHER
	2m ³ FS WATER TANK
	FIRE ALARM / HOSE REEL PUMP CONTROL PANEL
	FS HOSE REEL
	FS HOSE REEL PUMP WITH ENCLOSURE
	STAND-ALONE FIRE DETECTOR
	35KG WHEELED TYPE DRY POWDER FIRE EXTINGUISHER

ADDRESS :
G/F, Lot 216 S.S.2 R.P.(Part) 216 S.S.2 R.P.(Part),
237S.B.ss.3 R.P. and 237 S.B.ss.4 S.B. (Part) in D.D. 103,
KAM TIN ROAD, YUEN LONG, N.T.

TABLE 1
F.S. INSTALLATION LAYOUT PLAN

DRAW NO. : FS-01 SCALE : 1:200 (A2) DATE : 5 JAN 2026 REV. : C

REVISED PLANS

Plan 1 Layout Plan

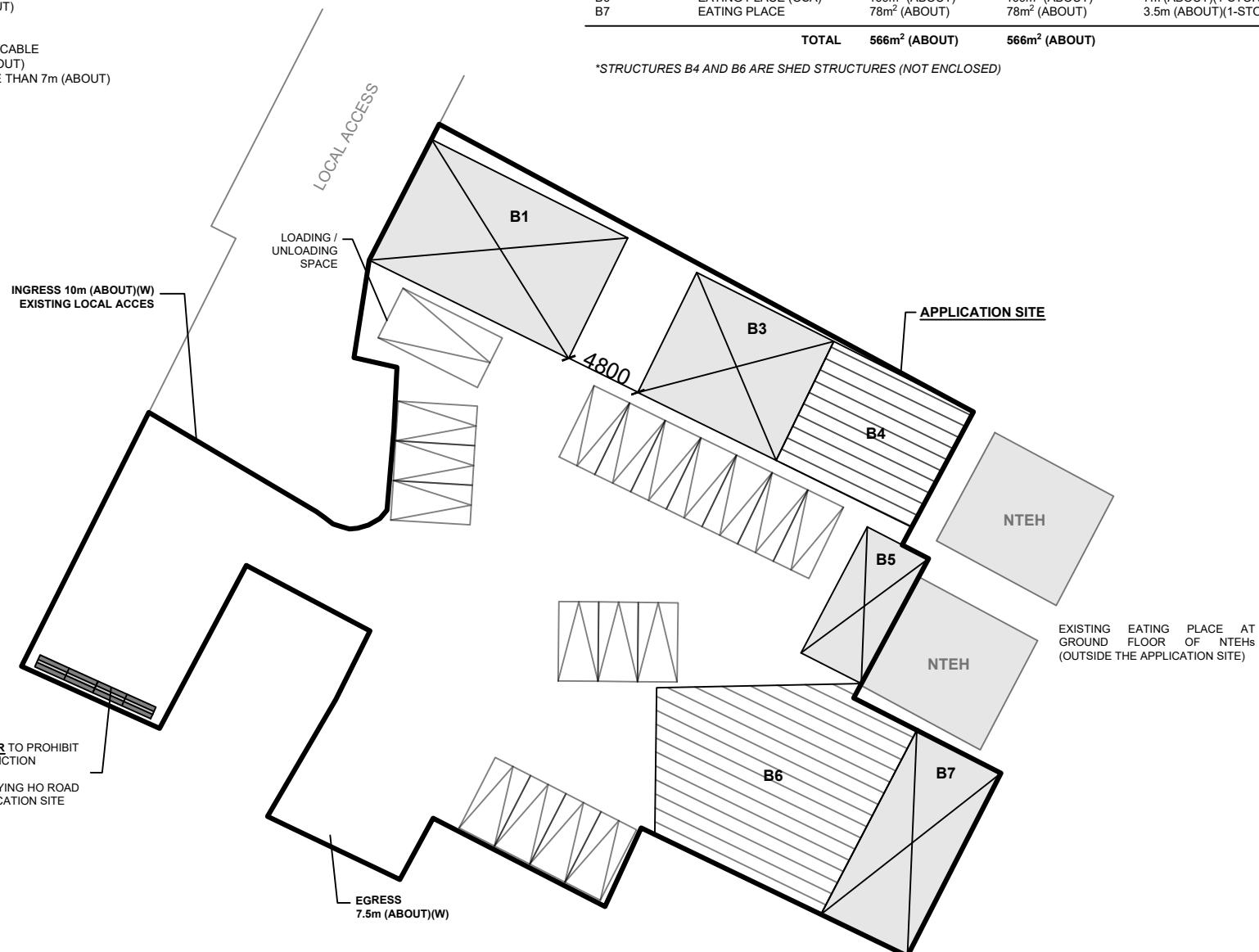
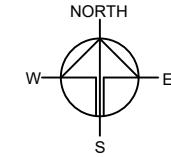
Plan 2 Swept Path Analysis

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,650m ² (ABOUT)
COVERED AREA	: 566m ² (ABOUT)
UNCOVERED AREA	: 1,084m ² (ABOUT)
PLOT RATIO	: 0.34 (ABOUT)
SITE COVERAGE	: 34% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 566m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 7m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
		TOTAL	566m² (ABOUT)	566m² (ABOUT)

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



PARKING AND LOADING/UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LGV	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	ENCLOSED STRUCTURE
	SHED STRUCTURE
	PARKING / L/UL SPACE

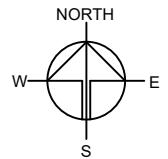
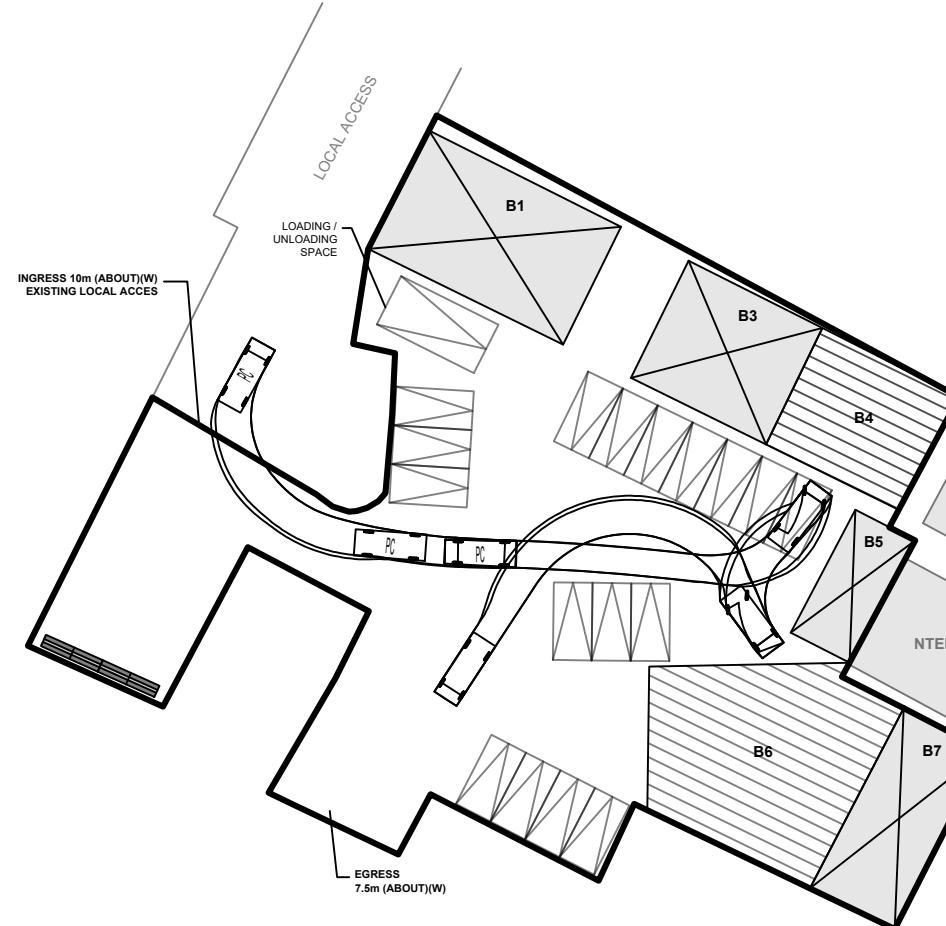
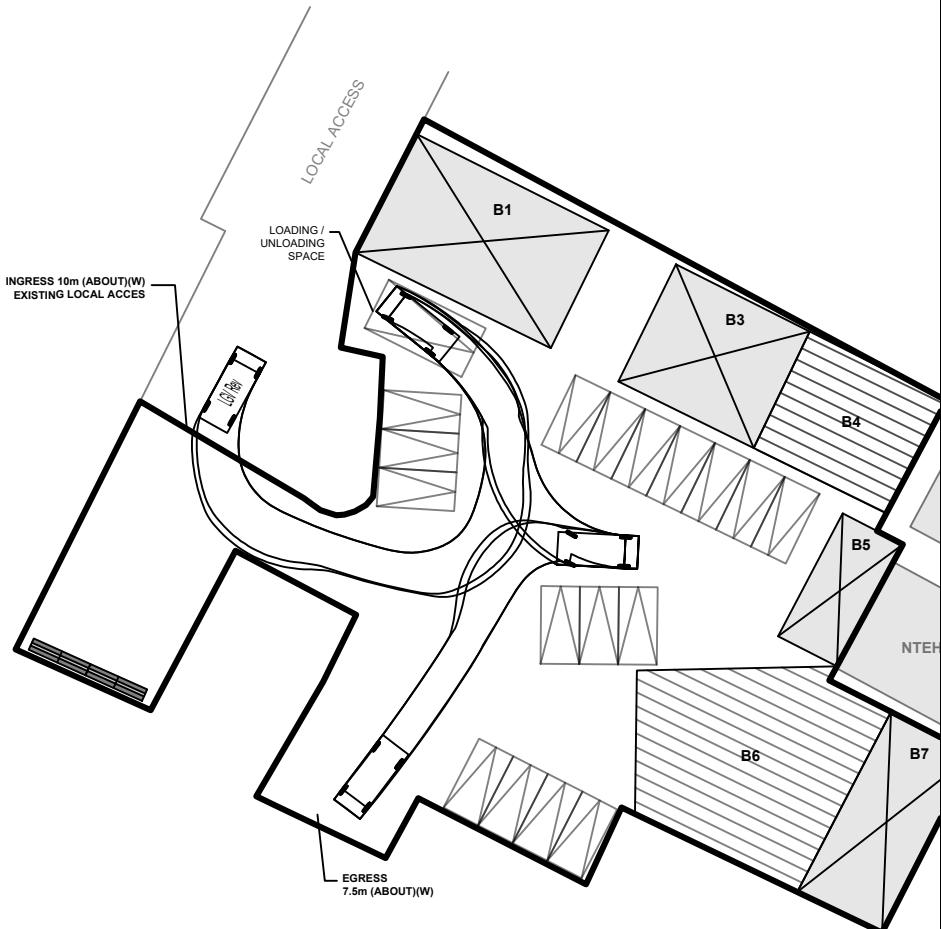
Drawing No.	PLAN 1	Ver.	02
Project			
TEMPORARY SHOP AND SERVICES, EATING PLACE AND EATING PLACE (WITH OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS			
VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG			
Drawing Title LAYOUT PLAN			
Scale of A4 1 : 400			
Drawn	Date 14.10.2020		
Revised	Date 5.1.2026		

SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : PRIVATE CAR AND LIGHT GOODS VEHICLE

DIMENSIONS OF VEHICLE : PRIVATE CAR - 1.7m (W) X 4.6m (L)
: LIGHT GOODS VEHICLE - 2.1m (W) X 5.2m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK VEHICLE TRACKING 2019



Drawing No.	PLAN 2	Ver.	01
Project			
TEMPORARY SHOP AND SERVICES AND EATING PLACE (WITH OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS			
Various Lots in D.D.103 and adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long			
Drawing Title			
SWEPT PATH ANALYSIS			
Scale of A4	1 : 250	Date	5.1.2026
Drawn		Date	
Revised		Date	

**Relevant Extracts of Town Planning Board Guidelines for
Application for Eating Place within “Village Type Development” Zone in Rural Areas
under Section 16 of the Town Planning Ordinance (TPB PG-No. 15A)**

The main planning criteria for assessing the application include:

- (a) the eating place should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing, the eating place use should not adversely affect the land availability for village type development. Applications sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Departments or 15m of other local public roads), sympathetic consideration may be given by the Town Planning Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

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

Approved Applications

Application No.	Use/Development	Date of Consideration
1. A/YL-KTN/26	Temporary Public Car Park for a Period of Three Years	14.3.1997 (approved on a temporary basis for 18 months)
2. A/YL-KTN/68	Temporary Open Storage of Vehicles for a Period of 12 Months	18.12.1998 on review
3. A/YL-KTN/102	Temporary Open Storage of Vehicles (Private Cars) and Canteen for a Period of Three Years	17.12.1999 (approved on a temporary basis for 29 months) [revoked on 17.9.2000]
4. A/YL-KTN/126	Temporary Open Storage of Vehicles (Private Cars) and a Canteen for a Period of Three Years	24.11.2000 [revoked on 24.8.2001]
5. A/YL-KTN/145	Temporary Public Car Park for a Period of Three Years	10.5.2002
6. A/YL-KTN/227	Temporary Public Car Park with Ancillary Container Site Office for a Period of Three Years	24.6.2005 (approved on a temporary basis for one year)
7. A/YL-KTN/280	Temporary Public Vehicle Park (Excluding Heavy Goods Vehicles, Container Tractors and Trailers) for a Period of Three Years	14.12.2007 (approved on a temporary basis for one year) [revoked on 14.3.2008]
8. A/YL-KTN/334	Temporary Open Storage of Vehicles (Medium Goods Vehicle) for a Period of Three Years	5.2.2010 on review (approved on a temporary basis for one year)
9. A/YL-KTN/368	Temporary Eating Place (Outside Seating Area) for a Period of Three Years	16.12.2011
10. A/YL-KTN/372	Proposed Shop and Services (Retail Shop) for a Period of Three Years	24.2.2012 [revoked on 24.11.2012]
11. A/YL-KTN/408	Proposed Shop and Services (Real Estate Agency and Convenience Store) for a Period of Three Years	2.8.2013
12. A/YL-KTN/411	Temporary Vehicle Park (Private Cars) for a Period of Three Years	16.8.2013
13. A/YL-KTN/412	Proposed Temporary Vehicle Park (Private Cars) for a Period of Three Years	16.8.2013
14. A/YL-KTN/416	Temporary Outside Seating Area with Parking Spaces Ancillary to Restaurant for a Period of Three Years	27.9.2013

	Application No.	Use/Development	Date of Consideration
15.	A/YL-KTN/497	Temporary Outside Seating Area and Parking Spaces Ancillary to Restaurant for a Period of Three Years	22.4.2016 [revoked on 22.7.2017]
16.	A/YL-KTN/537	Temporary Shop and Services (Real Estate Agency, Pet Salon, Bicycle Sales Store and Convenience Store) for a Period of Three Years	14.10.2016 [revoked on 14.1.2017]
17.	A/YL-KTN/606	Temporary Shop and Services and Eating Place with Ancillary Parking for a Period of Three Years	15.6.2018
18.	A/YL-KTN/736	Temporary Shop and Services and Eating Places with Ancillary Parking for a Period of Three Years	18.12.2020 [revoked on 18.6.2022]

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTN/4	Temporary Open Storage of Construction Excavators and Left Hand Drive Car for a Period of 12 Months	5.5.1995	(1), (2), (3), (4), (5), (6)
2.	A/YL-KTN/309	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	19.9.2008	(1), (3)
3.	A/YL-KTN/315	Temporary Open Storage of Vehicles for Sale for a Period of One Year	9.1.2009	(1), (3), (6), (7)

Rejection Reasons

- (1) the development was not in line with the planning intention for the “V” zone;
- (2) the development was not compatible with the nearby residential developments;
- (3) there was sufficient information in the submission to demonstrate that the development would not cause adverse environmental impact on the surrounding areas;
- (4) the application site was susceptible to flooding but no drainage proposed has been included in the submission;
- (5) there was no information in the submission on landscape treatment;
- (6) the approval of the application would set an undesirable precedent for similar application; and
- (7) the development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.

Similar s.16 Applications within the same “V” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/950	Renewal of Planning Approval for Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of Three Years	22.9.2023 [revoked on 23.12.2023]
2.	A/YL-KTN/1086	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) for a Period of Five Years	28.2.2025

Government Departments' General Comments

1. 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:

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

2. Drainage

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

- no in-principle objection to the application from drainage point of view;
- the record of the existing drainage facilities submitted by the applicant is considered acceptable and it is noted that the applicant would maintain the same drainage facilities as those implemented under the previous application; and
- should the application be approved, approval condition should be stipulated requiring the maintenance of the existing drainage facilities to his satisfaction or of Town Planning Board.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied uses would not involve use of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the application site (the Site);
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

4. 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 FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix V**.

5. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

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

6. Landscape Aspect

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

- the Site falls within an area zoned “Village Type Development” and “Residential (Group B)”, which are non-landscape sensitive zonings and no significant landscape impact arising from the applied uses is anticipated.

7. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; 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 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
- Director of Agriculture, Fisheries and Conservation.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) the permission is given to the uses and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (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 resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorized structure(s) within Lot No. 237 S.B ss.5 S.A not covered by the application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the right to take necessary lease enforcement action against the breaches without further notice; and
 - (ii) the lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) not covered by the application immediately; or (ii) include the unauthorized structure(s) in the application for the further consideration by the relevant departments, and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required. The Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to his office for STW to permit the structure(s) erected within the private lot(s) covered by the application. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land (GL);
- (f) 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 (TD). The land status of the local access road should be checked with 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;
- (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- (iv) staff shall be deployed at the ingress/egress at Ying Ho Road and Kam Tin Road respectively to direct incoming/outgoing traffic to ensure pedestrian safety to/from the Site;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

- (i) the Site involves and is adjoining to GL, which is not under HyD's maintenance purview. Ying Ho Road and the local track connecting the Site are not maintained by HyD either; and
- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

(h) 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 uses; and
- (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Director of Fire Services that:

- (i) the modified hose reel system, fire alarm system and visual fire alarms are considered as self-upgrades and are not mandatory requirements by his department;
- (ii) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his further arrangement of the FSIs acceptable inspection;
- (iii) licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
- (iv) if the 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;

(j) to note the comments of the Director of Food and Environmental Hygiene that:

- (i) no Food and Environmental Hygiene Department's facilities will be affected;
- (ii) proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
- (iii) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X) (the Regulation), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no objection from the departments consulted, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- (v) when choosing a premises for food business licences, the applicant shall ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by his department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA). Applicants should satisfy the FEHD that their premises applying for a food business licence be (i) free of unauthorized building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;
- (vi) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he shall take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety and traffic requirements, etc. as well as to obtain approval from him before commencement. They shall submit application to FEHD by filling in the application form together

with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments such as BD, TD, FSD, PlanD, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the departments concerned and the OSA application will be approved upon full compliance of all the requirements. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Regulation. Repeated convictions may lead to suspension or cancellation of their licences;

- (vii) from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from BA under BO for the construction of awnings or other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as follows:
 - an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
 - additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
 - adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and
 - area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- (viii) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or storey-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (ix) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant shall arrange disposal properly at their own expenses;

(k) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- (i) 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 BA 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;

- (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
- (iii) the Site abuts on a specified street (Kam Tin Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of B(P)R at the building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied uses under the captioned application;
- (v) 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;
- (vi) if the applied uses under application is subject to issue of a licence, the applicant shall be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirement as may be imposed by the licensing authority;
- (vii) 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
- (viii) detailed checking under BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-06-27 星期五 03:07:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1124 DD 103 Ko Po Tsuen

A/YL-KTN/1124

Lots 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss.11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin

Site Area: About 1,650sq.m Includes Government Land of about 741sq.m

Zoning: "VTD" and "Res (Group B)"

Applied use: Shop and Services / Eating Place / 18 Vehicle Parking

Dear TPB Members,

858 withdrawn, this is the same site with an additional area to the left. That was in 2022. Same operator, so was business carried out over since then without the requisite approval? 40% of the site is GL, so this is of concern as the conditions were not fulfilled.

There is no material provided in the current application that indicate that there are plans to ensure fire and drainage issues will be addressed.

The focus of both PlanD and TPB members is that any business carried out in close proximity to residences will pose no danger to the good health and security of the community.

The current application does not justify approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 September 2022 2:57 AM HKT
Subject: A/YL-KTN/858 DD 103 Ko Po Tsuen

A/YL-KTN/858

Various Lots in D.D. 103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin

Site area: About 1,472sq.m Includes Government Land of about 561sq.m

Zoning : "VTD"

Applied use: Shop and Services / Eating Place and Outside Seating Accommodation / 18 Vehicle Parking

Dear TPB Members,

736 REVOKED ON 18.6.2022:

As the applicant had failed to comply with conditions (e), (f), & (g) satisfactorily by 18.6.2022, the planning permission for the subject application had already been revoked on the same date.

Surprise, surprise, but then application knows how this works.

Submit another application with some changes to the data and good to go for another 3 years.

Rule by law and according to regulations is clearly applicable to urban districts only.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 18 November 2020 2:44 AM CST
Subject: A/YL-KTN/736 DD 103 Ko Po Tsuen

A/YL-KTN/736

Lots 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237

S.B ss.11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin

Site area : About 1,650 m² Includes Government Land of about 741 m²

Zoning : "VTD" and "Res (Group B)"

Applied Use : Restaurant / 18 Parking

Dear TPB Members,

A slight realignment. Most of the site is on VTD. Note that there were a whopping NINE Extensions of Time on the 2018 application, the most recent in July.

Members must take into consideration that 45% of the site is Government Land. Since the JR ruling April 2019, Judge Anderson Chow ruled on Monday that "private treaty grants" and "exchanges" were unconstitutional, this land cannot be used for small house construction.

It is therefore incumbent upon the authorities to find more appropriate zoning. There is not a single village in NT that has adequate community services. For example the number of elderly in the villages is growing in line with the general demographic trends. There is an urgent need for day care and residential facilities to cater for their welfare.

No doubt there are many other community health and recreational needs to be met also.

Members must question PlanD re the HKPSG data for the district and identify those areas in which public land can be best used.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, May 31, 2018 2:15:01 AM

Subject: A/YL-KTN/606 DD 103 Ko Po Tsuen

A/YL-KTN/606

Lots in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin

Site area : About 1,655 m² Includes Government Land of about 823.7 m²

Zoning : "VTD", "Res (Group B)" and "Road"

Applied Use : Restaurant / 18 Parking

Dear TPB Members,

This site has been used for various temporary uses for over two decades.

Surely it is about time that it be developed in line with the zoning intention? There does not seem to be much prospect of site amalgamation as there are other structures in place on adjoining sites.

Half the site is government land.

How about a residential block with restaurant facilities and parking on the lower floors?

Temporary use of government land should be only for a number of years, then a permanent and appropriate use for the site should be identified.

Can you [lease question the relevant departments as to when this site can become a permanent fixture?

Mary Mulvinill