

This document is received on 2025-12-18  
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. S16-1  
表格第 S16-1 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

## General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTN (1197)
	Date Received 收到日期	2025-12-18

- 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」)秘書處。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

TANG Kam Leung 鄧錦良

### 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)	Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 775 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 72 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

#### 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

posted notice in a prominent position on or near application site/premises on  
07/11/2025 - 21/11/2025 (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>#</sup>

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 08/12/2025 (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one '✓' .

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

## 6. Type(s) of Application 申請類別

- Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

### (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘	Area of filling 填塘面積 .....	sq.m 平方米
		Depth of filling 填塘深度 .....	m 米
		<input type="checkbox"/> Filling of land 填土	Area of filling 填土地面積 .....
		Depth of filling 填土地厚度 .....	m 米
	<input type="checkbox"/> Excavation of land 挖土	Area of excavation 挖土地面積 .....	sq.m 平方米
		Depth of excavation 挖土地深度 .....	m 米
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)			
(b) Intended use/development 有意進行的用途／發展			

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

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

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....

Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米

Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....

Building height restriction 建築物高度限制 From 由 .....m 米 to 至 .....m 米  
From 由 .....mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)

Non-building area restriction 非建築用地限制 From 由 .....m to 至 .....m

Others (please specify) 其他 (請註明) .....

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years  (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)		
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**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 72 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.09 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 9 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) .....	<input type="checkbox"/> About 約
	..... 3 ..... m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input checked="" type="checkbox"/> office 辦公室	..... 18 sq. m 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services 商店及服務行業	..... 54 sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地地面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地地面積) ..... sq. m 平方米 <input type="checkbox"/> Not less than 不少於 ..... sq. m 平方米 <input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY) .....
B2	OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY) .....
	TOTAL	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	.....

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

Area designated for displaying of vehicle for sale, circulation and parking spaces .....

.....
.....
.....
.....

## 7. Anticipated Completion Time of the Development Proposal

### 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2026

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Chi Ho Road via a local access  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
	No 否	<input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3 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)      
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)    
	No 否	<input checked="" type="checkbox"/>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... .....																																									
	No 否	<input checked="" type="checkbox"/>																																									
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是	<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) <ul style="list-style-type: none"> <li><input type="checkbox"/> Diversion of stream 河道改道</li> <li><input type="checkbox"/> Filling of pond 填塘               <ul style="list-style-type: none"> <li>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</li> <li>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</li> </ul> </li> <li><input type="checkbox"/> Filling of land 填土               <ul style="list-style-type: none"> <li>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</li> <li>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</li> </ul> </li> <li><input type="checkbox"/> Excavation of land 挖土               <ul style="list-style-type: none"> <li>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</li> <li>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</li> </ul> </li> </ul>																																									
	No 否	<input checked="" type="checkbox"/>																																									
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <hr/> <hr/>			On environment 對環境	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On traffic 對交通	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On water supply 對供水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On drainage 對排水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On slopes 對斜坡	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
	On environment 對環境	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>																																							
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Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>																																								
	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) <hr/> <hr/> <hr/> <hr/>																																										

## 10. Justifications 理由

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

Please refer to the supplementary statement.....

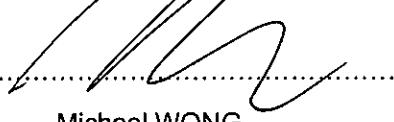


## 11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature  
簽署



Michael WONG

Applicant 申請人 /  Authorised Agent 獲授權代理人

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches 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

10/12/2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

**For Developments involving Columbarium Use, please also complete the following:  
如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	775	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	sq.m 平方米	Plot Ratio 地積比率	
	Domestic 住用 N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用 72	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	N/A	
	Non-domestic 非住用 2		
Composite 綜合用途	N/A		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米	<input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上)	<input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層	<input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	<input type="checkbox"/> <i>Include</i> 包括 <input type="checkbox"/> <i>Exclude</i> 不包括 <input type="checkbox"/> <i>Carport</i> 停車間 <input type="checkbox"/> <i>Basement</i> 地庫 <input type="checkbox"/> <i>Refuge Floor</i> 防火層 <input type="checkbox"/> <i>Podium</i> 平台		
		3	m 米	<input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上)	<input type="checkbox"/> (Not more than 不多於)
	Composite 綜合用途	1	Storeys(s) 層	<input type="checkbox"/> (Not more than 不多於)
		<input type="checkbox"/> <i>Include</i> 包括 <input type="checkbox"/> <i>Exclude</i> 不包括 <input type="checkbox"/> <i>Carport</i> 停車間 <input type="checkbox"/> <i>Basement</i> 地庫 <input type="checkbox"/> <i>Refuge Floor</i> 防火層 <input type="checkbox"/> <i>Podium</i> 平台		
		N/A	m 米	<input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	N/A			mPD 米(主水平基準上)
	N/A			<input type="checkbox"/> (Not more than 不多於)
(v) No. of units 單位數目	N/A			
	N/A			
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米	<input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位	3
	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	N/A
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	N/A
	Medium Goods Vehicle Spaces 中型貨車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	Others (Please Specify) 其他 (請列明)	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan showing the location/zoning/land status of the Site; Swept Path Analysis</u>		
Accepted drainage proposal under the previous application, Fire service installations proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.  
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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## **Supplementary Statement**

### **1) Background**

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).

1.2 The Site falls within an area predominated by various villages and residential development (i.e. Kam Hing Wai, etc). The applicant would like to continue using the Site for shop and services use (i.e. vehicle showroom) serving the nearby locals and businesses for coping with such demand in Kam Tin area.

### **2) Planning Context**

2.1 The Site currently falls within an area zoned as "Village Type Development" ("V") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, '*Shop and Services*' is a Column 2 use within the "V" zone, which requires planning permission from the Board (**Plan 2**).

2.2 The development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for shop and services, holiday camps as well as domestic structures for residential use. Although the Site falls within "V" zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis of 5 years would not frustrate the long-term planning intention of "V" zone and would better utilise deserted land in the New Territories.

2.3 Furthermore, similar S.16 planning applications for '*shop and services*' use were also approved by the Board within the same "V" zone, which the latest application (No. A/YL-KTN/1046) for '*shop and services*' use was approved by the Board on a temporary basis for 5 years in 2024. Therefore, approval of the current application would not set an undesirable precedent within the same "V" zone.

2.4 The Site is the subject of one previous S.16 planning application (No. A/YL-KTN/883) for the same use submitted by the same applicant as the current application, which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-KTN/883), all the major development parameters as well as the operation mode remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTN/883		Date of Compliance
(a)	The submission of a drainage proposal	01.09.2025
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of fire service installations (FSIs) proposal	26.03.2024
(e)	The implementation of the FSIs proposal	Not complied with

2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage aspect. The applicant submitted a drainage proposal on 14.04.2025 for compliance with approval condition (a) and the submission was considered acceptable by the Chief Engineer, Mainland North/Drainage Services Department (CE/MN, DSD) on 01.09.2025. There was insufficient time for the applicant to implement the accepted drainage proposal within the specified period of time, which led to revocation of the previous application on 03.12.2025.

2.6 For condition (e), the applicant could not implement the accepted FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 03.12.2025, the Short Term Waiver (STW) application is under consideration by LandsD.

2.7 In support of the current application, the applicant submitted an accepted drainage proposal under previous application (No. A/YL-KTN/883) and a FSIs proposal for the Board's consideration (**Appendices I and II**).

### 3) Development Proposal

3.1 The Site occupies an area of 775 m<sup>2</sup> (about) (**Plan 3**). Two structures are provided at the Site for shop and services (vehicle showroom), office and washroom with total gross floor area (GFA) of 72 m<sup>2</sup> (about) (**Plan 4**). No domestic structure is proposed at the Site. The ancillary

office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The uncovered open area is designated for displaying of vehicles available for sale. The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. The number of staff working at the Site is 4. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:

**Table 2** - Major Development Parameters

<b>Application Site Area</b>	775 m <sup>2</sup> (about)
<b>Covered Area</b>	72 m <sup>2</sup> (about)
<b>Uncovered Area</b>	703 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.09 (about)
<b>Site Coverage</b>	9 % (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	72 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	72 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1

3.2 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). 3 parking space for PC are provided at the Site for staff/customer parking use. Advance booking is required to access the Site for visitors: this is intended to regulate the number of visitors and vehicles at the Site to avoid affecting the public and surrounding environment. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Details of parking provision are shown at **Table 3** below:

**Table 3** - Parking Provision

<b>Type of Space(s)</b>	<b>No. of Space(s)</b>
Parking space for PC for Staff - 2.5 m (W) x 5 m (L)	1
Parking space for PC for Visitor - 2.5 m (W) x 5 m (L)	2

3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers are allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of vehicle from the Site onto Chi Ho Road and no vehicle will be permitted to reverse into and out of the Site onto Chi Ho Road. As the trip generated/attributed by the applied use is expected to be minimal, the adverse traffic impact arising from the applied use is not anticipated. Details of the trip generation/attraction are shown at **Table 4** below.

**Table 4** – Estimated Trip Generation/Attraction

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

3.4 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and '*Professional Persons Environmental Consultative Committee Practice Notes 2/24*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

4.1 The proposed development will not create nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the previously accepted drainage and an updated FSIs proposals) had been provided by the applicant to mitigate any adverse impact arising from the development (**Appendices I and II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject

application for '**Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years**'.

**R-riches Planning Limited**

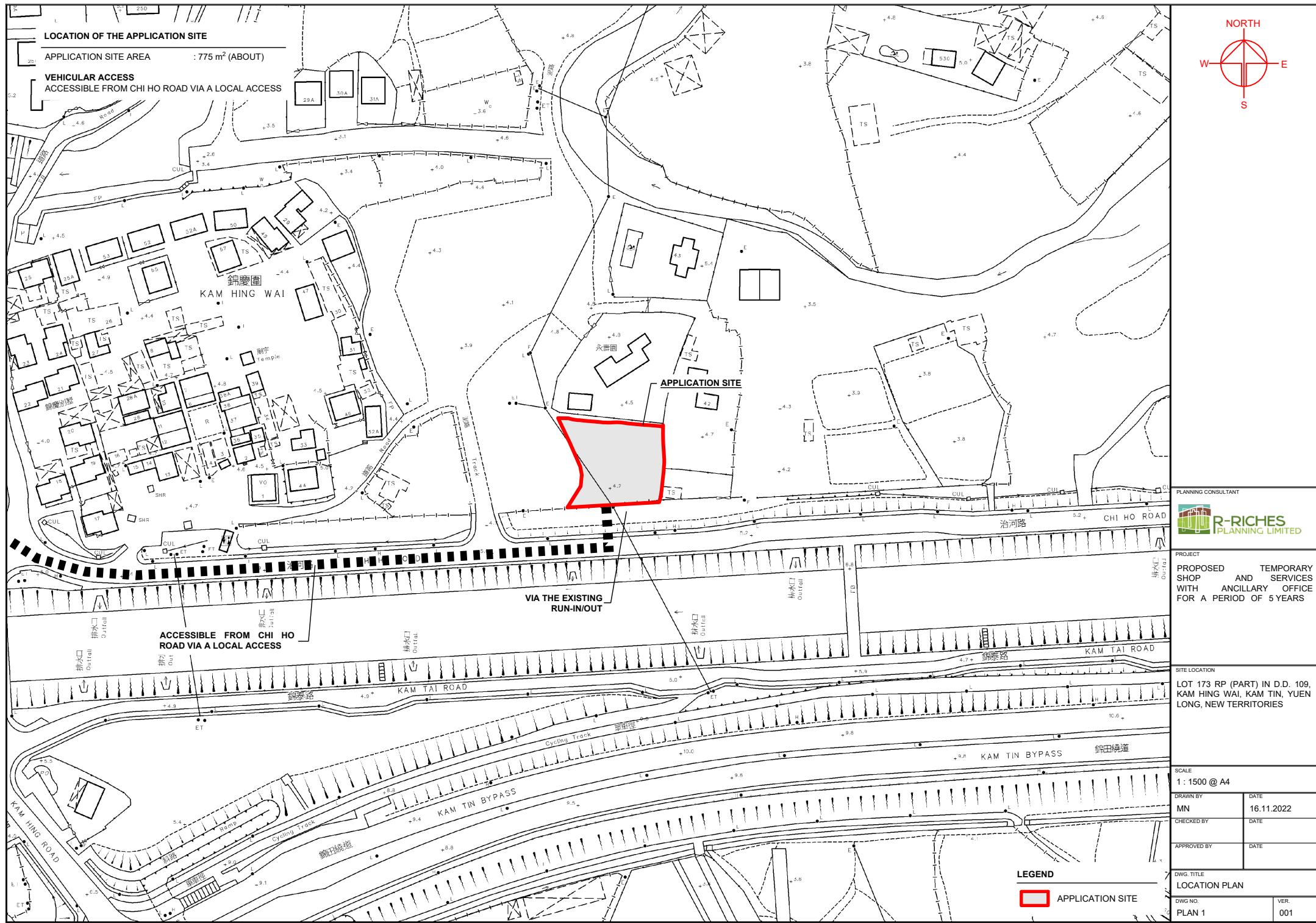
**December 2025**

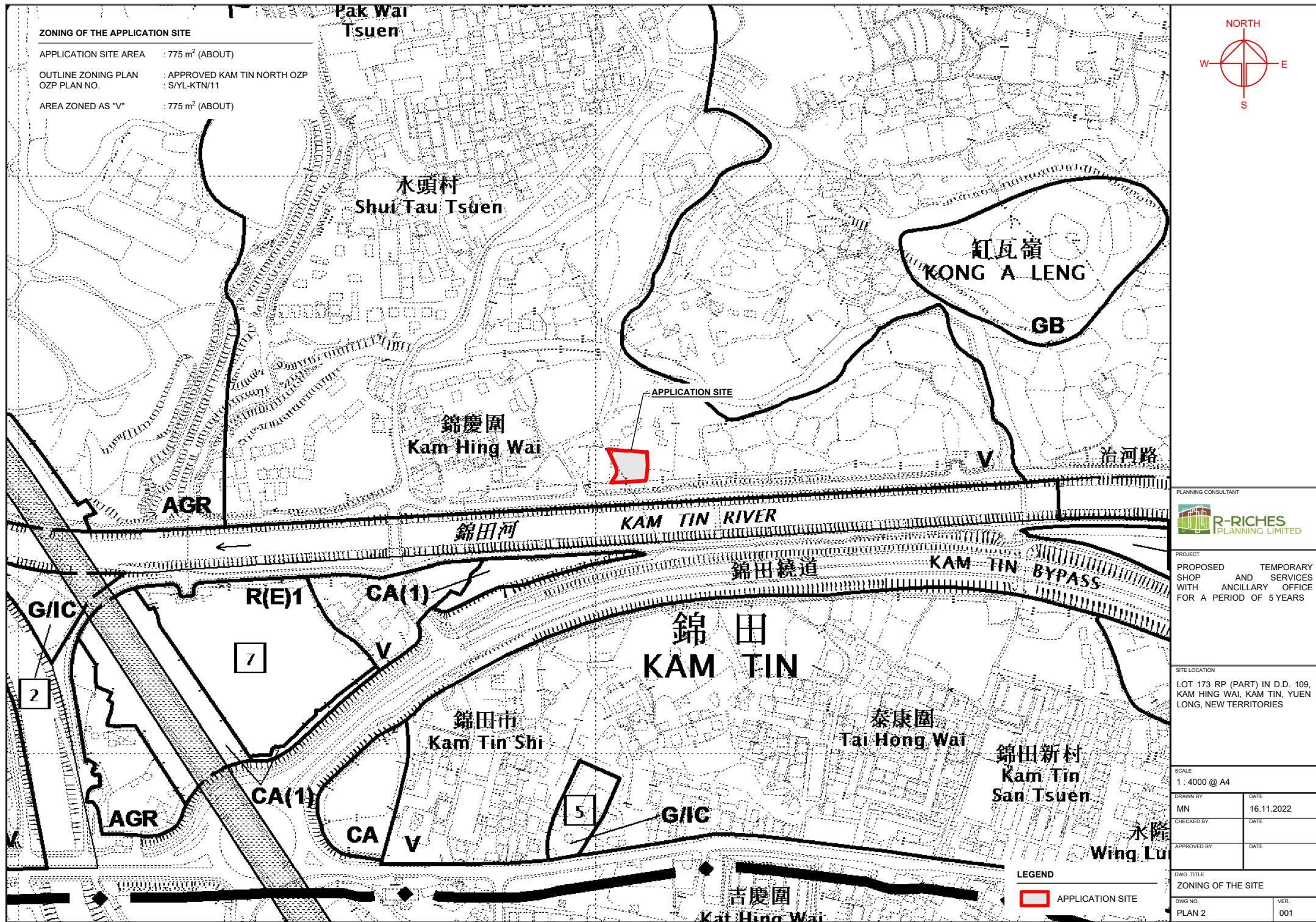
## LIST OF PLANS

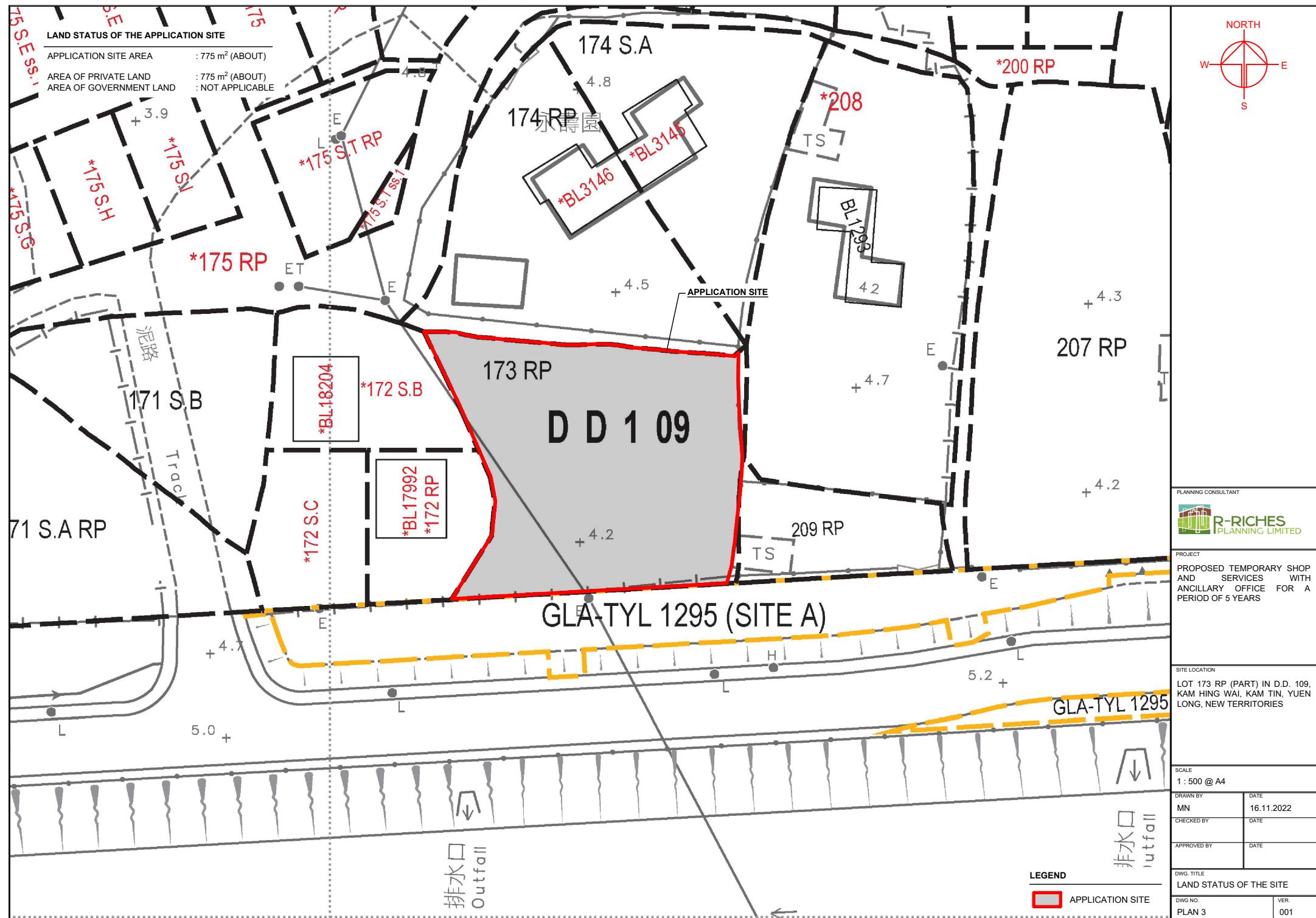
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## APPENDICES

<b>Appendix I</b>	Fire Service Installations proposal
<b>Appendix II</b>	Accepted drainage proposal under the previous application No. A/YL-KTN/883



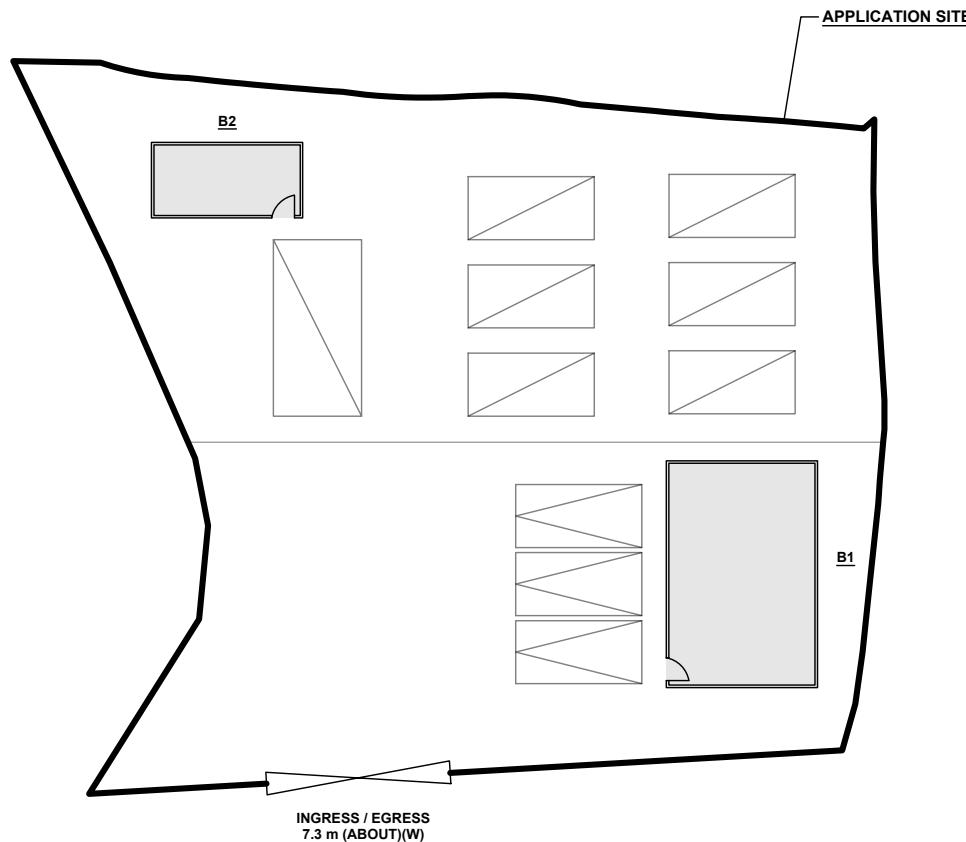
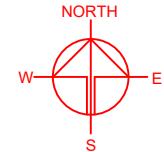




**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 775 m <sup>2</sup> (ABOUT)
COVERED AREA	: 72 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 703 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.09 (ABOUT)
SITE COVERAGE	: 9 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 72m <sup>2</sup> (ABOUT)
TOTAL GFA	: 72 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B2	OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
		<b>TOTAL</b>	<b>72 m<sup>2</sup> (ABOUT)</b>	<b>72 m<sup>2</sup> (ABOUT)</b>


**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

PLANNING CONSULTANT  
 R-RICHES  
 PLANNING LIMITED

PROJECT  
 PROPOSED TEMPORARY  
 SHOP AND SERVICES  
 WITH ANCILLARY OFFICE  
 FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 LOT 173 RP (PART) IN D.D. 109,  
 KAM HING WAI, KAM TIN, YUEN  
 LONG, NEW TERRITORIES

SCALE  
 1 : 300 @ A4

DRAWN BY MN DATE 22.11.2022

CHECKED BY

APPROVED BY

DWG. TITLE LAYOUT PLAN  
 DWG. NO. PLAN 4 VER. 001

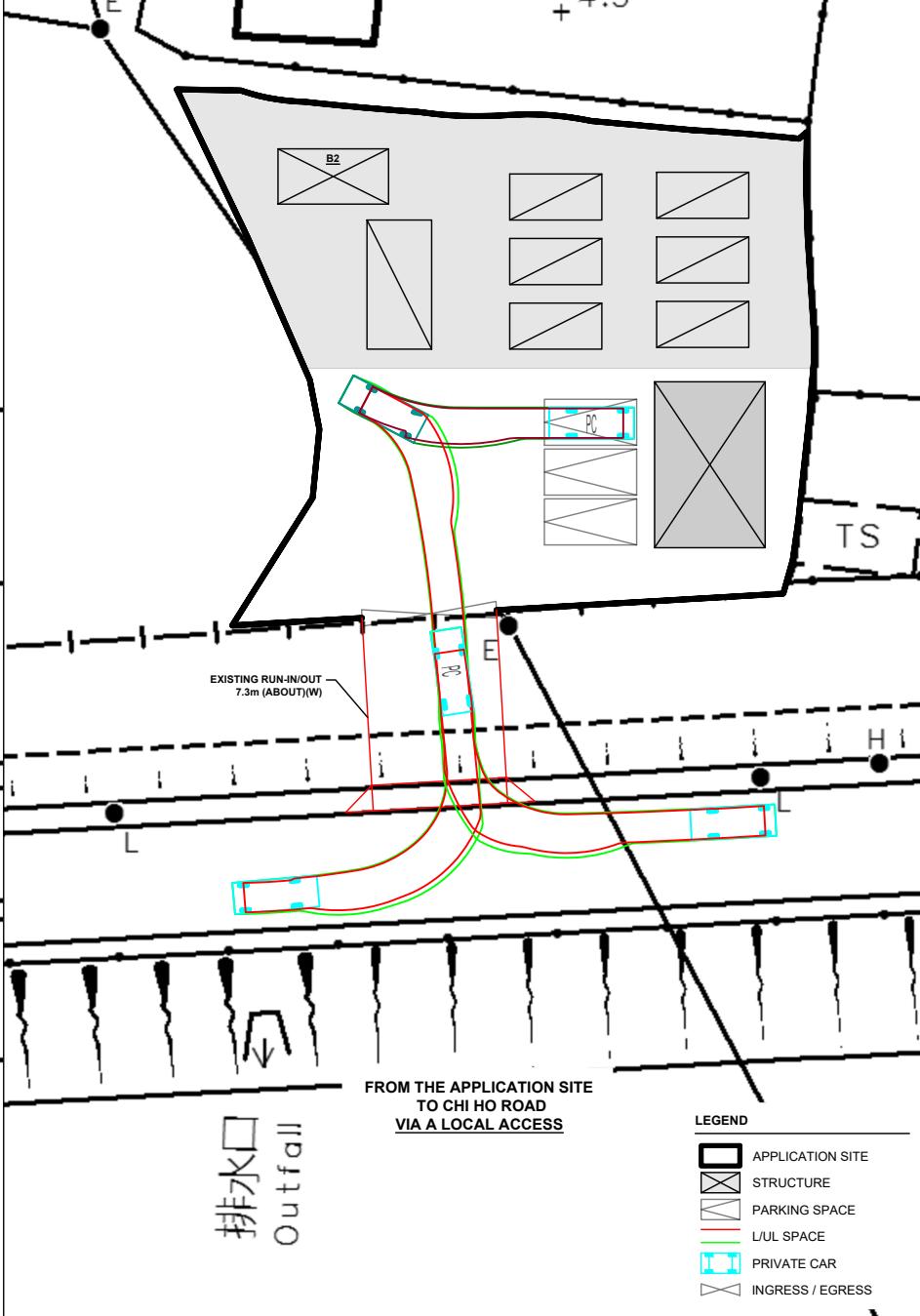
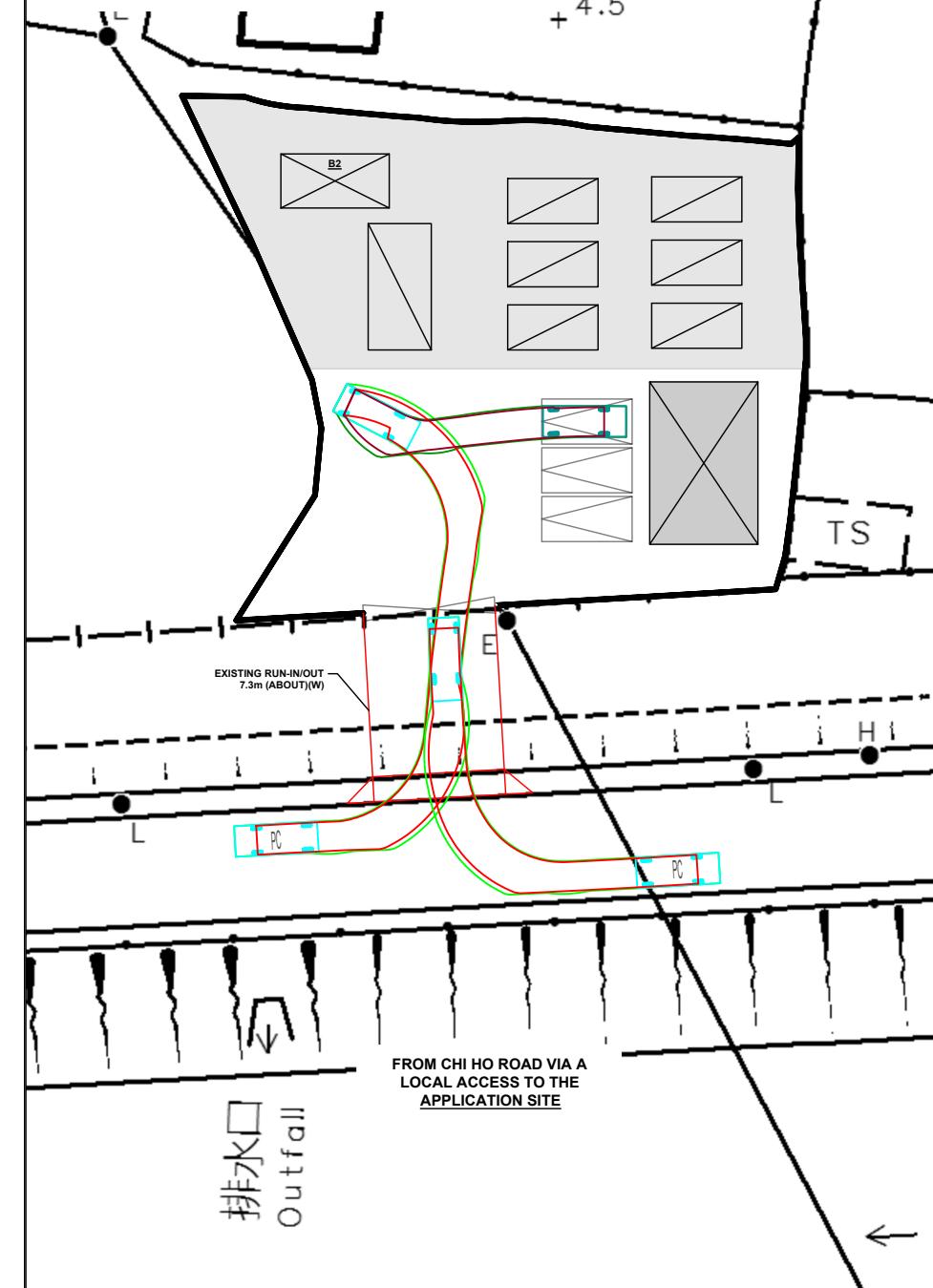
LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	DISPLAYING SPACE
	INGRESS / EGRESS

## SWEPT PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

+ 4.5



PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION  
 LOT 173 RP (PART) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES

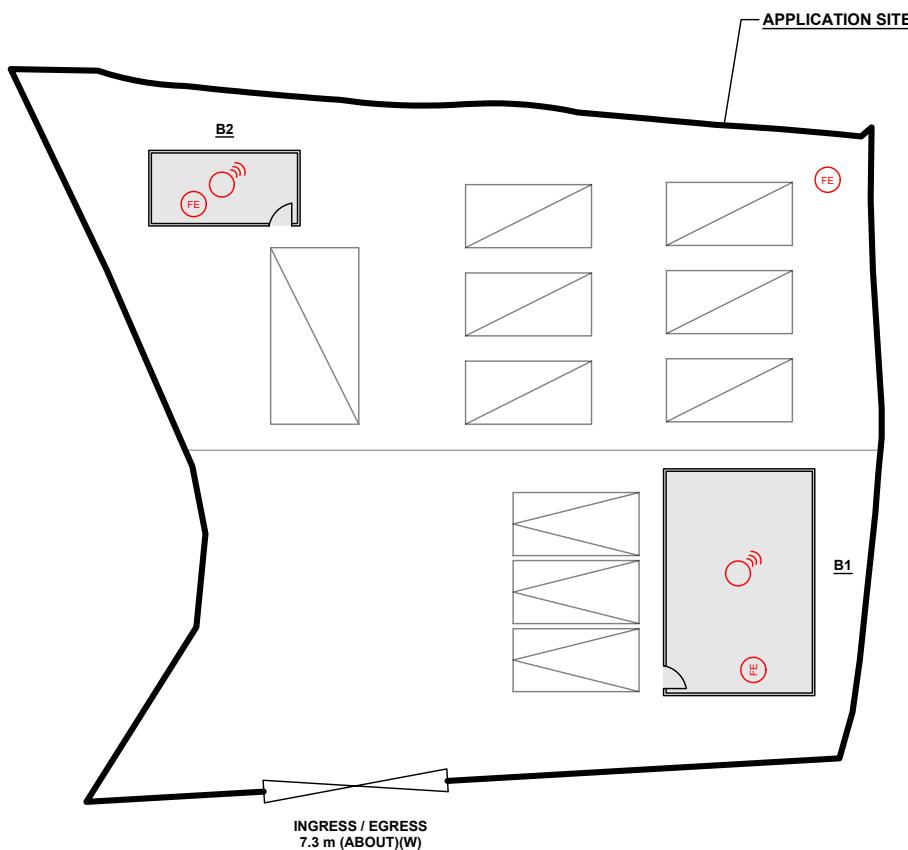
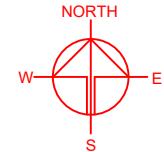
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DRAWN BY	DATE
MN	23.11.2022
REVISED BY	DATE
OL	21.12.2022
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG. NO.	VER.
PLAN 5	001

**Appendix I**  
Fire Service Installations Proposal

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 775 m <sup>2</sup> (ABOUT)
COVERED AREA	: 72 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 703 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.09 (ABOUT)
SITE COVERAGE	: 9 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 72m <sup>2</sup> (ABOUT)
TOTAL GFA	: 72 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B2	OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
		<b>TOTAL</b>	<b>72 m<sup>2</sup> (ABOUT)</b>	<b>72 m<sup>2</sup> (ABOUT)</b>



#### FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4.5 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) 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.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

#### PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3  
 DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	DISPLAYING SPACE
	INGRESS / EGRESS

#### PLANNING CONSULTANT

PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS

#### SITE LOCATION

LOT 173 RP (PART) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES

#### SCALE

1 : 300 @ A4

DRAWN BY DATE  
MN 4.3.2024

REVISED BY DATE  
LT 4.12.2025

APPROVED BY DATE

#### DWG. TITLE

FSlS PROPOSAL

DWG. NO. APPENDIX I  
VER. 001

**Appendix II**

Accepted Drainage Proposal under Previous Application No. A/YL-KTN/883

## 規 劃 署



粉嶺、上水及元朗東規劃處  
新界粉嶺青山公路388號  
中榮大廈22樓2202室

## Planning Department

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

來函檔號 Your Reference : DD109 Lot 173 RP  
本署檔號 Our Reference : TPB/A/YL-KTN/883  
電話號碼 Tel. No. : 3168 4049 / 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.,

(Attn.: Mr. Louis TSE)

1 September 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (a)  
- the Submission of a Drainage Proposal**

**Proposed Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in "Village Type Development" Zone,  
Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long  
(Application No. A/YL-KTN/883)**

I refer to your submission received on 14.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

( Josephine LO )  
District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department



規 劃 署 35 周 年  
THE PLANNING DEPARTMENT

劃出更多可能 · 創造無限機遇  
Planning a Future of Boundless Opportunities

c.c.

CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal

CTP/TPB

JL/AY/jc

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

Our Ref. : DD109 Lot 173 RP  
Your Ref. : TPB/A/YL-KTN/883

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

By Email

14 April 2025

Dear Sir,

**Compliance with Approval Condition (a)**

**Proposed Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in “Village Type Development” Zone,  
Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/883)**

We are writing to submit a response-to-the-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

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 Property Consultants Limited**



The stamp contains the text: PROPERTY CONSULTANTS, 盈卓物業顧問有限公司, R-RICHES, LTD., and a small asterisk (\*).

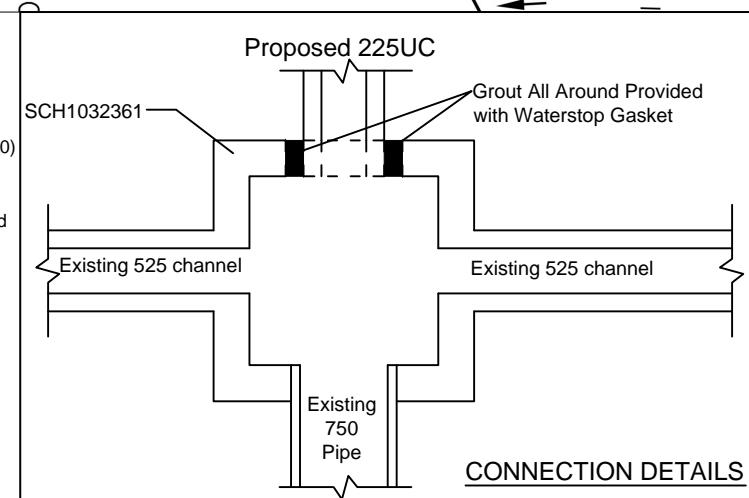
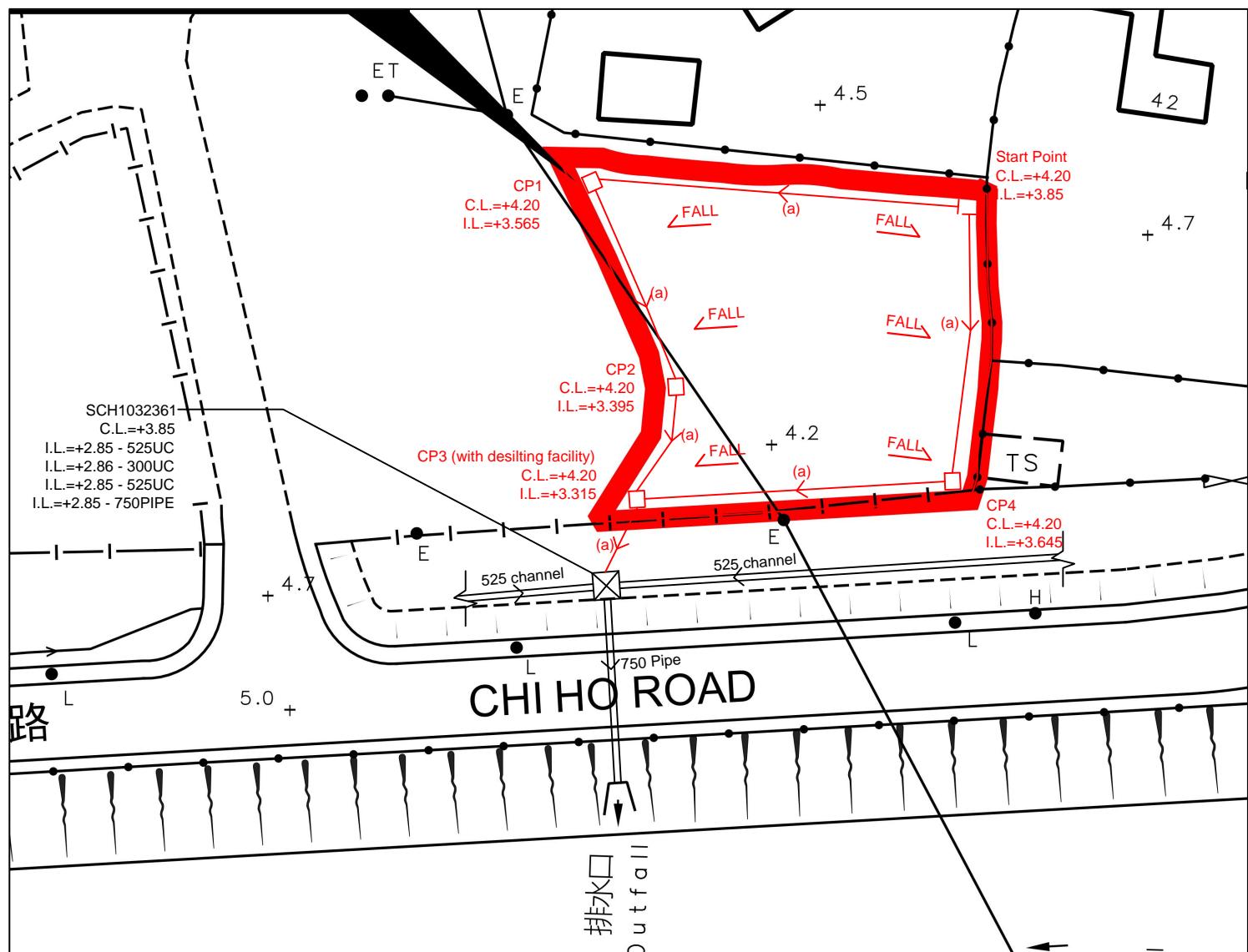
**Kevin LAM**  
Planning Assistant

**Appendix I – Response to comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

<b>Comments of the CE/MN, DSD</b> <b>(Contact Person: Mr. Terence TANG; Tel. No.: 2300 1257)</b>		
1.	<p>Please make reference to the latest Technical Note No. 1 -Technical Note to prepare a Drainage Submission issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly.</p>	Noted.
2.	<p>It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:</p> <p><i>The applicant shall furnish me with their connection proposal for agreement.</i>  <i>After obtaining my agreement, the applicant shall submit a duly completed Form HBP 1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection.</i> Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The proposed catchpit shall be handed over to DSD and up to DSD standard.</p>	Noted. It is agreed.
3.	Catchment area plan, including external catchment area, should be provided.	Noted. Catchment area plan is provided.
4.	SCH1032361 details should be shown on layout plan.	Noted. SCH1032361 details are provided.
5.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas	Noted. Cross sections are provided.

	should be given.	
6.	Velocity check (within 0.7m/s to 3m/s) for the proposed u-channel connecting existing SCH1032361.	Noted. Velocity checking is presented in TGN43.
7.	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Noted. There is no site formation/ land filling works to be carried out.
8.	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. No fence wall would be erected.
9.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
10.	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.





正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

**Project:**

Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/883)

**Title:**

Drainage Proposal - LAYOUT

D01

**Drawn by:**

DM

**Date:**

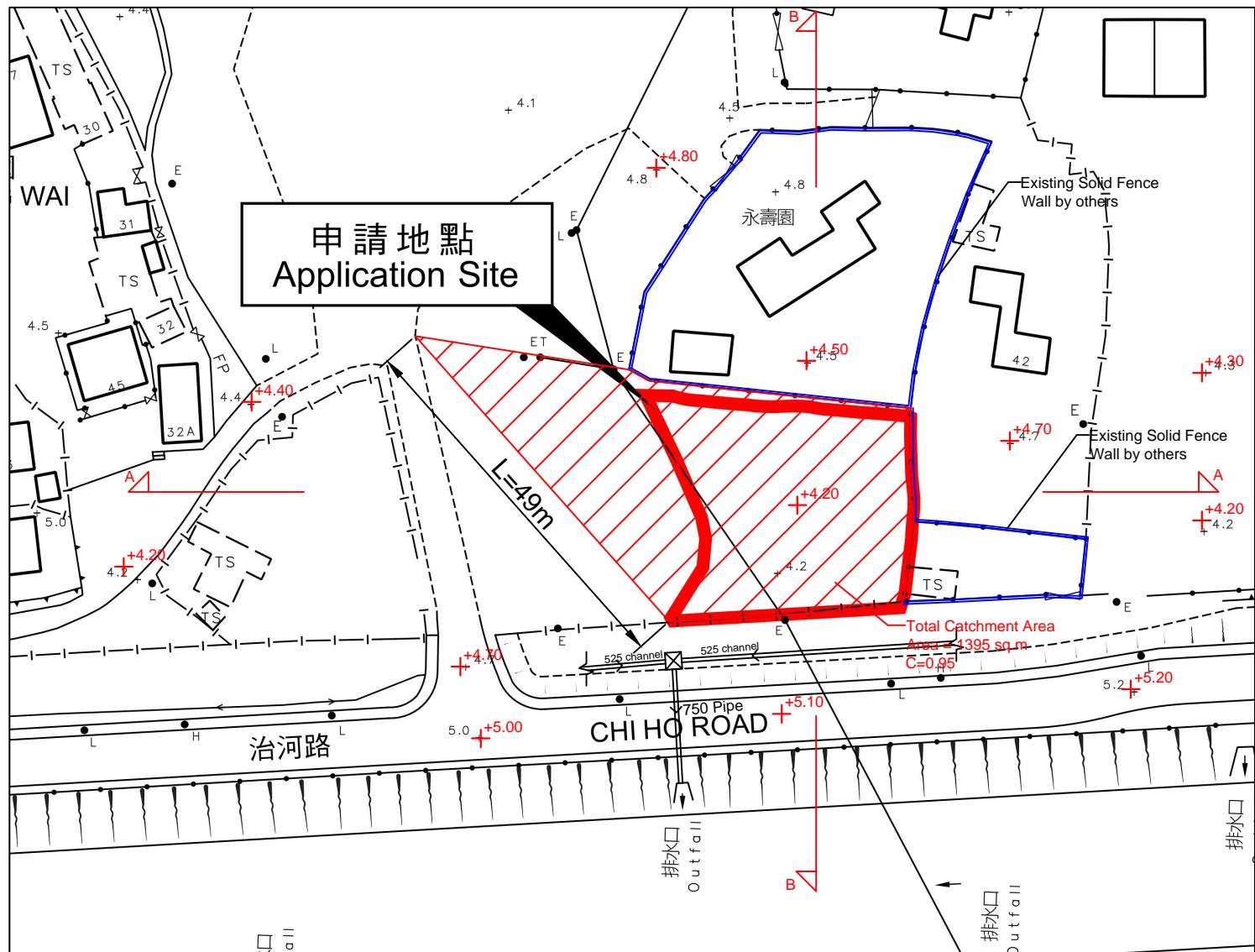
11-4-2025

**Check by:**

DM

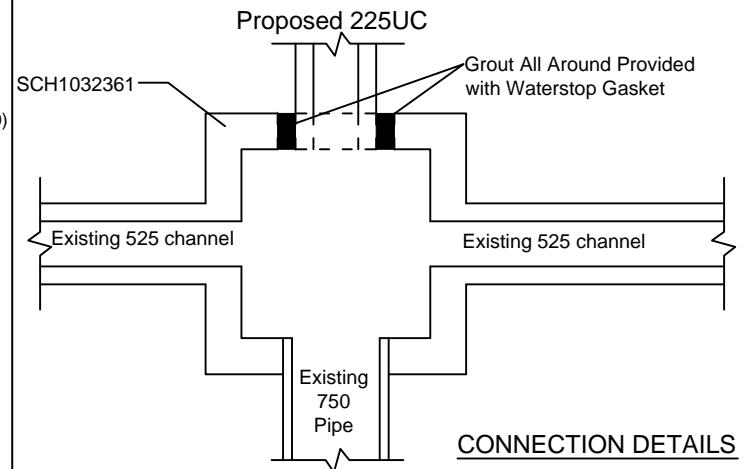
**Scale:**

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LEGEND

- CP Proposed Catchpit
- (a) → Proposed 225UC (1:100) with Cast Iron Cover
- Existing Drain (type and size as shown)



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/883)

Title:

Catchment Area Plan

D02

Drawn by:

DM

Date:

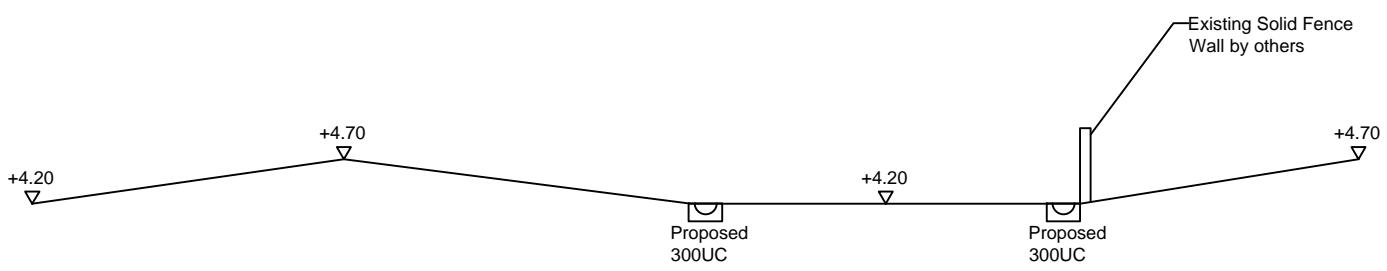
11-4-2025

Check by:

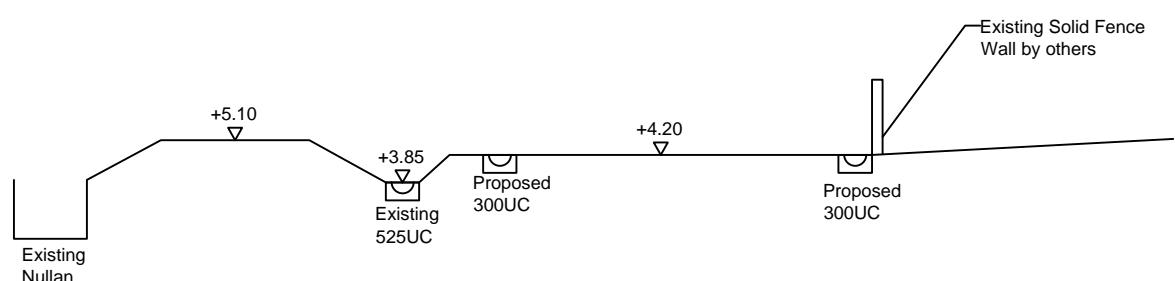
DM

Scale:

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SECTION A-A



SECTION B-B

<p><b>正宏工程顧問公司</b> CHING WAN ENGINEERING CONSULTANTS CO.</p> <p>Project: Proposed Temporary Shop and Services with Ancillary Office for a Period of 5 Years at Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories</p> <p>(Application No.:A/YL-KTN/883)</p>	<p>Title: SECTIONS</p> <p>D03</p>	
	<p>Drawn by: DM</p>	<p>Date: 11-4-2025</p>
	<p>Check by: DM</p>	<p>Scale: -----</p>

$$\text{THE SITE, Area} = 1395 \text{ m}^2 \quad (C = 0.95)$$

Calculation of Design Runoff of the Proposed Development,  
For the design of drains within the site.

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1395 \text{ m}^2 \\ &= 0.001395 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L/H^{0.2} A^{0.1} \\ &= 0.14465 * 49/1^{0.2} * 1395^{0.1} \\ &= 3.436 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c \\ &= 1.111 * 505.5 / (3.436 + 3.29)^{0.355} \\ &= 285.5 \text{ mm/hr} \end{aligned} \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change})$$

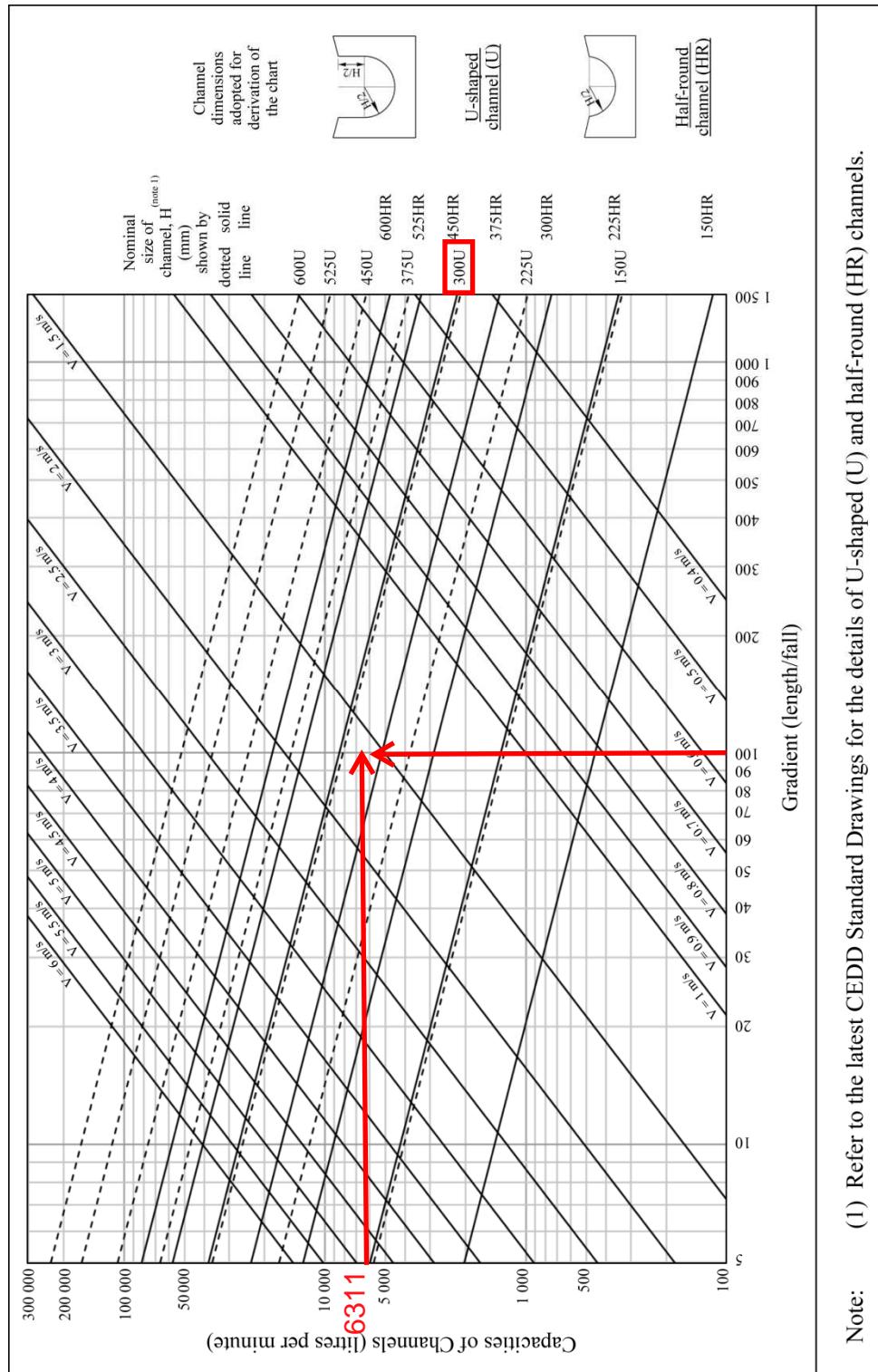
$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 285.5 * 0.001395 \\ &= 0.1052 \text{ m}^3/\text{sec} \\ &= \underline{\underline{6311}} \text{ lit/min} \end{aligned}$$

Provide 300UC (1:100) is OK

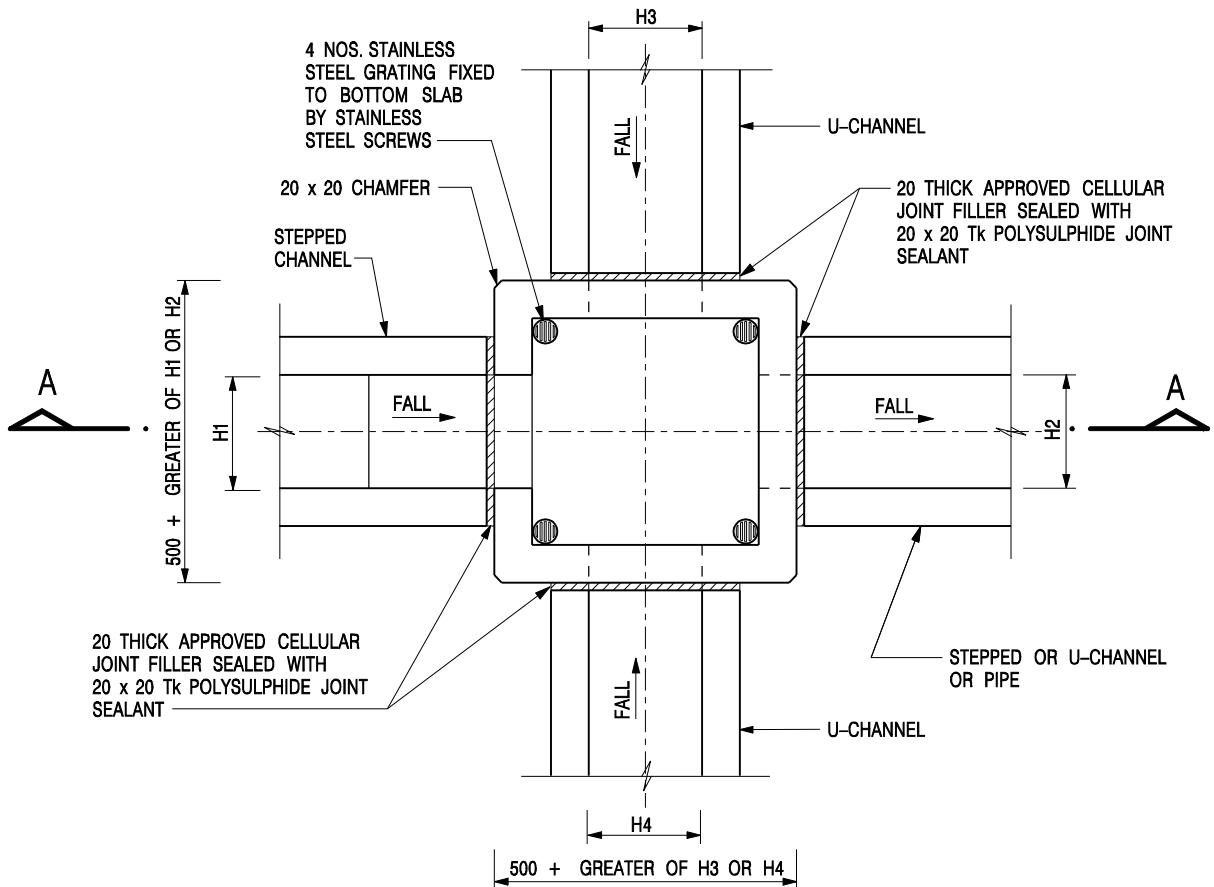
## GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

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

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

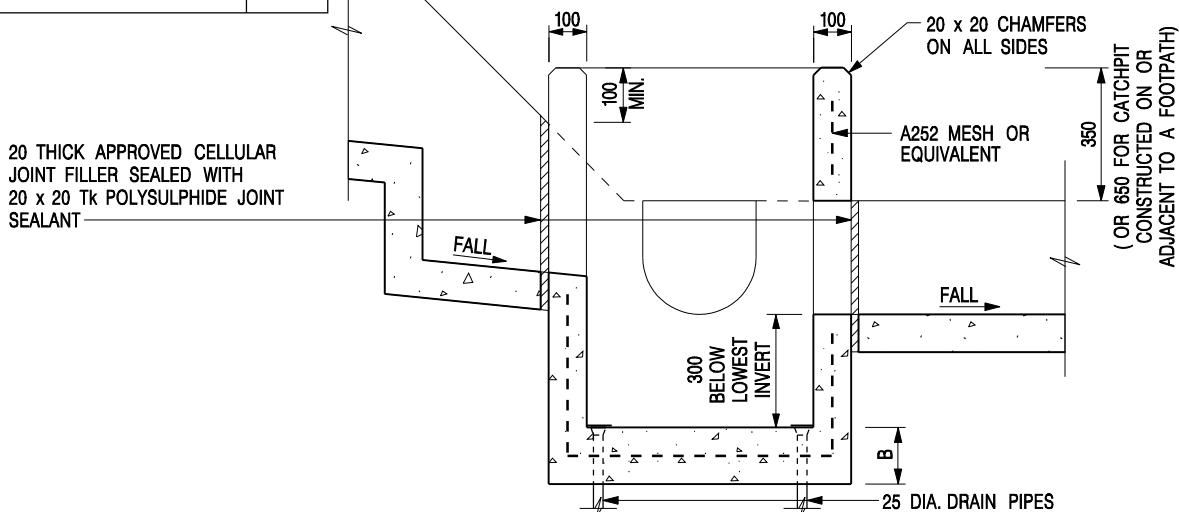


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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

PLAN



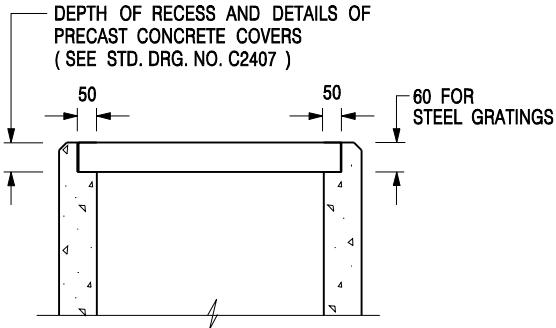
SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	SCALE	DATE	FORMER DRG. NO. C2406J.	REVISION	SIGNATURE	Original Signed	03.2015
 <b>CATCHPIT WITH TRAP</b> <b>(SHEET 2 OF 2)</b>	<b>CIVIL ENGINEERING AND</b> <b>DEVELOPMENT DEPARTMENT</b>						
<b>DATE</b> JAN 1991	<b>DRAWING NO.</b> <b>C2406 /2</b>						

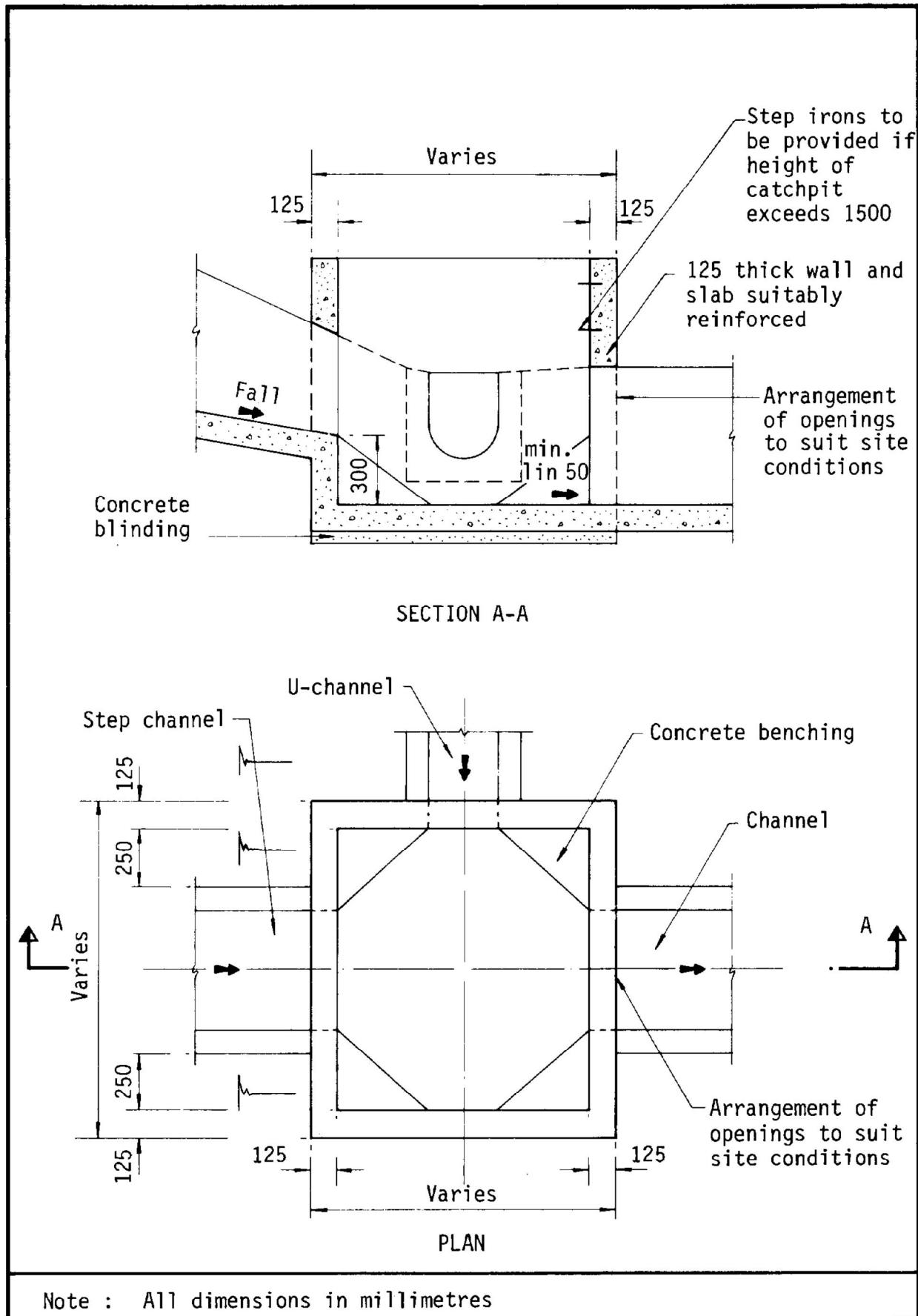
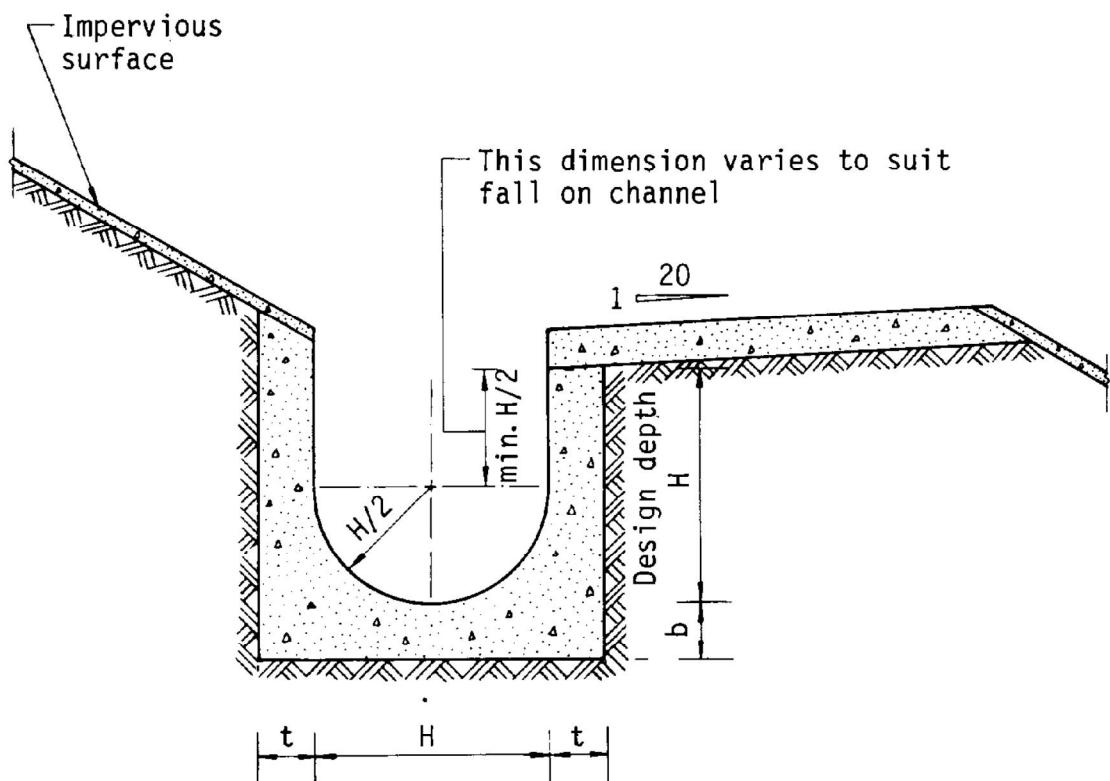


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Our Ref. : DD109 Lot 173 RP  
Your Ref. : TPB/A/YL-KTN/1197

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

23 December 2025

[By Email](#)

Dear Sir,

### Supplementary Information

**Temporary Shop and Services with Ancillary Office for a Period of 5 Years  
in "Village Type Development" zone, Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, N.T.**

**(S.16 Planning Application No. A/YL-KTN/1197)**

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

- Revised application form is 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**



A handwritten signature of 'Louis TSE' is placed above a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' in English and '盈卓規劃有限公司' in Chinese characters.

**Louis TSE**  
Town Planner

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	<p><b>Shop and Services</b></p> <p>(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)</p>

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

The applicant 申請人 –

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

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

is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

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

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

Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制

Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制

Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制

Building height restriction From 由 .....m 米 to 至 .....m 米  
建築物高度限制  
From 由 .....mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)

Non-building area restriction From 由 .....m to 至 .....m  
非建築用地限制

Others (please specify) \_\_\_\_\_  
其他 (請註明) \_\_\_\_\_

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

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services with Ancillary Office for a Period of 5 Years  (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)		
(b) Development Schedule 發展細節表			
Proposed gross floor area (GFA) 擬議總樓面面積	..... 72 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Proposed plot ratio 擬議地積比率	..... 0.09 ..... %	<input checked="" type="checkbox"/> About 約	
Proposed site coverage 擬議上蓋面積	..... 9 ..... %	<input checked="" type="checkbox"/> About 約	
Proposed no. of blocks 擬議座數	..... 2 .....		
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 ..... storeys 層		
		<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約		
	..... 3 ..... m 米 <input checked="" type="checkbox"/> About 約		

## 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	Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	775	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	Domestic 住用	sq.m 平方米 N/A	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	72	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	

Our Ref. : DD109 Lot 173 RP  
Your Ref. : TPB/A/YL-KTN/1197

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

[By Email](#)

29 December 2025

Dear Sir,

#### Supplementary Information

**Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in “Village Type Development” zone,  
Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1197)**

We are writing to submit further information to provide justifications to support the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE 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**



**Danny NG**  
Town Planner

**Supplementary Information**

**Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in “Village Type Development” zone,  
Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1197)**

- 1) The application site (the Site) is currently used as shop and services use, which is the same as the previous application of the Site (No. A/YL-KTN/883); and
- 2) New and used vehicles (including private cars and light goods vehicles) available for sale will be displayed at the designated area for displaying of vehicles for sale within the Site. A maximum of 7 vehicles for sale will be displayed within the Site.

寄件者: Louis Tse <[REDACTED]>  
寄件日期: 2026年01月30日星期五 17:16  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: [FI] S.16 Application No. A/YL-KTN/1197 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1197 (20260130).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. : DD109 Lot 173 RP  
Your Ref. : TPB/A/YL-KTN/1197

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

30 January 2026

By Email

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in “Village Type Development” zone,  
Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1197)**

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

**Response to Comment**

**Temporary Shop and Services with Ancillary Office  
for a Period of 5 Years in “Village Type Development” zone,  
Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1197)**

(i) The applicant would like to provide clarifications on the subject application, details are as follows:

- No dismantling, maintenance, repairing, assembling, paint spraying or other workshop activities will be carried out within the application site (the Site) at any time during the planning approval period.
- The Site is located in close vicinity of some existing residential development (i.e. Kam Hing Wai), where demand for new and used vehicles (including private cars and light goods vehicles) has always been high. The applied use is intended to serve the nearby locals and businesses for coping with such demand in Kam Tin area.

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

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTN/883	Proposed Temporary Shop and Services with Ancillary Office for a Period of Five Years	3.3.2023 [revoked on 3.12.2025]

**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**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/768	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	25.6.2021 [revoked on 25.5.2024]
2.	A/YL-KTN/935	Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of Five Years	11.8.2023
3.	A/YL-KTN/1046	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of Five Years	25.10.2024

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- there is no Small House application under processing or approved at the Site; and
- advisory comments are at **Appendix IV**.

**2. Traffic**

Comments of the Commissioner for Transport:

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

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

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

**3. Drainage**

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

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable;
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the proposed drainage facilities to his satisfaction or of Town Planning Board; and
- advisory comments are at **Appendix IV**.

#### 4. **Environment**

Comments of the Director of Environmental Protection:

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

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

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

#### 6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- with reference to the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character comprising village houses, farmland, vacant land, temporary structures, a drainage reserve and scattered tree groups. The Site was formed with some vehicles/temporary structures. According to the applicant's submission, no tree felling would be involved. The proposed use is not incompatible with the surrounding landscape character. Significant adverse landscape impact on distinctive landscape resources within the Site is not anticipated.

#### 7. **Building Matters**

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

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

## 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 and he has no particular 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 IV**:

- 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) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (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;
- (b) 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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the following private lot is covered by Short Term Waiver (STW) as below table:

<b>STW No.</b>	<b>Lot No. (in D.D. 109)</b>	<b>Purposes</b>
5588	173 RP	Temporary Shop and Services with Ancillary Offices and Ancillary Uses as may be Approved by DLO

- (ii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate to permit the structure(s) erected within the private lot covered by the application. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site; and
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Chi Ho Road, including any local tracks; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (i) to note the comments of the Director of Fire Services that:
  - (i) 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; and
  - (ii) 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 Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the

Building (Planning) Regulations (B(P)R) respectively;

- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

260102-004838-41689

提交限期

**Deadline for submission:**

20/01/2026

提交日期及時間

**Date and time of submission:**

02/01/2026 00:48:38

有關的規劃申請編號

**The application no. to which the comment relates:** A/YL-KTN/1197

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 陳

意見詳情

**Details of the Comment :**

本人為附近居住的陳小姐，現時申請地點用作維修大型車輛，不時發出大聲嘈雜的聲音。每日也有大型車輛停泊在申請地點的門口及治河路路邊（包括大型車輛的拖車），嚴重影響路口出入的視線，此外，大型車輛會以倒後形式進入申請地點，對治河路的運作帶來負面影響，非常危險。希望處理此申請時務必考慮我的意見。

Urgent Return receipt Expand Group Restricted Prevent Copy

## tpbpd/PLAND

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寄件者: [REDACTED]  
寄件日期: 2026年01月20日星期二 2:42  
收件者: tpbpd/PLAND  
主旨: A/YL-KTN/1197 DD 109 Kam Hing Wai  
類別: Internet Email

A/YL-KTN/1197

Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin

Site area: About 775sq.m

Zoning: "Village Type Development"

Applied use: Shop and Services / 3 Vehicle Parking / **5 Years**

Dear TPB Members,

883 approved 3 March 2023 but allowed to continue operation for 3 years without fulfilling the conditions.

Now back for a further 5 years.

In view of the revelations of the foot dragging that partially responsible for the Wang Fuk disaster, there is now no justification to tolerate failure to fulfil conditions in a timely manner.

Any further approval should at most be for ONE YEAR in order to focus both operator and govt depts on the need to prioritize community interests over commercial.

Mary Mulvihill