

2026-07-08

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2601400 10/6 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1256
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

Jacok Development Co. Limited 杰酷發展有限公司

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

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

R-riches 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 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,293 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 351 sq.m 平方米 ☒ 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 ☐ 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	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on
07/04/2026 - 21/04/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/06/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，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 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	351..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.27.....	☒ About 約
Proposed site coverage 擬議上蓋面積	15..... %	☒ About 約
Proposed no. of blocks 擬議座數	4.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2..... storeys 層	
	☐ include 包括.....storeys of basements 層地庫	
	☐ 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)	☐ About 約
	3 - 7..... m 米	☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	80 m ² (ABOUT)*	152 m ² (ABOUT)*	7 m (ABOUT)2-STORY
B2	SHOP AND SERVICES, SITE OFFICE	99 m ² (ABOUT)*	189 m ² (ABOUT)*	7 m (ABOUT)2-STORY
B3	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)1-STORY
B4	GUARDHOUSE	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)1-STORY
TOTAL		189 m ² (ABOUT)	351 m ² (ABOUT)	

*GFA OF STRUCTURE B1 - 72 m² (G/F) + 72 m² (1/F) + 8 m² (RAIN SHELTER) = 152 m²*GFA OF STRUCTURE B2 - 90 m² (G/F) + 90 m² (1/F) + 9 m² (RAIN SHELTER) = 189 m²☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
.....		STRUCTURE	USE	BUILDING HEIGHT
.....		B1	SHOP AND SERVICES, SITE OFFICE	7 m (ABOUT)2-STORY
.....		B2	SHOP AND SERVICES, SITE OFFICE	7 m (ABOUT)2-STORY
.....		B3	WASHROOM	3 m (ABOUT)1-STORY
.....		B4	GUARDHOUSE	3 m (ABOUT)1-STORY
.....		TOTAL		351 m ² (ABOUT)
.....		*GFA OF STRUCTURE B1 - 72 m ² (G/F) + 72 m ² (1/F) + 8 m ² (RAIN SHELTER) = 152 m ²		
.....		*GFA OF STRUCTURE B2 - 90 m ² (G/F) + 90 m ² (1/F) + 9 m ² (RAIN SHELTER) = 189 m ²		

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

Circulation space, parking and loading/unloading 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)

March 2027

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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 Kam Tin Road via a local access..... ☐ 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) ☐																
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>15</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> ☐	Private Car Parking Spaces 私家車車位	15	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	15																	
Motorcycle Parking Spaces 電單車車位	N/A																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																	
Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> ☐	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)		_____	_____	_____	_____
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)																		
_____	_____																	
_____	_____																	

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 No 否	☐ Please provide details 請提供詳情 ☒																														
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 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☒																														
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>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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(尚可) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																														
On traffic 對交通	Yes 會 ☐	No 不會 ☒																														
On water supply 對供水	Yes 會 ☐	No 不會 ☒																														
On drainage 對排水	Yes 會 ☐	No 不會 ☒																														
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																														
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																														
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																														
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																														
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																														
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																														

10. Justifications 理由

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

Please refer to the supplementary statement.



11. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches 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

26/05/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,293	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ 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 and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	351 ☒ About 約 ☐ Not more than 不多於	0.27 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
	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 ☐ (Not more than 不多於)
		N/A		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3 - 7 (about)		m 米 ☐ (Not more than 不多於)
		N/A		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 - 2		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A		m 米 ☐ (Not more than 不多於)
		N/A		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	15		%	☒ About 約
(v) No. of units 單位數目	N/A			
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米	☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米	☐ 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	15
	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)	15 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	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 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Zoning plan, Land status plan and Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 Considering the dense low-density residential developments in the surrounding area, the applicant would like to operate a shop to provide professional real estate and property management services for potential clients. Customers are welcomed to arrive at the Site for rental and purchase/sale of properties; and site visits would also be arranged by the applicant's property agents at various locations upon customers' request.
- 1.3 The Site is located in close vicinity of some existing residential developments (i.e. Kiu Tau Tsuen, Pang Ka Tsuen, Seasons Monarch, etc.), which demand for public parking spaces has always been high. Although public franchised buses and minibus services are provided at Kam Tin Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Thus, the applicant would also like to operate a public vehicle park at the Site to satisfy parking needs.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "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, the proposed uses (i.e. *shop and services* and *public vehicle park*) are both column 2 uses within the "V" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development with a few low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, vehicle repair workshops, as well as domestic structures for residential use. Although the Site falls within the "V" zone, as there is no small house application being processed by the Lands Department, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise deserted land in the New Territories.

2.3 Similar applications for 'shop and services' use have been approved by the Board within the same "V" zone on the same OZP; of which the latest approved application (No. A/YL-KTN/1048) was approved by the Board in 2025. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "V" zone.

2.4 The Site is the subject of several previously approved S.16 planning applications for the same 'public vehicle park' use, of which the latest application (No. A/YL-KTN/922, submitted by a different applicant) was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decisions.

3) Development Proposal

3.1 The site occupies an area of 1,293 m² (about) (**Plan 3**). Four structures are provided at the Site for shop and services, site office, washroom and guardhouse uses with total GFA of 351 m² (about) (**Plan 4**). Ancillary facilities (i.e. site office, washroom and guardhouse) are intended to provide indoor working spaces for staff and to support the daily operation of the Site. The operation hours of the Site are as follows: shop and services are Mondays to Sundays from 09:00 to 19:00 daily, including public holidays; whilst public vehicle park are 24 hours daily, including public holidays. The number of staff working at the Site is 8. 1 staff will be stationed overnight to handle any possible issues and/or complaints, if any. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,293 m ² (about)
Covered Area	189 m ² (about)
Uncovered Area	1,104 m ² (about)
Plot Ratio	0.27 (about)
Site Coverage	15 % (about)
Number of Structure	4
Total GFA	351 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	351 m ² (about)
Building Height	3 m - 7 m (about)

No. of Storey	1 - 2
----------------------	-------

- 3.2 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). 15 parking spaces for private cars (PC) and 1 loading/unloading (L/UL) space for light goods vehicles (LGV) are provided at the Site. The L/UL space is reserved for L/UL of essential goods to support the operation for the shop and services (e.g. stationaries, toilet papers, etc.). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. 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**). Details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space(s)	No. of Space(s)
Parking space for PC - 2.5 m (W) x 5 m (L)	15
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 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 vehicles 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 motor vehicles from the Site onto Kam Tin Road via the local access and no motor vehicles will be permitted to reverse into and out of the Site onto Kam Tin Road via the local access. The trip generation and attraction rates are as shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	6	4	1	0	11
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	4	6	0	1	11
Traffic trip per hour (10:00 - 18:00)	3	3	1	1	8

- 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*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

4) Conclusion

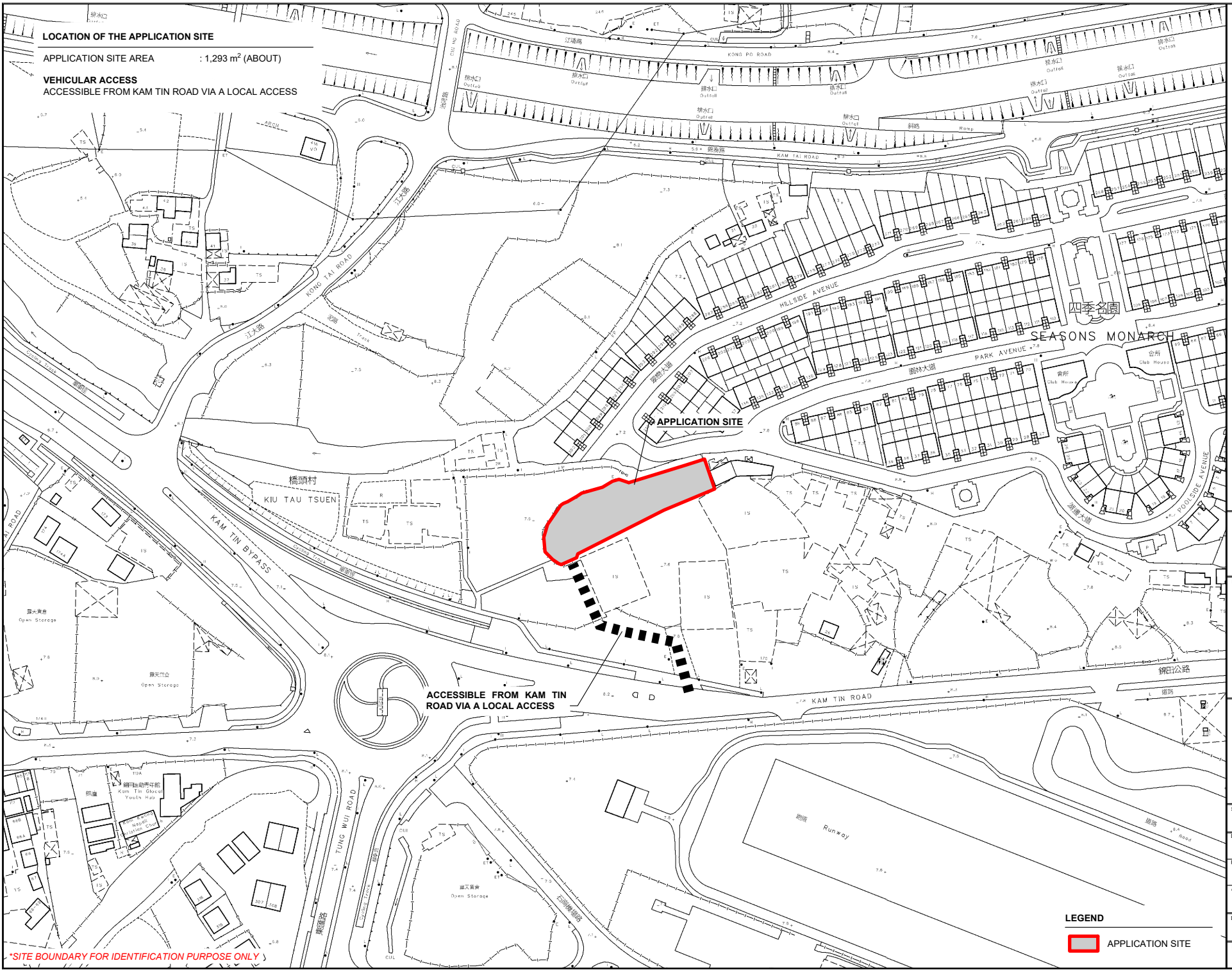
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

June 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

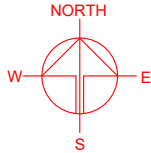
APPLICATION SITE

ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY

MN

REVISED BY

APPROVED BY

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

DATE

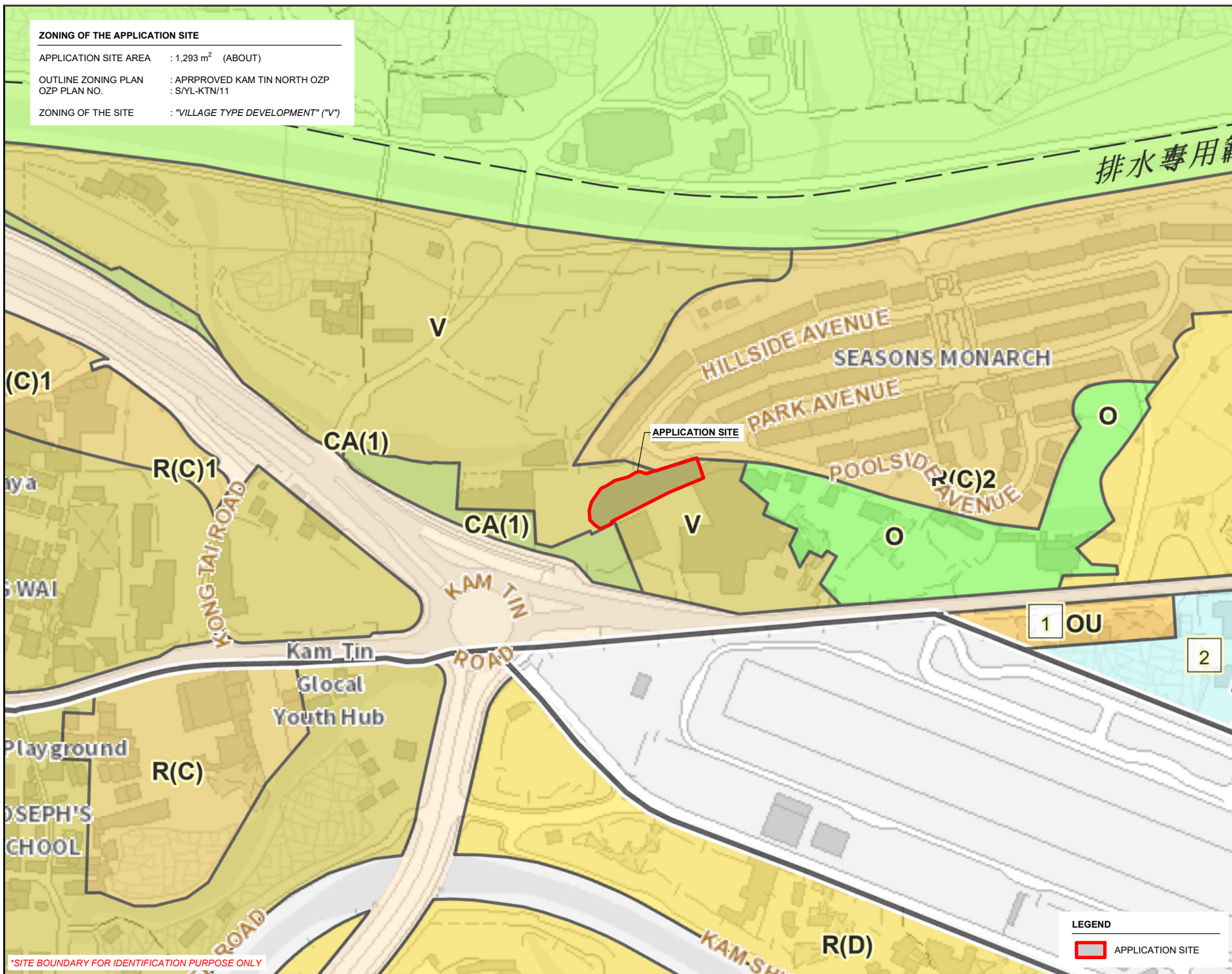
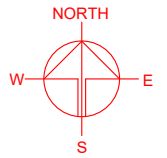
21.5.2026

DATE

DATE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)
 OUTLINE ZONING PLAN : APRPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

21.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

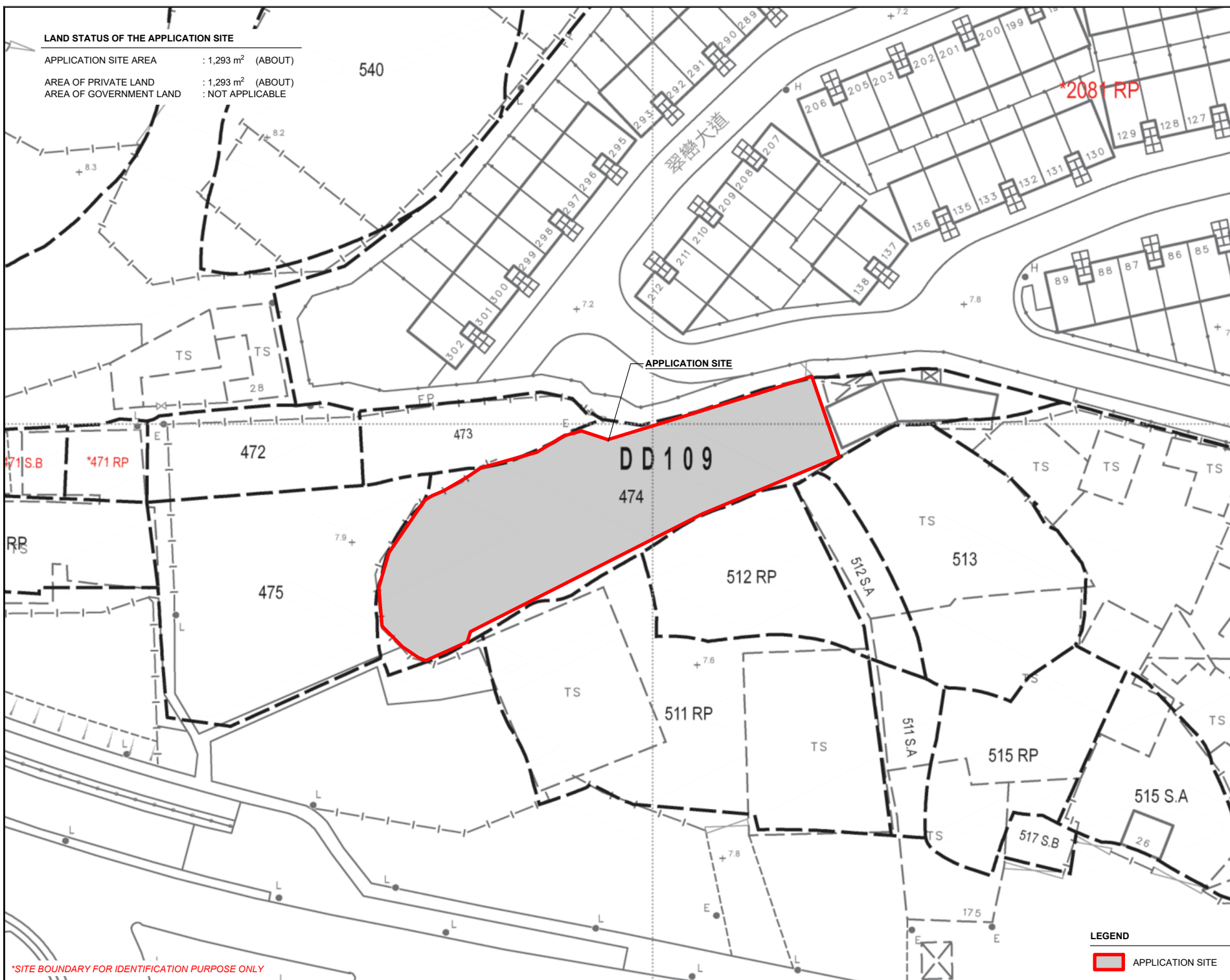
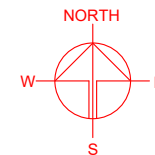
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,293 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,293 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

21.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

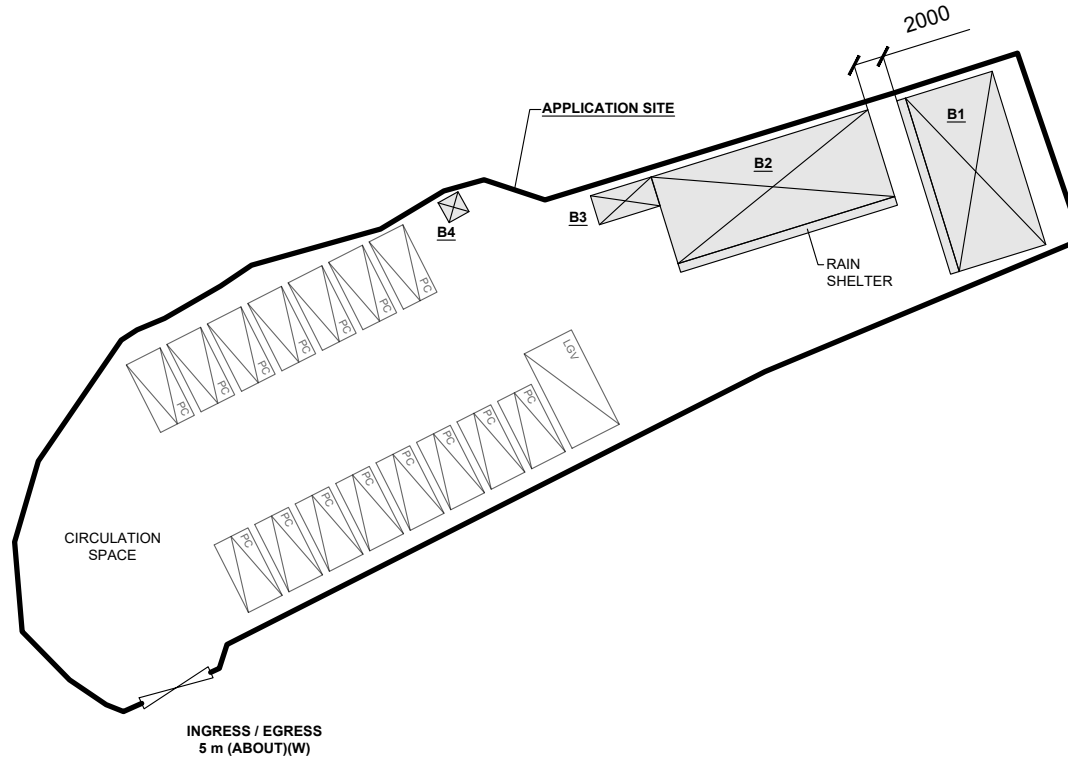
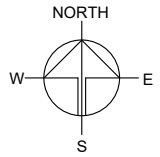
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,293 m ²	(ABOUT)
COVERED AREA	: 189 m ²	(ABOUT)
UNCOVERED AREA	: 1,104 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 351 m ²	(ABOUT)
TOTAL GFA	: 351 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	80 m ² (ABOUT)*	152 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	99 m ² (ABOUT)*	189 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	GUARDHOUSE	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		189 m ² (ABOUT)	351 m ² (ABOUT)	

*GFA OF STRUCTURE B1 - 72 m² (G/F) + 72 m² (1/F) + 8 m² (RAIN SHELTER) = 152 m²
 *GFA OF STRUCTURE B2 - 90 m² (G/F) + 90 m² (1/F) + 9 m² (RAIN SHELTER) = 189 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 15
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (RAIN SHELTER)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

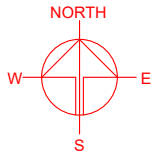
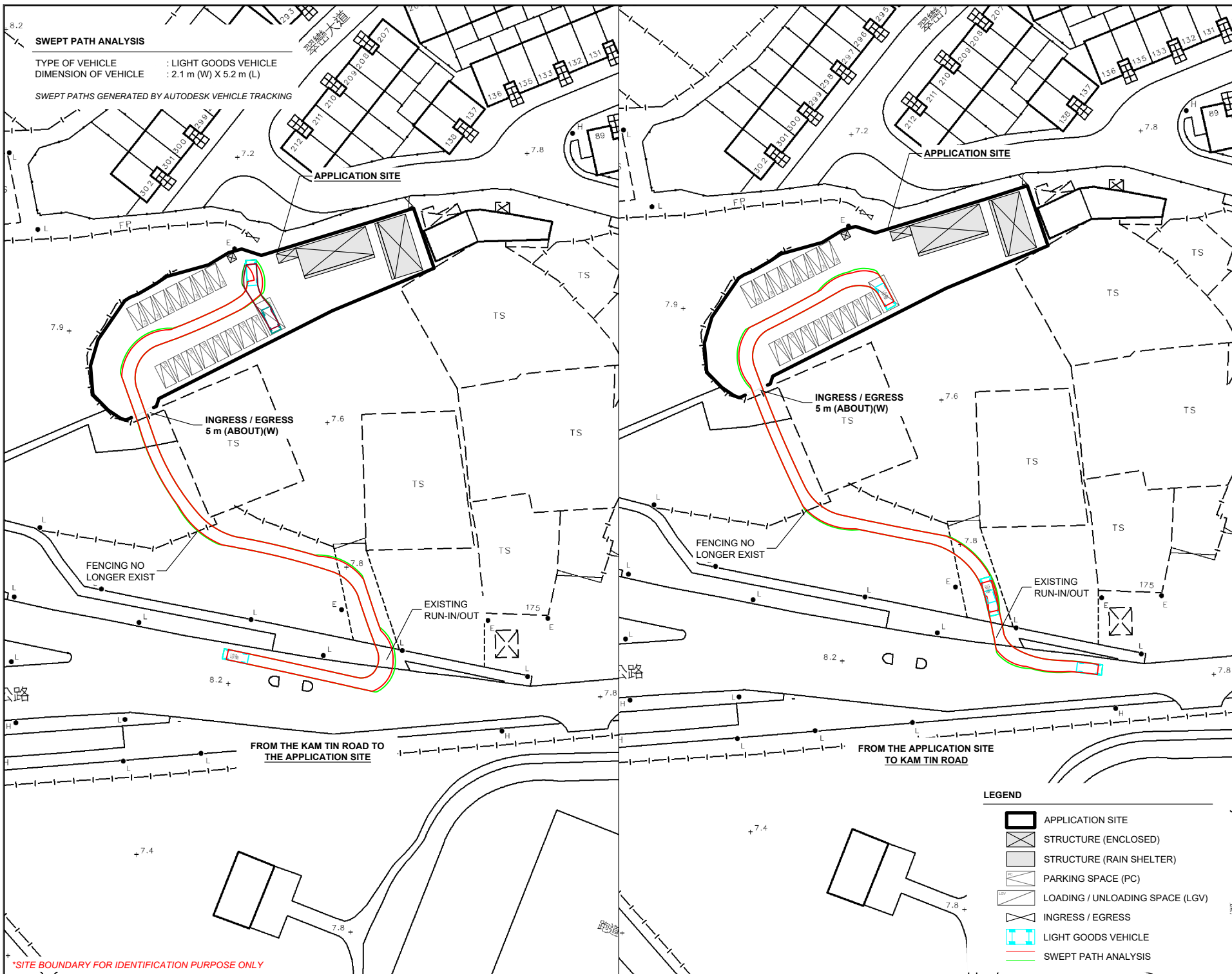
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DRAWN BY	DATE
MN	21.5.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 474 (PART) IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

21.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年07月27日星期一 12:21
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1256 - Further Information
附件: FI1 for A_YL-KTN_1256 Ver 1.1 (20260727).pdf
類別: Internet Email

Dear Sir,

We are writing to submit further information of the subject application for the consideration of Government departments (*attached*). This submission intends to **supersede** our previous submission as at 27.07.2026 11:24 (*enclosed*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

From: Danny Ng
Sent: Monday, July 27, 2026 11:24 AM
To: Town Planning Board <tpbpd@pland.gov.hk>

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1256 - Further Information

Dear Sir,

We are writing to submit further information of the subject application for the consideration of Government departments (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref.: DD109 Lot 474
Your Ref.: TPB/A/YL-KTN/1256

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

By Email

27 July 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
Lot 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1256)

We write to submit further information for the consideration of Government departments, including an as-built drainage plan and a set of photographic records of the existing drainage facilities within the application site (the Site) (**Appendices I and II**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

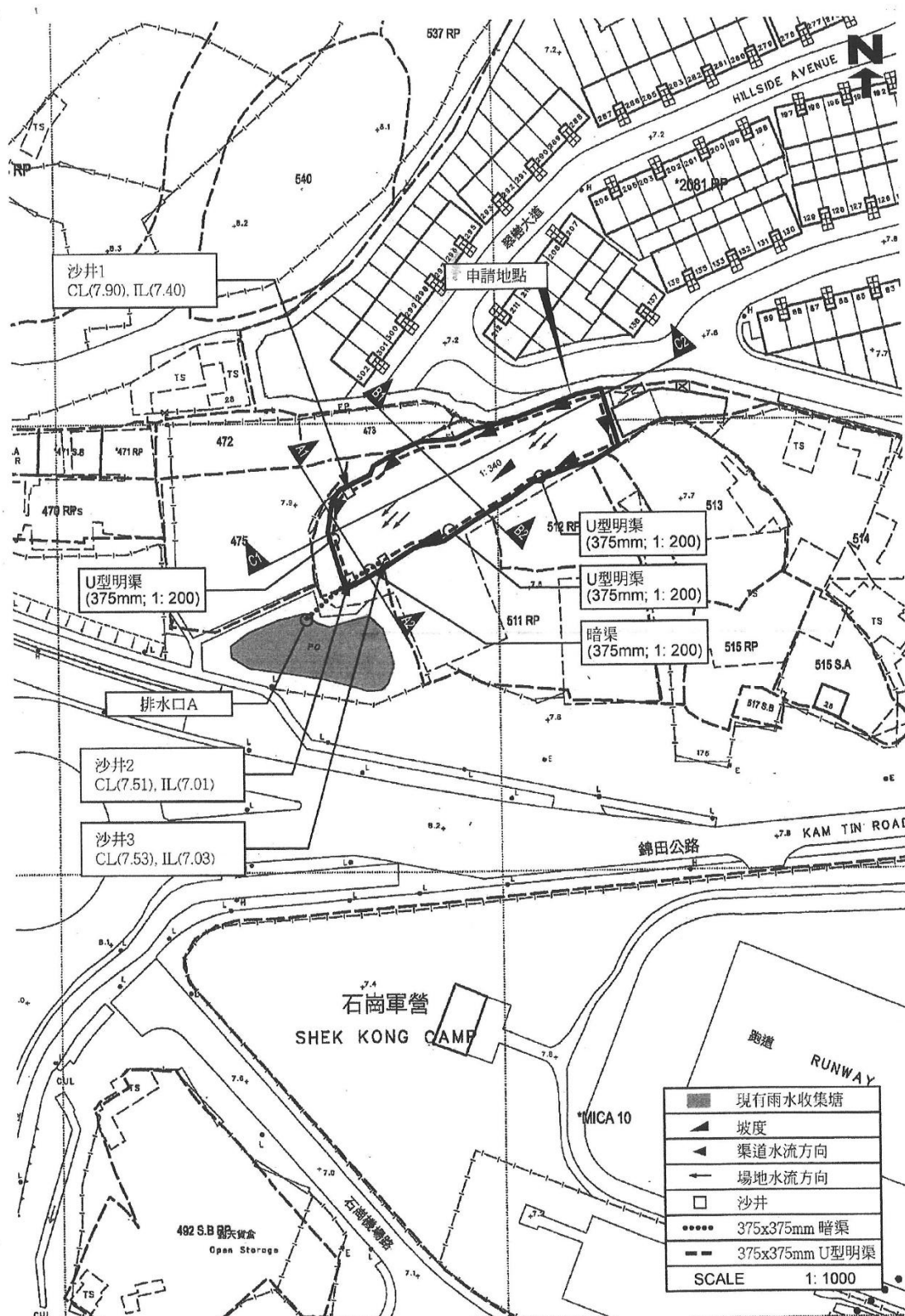
(Attn.: Ms. Andrea YAN
(Attn.: Mr. David CHENG
(Attn.: Ms. Athena LAI

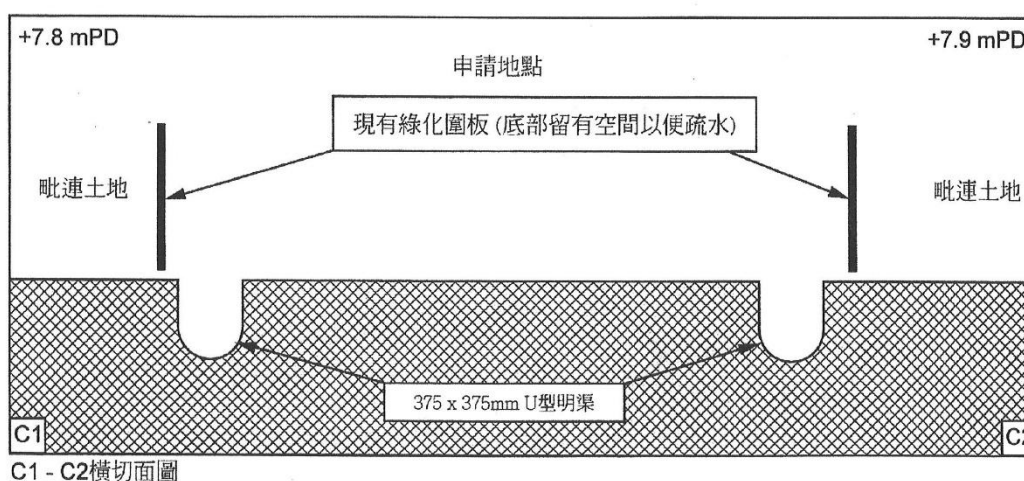
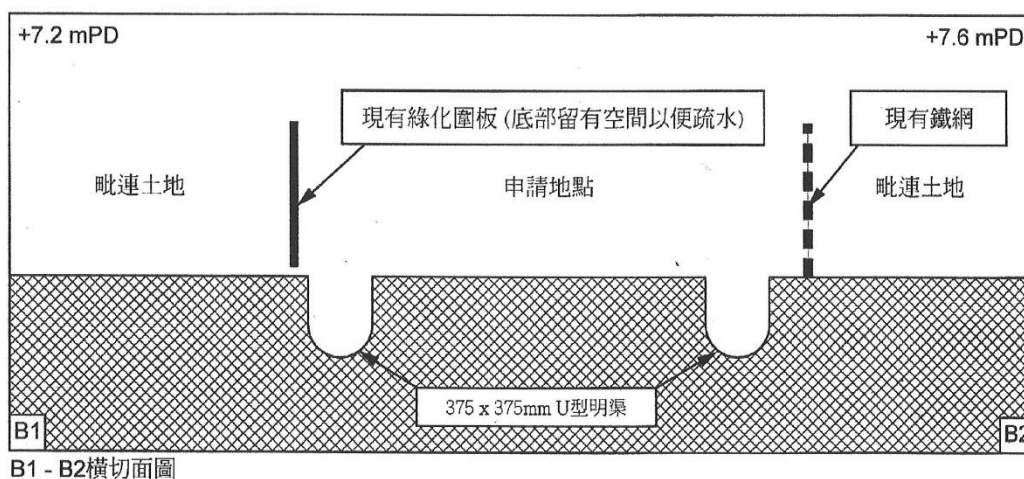
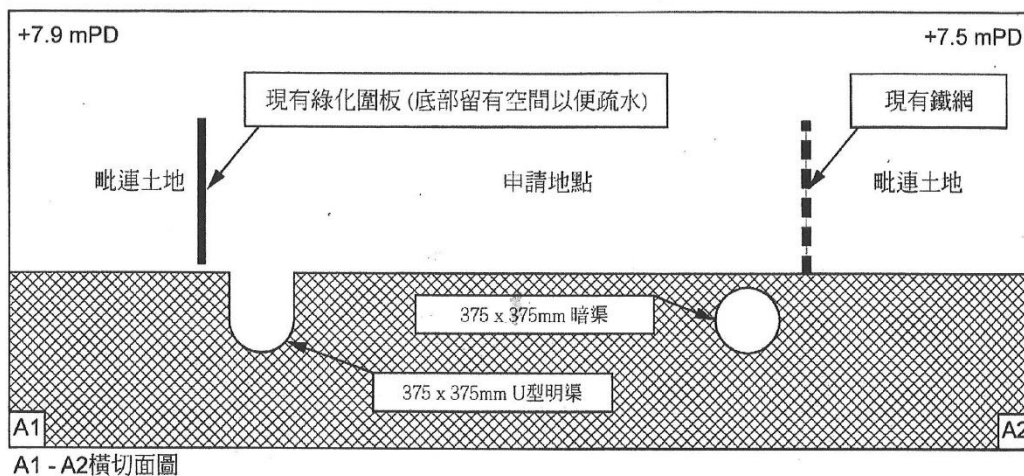
email: awyyan@pland.gov.hk)
email: dcccheng@pland.gov.hk)
email: apylai@pland.gov.hk)

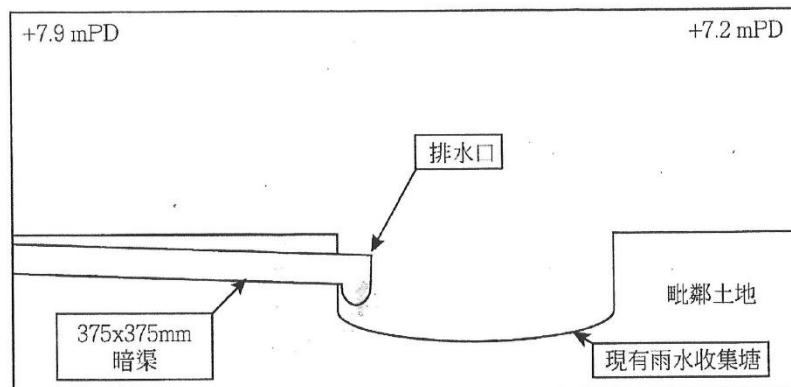


Appendix I - As-built Drainage Plan of the Site

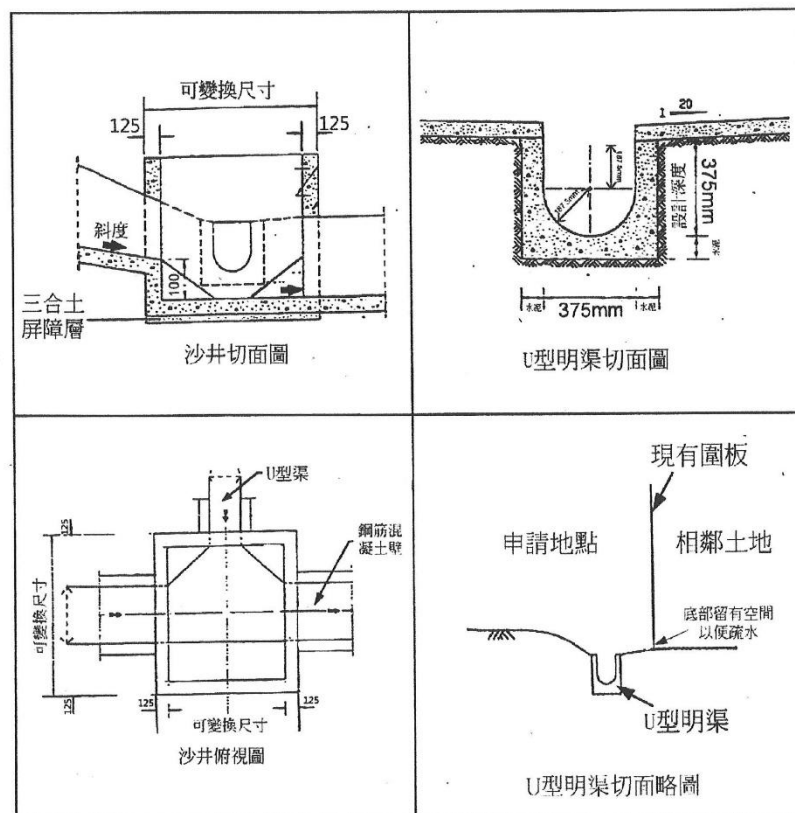
The as-built drainage plan of the Site are as follows:





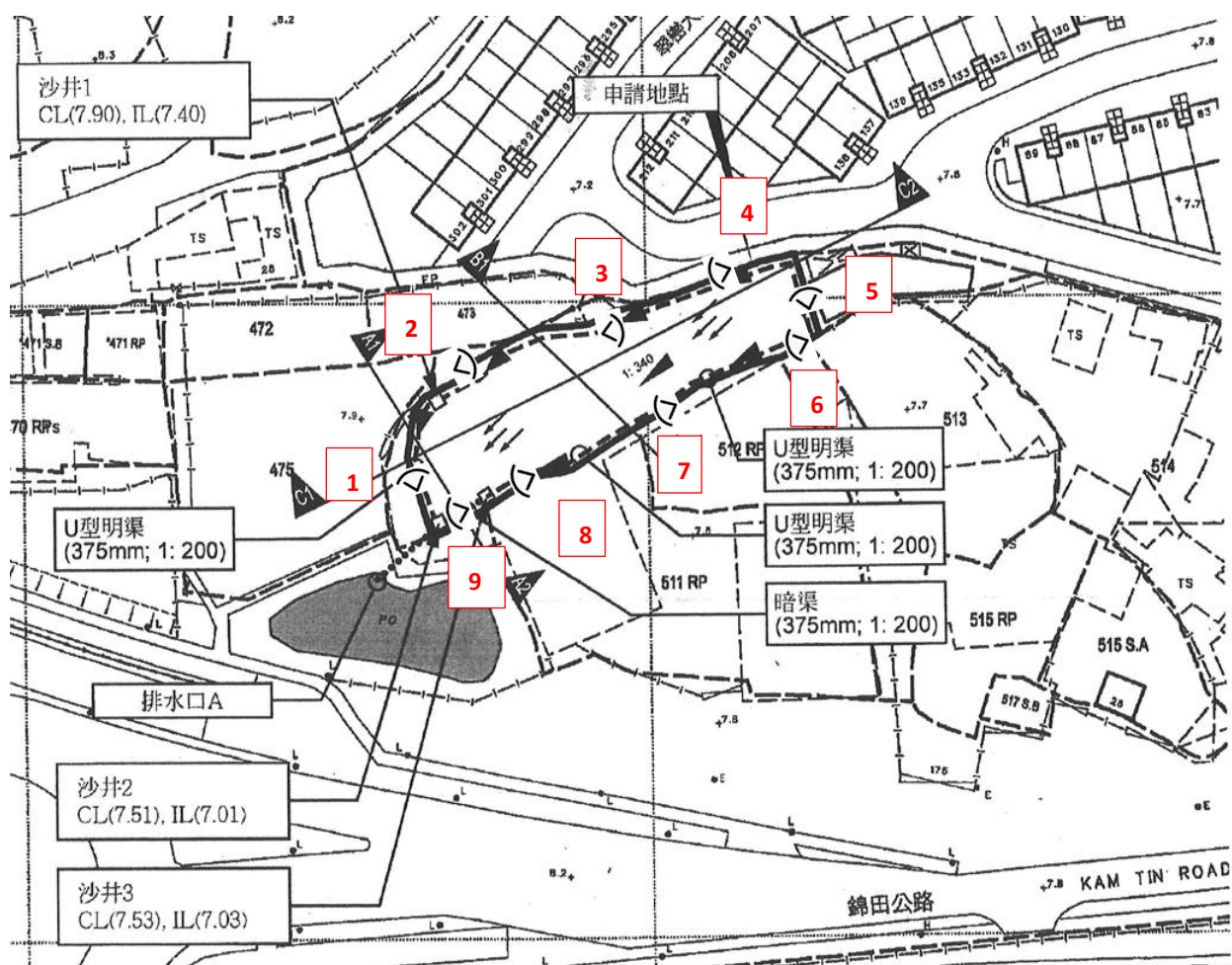


排水口A橫切面圖

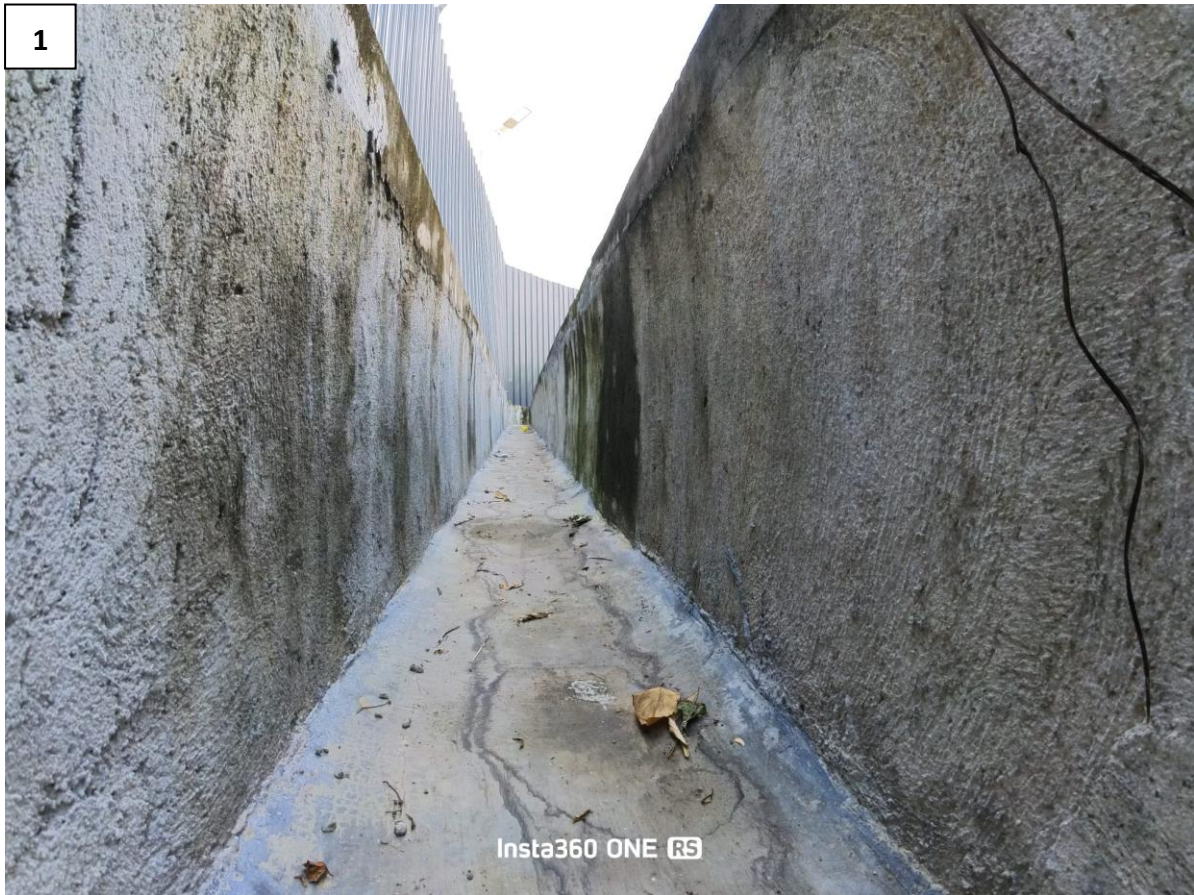


Appendix II - Photographic Records of the Existing Drainage Facilities

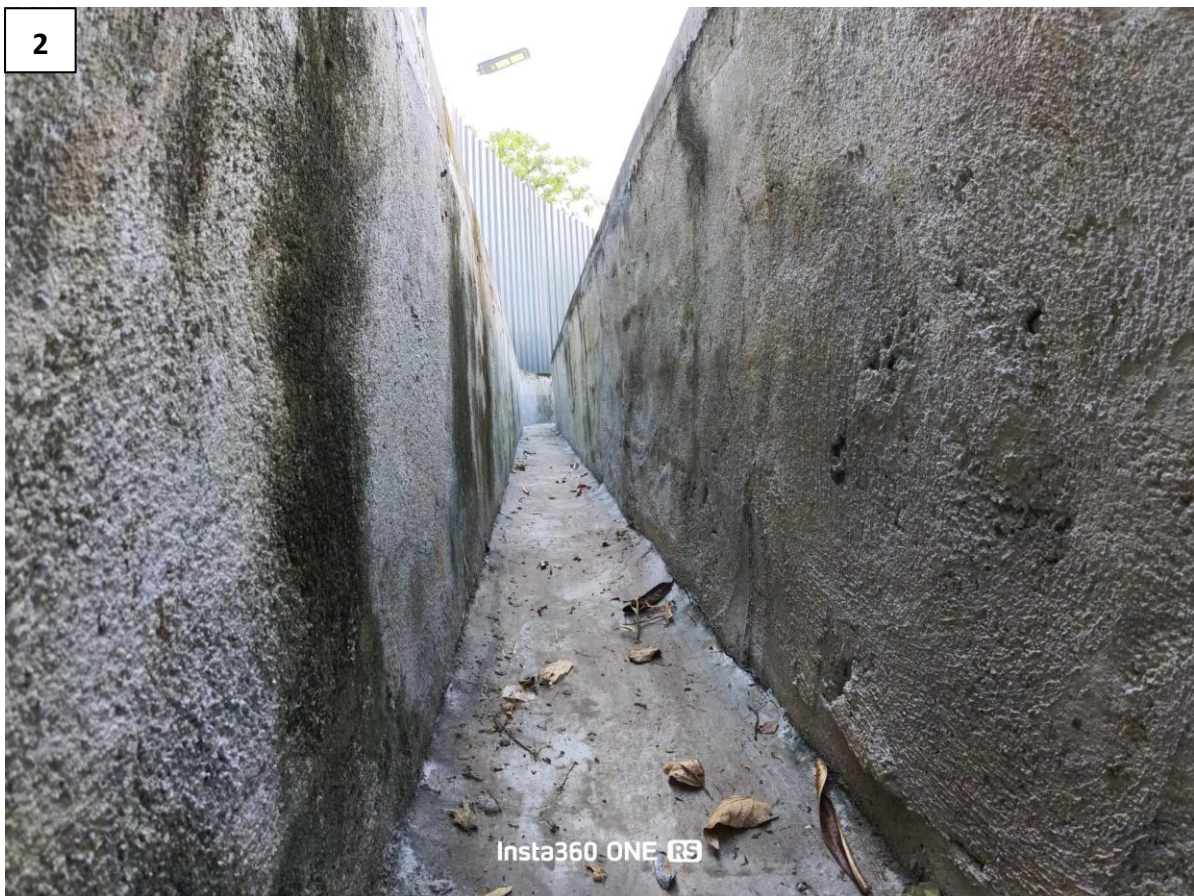
Photographic records of the existing drainage facilities of the Site (taken on 23.07.2026) are as follows:



1



2



3

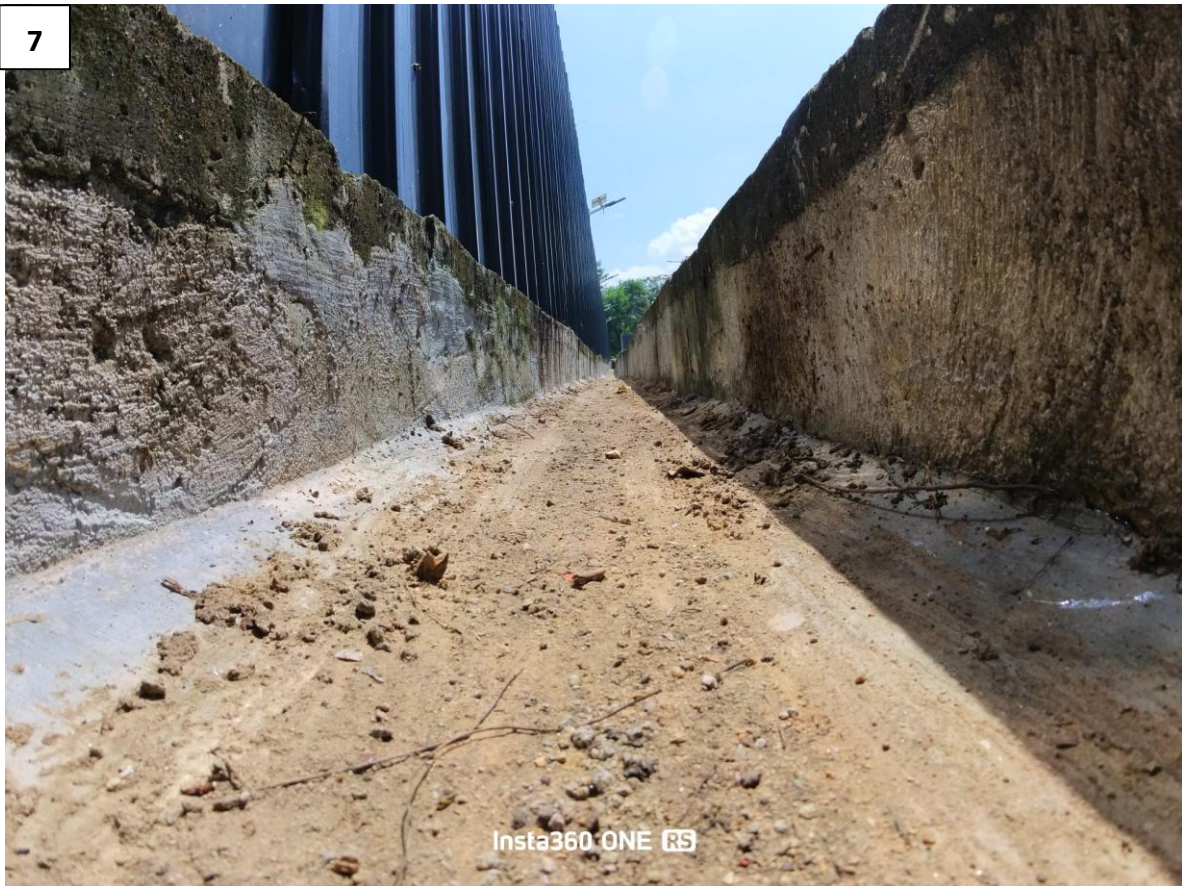


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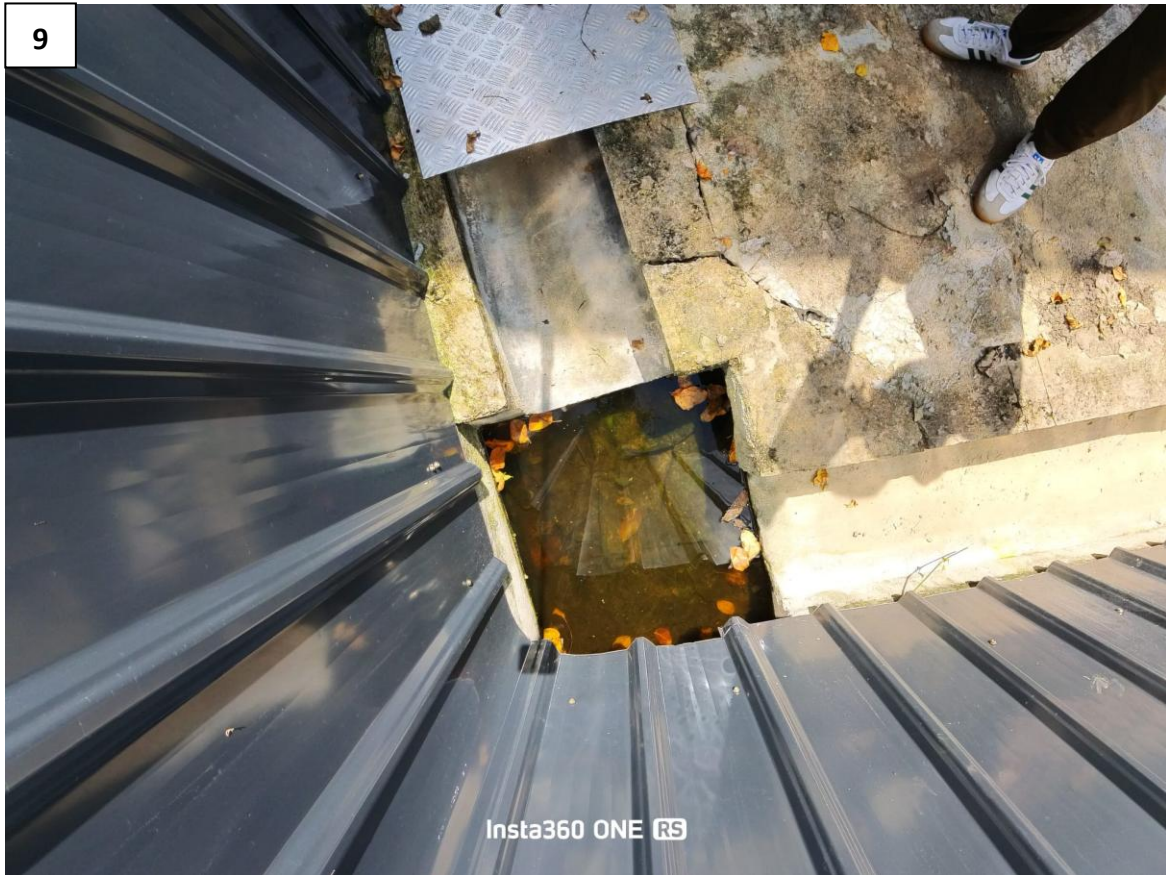
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8



9



寄件者: Danny Ng <[REDACTED]>
寄件日期: 2026年08月21日星期五 16:27
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1256 - Further Information
附件: FI2 for A_YL-KTN_1256 Ver 1.0 (20260821).pdf

類別: Internet Email

Dear Sir,

We are writing to submit further information of the subject application for the consideration of Government departments (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref.: DD109 Lot 474
Your Ref.: TPB/A/YL-KTN/1256

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

By Email

21 August 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
Lot 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1256)

We write to submit further information for the consideration of Government departments upon the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. David CHENG
(Attn.: Ms. Athena LAI

email: awyyan@pland.gov.hk)
email: dcccheng@pland.gov.hk)
email: apylai@pland.gov.hk)



2nd Further Information

**Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicle)
with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone,
Lot 474 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1256)

- (i) The applicant would like to provide the following clarifications for Government departments upon the subject application:
- Existing 2.5 m high solid metal fencing is provided along the site boundary by the applicant. This is to minimise potential nuisance to the surrounding area; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Fanco TSANG; Tel: 3965 8926)		
(1)	Based on the submitted drainage proposal, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-KTN/922. It is also noted that the current Site is slightly larger than the previous planning application No. A/YL-KTN/922, the applicant shall confirm that the surface runoff at the expanded site would be solely collected by the drainage facilities implemented under the previous planning application No. A/YL-KTN/922 and such drainage facilities would still be adequate to cater for this additional surface runoff. Otherwise, the applicant shall demonstrate that the hydraulic capacity of the existing drainage facilities in the vicinity would not be adversely affected by the captioned development.	The applicant confirm that the surface runoff at the expanded site would be solely collected by the drainage facilities implemented under the previous planning application No. A/YL-KTN/922 and such drainage facilities would still be adequate to cater for this additional surface runoff. Regular maintenance will also be provided by the applicant to ensure the drainage system is in good condition.

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/641	Proposed Temporary Eating Place (Staff Canteen) for a Period of Three Years	22.2.2019 [revoked on 22.7.2021]
2.	A/YL-KTN/764	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.5.2021 [revoked on 28.5.2022]
3.	A/YL-KTN/922	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years	28.7.2023

Similar s.16 Applications within the Same “Village Type Development” (“V”) Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/796	Proposed Temporary Shop and Services (Motor-vehicle Showroom) and Public Vehicle Park (Excluding Container Vehicle) for a Period of Five Years	24.12.2021 [revoked on 24.6.2024]
2.	A/YL-KTN/1048	Proposed Temporary Shop and Services for a Period of Five Years	10.1.2025 [revoked on 10.7.2026]
3.	A/YL-KTN/1057	Proposed Temporary Shop and Services for a Period of Five Years	6.12.2024 [revoked on 6.3.2026]
4.	A/YL-KTN/1065	Proposed Temporary Shop and Services for a Period of Five Years	6.12.2024 [revoked on 6.3.2026]
5.	A/YL-KTN/1199	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Five Years	6.2.2026

Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/1250	Proposed Temporary Shop and Services (Metal Scaffolds) with Ancillary Office for a Period of Three Years	14.8.2026

Rejection Reasons:

- (1) The proposed use of open storage in nature was not in line with the planning intention of the “V” zone. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use was not compatible with the surrounding land uses.
- (3) The proposed use was not in line with the Town Planning Board Guidelines on ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G).

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 grant application approved or under processing at the Site; and
- advisory comments are at **Appendix IV**.

2. Traffic

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

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

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- based on the applicant's submission, the existing drainage facilities which were implemented under the previous application will be maintained for the subject development;
- should the application be approved, approval conditions should be stipulated requiring the submission of revised record of the existing drainage facilities and maintenance of the existing drainage facilities to the Director of Drainage Services' or Town Planning Board's satisfaction; 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 applied uses 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 and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- as the Site falls within the "Village Type Development" zone and has been paved, he has no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

7. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos, the Site is situated in an area of rural inland plain landscape character comprising village houses, low-rise residential developments, open storage sites/warehouses, Shek Kong Barracks and scattered tree groups. The applied uses are considered not incompatible with the landscape setting in the proximity;
- with reference to the aerial photos and site photos, the Site is largely formed without any trees. Several temporary structures are found on it. According to the applicant's submission, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the applied uses is not anticipated.

8. Building Matters

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

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

9. District Officer's Comments

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

- his office has not received any comment from the locals on the application.

10. Other Departments

The following government departments have no objection to or 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; and
- Director of Electrical and Mechanical Services.

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) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lot covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are 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 and Kam Tin Road, including local tracks, if any; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the detailed comments on the record of the existing drainage facilities previously provided to the applicant shall be taken into account in the revised record of the existing drainage facilities;

- (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 applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the applied 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 Agriculture, Fisheries and Conservation that the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the mitigation wetland located to the southwest of the Site (**Plan A-2**); and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that four structures are applied 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 (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 applied 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 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) if the existing structures (not being a New Territories Exempted House) 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) 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
- (vii) detailed checking under BO will be carried out at building plan submission stage.