

This document is received on 15 AUG 2023
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; and**
位於鄉郊地區土地上及/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**
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2302006 25/7 by hand

Form No. S16-1 表格第 S16-1 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A146-171/952
	Date Received 收到日期	15 AUG 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Profit Max Properties (China) Limited

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, 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	2,529 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	986 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	96 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No.: S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (Group D)" Zone
(f) Current use(s) 現時用途	Occupied by the temporary structures for the applied use (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
13/07/2023 (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 13/07/2023 (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	<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	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(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 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)														

- (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)
From 由 storeys 層 to 至 storeys 層
- ☐ 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)

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

Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and 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	986 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.39	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	21.3 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2 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 - 11 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 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)

政府、機構或社區設施

☒ 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	GFA	BUILDING HEIGHT
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD)*	448 m ² (ABOUT)	896 m ² (ABOUT)	11m (ABOUT)(2 STOREY)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B4	CANOPY FOR STORAGE	29 m ² (ABOUT)	29 m ² (ABOUT)	5.5m (ABOUT)(1 STOREY)
B5	STAFF ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3m (ABOUT)(1 STOREY)
TOTAL		538 m ² (ABOUT)	986 m ² (ABOUT)	

*UNENCLOSED WITH ANCILLARY STORAGE AND OFFICE

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]			
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD)*	448 m ² (ABOUT)	896 m ² (ABOUT)	11m (ABOUT)(2 STOREY)
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B5	STAFF ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3m (ABOUT)(1 STOREY)
TOTAL		538 m ² (ABOUT)	986 m ² (ABOUT)	
*UNENCLOSED WITH ANCILLARY STORAGE AND OFFICE					

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
Loading/unloading and circulation space

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)

Late 2023

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Fun Kat Heung Road via a road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 4</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 1</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

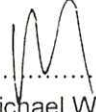
Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署



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)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

24/07/2023

(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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	2,529	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	96	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. : S/YL-KTN/10		
Zoning 地帶	"Industrial (Group D)" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and 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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	986 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 - 11 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	21.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	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	/
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	/ / / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	5
	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) _____ _____	/ / 4 (LGV) 1 (MGV) / /

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various Lots in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Yuen Long, New Territories (the Site) for '**Proposed Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years**' (the proposed development) (Plan 1).
- 1.2 The applicant intends to use the Site for shop and services (food retail shop) to serve the nearby locals living in Fung Kat Heung, Kam Tin. The proposed food retail shop provides food products to cater to the diverse tastes and dietary needs of the local customers.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Industrial (Group D)" ("I(D)") on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "I(D)" zone, which requires permission from the Board. As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "I(D)" zone. The building height and form of structures are similar to its surrounding area within the "I(D)" zone, therefore, it is considered not incompatible with the surrounding environment.
- 2.2 The Site is subject to a previous S.16 planning application No. A/YL-KTN/655 for the same use submitted by the same applicant, which was approved by the Board in 2019. In addition, several S.16 planning applications (Nos. A/YL-KTN/582, 607, 727, 734 and 741) for similar 'shop and services' use were approved by the Board within the same "I(D)" zone, which the latest application was approved by the Board on a temporary basis in 2021. Approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the same "I(D)" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 2,529 m² (about), including 96m² of GL (**Plan 3**). 5 structures (2 storeys) are proposed at the site for shop and services (food retail shop) with ancillary storage and office, storage of goods and canopy of staircase to 1/F, with a total GFA of 986 m² (about)

(Plan 4). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	2,529 m ² (about)
Covered Area	538 m ² (about)
Uncovered Area	1,991 m ² (about)
Plot Ratio	0.39 (about)
Site Coverage	21.3% (about)
Number of Structure	5
Total GFA	986 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	986 m ² (about)
Building Height	3 - 11m (about)
No. of Storey	1 - 2

3.2 The Site is accessible from Fung Kat Heung Road via a road (**Plan 1**). A total of 5 loading/unloading spaces are provided at the Site, details are shown below:

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle for Staff - 3.5 m (W) x 7 m (L)	4
L/UL Space for Medium Goods Vehicle for Staff - 3.5 m (W) x 11 m (L)	1

3.3 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below), adverse traffic impacts on the surrounding road network should not be anticipated.

Time Period	Trip Generation and Attraction				
	LGV		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	7
Trips at <u>PM peak</u> per hour	0	2	0	1	5

(17:00 – 18:00)					
Traffic trip per hour (average) (10:00 – 17:00)	0.5	0.5	1	1	0.5

- 3.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site, i.e. the use of septic tank. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Operation Mode

- 4.1 The operation hours of the proposed development are 07:00 - 23:00 daily, including public holidays. A maximum of 15 visitors are estimated per day. The estimated number of staff working at the Site is 8. The ancillary office would be used as a back office for administrative staff to support the daily operation of the applicant's business. Visitor is required to make appointment in advance to access the Site in order to minimize the potential traffic impact to the surrounding environment.

5) Conclusion

- 5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage and fire service installations proposals of the previously approved application No. A/YL-KTN/655 to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years'.

R-riches Property Consultants Limited

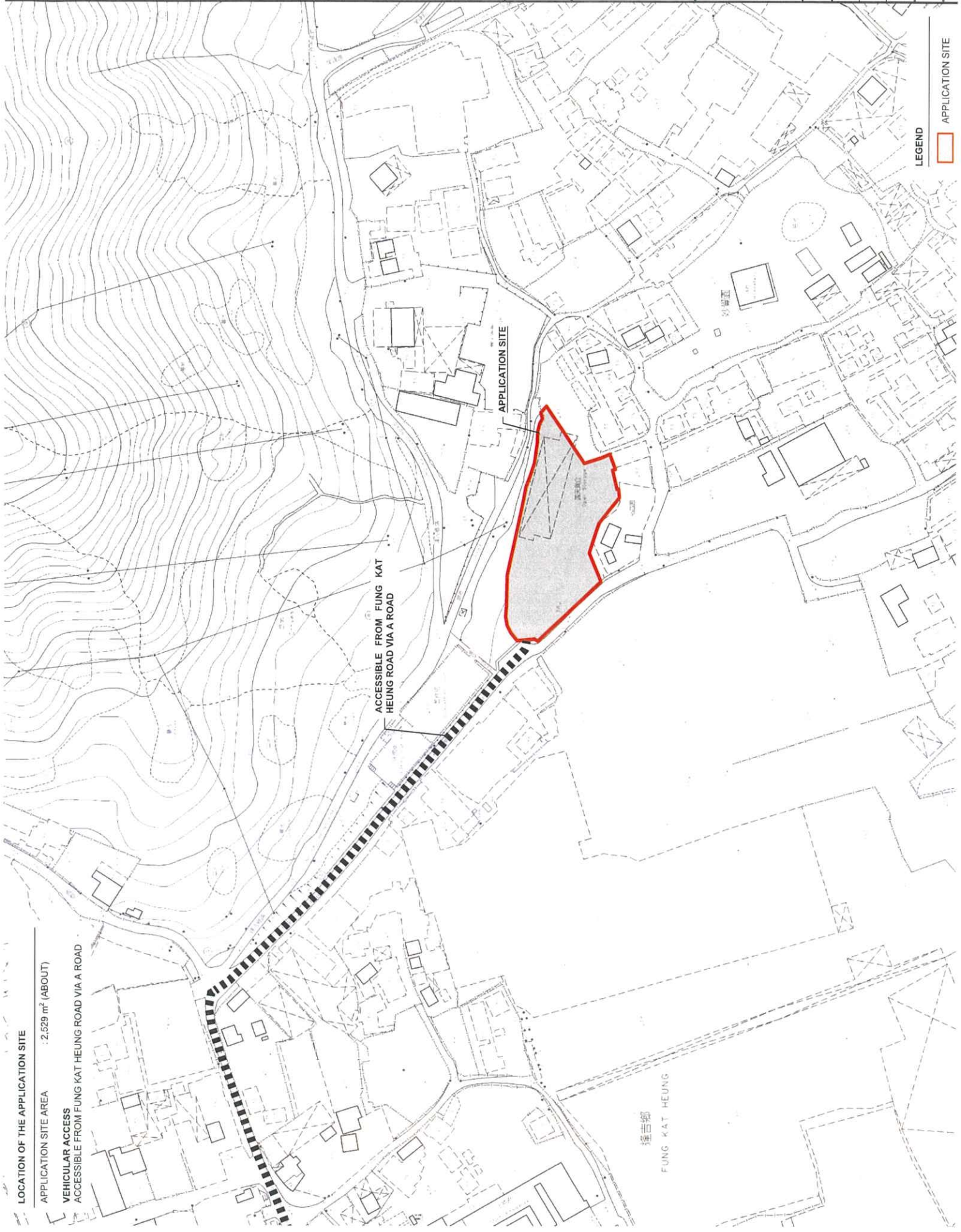
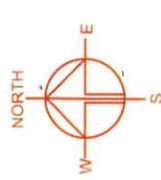
July 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Accepted Drainage Proposal (A/YL-KTN/655)
Appendix II	Fire Service Installations Proposal



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,529 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA A ROAD

ACCESSIBLE FROM FUNG KAT
HEUNG ROAD VIA A ROAD

APPLICATION SITE

鐘古鄉
FUNG KAT HEUNG

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHI
AND SERVICES (FOOD RET,
SHOP) WITH ANCILLARY
STORAGE AND OFFICE FOR
PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 I
(PART) IN D.D. FUNG K
HEUNG YUEN LONG, NE
TERRITOIRES

SCALE

1: 2000 @ A4

DRAWN BY

OL

CHECKED BY

APPROVED BY

DATE

DATE

DATE

DATE

DATE

LEGEND



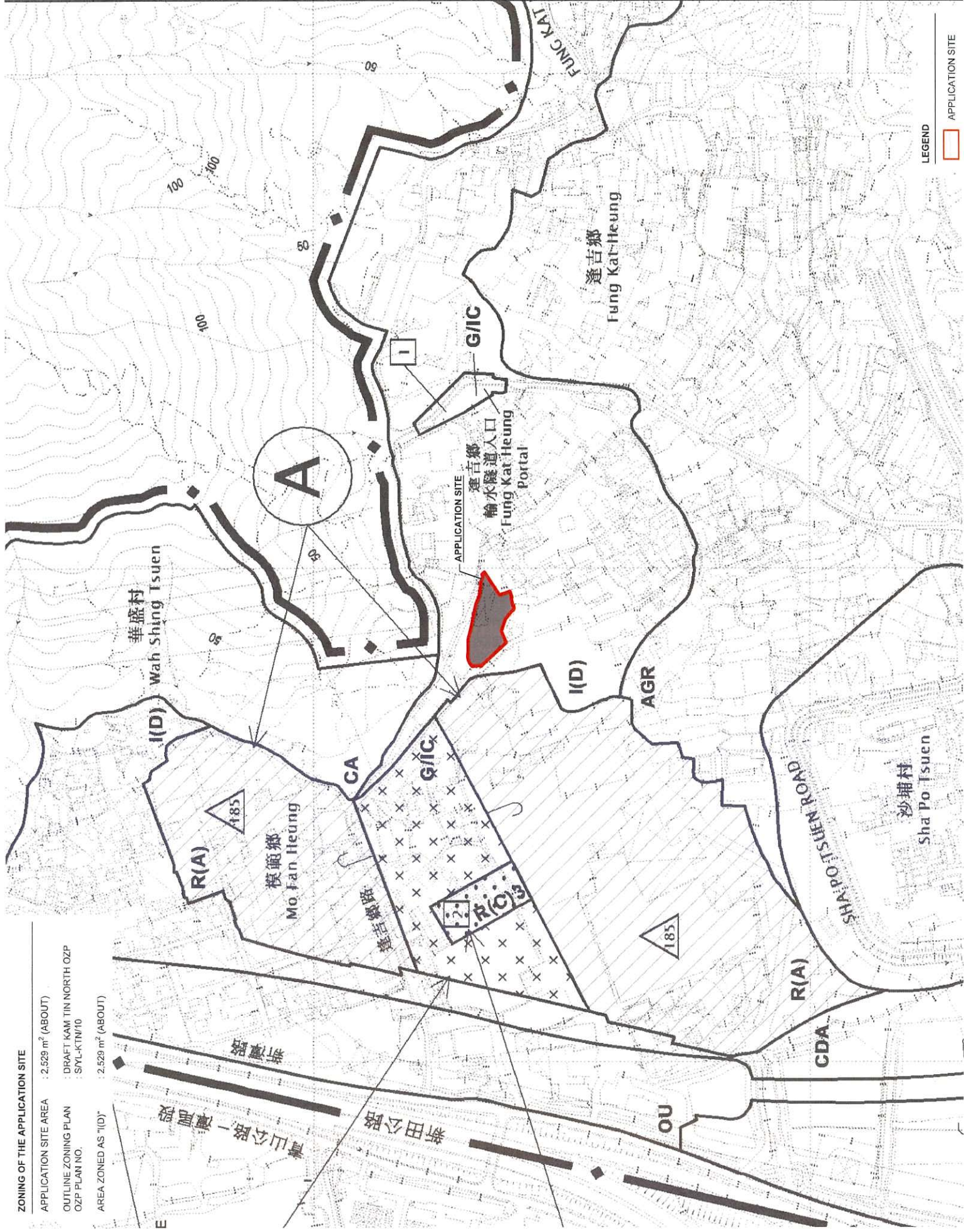
APPLICATION SITE

DWG TITLE

LOCATION PLAN

DWG NO

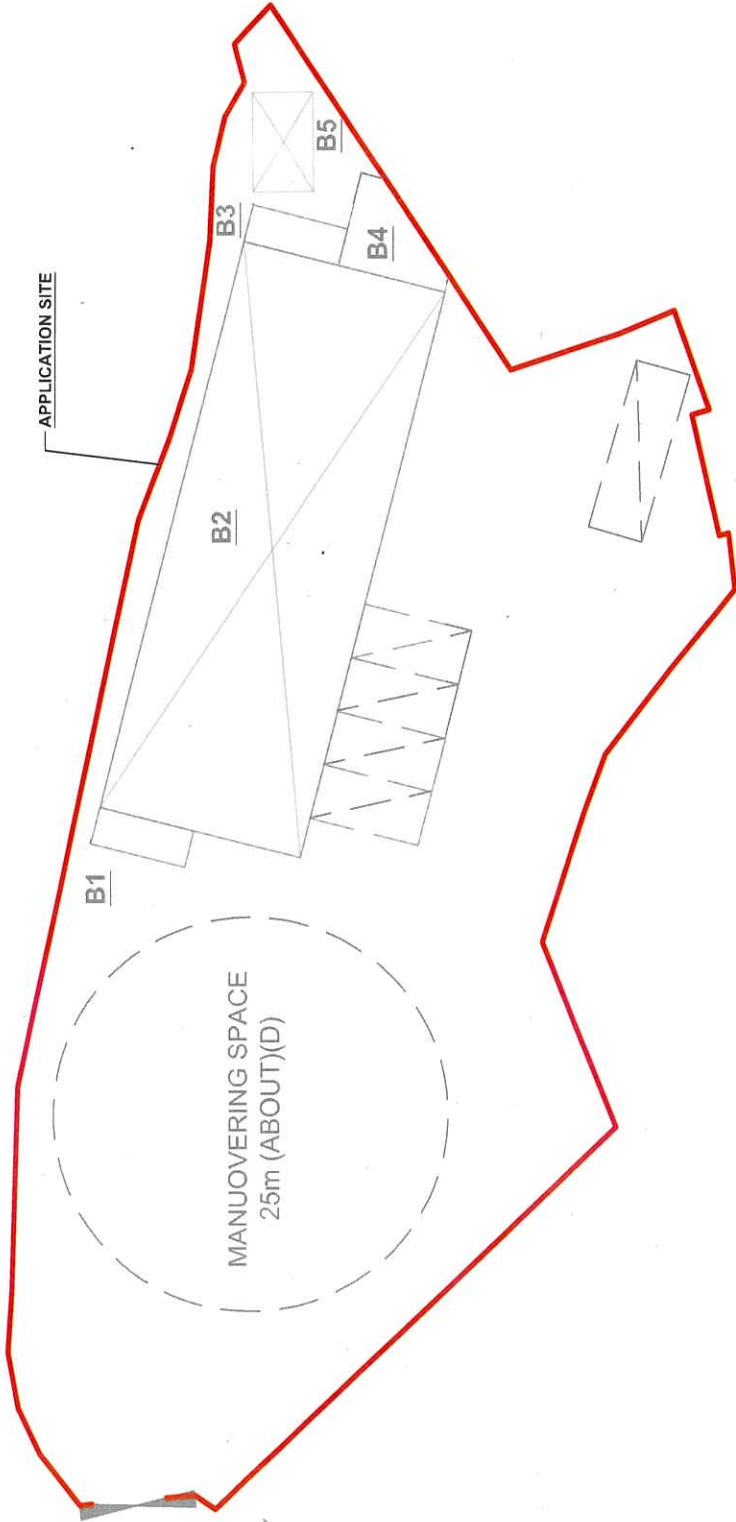
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DWG NO	VFR
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,529 m ² (ABOUT)
COVERED AREA	: 538 m ² (ABOUT)
UNCOVERED AREA	: 1,991 m ² (ABOUT)
PLOT RATIO	: 0.39 (ABOUT)
SITE COVERAGE	: 21.3% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 986 m ² (ABOUT)
TOTAL GFA	: 986 m ² (ABOUT)
BUILDING HEIGHT	: 3 - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD)*	448 m ² (ABOUT)	896 m ² (ABOUT)	11m (ABOUT)(2 STOREY)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B4	CANOPY FOR STORAGE	29 m ² (ABOUT)	29 m ² (ABOUT)	5.5m (ABOUT)(1 STOREY)
B5	STAFF ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3m (ABOUT)(1 STOREY)

TOTAL 538 m² (ABOUT) 986 m² (ABOUT)

*UNENCLOSED
*WITH ANCILLARY STORAGE AND OFFICE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL/SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 (PART) IN D.D. 107, FUNG K HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
OL	24.07.2023
CHECKED BY	DATE
OL	04.08.2023
APPROVED BY	DATE

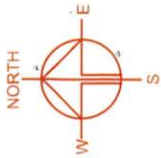
DWG. TITLE
LAYOUT PLAN
DWG. NO.
VER.

LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LOADING / UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11m (L) X 3.5m (W)

LEGEND

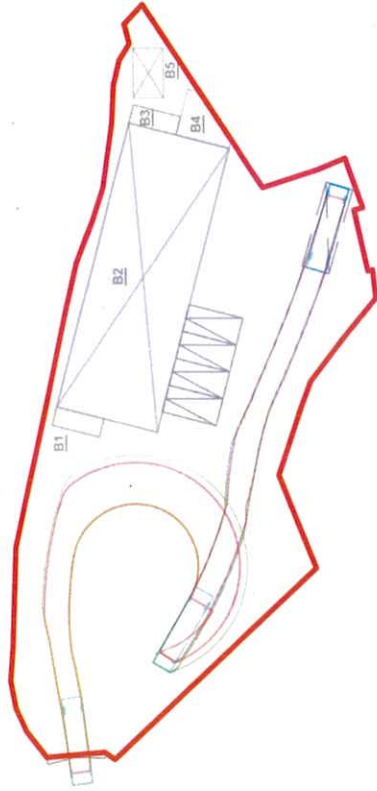
	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

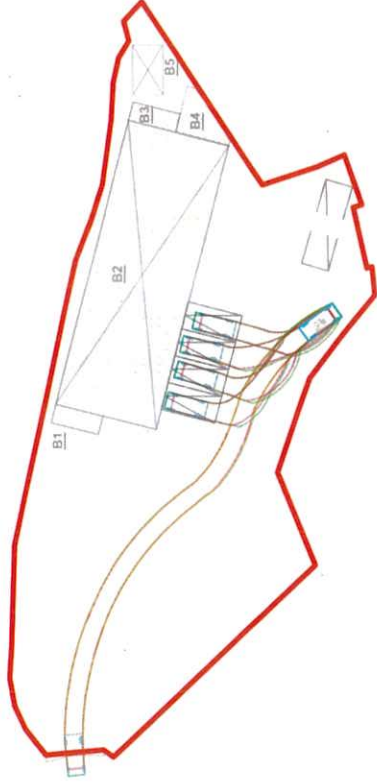


FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 (PART) IN D.D. 107, FUNG KHEUNG YUEN LONG, NE TERRITOIRES

SCALE

1 : 1000 @ A4

DRAWN BY

DATE

24.07.2023

CHECKED BY

DATE

03.08.2023

APPROVED BY

DATE

DWG TITLE

SWEPT PATH ANALYSIS

DWG NO

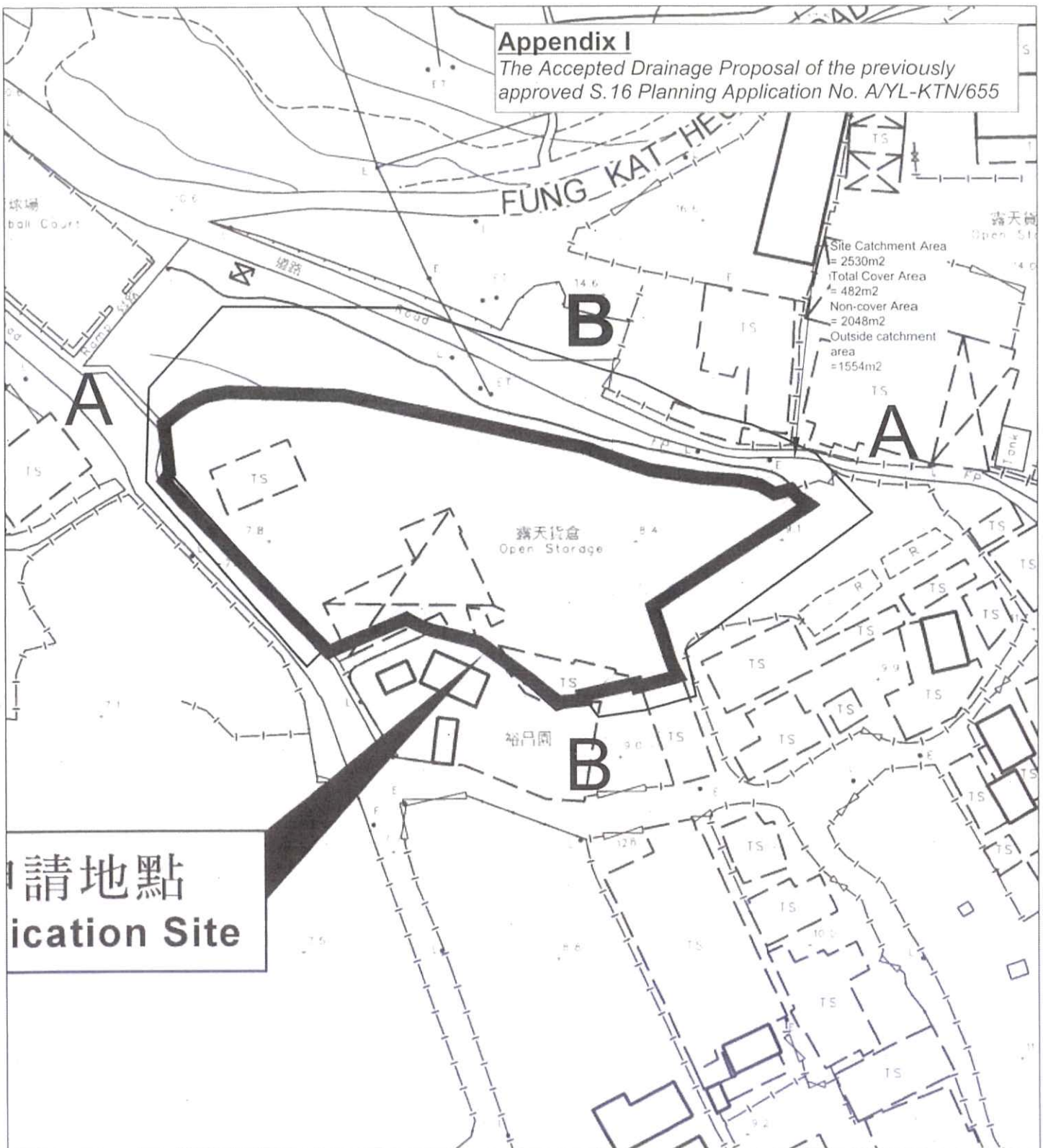
VER

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

Appendix I

The Accepted Drainage Proposal of the previously approved S.16 Planning Application No. A/YL-KTN/655



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

Drainage Proposal:
Catchment Area and Zone

DD107(Lot506)
-D02

Drawn by:

DM

Date:

17 Jan 2020

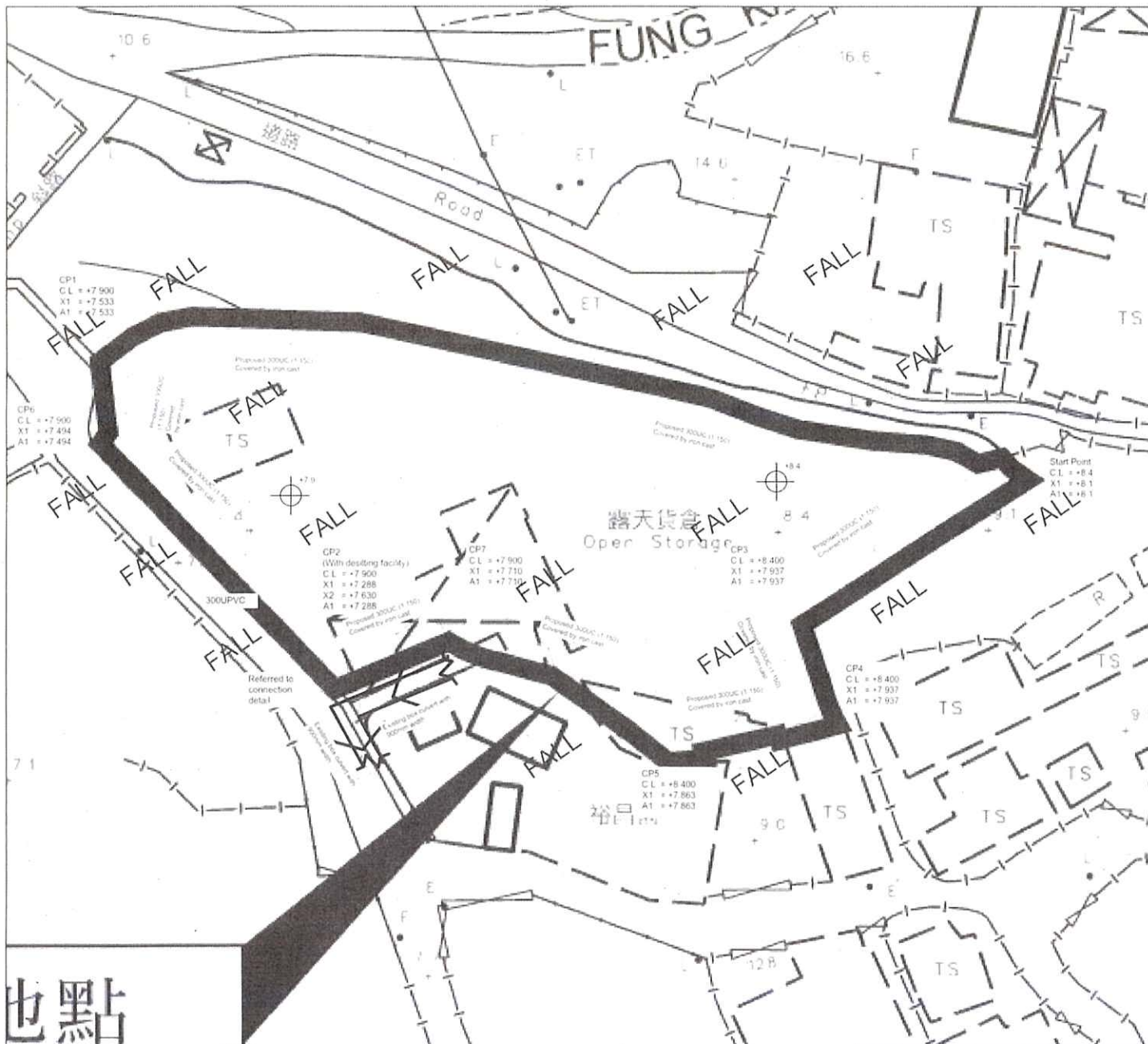
Check by:

DM

Scale:

Project

PROPOSED TEMPORARY SHOP
AND SERVICES (FOOD RETAIL
SHOP) WITH ANCILLARY
STORAGE AND OFFICE FOR A
PERIOD OF 5 YEARS



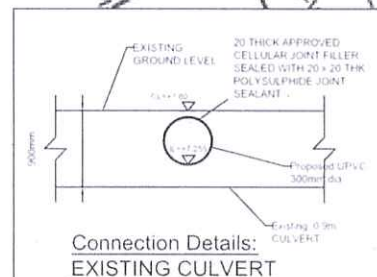
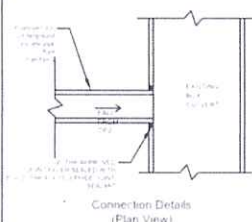
也點

LEGEND

- CP Proposed CatchPit
- Existing Box Culvert
- Proposed 300UC (1:150)
- Formation Level

Note:

1. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig 8.11, respectively.
2. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C24061.
3. Proposed catchpit shall be covered by iron cast
4. Overgrown vegetation and debris in Existing box culvert shall be removed.
5. All UCs are covered by iron cast
6. The inverted level of the connection point shall be verified on site prior the commencement of work



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

Title:

Drainage Proposal

DD107(Lot570)
-D01

Drawn by:

DM

Date:

2nd April 2020

Check by:

DM

Scale:

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:150, 300UC will be suitable for site

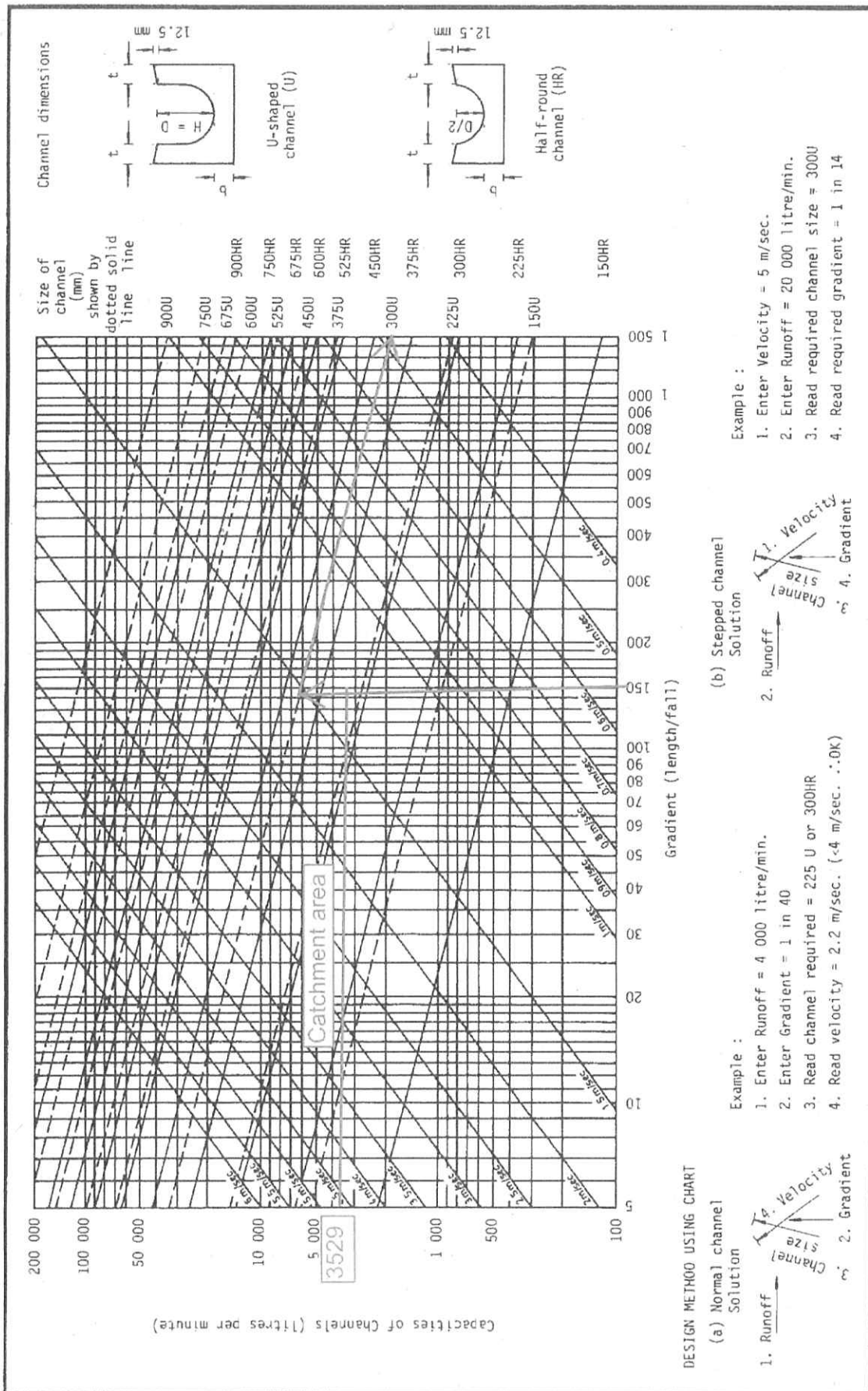
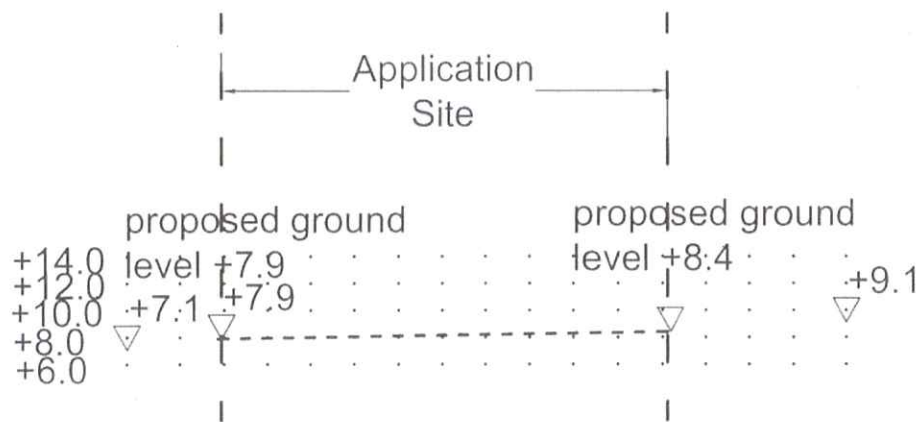
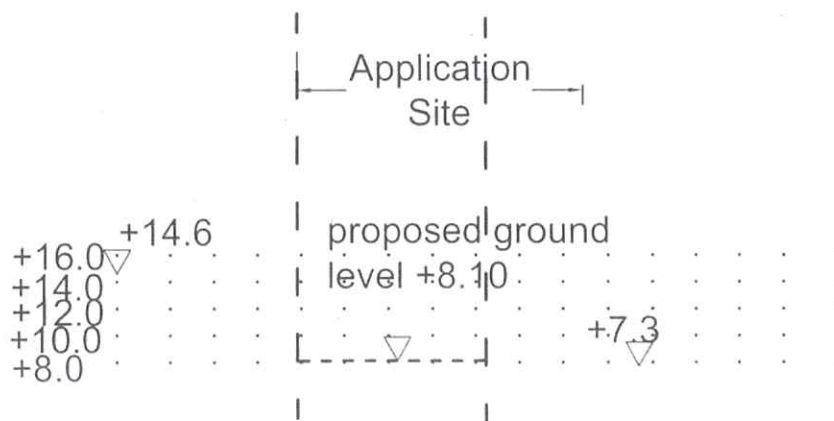


Figure 8.7 - Chart for the Rapid Design of Channels

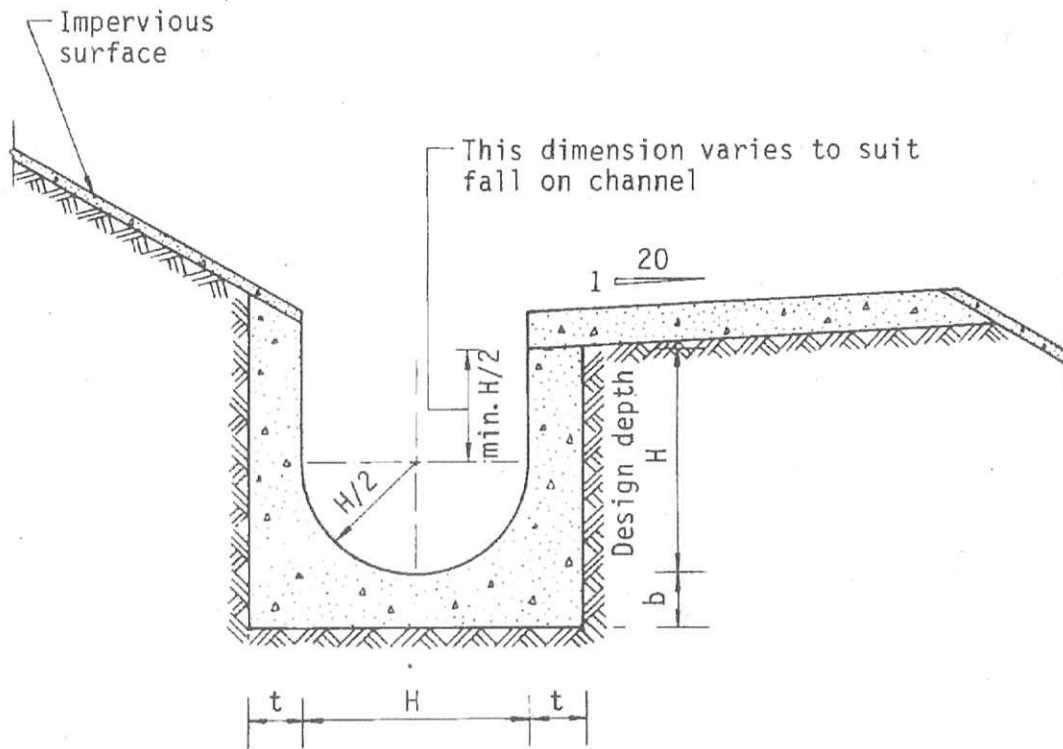


Section A-A



Section B-B

<div>光輝工程顧問公司</div> <div>GLISTER ENGINEERING CONSULTANTS CO.</div> <div>Project</div> <div>PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS</div>	Title:		DD107(Lot570) -D03
	Drainage Proposal: Section		
	Drawn by:		Date:
	DM		2nd April 2020
	Check by:		Scale:
DM		----	



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

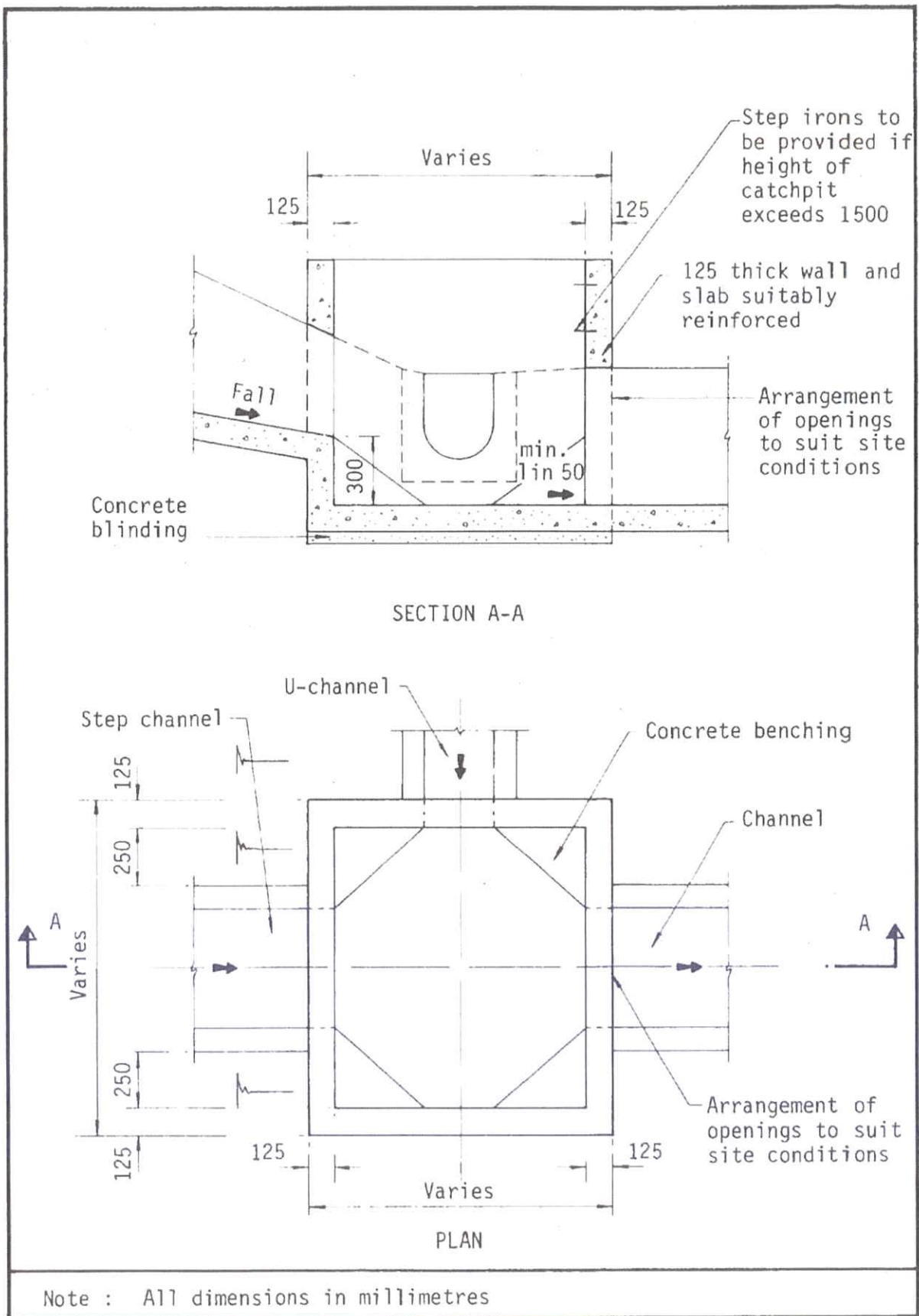
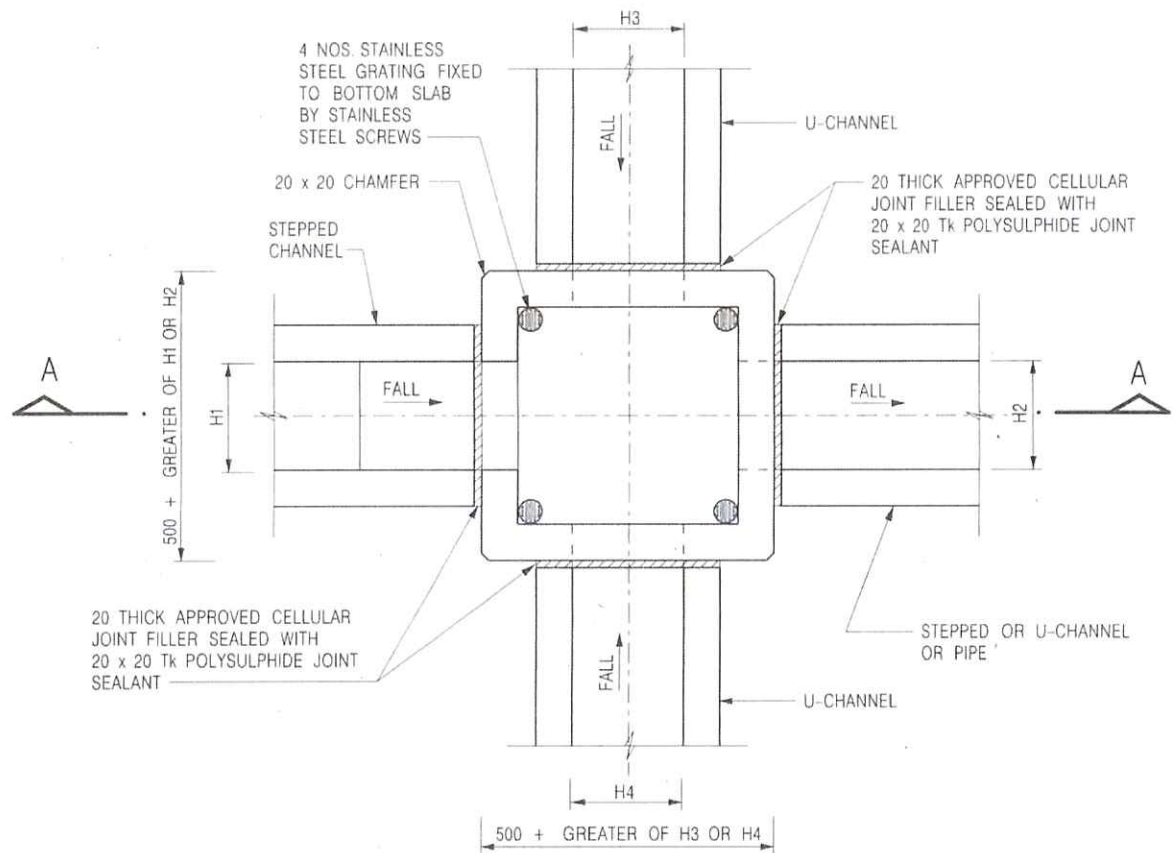


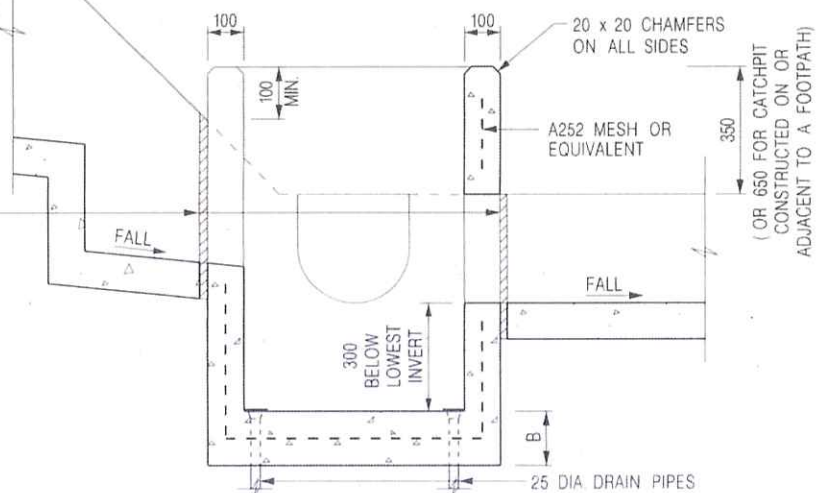
Figure 8.10 - Typical Details of Catchpits



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

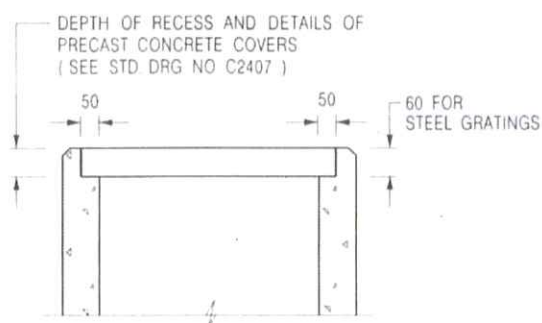
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03 2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1
We Engineer Hong Kong's Development		



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.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J	Original Signed	03 2015
REF.	REVISION	SIGNATURE	DATE



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2

APPENDIX SITE PHOTO



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title: Drainage Proposal:
EYE
LOCATION PLAN

DD107(Lot570)
-D04

Drawn by:
DM

Date:
2nd April 2020

Check by:
DM

Scale:

Project

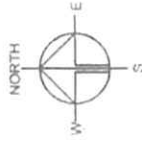
PROPOSED TEMPORARY SHOP
AND SERVICES (FOOD RETAIL
SHOP) WITH ANCILLARY
STORAGE AND OFFICE FOR A
PERIOD OF 5 YEARS



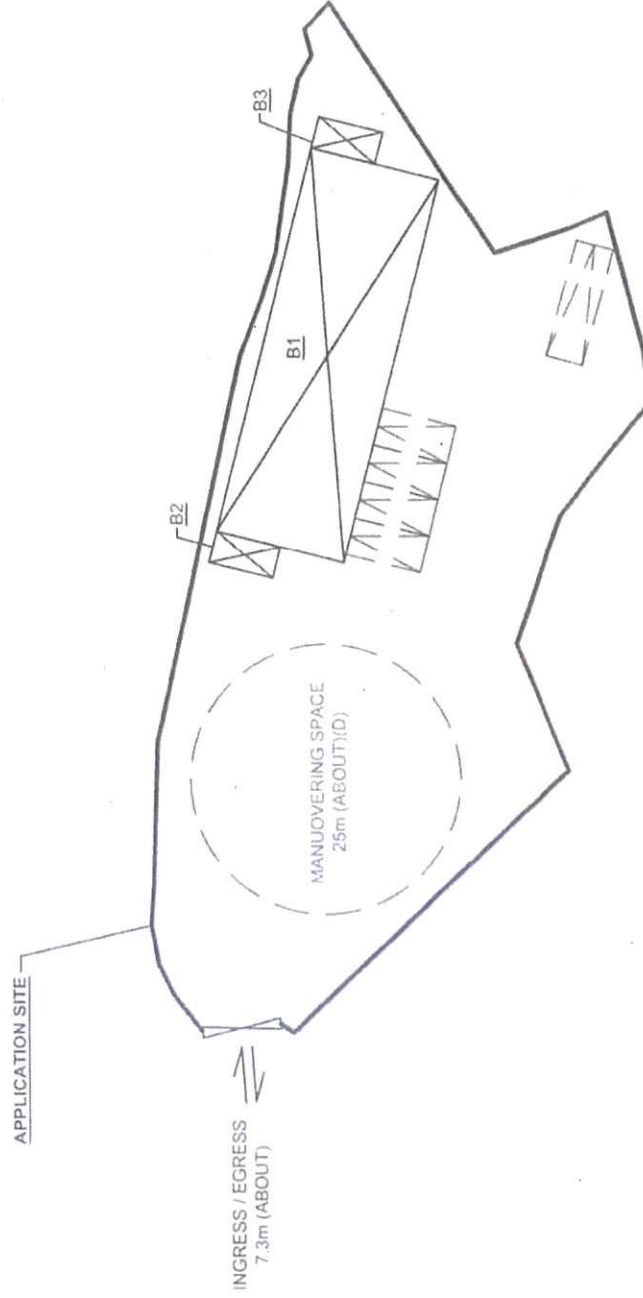
View 1 Existing 900m depth box culvert

申請編號 Application No.: A/Y L-K T N / 6 5 5
此頁摘自申請人提交的文件

This page is extracted from applicant's submitted documents.



STRUCTURE	USE	COVERED AREA	NON-DOMESTIC GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (FOOD)*	446m ² (ABOUT)	892m ² (ABOUT)	11m (ABOUT)
B2	CANOPY OF STAIRCASE TO 1/F*	18m ² (ABOUT)	N/A	11m (ABOUT)
B3	CANOPY OF STAIRCASE TO 1/F*	18m ² (ABOUT)	N/A	11m (ABOUT)
TOTAL		482m ² (ABOUT)	892m ² (ABOUT)	
*UNENCLOSED				
*WITH ANCILLARY STORAGE AND OFFICE				



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 2,530m² (ABOUT)
COVERED AREA: 482m² (ABOUT)
UNCOVERED AREA: 2,048m² (ABOUT)

NO. OF STRUCTURE: 3
NON-DOMESTIC GFA: 892m² (ABOUT)
BUILDING HEIGHT: 11m (ABOUT)
NO. OF STOREY: 2

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE (3.5m X 7m): 4
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE (3.5m X 11m): 1

Drawing No.	Year	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS	
LOT 570 (PT) AND 571 RP (PT) IN D D 107 & ADJ G.L		
Drawing Title		
LAYOUT PLAN		
Scale of A4	1 : 650	
Drawn	Date	21.3.2019
Revised	Date	

LEGEND

- ☒ STRUCTURE
- ☒ L/U/L SPACE



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
 - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
 - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
 - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
 - 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
 - 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
 - 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY: CATEGORY (I)
 - (B) STORAGE HEIGHT: NOT EXCEEDING 4M
 - (C) STORAGE: ST1
3. FIRE ALARM SYSTEM
 - 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
 - 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
 - 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
 - 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
 - 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

DEVELOPMENT PARAMETERS

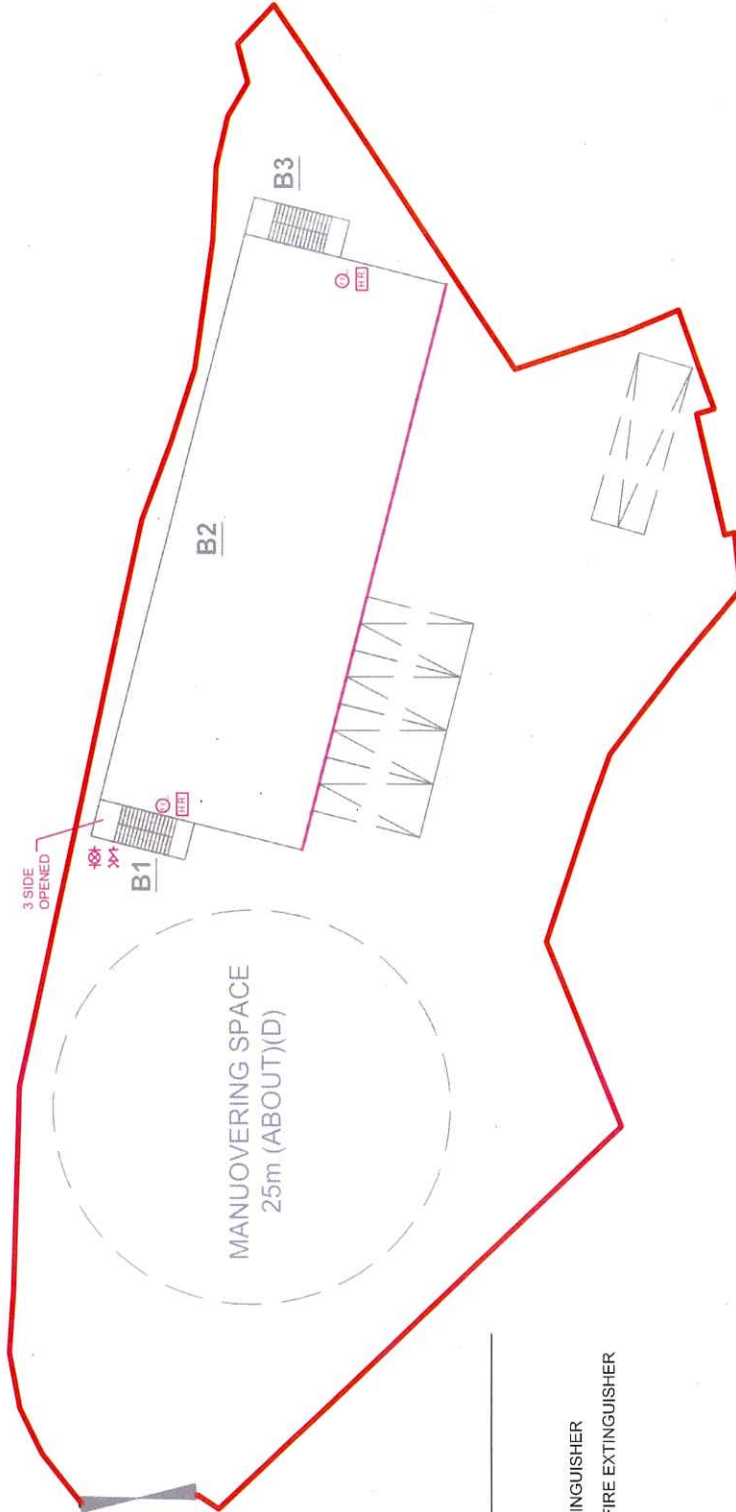
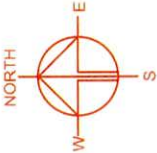
APPLICATION SITE AREA	: 3,472 m ² (ABOUT)
COVERED AREA	: 551 m ² (ABOUT)
UNCOVERED AREA	: 2,921 m ² (ABOUT)
PLOT RATIO	: 0.29 (ABOUT)
SITE COVERAGE	: 15.87% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE (ABOUT)
NON-DOMESTIC GFA	: 999 m ² (ABOUT)
TOTAL GFA	: 999 m ² (ABOUT)
BUILDING HEIGHT	: 3 - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF L/U/L SPACE	: 7m (L) X 3.5m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11m (L) X 3.5m (W)

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CUM
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	11m (ABOUT)	198 m ³ (ABOUT)
B2	SHOP AND SERVICES (FOOD)* SITE OFFICE	448 m ² (ABOUT)	5.5m (ABOUT)(G/F) 5.5m (ABOUT)(1/F)	264 m ³ (ABOUT) 264 m ³ (ABOUT)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	11m (ABOUT)	198 m ³ (ABOUT)
B4	STORAGE OF GOODS	42 m ² (ABOUT)	11m (ABOUT)	462 m ³ (ABOUT)
B5	STORAGE OF GOODS	25 m ² (ABOUT)	3m (ABOUT)	75 m ³ (ABOUT)
TOTAL		551 m ² (ABOUT)	999 m ² (ABOUT)	

*ENCLOSED
*WITH ANCILLARY STORAGE AND OFFICE



FIRE SERVICE INSTALLATIONS

EXIT SIGN	EXIT SIGN
EMERGENCY LIGHTING	EMERGENCY LIGHTING
5 KG CO2 TYPE FIRE EXTINGUISHER	5 KG CO2 TYPE FIRE EXTINGUISHER
4 KG DRY POWER TYPE FIRE EXTINGUISHER	4 KG DRY POWER TYPE FIRE EXTINGUISHER
HOSE REEL PUMP	HOSE REEL PUMP
SPRINKLER PUMP	SPRINKLER PUMP
150mm FIRE ALARM BELL	150mm FIRE ALARM BELL
PUMP CONTROL PANEL	PUMP CONTROL PANEL
BREAK GLASS UNIT	BREAK GLASS UNIT
VISUAL ALARM DEVICE	VISUAL ALARM DEVICE
2,000 LITRES FIBRE GLASS F.S. WATER TANK	2,000 LITRES FIBRE GLASS F.S. WATER TANK
135,000 LITRES R.C. SPRINKLER WATER TANK	135,000 LITRES R.C. SPRINKLER WATER TANK
HOSE REEL SET	HOSE REEL SET
SPRINKLER CONTROL VALVE	SPRINKLER CONTROL VALVE
SPRINKLER INLET	SPRINKLER INLET

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 I (PART) IN D.D. 107, FUNG K HEUNG, YUEN LONG, NE TERRITOIRES

SCALE

1 : 1000 @ A4

DRAWN BY

DATE

12.07.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG TITLE

FSIS PROPOSAL (2/2)

DWG NO

VER

LEGEND

APPLICATION SITE	APPLICATION SITE
STRUCTURE	STRUCTURE
LOADING / UNLOADING SPACE	LOADING / UNLOADING SPACE
INGRESS / EGRESS	INGRESS / EGRESS



FS CONTRACTOR

East Power Engineering Limited



1306

FSI for the temporary shop & services (food retail shop) at Lot 570 (Part) & 571 (RP) in DD 107 and Adjoining Government Land, Fung Kot Heung, Kam Tin, Yuen Long

GRAMING THE

ELEVATION PLAN (ELV A-A) & (ELV B-B) OF THE STRUCTURE

INITIAL	DESCRIPTION	DATE
CAO	CAO	17-12-2020
CM	PM	17-12-2020
CM	PM	17-12-2020
-	-	-
APPROVED BY		
PROJECT NO 20329		
A3	PLOT SCALE	1
DRAWING NO		
EP-20329-REP01		
SCALE	1:200	A3

Our Ref.: DD107 Lot 570 & VL
Your Ref.: TPB/A/YL-KTN/952

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

By Email

19 September 2023

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years in "Industrial (Group D)" Zone, Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/952)

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN

email: llyduen@pland.gov.hk)

(Attn.: Ms. Joyce TAM

email: jhltam@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years in “Industrial (Group D)” Zone, Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long

(Application No. A/YL-KTN/952)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)	
<p>(a) No permission is given for occupation of GL (about 96m² subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed. LandsD objects to the planning application since there is illegal occupation of GL in which regularization would not be considered according to the prevailing land policy. The lot owner(s) should cease existing occupation of GL as demanded by LandsD.</p>	<p>The unauthorized structure erected on Government Land (GL) has been demolished to facilitate the proposed development. Since there is the restriction that no structure is allowed to be erected without the prior approval of the GL on the private land portions of the application site (the Site), the applicant will submit modifications to the existing Short Term Waiver (No. 1757) to make way for the erection of the proposed extension of structures after planning approval has been obtained from the Town Planning Board.</p>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☒Paper No. A/YL-KTN/952B

寄件者: Louis Tse
寄件日期: 2023年12月29日星期五 18:22
收件者: tpbpd/PLAND
副本:

主旨: [FI] S.16 Application No. A/YL-KTN/952 - FI to address departmental comments
附件: FI2 for A_YL-KTN_952 (20231229).pdf

類別: Internet Email

Dear Sir,

Attached herewith the Further Information (FI) 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
T:

Our Ref.: DD107 Lot 570 & VL
Your Ref.: TPB/A/YL-KTN/952

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

By Email

29 December 2023

Dear Sir,

2nd Further Information

Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years in "Industrial (Group D)" Zone, Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/952)

We are writing to submit further information to address departmental comments of the subject application, details are as follows:

- (i) A solicitor's representation letter is provided to address comments of District Lands Officer/Yuen Long, Lands Department (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

SHUM WONG & CO., SOLICITORS

沈黃律師事務所

總行辦公室Head Office:

電話Tel :
 傳真Fax :
 電郵Email :
 網頁Website : www.shumwong.com.hk

合夥人Partner(s):

沈豪傑律師 Wilson H.K. Shum, BBS, JP **

黃巧欣律師 Careen H.Y. Wong ***

譚建城律師 Ricky K.S. Tam

高級律師Senior Associate(s):

林樂律師 Arthur L. Lam

律師Associate(s):

陸綺玲律師 Elaine Y.L. Luk

註冊外地律師Registered Foreign Lawyer(s):

林煥毅律師 LIN, Huanyi (PRC)

28 DEC 2023

Your Ref.: A/YL-KTN/655

Date:

Our Ref.: WS/14399/19(WS-RT-mc)

Please reply to: Mr. Chow \

Town Planning Board,
 15th Floor,
 North Point Government Offices,
 333 Java Road,
 North Point,
 North.

BY Fax (2877 0245/2522 8426) and By Hand
 (Attn.: Mr. C.K. Fung)

Dear Sirs,

Re: DD. 107 Lots Nos. 570 and 571 RP
(s. 16 application No.A/YL-KTN/952)

We refer to our letter dated 11th December 2023.

Please note that the Planning Application No. should be (A/YL-KTN/952) instead of (A/YL-KTN/655). Kindly take note accordingly.

Yours faithfully,

SHUM WONG & CO., SOLICITORS
 RT/mc

分行辦公室Branch Office:

分行辦公室Branch Office:

* 中國委託公証人 China-Appointed Attesting Officer

* 安老按揭輔導法律顧問 Reverse Mortgage Counsellor

* 粵港澳大灣區律師 GBA Lawyer

* 婚姻監禮人 Civil Celebrant of Marriages



ALB
 HONG KONG
 LAW AWARDS
 2022
 FINALIST

SINCE 2009

SHUM WONG & CO., SOLICITORS

沈黃律師事務所

總行辦公室 Head Office:

電話 Tel :
傳真 Fax :
電郵 Email :
網頁 Website :

合夥人 Partner(s):

沈豪傑律師 Wilson H.K. Shum, BBS, JP **

黃巧欣律師 Careen H.Y. Wong ***

譚建城律師 Ricky K.S. Tam

高級律師 Senior Associate(s):

林樂律師 Arthur L. Lam

律師 Associate(s):

陸綺玲律師 Elaine Y.L. Luk

註冊外地律師 Registered Foreign Lawyer(s):

林煥毅律師 LIN, Huanyi (PRC)

Your Ref. : A/YL-KTN/655

Date : 11 DEC 2023

Our Ref. : WS/14399/19(WS-RT-mc)

Please reply to : Mr. Chow

Town Planning Board,
15th Floor,
North Point Government Offices,
333 Java Road,
North Point,
North.

By Fax (2877 0245) and By Post

Dear Sirs,

Re : DD. 107 Lots Nos. 570 and 571 RP
(s. 16 application No. A/YL-KTN/655)

We act for the registered owner of the Property and are instructed that our client has made a renewal s. 16 application from your Department recently.

We are given to understand that upon consulting from your Department, you have received comments as to the erection of two electric poles on the Government Land from District Lands Office, Yuen Long. We take the view that the subject erection would not in any event block the ingress and egress access and affect the public interest. In this connection, we shall be grateful if you would consider to proceed the said renewal s. 16 application.

A copy letter dated 6th December 2023 to District Lands Office, Yuen Long is enclosed herewith for your reference.

We thank you for your kind attention and look forward to receiving your prompt reply.

Yours faithfully,

SHUM WONG & CO., SOLICITORS
Encl.
RT/mc

分行辦公室 Branch Office:

分行辦公室 Branch Office:

* 中國委託公証人 China-Appointed Attesting Officer
* 安老按揭輔導法律顧問 Reverse Mortgage Counsellor

* 粵港澳大灣區律師 GBA Lawyer
* 婚姻監禮人 Civil Celebrant of Marriages



ALB
HONG KONG
LAW AWARDS
2022
FINALIST

Since 2009

SHUM WONG & CO., SOLICITORS

沈黃律師事務所

總行辦公室 Head Office:

電話 Tel :
傳真 Fax :
電郵 Email :
網頁 Website :

合夥人 Partner(s):

沈豪傑律師 Wilson H.K. Shum, BBS, JP **

黃巧欣律師 Careen H.Y. Wong ***

譚建城律師 Ricky K.S. Tam

高級律師 Senior Associate(s):

林樂律師 Arthur L. Lam

律師 Associate(s):

陸綺玲律師 Elaine Y.L. Luk

註冊外地律師 Registered Foreign Lawyer(s):

林煥毅律師 LIN, Huanyi (PRC)

Your Ref. : DLOYL 208/YAT/2019

Date : 11 DEC 2023

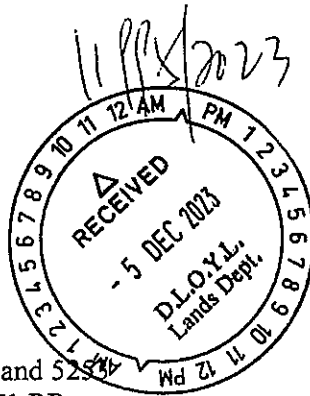
Our Ref. : WS/14399/19(WS-RT-mc)

Please reply to : Mr. Chow

District Lands Office, Yuen Long,
Lands Department,
7/F., & 9/F. – 11/F.,
Yuen Long Government Offices,
No.2 Kiu Lok Square,
Yuen Long, New Territories.

By Fax (2442 1070) and By Hand
Attn : Mr. Henry Ho

Dear Sirs,



Re : Short Term Waiver Nos. 5252 and 5253
DD. 107 Lots Nos. 570 and 571 RP
(s. 16 application No.A/YL-KTN/655)

We act for the registered owner of the Property and are instructed that our client has made a renewal s. 16 application from Planning Department recently.

We are given to understand that upon consulting from the Planning Department, they have received comments as to the erection of two electric poles on the Government Land from your Department. We take the view that the subject erection would not in any event block the ingress and egress access and affect the public interest.

We are also instructed that our client has submitted an application for a Short Term Tenancy in the year of 2022 and the application is now in processing. We are of the view that everything will be fine upon the issuance of the Short Term Tenancy. In this connection, we shall be grateful if you would consider to withdraw your objection and revert the same to Planning Department so that the said renewal s. 16 application would be further proceed.

We thank you for your kind attention and look forward to receiving your prompt reply.

Yours faithfully,

SHUM WONG & CO., SOLICITORS
RT/mc

分行辦公室 Branch Office:

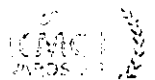
分行辦公室 Branch Office:

中國委託公証人 China-Appointed Attesting Officer
安老按揭輔導法律顧問 Reverse Mortgage Counsellor

粵港澳大灣區律師 GBA Lawyer
婚姻監禮人 Civil Celebrant of Marriages



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FINALIST



Since 2009

Our Ref.: DD107 Lot 570 & VL
Your Ref.: TPB/A/YL-KTN/952

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

By Email

6 May 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office
for a Period of 5 Years in "Industrial (Group D)" Zone,
Lots 570 (Part) and 571 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/952)

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office
for a Period of 5 Years in “Industrial (Group D)” Zone,
Lots 570 (Part) and 571 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/952)

(i) The site area of application site (the Site) is revised as 2,418m² (about) (**Annexes I to II, Plans 1 to 5**). No Government land (GL) will be occupied by the proposed development.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Mr. Henry HO; Tel.: 2443 1074)		
(a)	The application site comprises an Old Schedule Agricultural Lot (OSAL) (i.e. Lot No. 570 in D.D. 107) held under the Block Government Lease, a New Grant Agricultural Lot (NGAL) (i.e. Lot No. 571 RP in D.D. 107) held under Tai Po New Grant No. 5927 and Government Land (GL). The OSAL contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The NGAL contains the restrictions on user for agricultural purpose.	Noted. Since there is the restriction that no structure is allowed to be erected without the prior approval of the private land portion of the Site, the applicant will submit modifications to the existing Short Term Waiver (No. 5252 and 5253) to make way for the erection of the proposed extension of structures after planning approval has been obtained from the Town Planning Board.
(b)	Within the application site, the private lots are currently covered Short Term Waiver (STW) Nos. 5252 and 5253 for the purpose of “Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office’.	
(c)	No permission is given for occupation of GL (about 96m ² subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed. LandsD objects to the planning application since there is illegal occupation of GL in which	Noted. The site area of the Site is revised as 2,418m ² (about) (Plan 3). No GL will be occupied by the proposed development (Annex III).

	regularization would not be considered according to the prevailing land policy. The lot owner(s) should cease existing occupation of GL as demanded by LandsD.	
--	--	--

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Profit Max Properties (China) Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
R-riches Property Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, 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 2,418 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 986 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(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 (Food Retail Shop) with Ancillary Storage and 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	986	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.41		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	22	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	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	3 - 11	mPD 米(主水平基準上) m 米	<input type="checkbox"/> About 約 <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	Lots 570 (Part) and 571 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	2,418	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. : S/YL-KTN/11		
Zoning 地帶	"Industrial (Group D)" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	986	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 - 11 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

Supplementary Statement

1) Background

- 1.1 The applicant seeks to use various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories (the Site) for '**Proposed Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years**' (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to use the Site for shop and services (food retail shop) to serve the nearby locals living in Fung Kat Heung, Kam Tin. The proposed food retail shop provides food products to cater to the diverse tastes and dietary needs of the local customers.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Industrial (Group D)" ("I(D)") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "I(D)" zone, which requires permission from the Board. As the applied use intends to support the daily lives of nearby residents and the application is only on a temporary basis, it will not frustrate the long term planning intention of the "I(D)" zone. The building height and form of structures are similar to its surrounding area within the "I(D)" zone, therefore, it is considered not incompatible with the surrounding environment.
- 2.2 The Site is subject to a previous S.16 planning application No. A/YL-KTN/655 for the same use submitted by the same applicant, which was approved by the Board in 2019. In addition, several S.16 planning applications (Nos. A/YL-KTN/582, 607, 727, 734 and 741) for similar 'shop and services' use were approved by the Board within the same "I(D)" zone, which the latest application was approved by the Board on a temporary basis in 2021. Approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the same "I(D)" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 2,418 m² (about) (**Plan 3**). 5 structures (2 storeys) are proposed at the site for shop and services (food retail shop) with ancillary storage and office, staff room, canopy for storage and canopy of staircase to 1/F, with a total GFA of 986 m² (about) (**Plan 4**).

Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	2,418 m ² (about)
Covered Area	538 m ² (about)
Uncovered Area	1,880 m ² (about)
Plot Ratio	0.41 (about)
Site Coverage	22% (about)
Number of Structure	5
Total GFA	986 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	986 m ² (about)
Building Height	3 - 11m (about)
No. of Storey	1 - 2

- 3.2 The Site is accessible from Fung Kat Heung Road via a road (**Plan 1**). A total of 5 loading/unloading spaces are provided at the Site, details are shown below:

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle for Staff - 3.5 m (W) x 7 m (L)	4
L/UL Space for Medium Goods Vehicle for Staff - 3.5 m (W) x 11 m (L)	1

- 3.3 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local road (**Plan 5**). As trips generated and attracted by the proposed development is minimal (as shown below), adverse traffic impacts on the surrounding road network should not be anticipated.

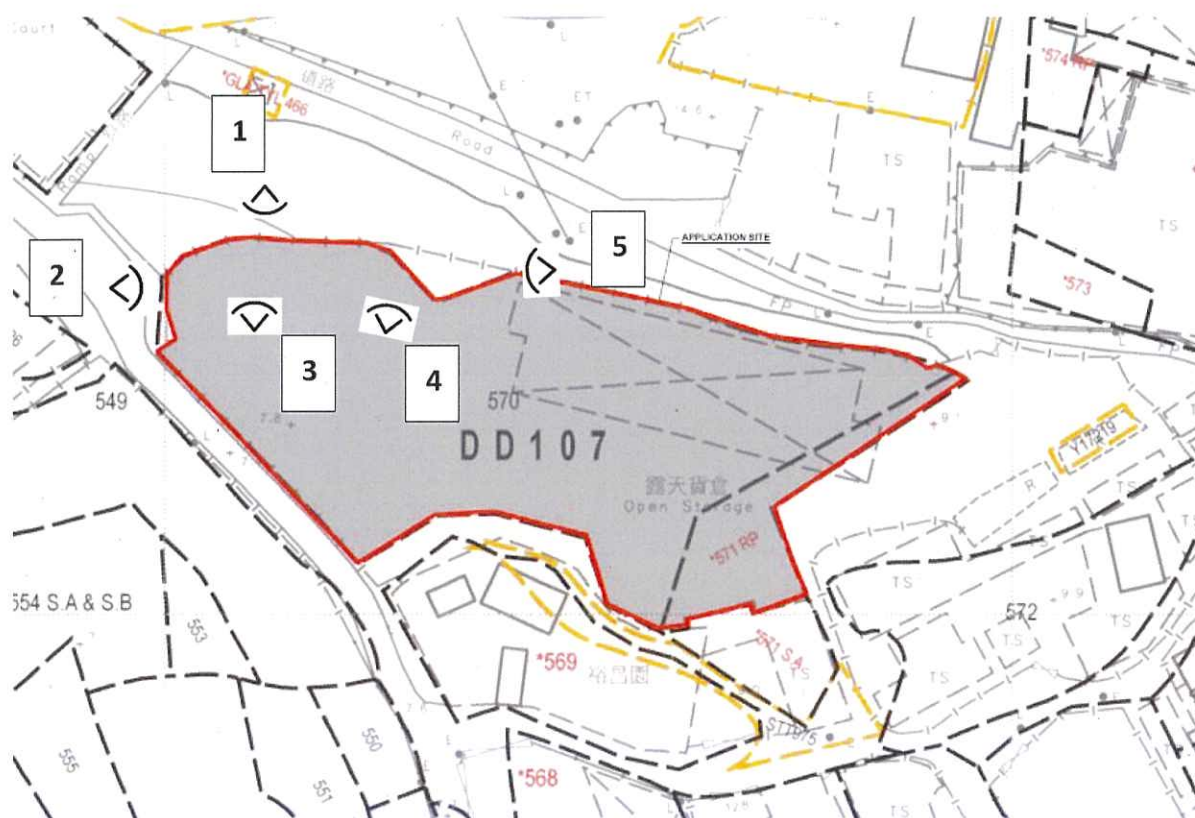
Time Period	Trip Generation and Attraction				
	LGV		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	7
Trips at <u>PM peak</u> per hour	0	2	0	1	5

Annex III – Photographic Record

Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office
for a Period of 5 Years in “Industrial (Group D)” Zone,

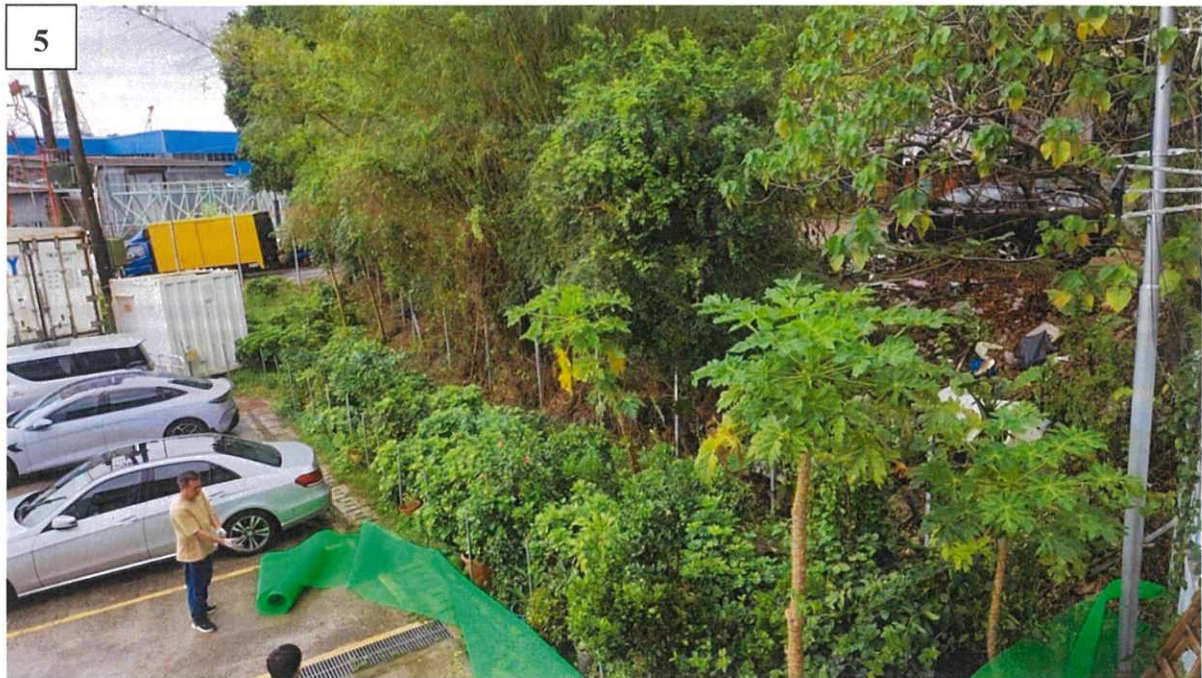
Lots 570 (Part) and 571 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long

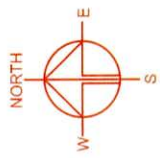
(S.16 Planning Application No. A/YL-KTN/952)











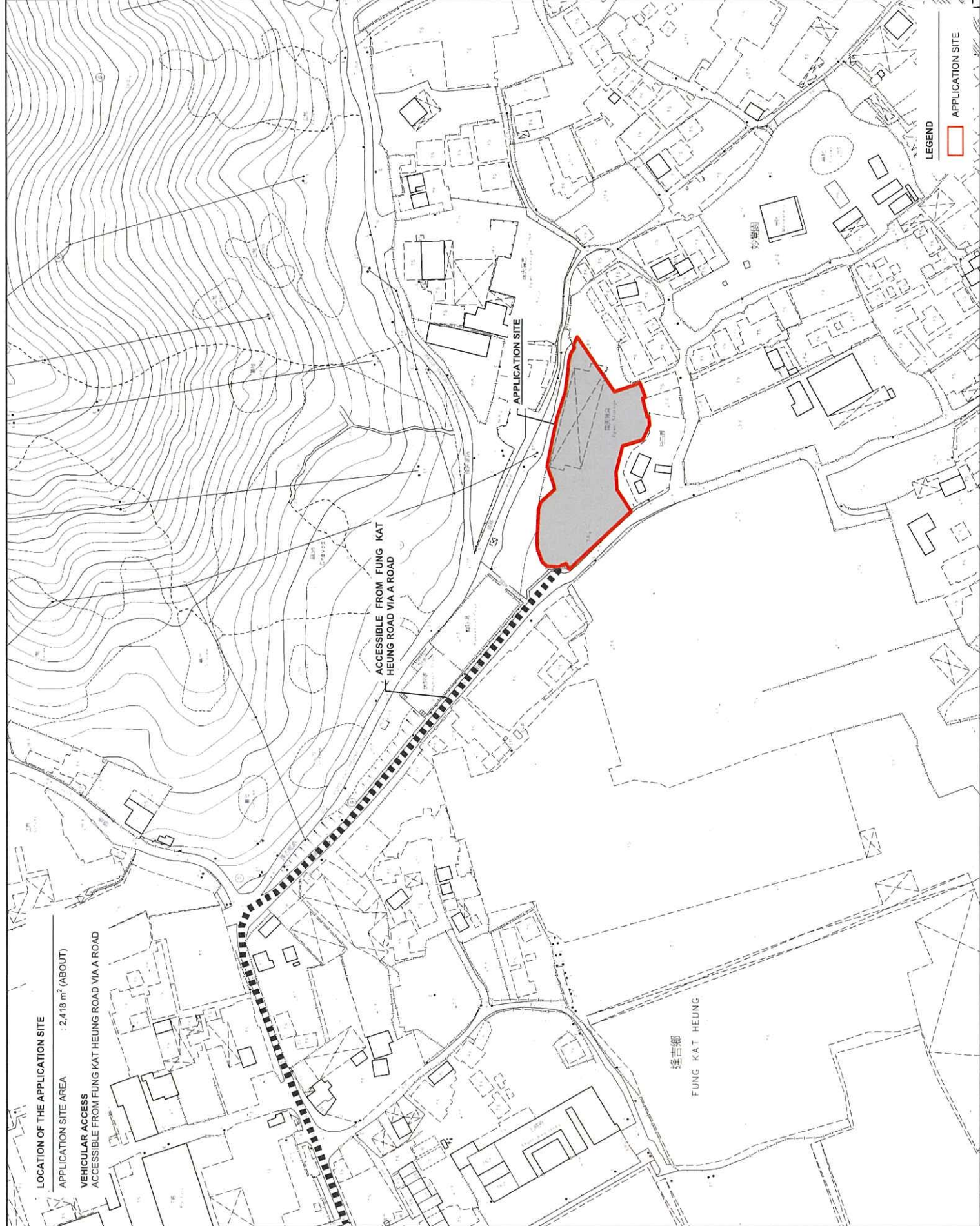
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

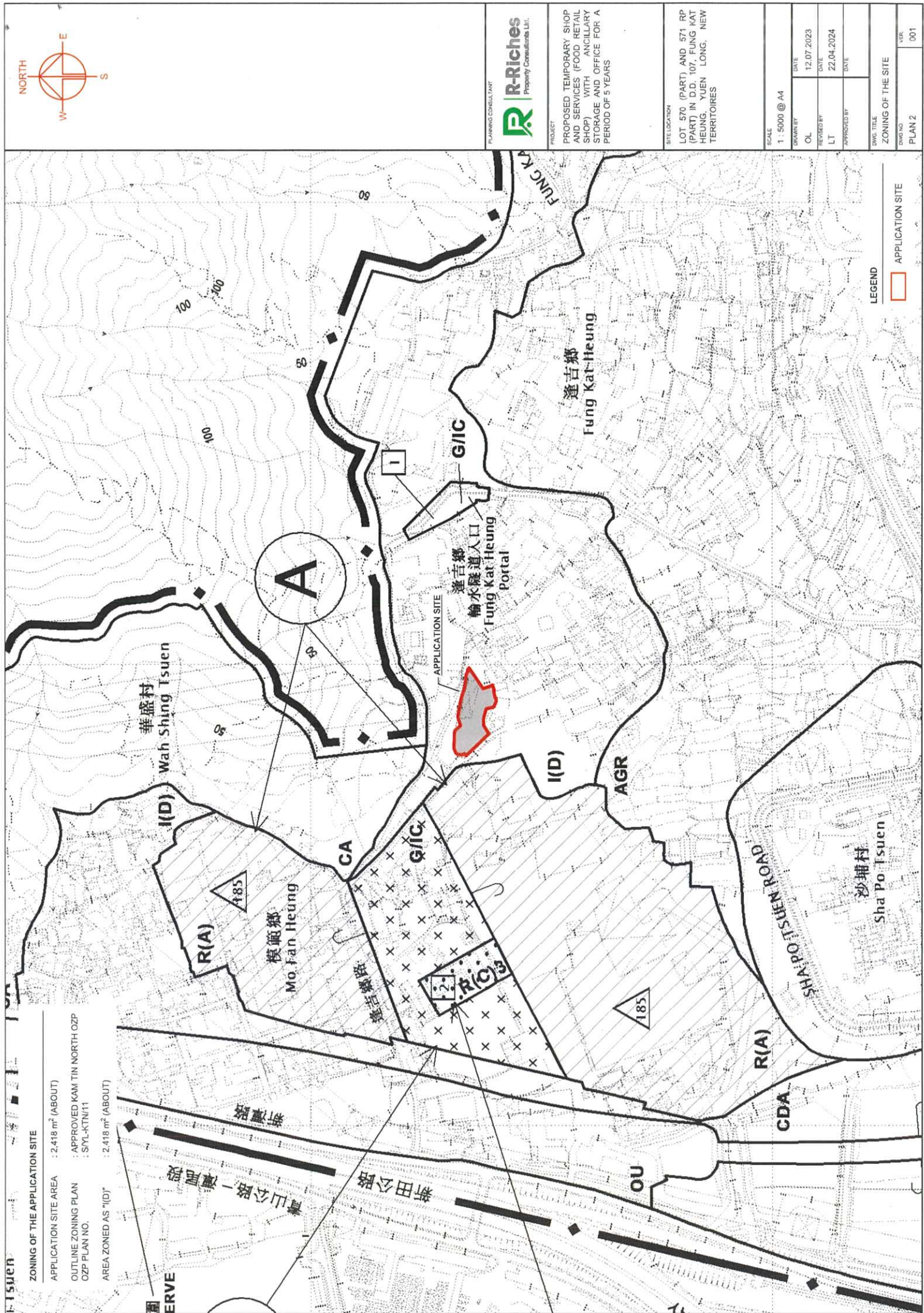
PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES (FOOD RETAIL
SHOP) WITH ANCILLARY
STORAGE AND OFFICE FOR A
PERIOD OF 5 YEARS

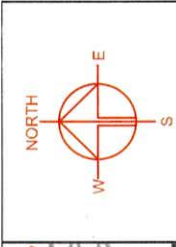
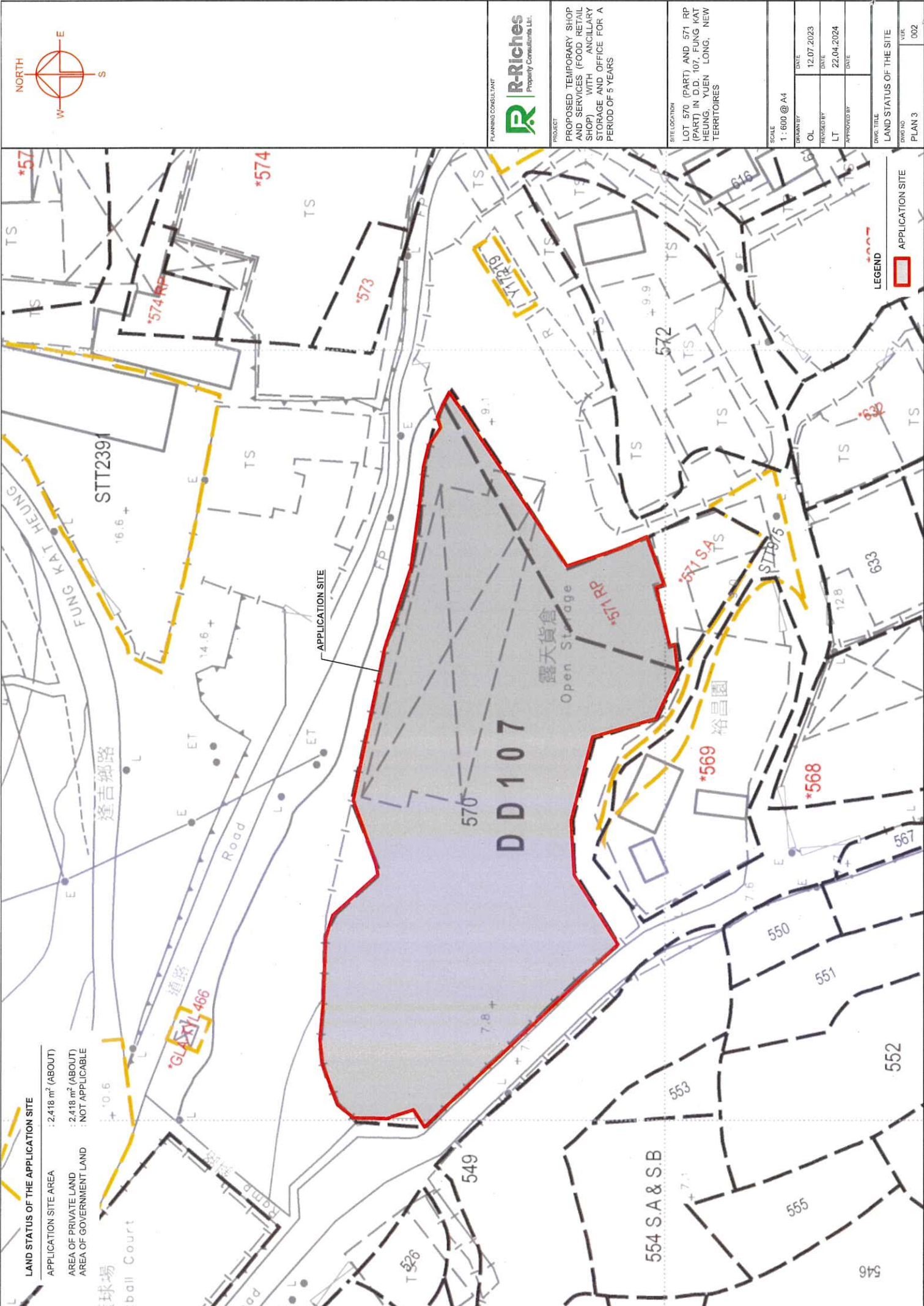
SITE LOCATION
LOT 570 (PART) AND 571 RP
(PART) IN D.D. 107, FUNG KAT
HEUNG, YUEN LONG, NEW
TERRITOIRES

SCALE	1 : 2000 @ A4
DRAWN BY	OL
DATE	12.07.2023
REVIEWED BY	LT
DATE	22.04.2024
APPROVED BY	
DATE	

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







LAND STATUS OF THE APPLICATION SITE

- APPLICATION SITE AREA : 2,418 m² (ABOUT)
- AREA OF PRIVATE LAND : 2,418 m² (ABOUT)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 RP (PART) IN DD 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:600 @ A4

DATE

12.07.2023

DATE

22.04.2024

DATE

DWG TITLE

LAND STATUS OF THE SITE

DWG NO

PLAN 3

VER

002

LEGEND

APPLICATION SITE

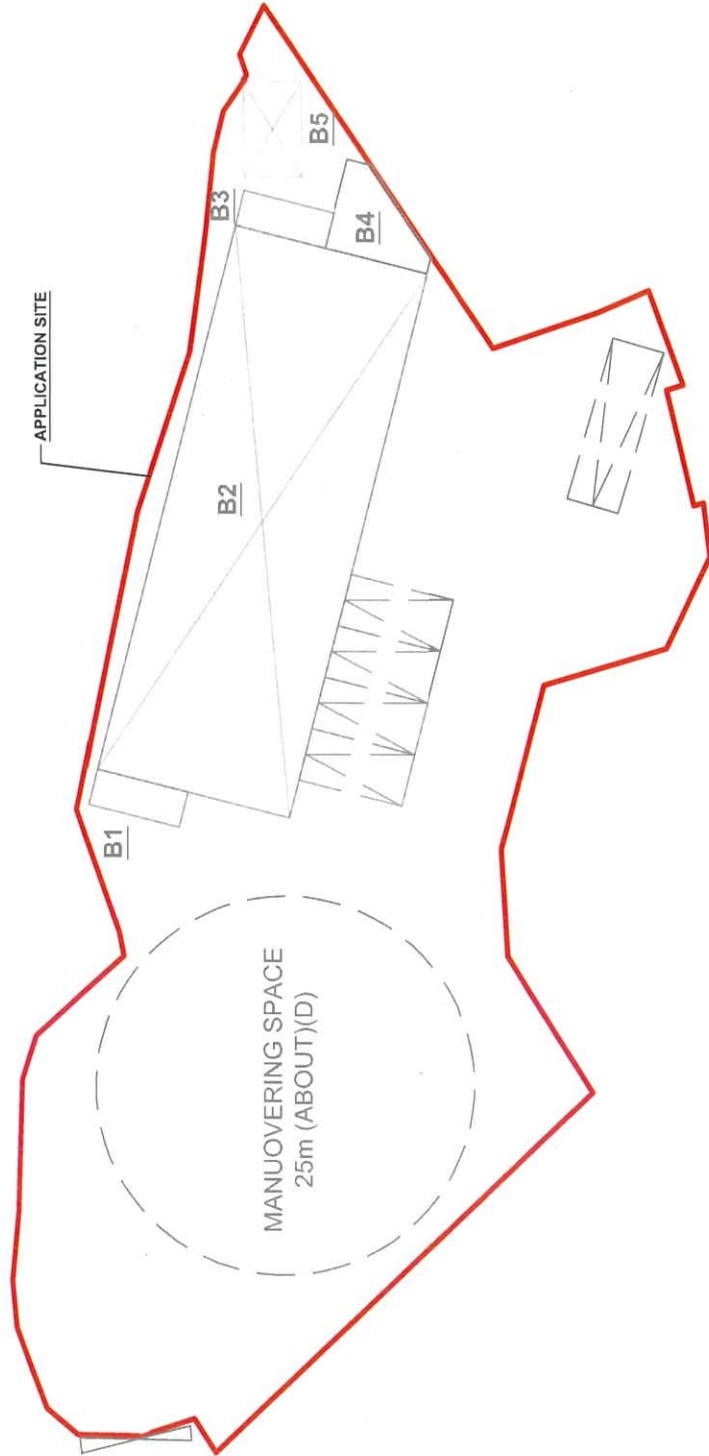
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,418 m ² (ABOUT)
COVERED AREA	: 538 m ² (ABOUT)
UNCOVERED AREA	: 1,880 m ² (ABOUT)
PLOT RATIO	: 0.41 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 986 m ² (ABOUT)
TOTAL GFA	: 986 m ² (ABOUT)
BUILDING HEIGHT	: 3 - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD)*	448 m ² (ABOUT)	896 m ² (ABOUT)	11m (ABOUT)(2 STOREY)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B4	CANOPY FOR STORAGE	29 m ² (ABOUT)	29 m ² (ABOUT)	5.5m (ABOUT)(1 STOREY)
B5	STAFF ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3m (ABOUT)(1 STOREY)

TOTAL 538 m² (ABOUT) 986 m² (ABOUT)

*UNENCLOSED
*WITH ANCILLARY STORAGE AND OFFICE

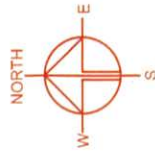


LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LOADING / UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LOADING / UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING / UNLOADING SPACE	: 11m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

OL

DATE

24.07.2023

REVIEWED BY

LT

DATE

22.04.2024

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

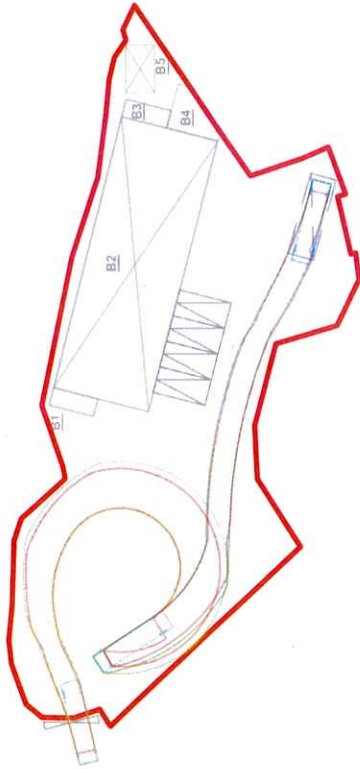
VER

001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

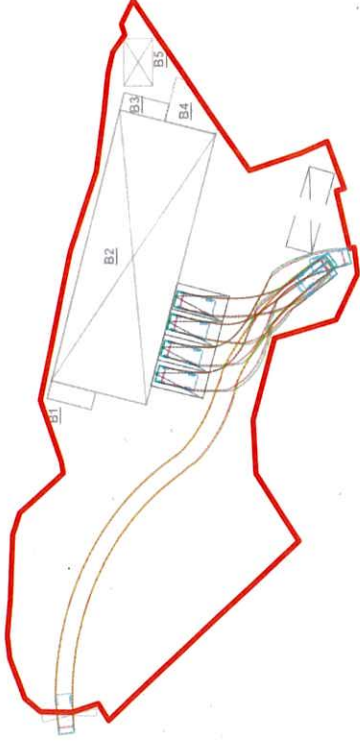


FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS
TO THE APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (FOOD RETAIL
SHOP) WITH ANCILLARY
STORAGE AND OFFICE FOR A
PERIOD OF 5 YEARS

SITE LOCATION

LOT 570 (PART) AND 571 RP
(PART) IN D.D. 107, FUNG KAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1000 @ A4

DESIGNED BY

OL

DATE

24.07.2023

REVIEWED BY

LT

DATE

22.04.2024

APPROVED BY

DATE

DWG TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

寄件者: Christian Chim
寄件日期: 2024年06月27日星期四 17:38
收件者: tpbpd/PLAND
副本:

主旨: [FI] S.16 Application No. A/YL-KTN/952 - FI to address
departmental comments
附件: FI4 for A_YL-KTN_952 (20240627).pdf

類別: Internet Email

Dear Sir,

Attached herewith the **FI** to address departmental comments of the subject application please.

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

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

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

Our Ref. : DD107 Lot 570 & VL
Your Ref. : TPB/A/YL-KTN/952

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

By Email

27 June 2024

Dear Sir,

4th Further Information

**Proposed Temporary Shop and Services (Food Retail Shop)
with Ancillary Storage and Office for a Period of 5 Years in "Industrial (Group D)" Zone,
Lots 570 (Part) and 571 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(S.16 Planning Application No. A/YL-KTN/952)**

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlandD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office
for a Period of 5 Years in “Industrial (Group D)” Zone,
Lots 570 (Part) and 571 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

(Application No. A/YL-KTN/952)

- (i) The area of the application site (the Site) is revised as 2,418m² to exclude the portions of the Government Land (GL). No GL will be occupied by the proposed development. The applicant intends to use the Site for shop and services (food retail shop) to serve the nearby locals living in Fung Kat Heung, Kam Tin, who will visit the Site and purchase the products directly. Only package foods will be sold at the Site, including packaged snacks, dried seafood and tonics. All goods will be stored indoor at the structures within the Site at all times during the planning approval period. The proposed development also involves wholesale trading within the Site (**Plan 1**). The wholesale trade products are directly purchased from retailers in large quantities, which are typically packaged in bulk or specialised packaging. As ‘wholesale trade’ is a column 1 use within the “Industrial (Group D)” (“I(D)”) zone, which is always permitted, it would therefore not frustrate the planning intention of the “I(D)” zone.
- (ii) No heavy goods vehicle – goods vehicle of permitted gross vehicle weight exceeding 24 tonnes but not exceeding 38 tonnes, as defined in the *Road Traffic Ordinance*, is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will strictly follow the operation hours (i.e. from 07:00 to 23:00 daily, including public holidays) and ensure that no vehicle trip will be generated outside the operation hours. As the trips generated and attracted by the proposed development is minimal and mainly falls within non-sensitive hours, potential adverse traffic impacts to the surrounding road network should not be anticipated.
- (iii) The applicant failed to comply with approval condition (h) i.e. the implementation of fire service installations (FSIs) proposal within the designated period, which led to the revocation of the previous application (No. A/YL-KTN/655) on 17.4.2023. In support of the current application, a FSIs proposal is provided by the applicant (**Annex I**). The applicant will make effort to comply with all relevant approval conditions after planning approval has been granted by the Town Planning Board (the Board), in order to minimize potential adverse impact arisen from the proposed development.
- (iv) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel.: 2733 7781)		
(a)	Structures on the same site are regarded as adjoining structures if they are less than	A revised FSIs proposal is submitted by the applicant (Annex I).

	1.8m apart. In this regards, sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers shall be provided to every level of Structure B3, B4 and B5 as the total floor area exceeds 230m ² ; and	Please be confirmed that sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional, exit signs and portable fire extinguishers are provided within Structures B3 to B5 accordingly.
(b)	In relation to item (a), please revise FS Notes 3.1 accordingly.	FS Notes 3.1 is revised accordingly to state that "Fire alarm system shall be provided throughout the entire Structures B1 to B5 in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021."

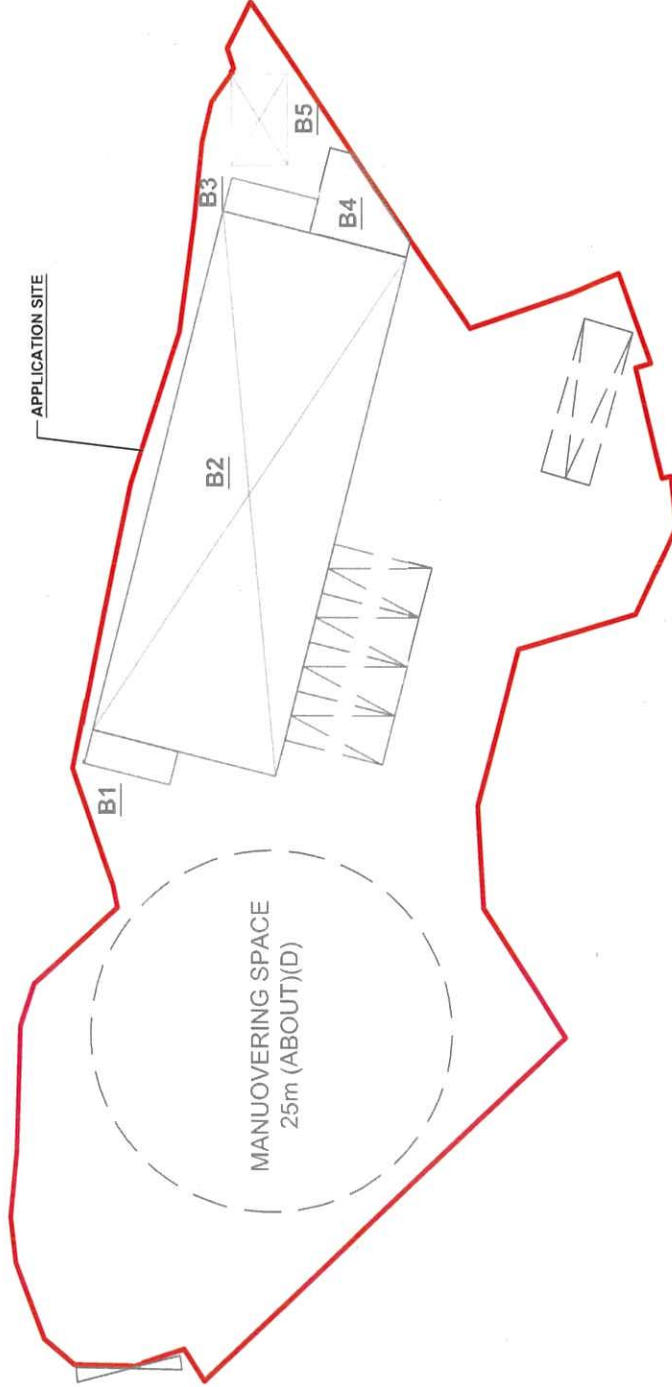
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,418 m ² (ABOUT)
COVERED AREA	: 538 m ² (ABOUT)
UNCOVERED AREA	: 1,880 m ² (ABOUT)
PLOT RATIO	: 0.41 (ABOUT)
SITE COVERAGE	: 22% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 986 m ² (ABOUT)
TOTAL GFA	: 986 m ² (ABOUT)
BUILDING HEIGHT	: 3 - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B2	SHOP AND SERVICES (FOOD) AND WHOLESALE TRADE*	448 m ² (ABOUT)	886 m ² (ABOUT)	11m (ABOUT)(2 STOREY)
B3	CANOPY OF STAIRCASE TO 1/F*	18 m ² (ABOUT)	18 m ² (ABOUT)	11m (ABOUT)(1 STOREY)
B4	CANOPY FOR STORAGE	29 m ² (ABOUT)	29 m ² (ABOUT)	5.5m (ABOUT)(1 STOREY)
B5	STAFF ROOM	25 m ² (ABOUT)	25 m ² (ABOUT)	3m (ABOUT)(1 STOREY)

TOTAL 538 m² (ABOUT)

*UNENCLOSED
*WITH ANCILLARY STORAGE AND OFFICE

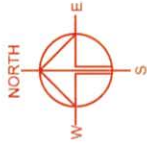


LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF LOADING / UNLOADING SPACE	: 7m (L) X 3.5m (W)
NO. OF LOADING / UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING / UNLOADING SPACE	: 11m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	INGRESS / EGRESS



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 570 (PART) AND 571 RP (PART) IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1: 500 @ A4

DRAWN BY
OL

DATE
24.07.2023

REVIEWED BY
LT

DATE
27.06.2024

APPROVED BY

DWG TITLE
LAYOUT PLAN

DWG NO.

PLAN 1

DATE
001

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE STRUCTURE 1 AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TURNING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
 - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
 - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
 - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
 - 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS QH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE B1-B5 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
 - 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
 - 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
 - 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
 - 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE 432mm UNLESS SPECIFY.
 - 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (a) STORAGE CATEGORY : CATEGORY (a)
 - (b) STORAGE HEIGHT : NOT EXCEEDING 2.1M
 - (c) STORAGE : STI
 - 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
 - 2.9 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.
3. FIRE ALARM SYSTEM
 - 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURES B1 TO B5 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPRINKLER & HOSE REEL PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
 - 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE STRUCTURE 1 IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
 - 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2020.
 - 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

COLOUR CODE

PIPE SIZES	COLOR
#25mm	LIGHT GREEN
#32mm	RED
#40mm	PURPLE
#50mm	YELLOW
#65mm	BLUE
#80mm	GREEN
#100mm	LIGHT BROWN
#150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10299-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10299-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN G/F LAYOUT PLAN
EP-10299-FS03	GBP AND WINDOWS SIZE CALCULATION

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING TITLE	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
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		INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.I	17-12-2020	
DESIGNED BY	HY	Eng.I	17-12-2020	
CHECKED BY	CM	PM	17-12-2020	
APPROVED BY	-	-	-	
PROJECT NO.	10329			
PAPER SIZE	A3	PLOT SCALE	1 : 1	
DRAWING NO.				
EP-10299-F301				
SCALE	N. T. S.	REVISION	D	

LEGEND (FOR LAYOUT PLAN)

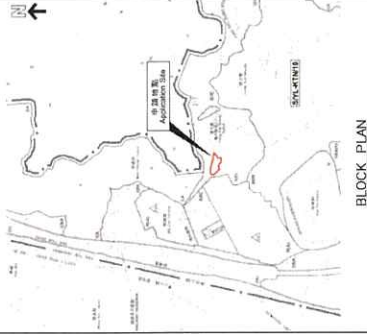
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5kg CO2 TYPE FIRE EXTINGUISHER
	4kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F.S. INSTALLATION



FSI CONTRACTOR
East Power Engineering Limited

PROLIFCT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS AT LOTS 570 (PART) AND 571 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES



REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	18-05-2021	HY
B	FSD COMMENT	18-07-2021	JN
C	FSD COMMENT	02-06-2024	WC
D	FSD COMMENT	16-06-2024	WC

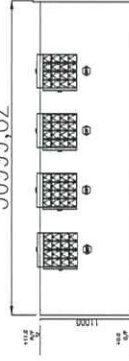
36999.82



STRUCTURE B2

GFA: 896m²

36999.82



ELEVATION PLAN (ELV A-A)

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m				
LOCATION	USABLE FL. AREA (m ² FOR FLOOR)	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE B2	896	896 X 0.25% = 22.4	REFER TO ELEVATION (A-A) = 64	TOTAL = 64 > 22.4

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hap Sing Commercial Building
41 Chi Kiang Street, Tolo, Kowloon
Tel : 2394-3772 Fax : 2397-3238



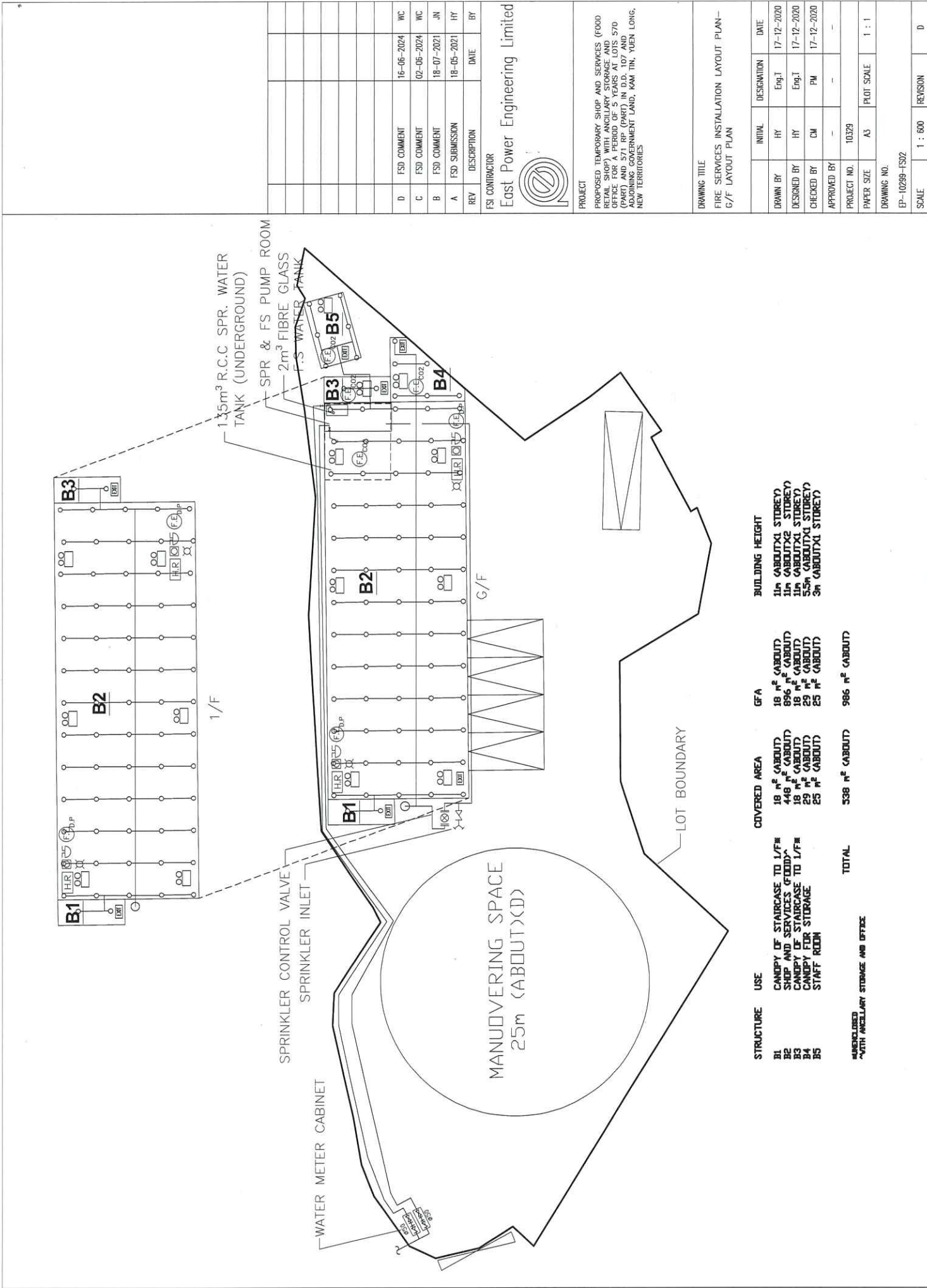
PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS AT LOTS 570 AND 571, LOT 572 (PART) AND LOT 573 (PART) ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

GBP AND WINDOWS SIZE CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	17-12-2020
DESIGNED BY	HY	Eng.T	17-12-2020
CHECKED BY	CM	PM	17-12-2020
APPROVED BY	-	-	-
PROJECT NO.	10329		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10299-FS03		
SCALE	1 : 600	REVISION	D



FSI CONTRACTOR
East Power Engineering Limited



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES (FOOD RETAIL SHOP) WITH ANCILLARY STORAGE AND WAREHOUSE (WITH OFFICE) FOR THE USE OF (PARK) AND 5/1 R/F (PARK) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
FIRE SERVICES INSTALLATION LAYOUT PLAN—
G/F LAYOUT PLAN

INITIAL	DESIGNATION	DATE
HY	Eng.1	17-12-2020
HY	Eng.1	17-12-2020
CM	PM	17-12-2020
—	—	—
PROJECT NO.	10329	
PAPER SIZE	A3	1 : 1
DRAWING NO.		
EP-10299-1302		
SCALE	1 : 600	REVISION
		D

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/655	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of Five Years	17.5.2019 [revoked on 17.4.2023]

Similar s.16 Applications in the Vicinity of the Site within the same “I(D)” Zone in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/707	Proposed Temporary Shop and Services (Retail Shop) for a Period of 3 Years	29.5.2020
2.	A/YL-KTN/727	Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Storage and Office for a Period of 3 Years	6.11.2020 [revoked on 6.8.2022]
3.	A/YL-KTN/734	Proposed Temporary Shop and Services (Pet Food) with Ancillary Wholesale Trade for a Period of 5 Years	4.12.2020 [revoked on 4.3.2024]
4.	A/YL-KTN/741	Proposed Temporary Shop and Services for a Period of 5 Years	22.1.2021 [revoked on 22.2.2024]
5.	A/YL-KTN/902	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop) for a Period of 3 Years	5.5.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 570 in D.D. 107 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 and a New Grant Agricultural Lot No. 571 RP in D.D. 107 held under Tai Po New Grant No. 5927 which contains the restriction on user for agricultural purpose;
- Lot Nos. 570 and 571 RP in D.D. 107 are covered by Short Term Waivers (STW) Nos. 5253 and 5252 respectively for the purpose of "Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office"; and
- if the planning application is approved, the STW holder(s) will need to apply to his office for modification of the STW where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application.

3. Drainage

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

- no objection in principle;
- based on the drainage proposal in the application, the applicant would maintain the same drainage facilities as those implemented under the previous application No. A/YL-KTN/655; and
- should the application be approved, conditions should be stipulated requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-KTN/655 and submit records of the existing drainage facilities on Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. **Landscape Aspect**

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

- the Site falls within “Industrial (Group D)” (“I(D)”) zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

6. **Building Matters**

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

- no objection to the application; and
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site.

7. **District Officer's Comments**

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

- his office has not received comment from locals.

8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation Department;
- the Director of Food and Environmental Hygiene;
- Director of Electrical and Mechanical Services; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) should the applicant fail to comply with 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 applied use with the concerned owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the 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:
 - the Site is connected to public road 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 clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Fung Kat Heung Road is not maintained by HyD;
 - HyD does not and will not maintain any accesses connecting the Site and San Tam Road; and
 - 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 (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” to minimise any potential environmental nuisance issued by DEP;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;

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

- no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected;
- proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:

(a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

(b) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop & service) may apply for under the Food Business Regulation: (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc., are to be sold, relevant restricted food permit should be obtained; and

- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

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

- 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;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- detailed checking under the BO will be carried out at building plan submission stage; and

(k) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/YL-KTN/952 DD 107 Fung Kat Heung
11/09/2023 03:06

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-KTN/952

Lots 570 (Part) and 571 RP (Part) in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 2,529m² Includes Government Land of about 96sq.m

Zoning : "Industrial (Group D)"

Applied Use :Food Retail Shop) with Ancillary Storage and Office/ 9 Vehicle Parking
/ 5 Years

Dear TPB Members,

918 withdrawn, back with a smaller footprint.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 June 2023 2:32 AM CST
Subject: A/YL-KTN/918 DD 107 Fung Kat Heung

A/YL-KTN/918

Lots 570 (Part) and 571 RP (Part) in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 3,471m²

Zoning : "Industrial (Group D)"

Applied Use :Food Retail Shop) with Ancillary Storage and Office/ 9 Vehicle
Parking / 5 Years

Dear TPB Members,

So why no progress on developing custom built, state of the art industrial compounds?

Despite the conditions deadline of 17 Feb 2020, this shop was allowed to continue operations and approval for not fulfilling fire regulations was not revoked until **17 April 2023**, three years later!

How can this be acceptable when there are frequent reports of fires on brownfield sites that not only endanger the lives of workers, but also affect the good health and respiratory systems of local residents?

But the applicant knows that conditions are not important and files another application for an even larger site, safe in the knowledge that good to go for another five years.

And the sad reality is that PlanD will support application and members will ask no questions.

Unfortunately fire reports do not mention the lots numbers so members of the public cannot track the planning issues to identify who is ultimately responsible for failure to ensure that the facility met basic fire prevention standards.

Mary Mulvilhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 29 April 2019 2:42 AM CST
Subject: A/YL-KTN/655 DD 107 Fung Kat Heung

A/YL-KTN/655
Lots 570 (Part) and 571 RP (Part) in D.D.107 and Adjoining Government Land, Fung Kat Heung, Kam Tin
Site area : About 2,530m² Includes Government Land of about 94m²
Zoning : "Industrial (Group D)"
Applied Use :Food Retail Shop) with Ancillary Storage and Office **5 Years**

Dear TPB Members,

This site is zoned Industrial so obviously an ideal location for the construction of the high rise industrial premises required in order to expedite the cleanup of NT. There is urgent need for custom built premises to accommodate a variety of industrial uses, complete with wide lifts, toilets, canteens, parking, etc.

Approval of temporary uses like this is hindering the development of brownfield sites into the type of high tech parks urgently needed to address the shortfall in modern premises that fulfill the planning intention.

Mary Mulvihill

