

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC</u></b>
1.	A/YL-KTN/91	Pond filling for a plant nursery	30.7.1999
2.	A/YL-KTN/604	Proposed Flat, Shop and Services, Eating Place, School, Social Welfare Facility, Public Transport Terminus or Station uses and Minor Relaxation of Plot Ratio and Building Height Restrictions	22.3.2019
3.	A/YL-KTN/650	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	13.12.2019 [revoked on 13.11.2023]

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC/TPB</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/YL-KTN/163	Temporary open storage of construction materials for a period of 3 years	7.2.2003	(1), (2)
2.	A/YL-KTN/295	Temporary Waste Tires Recycling Manufactory for a Period of 3 Years	26.9.2008 (on review)	(3), (4), (5)

- the proposed development did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-Up Uses" in that residential dwellings which were located to its close proximity would be susceptible to adverse environmental nuisances generated by the proposed development.
- there was insufficient information in the submission to demonstrate that the proposed development would not cause adverse traffic, environmental, drainage and landscaping impacts on the surrounding areas.
- the development was not compatible with the surrounding land uses which were predominated by residential structures/village houses and vacant lands.
- there was insufficient information in the submission to demonstrate that the development would not have adverse traffic, drainage, landscape and environmental impacts on the surrounding areas.

5. the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

**Similar Applications within or straddles the Same "CDA (1)" Zone in the vicinity of the Site in the Past 5 Years**

**Approved Application**

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/YL-KTN/837	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	24.6.2022

**Rejected Application**

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1.	A/YL-KTN/613	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years	2.11.2018	1

1. the applicant fails to demonstrate that the proposed development would not cause adverse traffic impact on the surrounding area.

Government Departments' General Comments

**1. Land Administration**

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

- he has no adverse comment on the application;
- the application site (the Site) comprises government land (GL) and various private lots held under New Grant for agriculture purpose; and
- within the Site, the GL concerned is currently covered by Short Term Tenancy No. STTYL 0150 for the purpose of "Temporary Public Vehicle Park (Excluding Container Vehicle)".

**2. Traffic**

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint concerning the Site received in the past three years.

**4. Landscape**

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

- she has no objection to the application from landscape planning perspective; and
- based on the aerial photo of 2022, the Site is located in an area of miscellaneous rural fringe landscape character comprising medium-rise residential buildings, village houses, open storages and scattered tree groups. Comparing the aerial photos of 2018 and 2022, there is no significant change to the landscape character of the surrounding area since the last application (No. A/YL-KTN/650) was approved. According to the record, the Site is fenced off, hard-paved and in operation as vehicle park. No existing tree is found within the Site. According to the layout plan provided by the applicant, there is no significant change in the layout. Further

significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

## **5. Drainage**

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

- he has no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

## **6. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective.

## **7. Fire Safety**

Comments of the Director of Fire Services:

- he has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans;

## **8. Building Matters**

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

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

## **9. District Office's Comments**

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

- he office has not received any comment from the locals on the application and has no particular comment on the application.



**10. Other Departments**

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

- Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the lots owners will need to apply to his office for a Short Term Waiver to (i) waive the user restriction as stipulated in the lease conditions, (ii) permit the structures to be erected and/or (iii) regularize any irregularities on the application site (the Site), if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD is not/ shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, HyD that:
- the applicant should take into consideration the possible works at Shui Mei Road under the Northern Link Main Line project;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirement in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimize any potential environmental nuisances;

- (f) to note the comments of the Director of Fire Services that:
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation Department that:
- the applicant is advised to adopt appropriate measures to avoid causing disturbance or pollution to the adjacent watercourse;
- (h) to note the comments of the of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- he has the following comments on the submitted drainage proposal:
    - (i) please advise if any site formation/land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected;
    - (ii) there are two CP3, please revise. Please advise the UC sizes from start point to both CP3;
    - (iii) the proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel;
    - (iv) cast iron grating is more desirable than the concrete cover because the former has more plan area for runoff collection;
    - (v) it appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:

*the applicant shall furnish him with their connection proposal for agreement. After obtaining his agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for the formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.*

- (vi) Fig.3 Connection Details - CP18, there is no CP18 so please review this drawing;
  - (vii) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, should be indicated on plan. The relevant connection details such as cross section with levels should be provided for comment;
  - (viii) the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the applied use. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the Site;
  - (ix) please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected area laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
  - (x) the applied use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (xi) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interest 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 application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



**Re: A/YL-KTN/960 DD 107 Sha Po, Kam Tin CDA**  
01/11/2023 02:49

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

A/YL-KTN/960.

Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin

Site area : About 4,390m<sup>2</sup> Includes Government Land of about 13m<sup>2</sup>

Zoning : "CDA"

Applied Use : 132 Vehicle Parking / 5 Years

Dear TPB Members,

Approval for 650 was granted on 13 Dec 2019, FOUR YEARS AGO.

Since then applicant has been granted a whopping FIFTEEN extensions of time, surely a record

Why was approval not revoked? This is Hong Kong where one can get years in jail for all sorts of issues but flagrant disregard for the planning regulations are encouraged by the lax attitude of the authorities.

Members should question what the issues are and why so many extensions have been granted in violation of the guidelines.

Applicant should not be awarded for taking advantage of the failure of govt depts to do their jobs.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Friday, 12 April 2019 1:48 AM HKT  
Subject: A/YL-KTN/650 DD 107 Sha Po, Kam Tin CDA

A/YL-KTN/650

Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin

Site area : About 4,507m<sup>2</sup> Includes Government Land of about 15m<sup>2</sup>

Zoning : "CDA"

Applied Use : 132 Vehicle Parking / **5 Years**

Dear TPB Members,

Another application to devote a large site to the most inefficient land use of all, at grade parking. 30+ sqmts per vehicle, the size of many family units currently on the market.

The site is currently being used for a mixture of parking and open storage.

North of the site are a number of residential developments and neat agricultural plots.

Approval of this application would allow the property owner to drag his feet instead of getting on with the long overdue development of the area.

Brownfield operation must be encouraged to move to custom built industrial estates.

Mary Mulvihill

This document is received on 10 OCT 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 or Regulated Areas; and  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時  
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or  
Regulated Areas  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2302628 5/10 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-K7N/960
	Date Received 收到日期	10 OCT 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

TANG Tsz Mo 鄧子武

### 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 盈卓物業顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, 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 ..... 4,390 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 15.25 ..... 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)	..... 13 ..... 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	"Comprehensive Development Area (1)" zone
(f) Current use(s) 現時用途	Public vehicle park  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



- ☐ 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  
4/9/2023 - 18/9/2023 (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 21/9/2023 (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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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



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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<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)														

**(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

Temporary Public Vehicle Park (Excluding Container Vehicle) 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 ..... 15.25 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 0.0035 ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... 0.35 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 1 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... 3 ..... m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☒ office 辦公室 ..... 15.25 ..... 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  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

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

☐ 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	SITE OFFICE	15.25 m <sup>2</sup> (ABOUT)	15.25 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		15.25 m <sup>2</sup> (ABOUT)	15.25 m <sup>2</sup> (ABOUT)	

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

Parking spaces and circulation area .....

.....

.....

.....

.....



### 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)

Existing

.....

.....

.....

.....

.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<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 San Tam Road via Shui Mei Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>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 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>Private Car Parking Spaces 私家車車位 <span style="float: right;">132</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></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 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 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p><input checked="" 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           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           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>.....</p> <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



Matthew NG

Name in Block Letters  
姓名 (請以正楷填寫)

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

Planning and Development Manager

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

MRTPI, MPiA, CMILT

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

22/9/2023

(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**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

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

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>@</sup> 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 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen'Long, New Territories		
Site area 地盤面積	4,390 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 13 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	"Comprehensive Development Area (1)" zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) 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	15.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0035 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
	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 (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 /	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)
	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	0.35 % <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) _____	132  132 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	/

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan. Plan showing the zoning of the application site. Plan showing the land status of the application site.</u> The accepted drainage and FSLs proposals of the previous application No. A/YL-KTN/650, Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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



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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site)* for **Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years'** (proposed development) (**Plan 1**).
- 1.2 The Site is located at an area predominated by residential use, i.e. Park Yoho and Cheung Chun San Tsuen. Despite the fact that public transportation is available at the Park Yoho Bus Terminal, residents still rely mostly on private car for daily commuting due to the limited destinations and infrequency of public transportation. In view of that, the applicant would like to continue to operate the applied use to bring convenience to the nearby locals.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Comprehensive Development Area (1)" ("CDA(1)") zone on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10 (**Plan 2**). According to the Notes of the OZP, 'public vehicle park (excluding container vehicle)' is a column two use within the "CDA(1)" zone, which requires permission from the Board.
- 2.2 Since the Site is surrounded by residential use, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents. As there is no known long term development programme of the Site, approval of the application on a temporary basis of 5 years would not frustrate the long term planning intention of the "CDA(1)" zone and would better utilize deserted land in the New Territories
- 2.3 In addition, the Site is the subject of a previous S.16 planning application (No. A/YL-KTN/650) for the same use submitted by the same applicant, which was approved by the Board on a temporary basis of 5 years in 2019. When compared with the previous application, the site area is slightly reduced to reflect the existing condition of the Site, while the number of structures, covered area, GFA, number of parking spaces and the operation mode remain unchanged. In support of the current application, the applicant submitted the accepted FSIs proposal of the previous application (No. A/YL-KTN/650) and a drainage proposal to support the current application (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 4,390 m<sup>2</sup> (about), including 13 m<sup>2</sup> (about) of GL (**Plan 4**). 1 structure is proposed at the Site for site office with total GFA of 15.25 m<sup>2</sup> (**Plan 4**). The site office is to provide indoor workspace for 1 administrative staff to support the daily operation of the Site. The operation hours of the Site are 24-hour daily, including public holiday. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	4,390 m <sup>2</sup> (about)
<b>Covered Area</b>	15.25 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,374.75 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.004 (about)
<b>Site Coverage</b>	0.4% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	15.25 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	15.25 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is accessible from San Tam Road via Shui Mei Road and a local access (**Plan 1**). Details of parking spaces are shown at **Table 2** below:

**Table 2 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space - 2.5 m (W) x 5 m (L)	132

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 5**). A notice will be posted at a prominent location of the Site to indicated that no light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.



- 3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. As trip generation and attraction of the proposed development is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (07:00 – 08:00)	0	15	15
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	10	11
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	7	4	11
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	7	3	10
Traffic trip per hour (average)	3	3	6

- 3.7 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* for sewage treatment at the Site.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development (**Appendices I and II**)
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years**'.

**R-riches Property Consultants Limited**

**September 2023**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis – Private Car

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-KTN/650  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post & Fax (2323 3662)**

R-riches Property Consultants Ltd.



(Attn: Mr. Matthew NG)

26 May 2020

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (h)  
– the submission of a fire service installations proposal**

**Proposed Temporary Public Vehicle Park (excluding container vehicle)  
for a Period of 5 Years in “Comprehensive Development Area (1)” Zone,  
Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107,  
and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long  
(Planning Application No. A/YL-KTN/650)**

I refer to your submission dated 24.4.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. YEN Chung-ming (Tel: 2733 7737) or Mr. HUNG Tsz-kwan (Tel: 2733 7758) of the Fire Services Department directly.

Yours faithfully,

( Ms. Winnie LAU )  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department



Your ref.: A/YL-KTN/650

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

24 April 2020

Dear Sir,

**Compliance with Approval Condition (h)**

**Temporary Public Vehicle Park (excluding Container Vehicle)  
for a Period of 5 Years in “Comprehensive Development Area (1)” Zone,  
Lots 1866 S.A RP (Part), 1866 S.B RP, 1867 S.B (Part) and 1905 RP (Part)  
in D.D. 107 and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/650)**

We are writing to submit a fire service installations (FSIs) proposal (**Appendix I**) for compliance with approval condition (h) of the subject application, i.e. the submission of a FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



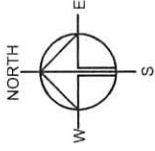
Matthew NG

cc DPO/FSYLE

(Attn.: Ms. Margaret SZETO

email: mwsszeto@pland.gov.hk)



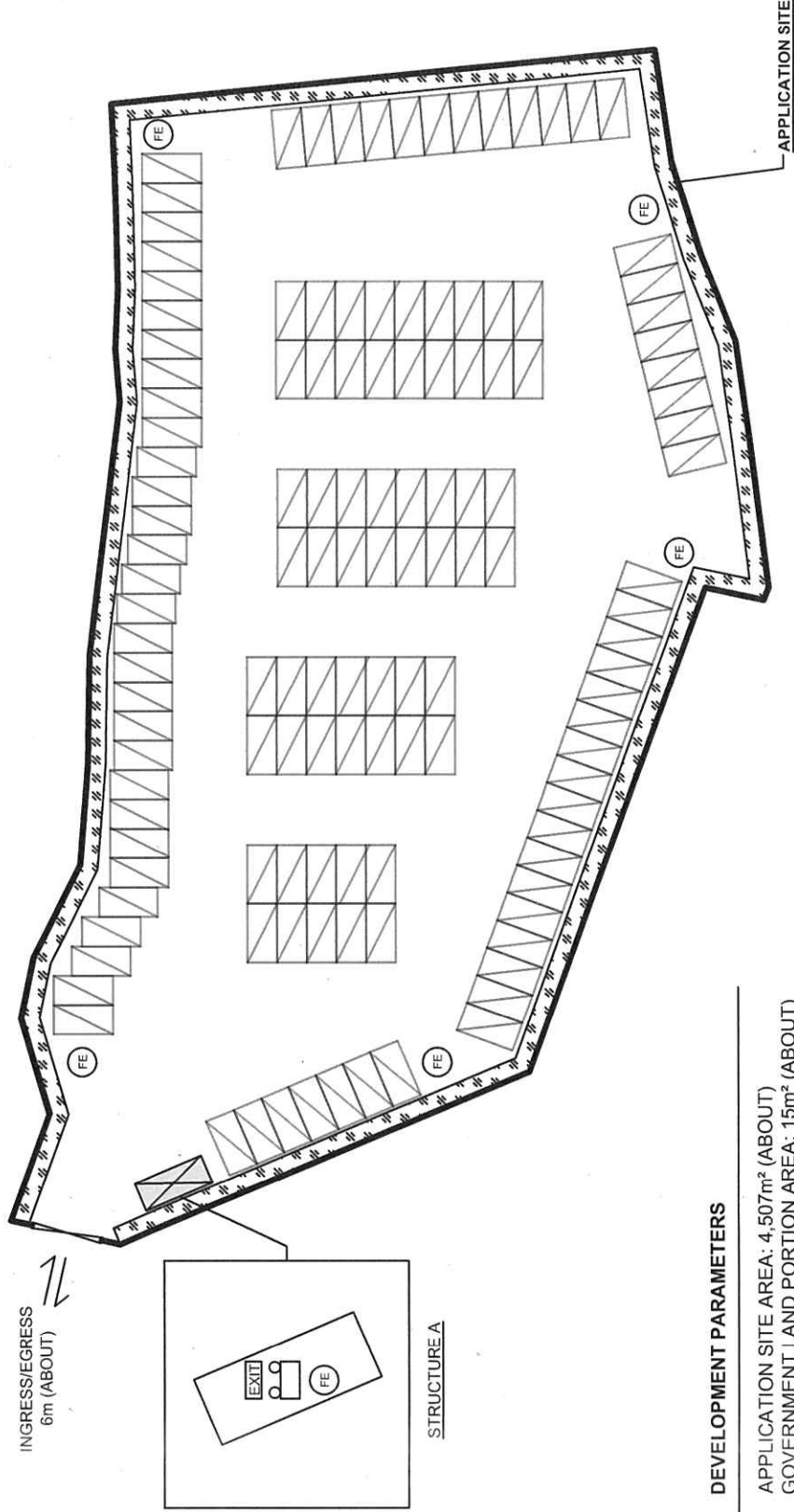


#### FS NOTES:

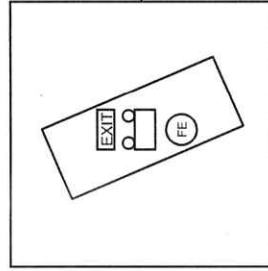
1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. POTABLE HAND-OPERATED APPROVED APPLICANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

#### FIRE SERVICE INSTALLATIONS

- 1 x EXIT SIGN
- 1 x EMERGENCY LIGHT
- 6 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER



INGRESS/EGRESS  
6m (ABOUT)



STRUCTURE A

#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 4,507m<sup>2</sup> (ABOUT)  
GOVERNMENT LAND PORTION AREA: 15m<sup>2</sup> (ABOUT)  
COVERED AREA: 15.25m<sup>2</sup> (ABOUT)  
UNCOVERED: 4,491.75m<sup>2</sup> (ABOUT)

STRUCTURE A (CONTAINER CONVERTED STRUCTURE)

USE: CARETAKER OFFICE

NON-DOMESTIC GFA: 15.25m<sup>2</sup> (ABOUT) BUILDING HEIGHT: 3m (ABOUT)

NO. OF STOREY: 1

NO. OF PRIVATE CAR PARKING SPACE (2.5m X 5m): 132

#### LEGEND



STRUCTURE

PARKING SPACE

Drawing No. 01

Project

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF  
5 YEARS

LOT 1866 S.A RP (PART) AND  
VARIOUS LOTS IN D.D. 107  
AND ADJACING G.L.

Drawing Title

APPENDIX I

Scale of A4

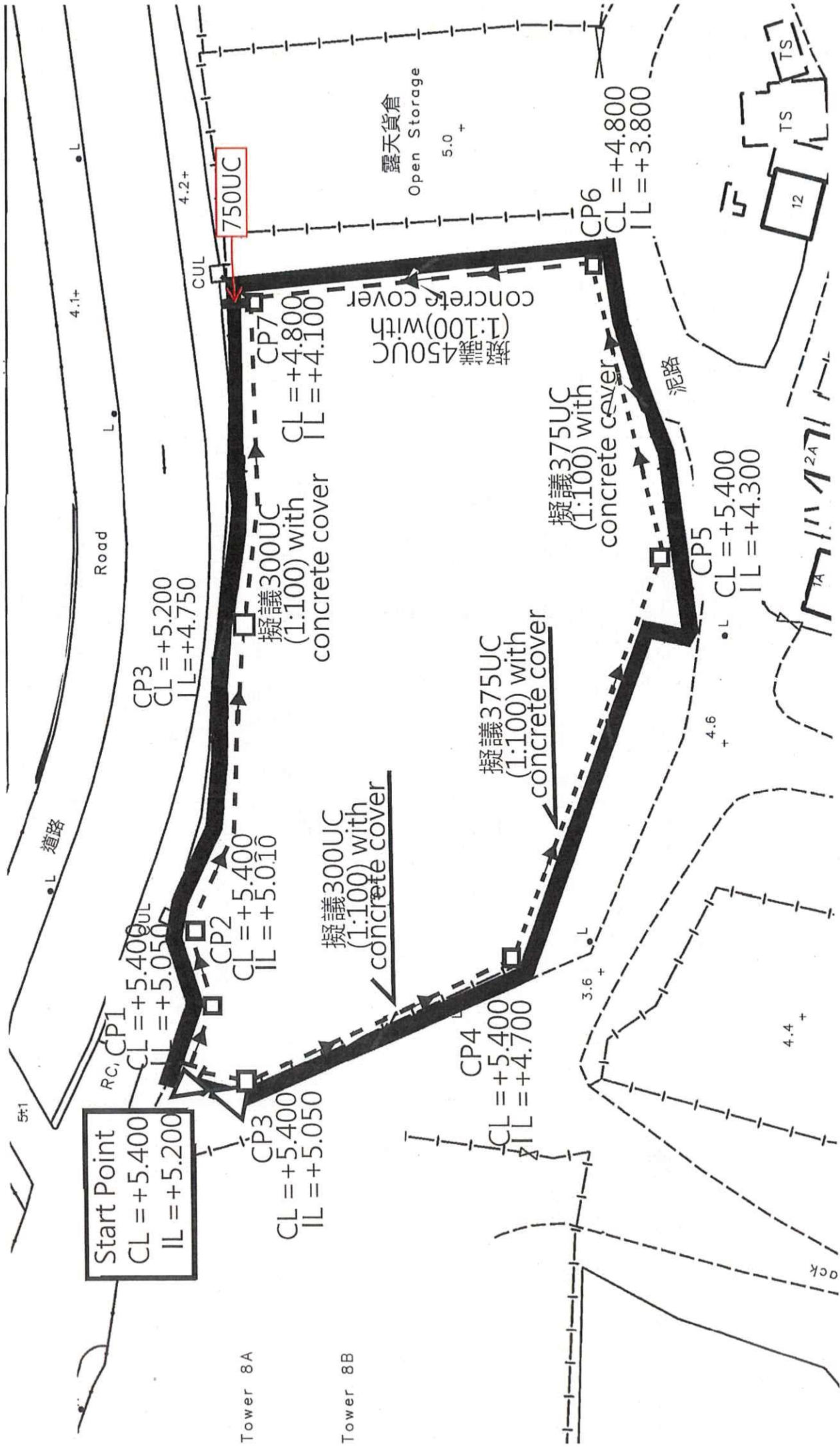
1 : 600

Drawn

25.4.2019

Revised

雨水排放建議圖





Legend:

- Proposed UC (1:100) with grating concrete cover
- Existing 1000UC
- Proposed Catchpit
- Existing Level

Project:  
Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long

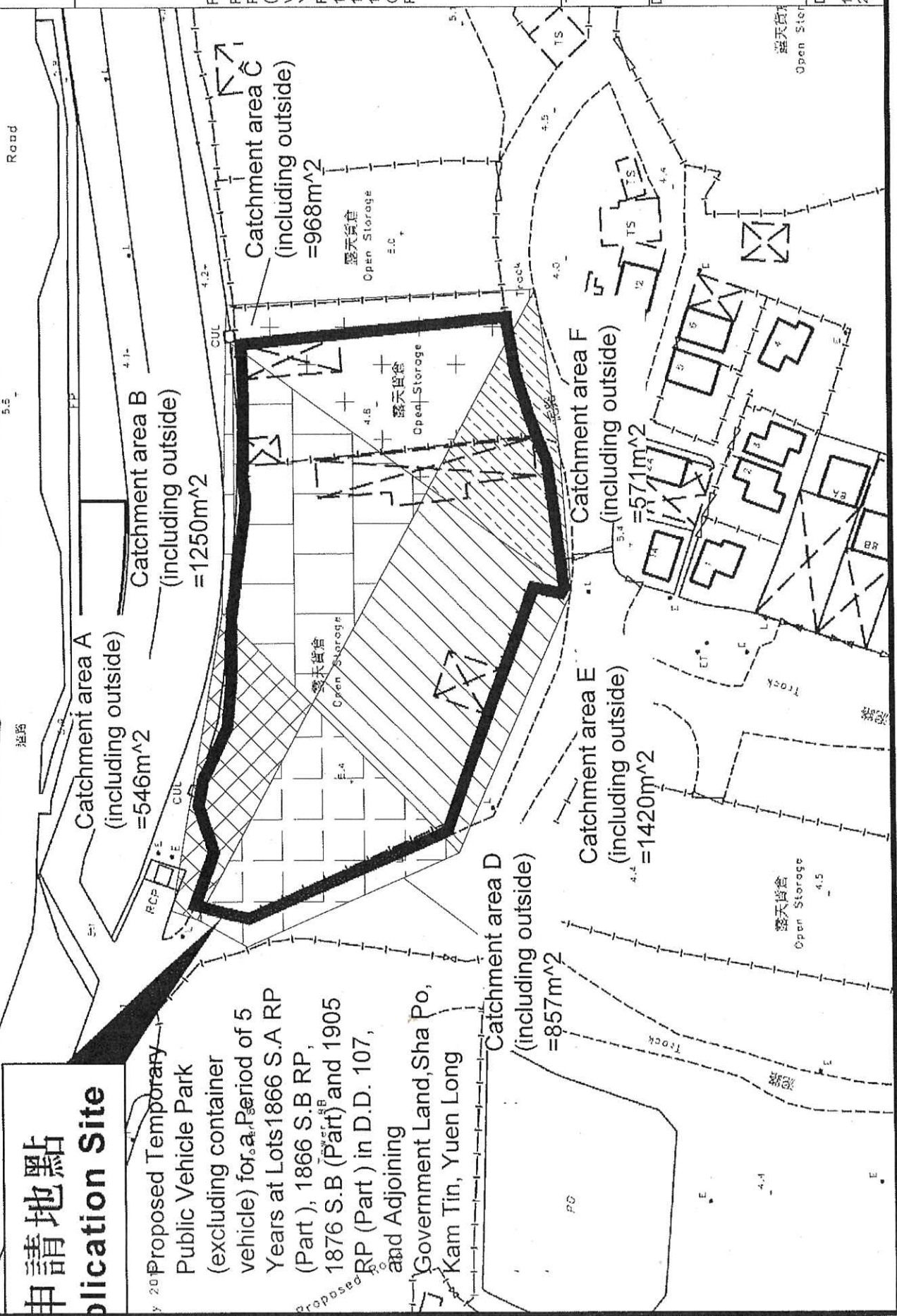
Title:  
Drainage Proposal- Application Boundary and Catchment Area

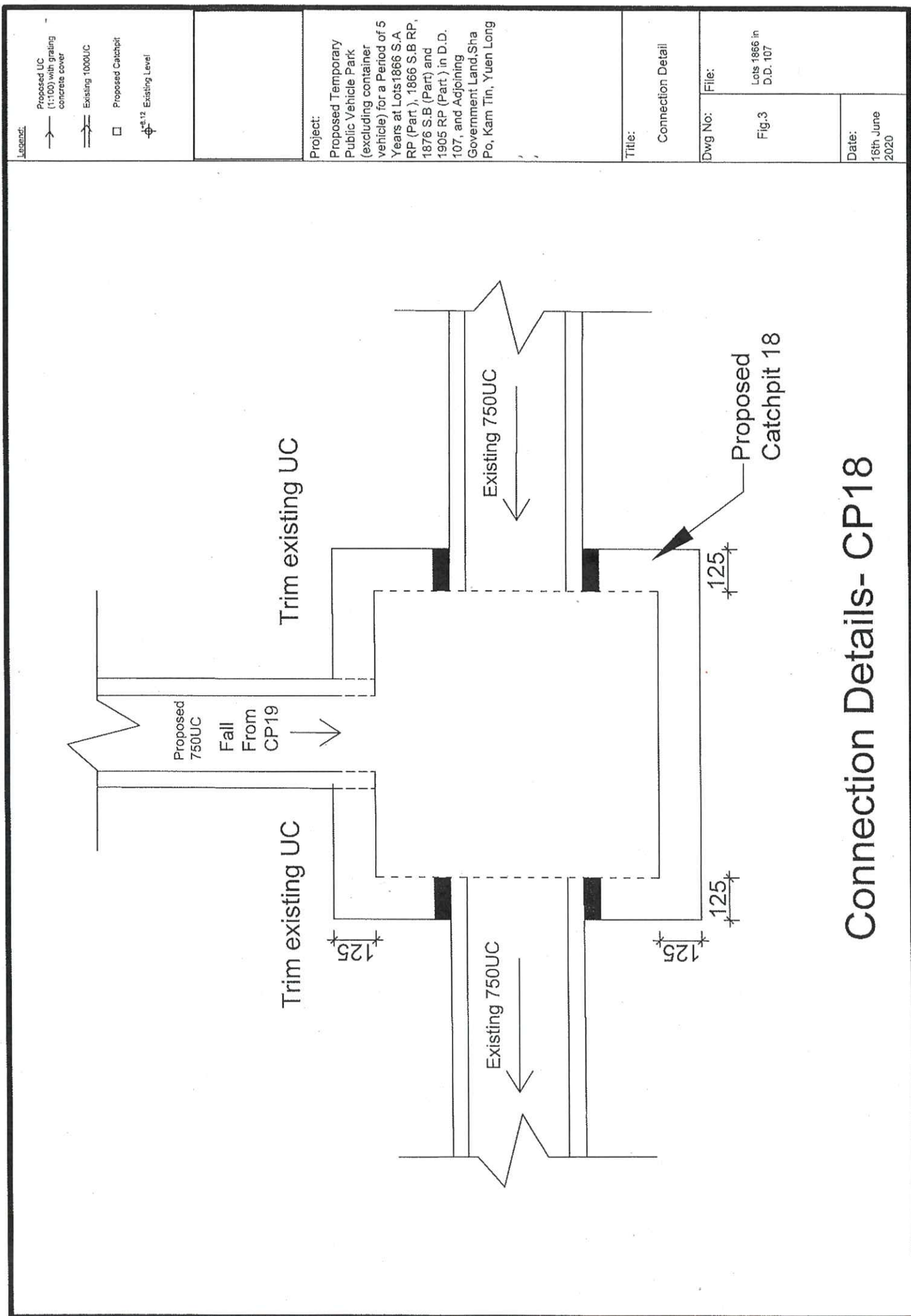
Dwg No:  
File:  
Lots 1866 in D.D. 107

Date:  
11th May 2020

# 申請地點 Application Site

Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long





Legend:

- Proposed UC (1:100) with grating concrete cover
- Existing 1000UC
- Proposed Catchpit
- Existing Level

Project:

Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long

Title:

Connection Detail

Dwg No:

Fig.3

File:

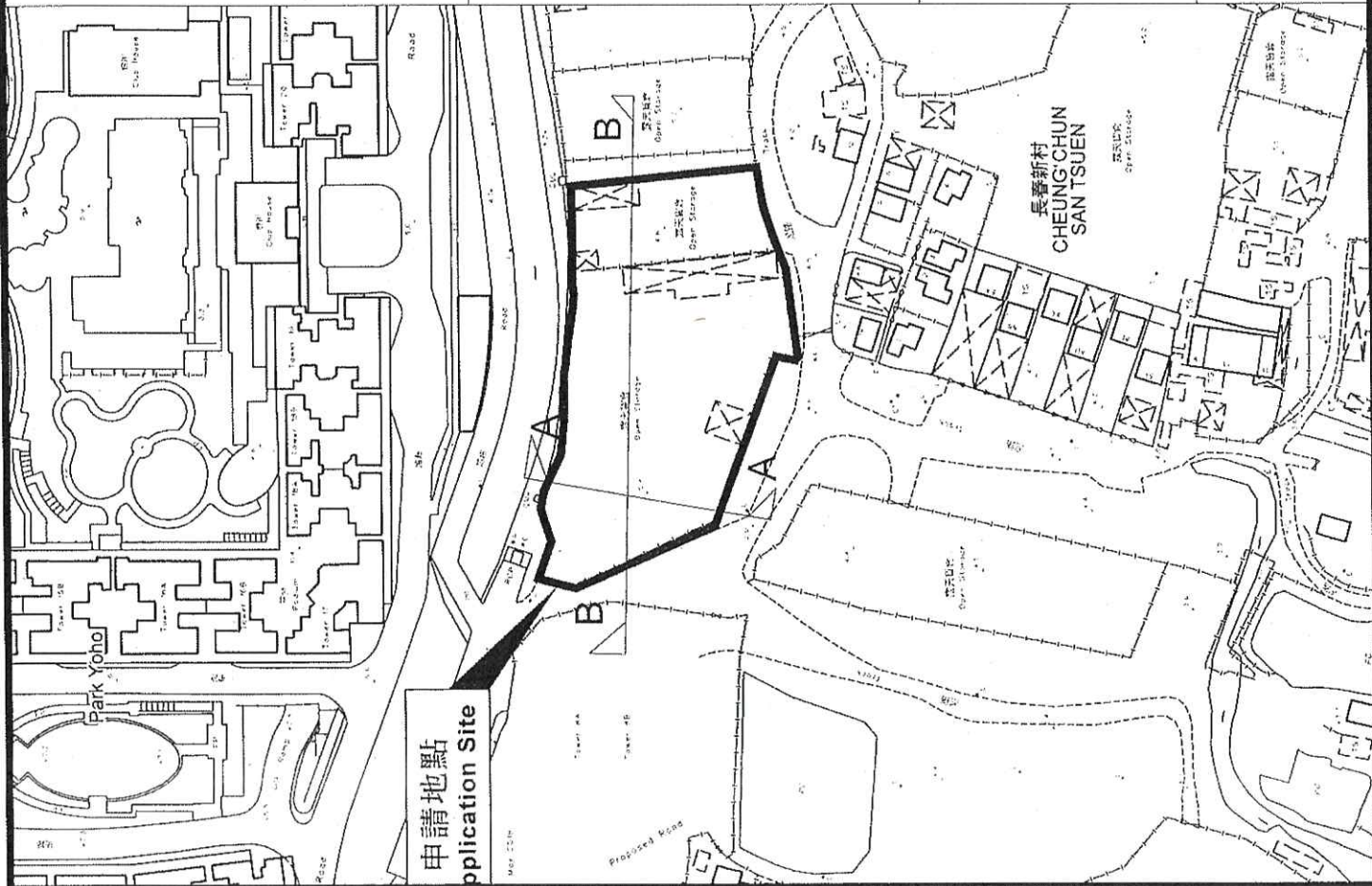
Lots 1866 in D.D. 107

Date:

18th June 2020

# Connection Details- CP18





Note:

Cross sections showing the existing ground levels due to proposed ground level consistent with the existing level.

<p>Legend:</p> <p>Proposed UC (1:100) with grating concrete cover</p> <p>Existing 1000UC</p> <p>Proposed Catchpit</p> <p>Existing Level</p>		<p>Project:</p> <p>Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years at Lots 1866 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long</p>	<p>Title:</p> <p>Section</p>	<p>Dwg No:</p> <p>Fig. 4</p> <p>File:</p> <p>Lots 1866 in D.D. 107</p>	<p>Date:</p> <p>11th May 2020</p>
	<p>SECTION A-A</p> <p>APPLICATION SITE</p> <p>+5.4</p> <p>+5.4</p> <p>+3.6</p>	<p>SECTION B-B</p> <p>APPLICATION SITE</p> <p>+5.4</p> <p>+4.8</p>			

Company: 恆協工程有限公司 HANDSHIP ENGINEERING COMPANY LIMITED  
 Project: Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 5 Years  
 at Lots 1856 S.A RP (Part), 1866 S.B RP, 1876 S.B (Part) and 1905 RP (Part) in D.D. 107, and Adjoining Government Land, Sha Po, Kam Tin, Yuen Long  
 Date: 2019/7/19

Calculation for channels:

Catchment Area of site A

Site Catchment Area = 546 m<sup>2</sup>  
 = 0.000546 km<sup>2</sup>  
 Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000546 km<sup>2</sup>  
 = 0.03605 m<sup>3</sup>/s  
 = 2163 liter/min

Catchment Area of site B

Site Catchment Area = 1250 m<sup>2</sup>  
 = 0.00125 km<sup>2</sup>  
 Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.00125 km<sup>2</sup>  
 = 0.082531 m<sup>3</sup>/s  
 = 4952 liter/min

Catchment Area of site C

Site Catchment Area = 968 m<sup>2</sup>  
 = 0.000968 km<sup>2</sup>  
 Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.000968 km<sup>2</sup>  
 = 0.063912 m<sup>3</sup>/s  
 = 3835 liter/min

Catchment Area of site D

Site Catchment Area

=	857	m <sup>2</sup>
=	0.000857	km <sup>2</sup>

0.000857 km<sup>2</sup>Peak runoff in  $m^3/s$ 

	x	0.95	x	250	mm/hr	x	0.000857	km <sup>2</sup>
	x	0.278	m <sup>3</sup> /s					
		0.056583						
		3395	liter/min					

0.056583 m<sup>3</sup>/s

3395 liter/min

Catchment Area of site E

Site Catchment Area

1420	m <sup>2</sup>
0.00142	km <sup>2</sup>

0.00142 km<sup>2</sup>

Peak runoff in  $m^3/s$

	x	0.95	x	250	mm/hr	x	0.00142	km <sup>2</sup>
0.278	x	m <sup>3</sup> /s						
0.093756								
5625		liter/min						

0.093756 m<sup>3</sup>/s

5625 liter/min

Catchment Area of site F

Site Catchment Area

571	m <sup>2</sup>
0.000571	km <sup>2</sup>

0.000571 km<sup>2</sup>

Peak runoff in  $m^3/s$

x	0.95	x	250	mm/hr	x	0.000571	km <sup>2</sup>
0.278							
0.0377	m <sup>3</sup> /s						
2262	liter/min						

0.0377	$m^3/s$
--------	---------

2262 liter/min

Peak runoff of whole site

0.370532	m <sup>3</sup> /s
22232	liter/m

22232 liter/min

Peak runoff in liter/min of A+B

7115 liter/min

Peak runoff in liter/min of D+E

9020 liter/min

Peak runoff in liter/min of D+E+F

Flow rate	Flow rate
11282	liter/min
9547	liter/min

Peak runoff in liter/min of C+D+E+F

Flow rate	Flow rate
15117	liter/min
22232	liter/min

peak runoff in liter/min of whole site

According to Figure 8.7 - Chart for the

me/s),

For gradient 1:100 2251C will be suitable for A

For gradient 1:100, 300UC will be suitable for B

For gradient 1:100, 225UC will be suitable for D

For gradient 1:100, 450UC will be suitable for D,E

For gradient 1:100, 375UC will be suitable for C and who

## CHECK EXISTING 750UC

Adjacent Catchment Area

---	1250	m <sup>2</sup>
---	0.00125	km <sup>2</sup>

$$0.00125 \text{ km}^2$$
Peak runoff in  $\text{m}^3/\text{s}$ 

0.278	x	0.95	x	250	mm/hr	x	0.00125	km <sup>2</sup>
-------	---	------	---	-----	-------	---	---------	-----------------

0.082531 m<sup>3</sup>/s

4952 liter/min

Peak runoff of 750UC

$$0.082531 \text{ m}^3/\text{s} + 0.3705323 \text{ m}^3/\text{s} = 0.45306355 \text{ m}^3/\text{s}$$

27184 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels).

For gradient 1:100, Existing 750UC is adequate



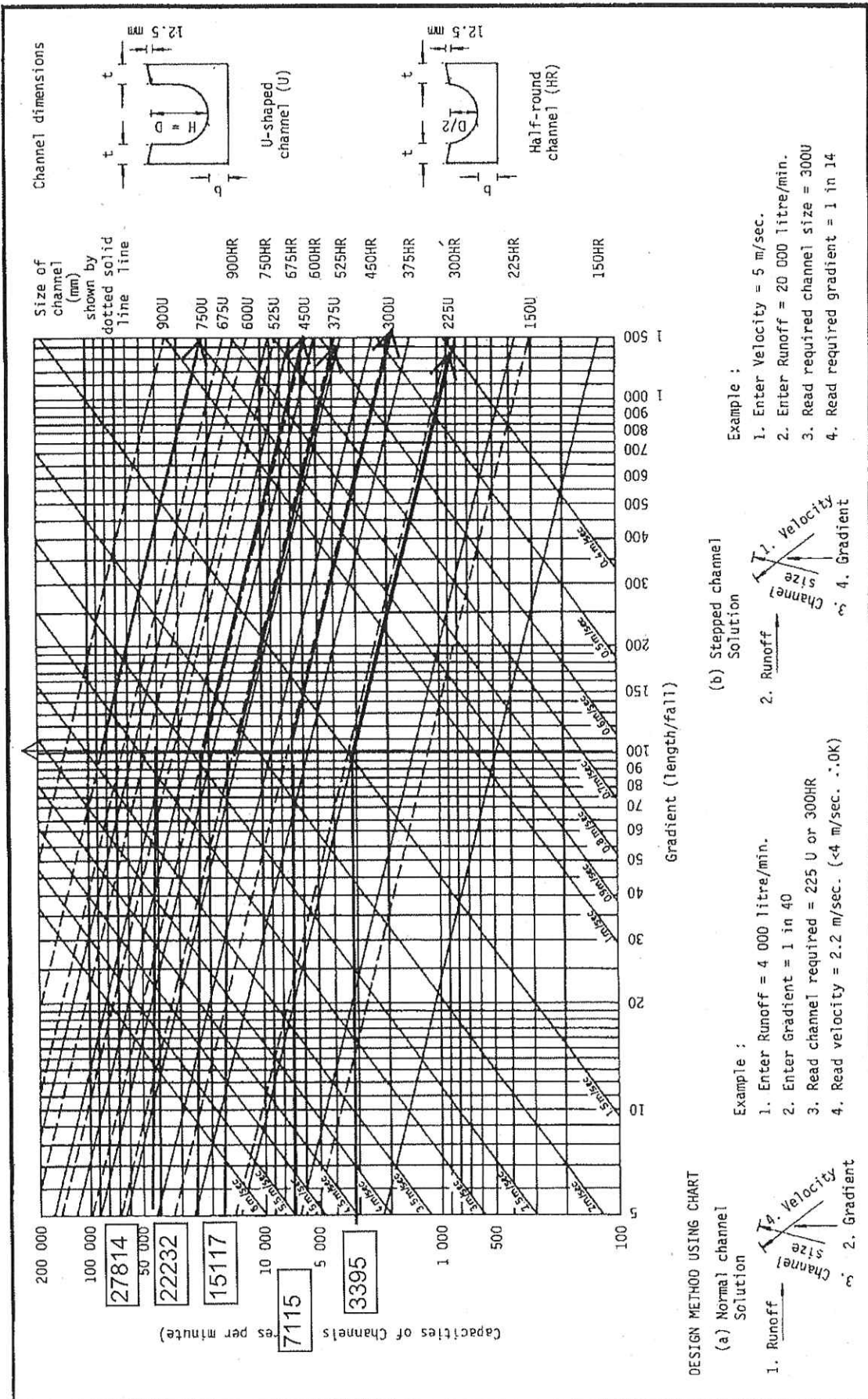
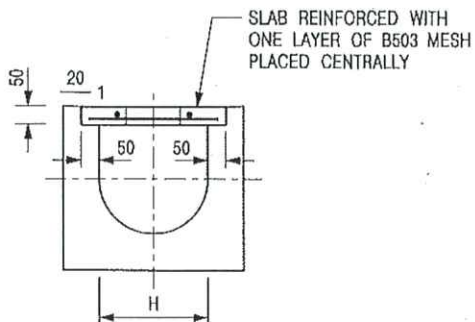
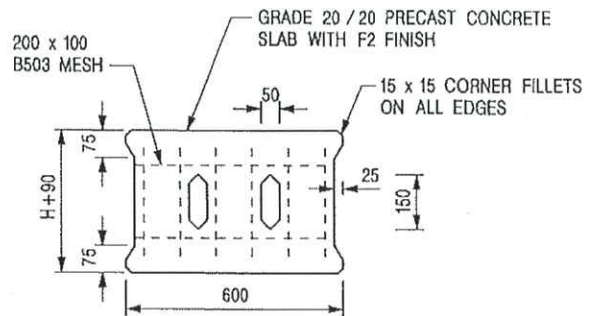


Figure 8.7 - Chart for the Rapid Design of Channels



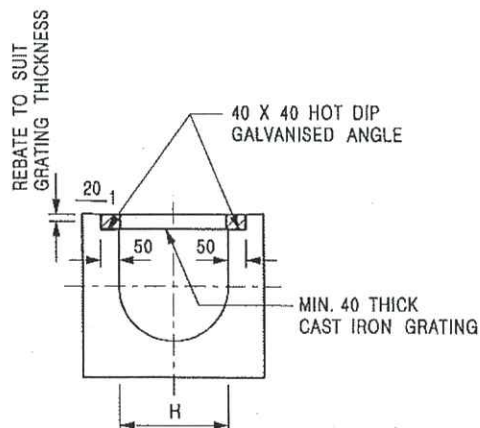
TYPICAL SECTION



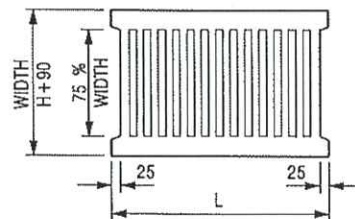
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

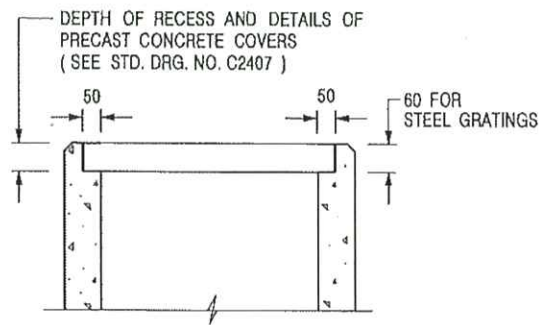
DATE JAN 1991

DRAWING NO.

C2412E








### 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.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)

		<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20		<b>DRAWING NO.</b> C2406 /2	
<b>DATE</b> JAN 1991			



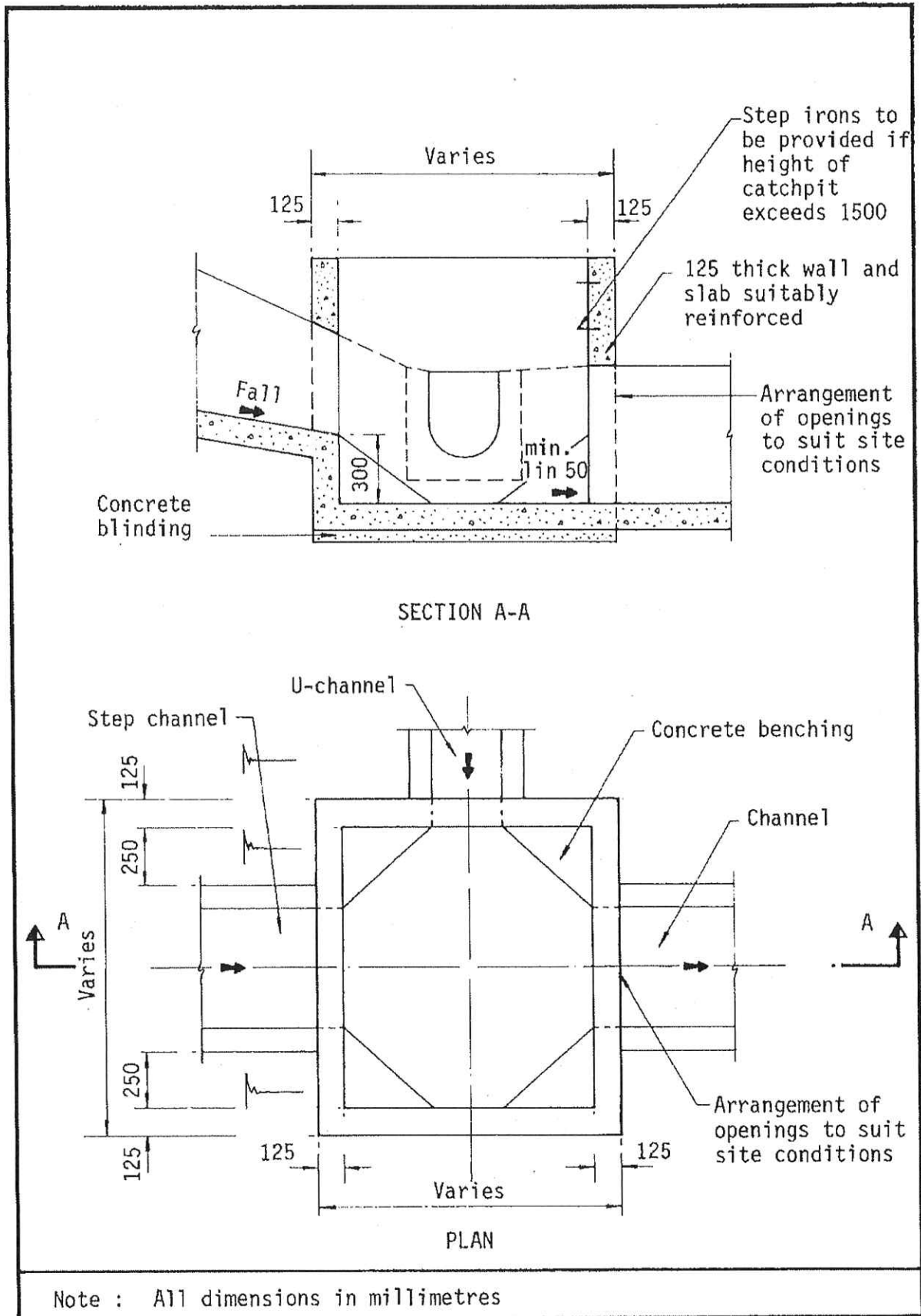
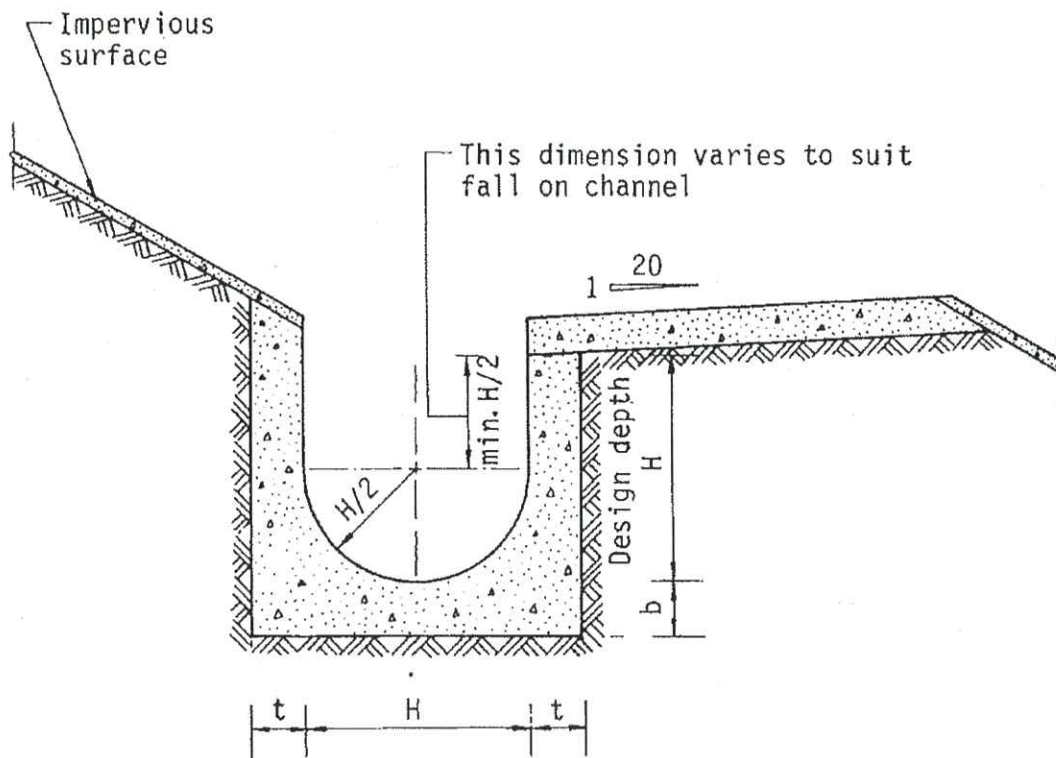


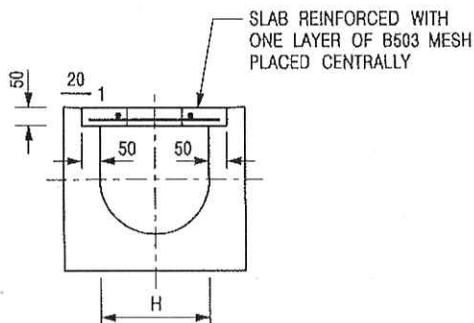
Figure 8.10 - Typical Details of Catchpits



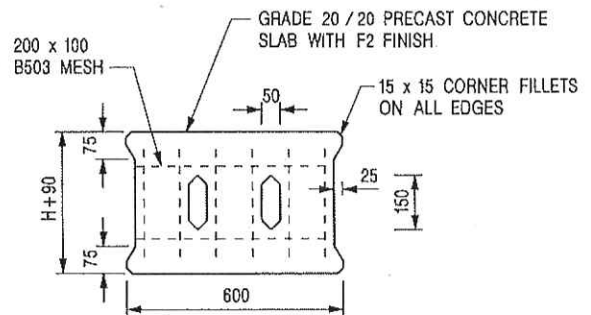
Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details



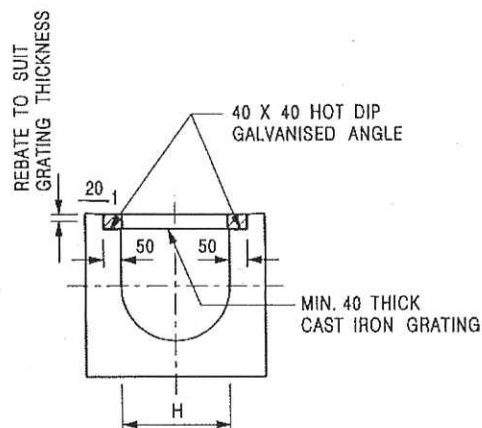
TYPICAL SECTION



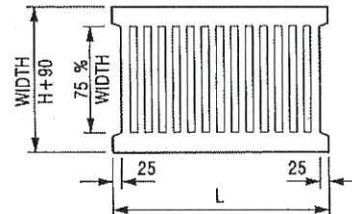
PLAN OF SLAB

### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

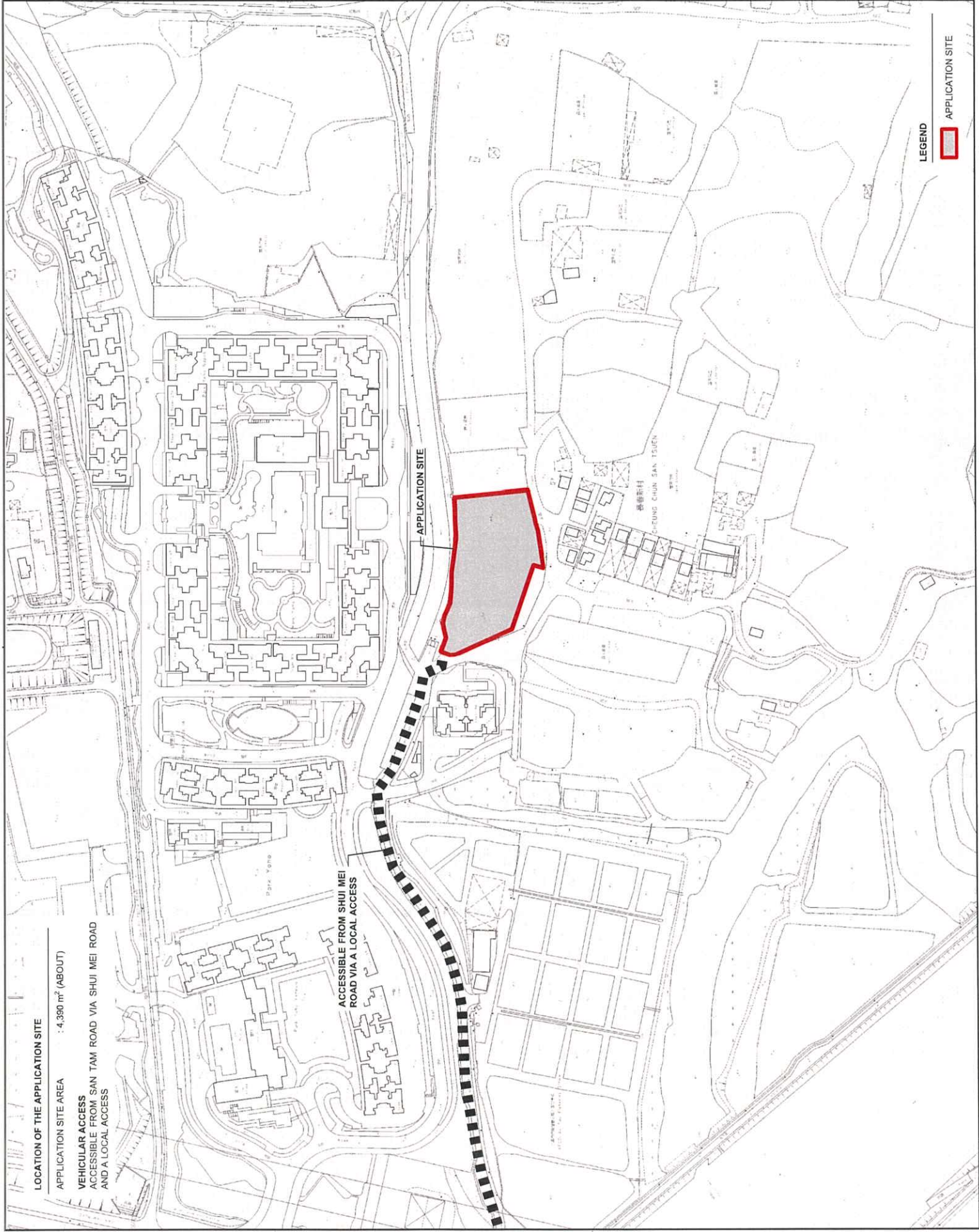
**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2412E**



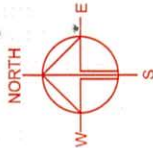


LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 4,390 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM SAN TAM ROAD VIA SHUI MEI ROAD  
AND A LOCAL ACCESS

ACCESSIBLE FROM SHUI MEI  
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND  
APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 5  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND  
ADJOINING GOVERNMENT  
LAND, FUNG KAT HEUNG, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE

1: 3000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

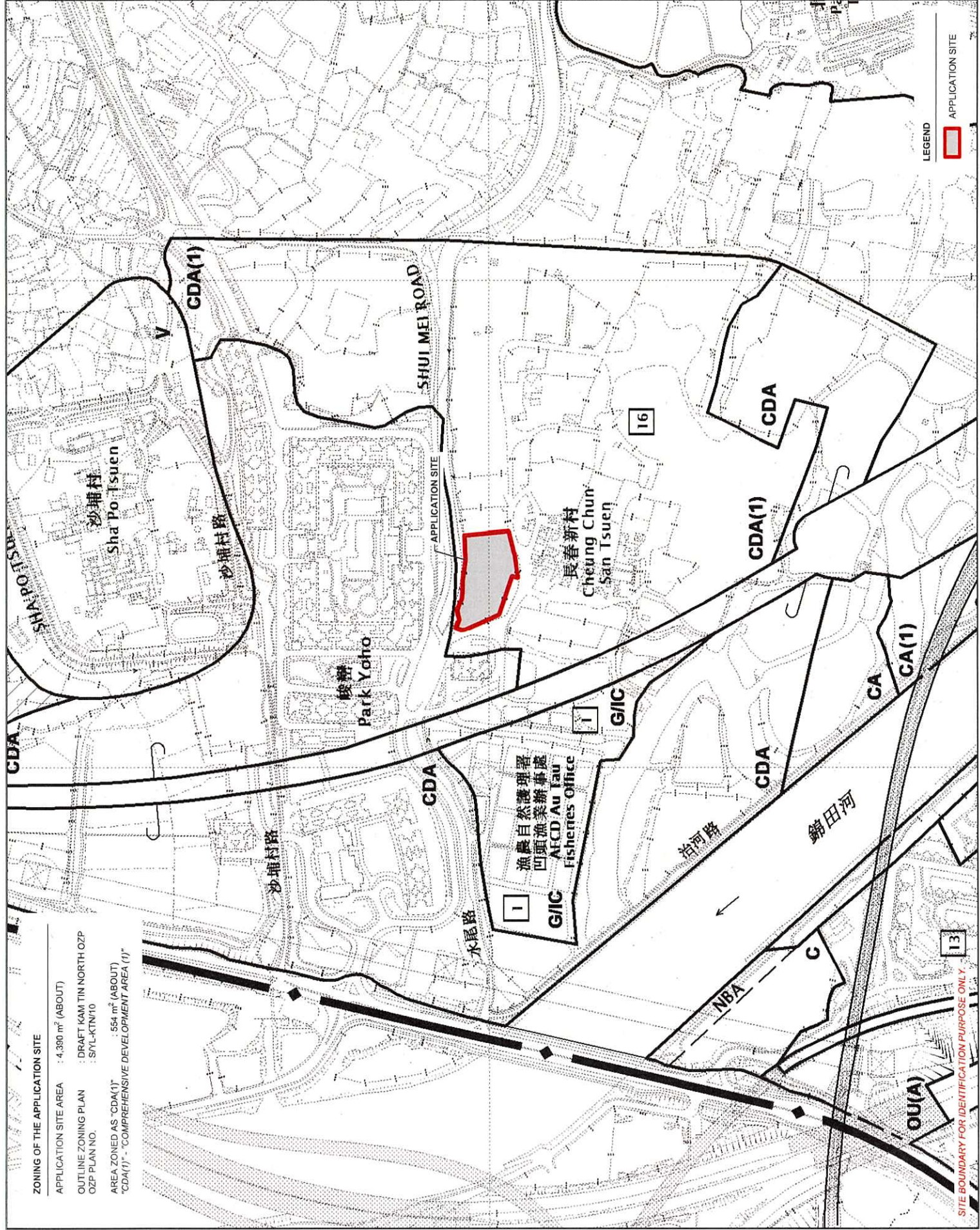
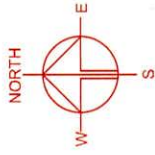
DWG. NO.

PLAN 1

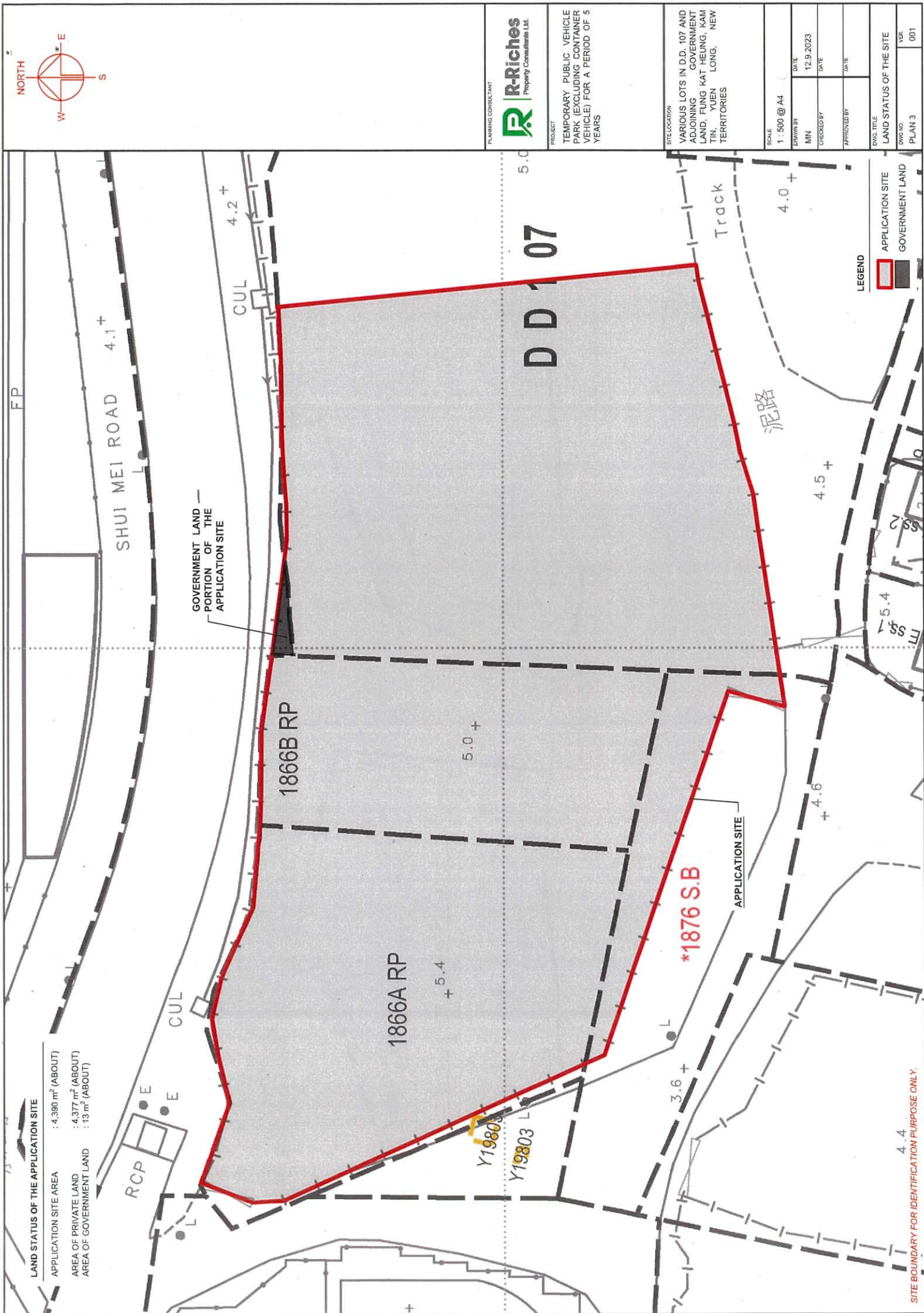
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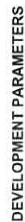
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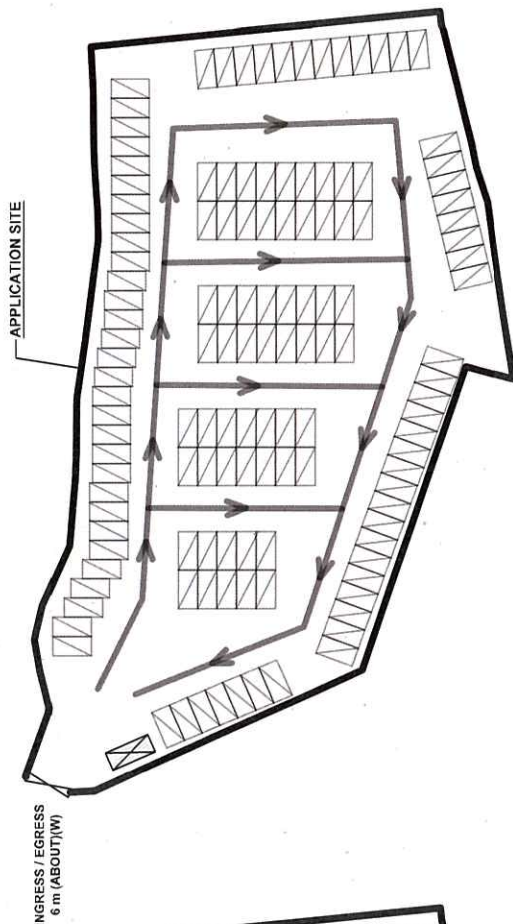






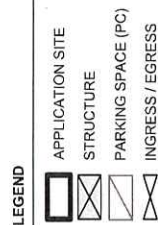


STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE	15.25 m <sup>2</sup> (ABOUT)	15.25 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
	<b>TOTAL</b>	<b>15.25 m<sup>2</sup> (ABOUT)</b>	<b>15.25 m<sup>2</sup> (ABOUT)</b>	



**LAYOUT OF PARKING SPACE**  
(INDICATIVE ONLY)

**DIRECTION OF TRAFFIC**  
(INDICATIVE ONLY)



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 132
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

## PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 5  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND  
ADJOINING GOVERNMENT  
LAND, FUNG KAT HEUNG, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MIN	20.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

NAME, TITLE

## LAYOUT PLAN

DRUG NO.

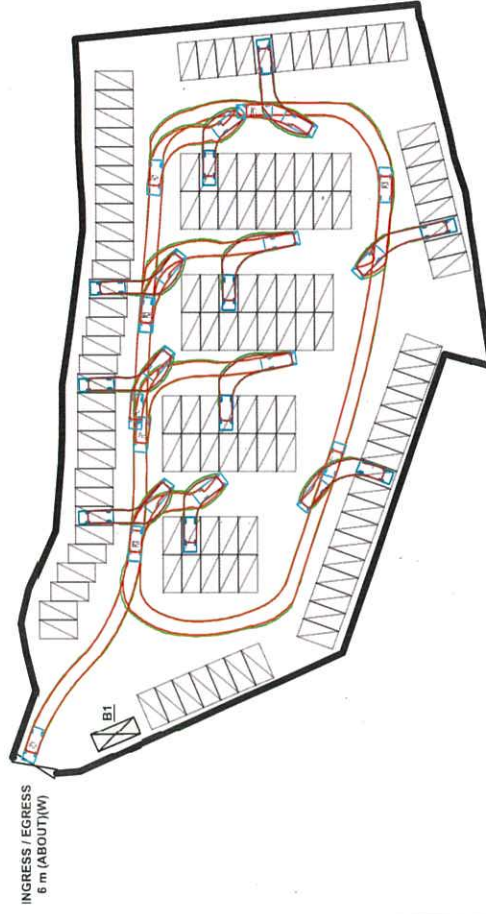
VER



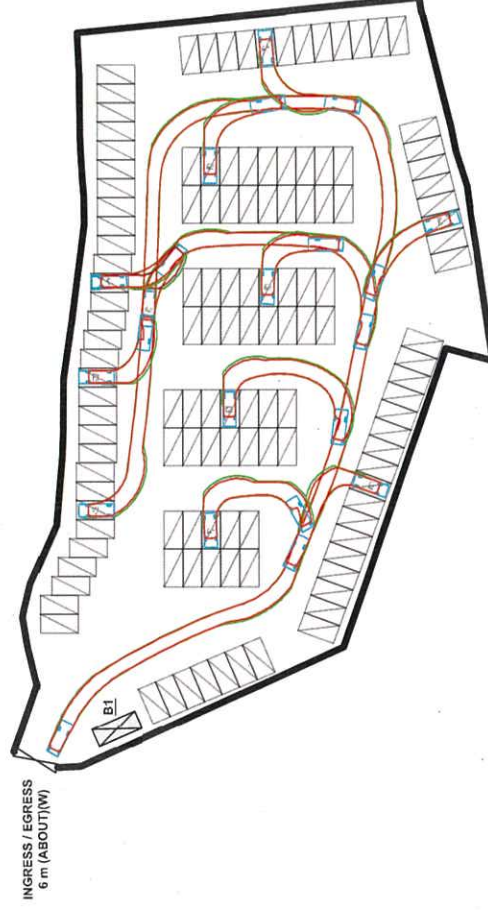
## SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



**FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS**

PI ABBING CONGRUENT TANT



**R-Riches**  
Property Consultants Ltd.

PROJECT

TEMPORARY PUBLIC VEHICLE  
PARK (EXCLUDING CONTAINER  
VEHICLE) FOR A PERIOD OF 5  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND  
ADJOINING GOVERNMENT  
LAND, FUNG KAT HEUNG, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

100

SCALE  
1:1000 @ A4

DATE	
DRAWN BY	

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### SWEPT PATH ANALYSIS

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PLAN 5



