

2021年 4月 28日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 28 APR 2021.
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-L-KTN/1768
	Date Received 收到日期	28 APR 2021

- 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)

TANG Kam Leung 鄧錦良

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

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

R-riches 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 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,178 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	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"[#] (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
19/04/2021 (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 21/04/2021 (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 <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

<p>(a) Operation involved 涉及工程</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>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="509 1370 1380 1830"> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

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

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

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

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
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)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle) 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	11 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.01	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	1 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3 m 米	<input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分				
GFA 總樓面面積	..... sq. m 平方米		<input type="checkbox"/> About 約	
number of Units 單位數目	.....		
average unit size 單位平均面積	.....sq. m 平方米		<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目	.....		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分				
				<u>GFA 總樓面面積</u>
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米		<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米		<input type="checkbox"/> About 約	
	(please specify the number of rooms 請註明房間數目)			
<input type="checkbox"/> office 辦公室	..... sq. m 平方米		<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米		<input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)			
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積)			

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SITE OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	GUARDHOUSE	3m ² (ABOUT)	3m ² (ABOUT)	
TOTAL		11m ² (ABOUT)	11m ² (ABOUT)	

<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米 <input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米 <input type="checkbox"/> Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SITE OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	GUARDHOUSE	3m ² (ABOUT)	3m ² (ABOUT)	
TOTAL		11m ² (ABOUT)	11m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
Circulation and parking spaces
.....
.....
.....
.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

.....

.....

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.....

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 Kam Hing Road via Chi Ho Road and 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> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>15</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>2</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	15	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2	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)					
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<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> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)					
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Others (Please Specify) 其他 (請列明)																		

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

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

如需要的話，請另頁表示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><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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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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。

The applicant seeks to use Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long (the Site) for 'Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years' (proposed development) (**Plan P01**). The applicant would like use the Site to operate a auto showroom and public vehicle park to serve the nearby locals.

The Site falls within an area zoned as Village Type Development" ("V") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (**Plan P02**). According to the Notes of the OZP, 'shop and services' and "public vehicle park" are column 2 uses within the "V" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "V" zone.

The Site is subject of a previous approved S.16 planning application No. A/YL-KTN/737 for 'Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years', which was approved by the Board on 18.12.2020, approval of the current application will not set undesirable precedent.

The Site occupied an area of 1,178 sq.m (about) of private land (**Plan P03**). Two structures are proposed at the Site for site office and guardhouse with total GFA of 11 sq.m (about)(**Plan P04**). The operation hours of the vehicle park are 24-hour daily (including public holiday). The operation hours of the shop and services are 09:00 to 18:00 daily (including public holiday). No workshop activities will be carried out at the Site.

The Site is accessible from Kam Hing Road via Chi Ho Road and a local access (**Plan P01**). 15 private car and 2 light goods vehicle parking spaces are provided at the Site. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. Medium or heavy goods vehicles, including container tractor/trailer are prohibited to parked/stored at the Site.

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 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.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years'.

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名(請以正楷填寫)

Position (if applicable)
職位(如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

on behalf of
代表



R-riches 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

20/04/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,178	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle) 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	11	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <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	2	
	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	1 % <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	17
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	15 / 2 / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

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

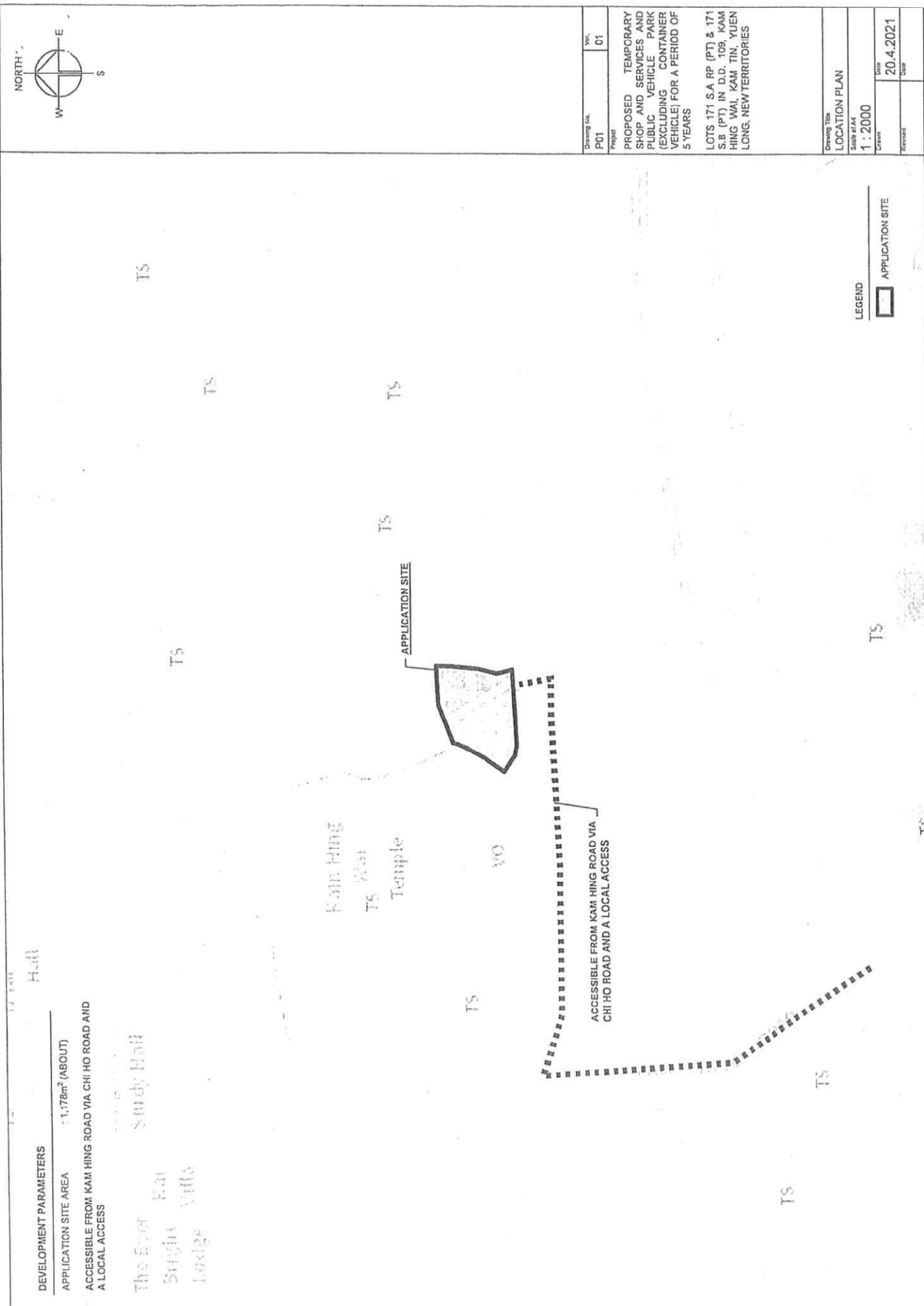
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional 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"/>
<u>Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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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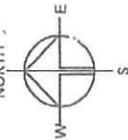
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,178m² (ABOUT)

ACCESSIBLE FROM KAM HING ROAD VIA CHI HO ROAD AND A LOCAL ACCESS

The Ever Rain Bridge Villa Lodge

Sandy Hall

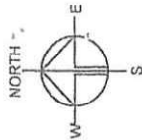


Drawing No.	W.C.
P01	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS
Location	LOTS 171 S.A RP (PT) & 171 S.B (PT) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES
Drawing Title	LOCATION PLAN
Scale of A4	1:2000
Drawn	20.4.2021
Revised	

LEGEND
APPLICATION SITE

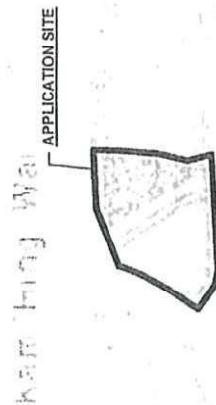
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,178m² (ABOUT)
 AREA ZONED AS "VILLAGE TYPE DEVELOPMENT" : 1,175m² (100%)(ABOUT)
 AREA ZONED AS "AGRICULTURE" : NOT APPLICABLE
 AREA ZONED AS "CONSERVATION AREA (1)" : NOT APPLICABLE



AGR

KAM T



CA(1)

KAM HING ROAD

V

(E)1 7

Drawing No. PD2
 Project
 Ver. 01

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

LOTS 171 SA RP (PT) & 171 S.B. (PT) IN D.D. 108, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title
 ZONING OF THE SITE
 Scale of A4
 1 : 2000

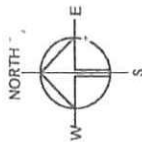
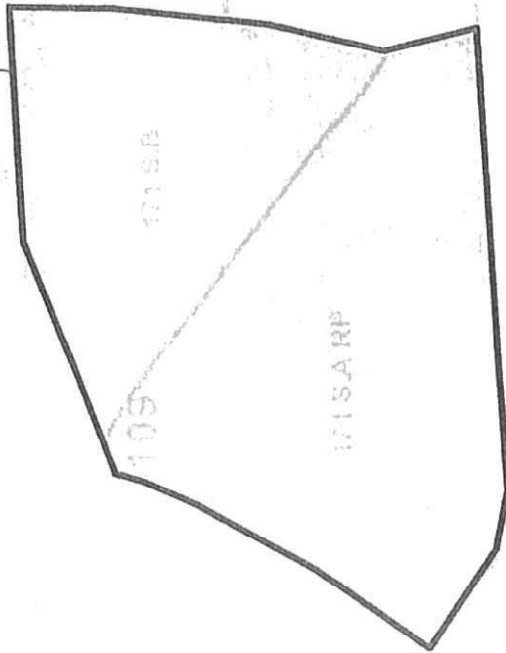
Date 20.4.2021
 Drawn
 Revised

LEGEND
 APPLICATION SITE
 V

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1.178m² (ABOUT)
 PRIVATE LAND AREA : 1.178m² (100%)(ABOUT)
 GOVERNMENT LAND AREA : NOT APPLICABLE

APPLICATION SITE



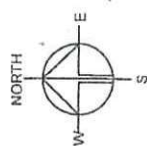
Drawing No.	Ver.
P03	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	
LOTS 171 S.A RP (PT) & 171 S.B (PT) IN D.D. 105, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
1 : 500	
Drawn	Date
	20.4.2021
Revised	Unit
	Unit

LEGEND
☐ APPLICATION SITE

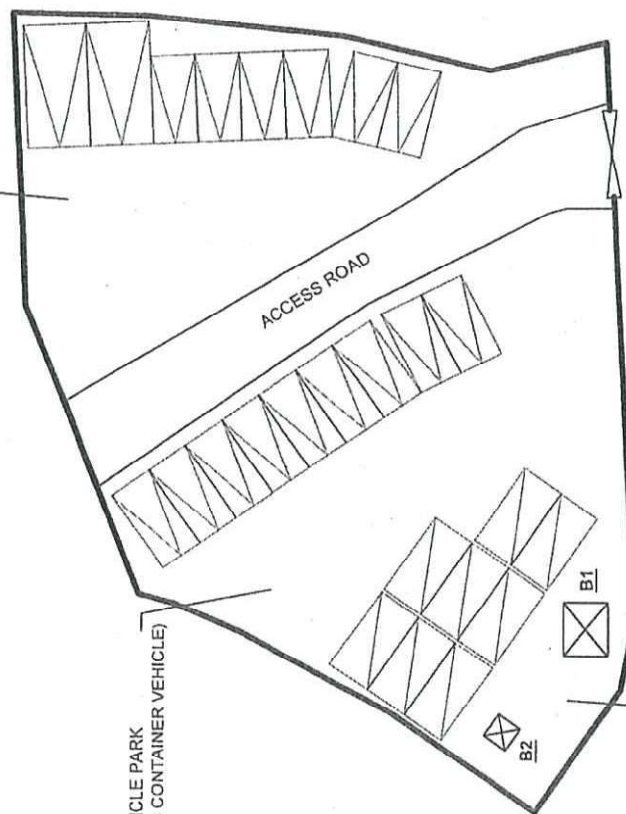
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	1,178m ² (ABOUT)
COVERED AREA	11m ² (ABOUT)
UNCOVERED AREA	1,167m ² (ABOUT)
PLOT RATIO	0.01 (ABOUT)
SITE COVERAGE	1% (ABOUT)
NO. OF STRUCTURE	2
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	11m ² (ABOUT)
BUILDING HEIGHT	3m (ABOUT)
NO. OF STOREY	1

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SITE OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B2	GUARDHOUSE	3m ² (ABOUT)	3m ² (ABOUT)	
TOTAL		11m ² (ABOUT)	11m ² (ABOUT)	



PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)



PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER VEHICLE)

INGRESS / EGRESS
5m (ABOUT) (W)

SHOP AND SERVICES
(VEHICLE SHOWROOM)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	15
DIMENSION OF PARKING SPACE	2.5m (W) X 5m (L)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	2
DIMENSION OF LUL SPACE	3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	SPACE FOR DISPLAYING VEHICLE
	INGRESS / EGRESS

Drawing Title	Var.
P04	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS	

LOTS 171 S.A. RP (PT) & 171 S.B. (PT) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title	LAYOUT PLAN
Scale of A4	1:400
Drawn	
Check	
Date	27.4.2021
Revise	



Our Ref.: DD109 Lot 171 S.A RP & 171 S.B
Your Ref.: TPB/A/YL-KTN/768

卓物業
有限公司

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

By Email

17 June 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part)
and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/768)

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.
or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk)
email: vkflau@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle) for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/768)

- (i) The proposed development includes an open-air car park and two temporary structures for site office and guardhouse to support the operation of the shop and services.
- (ii) The application site (the Site) involves a previous S.16 planning application No. A/YL-KTN/737 for temporary public vehicle park, which was approved by the Town Planning Board (the Board) on a temporary basis of 5 years on 18.12.2020. However, due to non-compliance with approval conditions (a) and (c), which led to revocation on 16.6.2021, details are as follows:

	Non-Compliance of Approval Conditions of the Previous Application No. A/YL-KTN/737	Actions to be carried by the applicant for the current application
(a)	No 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/exit the site.	The applicant will strictly follow the proposed scheme after planning approval has been granted from the Board. The applicant will post a notice at a prominent location of the Site and staff will be deployed at the ingress/egress to ensure that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers.
(c)	No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the site.	The applicant seeks to use portion of the Site to operate a vehicle showroom. A total of 8 no. vehicles (without licenses) will be displayed at the Site.

(iii) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
<p>(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics. In particular, please clarify if there is any split between parking spaces for motor-vehicle showroom and the public vehicle park;</p>	<p>The Site is located within an area which is dominated by residential use. As no public vehicle park with valid planning permission is provided at Kam Hing Wai area, illegal on-street parking is often observed at the area (Annex I). The proposed development aims to provide 14 no. private car and 2 no. light goods vehicle (LGV) parking spaces for nearby locals, in order to meet the genuine demand for legal parking spaces in the area.</p> <p>The applicant also seeks to operate a vehicle showroom at the Site. The estimated number of visitors of the shop and services per day are 10. 1 no. private car parking space is provided for visitor. Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Kam Hing Road then walk to the Site (Plan 1). A total of 8 no. vehicles (without licenses) will be displayed and driven to the Site with trade licenses by staff. Therefore, towing of vehicle is not required.</p> <p>In view of the above, the parking provision of Site is considered <u>adequate</u> for the Site operation.</p>

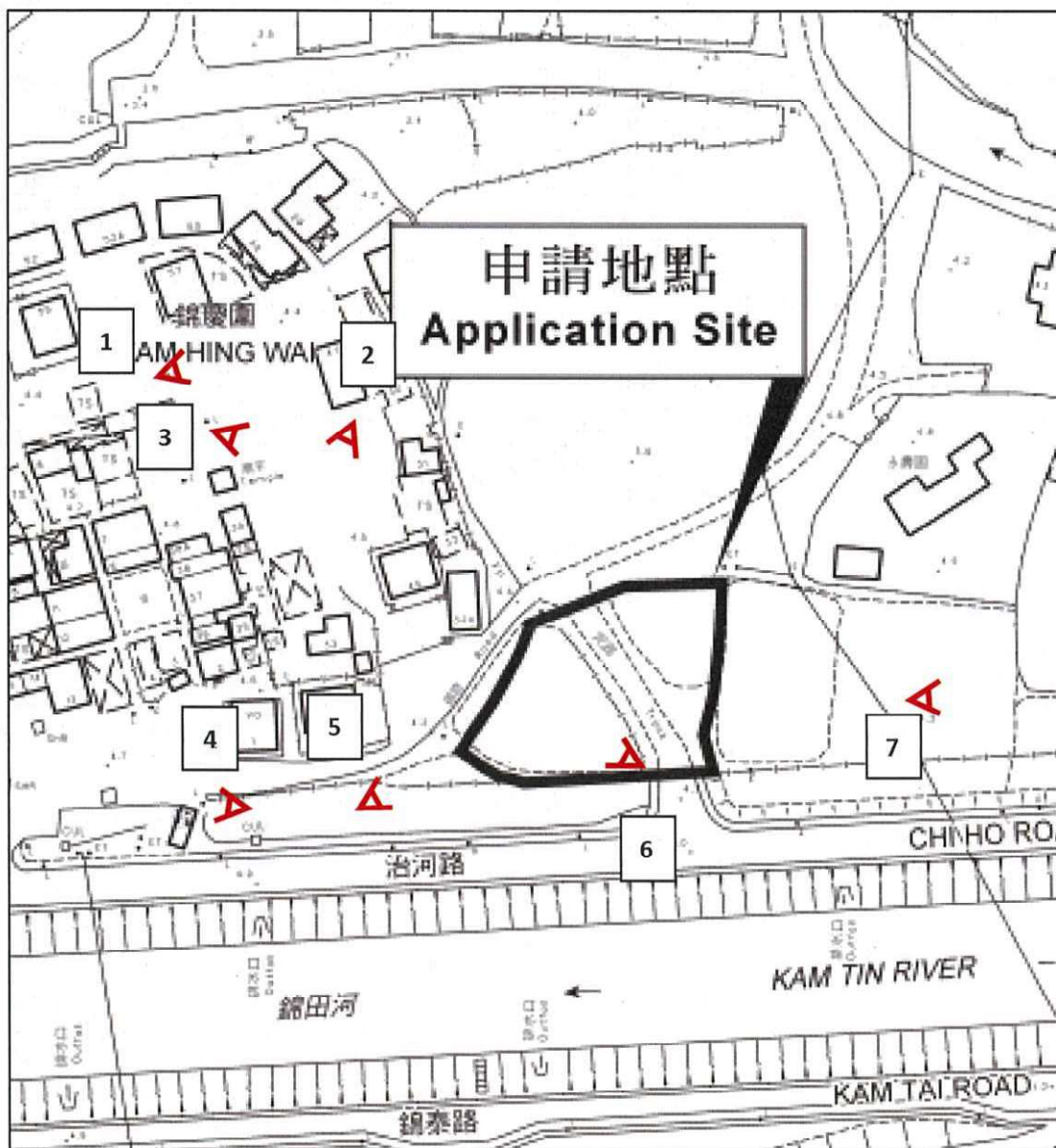
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Chi Ho Road and the local access;	The operation hours of the public vehicle park and shop and services are 24-hour daily and 09:00 to 18:00 daily respectively. As the extra traffic induced by the proposed development is minimal, adverse traffic impact to surrounding road network should not be anticipated (Annex II).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Chi Ho Road, along the local access and within the site;	Sufficient space is provided for smooth manoeuvring of vehicles to / from Chi Ho Road (Annex III and Plan 2).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
(e)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

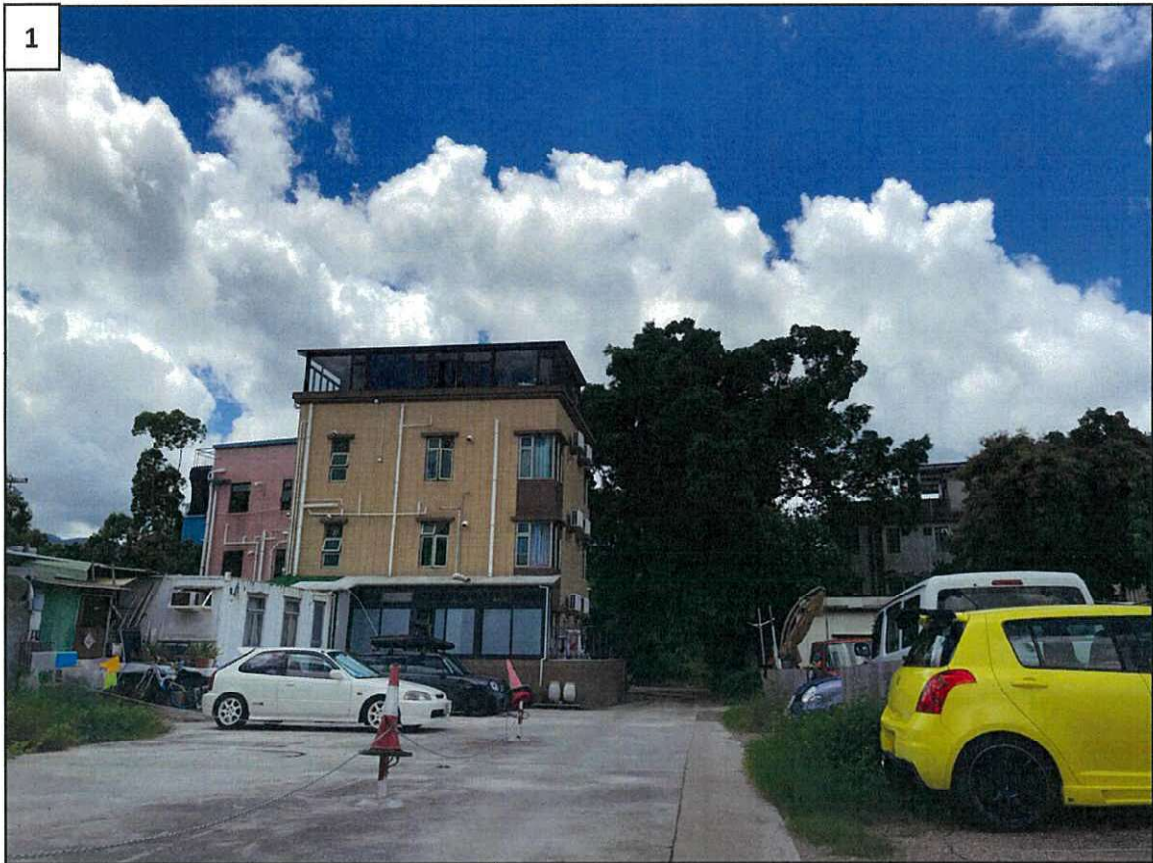
Illegal Parking in the Area

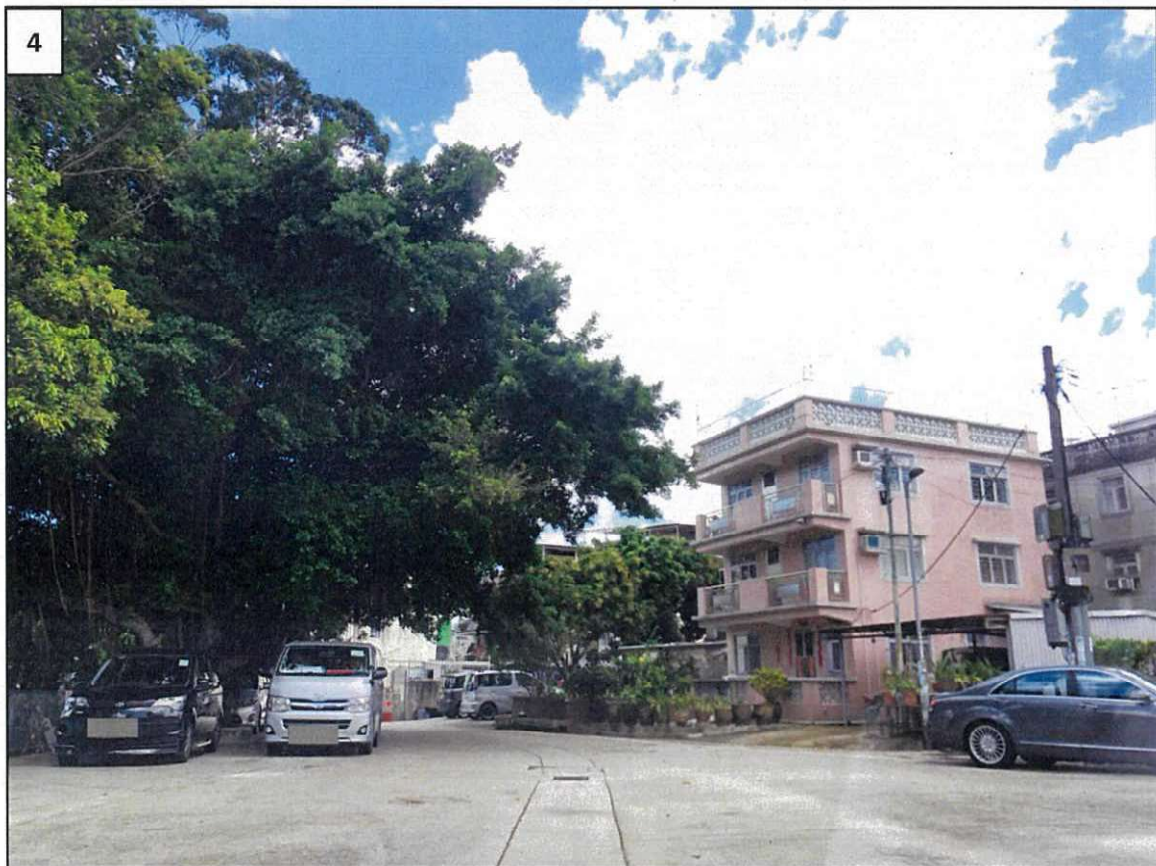
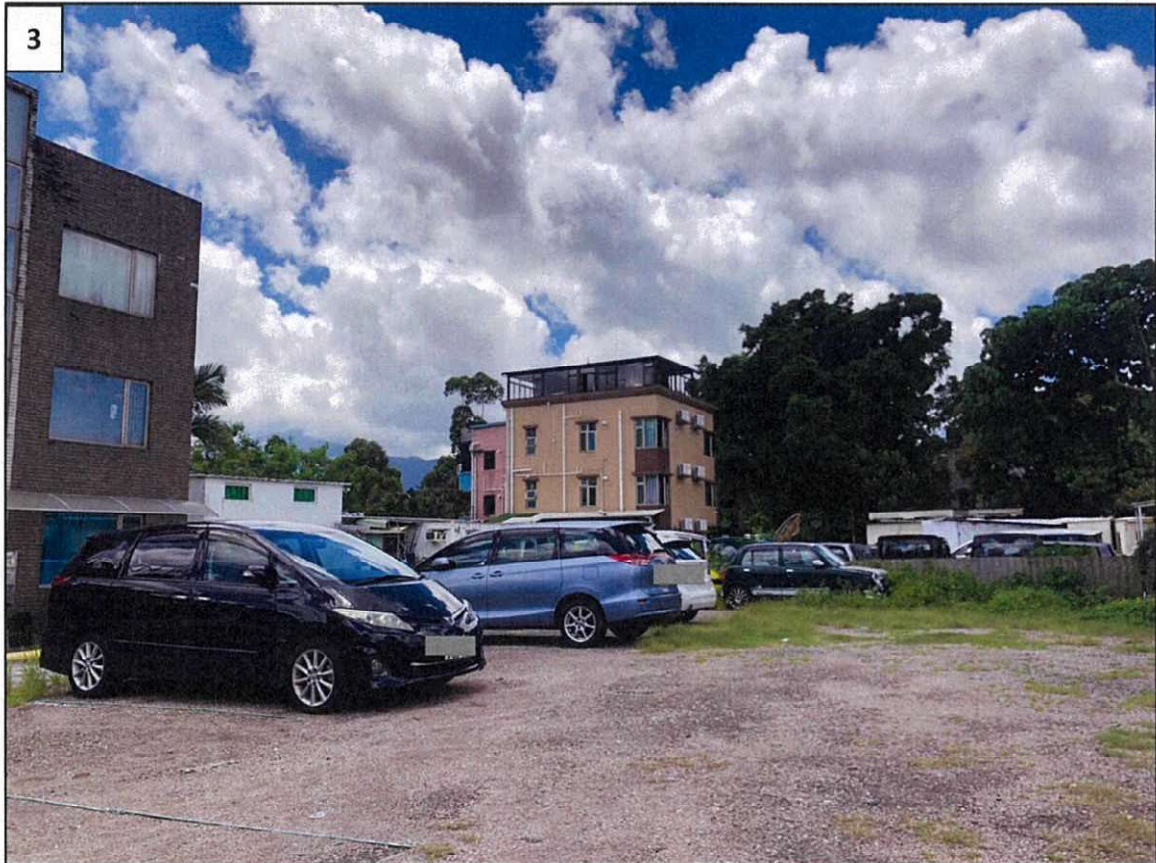
**Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part)
and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

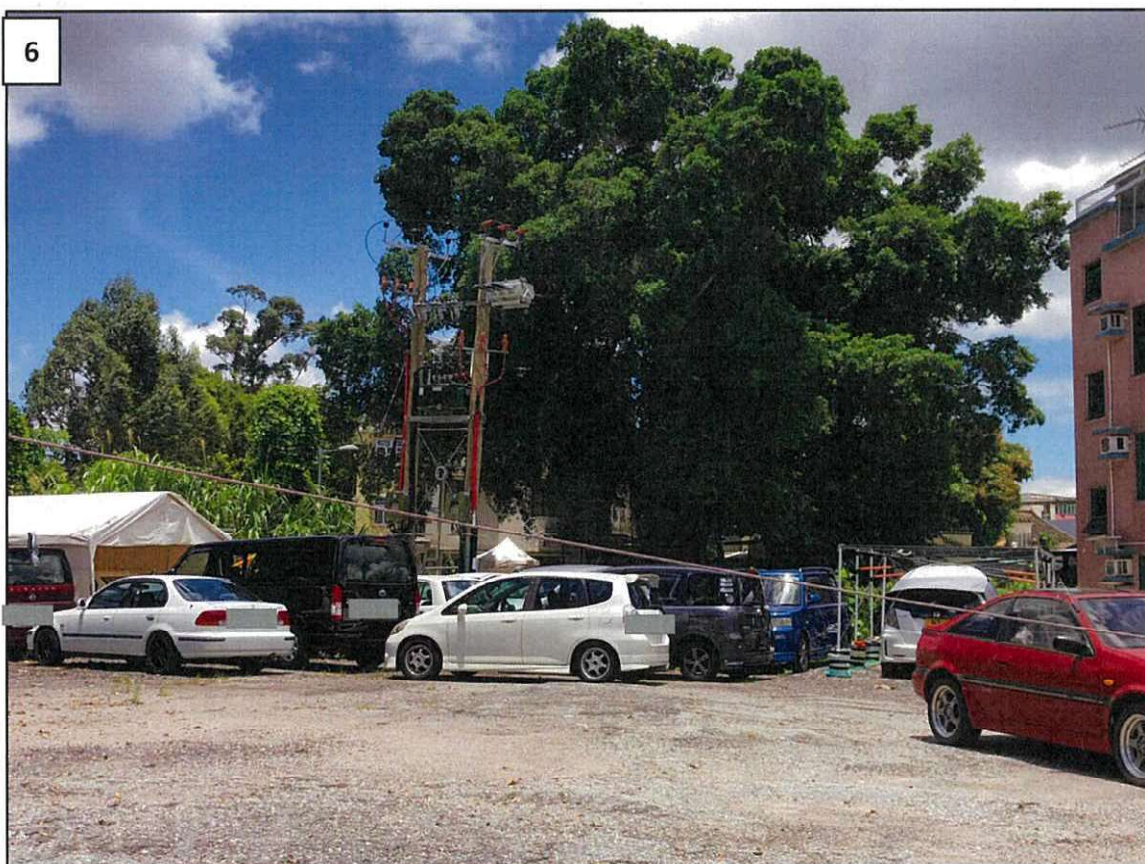
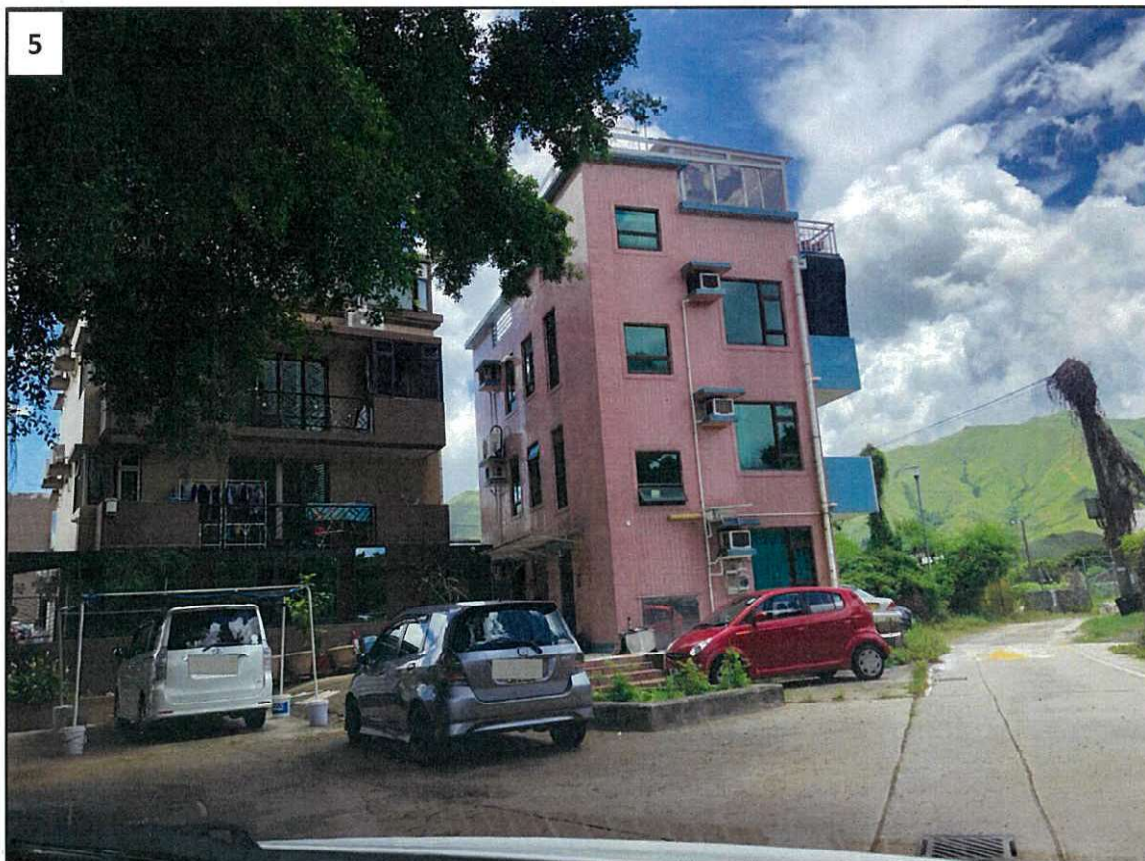
(Application No. A/YL-KTN/768)

- (i) The operation hours of the public vehicle park and shop and services are 24-hour daily and 09:00 to 18:00 daily respectively.
- (ii) Illegal parking is often observed at Kam Hing Wai area and the vicinity of the application site, details are as follows:











Estimated Trip Generation & Attraction

**Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part)
and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/768)

- (i) The application site (the Site) is accessible from Chi Ho Road and a local access. A total of 17 no. parking spaces are provided at the Site, details are as follows:

Type of Parking Space		No. of Space
Shop and Services	Private car	1
Public Vehicle Park	Private car	14
	Light goods vehicle	2

- (ii) The operation hours of the public vehicle park and shop and services are 24-hour daily and 09:00 to 18:00 daily respectively. The breakdown of the estimated vehicular trips on weekdays are as follows:

Time Period	Trip Generation & Attraction						Total
	Shop and Services		Public Vehicle Park				
	Private Car		Private Car		LGV		
	In	Out	In	Out	In	Out	
00:00 – 07:00	-		0	2	0	0	2
07:00 – 08:00			0	3	0	2	5
08:00 – 09:00*			1	8	0	0	9
09:00 – 10:00	1	1	2	2	0	0	6
10:00 – 11:00	1	1	2	2	0	0	6
11:00 – 12:00	1	1	2	2	0	0	6
12:00 – 13:00	1	1	2	2	0	0	6
13:00 – 14:00	0	0	2	2	0	0	4
14:00 – 15:00	1	1	2	2	0	0	6
15:00 – 16:00	1	1	2	2	0	0	6
16:00 – 17:00	1	1	2	2	0	0	6
17:00 – 18:00	1	1	4	3	0	0	9
18:00 – 19:00*	-		8	3	1	0	12
19:00 – 20:00			2	4	1	0	7
20:00 – 21:00			2	2	0	0	4
21:00 – 22:00			2	0	0	0	2
22:00 – 23:00			2	0	0	0	2
23:00 – 24:00			1	0	0	0	1

*Peak hour of the day

Manoeuvring of Vehicle to / from Chi Ho Road

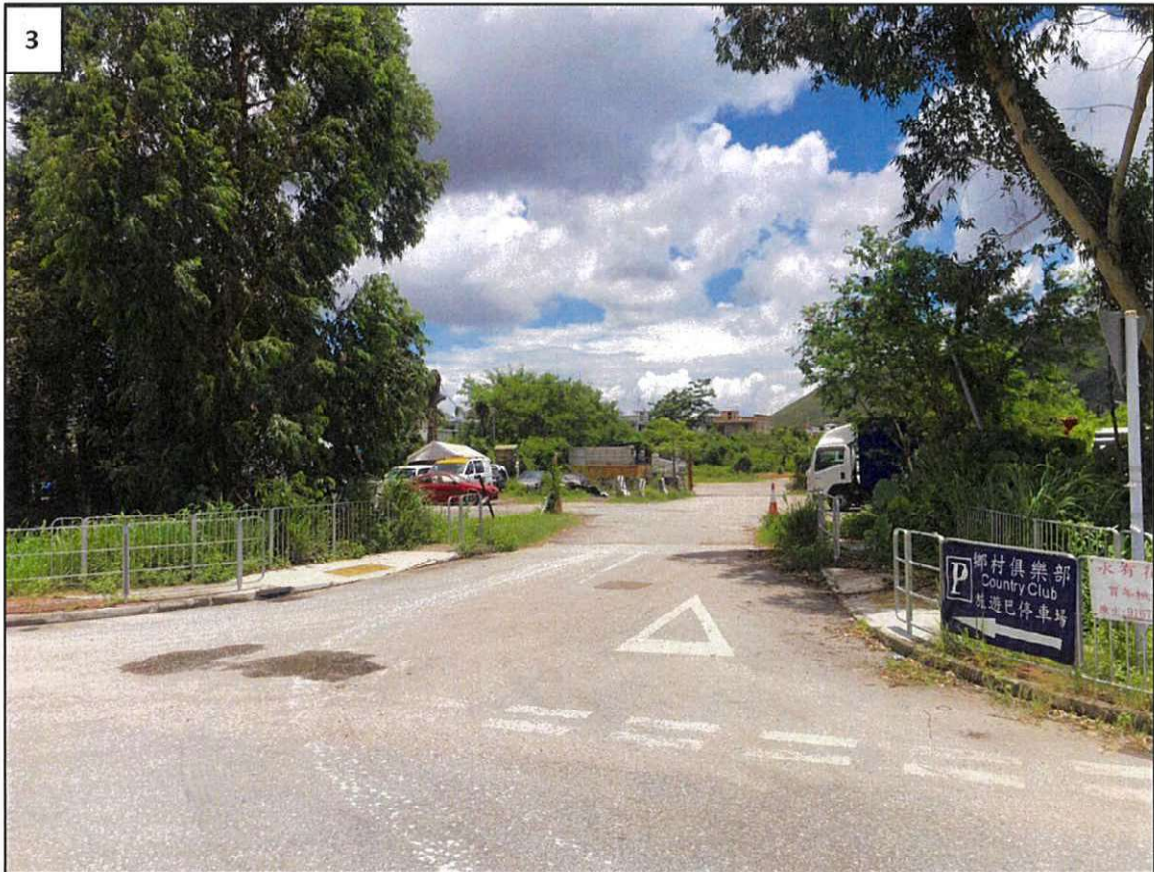
**Proposed Temporary Shop and Services and Public Vehicle Park (excluding container vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 171 S.A RP (Part)
and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories**

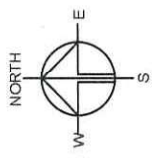
(Application No. A/YL-KTN/768)

- (i) Sufficient space is provided for smooth manoeuvring of vehicles to / from Chi Ho Road, details are as follows:









PUBLIC TRANSPORT SERVICES

THE APPLICATION SITE IS ACCESSIBLE FROM
KAM HING ROAD VIA CHI HO ROAD AND A
LOCAL ACCESS

Kam Hing Wai

APPLICATION SITE

GMB STOP
ROUTE 601 AND 601B

KAM HING ROAD IS 170m EAST
OF THE APPLICATION SITE

KAM HING ROAD

Drawing Title	PLAN 1	Ver	C1
Project	PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS		
	LOTS 171 SA RP (PT) & 171 SB (PT) IN D.D. 109, KAM HING WAI, KAM TIN, YUEN LONG, NEW TERRITORIES		
Drawing Title	PUBLIC TRANSPORT		
Scale of A4	1 : 1000		
Drawn		Date	16.6.2021
Revised		Date	

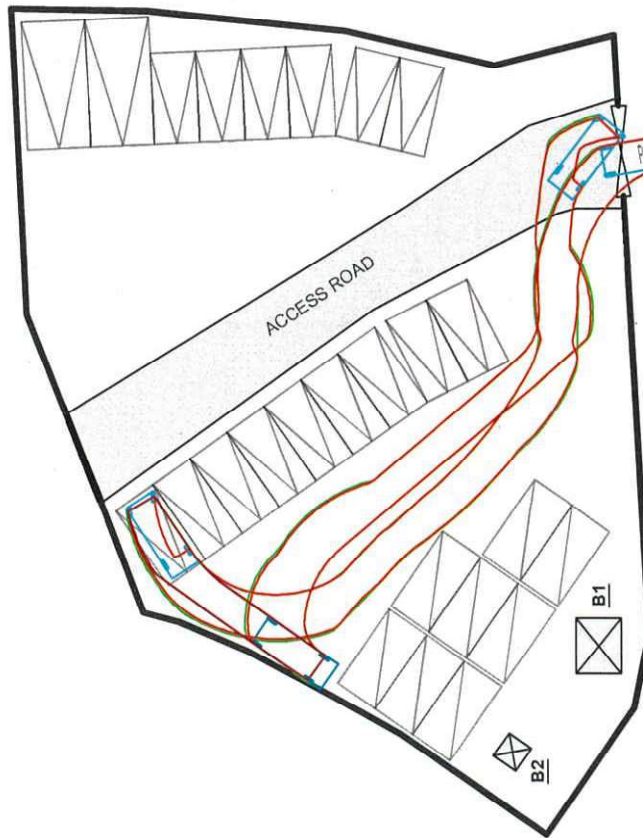
LEGEND

APPLICATION SITE

SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
 VEHICLE USED FOR ANALYSIS : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

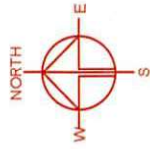
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PRIVATE CAR

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 15
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)
 NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 2
 DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

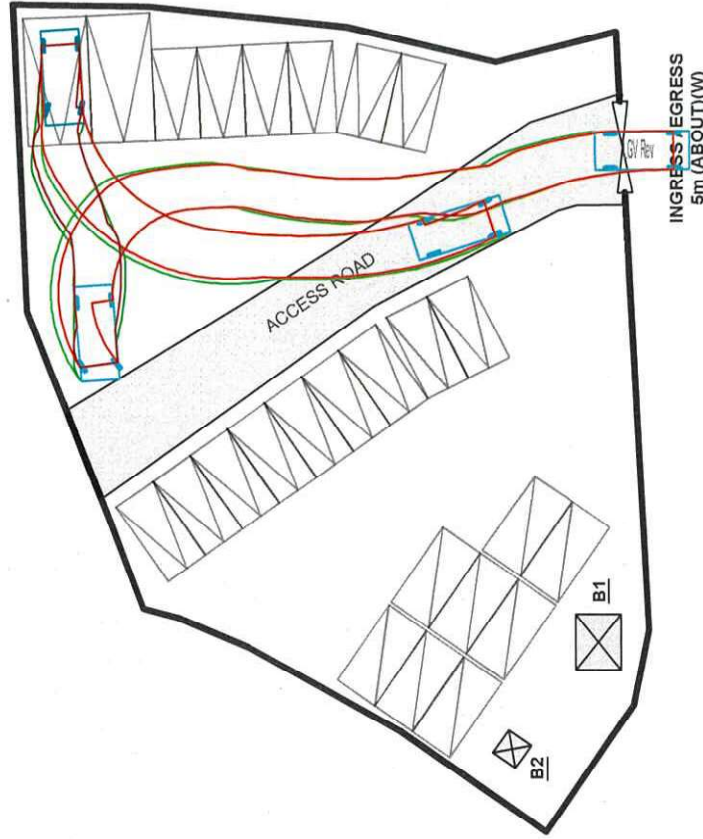


Drawing No. **PLAN 2**
 Ver. 01

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

LOTS 171 SA, RP (PT) & 171
 S.B (PT) IN D.D. 109, KAM
 HING WAI, KAM TIN, YUEN
 LONG, NEW TERRITORIES

Drawing Title	SWEPT PATH ANALYSIS
Scale of A4	1 : 400
Date	16.6.2021
Drawn	
Revised	



LIGHT GOODS VEHICLE

LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING SPACE
	PC/LGV
	SWEPT PATH OF VEHICLE

Previous Application Covering the Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval conditions</u>
1	A/YL-KTN/737	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years	18.12.2020 (Revoked on 18.5.2021)	(1), (2), (3), (4). (5), (6), (7)

Approval conditions:

- (1) Submission and implementation of fire service installations proposal
- (2) Revocation of the planning approval if any of the planning conditions is not complied with by the specified dated or during the planning approval period
- (3) No medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers allowed to be parked/stored on or enter/exit the site
- (4) A notice should be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes are allowed to be parked/stored on or enter/exist the Site
- (5) No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/ stored on the Site
- (6) No vehicle is allowed to queue back to or reverse onto/from public road
- (7) Submission and implementation of drainage proposal

Similar Applications within the Same “V” Zone on the Kam Tin North OZP

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTN/619	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	17.8.2018 (Revoked on 17.2.2021)	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
2	A/YL-KTN/717	Proposed Temporary Eating Place and Public Car Park (excluding Container Vehicle) for a Period of 3 Years	18.12.2020	(2), (3), (4), (5), (7), (8), (9)

Approval Conditions

- (1) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site
- (2) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site
- (3) no vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored on the Site
- (4) a notice should be posted at a prominent location of the Site to indicate that no 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/exit the Site
- (5) no vehicle is allowed to queue back to or reverse onto/from public road
- (6) submission and implementation of landscaping proposal
- (7) submission and implementation of drainage proposal and maintain drainage facilities
- (8) submission and implementation of fire service installations proposal
- (9) if any of the planning conditions is not complied with during the planning approval period/by a specified date, the approval shall cease to have effect and shall be revoked without further notice
- (10) the reinstatement of the application site to an amenity area

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

參考編號

Reference Number:

210524-164854-14807

提交限期

Deadline for submission:

01/06/2021

提交日期及時間

Date and time of submission:

24/05/2021 16:48:54

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/768

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設臨時商店及服務行業（汽車陳列室）及公眾停車場(貨櫃車除外必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月31日星期一 3:11
收件者: tpbpd
主旨: A/YL-KTN/768 DD 109 Kam Hing Wai
附件: Kam Hing Wai - Google Maps.pdf

A/YL-KTN/768
Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin
Site area : About 1,178sq.m
Zoning : "VTD"
Applied use : Vehicle Showroom / 17 Vehicle Parking / 5 Years

Dear TPB Members,

Application 735 was approved in Dec. The facility was presented as a service to local residents.

According to the applicant, a total of 26 parking spaces including 24 for private cars and 2 for light goods vehicles will be provided **to serve the nearby villagers and residents**. No structure will be provided within the Site.

Now it turns out that the real focus is a car sales operation. Commercial operations of this nature are not Col 2 use.

As was pointed out previously this village has an abundance of vehicle parking. The likelihood is that the site would be operated as a car sales under the guise of a parking lot.

Members have a duty to raise questions this time around.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, November 18, 2020 2:53:58 AM
Subject: A/YL-KTN/712 DD 109 Kam Hing Wai

A/YL-KTN/737
Lots 171 S.A RP (Part) and 171 S.B (Part) in D.D.109, Kam Hing Wai, Kam Tin
Site area : About 1,178sq.m
Zoning : "VTD"
Applied use : 26 Vehicle Parking

Dear TPB,

Application 712 was withdrawn, one section has now been removed.

Previous objections relevant.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 18, 2020 3:40:30 AM
Subject: A/YL-KTN/712 DD 109 Kam Hing Wai -

A/YL-KTN/712

Lots 171 S.A RP (Part), 171 S.B (Part) and 173 RP (Part) in D.D.109, Kam Hing Wai, Kam Tin

Site area : About 1,979sq.m

Zoning : "VTD"

Applied use : 28 Vehicle Parking

Dear TPB Members,

This is clearly a Destroy to Build and legitimize unapproved use application. From Google Maps the left portion of the site is already being used for parking. Of greater concern is the right portion as this has trees and vegetation.

The map shows that a large area to the north has also been cemented over and is being used for brownfield, open storage? As for parking, there is clearly an adequate provision for a village of its size. In addition why is so much land turned over to at grade parking when villagers should park their vehicles within their very roomy 2,100sqft residences? This is the normal practice with thousands of private villa style residences.

No doubt PlanD will trot out the usual justification:

"The applied use was not in conflict with the planning intention of the "VTD" zone, approval of the application on a temporary basis would not frustrate the long-term development of the area....

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

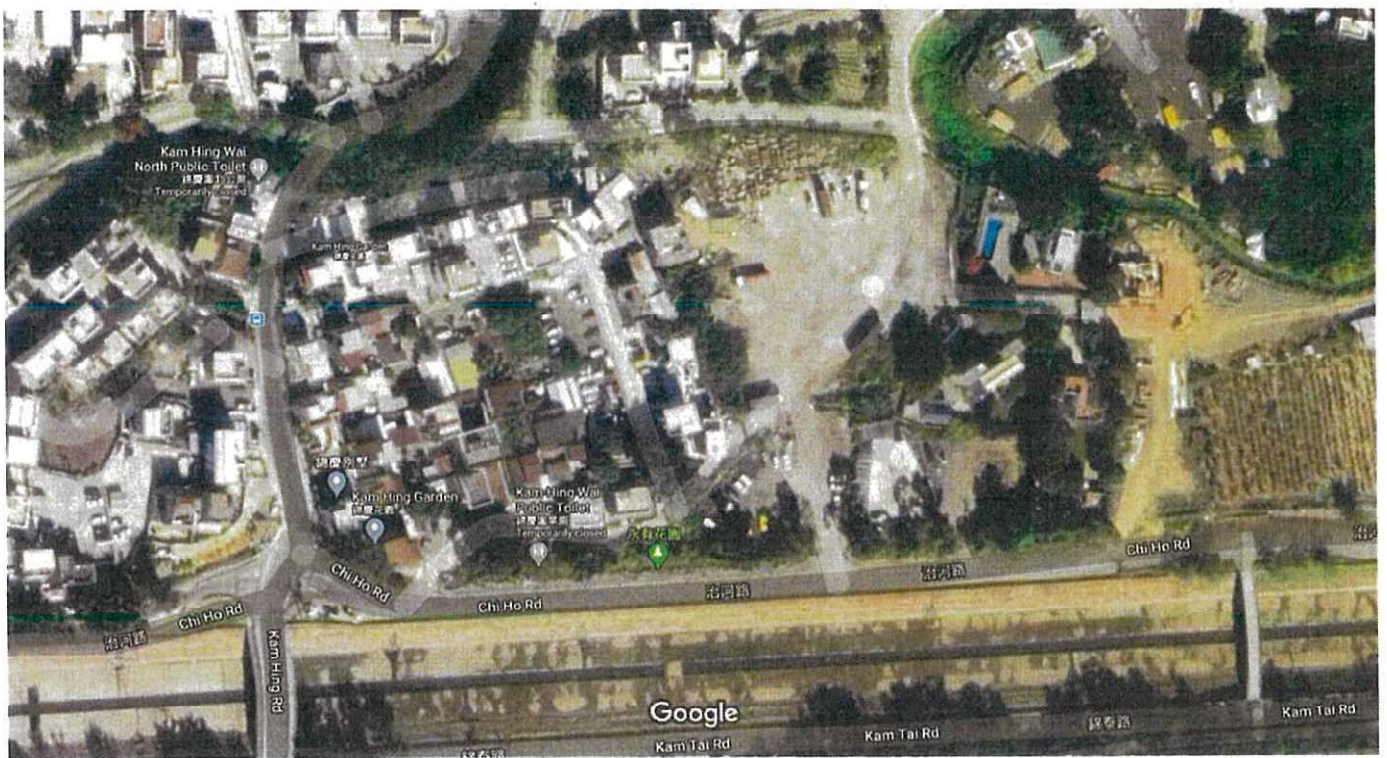
So what is the real intention of the applicant? Members cannot support the creation of additional brownfield and unapproved open storage near villages.

Mary Mulvihill

6/18/2020

Kam Hing Wai - Google Maps

Google Maps Kam Hing Wai



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 20 m

<https://www.google.com/maps/place/Kam+Hing+Wai/@22.4433772,114.0620331,217m/data=!3m1!1e3!4m5!3m4!1s0x3403175a74dbfca50x1264dd77401fd57818m2!3d22.44479914d114.060904>

1/1

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

參考編號

Reference Number:

210601-190747-08594

提交限期

Deadline for submission:

01/06/2021

提交日期及時間

Date and time of submission:

01/06/2021 19:07:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/768

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang

意見詳情

Details of the Comment :

我反對這宗申請, 因為無經城規會, 現場已經做緊大型貨車停泊, 也有無行車證的車擺放及貨櫃, 現場已成為放置水貨車的地方及洗車吸塵及拆車等的工場, 根本都唔需要你地批准就做緊。

Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Scheduled Agricultural Lots 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. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed 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 the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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;
- (c) note C for T's comments that the Site is connected to public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Chi Ho Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads or drains;
- (e) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (f) note D of FS's comments that 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. 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) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Buildings Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the 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 demolition works are to be carried out on the Site, prior approval and consent of the BA should be obtained. An Authorized Person (AP) should be appointed as the co-ordinator for the demolition works in accordance with the BO. Should the AP confirm the works fall into the Minor Works Control System (MWCS), then the applicant may proceed with the works under the MWCS. Details of the submission procedure under the MUSC is available at BD's website. 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 Building (Planning) Regulations; and
- (h) note DAFC's comments that the applicant shall be advised to avoid adverse impacts on the trees and the nearby watercourse.