

2025年 9月 3 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接收
申請的日期。

2025-09-30

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

e-form No. S16-III
電子表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-KTS/1100
	Date Received 收到日期	2025-09-30

- 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

Promise Luck Limited (Company 公司)

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

PlanPlus Consultancy Limited (Company 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 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 540 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 181.6 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V").
(f) Current use(s) 現時用途	Temporary Shop and Services (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)
(g) Additional Information (if applicable) 附加資料 (如適用)	

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 (日/月/年) 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 28/08/2025 (DD/MM/YYYY)

於 28/08/2025 (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 _____ (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 15/09/2025 (DD/MM/YYYY)

於 15/09/2025 (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

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services for a Period of Three Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	_____	sq.m	☐ About 約
Proposed covered land area 擬議有上蓋土地面積	_____	sq.m	☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	_____	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	181.6	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	181.6	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物／構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to the layout plan in the submission.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	3
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)	_____

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	_____
Coach Spaces 旅遊巴車位	_____
Light Goods Vehicle Spaces 輕型貨車車位	1
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)	_____

Proposed operating hours 擬議營運時間

9:00am to 9:00pm daily, including Sundays and Public Holidays.

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ 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))

Local access road connecting to Kam Sheung Road.

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否

☐

(e) 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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 _____	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 _____ m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 _____ m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 _____ m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明) _____	Yes 會 ☐	No 不會 ☐

	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)
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. 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.

8. 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 Signed with recognised e-signature ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人
Signer: Natalie Wong Assistant Manager/Assistant Town Planner

Name
姓名

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 PlanPlus Consultancy Limited

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：
 - 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
 - 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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories		
Site area 地盤面積	540 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	"Village Type Development" ("V")		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月		
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of Three 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		☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
Non-domestic 非住用	181.6	☒ About 約 ☐ Not more than 不多於	☒ About 約 0.34 ☐ Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	5
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	m 米 3 ☐ (Not more than 不多於)
		Storeys(s) 層 1 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	33.6 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 3 Private Car Parking Spaces 私家車車位 3 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 1 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 1 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
<u>Location Plan</u>	☐	☒
<u>Site Photos</u>	☐	☒
<u>Public Transport Nearby and Pedestrian Routes to the Application Site</u>	☐	☒
<u>Vehicular Access to the Application Site</u>	☐	☒
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
<u>A photographic record of the existing drainage facilities.</u>	☐	☒
<u>Compliance Letters for Approval Conditions (a) and (c) for Application No. A/YL-KTS/927</u>	☐	☒

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。



PLANPLUS 思顧
CONSULTANCY 雋問

Date : 29 August 2025
Our Ref. : PPCL/PLG/10189/L001

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

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

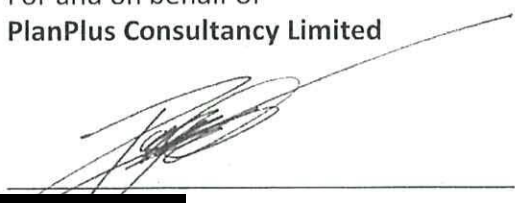
Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Promise Luck Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the "current landowner(s)", including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Supplementary Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email

2025年 9月 3 日

此文件在 [REDACTED] 收到。城市規劃委員會
只會在 [REDACTED] 及文件後才正式確認收到
日期 [REDACTED]

2025-09-30

The [REDACTED] will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Date : 3 October 2025
Our Ref. : PPCL/PLG/10189/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“**TPB**”) on 29.8.2025. Referring to comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office (“**DPO**”), we are writing to submit this Supplementary Information (“**SI**”) for your consideration.

Please find below our clarifications with supplementary documents for your onward processing:

1. A revised Layout Plan, indicating that the additional container is for shop use. A replacement page for p. 3 of the Supplementary Statement is provided to reflect the change. Please refer to the enclosed *Appendices 1 and 2*.
2. With respect to the drainage facilities at the Application Site, the approval condition in relation to the implementation of the drainage facilities under the previous Application No. A/YL-KTS/927 has been complied with and accepted by the Drainage Services Department. As such, the previous approved Drainage Proposal under Application No. A/YL-KTS/927 is adopted for the Applied Use under the current application. Please refer to the attached *Appendix 3*.
3. There will be no open storage activities at the Application Site.
4. Considering the adjoining residential use to the north of the Application Site, mitigation measures are in place, such as the canopy over the parking area, to help reduce vehicular noise. All shop-related activities will also be carried out within the structures. Significant noise nuisances to nearby residents are not anticipated during the operation of the Applied Use.
5. There will be only private cars and Light Goods Vehicles entering the Application Site. Due to the small-scale operation, it is estimated that loading/unloading activities will occur at most twice per week during the operational hours of the grocery shop. Hence, the traffic flow of the surrounding road network will not be adversely affected by the Applied Use.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email
Ms. TONG Ka Yan, Anna (TPG/Fanling, Sheung Shui & Yuen Long E 7) – by email



PLANPLUS 思顧
CONSULTANCY 顧問

**Section 16 Planning Application for
Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

Supplementary Statement

Prepared by:
PlanPlus Consultancy Limited

August 2025

Reference	:	PPCL-PLG-10189
Report Version	:	1.0

1 PURPOSE OF THE APPLICATION

- 1.1 We are commissioned by the Applicant, Promise Luck Limited, to prepare and submit on its behalf this planning application to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") to seek permission for Temporary Shop and Service ("**the Applied Use**") for a period of three years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories ("**the Application Site**"). This Supplementary Statement is submitted to the Board with the necessary information to facilitate consideration of this Application.

2 CURRENT CONDITIONS OF THE APPLICATION SITE

- 2.1 The Application Site is located in Kam Tin South, with a total area of approximately 540m². Currently, the Application Site is paved, partly fenced and occupied by storage and office uses on a temporary basis. Location Plan and site photos are attached in **Annexes 1** and **2**, respectively.

3 PLANNING CONTEXT

The Application Site

- 3.1 The Application Site falls within an area zoned as "Village Type Development" ("**V**") zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 ("**the OZP**") (**Annex 3** refers). According to the OZP, the subject "**V**" zone is intended primarily for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Other commercial, community and recreational uses may be permitted on application to the Board.
- 3.2 In addition to the applied 'Shop and Service' use being classified as a Column 2 use under the "**V**" zone, the covering Notes of the OZP stated that 'temporary use or development of any land or building not exceeding a period of three years requires permission from the Board'.

The Surrounding Context

- 3.3 The Application Site is predominantly surrounded by residential developments, typically with around 3 to 4 storeys. To the north and east of the Application Site, there is a cluster of low-rise residential developments, namely Super King Court and Genuine Court, respectively, which fall within the same "**V**" zone. To the west of the Application Site within the "Residential (Group C)" zone is another group of low-rise houses of Kat Hing Garden and Noble Park, along with The Richfield, comprising a group of temporary 'Shop and Services' uses under the approved Application Nos. A/YL-KTS/812 and 972 (**Annex 3** refers).

Previous Application

- 3.4 The Application Site is subject to two previously approved planning applications (No. A/YL-KTS/863 and A/YL-KTS/927) for the same temporary shop and service use (real estate agency), which were approved by the Board with conditions on 22.1.2021 and 11.11.2022, respectively.
- 3.5 Upon the approval of the last application No. A/YL-KTS/927, the same Applicant has made an effort to comply with all approval conditions of the latest application within the required time limits (**Annexes 4 to 5** refer).

Similar Applications

- 3.6 There are 12 similar planning applications for temporary shop and services within the "**V**" zone on the same OZP approved by the Board in the past five years. Similar applications are mainly located in 5 places within the area for temporary uses of a real estate agency, motor vehicle showroom, hardware groceries and construction materials retail shop. The building heights of the approved applications range from 1 to 2 and about 6m.

4 DEVELOPMENT PARAMETER

- 4.1 In view of the planning permission under the previous Application No. A/YL-KTS/927 is valid until 11.11.2025, the Applicant intends to continue operating the real estate agency at the Application Site. Additionally, they would like to include an additional use as a grocery store to serve the local community and neighbourhood. Hence, this application is submitted to the Board seeking temporary approval for 'Shop and Services' use for a three-year period.
- 4.2 The development parameters of the current application remain largely the same as those in the previous Application No. A/YL-KTS/927, except with the addition of a container **for shop use**. The Application Site covers an area of about 540m². There is a total of five single-storey temporary structures with building heights ("BHs") ranging from about **2.4m** to 3m. The total floor area is about 181.6m², comprising an office and a storage room under a canopy, a temporary toilet, a container for **shop use** and a canopy over three private car parking spaces. The layout plan of the Applied Use is attached at **Annex 6** whilst major development parameters for the Applied Use are shown in **Table 1**.
- 4.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement of the will be compatible with the previous approved application, and there will be no substantial changes to the overall physical setting surrounding the Application Site.
- 4.4 In particular, the operation hours of the real estate agency and grocery store are the same, between 9:00am and 9:00pm daily, including Sundays and Public Holidays, which is in line with other shops and services in the area.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area (about)	540m ²
No. of Temporary Structures	5
Total Gross Floor Area (about)	181.6m ²
Shop	- 38m ² (under canopy: about 40m ²)
Storage	- 14m ² (under canopy: about 43m ²)
Temporary Toilet	- 2.6m ²
Canopy over Carparking Spaces	- 83m ²
Container for Shop Use	- 13m ²
Maximum BH (about)	3m
Canopy over Shop	- 3m
Canopy for Storage	- 3m
Canopy over Carparking Spaces	- 3m
Temporary Toilet	- 2.5m
Container for Shop Use	- 2.4m
No. of Storeys	1
Non-domestic Plot Ratio	About 0.34
No. of Parking Spaces for Private Cars ("PCs") (5m x 2.5m)	3
No. of Loading/Unloading ("L/UL") Bay for Light Good Vehicles ("LGVs") (7m x 3.5m)	1

4.5 Access and Traffic Arrangements

- 4.5.1 There is a provision of one L/UL bay for LGVs and three parking spaces for PCs intended for the logistic purpose and commuting of the staff, which remain the same as the previous application. No vehicle without a valid license issued under the Road Traffic Ordinance will be allowed to be parked or stored within the Application Site. No vehicle washing, repairing, dismantling, car beauty and other workshop activities are allowed on the Application Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.
- 4.5.2 Furthermore, visitors can access the Application Site on foot and by public transport from Kam Sheung Road Station, Kam Sheung Road Public Transit Interchange and 2 bus stations along Kam Sheung Road. The Application Site is also connected by a cycling track to its west, which branches off from Kam Po Road and Kam Sheung Road (**Annex 7** refers). The existing pedestrian entrance located at the southwest of the Application Site does not affect any existing public street furniture such as railings or pavement. Whilst vehicles can access the Application Site from Kam Sheung Road via a local road to the northeast of the Application Site (**Annex 8** refers).

4.6 Environmental Arrangements

- 4.6.1 The latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the Applied Use is anticipated.
- 4.6.2 Sewage generated from toilets and sinks will enter the septic tank system ("STS"). The sludge of the STS will be collected by specialist contractors for disposal on a regular basis. The Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Application Site will also be followed. Hence, no adverse sewerage impact is anticipated from the operation of the Applied Use.

4.7 Drainage Arrangements

- 4.7.1 Upon the acceptance of the implementation of the drainage facilities by the Drainage Services Department under the previous Application No. A/YL-KTS/927 (**Annex 4** refers), the drainage facilities on site have been maintained in good condition. Regular clearance of debris and maintenance are carried out. A photographic record of the existing drainage facilities is shown in **Annex 9**.

4.8 Fire Safety Arrangements

- 4.8.1 The approval condition under the previous Application No. A/YL-KTS/927 in relation to the implementation of fire services installations ("FSIs") proposal had been complied with (**Annex 5** refers). Adequate FSIs have been provided and properly maintained.

5 PLANNING JUSTIFICATIONS

5.1 Will Not Jeopardise the Planning Intention of the "V" Zone

5.1.1 The Application Site falls within the "V" zone on the OZP, which is primarily intended for 'development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.' As such, the Applied Use of Temporary 'Shop and Services' is a Column 2 Use of the "V" zone, which may be permitted subject to consideration by the Board.

5.1.2 Also, the Applied Use is temporary in nature for an additional period of three years and does not comprise any permanent structures or modifications to existing buildings. Hence, the Applied Use will not jeopardise the prevailing planning intention of the "V" zone, particularly when considering that the above rationales are in principle applicable to the planning control of permanent uses. Long-term planning implications of such temporary use can be considered negligible.

5.2 Compatible with the Surroundings

5.2.1 The Applied Use is considered compatible with the surrounding profile due to its operational nature and small development scale.

5.2.2 The Applied Use is solely for providing real estate agency and grocery retail services. Nuisances associated with air quality, noise and traffic to the nearby residents are not anticipated. Since no medium or heavy goods vehicle will be travelling into the Application Site, and negligible traffic attraction and generation is anticipated.

5.2.3 In addition, all temporary structures of the Applied Use are single-storey with maximum BH of 3m, which does not exceed the BH restriction of 3 storeys (8.23m) of the subject "V" zone. The development scale of the Applied Development is considered compatible with the neighbouring residential buildings such as Super King Court and Kam's Terrance and no adverse visual impact is anticipated.

5.3 Similar Approved Applications for Temporary Shop and Service Within the Same "V" Zone

5.3.1 Considering that the Board has approved 12 planning applications for temporary shop and service uses, primarily for real estate agencies within the "V" zone on the same OZP, these approvals imply a degree of flexibility by the Board to recognise and permit 'Shop and Services' use within the "V" zone. Therefore, approving the current application would not set an undesirable precedent within the "V" zone.

5.4 Technically No Adverse Impact

5.4.1 As compared to the previous approved application No. A/YL-KTS/927, there will be no changes in the nature of the Applied Use, opening hours, nos. of trips involved. Upon the submission of the last approved application, technical assessments were submitted and demonstrated that the Applied Use is technically feasible and would not generate adverse impacts on various aspects, including drainage and fire safety. Therefore, the existing drainage, run-in/out and FSI treatment would continue to be properly maintained at all times following the approval of the current application. Hence, no adverse technical impact is anticipated from the Applied Use.

6 CONCLUSION

- 6.1 This Supplementary Statement is submitted to the Board in support of the Section 16 planning approval for Temporary Shop and Service for a period of three years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.
- 6.2 The Application Site is situated entirely within an area zoned "V" on the OZP and has an area of about 540m². The Applied Use comprises five structures with a maximum BH of 1 storey (not more than 3m). The total floor area is 181.6m².
- 6.3 In view of the planning justifications stated in this Supplementary Statement, we respectfully request the Board to give favourable consideration to this renewal application.

August 2025
PlanPlus Consultancy Limited



PLANPLUS 思顧
CONSULTANCY 雋問

Date : 29 August 2025
Our Ref. : PPCL/PLG/10189/L001

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

Attention: The Secretary of the Town Planning Board

Via EPASS

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

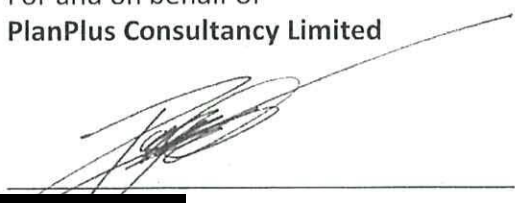
Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Promise Luck Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the "current landowner(s)", including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Supplementary Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email

2025年 9月 3 日

此文件在 [REDACTED] 收到。城市規劃委員會
只會在 [REDACTED] 及文件後才正式確認收到
日期 [REDACTED]

2025-09-30

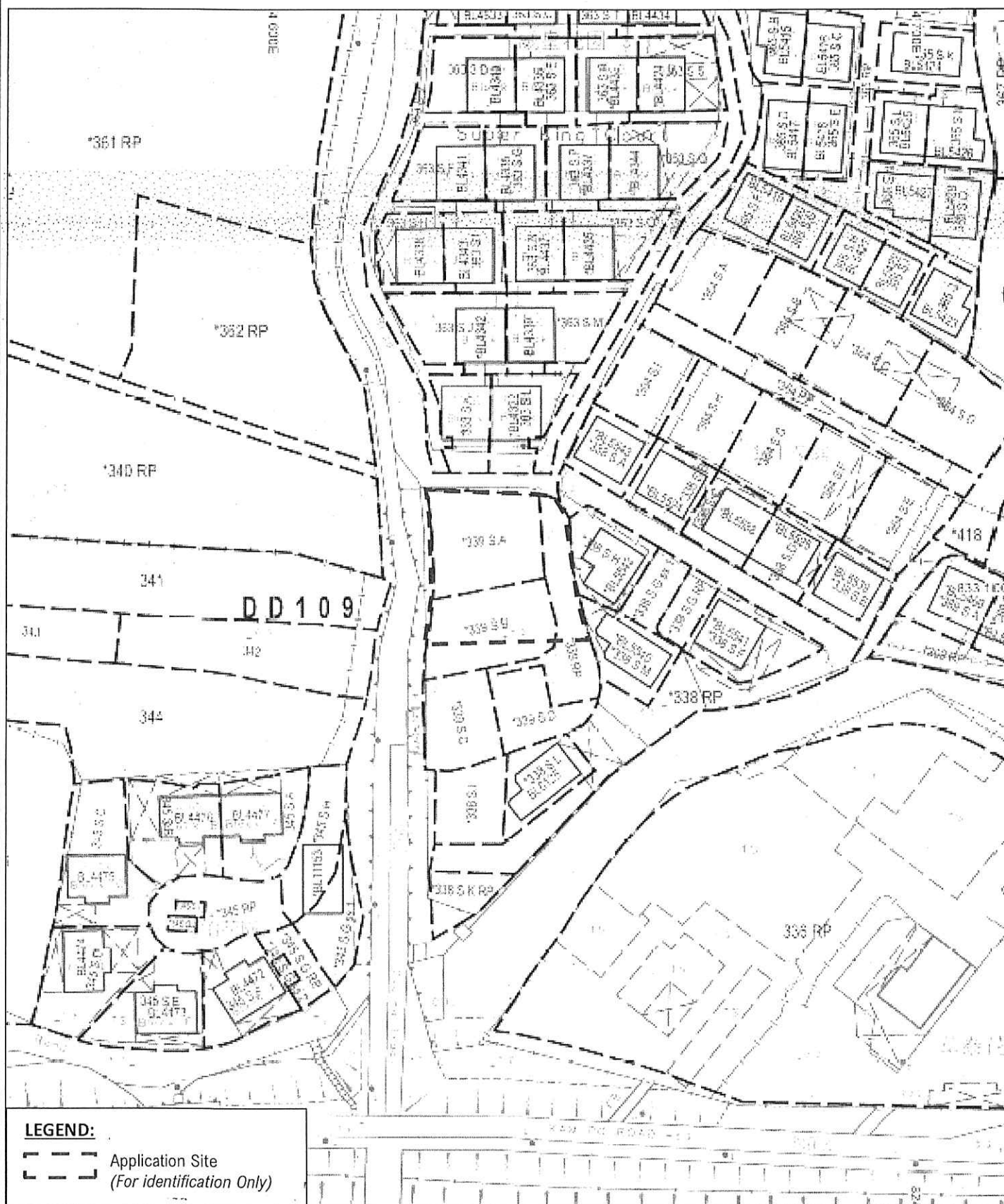
The [REDACTED] will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Annex 1

Location Plan

地段索引圖

LOT INDEX PLAN



PLANPLUS 思願
CONSULTANCY 顧問

Figure Title: Location Plan
(Extract of Lot Index Plan)

Project No.: PPC-PLG-10189

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

Annex:

1

Scale:

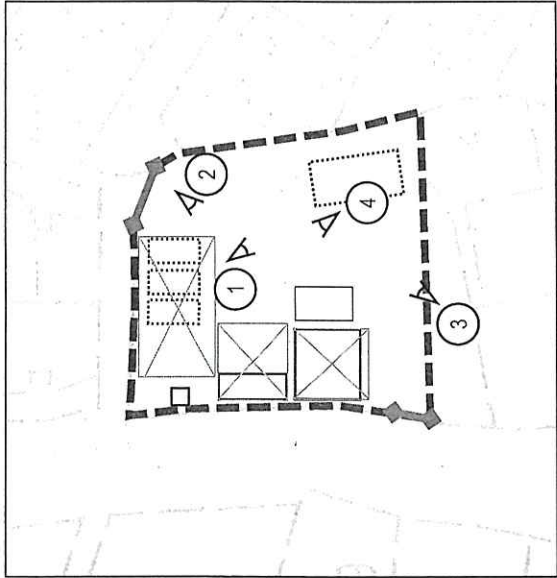
N/A

Date:

August
2025

Annex 2

Site Photos



Application Site (For identification only)

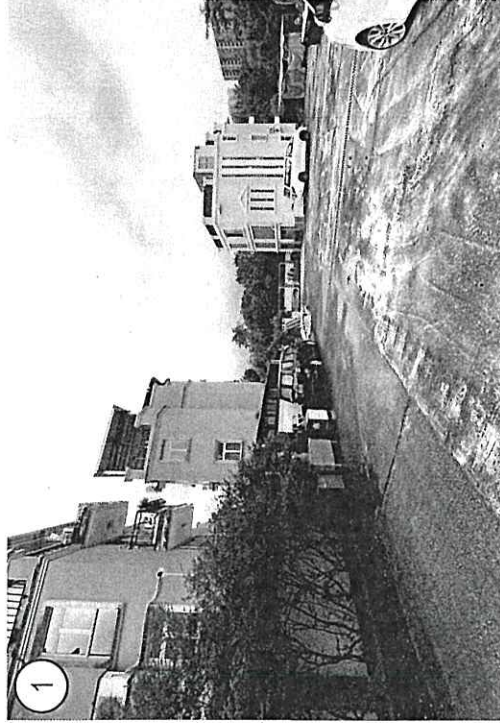


Figure Title:
Site Photos

Project No.:
PPC-PLG-10189

Project:

Section 16 Planning Application for Temporary Shop and Service for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

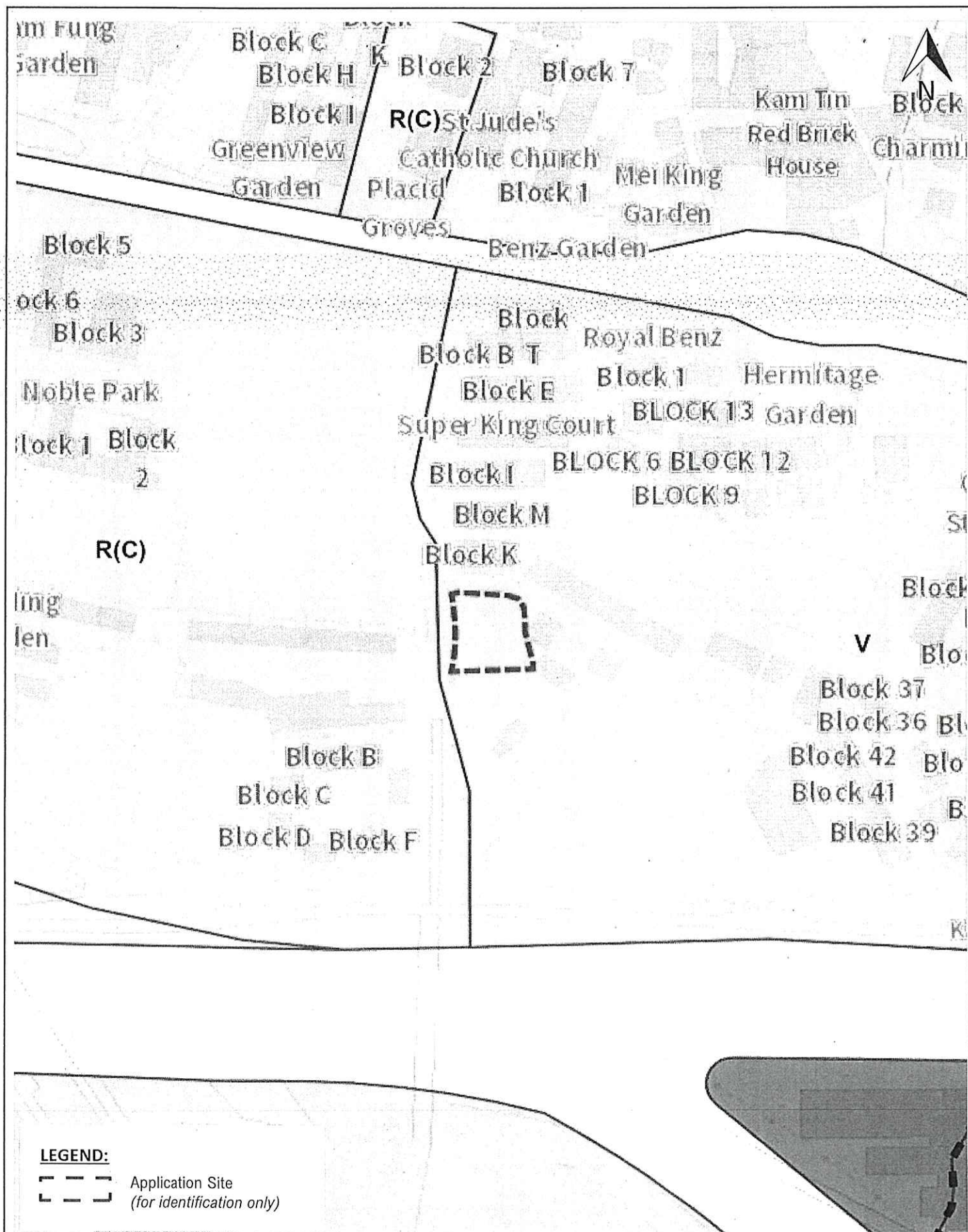
Annex: 2

Scale: N/A

Date: August 2025

Annex 3

Extract of the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15



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CONSULTANCY 諮詢

Annex:
3

Scale:
N/A

Date:
August
2025

Figure Title: Extract of OZP

Project No.: PPC-PLG-10189

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

Annex 4

Compliance Letter for Approval Condition (a) for Application No. A/YL-KTS/927

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-KTS/927
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2329 8422)

30 October 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (a) - The Implementation of the Accepted Drainage Proposal

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" ("V") Zone,
Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South
(Application No. A/YL-KTS/927)**

I refer to your submission for compliance with the captioned approval condition. 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.**

Should you have any queries, please contact Mr. Jeff C W TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

Annex 5

Compliance Letter for Approval Condition (c) for Application No. A/YL-KTS/927

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-KTS/927
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2329 8422)

28 June 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (c)
- The Implementation of the Accepted Fire Service Installations Proposal**

**Proposed Temporary Shop and Services
for a Period of 3 Years in "Village Type Development" ("V") Zone,
Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South
(Application No. A/YL-KTS/927)**

I refer to your submission received on 25.5.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ 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.**

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

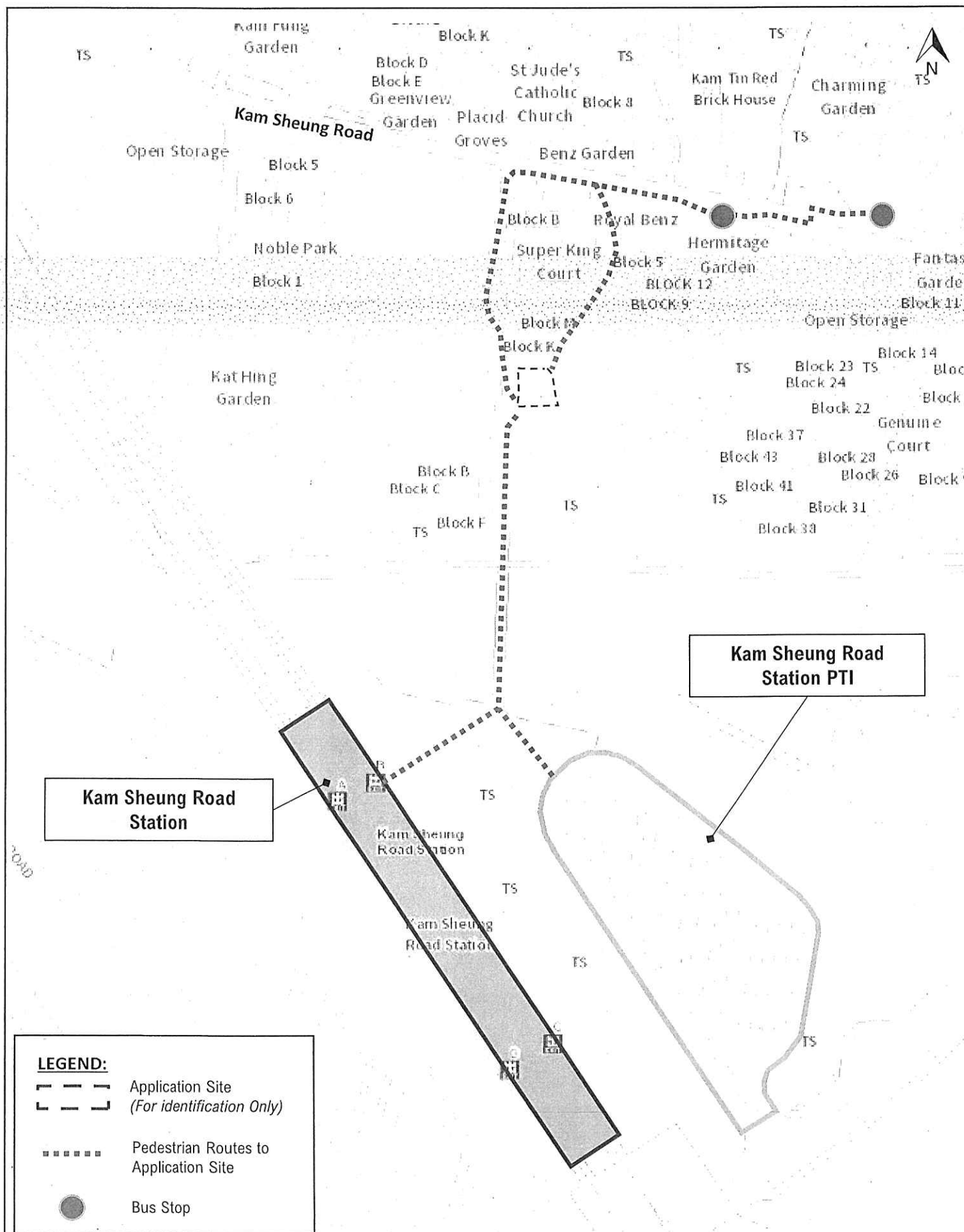
C.C.

Appendix 1

Revised Layout Plan

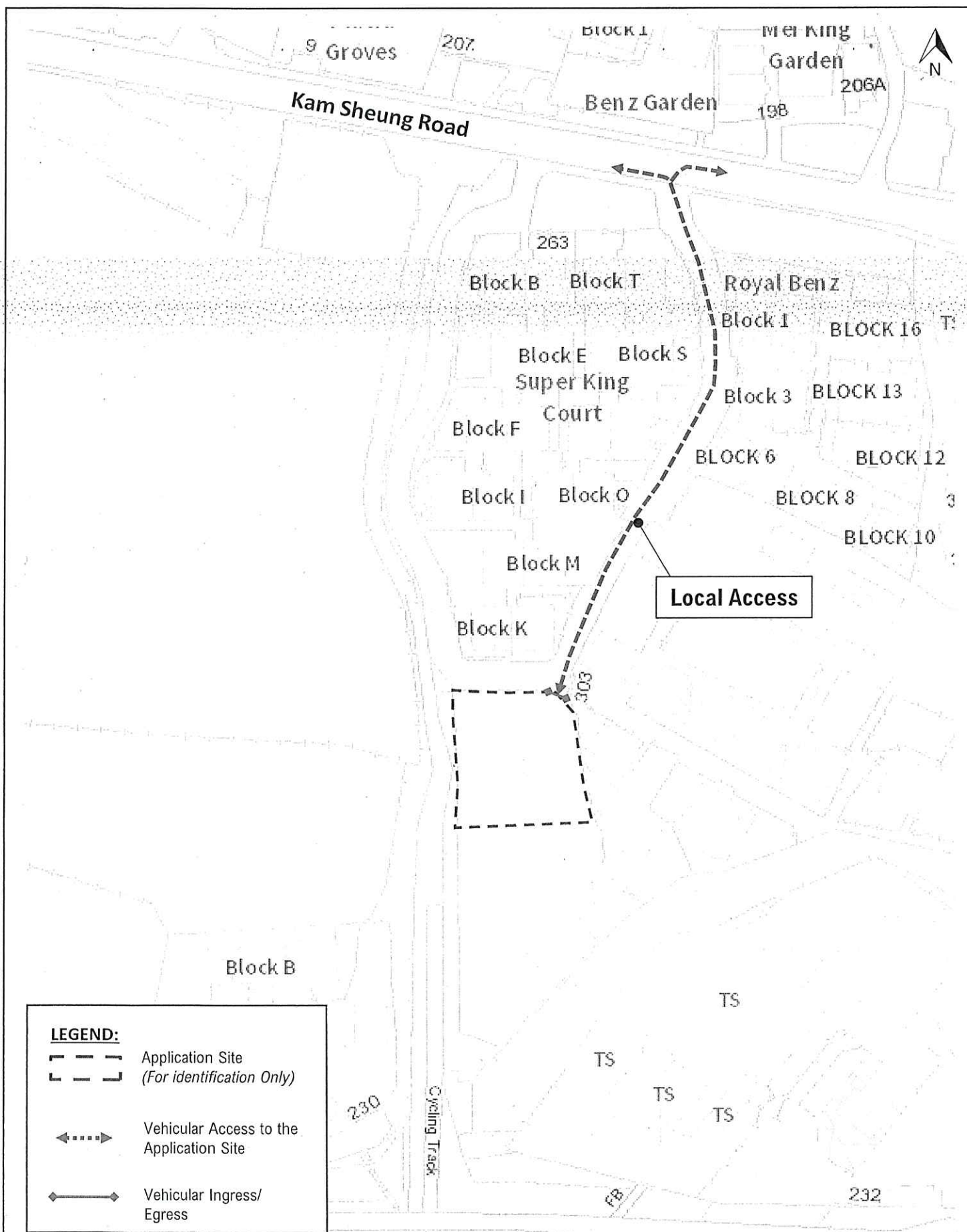
Annex 7

Public Transport Nearby and Pedestrian Routes to the Application Site



Annex 8

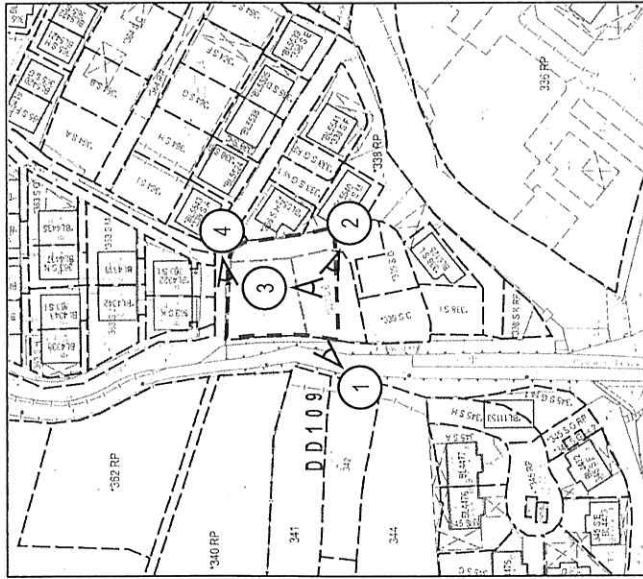
Vehicular Access to the Application Site



 PLANPLUS 思顧 CONSULTANCY 顧問			Figure Title: Vehicular Access to the Application Site Project No.: PPC-PLG-10189 Drawing No.: N/A	Project: Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories
Annex: 8	Scale: N/A	Date: August 2025		

Annex 9

Site Photos of Existing Drainage Facilities at the Application Site



□ Application Site (For identification only)

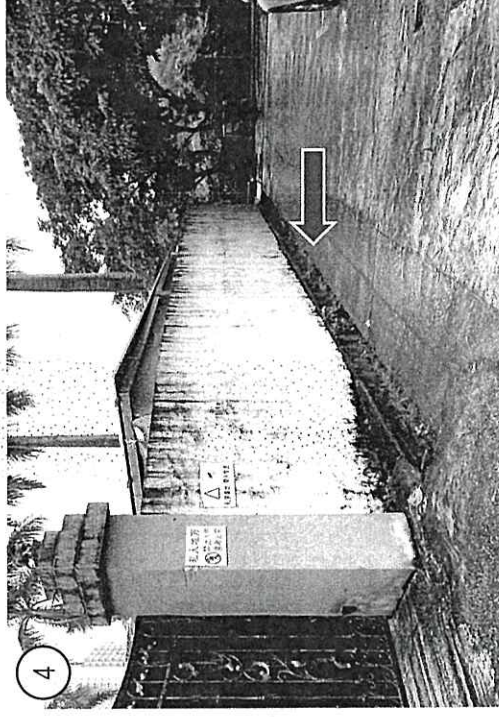
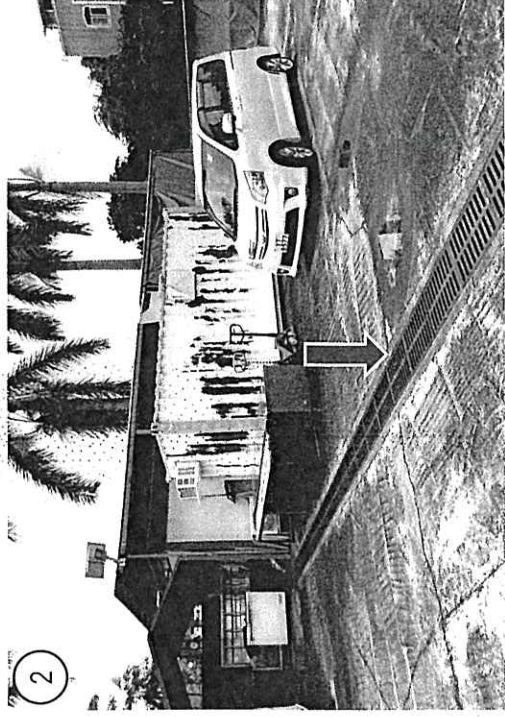
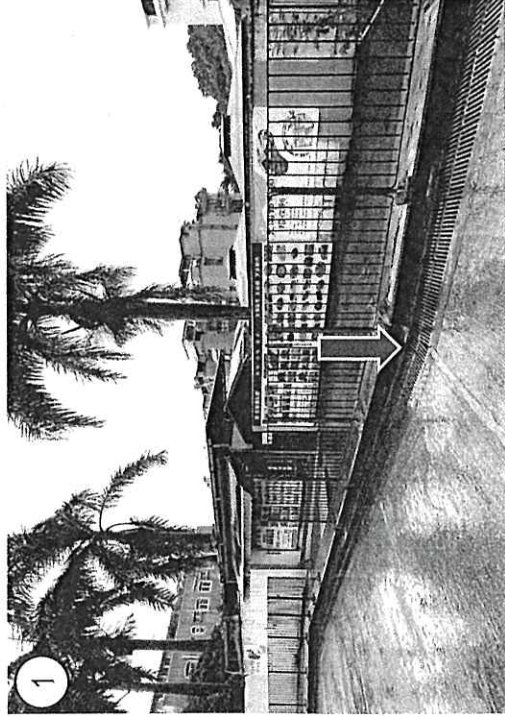


Figure Title:

A photographic record of the existing drainage facilities

Project No.:

PPC-PLG-10189

Project:

Section 16 Planning Application for Temporary Shop and Service for a Period of Three Years at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109, Kam Tin South, New Territories

Annex:

9

Scale:

N/A

Date:

August 2025

Date : 3 October 2025
Our Ref. : PPCL/PLG/10189/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“**TPB**”) on 29.8.2025. Referring to comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office (“**DPO**”), we are writing to submit this Supplementary Information (“**SI**”) for your consideration.

Please find below our clarifications with supplementary documents for your onward processing:

1. A revised Layout Plan, indicating that the additional container is for shop use. A replacement page for p. 3 of the Supplementary Statement is provided to reflect the change. Please refer to the enclosed *Appendices 1 and 2*.
2. With respect to the drainage facilities at the Application Site, the approval condition in relation to the implementation of the drainage facilities under the previous Application No. A/YL-KTS/927 has been complied with and accepted by the Drainage Services Department. As such, the previous approved Drainage Proposal under Application No. A/YL-KTS/927 is adopted for the Applied Use under the current application. Please refer to the attached *Appendix 3*.
3. There will be no open storage activities at the Application Site.
4. Considering the adjoining residential use to the north of the Application Site, mitigation measures are in place, such as the canopy over the parking area, to help reduce vehicular noise. All shop-related activities will also be carried out within the structures. Significant noise nuisances to nearby residents are not anticipated during the operation of the Applied Use.
5. There will be only private cars and Light Goods Vehicles entering the Application Site. Due to the small-scale operation, it is estimated that loading/unloading activities will occur at most twice per week during the operational hours of the grocery shop. Hence, the traffic flow of the surrounding road network will not be adversely affected by the Applied Use.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



[REDACTED]
Managing Director

Encl. As above
c.c. The Applicant – by email
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email
Ms. TONG Ka Yan, Anna (TPG/Fanling, Sheung Shui & Yuen Long E 7) – by email

Appendix 3

Approved Drainage Proposal under Previous Application No. A/YL-KTS/927

**Section 16 Planning Application for Temporary Shop and Services
for a Period of 3 Years
at Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109,
Kam Tin South, Yuen Long**

Stormwater Drainage Proposal Report

May 2022



LI KOK KEUNG
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MHKIE CEng RPE

Contents

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

Appendix A – Location Plans and Photos of Application Site

Appendix B – Drainage Plans D01 and D02

Appendix C – Design Checking of Existing 375mm UC and the Proposed 225mm UC

Appendix D – Site Photos

1. Introduction

The owners of the captioned lot intend to submit a Section 16 town planning application to the Town Planning Board (TPB) seeking planning permission for Temporary Shop and Services (Real Estate Agency) at **Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109**, Kam Tin South, Yuen Long for a period of 3 years. The development intends to provide real estate agency services to the residents in Kam Sheung Road area.

In association with the said application, this report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2. The Existing Site

The proposed site is generally flat with site area of about **540m²** located inside an area enclosed by concrete boundary walls as shown in the layout plans and site photos enclosed in **Appendix A**. The enclosed site is presently a well-developed site with hard concrete paving and is located between Kam Sheung Road in the North and Kam Po Road in the South as shown in the location plans in **Appendix A**. According to the applicants, the development involves three single-storey structures with building height of 2.5m to 3m and total floor area of about 54m² for office, lumber room and temporary toilet. Three private car parking spaces and one loading /unloading bay for light goods vehicle will be provided in the site. The surroundings are rural in character intermixed with low-rise residential structures/dwellings, shop and services, eating place, indoor children playground, parking of vehicles and unused land.

3. Existing Drainage Facilities

The existing drainage provisions are shown in the drainage plan **D01** enclosed in **Appendix B**.

As shown in the existing drainage plan D01, there is an existing public 375mm covered U-channel running along the western boundary of the site (Photo Nos. 1 and 2) conveying rainwater to the drainage system at Kam Sheung Road. Another 300mm U-channel (Photo No. 3) is located outside the northern boundary wall of the site. This 300mm U-channel collects surface runoff from areas north of the development site and direct the flow to the said existing 375mm U-channel that runs northwards to the Kam Sheung Road drainage. Also shown in the existing drainage plan is a natural channel running along the south boundary of the site collecting surface runoff from the areas east and south of the development site discharging water to the Kam Tin River through an outfall in the river (Photo No. 4).

As stated in the above, the existing development site is within an area surrounded by concrete boundary walls. The gradient of the site is slightly falling towards the southern part of the site. All rainwater falling onto the development site and its adjacent areas within the concrete boundary walls is presently being drained away through a number of existing gullies constructed at the southern part of the site (Photos Nos. 5, 6 and 7). The gullies discharge the collected rainwater well to the southern existing natural channel and finally to the Kam Sheung River without any records of flooding during severe rainstorms.

4. Proposed Drainage Facilities

As stated in the above section, the development site is well drained through a number of existing gullies located at the south part of the enclosed site without any record of flooding. In order to better drain the runoff within the application site, it is proposed to constructed a covered 225mm U-channel in the application site to discharge the stormwater to the existing 375mm surface channel running along the western boundary of the development site as shown in the proposed drainage plan enclosed in **Plan D02 in Appendix B**. For design purpose, the capacity of the proposed 225mm would be designed to sufficiently discharge the whole catchment of the development site of 540m².

The calculations showing that the capacity of the proposed 225UC in discharging the rainwater from the application site and the drainage capability of the existing public 375mm U-channel were enclosed in **Appendix C** of this report.

5. Conclusions

The areas adjacent to the proposed site is well managed and drained by an existing public 375mm U-channel running northwards to Kam Sheung Road, an existing 300mm U-channel at the northern boundary directing runoff to the 375mm public channel and a natural channel at the southern boundary conveying flows to the Kam Sheung River.

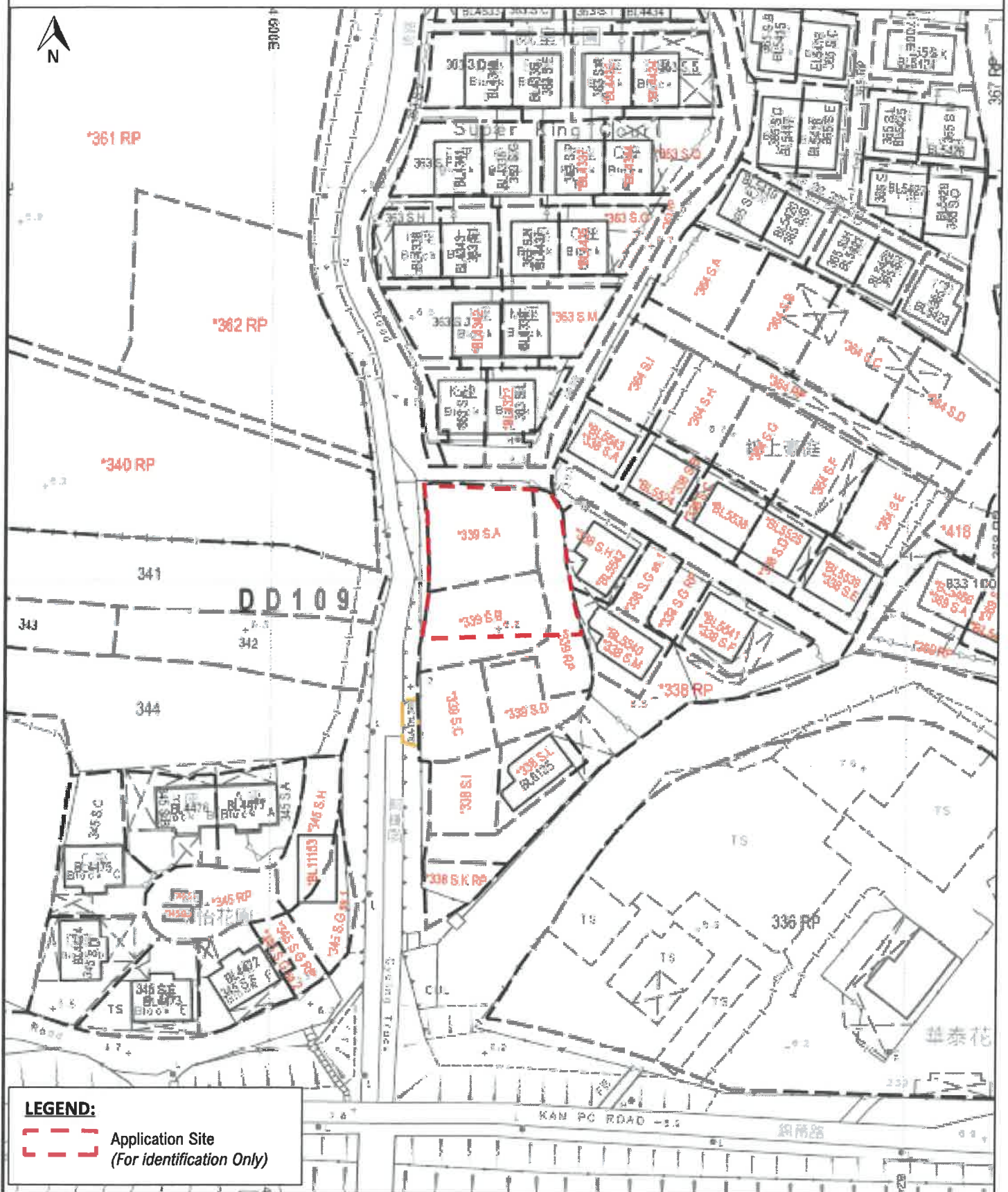
The proposed development site itself is small and has been well draining through the existing gullies established at the southern part of the site discharging water ultimately to the Kam Tin River without record of flooding. To cater for the rainwater from the application site, it is proposed to install a new 225mm covered U-channel as shown in the proposed drainage plan to discharge rainwater from within the application site to the existing 375mm public channel running alongside the western boundary of the site. The application site will only be of temporary use with a period of about three years, the proposed drainage facilities were considered more than sufficient and safe.

APPENDIX A

Location Plans and Photos of Application Site

地段索引圖

LOT INDEX PLAN



LEGEND:



Application Site
(For identification Only)



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Figure:
1

Scale:
As Shown

Date:
March
2022

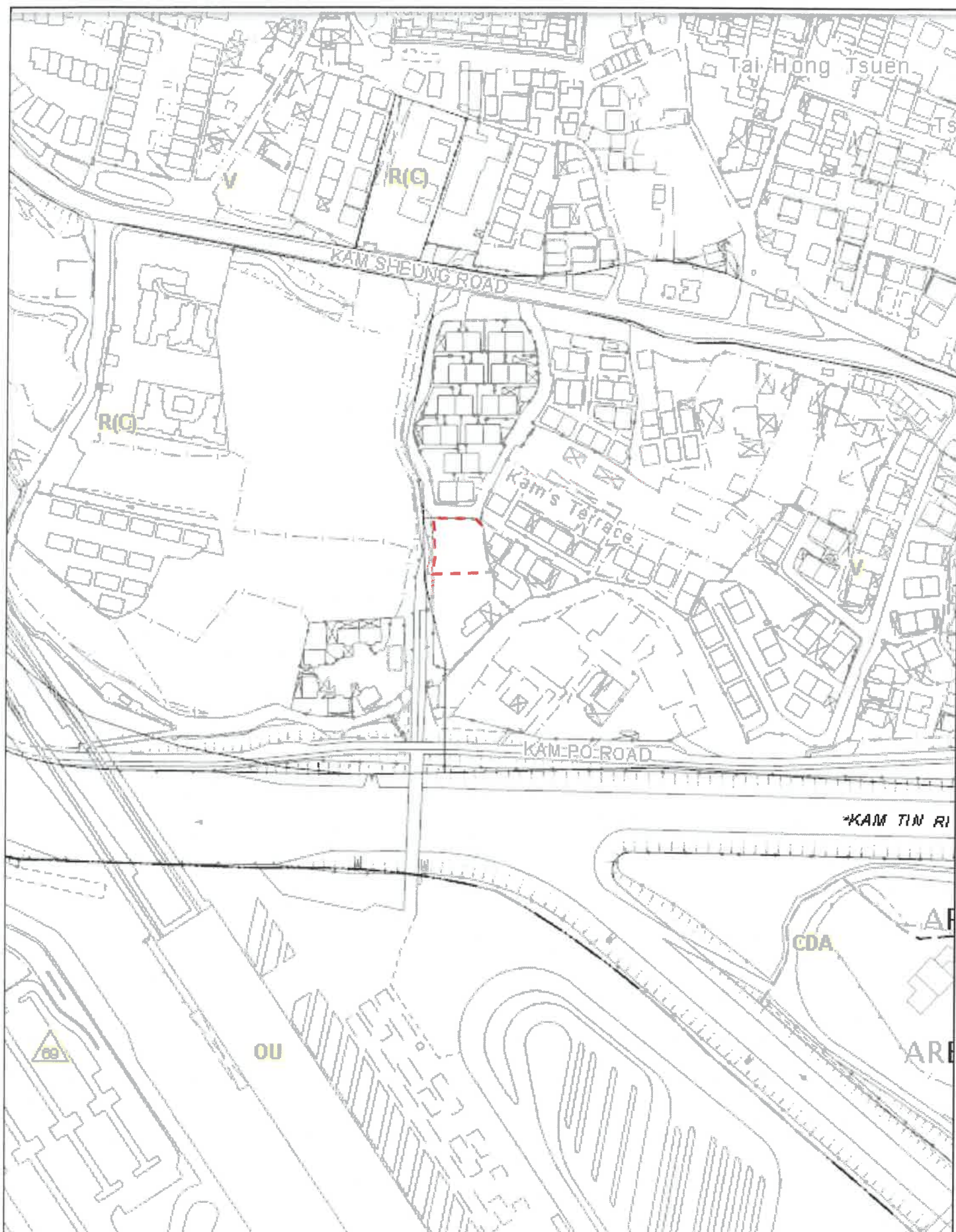
Title: Location Plan
(Extract of Lot Index Plan)

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



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CONSULTANCY 務問

Figure:
2

Scale:
N/A

Date:
March
2022

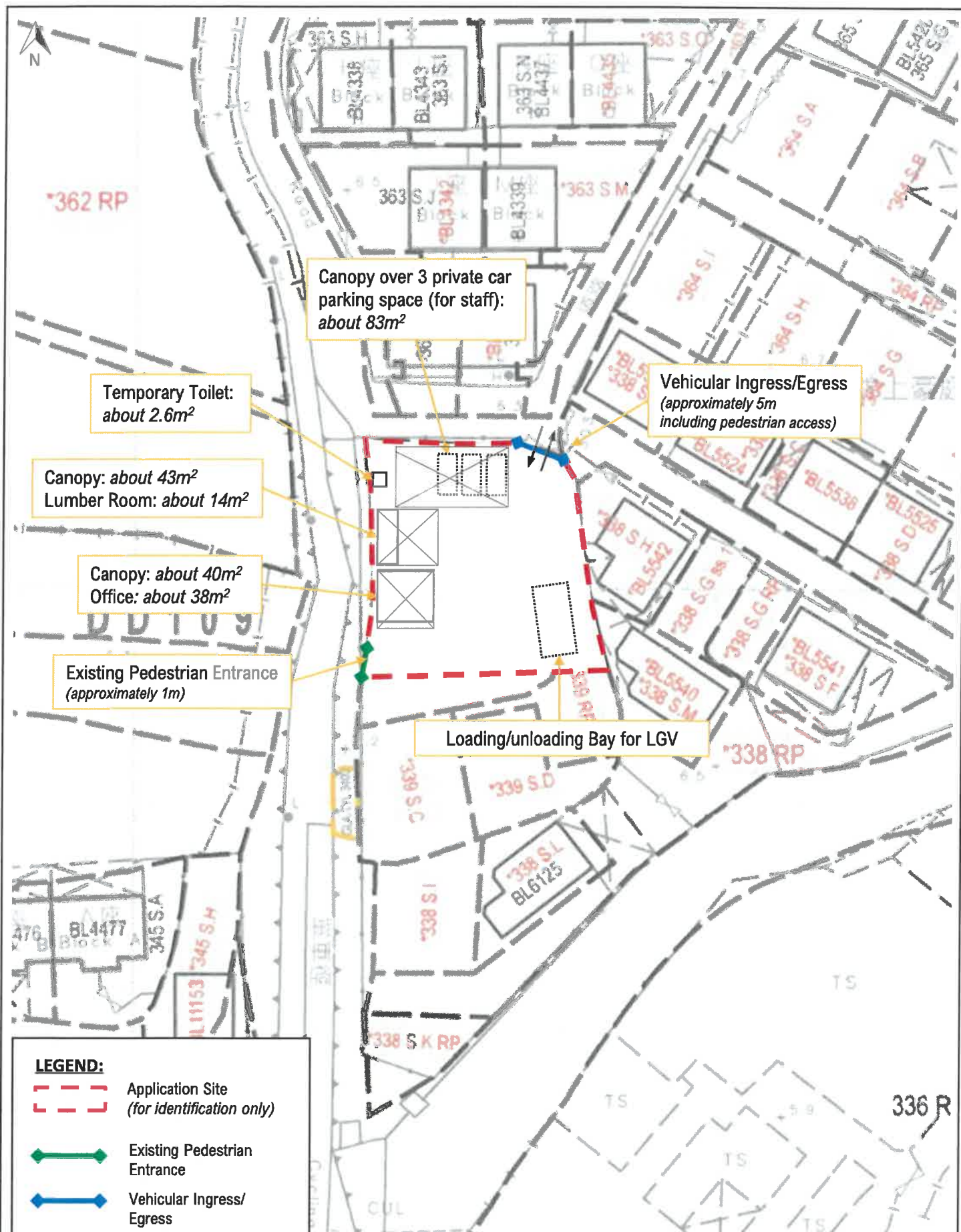
Title: Extract of the Outline Zoning Plan
(S/YL-KTS/15)

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



PLANPLUS 思顧
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Figure
3

Scale
N/A

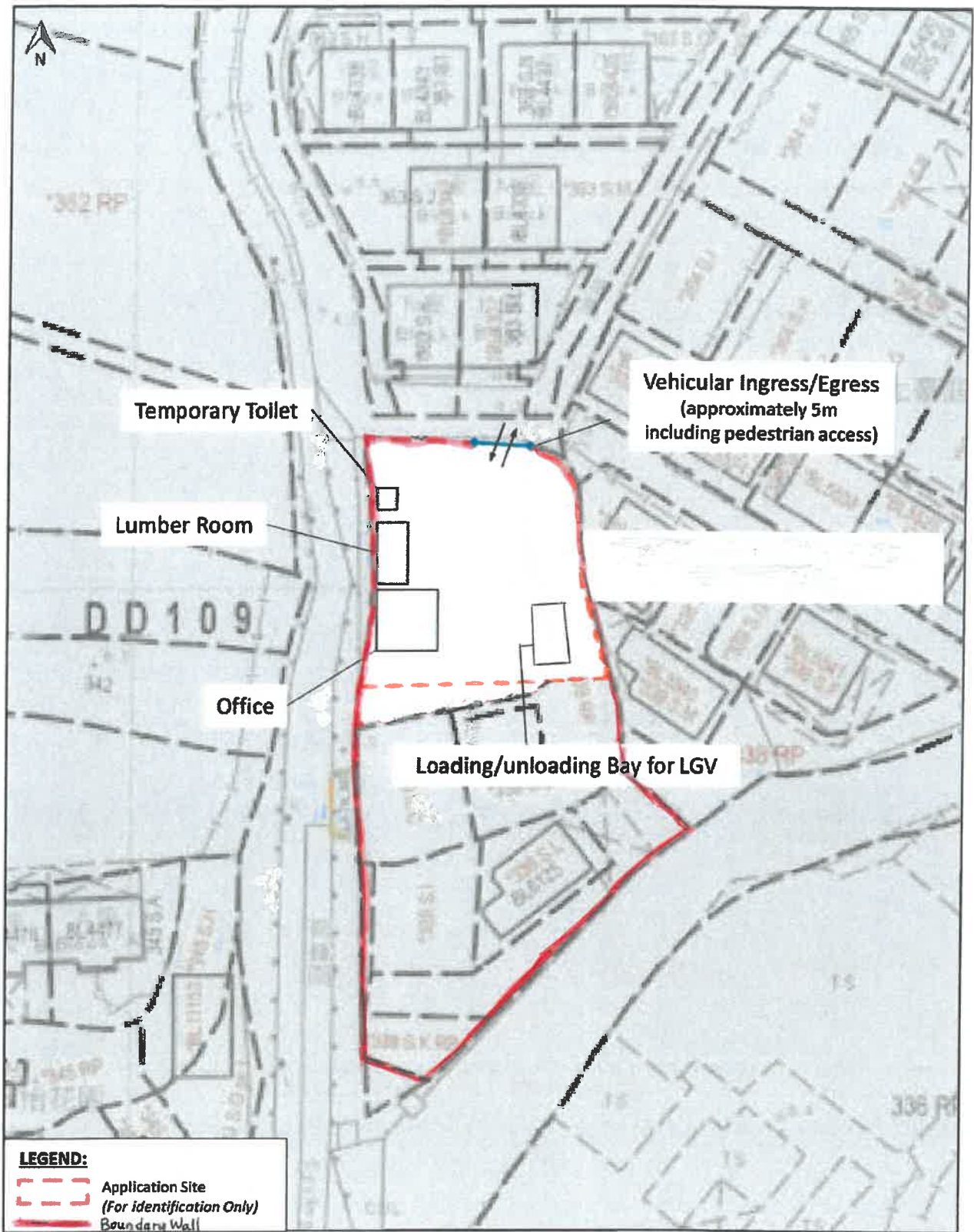
Date
March
2022

Title: Layout Plan

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:
Section 16 Planning Application for Temporary
Shop and Services for a Period of 3 years at Lot
339 S.A, 339 S.B (Part) & 339 RP (Part) in
D.D.109, Kam Tin South, New Territories



 PLAN CONSULTANCY			Title: Layout Plan Project No.: PPC-PLG-10103 Drawing No.: N/A	Project: Section 16 Planning Application for Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years at Lot 339 S.A and 339 S.B in D.D.109, Kam Tin South, New Territories
Figure: 3	Scale: As Shown	Date: November 2020		

參考編號
REFERENCE No.

繪圖 DRAWING
A-1



Viewpoint 1 – Existing Pedestrian Entrance from Southwest of the Application Site



LEGEND:

 Application Site
(For identification Only)



PLANPLUS 聯順
CONSULTANCY 顧問

Figure:
6a

Scale:
N/A

Date:
March
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



Viewpoint 2 - Structures within the Application Site



LEGEND:

 Application Site
(For identification Only)



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CONSULTANCY 顧問

Figure:
6b

Scale:
N/A

Date:
March
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

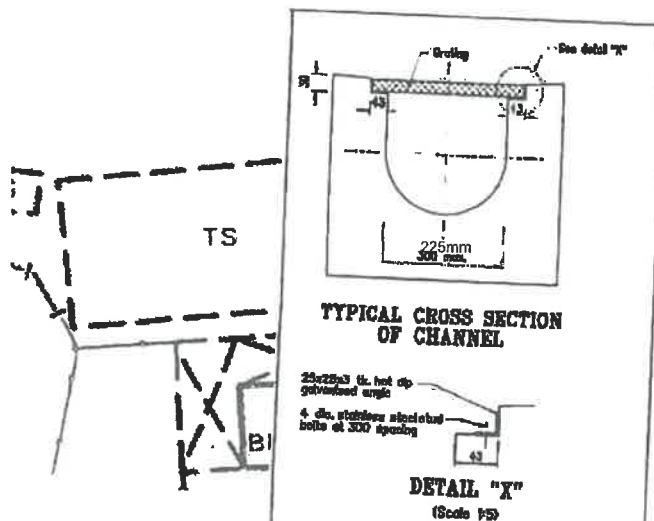
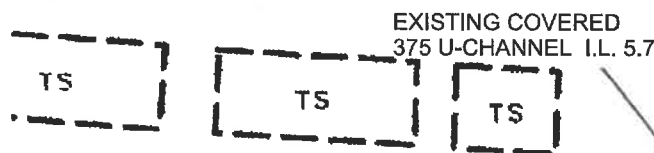
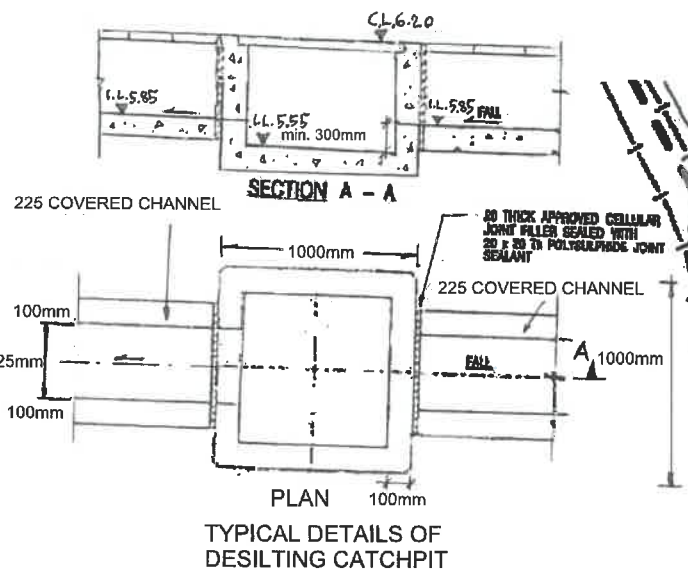
Drawing No.: N/A

Project:

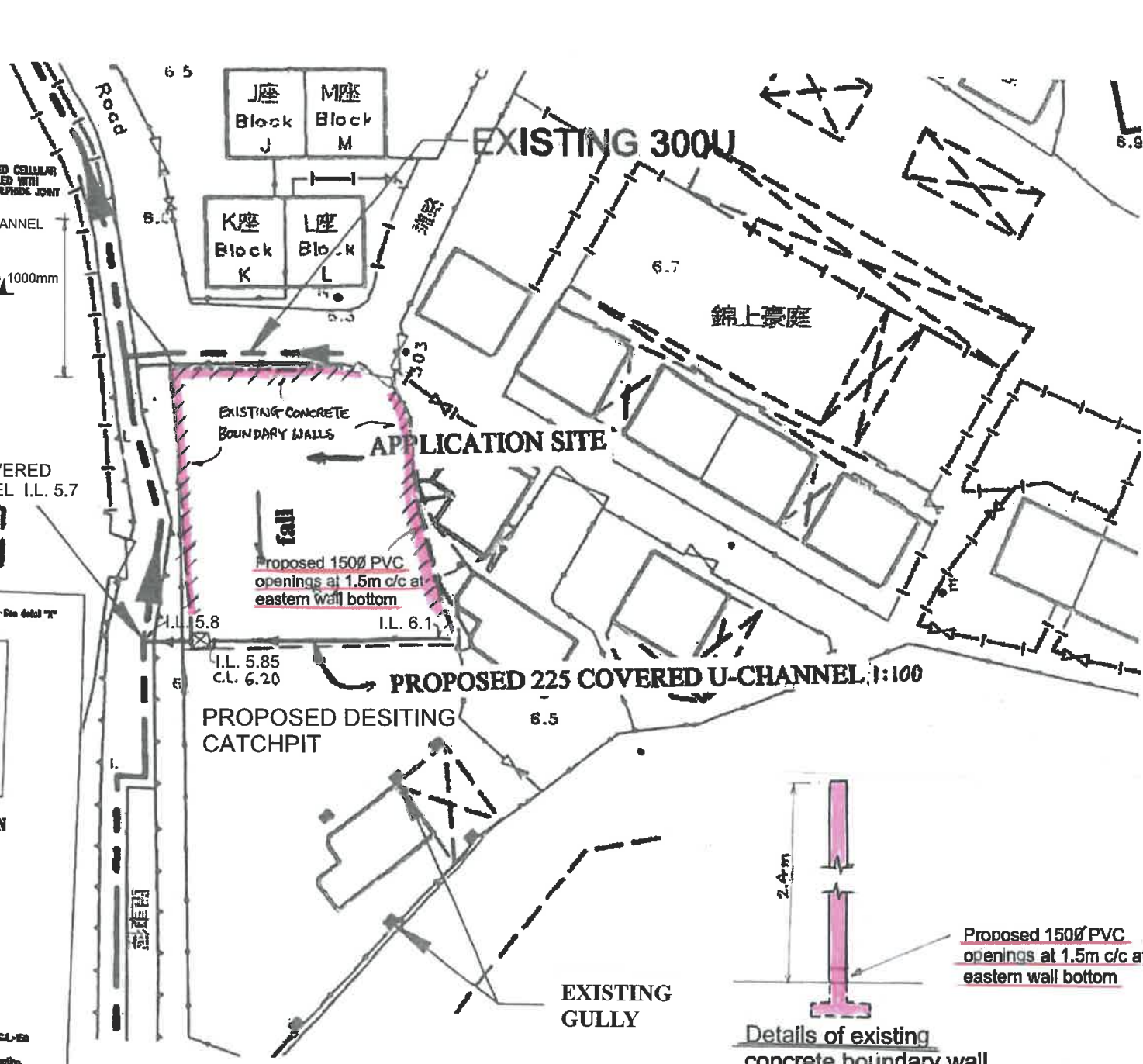
Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories

APPENDIX B

Drainage Plans D01 and D02



- Notes**
1. All dimensions are in millimetres.
 2. Gratings are cast iron to conform with grade EN-124-150 or BS EN 1201.
 3. All cast iron parts shall be coated with a bitumen coating.
 4. All grating corners shall be rounded to approximately 2mm.
 5. Gratings with square hole pattern are suitable for use on cycle tracks. Gratings with oblong hole pattern are suitable for use along the back of footpaths or along verges.
 6. Stainless channel shall be placed on 500mm wooden with special pieces purposely manufactured to suit actual site conditions and to avoid create cutting of grating.



DRAINAGE PLAN NO. D02

PROPOSED DRAINAGE CHANNEL IN THE DEVELOPMENT SITE

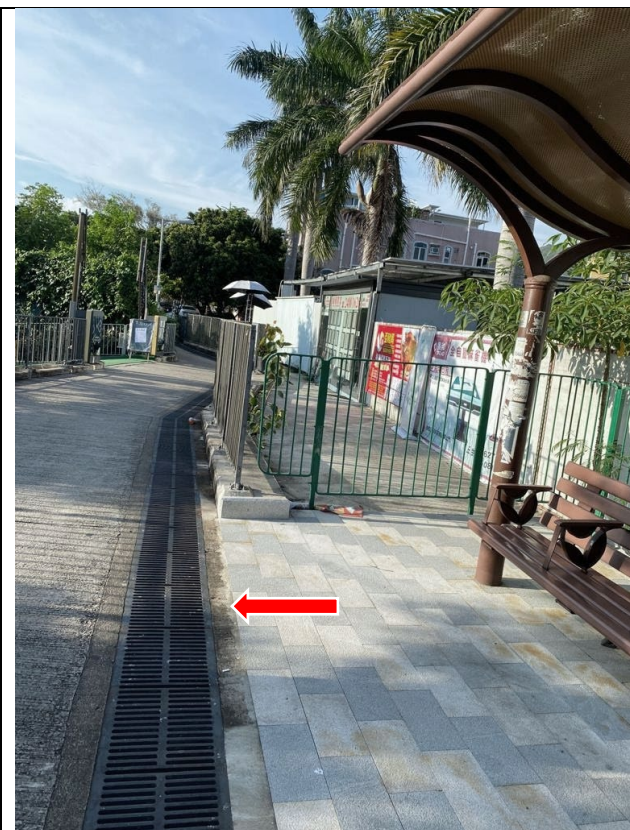


Photo No.1: Existing 375mm UC along Western Boundary

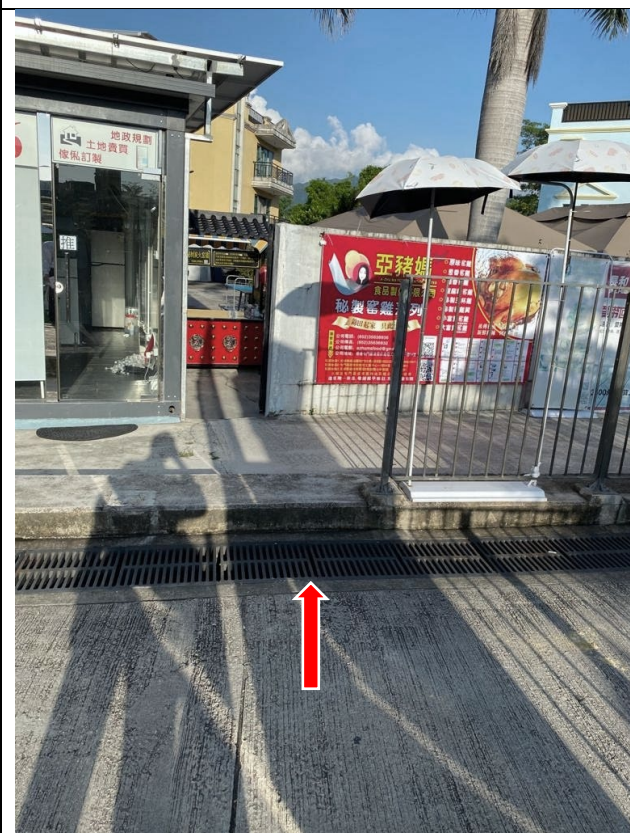


Photo No.2 Existing 375mm UC along Western Boundary



Photo No.3: Existing 300mm UC along Northern Boundary

APPENDIX C

Design Checking of Existing 375mm UC and the Proposed 225mm UC

Drainage Design Calculation

The proposed site was generally flat with site area of about 540m².

Assuming possible inflow from adjacent land with catchment area of about 30% of the site area,

Total Catchment Area = 540 x 1.3 = 702m²

Runoff coefficient k = 1.0

Rainstorm return period = 1 in 50 year

Assume time of concentration = 5 minute,

Checking of Capacity of Proposed 225mm UC:-

From Figure 8.2, i = 260 mm/hr

$$Q = kAi/3600 = 1 \times 702 \times 260 / 3600 = 50.7 \text{ l/s} = 3,042 \text{ l / min.}$$

For 225 UC of gradient of 1 : 100,

From Figure 8.7,

$$Q = 3,200 \text{ l/min.} > 3,042 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 1.50 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

Checking of Capacity of Existing 375mm U-channel:-

The catchment area for the existing 375mm U-channel is assumed to be as shown in the enclosed plan.

The estimated catchment area is about 100m x 40m = 4,000m².

For time of concentration of 10 minutes, under 1 in 50 return period,

From Figure 8.2, i = 240 mm/hr

For estimated catchment area of 4,000 m², with average runoff coefficient, k, of 0.8,

$$Q = kAi/3600 = 0.8 \times 4000 \times 240 / 3600 = 213 \text{ l/s} = 12,800 \text{ l / min.}$$

For 375 UC of gradient of 1 : 100,

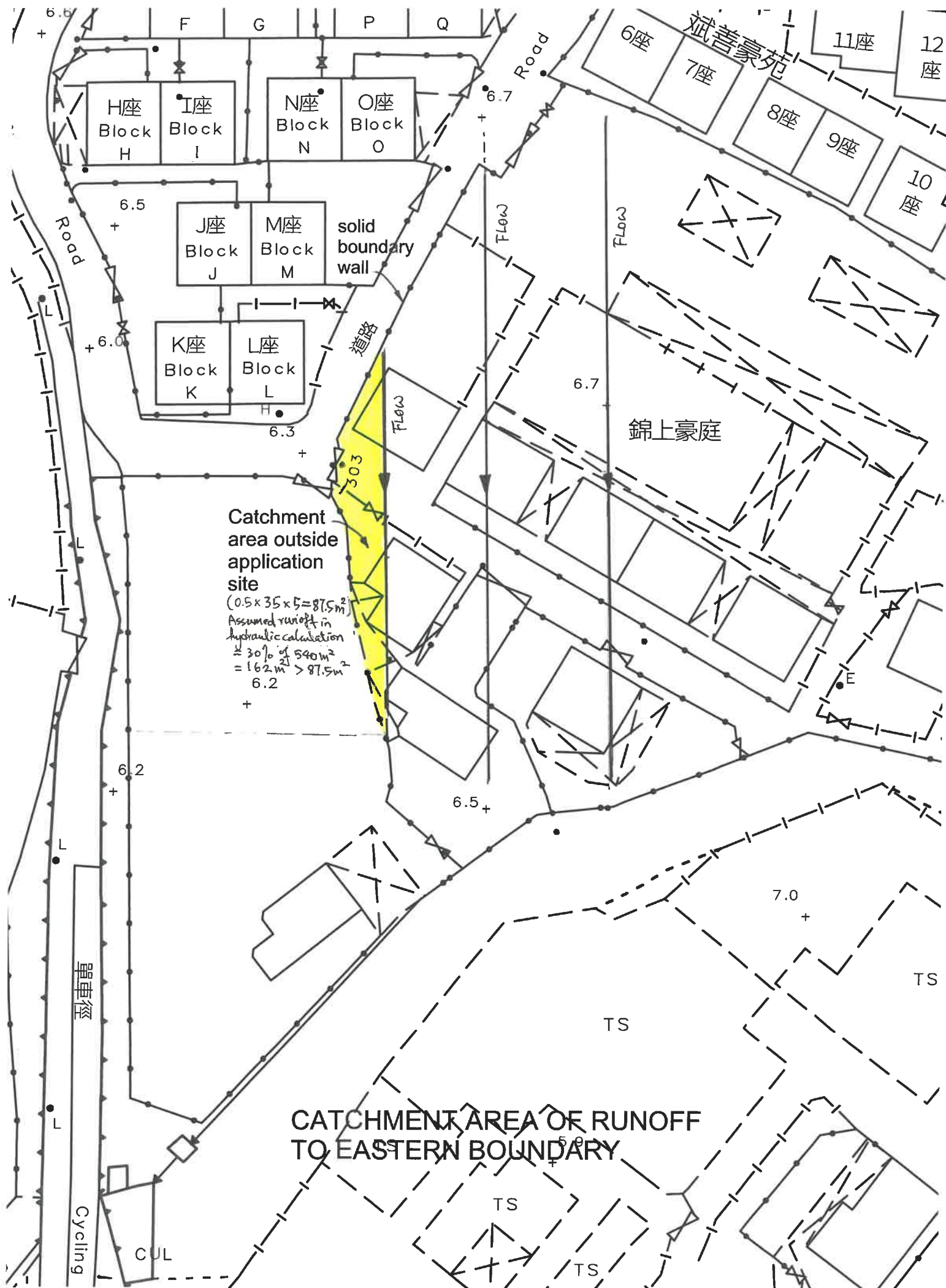
From Figure 8.7,

$$Q = 15,000 \text{ l/min.} > 12,800 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 2.1 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

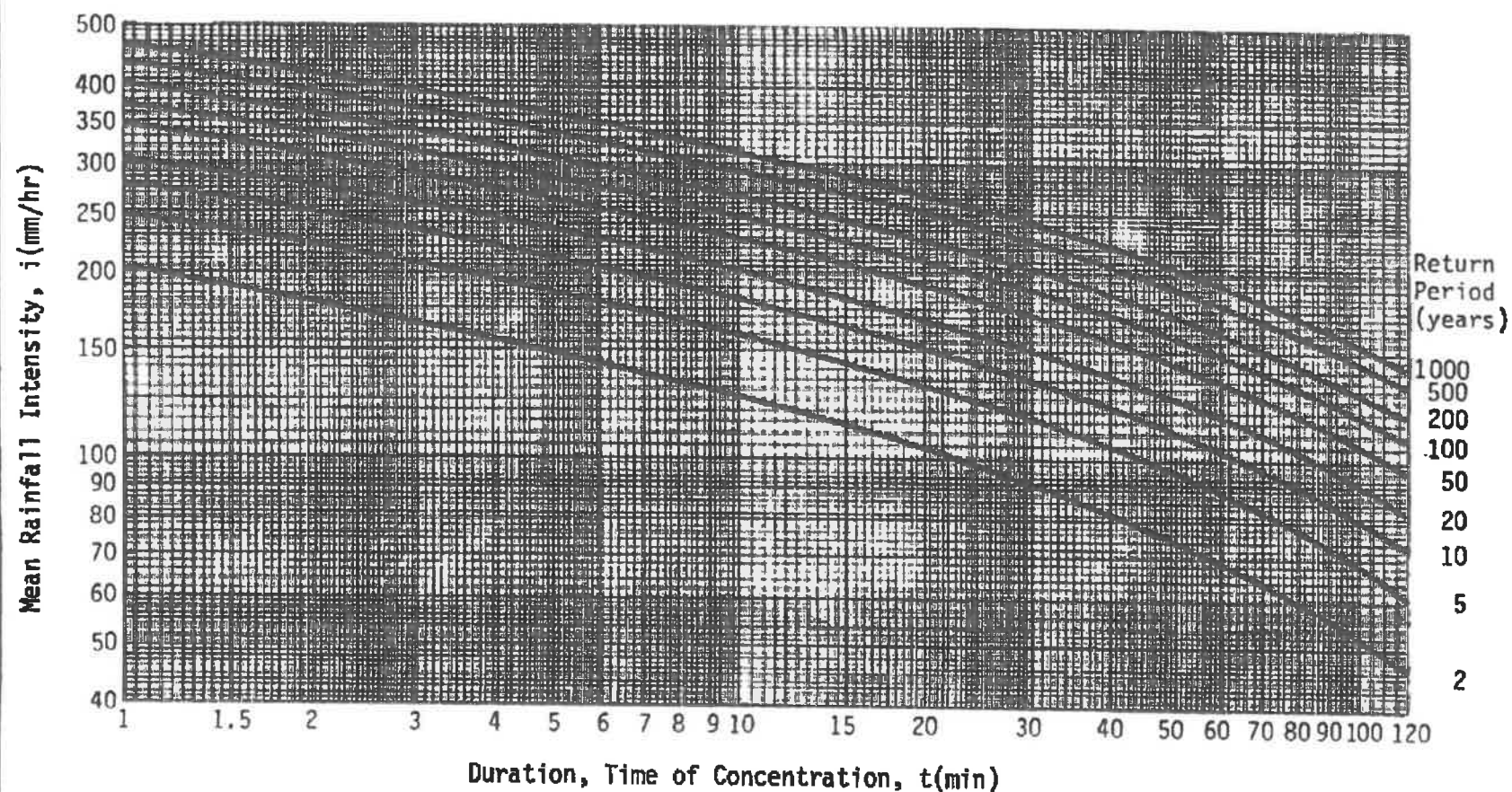
The existing 375mm U-channel is therefore sufficient to carry and discharge the runoff from the development site and its associated areas.





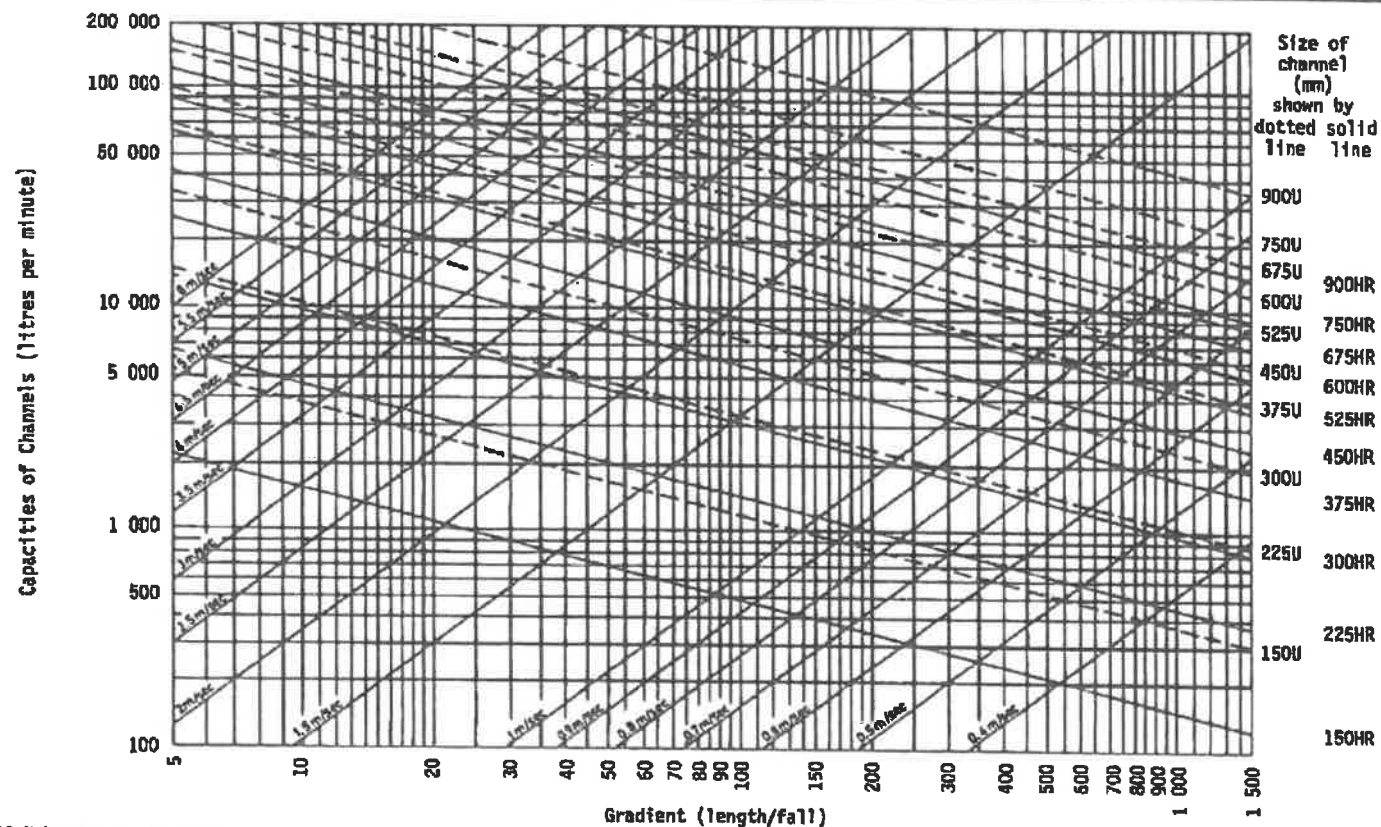
Catchment area outside application site
($0.5 \times 35 \times 5 = 87.5m^2$)
Assumed runoff in hydraulic calculation
 $\approx 30\%$ of $540m^2$
 $= 162m^2 > 87.5m^2$
6.2

CATCHMENT AREA OF RUNOFF TO EASTERN BOUNDARY

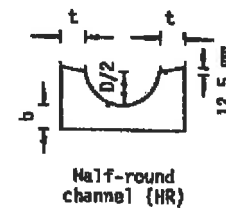
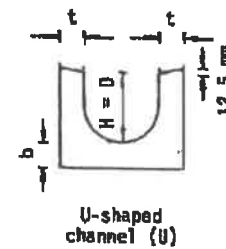


Note : The intensity-duration rainfall curves are from Peterson & Kwong (1981) - A design rainstorm profile for Hong Kong, Technical Note No. 58, Royal Observatory, Hong Kong. Data from tilting siphon records 1947-1980 (Royal Observatory) and instantaneous rate-of-rainfall records 1952-1980 (King's Park).

Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Channel dimensions



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (< 4 m/sec. $\therefore$ OK)

(b) Stepped channel Solution

1. Runoff
2. Velocity
3. Channel size
4. Gradient

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

Date : 3 October 2025
Our Ref. : PPCL/PLG/10189/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100

**Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board (“**TPB**”) on 29.8.2025. Referring to comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office (“**DPO**”), we are writing to submit this Supplementary Information (“**SI**”) for your consideration.

Please find below our clarifications with supplementary documents for your onward processing:

1. A revised Layout Plan, indicating that the additional container is for shop use. A replacement page for p. 3 of the Supplementary Statement is provided to reflect the change. Please refer to the enclosed *Appendices 1 and 2*.
2. With respect to the drainage facilities at the Application Site, the approval condition in relation to the implementation of the drainage facilities under the previous Application No. A/YL-KTS/927 has been complied with and accepted by the Drainage Services Department. As such, the previous approved Drainage Proposal under Application No. A/YL-KTS/927 is adopted for the Applied Use under the current application. Please refer to the attached *Appendix 3*.
3. There will be no open storage activities at the Application Site.
4. Considering the adjoining residential use to the north of the Application Site, mitigation measures are in place, such as the canopy over the parking area, to help reduce vehicular noise. All shop-related activities will also be carried out within the structures. Significant noise nuisances to nearby residents are not anticipated during the operation of the Applied Use.
5. There will be only private cars and Light Goods Vehicles entering the Application Site. Due to the small-scale operation, it is estimated that loading/unloading activities will occur at most twice per week during the operational hours of the grocery shop. Hence, the traffic flow of the surrounding road network will not be adversely affected by the Applied Use.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss Natalie Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above

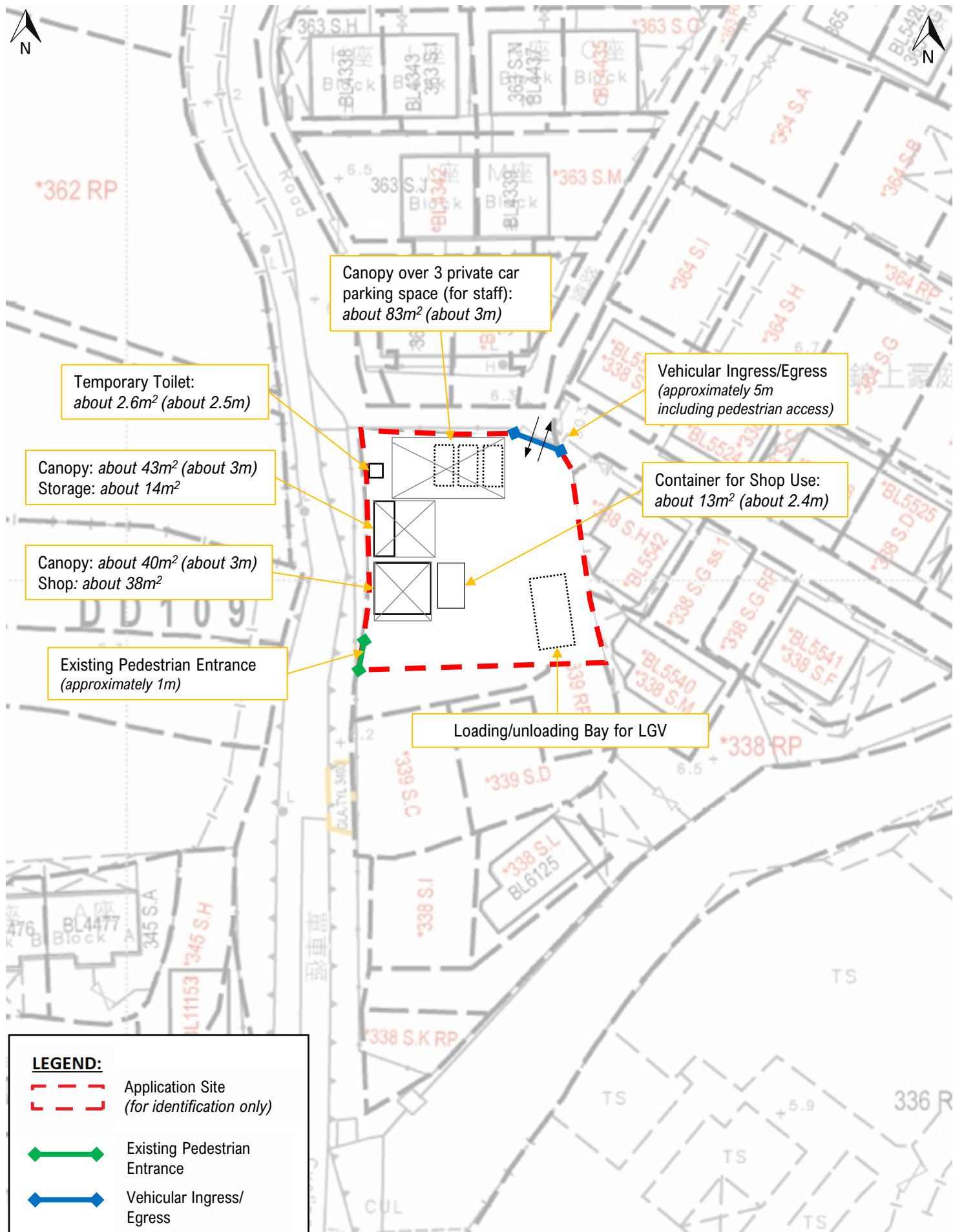
c.c. The Applicant – by email

Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email

Ms. TONG Ka Yan, Anna (TPG/Fanling, Sheung Shui & Yuen Long E 7) – by email

Appendix 1

Revised Layout Plan



Appendix 2

Replacement Page for p.3 of Supplementary Statement

4 DEVELOPMENT PARAMETER

- 4.1 In view of the planning permission under the previous Application No. A/YL-KTS/927 is valid until 11.11.2025, the Applicant intends to continue operating the real estate agency at the Application Site. Additionally, they would like to include an additional use as a grocery store to serve the local community and neighbourhood. Hence, this application is submitted to the Board seeking temporary approval for 'Shop and Services' use for a three-year period.
- 4.2 The development parameters of the current application remain largely the same as those in the previous Application No. A/YL-KTS/927, except with the addition of a container **for shop use**. The Application Site covers an area of about 540m². There is a total of five single-storey temporary structures with building heights ("BHs") ranging from about 2.5m to 3m. The total floor area is about 181.6m², comprising an office and a storage room under a canopy, a temporary toilet, a container for **shop use** and a canopy over three private car parking spaces. The layout plan of the Applied Use is attached at **Annex 6** whilst major development parameters for the Applied Use are shown in **Table 1**.
- 4.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement of the will be compatible with the previous approved application, and there will be no substantial changes to the overall physical setting surrounding the Application Site.
- 4.4 In particular, the operation hours of the real estate agency and grocery store are the same, between 9:00am and 9:00pm daily, including Sundays and Public Holidays, which is in line with other shops and services in the area.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area (about)	540m ²
No. of Temporary Structures	5
Total Gross Floor Area (about)	181.6m ²
Shop	- 38m ² (under canopy: about 40m ²)
Storage	- 14m ² (under canopy: about 43m ²)
Temporary Toilet	- 2.6m ²
Canopy over Carparking Spaces	- 83m ²
Container for Shop Use	- 13m ²
Maximum BH (about)	3m
Canopy over Shop	- 3m
Canopy for Storage	- 3m
Canopy over Carparking Spaces	- 3m
Temporary Toilet	- 2.5m
Container for Shop Use	- 2.4m
No. of Storeys	1
Non-domestic Plot Ratio	About 0.34
No. of Parking Spaces for Private Cars ("PCs") (5m x 2.5m)	3
No. of Loading/Unloading ("L/UL") Bay for Light Good Vehicles ("LGVs") (7m x 3.5m)	1

Appendix 3

Approved Drainage Proposal under Previous Application No. A/YL-KTS/927

**Section 16 Planning Application for Temporary Shop and Services
for a Period of 3 Years
at Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109,
Kam Tin South, Yuen Long**

Stormwater Drainage Proposal Report

May 2022



LI KOK KEUNG
MEng MICE MIStructE
MHKIE CEng RPE

Contents

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

Appendix A – Location Plans and Photos of Application Site

Appendix B – Drainage Plans D01 and D02

Appendix C – Design Checking of Existing 375mm UC and the Proposed 225mm UC

Appendix D – Site Photos

1. Introduction

The owners of the captioned lot intend to submit a Section 16 town planning application to the Town Planning Board (TPB) seeking planning permission for Temporary Shop and Services (Real Estate Agency) at **Lots 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D. 109**, Kam Tin South, Yuen Long for a period of 3 years. The development intends to provide real estate agency services to the residents in Kam Sheung Road area.

In association with the said application, this report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2. The Existing Site

The proposed site is generally flat with site area of about **540m²** located inside an area enclosed by concrete boundary walls as shown in the layout plans and site photos enclosed in **Appendix A**. The enclosed site is presently a well-developed site with hard concrete paving and is located between Kam Sheung Road in the North and Kam Po Road in the South as shown in the location plans in **Appendix A**. According to the applicants, the development involves three single-storey structures with building height of 2.5m to 3m and total floor area of about 54m² for office, lumber room and temporary toilet. Three private car parking spaces and one loading /unloading bay for light goods vehicle will be provided in the site. The surroundings are rural in character intermixed with low-rise residential structures/dwellings, shop and services, eating place, indoor children playground, parking of vehicles and unused land.

3. Existing Drainage Facilities

The existing drainage provisions are shown in the drainage plan **D01** enclosed in **Appendix B**.

As shown in the existing drainage plan D01, there is an existing public 375mm covered U-channel running along the western boundary of the site (Photo Nos. 1 and 2) conveying rainwater to the drainage system at Kam Sheung Road. Another 300mm U-channel (Photo No. 3) is located outside the northern boundary wall of the site. This 300mm U-channel collects surface runoff from areas north of the development site and direct the flow to the said existing 375mm U-channel that runs northwards to the Kam Sheung Road drainage. Also shown in the existing drainage plan is a natural channel running along the south boundary of the site collecting surface runoff from the areas east and south of the development site discharging water to the Kam Tin River through an outfall in the river (Photo No. 4).

As stated in the above, the existing development site is within an area surrounded by concrete boundary walls. The gradient of the site is slightly falling towards the southern part of the site. All rainwater falling onto the development site and its adjacent areas within the concrete boundary walls is presently being drained away through a number of existing gullies constructed at the southern part of the site (Photos Nos. 5, 6 and 7). The gullies discharge the collected rainwater well to the southern existing natural channel and finally to the Kam Sheung River without any records of flooding during severe rainstorms.

4. Proposed Drainage Facilities

As stated in the above section, the development site is well drained through a number of existing gullies located at the south part of the enclosed site without any record of flooding. In order to better drain the runoff within the application site, it is proposed to constructed a covered 225mm U-channel in the application site to discharge the stormwater to the existing 375mm surface channel running along the western boundary of the development site as shown in the proposed drainage plan enclosed in **Plan D02 in Appendix B**. For design purpose, the capacity of the proposed 225mm would be designed to sufficiently discharge the whole catchment of the development site of 540m².

The calculations showing that the capacity of the proposed 225UC in discharging the rainwater from the application site and the drainage capability of the existing public 375mm U-channel were enclosed in **Appendix C** of this report.

5. Conclusions

The areas adjacent to the proposed site is well managed and drained by an existing public 375mm U-channel running northwards to Kam Sheung Road, an existing 300mm U-channel at the northern boundary directing runoff to the 375mm public channel and a natural channel at the southern boundary conveying flows to the Kam Sheung River.

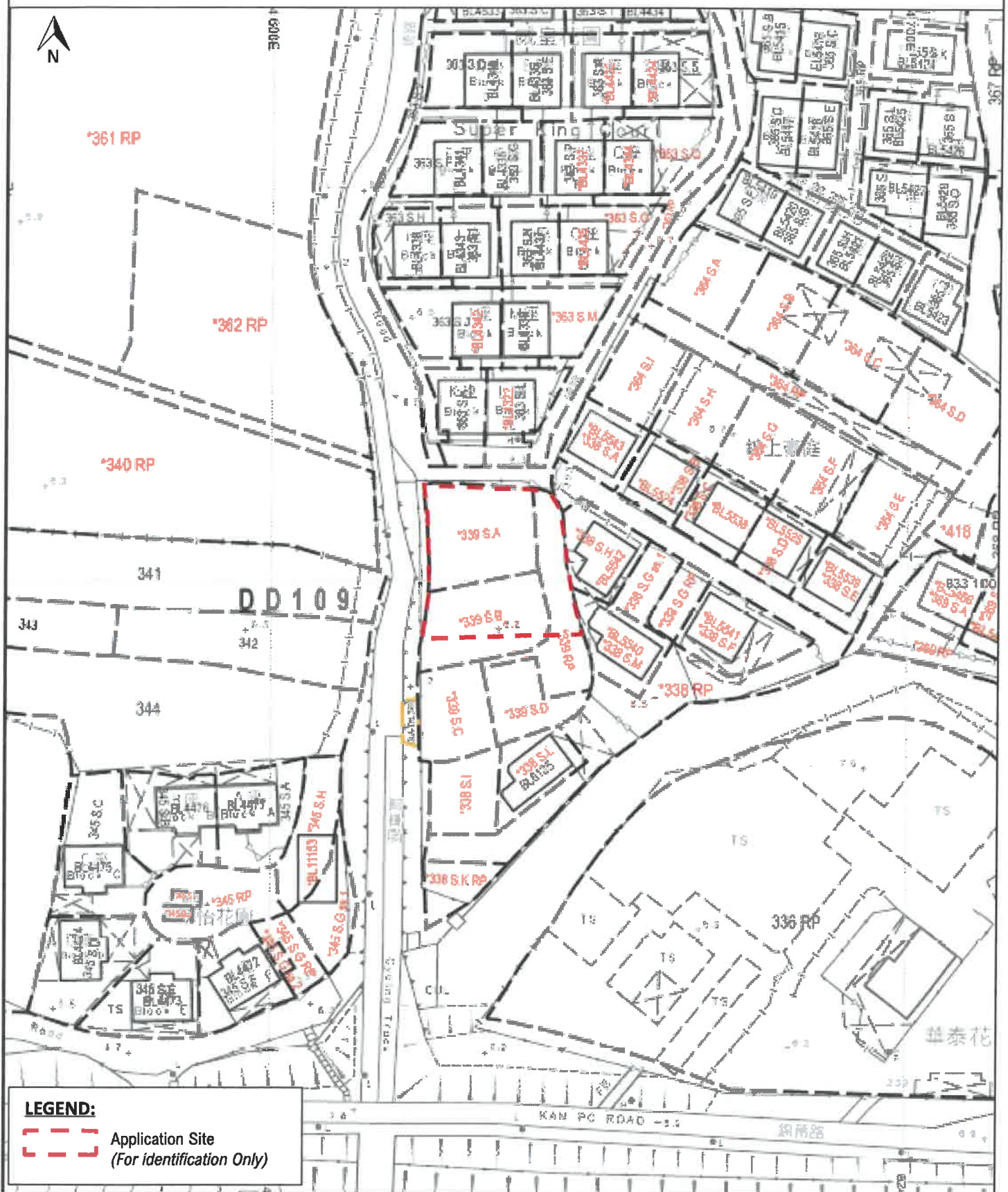
The proposed development site itself is small and has been well draining through the existing gullies established at the southern part of the site discharging water ultimately to the Kam Tin River without record of flooding. To cater for the rainwater from the application site, it is proposed to install a new 225mm covered U-channel as shown in the proposed drainage plan to discharge rainwater from within the application site to the existing 375mm public channel running alongside the western boundary of the site. The application site will only be of temporary use with a period of about three years, the proposed drainage facilities were considered more than sufficient and safe.

APPENDIX A

Location Plans and Photos of Application Site

地段索引圖

LOT INDEX PLAN



LEGEND:



Application Site
(For identification Only)



PLAN PLUS 思顧
CONSULTANCY 顧問

Figure:
1

Scale:
As Shown

Date:
March
2022

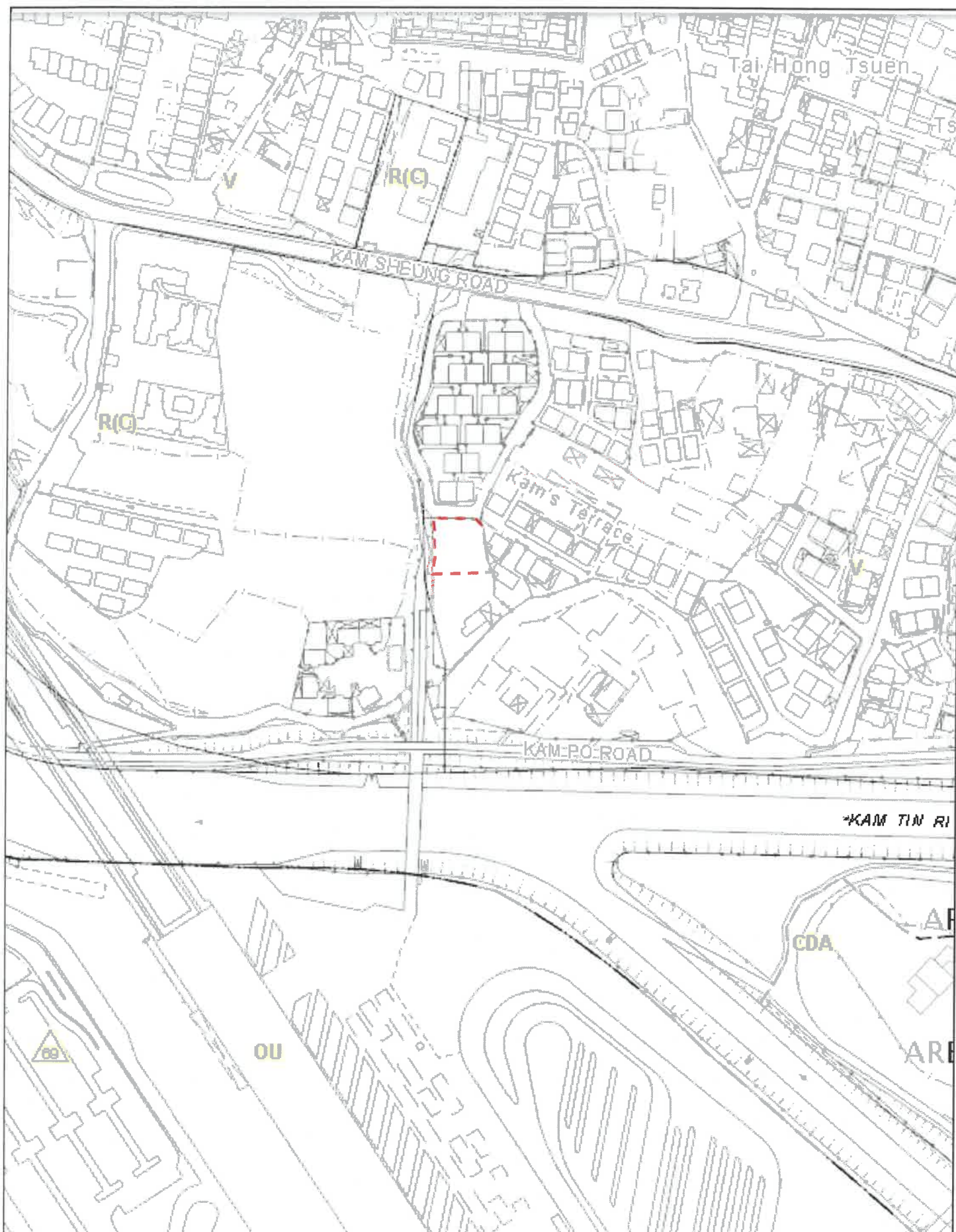
Title: Location Plan
(Extract of Lot Index Plan)

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



PLANPLUS 思顧
CONSULTANCY 務問

Figure:
2

Scale:
N/A

Date:
March
2022

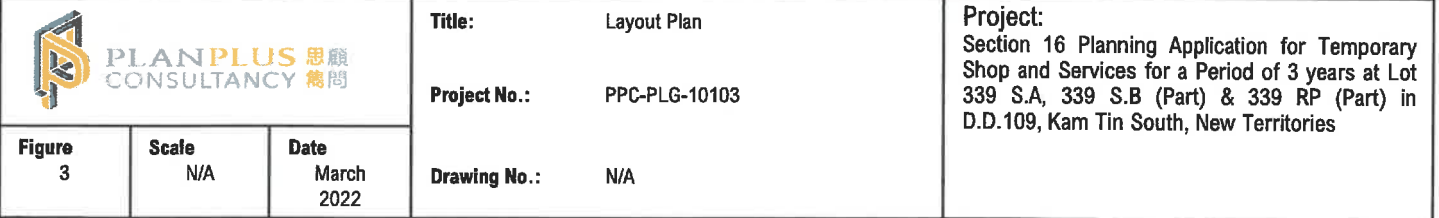
Title: Extract of the Outline Zoning Plan
(S/YL-KTS/15)

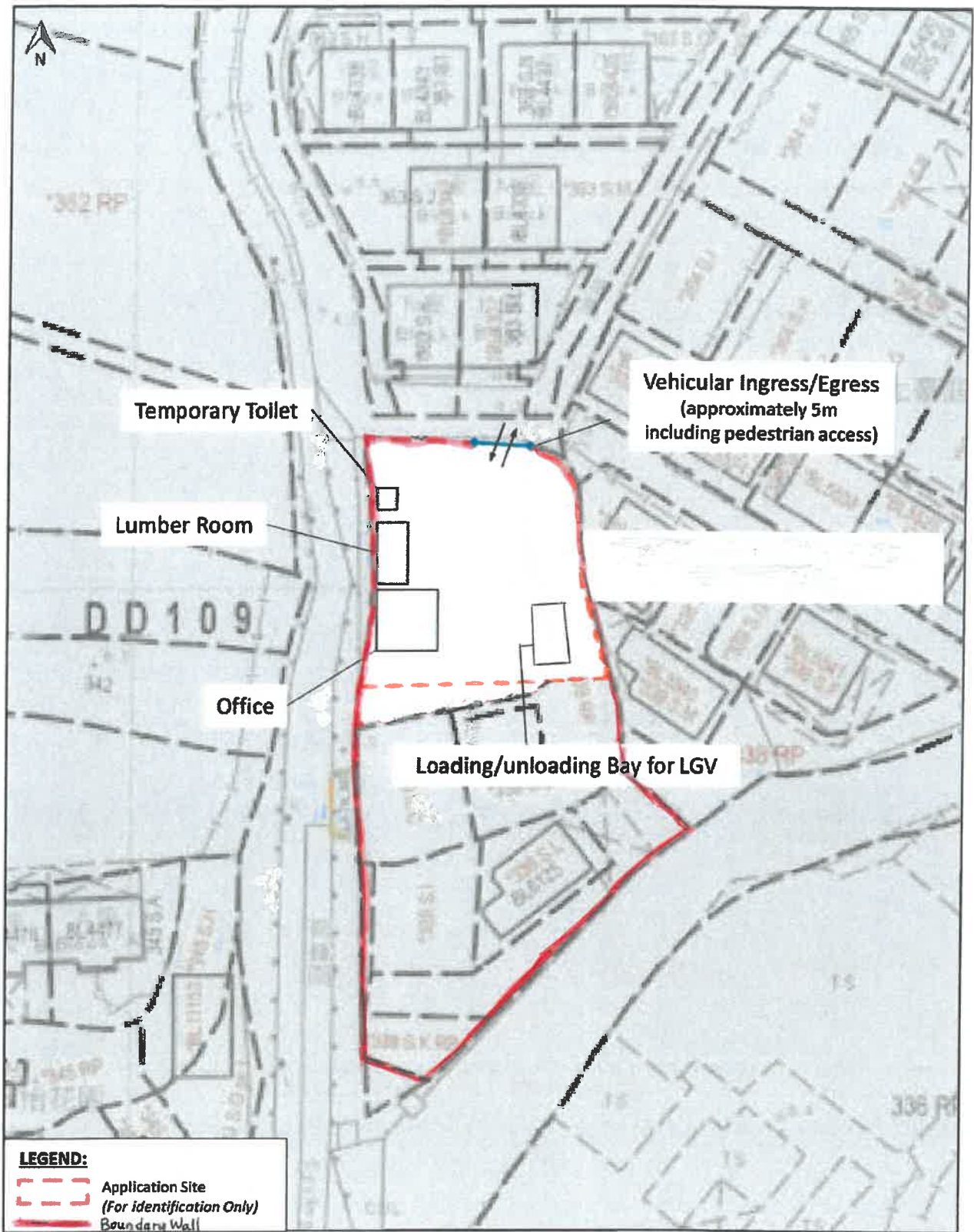
Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary
Shop and Services for a Period of 3 years at Lot
339 S.A, 339 S.B (Part) & 339 RP (Part) in
D.D.109, Kam Tin South, New Territories





 PLAN CONSULTANCY 策劃顧問			Title: Layout Plan	Project: Section 16 Planning Application for Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years at Lot 339 S.A and 339 S.B in D.D.109, Kam Tin South, New Territories
Figure: 3	Scale: As Shown	Date: November 2020	Project No.: PPC-PLG-10103	
			Drawing No.: N/A	

參考編號 REFERENCE No.	繪圖 DRAWING A-1
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Viewpoint 1 – Existing Pedestrian Entrance from Southwest of the Application Site



LEGEND:

 Application Site
(For identification Only)



PLANPLUS 聯順
CONSULTANCY 顧問

Figure:
6a

Scale:
N/A

Date:
March
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

Drawing No.: N/A

Project:

Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories



Viewpoint 2 - Structures within the Application Site



LEGEND:

 Application Site
(For identification Only)



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Figure:
6b

Scale:
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Date:
March
2022

Title: Current Conditions of the Site

Project No.: PPC-PLG-10103

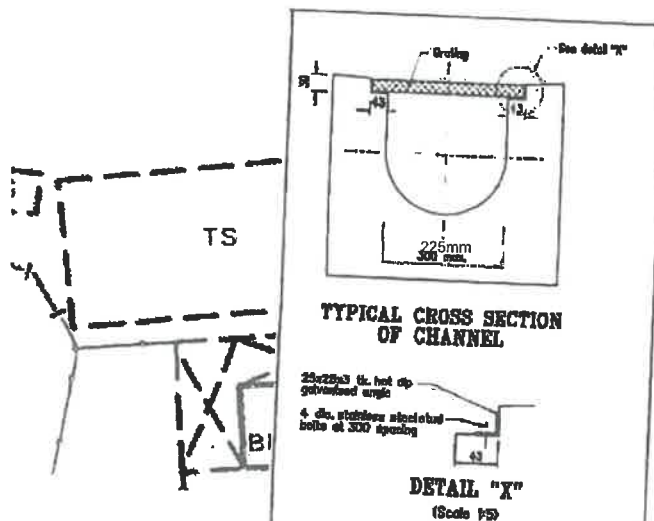
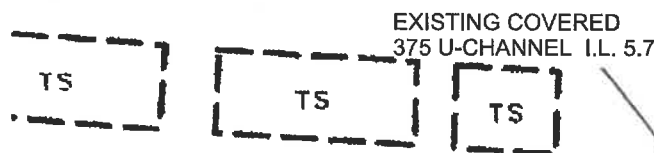
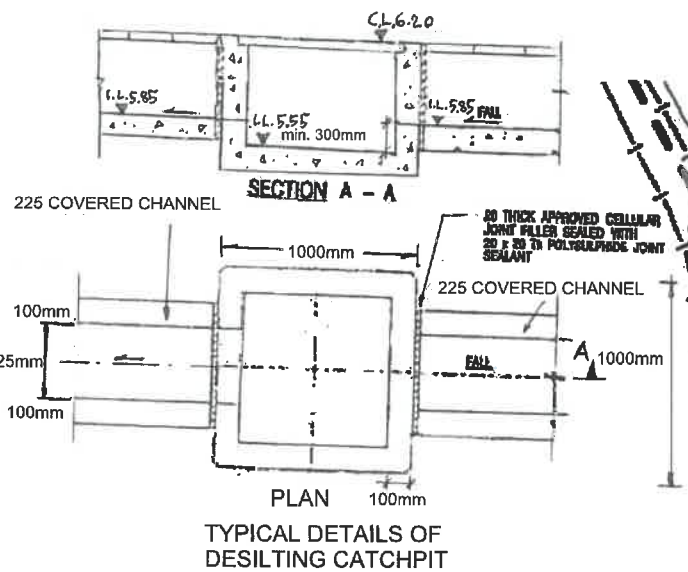
Drawing No.: N/A

Project:

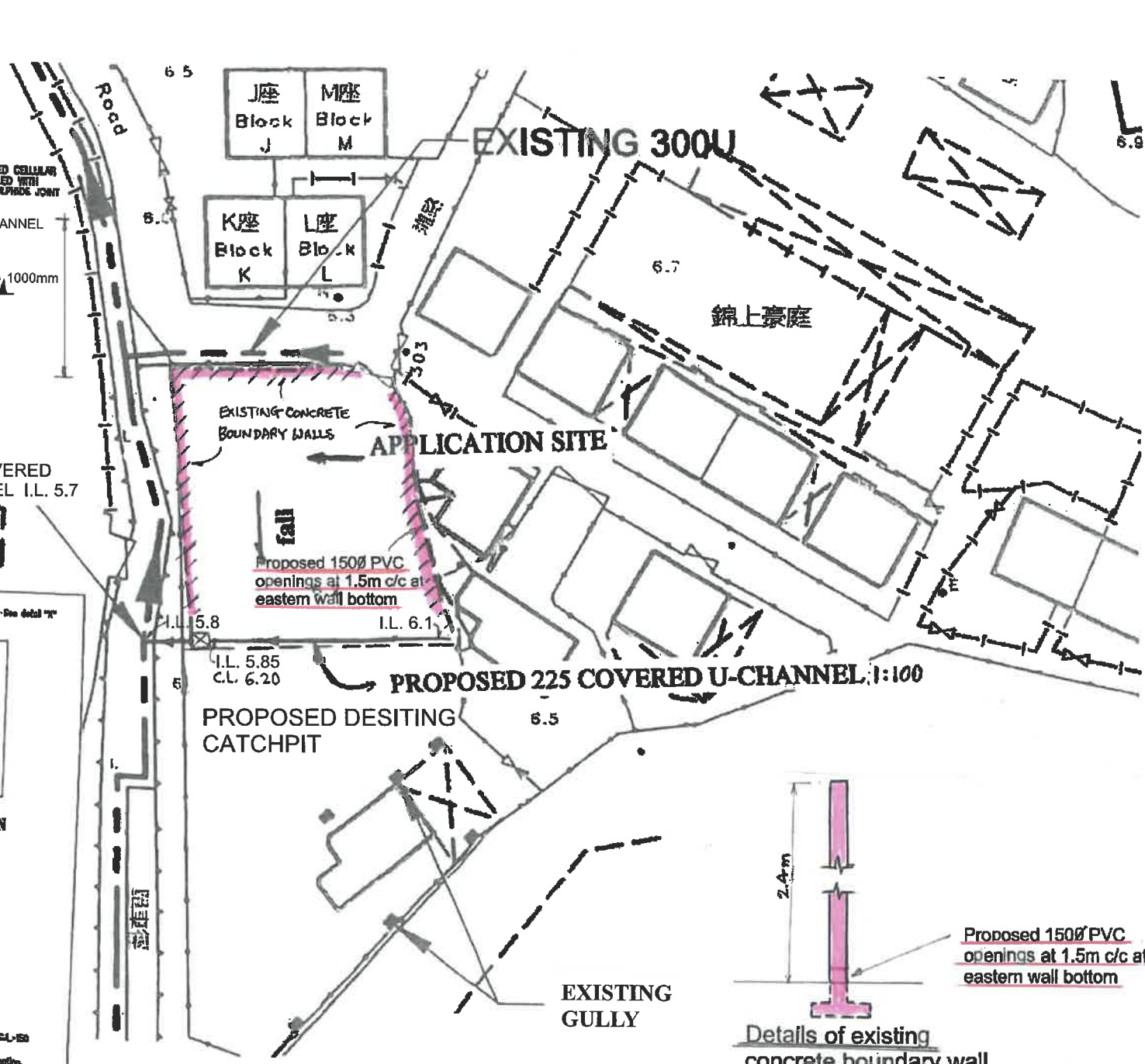
Section 16 Planning Application for Temporary Shop and Services for a Period of 3 years at Lot 339 S.A, 339 S.B (Part) & 339 RP (Part) in D.D.109, Kam Tin South, New Territories

APPENDIX B

Drainage Plans D01 and D02

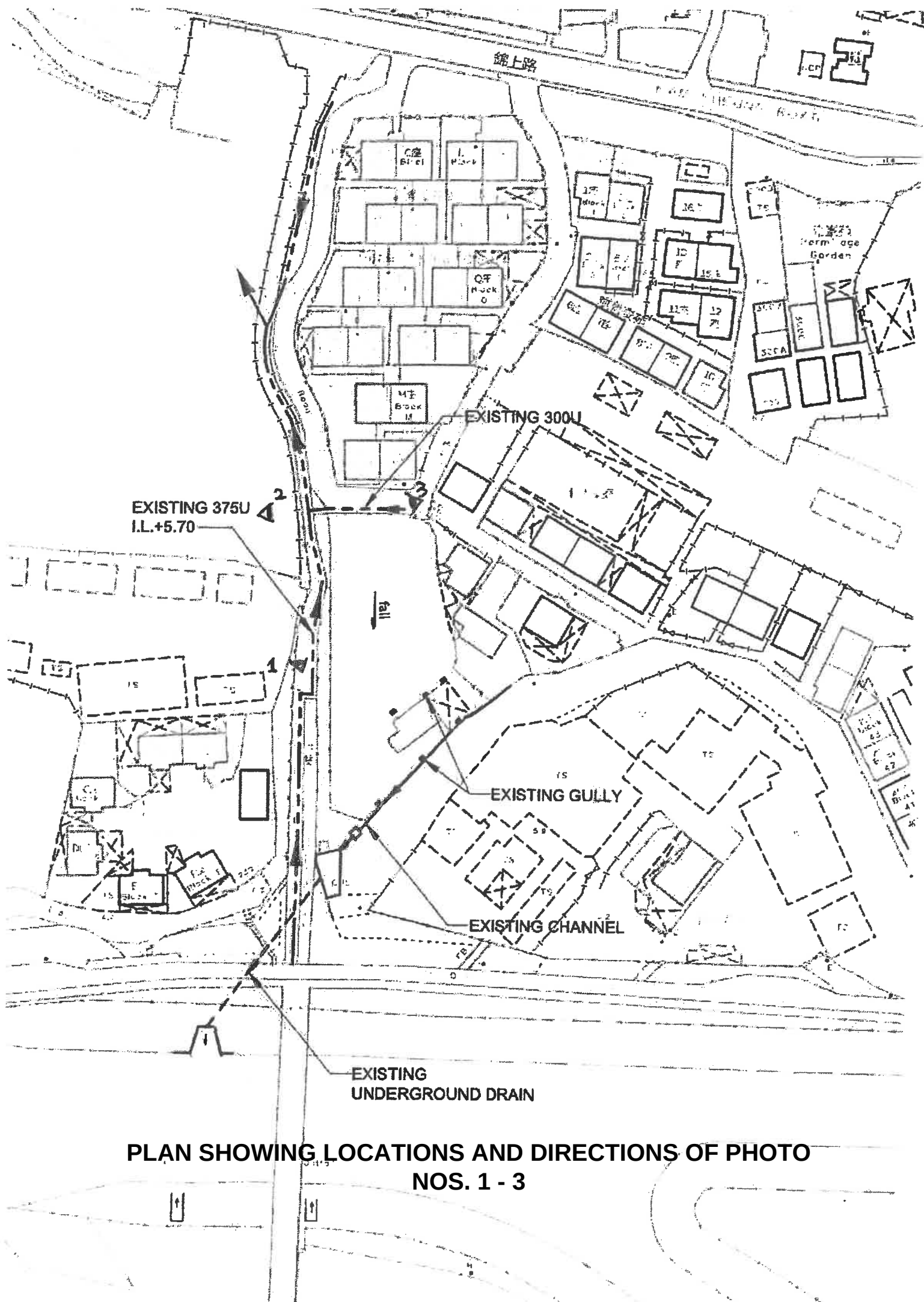


- Notes**
1. All dimensions are in millimetres.
 2. Gratings are cast iron to conform with grade EN-24-150 or BS EN 1251.
 3. All cast iron parts shall be coated with a bitumen coating.
 4. All grating corners shall be rounded to approximately 2mm.
 5. Gratings with square hole pattern are suitable for use on cycle tracks. Gratings with oblong hole pattern are suitable for use along the back of footpaths or along verges.
 6. Stainless channel shall be placed on 500mm wooden with special pieces purposely manufactured to suit actual site conditions and to avoid create cutting of gratings.



DRAINAGE PLAN NO. D02

PROPOSED DRAINAGE CHANNEL IN THE DEVELOPMENT SITE



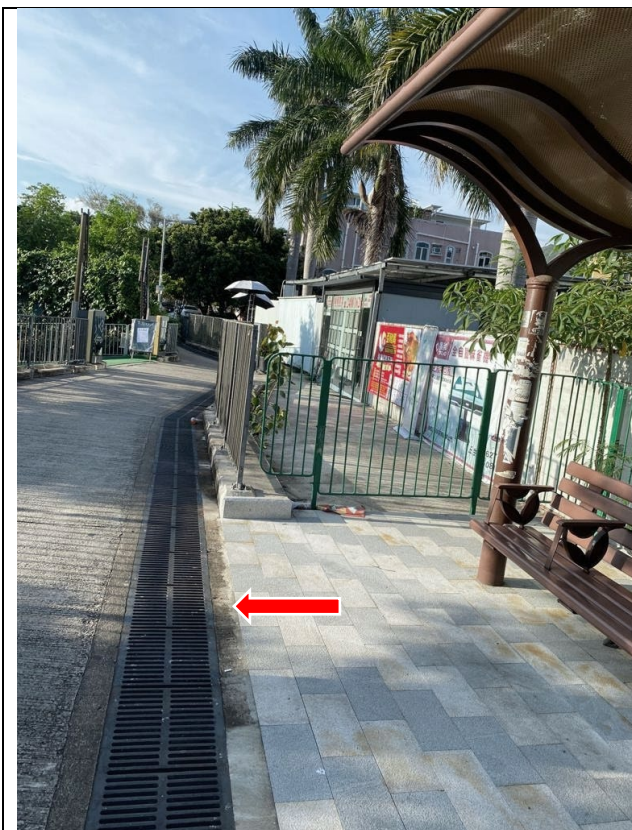


Photo No.1: Existing 375mm UC along Western Boundary

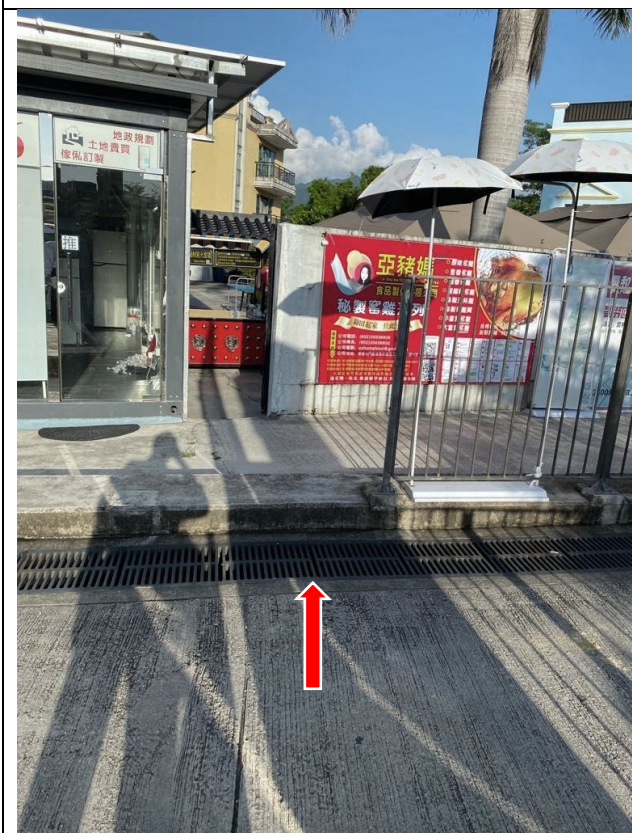


Photo No.2 Existing 375mm UC along Western Boundary



Photo No.3: Existing 300mm UC along Northern Boundary

APPENDIX C

Design Checking of Existing 375mm UC and the Proposed 225mm UC

Drainage Design Calculation

The proposed site was generally flat with site area of about 540m².

Assuming possible inflow from adjacent land with catchment area of about 30% of the site area,

Total Catchment Area = 540 x 1.3 = 702m²

Runoff coefficient k = 1.0

Rainstorm return period = 1 in 50 year

Assume time of concentration = 5 minute,

Checking of Capacity of Proposed 225mm UC:-

From Figure 8.2, i = 260 mm/hr

$$Q = kAi/3600 = 1 \times 702 \times 260 / 3600 = 50.7 \text{ l/s} = 3,042 \text{ l / min.}$$

For 225 UC of gradient of 1 : 100,

From Figure 8.7,

$$Q = 3,200 \text{ l/min.} > 3,042 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 1.50 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

Checking of Capacity of Existing 375mm U-channel:-

The catchment area for the existing 375mm U-channel is assumed to be as shown in the enclosed plan.

The estimated catchment area is about 100m x 40m = 4,000m².

For time of concentration of 10 minutes, under 1 in 50 return period,

From Figure 8.2, i = 240 mm/hr

For estimated catchment area of 4,000 m², with average runoff coefficient, k, of 0.8,

$$Q = kAi/3600 = 0.8 \times 4000 \times 240 / 3600 = 213 \text{ l/s} = 12,800 \text{ l / min.}$$

For 375 UC of gradient of 1 : 100,

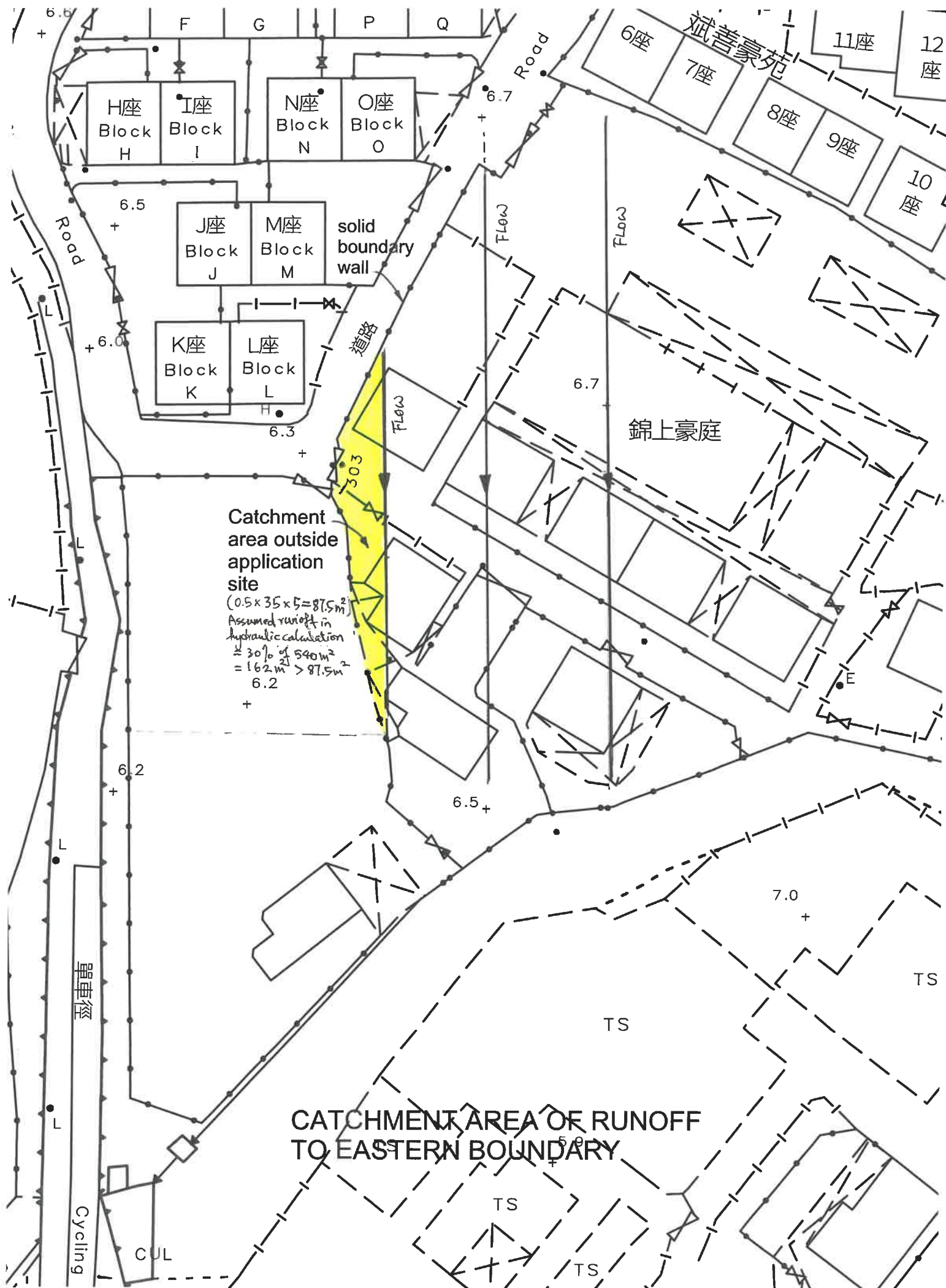
From Figure 8.7,

$$Q = 15,000 \text{ l/min.} > 12,800 \text{ l/min.} \quad \text{O.K.}$$

$$\text{Flow velocity} = 2.1 \text{ m/s} > 1.3 \text{ m/s} \quad \text{O.K.}$$

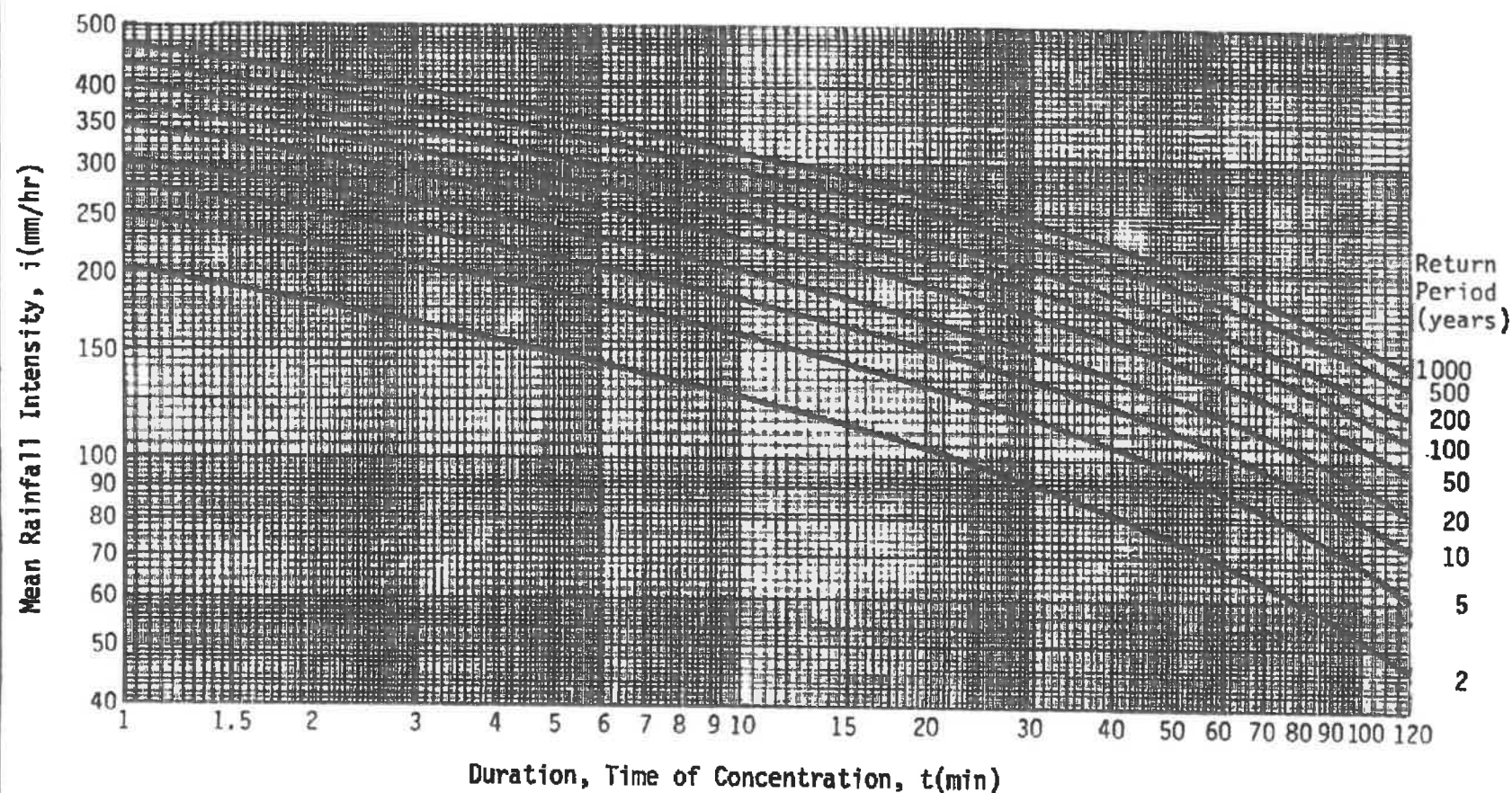
The existing 375mm U-channel is therefore sufficient to carry and discharge the runoff from the development site and its associated areas.





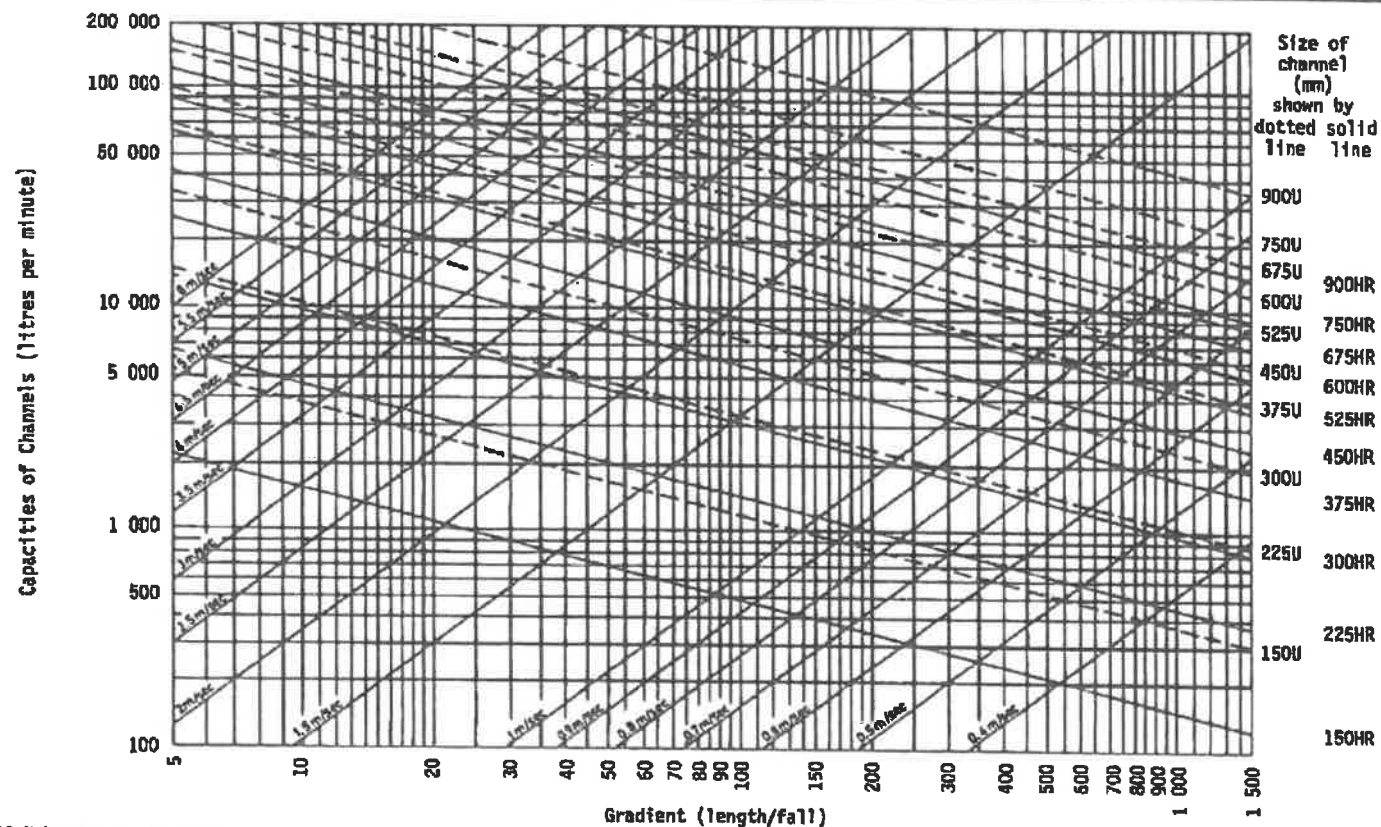
Catchment area outside application site
 $(0.5 \times 35 \times 5 = 87.5m^2)$
 Assumed runoff in hydraulic calculation
 $\approx 30\% \text{ of } 540m^2$
 $= 162m^2 > 87.5m^2$
 6.2

CATCHMENT AREA OF RUNOFF TO EASTERN BOUNDARY

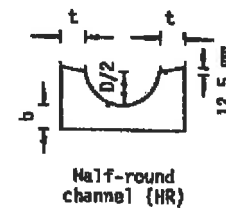
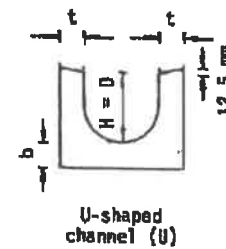


Note : The intensity-duration rainfall curves are from Peterson & Kwong (1981) - A design rainstorm profile for Hong Kong, Technical Note No. 58, Royal Observatory, Hong Kong. Data from tilting siphon records 1947-1980 (Royal Observatory) and instantaneous rate-of-rainfall records 1952-1980 (King's Park).

Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods



Channel dimensions



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (< 4 m/sec. $\therefore$ OK)

(b) Stepped channel Solution

1. Runoff
2. Velocity
3. Channel size
4. Gradient

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Woody Ka Wai LIN/PLAND

寄件者: Natalie Wong <[REDACTED]>
寄件日期: 2025年11月12日星期三 9:55
收件者: tpbpd/PLAND
副本: Kennith; Woody Ka Wai LIN/PLAND
主旨: Application No. A/YL-KTS/1100 - Submission of Further Information 1
附件: PLG_10189_L003_FI 1.pdf; A_YL-KTS_1100 Further Informtion 1.pdf

類別: Internet Email

Dear Sir/Madam,

I refer to Application No. A/YL-KTS/1100. Please find the attached cover letter dated 11.11.2025 (our ref: PLG/10189/L003) and Further Information 1 for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Regards,

Natalie Wong

Assistant Town Planner / Assistant Manager

[REDACTED]

Be carbon conscious. Please consider our environment before printing this email.

[Folder Ref.: PLG-10189]

Date : 11 November 2025
Our Ref. : PPCL/PLG/10189/L003

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/YL-KTS/1100
Section 16 Planning Application for Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories

Submission of Further Information 1

We refer to the departmental comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office (“DPO”) in respect of the captioned application and hereby submit this Further Information (“FI”) 1 for the Town Planning Board’s consideration. Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Revised Layout Plan
- **Annex 2** – Replacement page of Planning Statement

The above submissions do not result in a material change of the nature of the captioned application. Thus, this SI should be accepted by the Secretary of the TPB for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact Miss Natalie Wong or the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant – by email
Mr. LIN Ka Wai, Woody (TP/Yuen Long E 5) – by email

**Section 16 Planning Application for
Temporary Shop and Services for a Period of Three Years
at Lots 339 S.A, 339 S.B (Part) and 339 RP (Part) in D.D. 109,
Kam Tin South, New Territories**

Planning Application No. A/YL-KTS/1100

Further Information 1

November 2025

Reference : PPC-PLG-10189

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 11.11.2025 (Contact person: Mr. Woody LIN, Tel: 3168 4040):		
Please advise whether:		
- medium or heavy goods vehicle exceeding 5.5 tonnes, including container vehicles/tractors, are allowed to be parked/stored on or enter/exit the application site (the Site) at all times;		There will be no medium or heavy goods vehicle or container trailer/tractor allowed to enter/exit or to be parked/stored on the Application Site during the planning approval period.
- sufficient manoeuvring space will be provided within the Site to ensure that no vehicle will turn back onto the local access;		Sufficient manoeuvring space has been reserved within the Application Site and no vehicle will be required to turn back onto the local access.
- the open area of the Site is for circulation purpose only, and no open storage activities will be carried out in the open area;		Yes, the open area of the Application Site is for circulation only, and no open storage activities will be carried out in the open area.
According to paragraph 4.2 of the Planning Statement, the total floor area of about 181.6m ² comprises an office. Please indicate its location on the layout plan and Table 1 of the Planning Statement accordingly.		The proposed office is an ancillary use to the operation of the shop and services. The location of the ancillary office has been indicated on the layout plan at Annex 1 of this FI submission. A replacement page of the planning statement is also attached at Annex 2 to reflect the update.
2. Comments from Lands Department received on 11.11.2025 (Contact person: Ms. CHENG Sze Lai, Tel: 2443 1072):		
<u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u>		
LandsD has reservation on the planning application since there is/are unauthorized structure(s) and uses on Lot Nos. 339 S.A and 339 S.B both in D.D. 109 which are already subject to lease enforcement actions according to case priority. The lots owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.		Noted. The current application aims to better utilise available land resources and the Applicant will apply a Short Term Waiver to rectify/regularise the user restriction of the structures.
The following irregularities not covered by the subject planning application have been detected by this office:		
<u>Unlawful occupation of Government land covered by the planning application</u>		
The Government land adjoining Lot Nos. 339 S.A and 339 S.B both in D.D. 109 has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.		Noted. The Application Site is confined within the private lots of 339 S.A and 339 S.B in D.D. 109. The Applicant is committed to removing the unauthorised structures on the Government land not covered by the subject planning application within the Application Site.

Item	Departmental Comments	Applicant's Responses
	The lot owner(s)/applicant shall remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.	The Applicant is committed to removing the unauthorised structures not covered by the subject planning application within the Application Site. Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Waiver to permit the structures erected within the lots.

Annex 1

Revised Layout Plan

Annex 2

Replacement Page of Planning Statement

4 DEVELOPMENT PARAMETER

- 4.1 In view of the planning permission under the previous Application No. A/YL-KTS/927 is valid until 11.11.2025, the Applicant intends to continue operating the real estate agency at the Application Site. Additionally, they would like to include an additional use as a grocery store to serve the local community and neighbourhood. Hence, this application is submitted to the Board seeking temporary approval for 'Shop and Services' use for a three-year period.
- 4.2 The development parameters of the current application remain largely the same as those in the previous Application No. A/YL-KTS/927, except with the addition of a container **for the ancillary office to the shop and services use**. The Application Site covers an area of about 540m². There is a total of five single-storey temporary structures with building heights ("BHs") ranging from about 2.4m to 3m. The total floor area is about 181.6m², comprising an **ancillary office** and a storage room under a canopy, a temporary toilet, a container for shop use and a canopy over three private car parking spaces. The layout plan of the Applied Use is attached at **Annex 6** whilst major development parameters for the Applied Use are shown in **Table 1**.
- 4.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement of the will be compatible with the previous approved application, and there will be no substantial changes to the overall physical setting surrounding the Application Site.
- 4.4 In particular, the operation hours of the real estate agency and grocery store are the same, between 9:00am and 9:00pm daily, including Sundays and Public Holidays, which is in line with other shops and services in the area.

Table 1 Major Development Parameters

Major Development Parameters	
Site Area (about)	540m ²
No. of Temporary Structures	5
Total Gross Floor Area (about)	181.6m ²
Shop	- 38m ² (under canopy: about 40m ²)
Storage	- 14m ² (under canopy: about 43m ²)
Temporary Toilet	- 2.6m ²
Canopy over Carparking Spaces	- 83m ²
Container for Ancillary Office to Shop and Services Use	- 13m ²
Maximum BH (about)	3m
Canopy over Shop	- 3m
Canopy for Storage	- 3m
Canopy over Carparking Spaces	- 3m
Temporary Toilet	- 2.5m
Container for Ancillary Office to Shop and Services Use	- 2.4m
No. of Storeys	1
Non-domestic Plot Ratio	About 0.34
No. of Parking Spaces for Private Cars ("PCs") (5m x 2.5m)	3
No. of Loading/Unloading ("L/UL") Bay for Light Good Vehicles ("LGVs") (7m x 3.5m)	1

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

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-KTS/863	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.1.2021 [Revoked on 22.10.2021]
A/YL-KTS/927	Proposed Temporary Shop and Services for a Period of 3 Years	11.11.2022

**Similar s.16 Applications within the same and adjacent “V” Zone
in the vicinity of the Site in the past five years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL- KTS/884	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	30.4.2021 [Revoked on 30.4.2022]
A/YL- KTS/903	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.9.2021
A/YL- KTS/904	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021
A/YL- KTS/914	Proposed Temporary Shop and Services (Real Estate Agency & Convenient Store) & Eating Place for a Period of 5 Years	14.1.2022 [Revoked on 14.1.2025]
A/YL- KTS/974	Proposed Temporary Shop and Services for a Period of 5 Years	19.4.2024
A/YL- KTS/1024	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.10.2024

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

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

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint case concerning the application site (the Site) received in the past three years; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- he has no in-principle objection to the application from the drainage point of view;
- based on the applicant's submission, the applicant would maintain the same drainage facilities as those maintained under previous application No. A/YL-KTS/927; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities under application No. A/YL-KTS/927 and to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

5. **Building Matters**

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

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

6. **Landscape**

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

- no significant landscape impact arising from the applied use is anticipated; and
- advisory comments are in **Appendix IV**.

7. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received any comment from the locals upon close of consultation.

8. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 2-3, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site)
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) the applicant should terminate the applied use and vacate the Site upon approval of the Small House application at the Site at any time during the planning approval period;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that;
 - for the unauthorised structure(s) within the said private lot(s) at the Site covered by the planning application, the lots owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - for the unlawful occupation of Government land not covered by the planning application, the lot owner(s)/applicant shall remove the unauthorised structures and cease the unlawful occupation of the Government land not covered by the subject planning application immediately, and subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an Short Term Waiver (STW) to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land;
- (e) 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 (TD). 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;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - Kam Sheung Road is not maintained by HyD. HyD shall not be responsible for the

maintenance of proposed access connecting the Site to Kam Sheung Road including any local tracks; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the applied use, the applicant shall extend his/her inside services to the nearest suitable government water mains for connect. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services that:
- the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised

building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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
- (l) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under this planning application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (m) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department’s (FEHD) facilities shall be affected;
 - proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X) (FBR), a food business licence is required for the operation of the relevant type of food business listed in the FBR (e.g. a restaurant, a refreshment kiosk etc.). The application for licence, if acceptable by his department, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop/store may apply for under the FBR:

- (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - (iv) if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant individual restricted food permits or a composite restricted foods permit should be obtained.
- proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from his department whatever the general public is admitted with or without payment; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. The proposed use should not be a nuisance or be injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.