

2026年 2月 1 2日
此文件在 收到，城市規劃委員會
只有在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This application is received on 2026-02-12
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2600273 30/1 By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/572
	Date Received 收到日期	2026-02-12

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

1. Name of Applicant 申請人姓名/名稱

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

CHAN Kwai Yung 陳桂容

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung 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	<input checked="" type="checkbox"/> Site area 地盤面積 160 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 174 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South OZP No.: S/NE-KTS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	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)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (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 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(ii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%; padding: 5px;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; padding: 5px;">Number of provision 數量</th> <th style="width: 50%; padding: 5px;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td><td></td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Renewal of Planning Approval for Temporary Shop and Services for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....174..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....1.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....54..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....7..... m 米	<input checked="" type="checkbox"/> About 約

Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

Non-domestic part 非住用部分 GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms
請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F) TOILET (G/F) SITE OFFICE (1/F) STORAGE OF GOODS (1/F)	87m ² (ABOUT)	174m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		87m² (ABOUT)	174m² (ABOUT)	

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F) TOILET (G/F) SITE OFFICE (1/F) STORAGE OF GOODS (1/F)	87m ² (ABOUT)	174m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		87m² (ABOUT)	174m² (ABOUT)	

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

Circulation areas.....

.....

.....

.....

.....

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Renewal of Planning Approval for Temporary Shop and Services for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....174..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....1.1.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....54..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....7..... m 米	<input checked="" type="checkbox"/> About 約

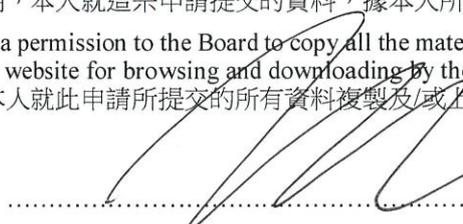
9. Impacts of Development Proposal 擬議發展計劃的影響																															
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																															
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>..... </p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

11. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

22/01/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South, New Territories		
Site area 地盤面積	160	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung South OZP No.: S/NE-KTS/22		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Shop and Services for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	174	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	54	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	1 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A N/A N/A N/A N/A

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; Zoning plan; Land status plan; Accepted Drainage and Fire Service Installations Proposals; Accepted Drainage Condition Record and Certificate of Fire Service Installations and Equipment under the previous application No. A/NE-KTS/495</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) to use *Lot 3335 S.BF (Part) in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories* (the Site) for '**Temporary Shop and Services for a Period of 5 Years**' (the development) (**Plans 1 to 3**).

- 1.2 The Site is within walking distance from nearby village and residential developments, where the demand for shop and service is high. In view of this, the applicant would like to continue to use the Site to operate the vehicle product store to support the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No.: S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, '*shop and services*' is a column 2 use within the "V" zone, which requires planning permission from the Board.

- 2.2 Although the development is not entirely in line with the planning intention of "V" zone, the development is intended to serve the nearby locals, approval of the planning application on a temporary basis of 5 years would not frustrate the long-term planning intention of the "V" zone and would better utilise the precious land resources in the New Territories. The Site is mainly surrounded by hobby farm, unused/vacant land and residential dwellings. The building height of the development is lower than that of nearby village houses in its surrounding within the "V" zone i.e. maximum building height of 3 storeys (8.23m). Given the scale and nature of the development, it is considered not incompatible with the surrounding environment.

- 2.3 The Site is the subject of a previous S.16 planning application (No. A/NE-KTS/495) submitted by the same applicant with the same use as the current application, which was approved by the Board in 2021. Therefore, approval of the current application is in line with the Board's previous decision. All planning conditions imposed under the last approved application No. A/NE-KTS/553 have been considered complied with. The planning permission will lapse after 14.5.2026. Comparing with the last application (No. A/NE-KTS/495), all development

parameters (including but not limited to site area, gross floor area (GFA), layout, operation mode etc.) remain unchanged.

- 2.4 The applicant has made effort to comply with all planning conditions imposed under the last approved application. Details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Latest Application

Approval Conditions of Application No. A/NE-KTS/495		Date of Compliance
(c)	The submission of a fire service installations (FSIs) proposal	29.06.2021
(d)	The implementation of the FSIs proposal	10.03.2023
(e)	The submission of a drainage proposal	27.07.2021
(f)	The implementation of the drainage proposal	15.09.2023

- 2.5 In support of the application, the applicant has submitted the previously accepted drainage and FSIs proposals, as well as the accepted drainage condition record, and Certificate of FSIs and Equipment (F.S.251) under the last approved application for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to IV**). The applicant will submit updated drainage condition records and F.S.251 upon obtaining planning permission from the Board. All drainage facilities and FSIs within the Site will be well-maintained by the applicant during the approval period of the current application.

3) Development Proposal

- 3.1 The site area occupies an area of 160 m² (about) (**Plan 3**). One 2-storey structure is provided at the Site for shop and services, toilet, site office and storage of goods with total GFA of 174 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00, including public holidays. It is estimated that the development would be able to accommodate 2 nos. of staff and it will attract not more than 8 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	160 m ² (about)
Covered Area	87 m ² (about)
Uncovered Area	73 m ² (about)
Plot Ratio	
	1 (about)
Site Coverage	
	54% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	174 m ² (about)
Building Height	
	Not exceeding 7 m
No. of Storey	
	2

- 3.2 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). A total of 1 parking space will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - L/UL provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	1

- 3.3 Private car is deployed for transportation of goods to support the operation of the development. No light, medium or heavy goods vehicles which exceed 5.5 tonnes, including container tractors/trailers, are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access. As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the development should not be anticipated.

Table 4 - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	1	0	1
Trips at <u>PM peak</u> per hour (19:00 - 20:00)	0	1	1
Average trip per hour (09:00 - 19:00)	0	0	0

3.4 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.

3.5 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the previously accepted drainage and FSIs proposals, as well as the accepted drainage condition record, and (F.S.251) under the last approved application to mitigate any adverse impact arising from the development (**Appendices I to IV**). The applicant will submit updated drainage condition records and F.S.251 upon obtaining planning permission from the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject renewal application for '**Temporary Shop and Services for a Period of 5 Years**'.

R-riches Planning Limited

January 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan

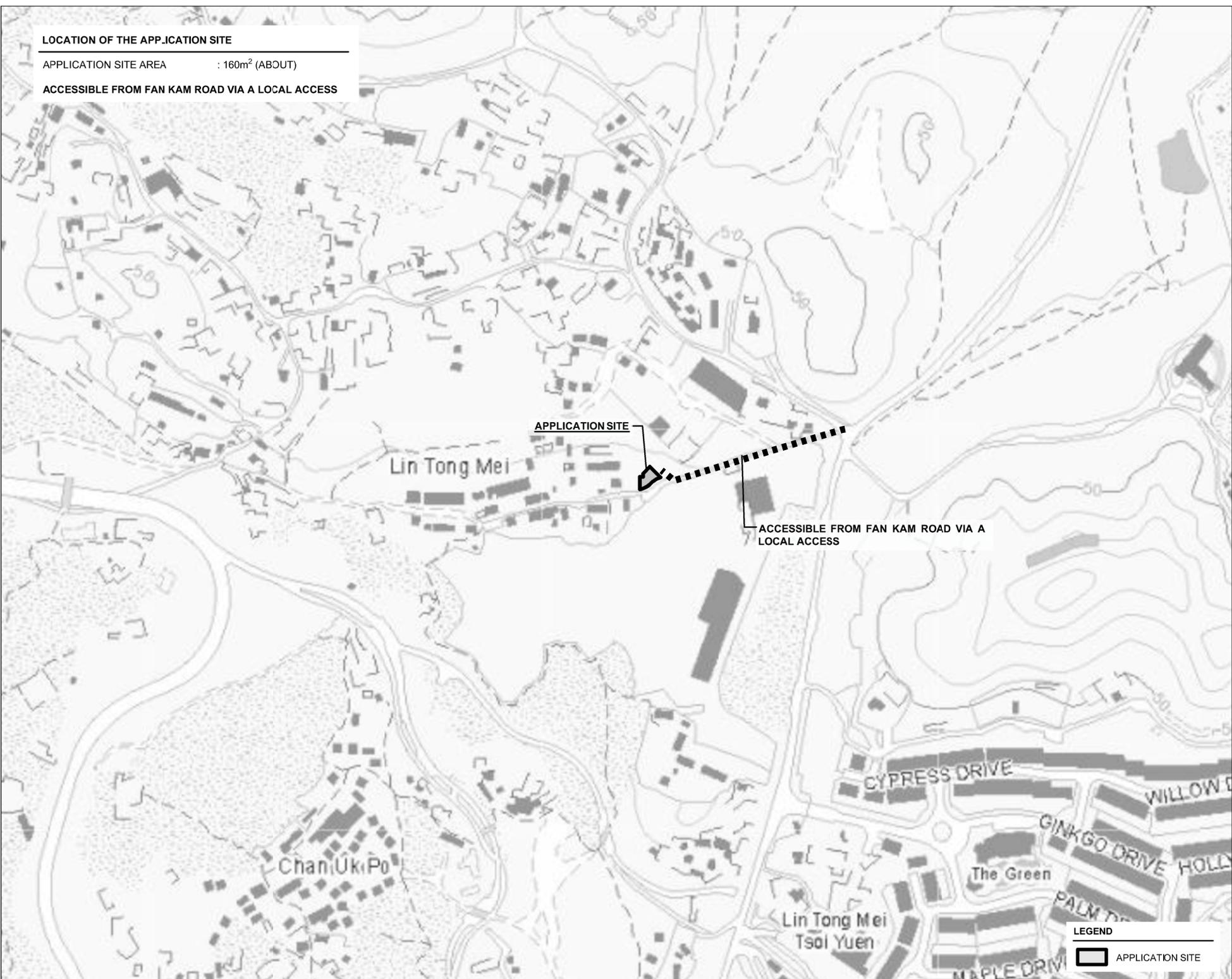
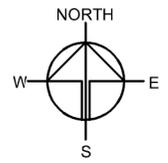
APPENDICES

Appendix I	Accepted Drainage Proposal under the previous application No. A/NE-KTS/495
Appendix II	Accepted Drainage Condition Record under the previous application No. A/NE-KTS/495
Appendix III	Accepted Fire Service Installations Proposal under the previous application No. A/NE-KTS/495
Appendix IV	Accepted Certificate of Fire Service Installations Installation and Equipment (F.S.251) under the previous application No. A/NE-KTS/495

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 160m² (ABOUT)

ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS



APPLICATION SITE

Lin Tong Mei

ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS

Chan Ukipo

Lin Tong Mei
Tsai Yuen

CYPRESS DRIVE

WILLOW DRIVE

The Green

GINKGO DRIVE

PALM DRIVE

MAPLE DRIVE

LEGEND

 APPLICATION SITE

Drawing No. P01 Ver. 01

Project
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

LOTS 3335 S.B.F IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

Drawing Title
LOCATION PLAN

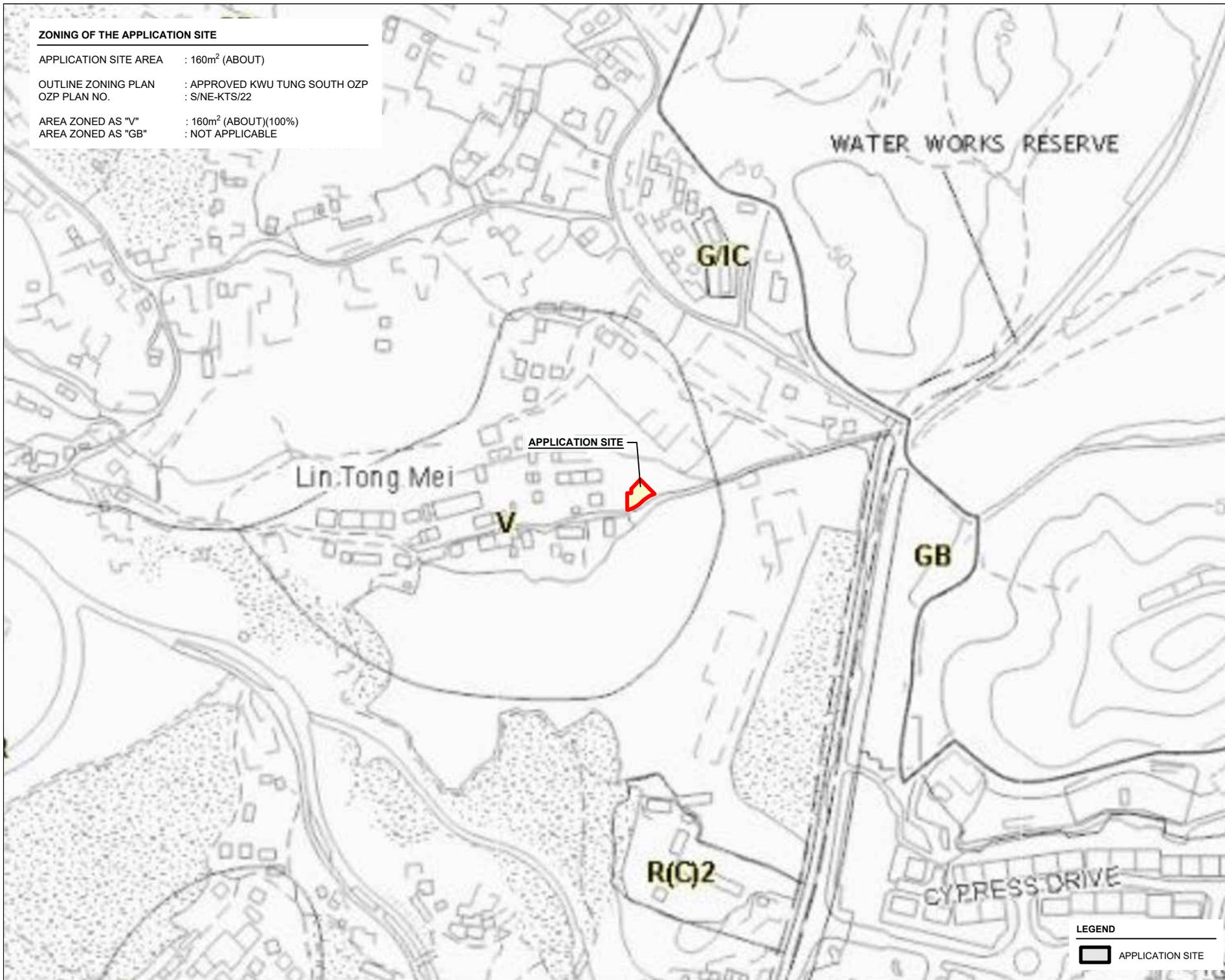
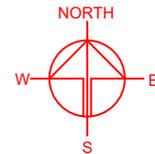
Scale of A4
1 : 4000

Drawn Date 17.2.2021

Revised Date

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 160m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/22
 AREA ZONED AS "V" : 160m² (ABOUT)(100%)
 AREA ZONED AS "GB" : NOT APPLICABLE



Drawing No. P02	Ver. 01
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Project
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

LOTS 3335 S.BF IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

Drawing Title ZONING OF THE SITE	
Scale of A4 1 : 3000	
Drawn	Date 17.2.2021
Revised	Date

LEGEND

 APPLICATION SITE

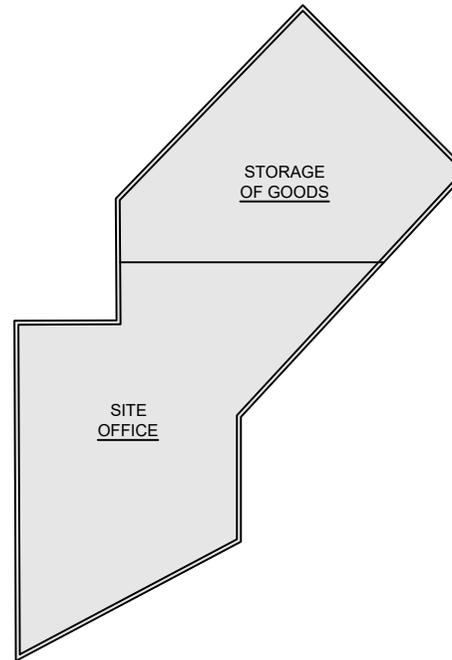
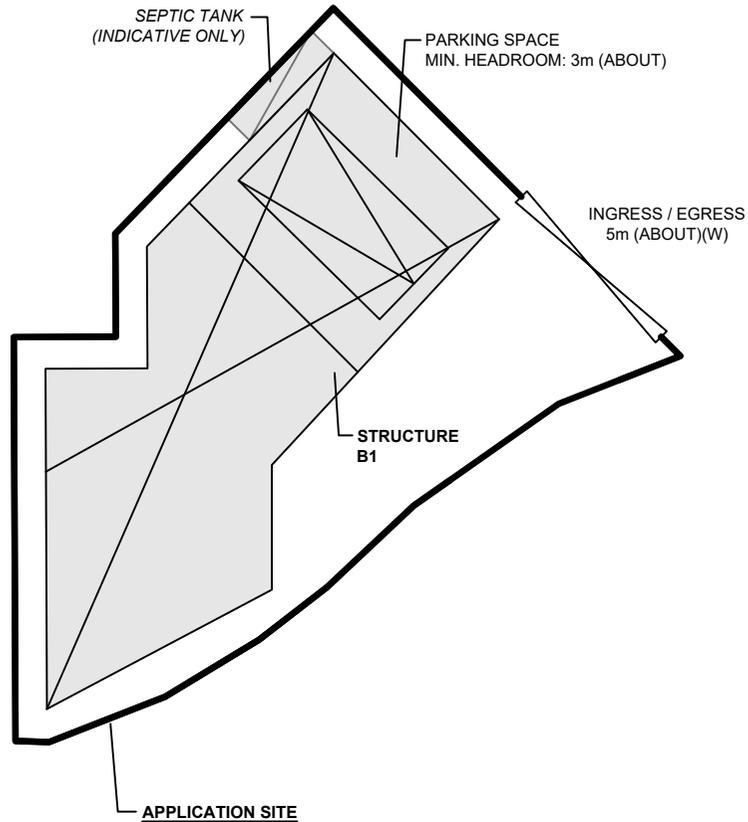
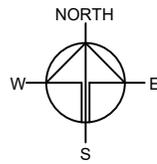
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 160m² (ABOUT)
 COVERED AREA : 87m² (ABOUT)
 UNCOVERED AREA : 73m² (ABOUT)

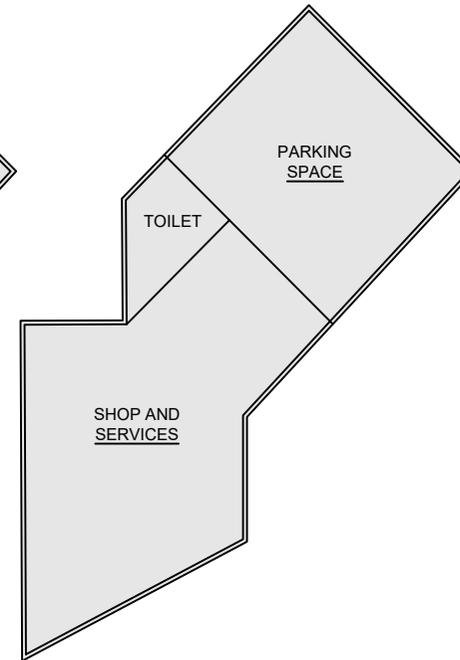
PLOT RATIO : 1.1 (ABOUT)
 SITE COVERAGE : 54% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 174m² (ABOUT)
 BUILDING HEIGHT : 7m (ABOUT)
 NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F) TOILET (G/F) SITE OFFICE (1/F) STORAGE OF GOODS (1/F)	87m ² (ABOUT)	174m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		87m² (ABOUT)	174m² (ABOUT)	



FIRST FLOOR
(INDICATIVE ONLY)



GROUND FLOOR
(INDICATIVE ONLY)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF LOADING/UNLOADING SPACE FOR LGV : NOT APPLICABLE
 DIMENSION OF PARKING SPACE : 3.5m (W) X 7m (L)

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- INGRESS / EGRESS
- SEPTIC TANK

Drawing No. PLAN 1	Ver. 01
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Project
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

LOTS 3335 S.BF IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 200

Drawn	Date 4.3.2021
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Revised	Date 29.4.2021
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APPENDICES

- Appendix I** Accepted Drainage Proposal under the previous application No. A/NE-KTS/495
- Appendix II** Accepted Drainage Condition Record under the previous application No. A/NE-KTS/495
- Appendix III** Accepted Fire Service Installations Proposal under the previous application No. A/NE-KTS/495
- Appendix IV** Accepted Certificate of Fire Service Installations Installation and Equipment (F.S.251) under the previous application No. A/NE-KTS/495
-

Appendix I

Accepted Drainage Proposal under the previous application No. A/NE-KTS/495

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 () in TPB/A/NE-KTS/495
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax (2323 3662)

29 June 2021

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, New Territories
(Attn: Grace Wong)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/495

**Proposed Temporary Shop and Services
for a Period of 5 Years within "Village Type Development" Zone,
Lots 3335 S.BF in D.D. 91 Lin Tong Mei, Kwu Tung South
Compliance with Approval Condition (c) – the submission of a proposal for fire service
installations (FSI)**

I refer to your email of 15.6.2021 submitting a FSI proposal for compliance with approval condition (c). Please be informed that the Director of Fire Services (D of FS) considers your submission acceptable. The approval condition (c) **has been complied with**. The applicant is advised that the installation/ maintenance/ modification/ repair work of FSI shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). After completion of the installation/ maintenance/ modification/ repair work, the RFSIC shall issue a certificate (FS 251) to the person on whose instruction the work was undertaken and forward a copy of the certificate to the D of FS.

Please implement the agreed FSI proposal for compliance with the approval condition (d) by 14.2.2022 and submit relevant documents, e.g. photos and plans, showing completion of the proposed works to this office before the deadline.

Should you have any query on the departmental comment, please contact Mr. LO Sin-tat (Tel: 2733 5845) of Fire Services Department direct.

Yours faithfully,

(Anthony LUK)

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

c.c.

D of FS (Attn.: Mr. CHUI Kwong-yiu) Fax: 2739 8775
AL/SL/lt

Our Ref.: DD91 Lot 3335 S.BF
Your Ref.: TPB/A/NE-KTS/495

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

By Email

15 June 2021

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zones,
Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South**

(S16 Planning Application No. A/NE-KTS/495)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG
Planning and Development Consultant



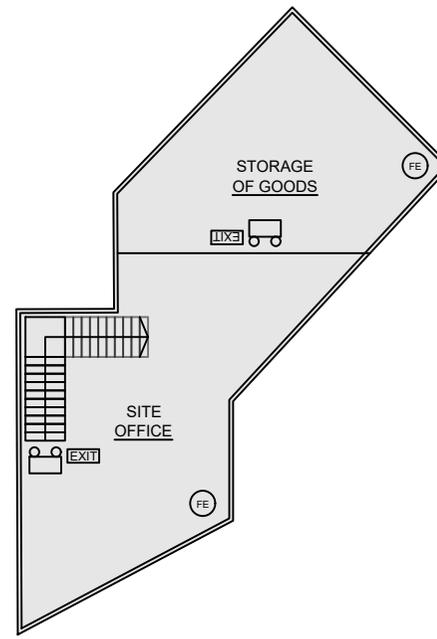
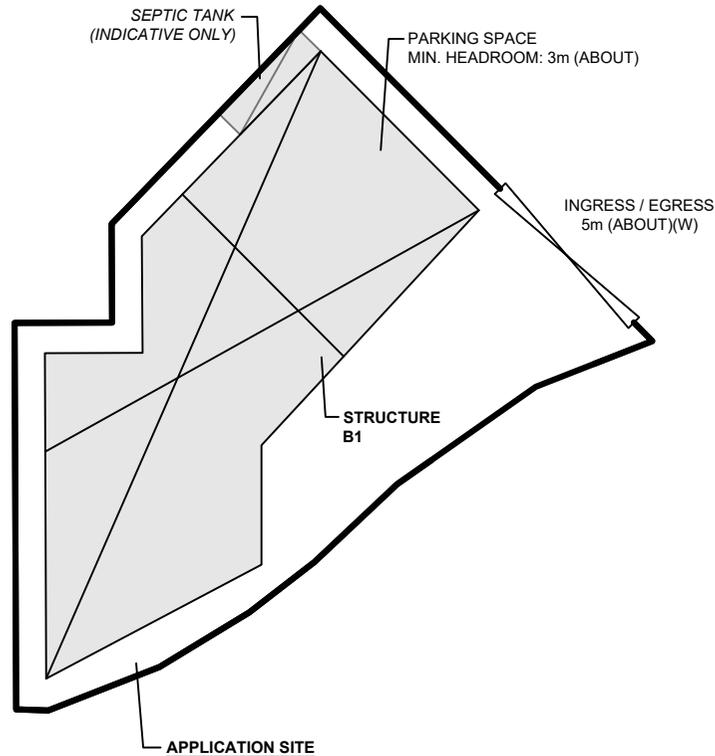
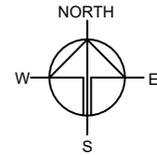
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 160m² (ABOUT)
 COVERED AREA : 87m² (ABOUT)
 UNCOVERED AREA : 73m² (ABOUT)

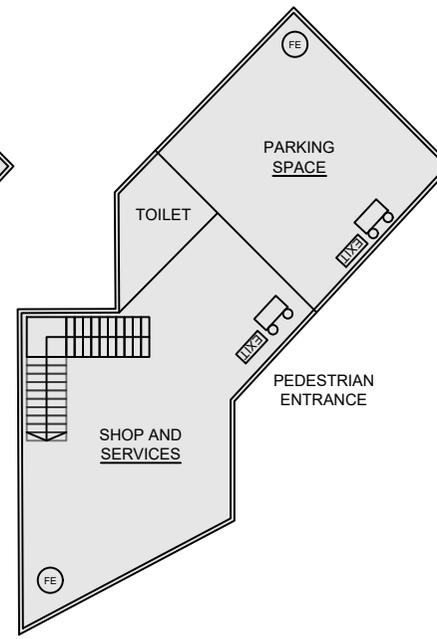
PLOT RATIO : 1 (ABOUT)
 SITE COVERAGE : 54% (ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 174m² (ABOUT)
 BUILDING HEIGHT : 7m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (G/F) TOILET (G/F) SITE OFFICE (1/F) STORAGE OF GOODS (1/F)	87m ² (ABOUT)	174m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		87m² (ABOUT)	174m² (ABOUT)	



FIRST FLOOR
(INDICATIVE ONLY)



GROUND FLOOR
(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

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

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m FROM ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- INGRESS / EGRESS
- SEPTIC TANK

Drawing No. **APPENDIX I** Ver. 01

Project
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

LOTS 3335 S.BF IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

Drawing Title
FSIs PROPOSAL

Scale of A4
1 : 200

Drawn Date
 15.6.2021

Revised Date

Appendix II

Accepted Drainage Condition Record under the previous application No. A/NE-KTS/495

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/NE-KTS/495
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax (2323 3662)

10 March 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn: Mr. Orpheus LEE)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/495

**Proposed Temporary Shop and Services for a Period of 5 Years
in "Village Type Development" Zone, Lot 3335 S.BF in D.D.91,
Lin Tong Mei, Kwu Tung South, New Territories**

**Compliance with Approval Condition (d) –
the implementation of a fire service installations proposal**

I refer to your email of 13.12.2022 submitting a set of documents 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 require both the submission and implementation of the proposal, it **has not been fully complied with.**
- Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Mr. LI Leong-kiu (Tel: 2733 7735) of Fire Services Department direct.

Yours faithfully,

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

c.c.

D of FS
AL/FS/wm

(Attn: Mr. LI Leong-kiu)

Fax: 2739 8775

Our Ref.: DD91 Lot 3335 S.BF
Your Ref.: TPB/A/NE-KTS/495

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

By Email

13 December 2022

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zones,
Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South**

(S16 Planning Application No. A/NE-KTS/495)

We are writing to submit a certificate of fire service installations (FS251)(**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the implementation of a FSIs proposal. Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus Lee
Planning and Development Consultant

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Lots 3335 S.BF in D.D. 91

Street No./Town Lot : _____
門牌號數/市地段

Street/Road/Estate Name : _____
街道/屋苑名稱

Lin Tong Mei, Kwu Tung South

Block : _____
座

District : _____
分區

Sheung Shui

Area : _____
地區

HK
香港

K
九龍

NT
新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	Emergency Lighting	Ground Floor	Supply & install Emergency Lighting x 2 nos.	Conforms with FSD requirements	05/12/2022
		First Floor	Supply & install Emergency Lighting x 2 nos.	Conforms with FSD requirements	05/12/2022
12	Exit Sign	Ground Floor	Supply & install Exit Sign x 2 nos.	Conforms with FSD requirements	05/12/2022
		First Floor	Supply & install Exit Sign x 1 no.	Conforms with FSD requirements	05/12/2022

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : _____
受權人簽署

Name : Ng Hau Lin
姓名

FSD/RC No. : RC1/371, RC2/530, RC3/840
消防處註冊號碼

Company Name : Man Leong Fire Services Limited
公司名稱

Telephone : _____
聯絡電話

Date : 12/12/2022
日期

For FSD use only:

Inspected

Key-in

Verified

FSD Ref.: _____
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 3335 S.BF in D.D. 91

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Lin Tong Mei, Kwu Tung South

Block :

座

District :

分區

Sheung Shui

Area :

地區

 HK K NT

香港

九龍

新界

Type of Building 樓宇類型 :

 Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	Ground Floor	Supply & install 9L W/Co2 F.E. x 2 nos.	Conforms with FSD requirements	05/12/2022
		First Floor	Supply & install 9L W/Co2 F.E. x 2 nos.	Conforms with FSD requirements	05/12/2022

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :

受權人簽署

Name :

姓名

Ng Hau Lin

FSD/RC No. :

消防處註冊號碼

RC1/371, RC2/530, RC3/840

Company Name :

公司名稱

Man Leong Fire Services Limited

Telephone :

聯絡電話

Date :

日期

12/12/2022

For FSD
use only:

Inspected

Key-in

Verified

Appendix III

Accepted Fire Service Installations Proposal under the previous application No. A/NE-KTS/495

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 () in TPB/A/NE-KTS/495
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax (2323 3662)

27 July 2021

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, New Territories
(Attn: Grace Wong)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/495

Proposed Temporary Shop and Services for a Period of 5 Years within "Village Type Development" Zone, Lots 3335 S.BF in D.D. 91 Lin Tong Mei, Kwu Tung South Compliance with Approval Condition (e) – the submission of drainage proposal

I refer to your email of 15.6.2021 submitting a drainage proposal for compliance with approval condition (e). Please be informed that the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) considers your submission acceptable. The approval condition (e) **has been complied with.**

Please implement the agreed drainage proposal for compliance with the approval condition (f) by 14.2.2022 and submit relevant documents, e.g. photos and plans, showing completion of the proposed works to this office before the deadline.

Should you have any query on the departmental comment, please contact Mr. CHAN Yung Leung, Samuel (Tel: 2300 1253) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)

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

c.c.

CE/MN, DSD

(Attn.: Mr. CHAN Yung Leung, Samuel)

Fax: 2770 4761

AL/SL/lt

Our Ref.: DD91 Lot 3335 S.BF
Your Ref.: TPB/A/NE-KTS/495

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

By Email

15 June 2021

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zones,
Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South**

(S16 Planning Application No. A/NE-KTS/495)

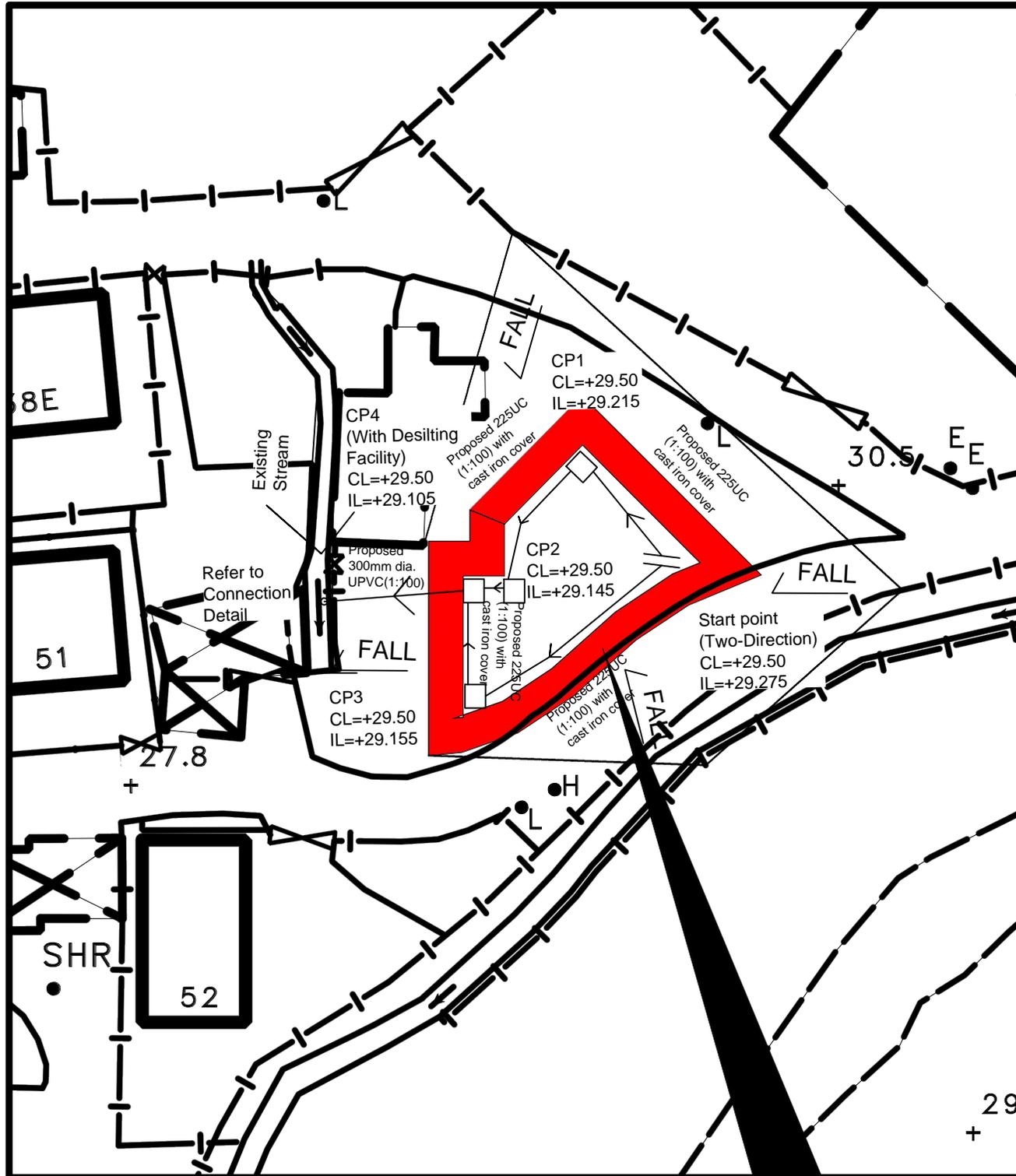
We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (e) of the subject application, i.e. the submission of Drainage proposal. Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG
Planning and Development Consultant



Note:

1. Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. All proposed UC are covered by cast iron
4. No solid fence wall to be erected.

Legend:

- Proposed UC (1:100) with cast iron cover
- Existing UV/Drain
- Proposed Catchpit
- Existing Catchpit

Company:

恆協工程有限公司
Handship Engineering
Company Limited

Project:

Proposed Temporary
Shop and Services for a
Period of 5 Years
at Lot 3335 S.BF in
D.D.91, Lin Tong Mei,
Kwu Tung South, New
Territories

Application No.
A/NE-KTS/495

Title:

Drainage Proposal-
Layout

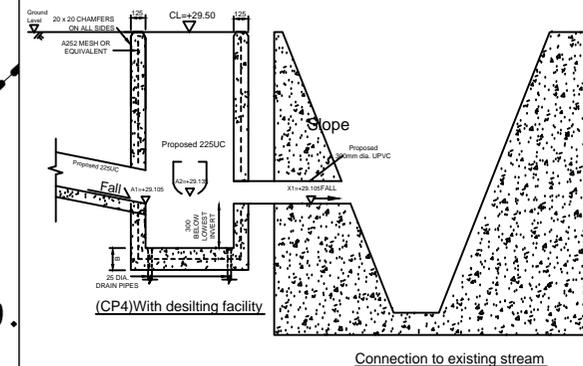
Dwg No:

File:

Fig.1a

A/NE-KTS/495

Date:
11th June
2021



Company: 恆協工程有限公司
Project : Proposed Temporary Shop and Services for a Period of 5 Years
 at Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South, New Territories
Date: 11/6/2021

Calculation for channels:

Catchment Area of site

$$\begin{aligned}
 \text{Site Catchment Area} &= 160 \text{ m}^2 \\
 &= 0.00016 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.00016 \text{ km}^2 \\
 &= 0.010564 \text{ m}^3/\text{s} \\
 &= 634 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Outside Catchment Area} &= 294 \text{ m}^2 \\
 &= 0.000294 \text{ km}^2
 \end{aligned}$$

$$\begin{aligned}
 \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.000294 \text{ km}^2 \\
 &= 0.019411 \text{ m}^3/\text{s} \\
 &= 1165 \text{ liter/min}
 \end{aligned}$$

$$\begin{aligned}
 \text{Total Peak runoff in m}^3/\text{s} &= 0.0300 \text{ m}^3/\text{s} \\
 &= 1799 \text{ liter/min}
 \end{aligned}$$

225UC is adequate for stormwater surface runoff collection

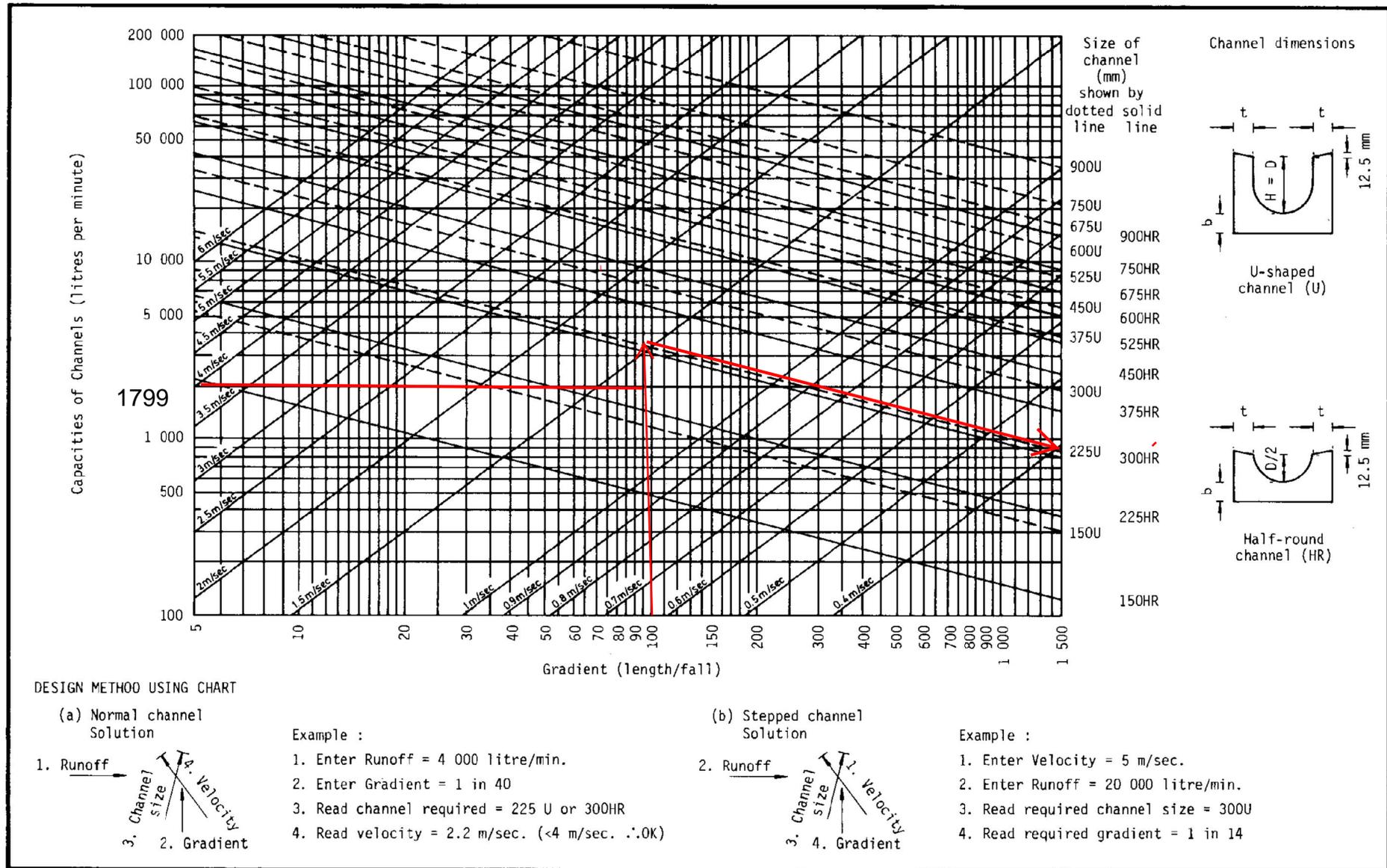
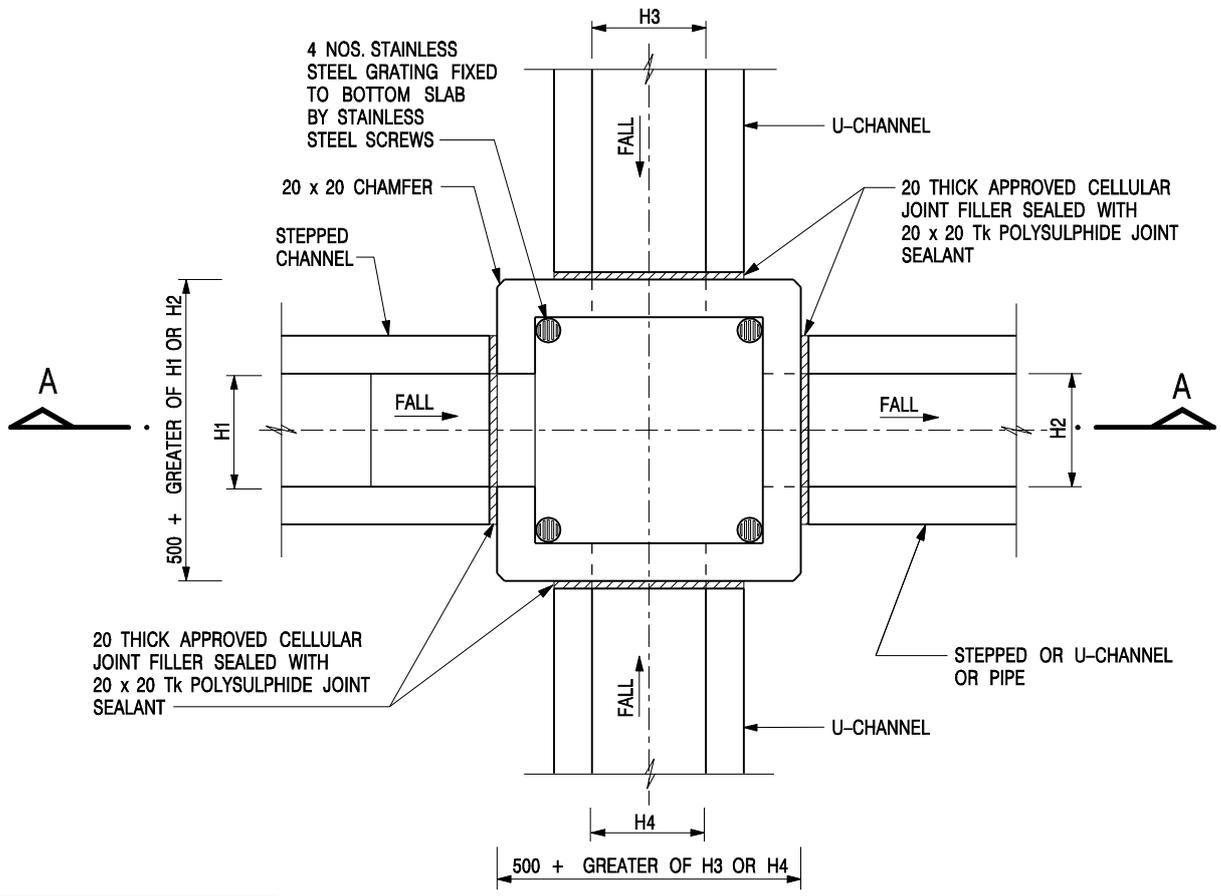
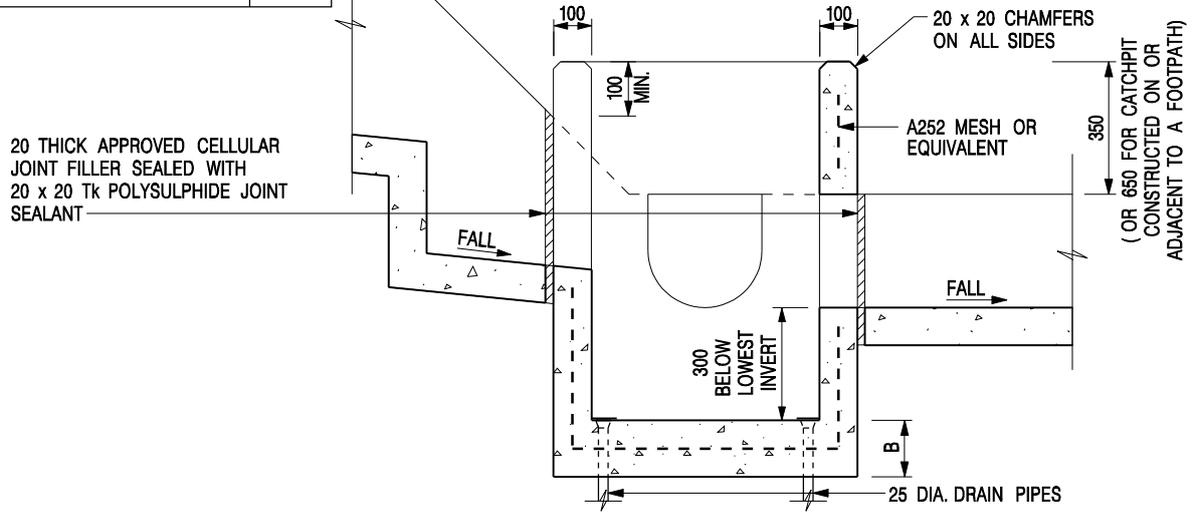


Figure 8.7 - Chart for the Rapid Design of Channels



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



SECTION A - A

NOTES:

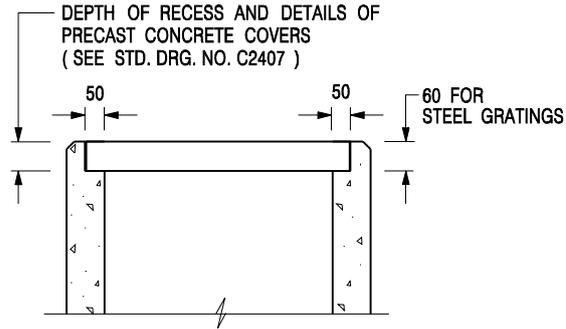
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

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



SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /1



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

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

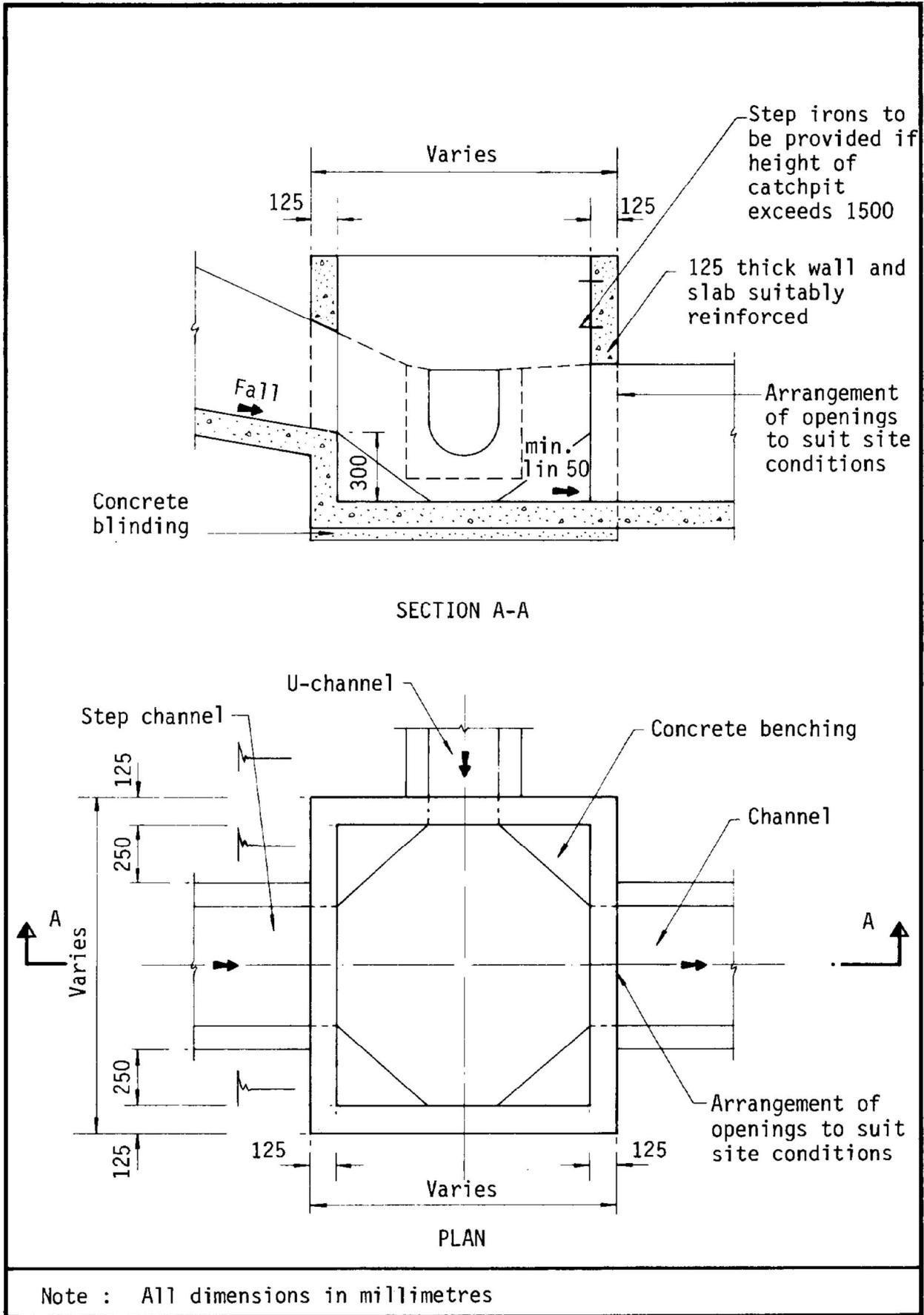
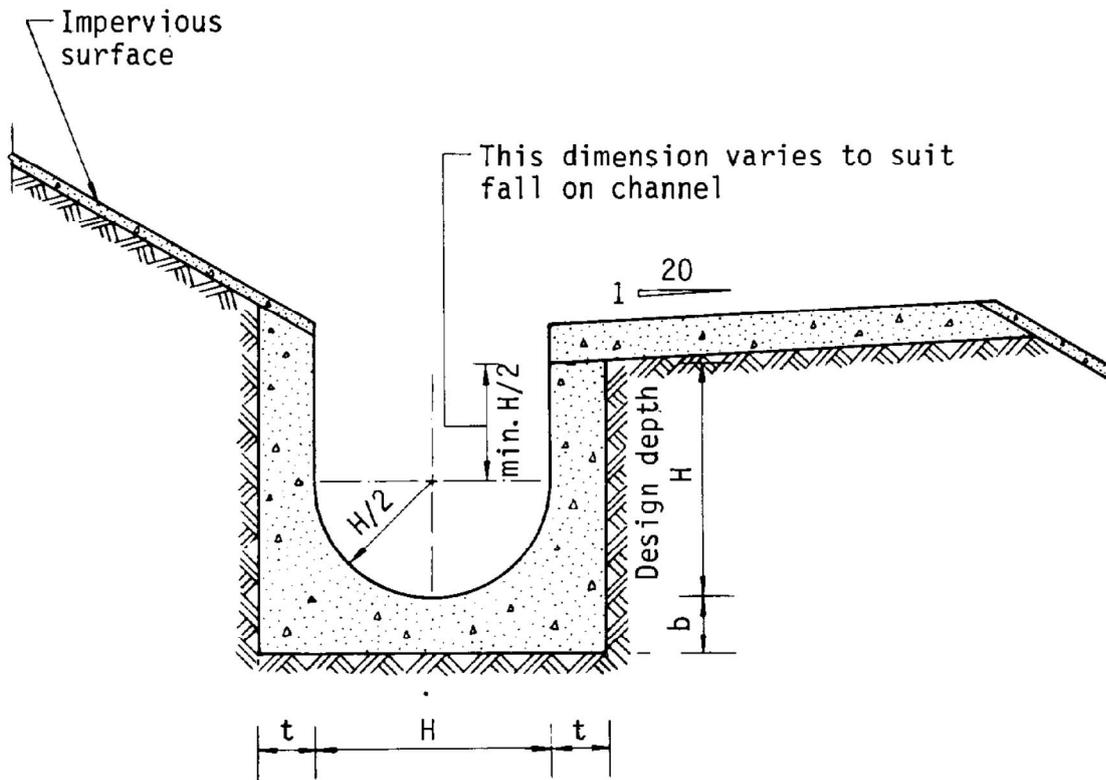


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Appendix IV

Accepted Certificate of Fire Service Installations Installation and Equipment (F.S.251) under the
previous application No. A/NE-KTS/495

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 () in TPB/A/NE-KTS/495
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax (2323 3662)

15 September 2023

R-riches Property Consultants Ltd.
Block D, The Richfield,
236 Kat Hing Wai,
Kam Tin, New Territories
(Attn: Mr. Louis TSE)

Dear Sir/Madam,

Planning Application No. A/NE-KTS/495

**Proposed Temporary Shop and Services for a Period of 5 Years
in "Village Type Development" Zone, Lot 3335 S.BF in D.D.91,
Lin Tong Mei, Kwu Tung South, New Territories**

Compliance with Approval Condition (f) – the implementation of the drainage proposal

I refer to your email of 10.7.2023 submitting a set of documents 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 require both the submission and implementation of the proposal, it has not been fully complied with.
- Not acceptable. The captioned condition has not been complied with.

Should you have any query on the departmental comments, please contact Mr. LIU Qi (Tel: 2300 1595) of Drainage Services Department direct.

Yours faithfully,

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

C.C.
CE/MN, DSD
CTP/TPB(2)

(Attn.: Mr. LIU Qi)

Fax: 2770 4761

AL/FS/wm

Our Ref.: DD91 Lot 3335 S.BF
Your Ref.: TPB/A/NE-KTS/495

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

By Email

10 July 2023

Dear Sir,

Compliance with Approval Condition (f)

**Proposed Temporary Shop and Services
for a Period of 5 Years in "Village Type Development" Zone,
Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South**

(S.16 Planning Application No. A/NE-KTS/495)

We are writing to submit a photographic record of implemented drainage facilities for compliance with approval condition (f) of the subject application, i.e., the implementation of the drainage proposal (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

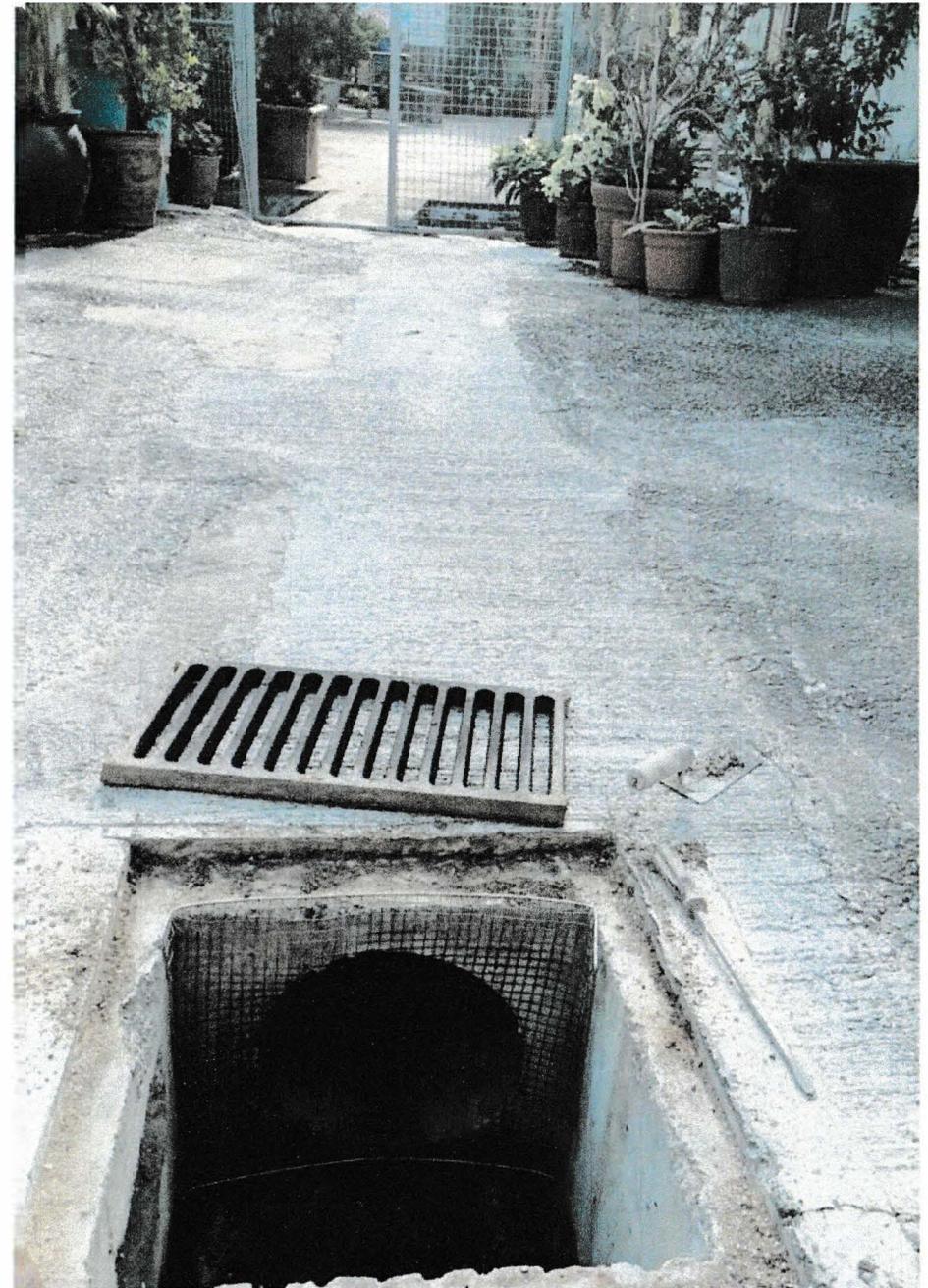
Responses-to-Comments

**Proposed Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zone,
Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South**

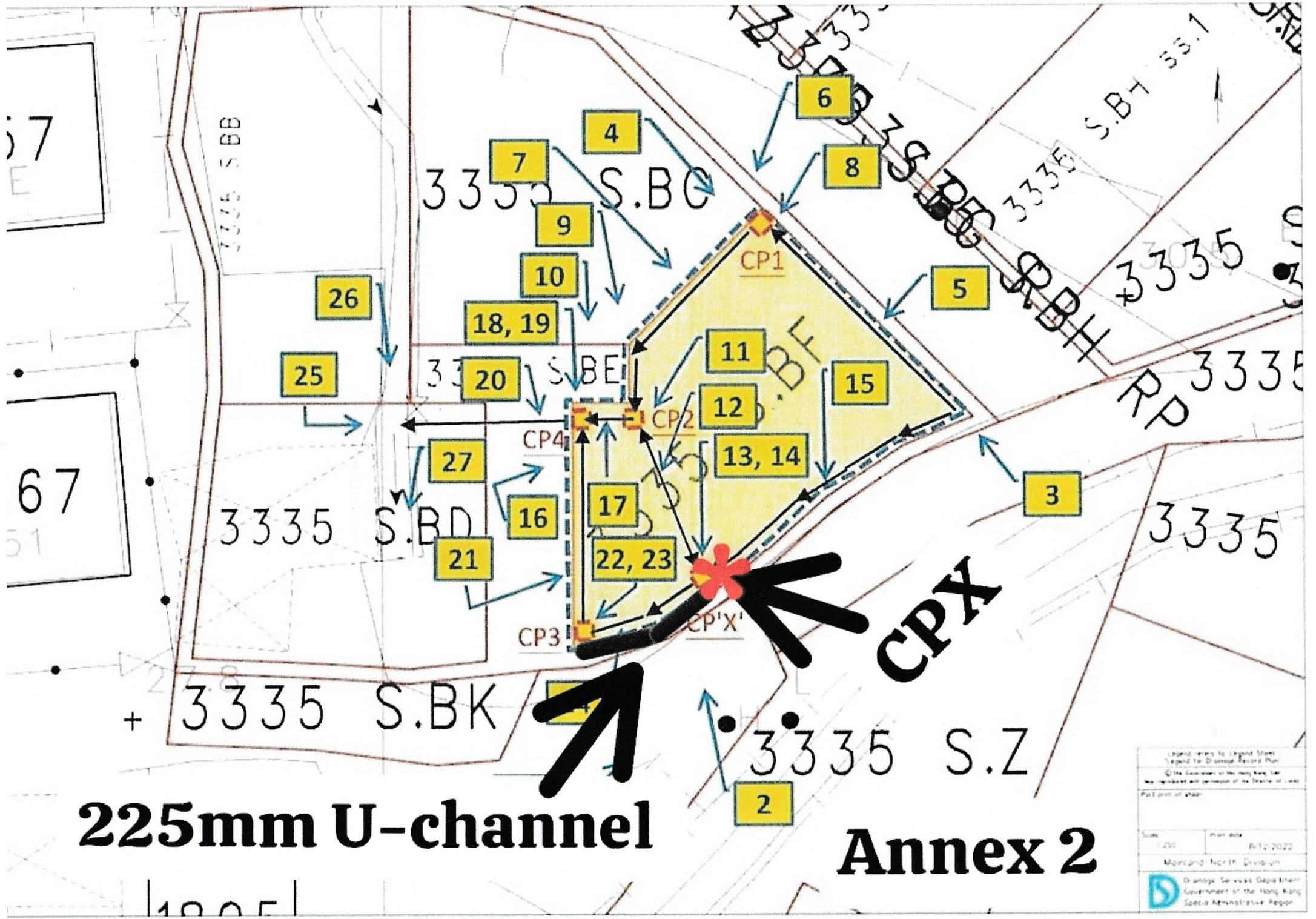
(Application No. A/NE-KTS/495)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) Contact Person: Mr. LIU Qi; tel: 2300 1595		
(a)	The applicant’s stormwater drainage works has been completed but the detailed drainage works were found not fully tally with the submitted drainage proposal, the minor defects including the follow: The proposed catchpit CP4 was constructed not according to drainage proposal, i.e. 300mm depth desilting trap was not constructed.	Please be noted that catchpit CP4 with 300mm depth desilting trap is constructed (Annex 1). The relevant u-channel and catchpit are indicated to reflect the existing condition of the drainage works (Annex 2).
(b)	Additional 225mm U-channel was found between catchpit CP2 & CP’X’.	
(c)	Additional catchpit CP’X’ was found	



CP4 with desilting trap Annex 1



225mm U-channel

Annex 2

Legend refers to Legend Sheet
 Legend for Drainage Record Plan
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 Full price of sheet

Scale	1:200	Sheet No.	W12-2022
Mandarin North Division			