

2026年 06月 24日

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

This document is received on 2026-06-24.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
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	A1YL-KTN/1247
	Date Received 收到日期	2026-06-24

- 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)

LAM Tung Man 林東文

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)	Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,483 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 558 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)	 325 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 North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" Zone
(f) Current use(s) 現時用途	Shop and Services and Eating Place (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
07/04/2026 - 21/04/2026 (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 08/05/2026 (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**(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 and Eating Place with Ancillary Facilities for a Period of 3 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 1,020sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 463sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 11

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 558sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 558sq.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
How is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STORY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STORY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STORY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STORY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STORY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STORY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	

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 11

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Shop and Services: 09:30 to 19:30 daily, including public holidays Eating Place: 09:30 to 21:00 daily, including 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)) Accessible from San Tam Road via a local access.	
	No 否	☐ 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) ☐	
(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


.....
Michael WONG

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

08/05/2026

(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。

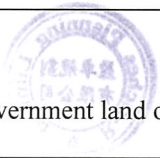
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 4122, 4123, 4124 and 4125 (Part) in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	 1,483 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 325 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" Zone
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 <u>3</u> ☐ 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 and Eating Place with Ancillary Facilities for a Period of 3 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	558 ☒ About 約 ☐ Not more than 不多於	0.38 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	☐ (Not more than 不多於) m 米
		N/A	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 to 7	☐ (Not more than 不多於) m 米
		1 to 2	☐ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	31 % ☒ 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		11
	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) _____ _____		11 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		1
	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 1 N/A N/A

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)	☐	☒
Plans showing location/zoning/land status of the Site; Swept path analysis;		
As-built drainage plan and fire service installations proposal		
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	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site)* for ‘**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 The Site falls within an area predominated by residential and industrial uses. The applicant would like to continue operating the shop and services and eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for shop and services and eating place uses in the vicinity.

2) Planning Context

- 2.1 The Site falls within an area zoned “Other Specified Uses” annotated “Railway Reserve” (“OU(RR)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column one nor two uses within the “OU(RR)” zone, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the “OU(RR)” zone which is reserved for phase 2 development of the Northern Link (NOL) alignment, the temporary basis of the development is considered not affecting the commencement of the railway project. The applicant will terminate the operation and vacate the Site upon government acquisition and resumption for NOL. Hence, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU(RR)” zone and better utilize precious land resources in the New Territories.
- 2.3 The Site is the subject of several previous planning applications for similar uses, which were approved by the Board for a period of 3 years between 2014 to 2024. The latest application (No. A/YL-KTN/1026) for the same ‘shop and services’ and ‘eating place’ uses was approved by the Board on a temporary basis in 2024, hence approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would

benefit nearby residents and workers.

- 2.4 Compared with the previous application, the site area remains unchanged whilst the number of structures (i.e. from 10 to 11), the gross floor area (GFA) (i.e. from 562 m² to 558 m²) and building height are slightly adjusted to meet the applicant's operational needs, hence, a fresh application is required to facilitate the development. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/1026		Date of Compliance
(a)	Submission of drainage proposal	Not complied with
(b)	Implementation of the drainage proposal	Not complied with
(d)	Implementation of the fire service installations (FSIs) proposal	Not complied with

- 2.5 Regarding approval conditions (a) and (b), the applicant made several submissions to comply with these conditions on 19.08.2024, 15.05.2025 and 11.02.2026 respectively. As of February 2026, the latest submission is still under consideration by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). Hence, the applicant failed to comply with these conditions within the specified period.
- 2.6 Regarding approval condition (d), prior approval of Short Term Waiver (STW) from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) is required for the erection of structures, within which the proposed FSIs will be installed therein. The applicant submitted a STW application to the Lands Department in August 2021 to rectify the proposed structures. As of February 2026, the application is still under consideration by the DLO/YL, LandsD.
- 2.7 In support of the application, the applicant has submitted the as-built drainage plan with existing drainage records and a FSIs proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 1,483 m² (about), including 325 m² (about) of GL (**Plan 3**). 11 temporary structures are provided at the Site for shop and services, site offices, eating places,

rain shelters (shed structures), storage of goods and washrooms with total GFA of 558 m² (about) (**Plan 4**). Details of development parameters are shown at **Table 2**.

Table 2 – Major Development Parameters

Application Site Area	1,483 m ² (about)
Covered Area	463 m ² (about)
Uncovered Area	1,020 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	31% (about)
Number of Structure	11
Total GFA	558 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	558 m ² (about)
Building Height	3 to 7 m (about)
No. of Storey	1 to 2

4) Operation Mode

Operation of the Shop and Services

- 4.1 The applicant is the operator of the proposed development, and all the shops at the Site will be subdivided and rented out for the applied uses, including but not limited to real estate agencies, convenience stores, retail shops, fast food shop, etc.). The shopfront of the shop and services is located at structures B1, B2 & B4 respectively (**Plan 4**). The operation hours of the shop and services are from 09:30 to 19:30 daily, including public holidays. The estimated number of staff working at the shops is 5. It is anticipated that the development would attract 10 visitors per day.

Operation of the Eating Place

- 4.2 The eating place is located at structures B5 & B6 (**Plan 4**). The operation hours of the development are from 09:30 to 21:00 daily, including public holidays. The estimated number of staff working at the eating place is 5. It is anticipated that the development would attract 20 visitors per day. No outdoor dining area is provided at the Site. Advanced booking is required for visitors to access the eating place, which helps regulate the use of parking space and prevent excessive vehicles and visitors from accessing the Site. Given that food and

goods supporting the daily operation are transported to the Site by light goods vehicle (LGV) during non-peak hours (i.e. beyond 09:30 to 10:30 and 18:00 to 19:00), a loading/unloading (L/UL) space for LGV is provided at the Site.

- 4.3 A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 3**:

Table 3 – Parking and L/UL Space Provisions

Type of Space	No. of Space
Private car parking space for visitors - 2.5 m (W) x 5 m (L)	9
Private car parking space for staff - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 4.4 Sufficient space is provided for vehicles to manouvre smoothly within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to public roads (**Plan 5**). A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. As the trip generation and attraction of the development is minimal (**Table 4**), adverse traffic impact to the surrounding road network is not envisaged.

Table 4 – Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:30 – 10:30)	3	3	1	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	4	4	0	1	9
Traffic trip per hour (average)	3	3	0	0	6

- 4.5 No open storage, storage of dangerous goods other workshop activities will be involved at the Site. The applicant 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 follow the *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site.

- 4.6 The applicant will follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 4.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

5) Conclusion

- 5.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures, i.e. submission of as-built drainage plan with existing drainage records and a FSIs proposal, are provided to alleviate any adverse impact arising from the development (**Appendices I and II**).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years**'.

R-riches Planning Limited

May 2026

LIST OF PLANS

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

APPENDICES

Appendix I	As-built Drainage Plan
Appendix II	Fire Service Installations Proposal

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

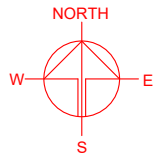
ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

榮基村
WING KEI TSUEN

SAN TIN HIGHWAY

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

21.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

LEGEND



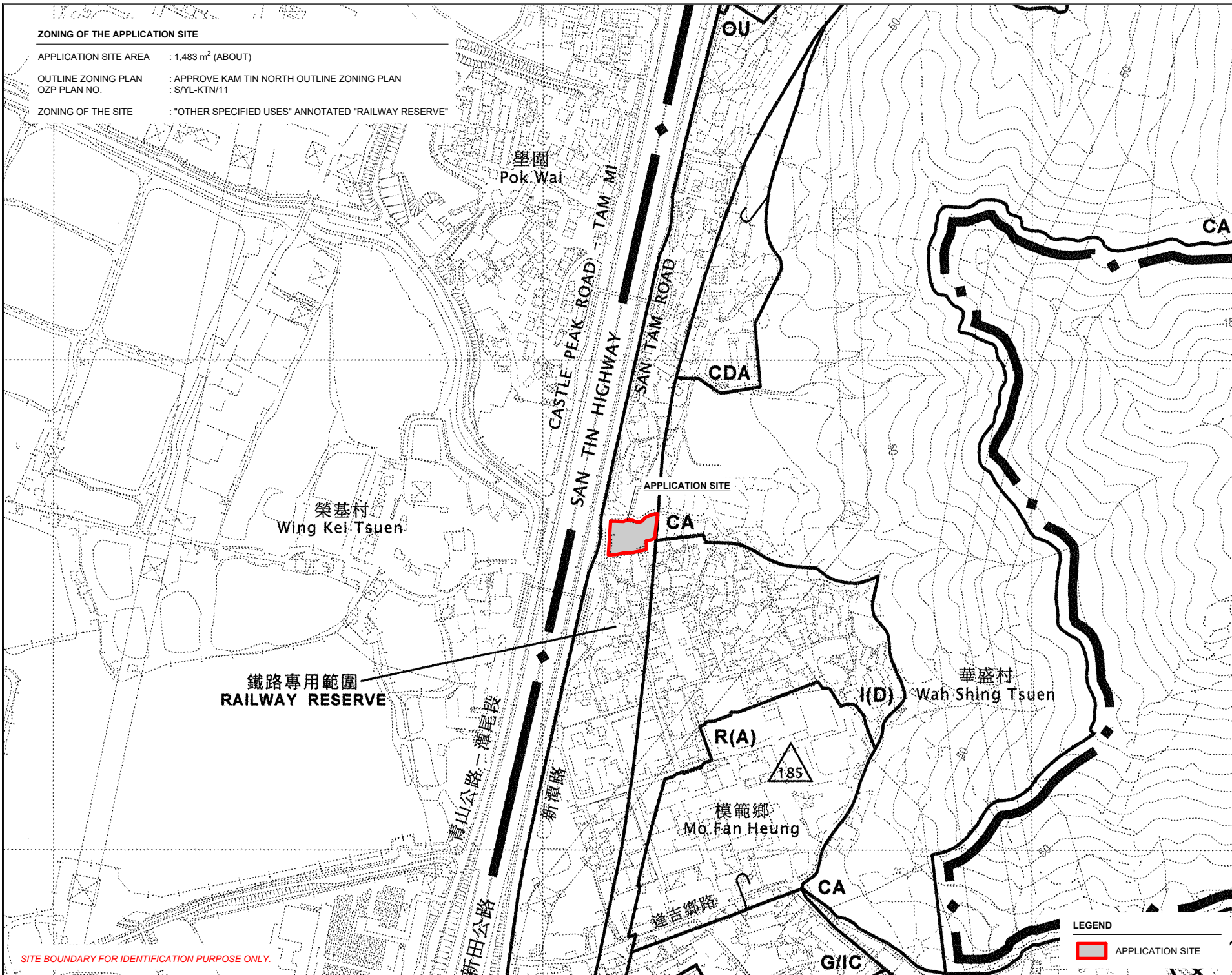
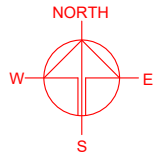
APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVE KAM TIN NORTH OUTLINE ZONING PLAN
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

21.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

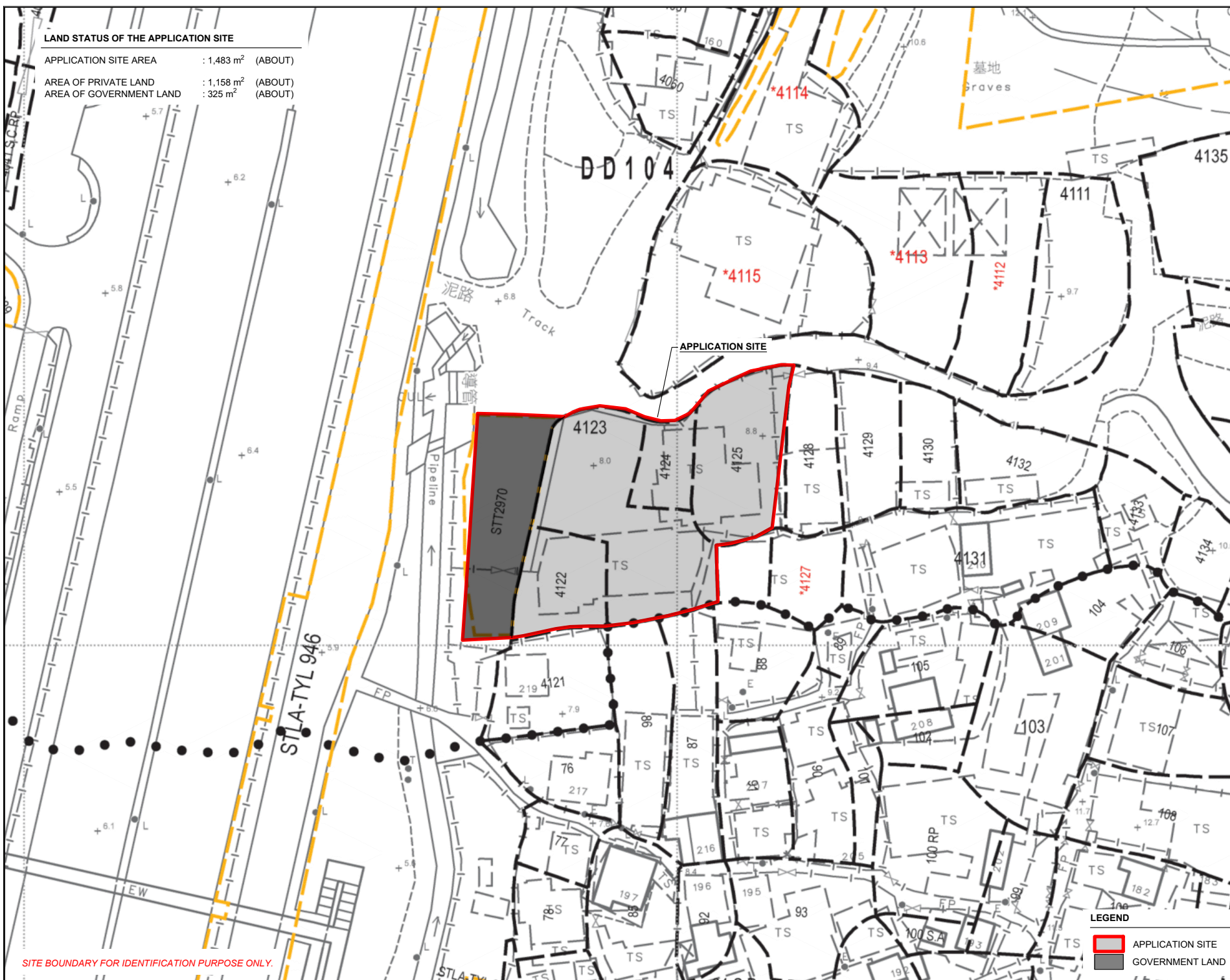
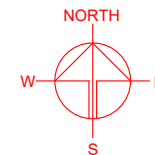
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,483 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,158 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 325 m² (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

21.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

001

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

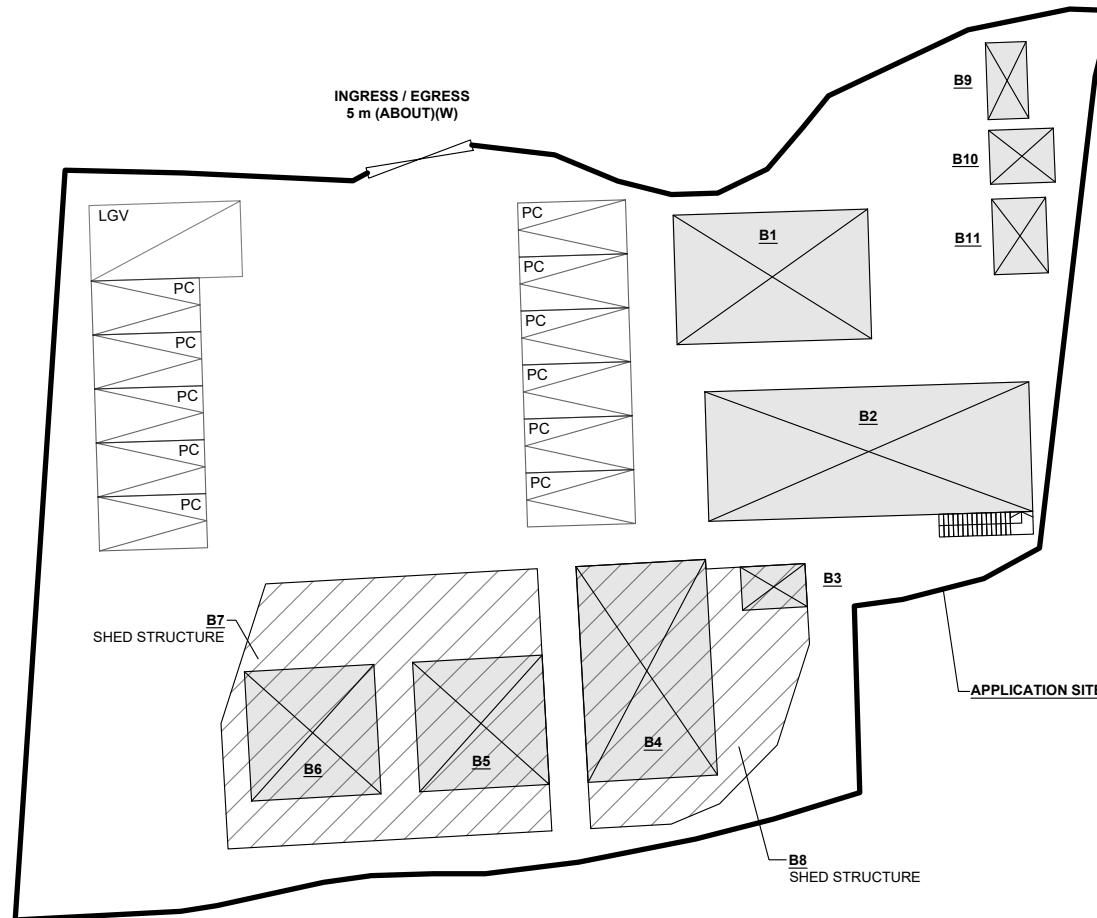
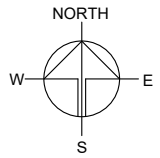
APPLICATION SITE AREA : 1,483 m² (ABOUT)
 COVERED AREA : 463 m² (ABOUT)
 UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.38 (ABOUT)
 SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 558 m² (ABOUT)
 TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
 NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 11
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

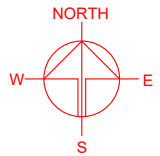
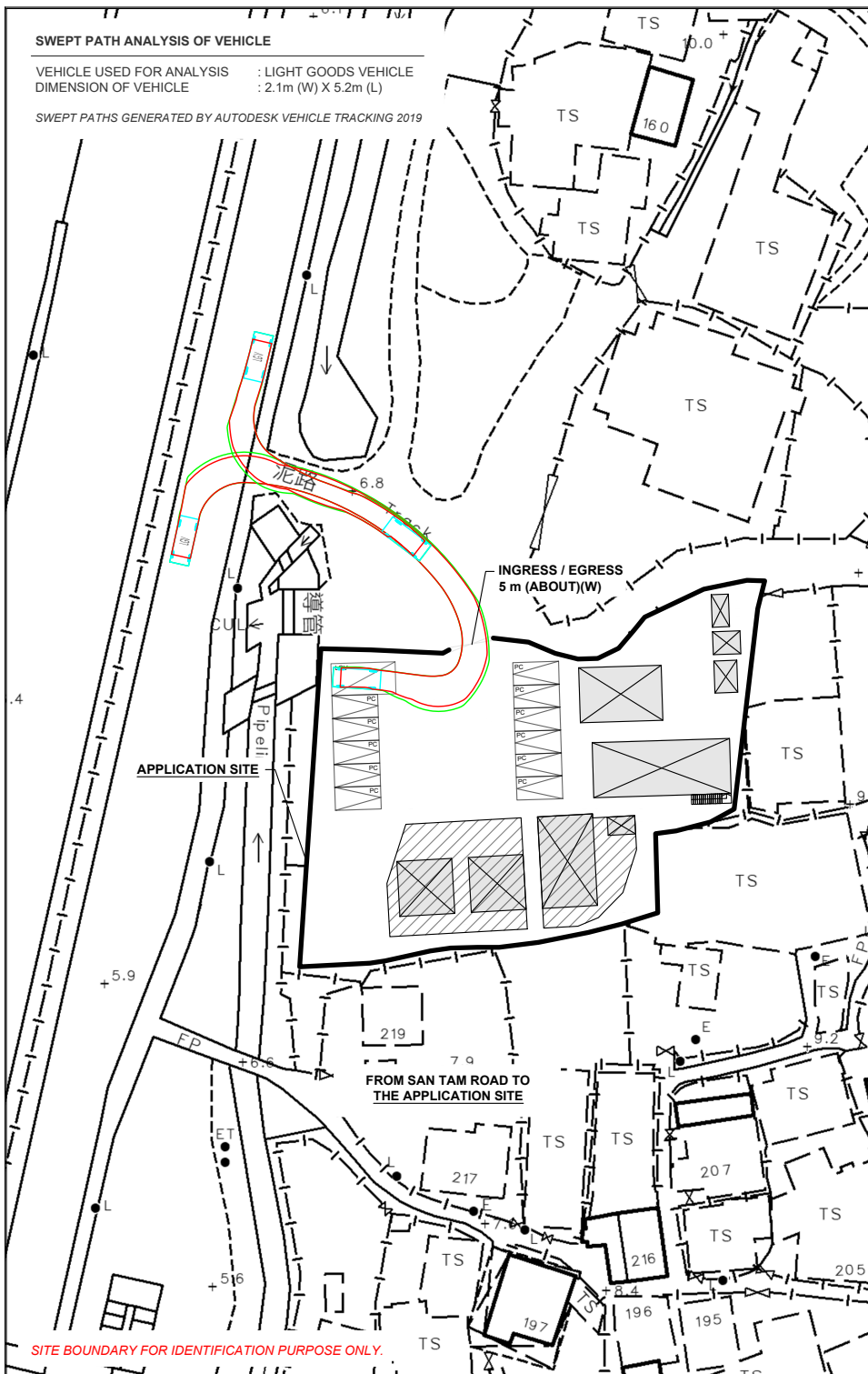
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DRAWN BY MN	DATE 29.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT



PROJECT	
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TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, SAN TAM ROAD, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY	DATE
MN	27.4.2026

CHECKED BY	DATE
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APPROVED BY	DATE
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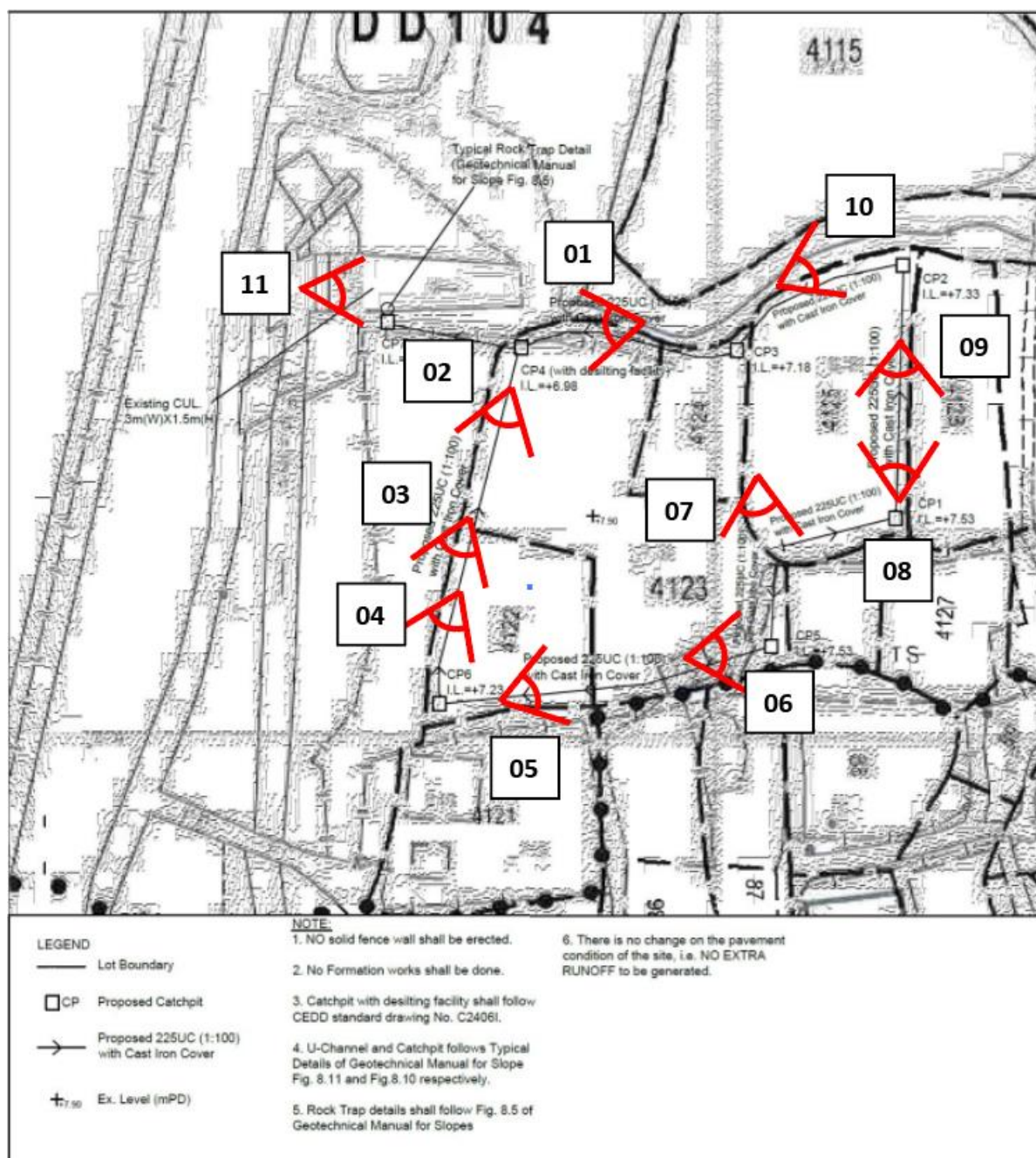
DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 5	001

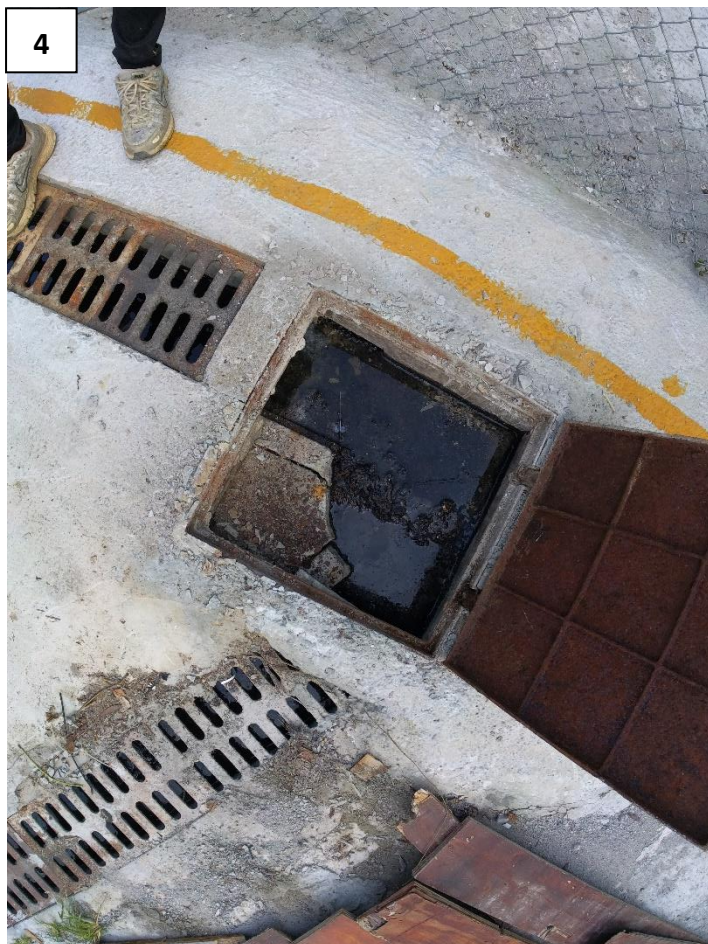
Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 3 Years in "Other Specified Uses" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

Appendix I – As built drainage plan with existing drainage records

- (i) The application site (the Site) is involved in 6 previous applications, which the drainage facilities have already been implemented at the Site. The as-built drainage plan and photographic records of the existing drainage facilities (taken on 28/4/2026) are provided for your consideration:









7



8





11



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

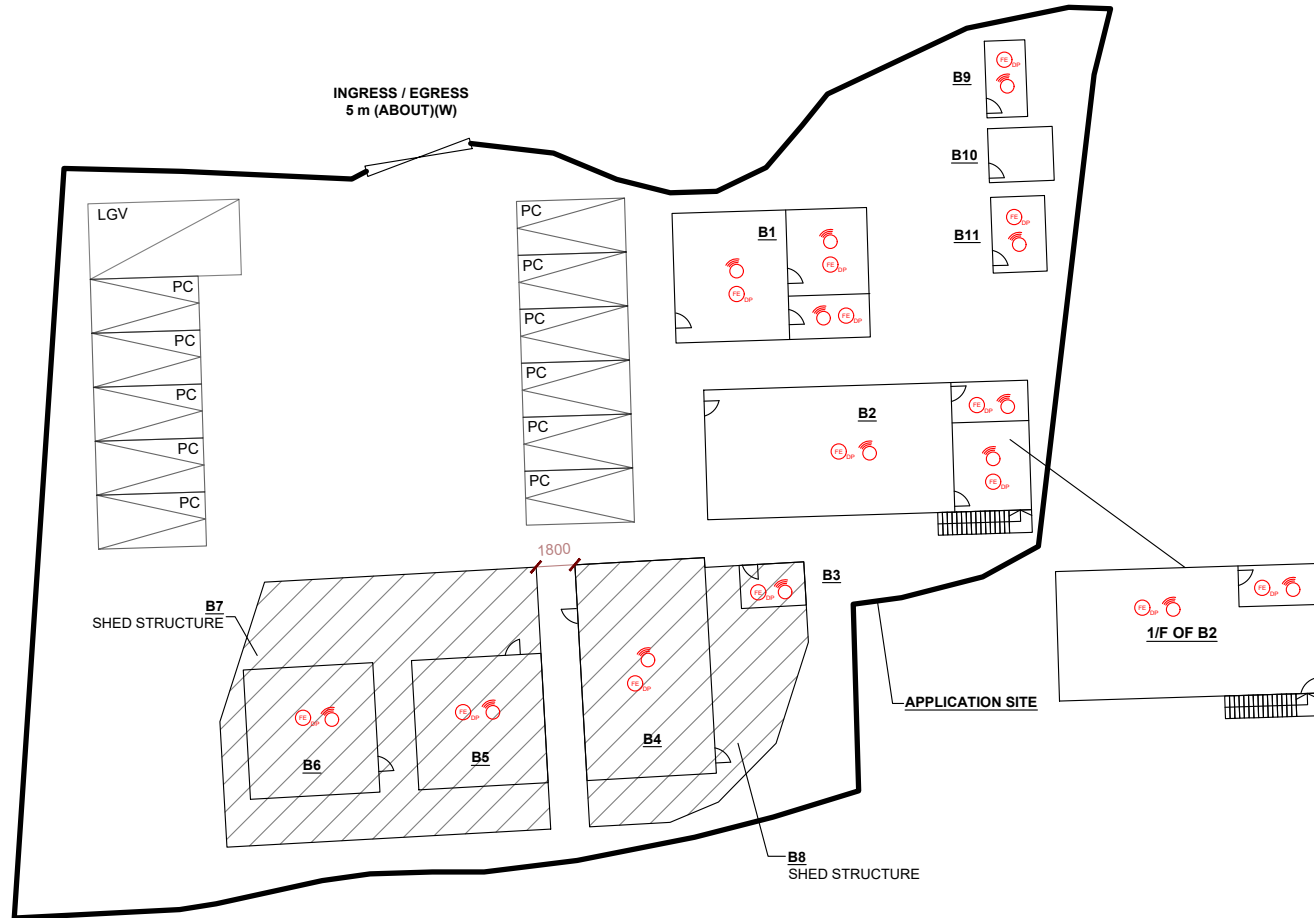
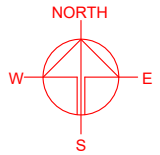
APPLICATION SITE AREA : 1,483 m² (ABOUT)
COVERED AREA : 463 m² (ABOUT)
UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.38 (ABOUT)
SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 558 m² (ABOUT)
TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG POWDER-TYPE FIRE EXTINGUISHER

FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 2. ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (4-SIDE OPENED)
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY LT DATE 19.5.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE FSIs PROPOSAL

DWG NO. APPENDIX II VER. 001

寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年06月29日星期一 11:01
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [SI] S.16 Application No. A/YL-KTN/1247 - Supplementary Information
附件: SI for A_YL-KTN_1247 (20260629).pdf
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD104 Lot 4122 & VL
Your Ref. : TPB/A/YL-KTN/1247

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

By Email

29 June 2026

Dear Sir,

Supplementary Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 3 Years in “Other Specified Uses” annotated “Railway Reserve” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1247)

We are writing to submit supplementary information for the subject application, details are as follows:

- The applicant provides a drainage proposal and the as-built drainage plan to support the current application. (**Annex I**).
- Structures B1, B2 & B4 are provided for operating the shop and services (including but not limited to fast food shops, etc.). The proposed fast food shop would only provide ready-to-eat food for off-site consumption; no dining area will be provided within the fast food shop.



Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Andrea YAN

email: awyyan@pland.gov.hk)

(Attn.: Mr. Ivan FUNG

email: isyfung@pland.gov.hk)

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

Drainage Proposal

Feb 2026

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1.2	Application Site	1
2	Development Proposal	2
2.1	The Proposed Development	2
3	Assessment Criteria	2
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Figure 3– Proposed Drainage System

Figure 4 – Catchment Plan

Figure 5 - Sections

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Appendix A – Design Calculation

Appendix B - Development Layout Plan

Appendix C – Reference Drawings

Appendix D – Site Photo

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Various Lots in D.D. 104 and Adjoining Government Land (GL), San Tam Road, Kam Tin, Yuen Long (the Site) for 'Temporary Shop and Services (Financial Institution) and Eating Place with Ancillary Facilities for a Period of 3 Years'.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside of San Tin Highway. It has an area of approx. 1,483 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site was already fully paved. The applicant would like to continue operating the shop and services (financial institution) and eating place business to serve nearby residents and workers.
- 1.2.3 The site is currently served by existing UC 225 channels 1 in 100 gradient.
- 1.2.4 The existing site levels are various from +7.5 mPD to + 8.8 mPD. There is no major site formation for the development is anticipated.
- 1.2.5 There is an 4m existing channel beside the site in the north-west. The existing channel would ultimately discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 1,483 m². The development was already fully paved. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	1,483
Paved Area after Development (m ²)	1,483

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

k_f = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

4.2. Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing stream at the west. The utilization of the 4m existing channel due to the site is about 3.2% according to checking in **Appendix A**. As the site is already fully paved, there is no adverse drainage impact to the system.

4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.

4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

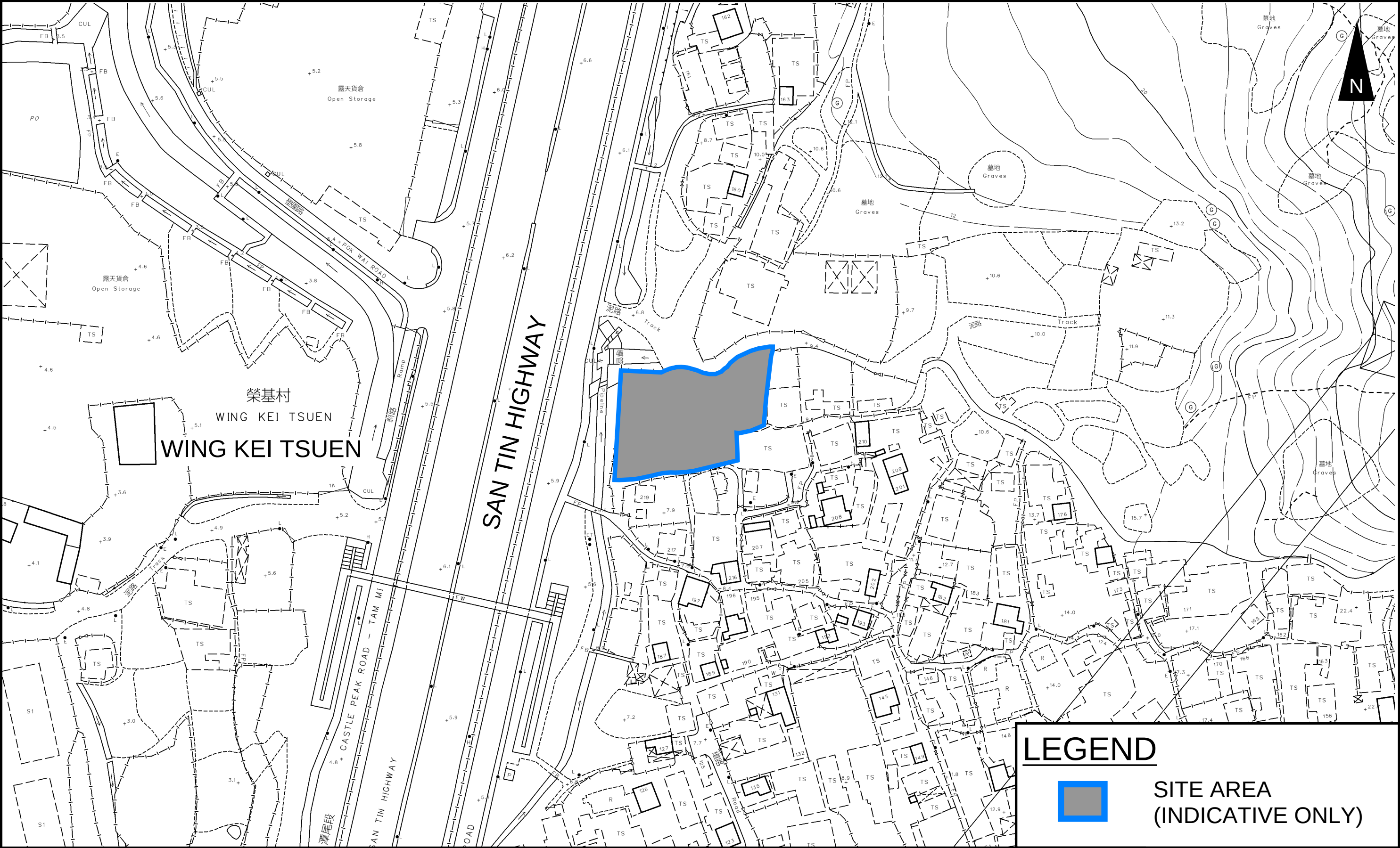
4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

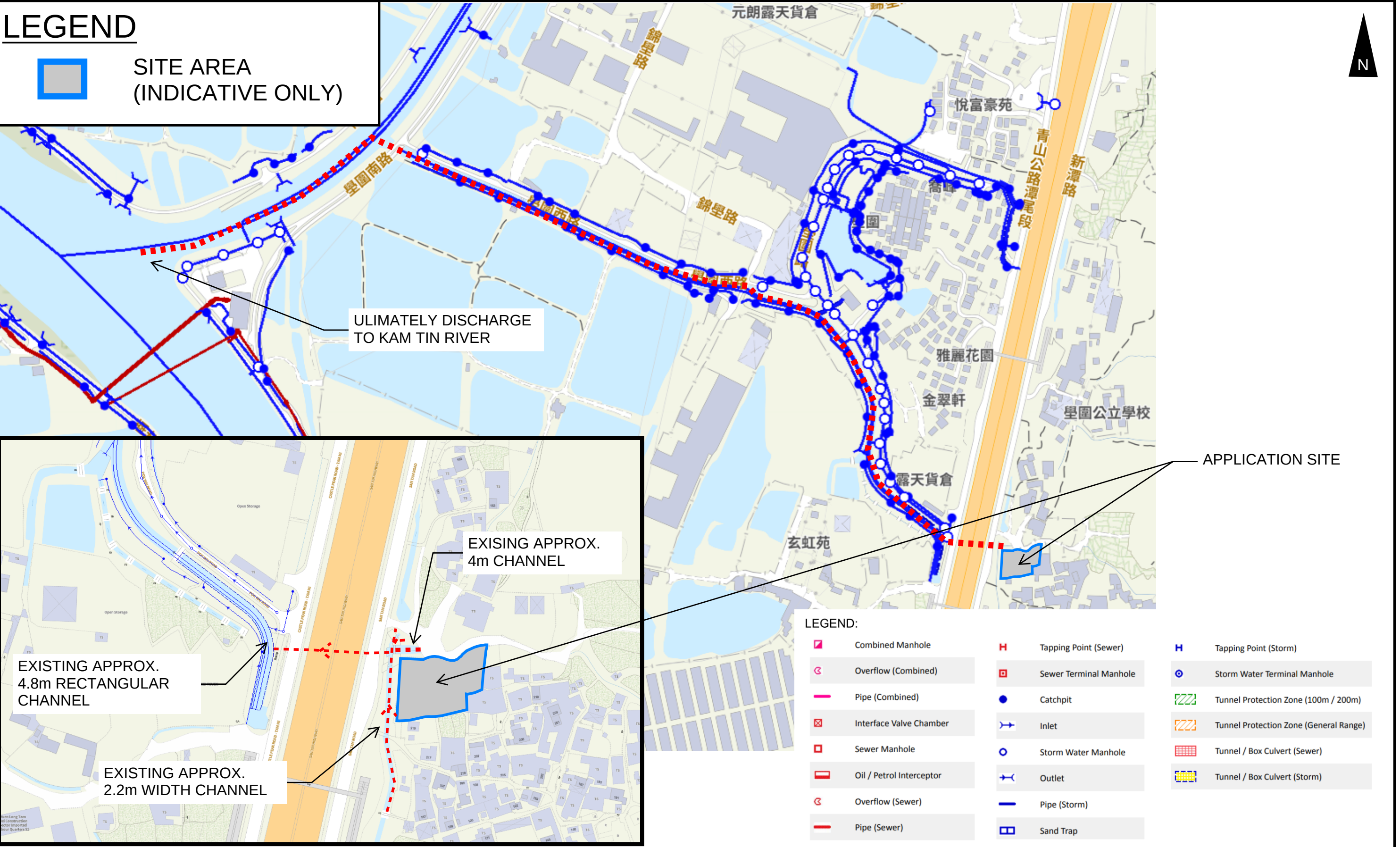
4.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system. With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES

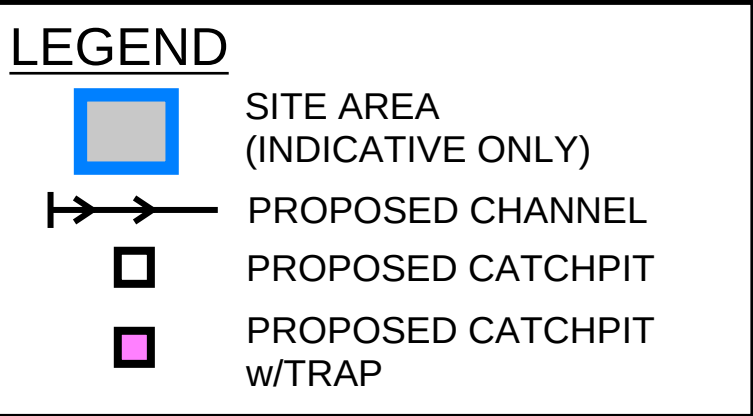


PROJECT: TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS	TITLE SITE LOCATION PLAN	FIGURE NUMBER FIGURE 1		
LOCATION: LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES				
		VER	DESCRIPTION	DATE



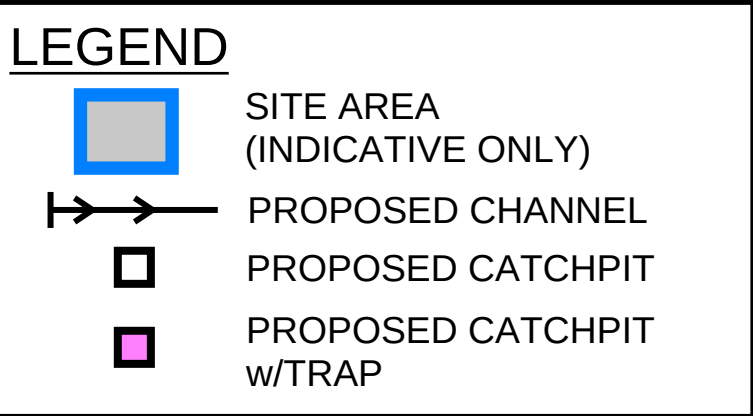
LEGEND

	SITE AREA (INDICATIVE ONLY)
	PROPOSED CHANNEL
	PROPOSED CATCHPIT
	PROPOSED CATCHPIT w/TRAP



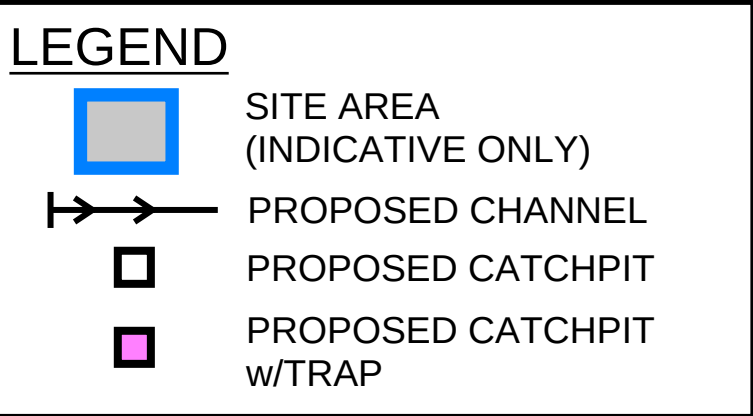
LEGEND

	SITE AREA (INDICATIVE ONLY)
	PROPOSED CHANNEL
	PROPOSED CATCHPIT
	PROPOSED CATCHPIT w/TRAP



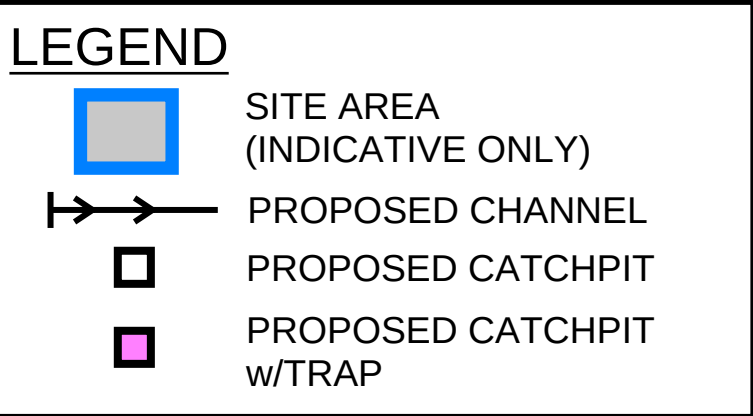
LEGEND

	SITE AREA (INDICATIVE ONLY)
	PROPOSED CHANNEL
	PROPOSED CATCHPIT
	PROPOSED CATCHPIT w/TRAP



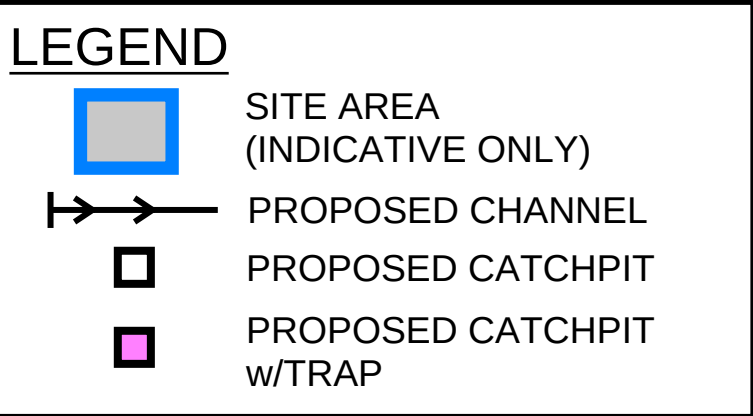
LEGEND

	SITE AREA (INDICATIVE ONLY)
	PROPOSED CHANNEL
	PROPOSED CATCHPIT
	PROPOSED CATCHPIT w/TRAP



LEGEND

	SITE AREA (INDICATIVE ONLY)
	PROPOSED CHANNEL
	PROPOSED CATCHPIT
	PROPOSED CATCHPIT w/TRAP



DRINAGE SCHEDULE										
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Remark
SP01	CP1.01	8.4	8.4	450	200	UC	7.95	7.898	SP	#SP: Start Point
CP1.01	CP1.02	8.4	7.5	450	200	UC	7.90	7.05	CP	
CP1.02	CP1.03	7.5	8.0	450	200	UC	7.05	6.88	CP	
CP1.03	Existing Stream	8.0	8.0	450	200	UC	6.88	6.86	CP	
SP02	CP2.01	8.4	8.8	450	200	UC	7.95	7.91	SP	
CP2.01	CP2.02	8.8	8.8	450	200	UC	7.91	7.79	CP	
CP2.02	CP1.03	8.8	8.0	450	200	UC	7.79	7.55	CP	

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Remark
SP01	CP1.01	8.4	8.4	450	200	UC	7.95	7.898	SP	#SP: Start Point
CP1.01	CP1.02	8.4	7.5	450	200	UC	7.90	7.05	CP	
CP1.02	CP1.03	7.5	8.0	450	200	UC	7.05	6.88	CP	
CP1.03	Existing Stream	8.0	8.0	450	200	UC	6.88	6.86	CP	
SP02	CP2.01	8.4	8.8	450	200	UC	7.95	7.91	SP	
CP2.01	CP2.02	8.8	8.8	450	200	UC	7.91	7.79	CP	
CP2.02	CP1.03	8.8	8.0	450	200	UC	7.79	7.55	CP	

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.

PROJECT:
TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS

PROJECT:
TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS

TITLE
PROPOSED DRAINAGE
SYSTEM

TITLE
PROPOSED DRAINAGE
SYSTEM

FIGURE NUMBER
FIGURE 3

FIGURE NUMBER
FIGURE 3

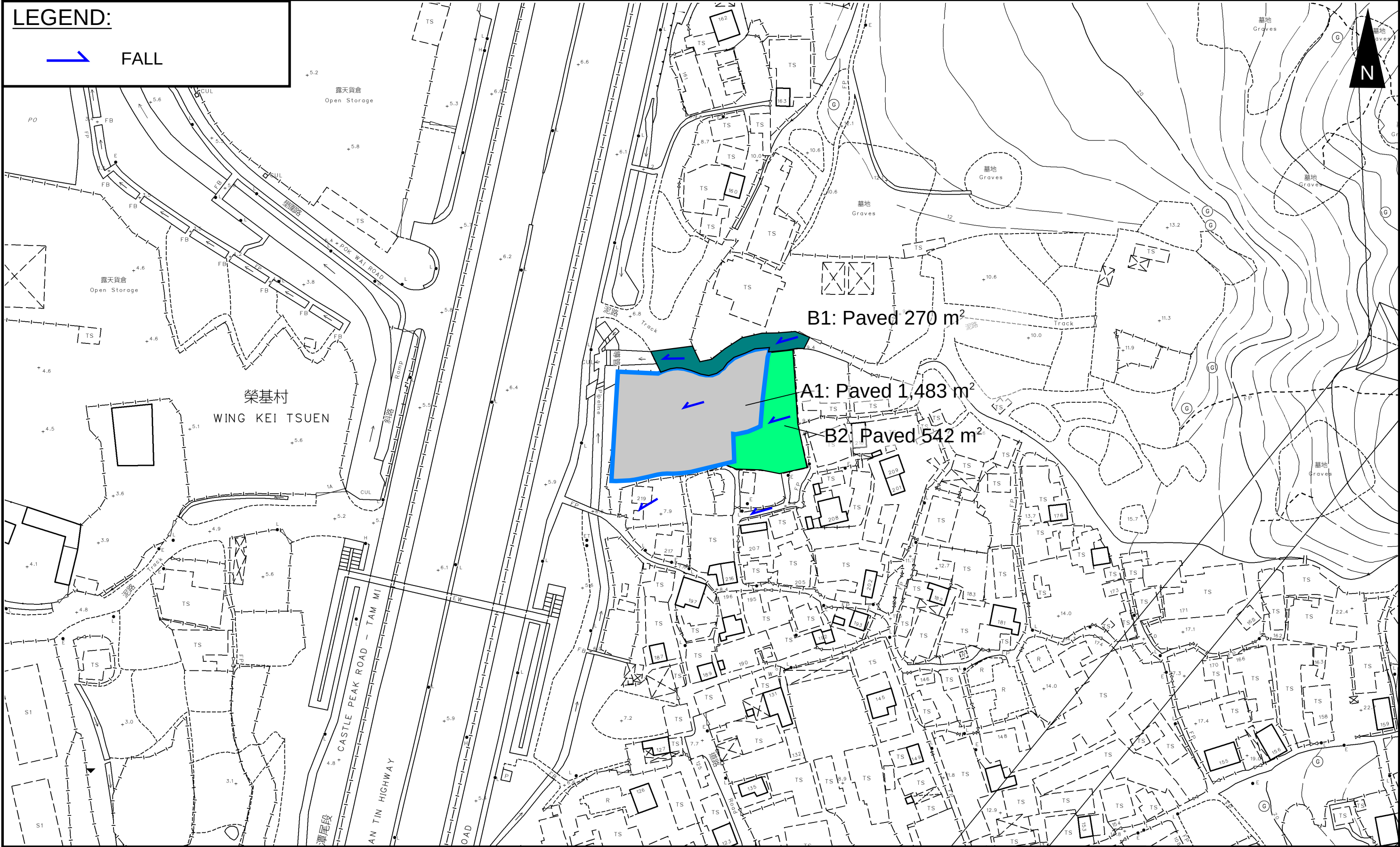
LOCATION:
LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

LOCATION:
LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

LEGEND:

 **FALL**

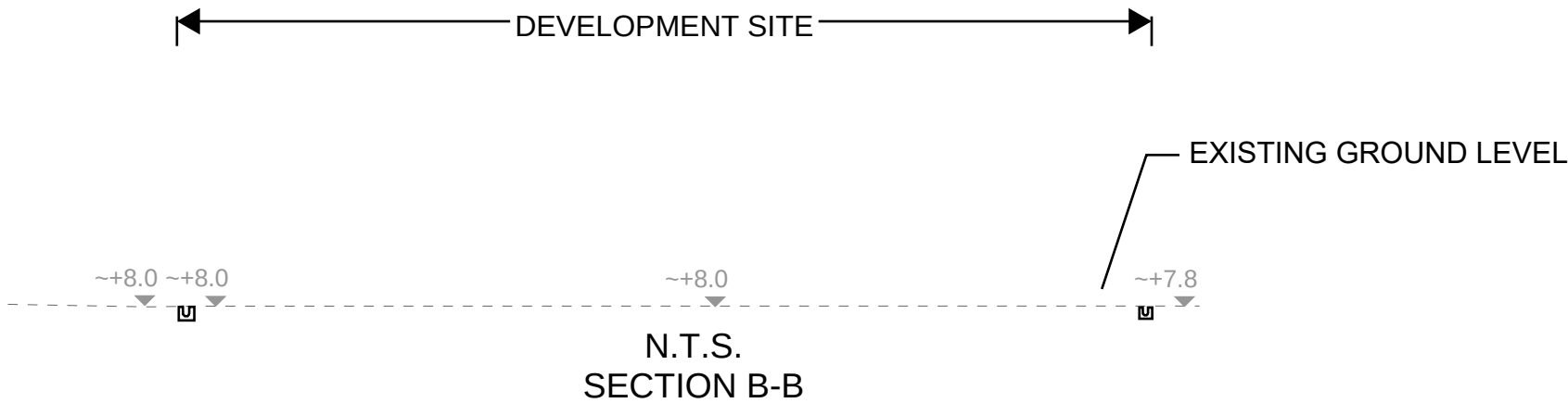
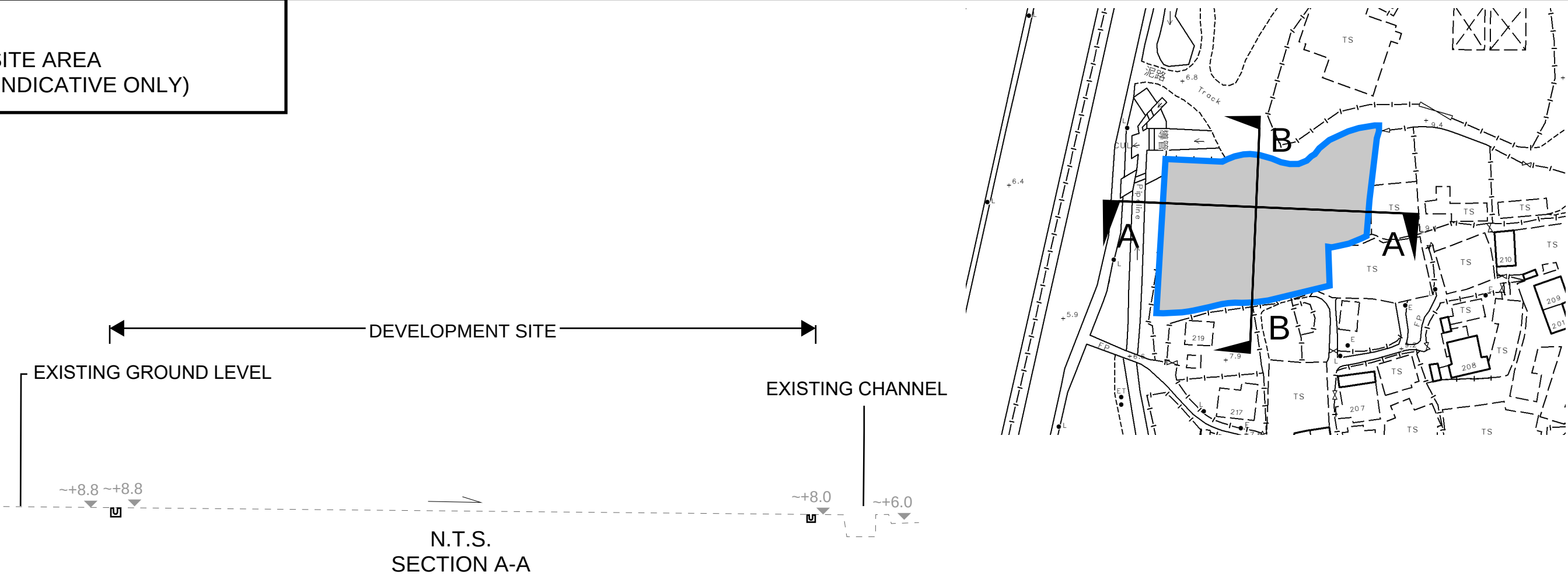


PROJECT: TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS	TITLE CATCHMENT PLAN		FIGURE NUMBER FIGURE 4		
LOCATION: LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES					
			VER	DESCRIPTION	DATE

LEGEND



SITE AREA
(INDICATIVE ONLY)



PROJECT:

TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS

TITLE
SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:

LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN
TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE
-----	-------------	------

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period

1 in

50

years

n

0.014

Ks

0.15

Viscosity

0.000001

Storm Constant

HKO a

505.5

HKO b

3.29

HKO c

0.355

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1483	8.7	8.5	8.4	1.149	0.6	0.6

DETAIL A

CP1.03

CP2.02

SP.02

SP.01

CP2.01

CP1.01

CP1.02

Flow distance: 8.7m

Catchment Area Table (Area in m²)

Catchment	A1	B1	B2													
Total Area	1483	270	542													
Hard Paved Area	1483	270	542													
Unpaved Area	0	0	0													
Equival. Area	1408.85	256.5	514.9													

Pavement Type

Hard Paved

Unpaved

Runoff Coefficient

0.95

0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s##	Capacity m ³ /s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m ²	ToC min	Intensity mm/hr ##	Total Discharge m ³ /s	Utilization
SP01	CP1.01	8.40	8.40	450	200	UC	7.95	7.90	SP	10.4	1.47	0.26	A1	B2								1923.75	0.60	347	0.19	70.0%
CP1.01	CP1.02	8.40	7.50	450	200	UC	7.90	7.05	CP	34.8	1.47	0.26	A1	B2								1923.75	0.72	343	0.18	69.3%
CP1.02	CP1.03	7.50	8.00	450	200	UC	7.05	6.88	CP	33.9	1.47	0.26	A1	B2								1923.75	1.11	332	0.18	67.0%
CP1.03	Existing Stream	8.00	8.00	450	200	UC	6.88	6.86	CP	4	1.47	0.26	A1	B1	B2							2180.25	1.50	322	0.20	73.7%
SP02	CP2.01	8.40	8.80	450	200	UC	7.95	7.91	SP	8.6	1.47	0.26	A1	B2								1923.75	0.60	347	0.19	70.0%
CP2.01	CP2.02	8.80	8.80	450	200	UC	7.91	7.79	CP	23.3	1.47	0.26	A1	B2								1923.75	0.70	344	0.18	69.4%
CP2.02	CP1.03	8.80	8.00	450	200	UC	7.79	7.55	CP	47	1.47	0.26	A1	B2								1923.75	0.96	336	0.18	67.8%

#SP: Start Point

: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

Capacity Checking of 4m width Existing Channel

Total Depth

1.50 m

Width of Water Surface

Base Width

Freeborad

Water Depth

a1

b1

a2

b2

a1	1	
b1	0.0	
a2	1	
b2	0.0	
Total Depth	1.50	m
Base Width	4.00	m
Assumed Water Depth	1.00	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width*	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
1.00	0.50	4.00	4.00	4.00	6.00	0.67	0.035	200	1.54	6.17

Total Flow from The Application Site

=

0.20 m³/s

Utilization Rate

=

3.2%

Total flow from Application Site only occupy

3.2% of the existing Nullah.

Please kindly note the Existing Application Site is already fully paved. NO additional runoff generated from the proposed development

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

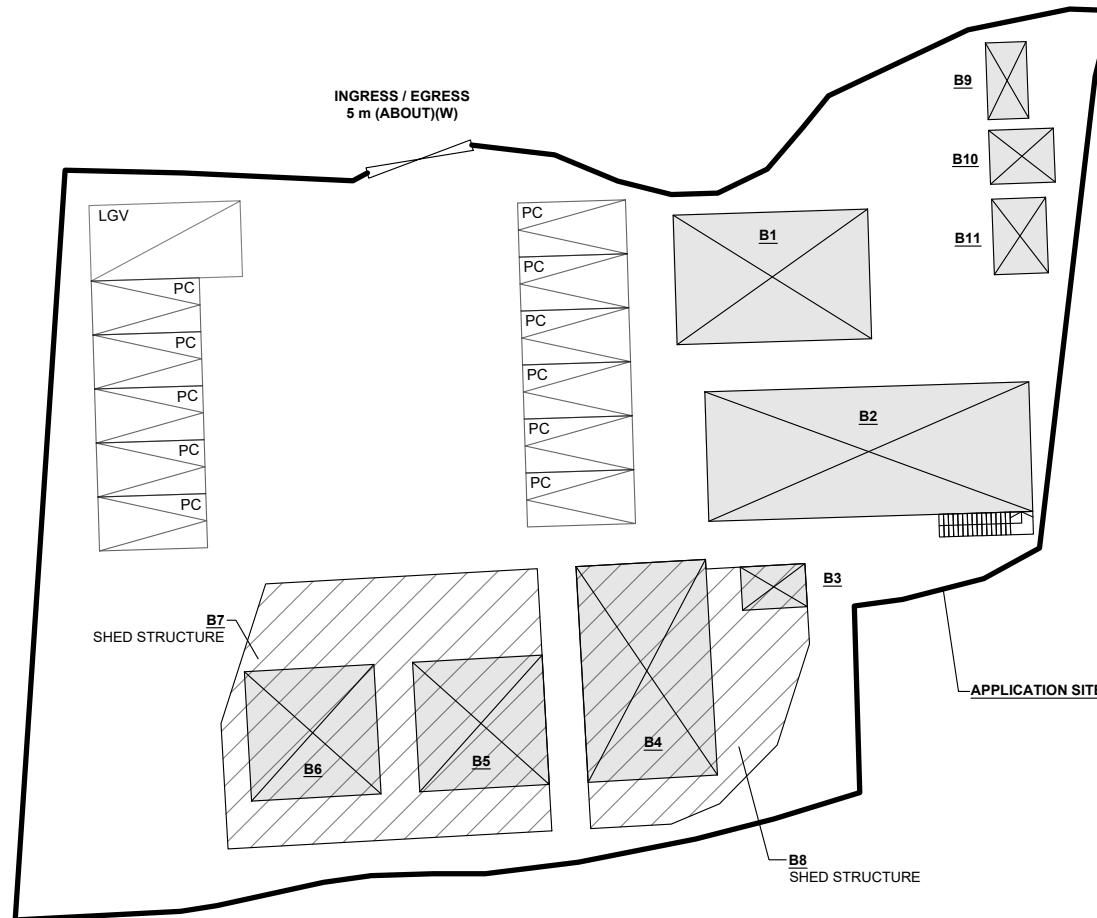
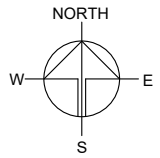
APPLICATION SITE AREA : 1,483 m² (ABOUT)
 COVERED AREA : 463 m² (ABOUT)
 UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.38 (ABOUT)
 SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 558 m² (ABOUT)
 TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
 NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 11
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

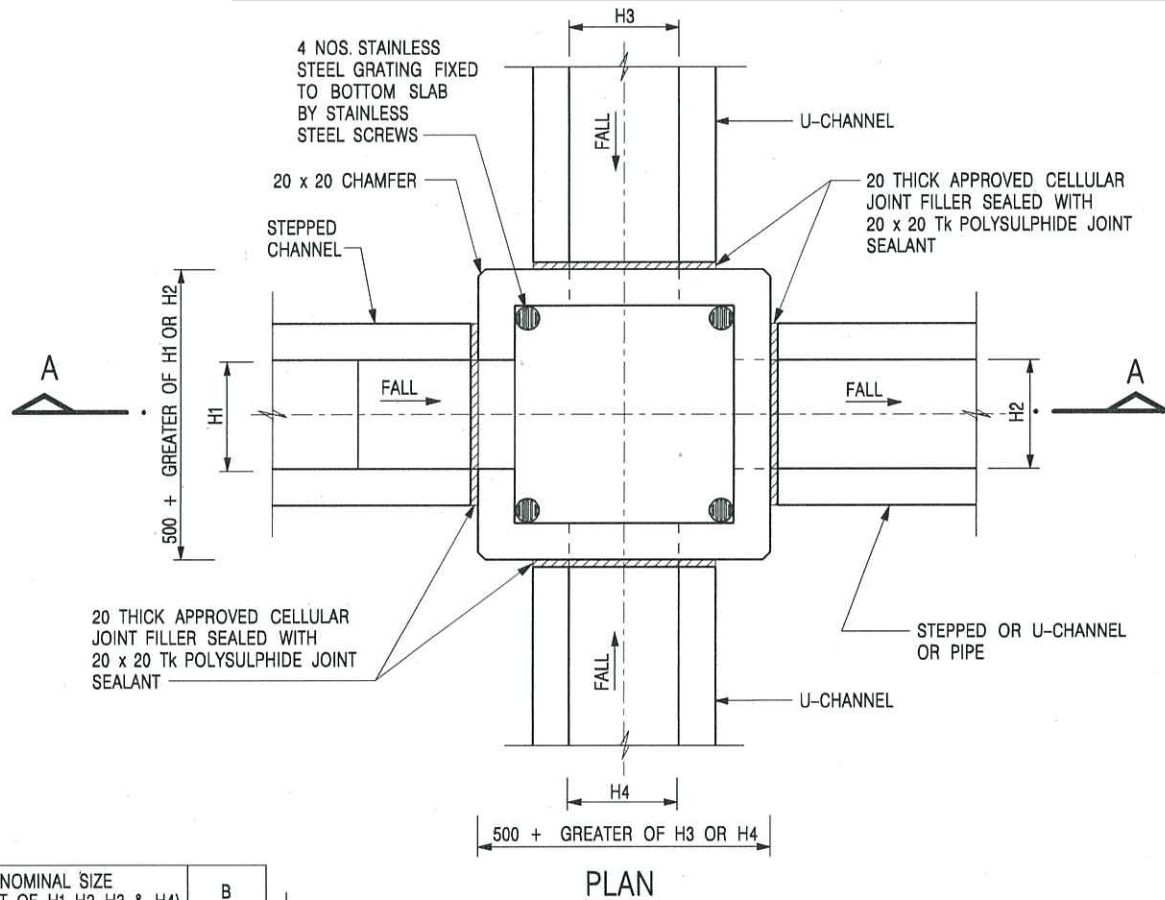
1 : 350 @ A4

DRAWN BY MN	DATE 29.4.2026
REVISED BY	DATE
APPROVED BY	DATE

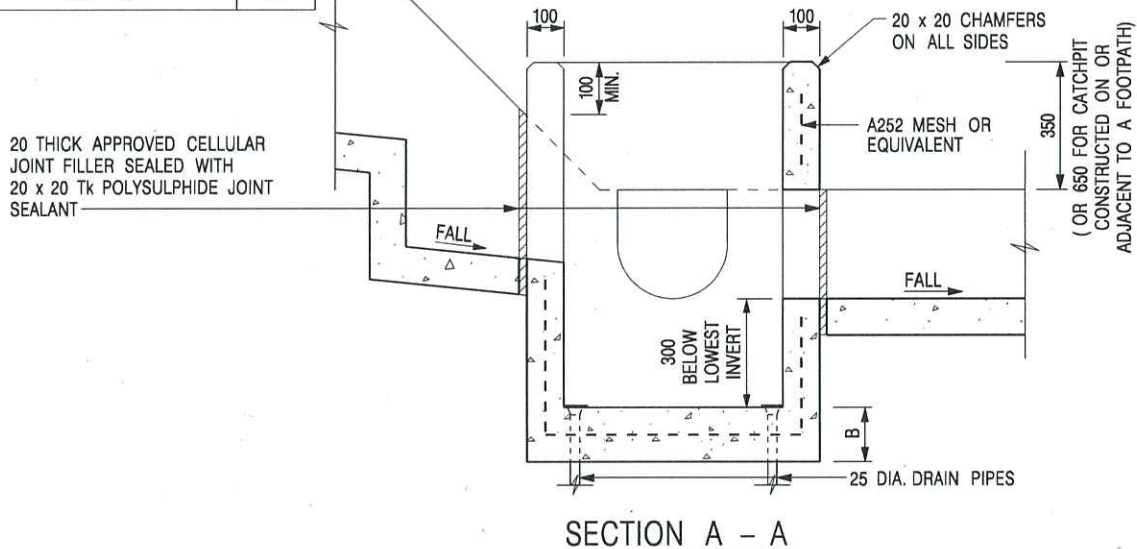
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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Appendix C - Reference Drawings



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



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



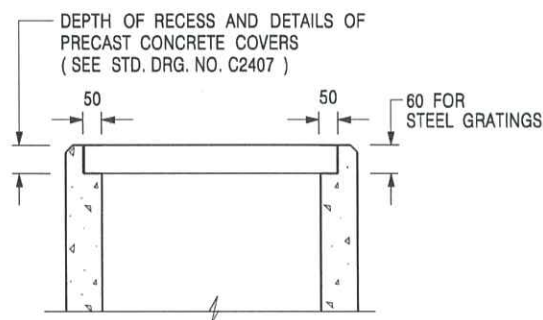
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

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 / 2) 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 'J' ON STD. DRG. NO. C2405 / 5; 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 'G' ON STD. DRG. NO. C2405 / 4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



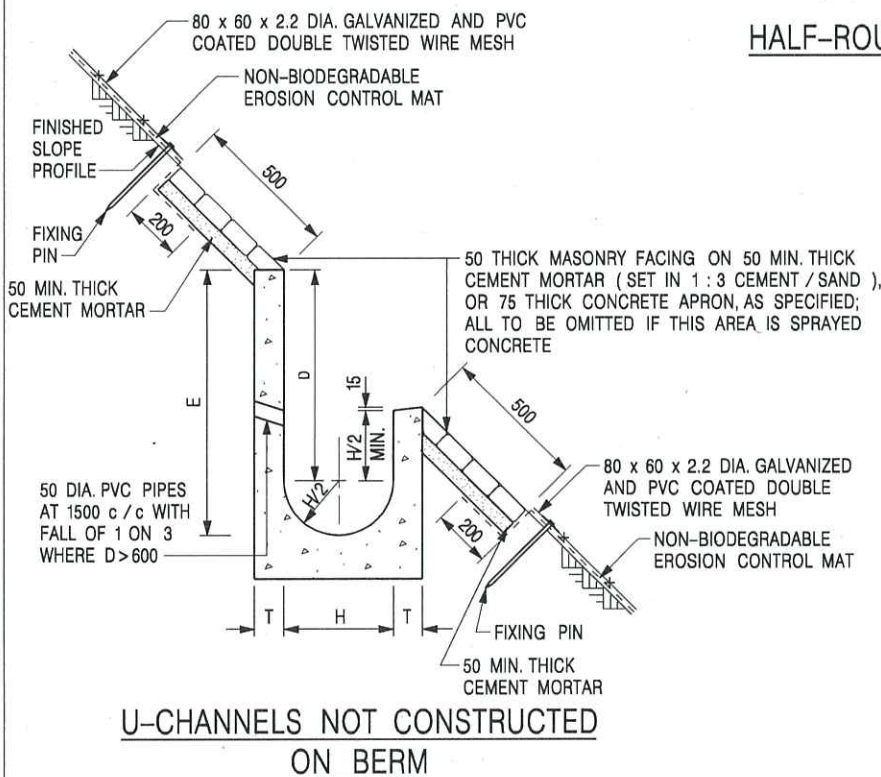
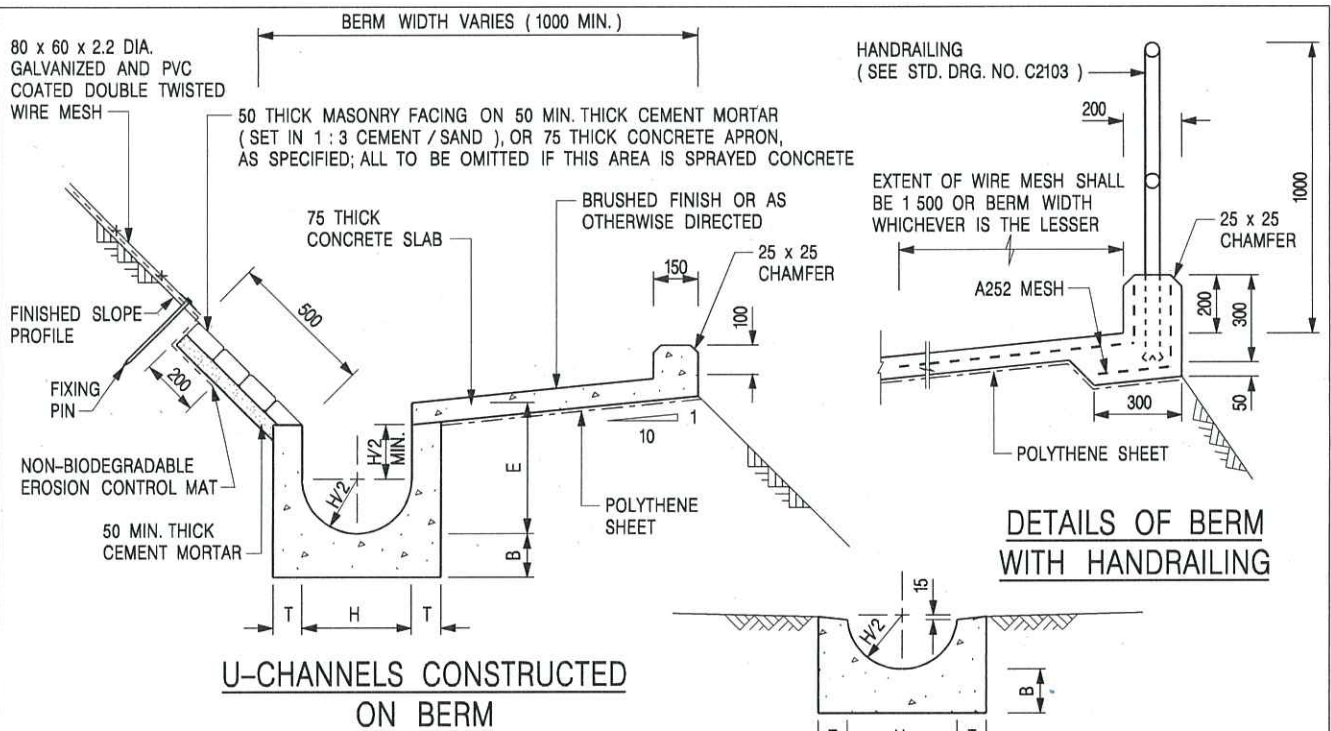
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 / 2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



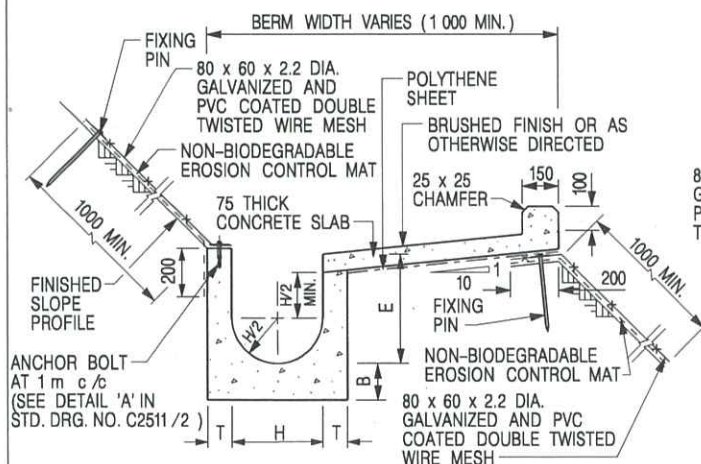
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

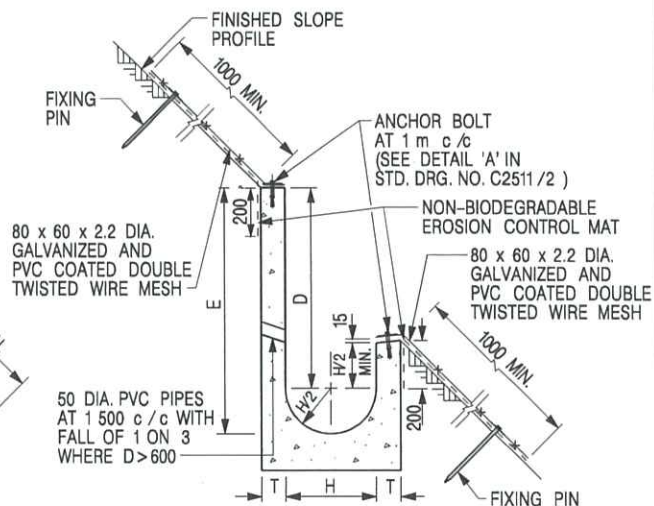
DRAWING NO.

DATE JAN 1991

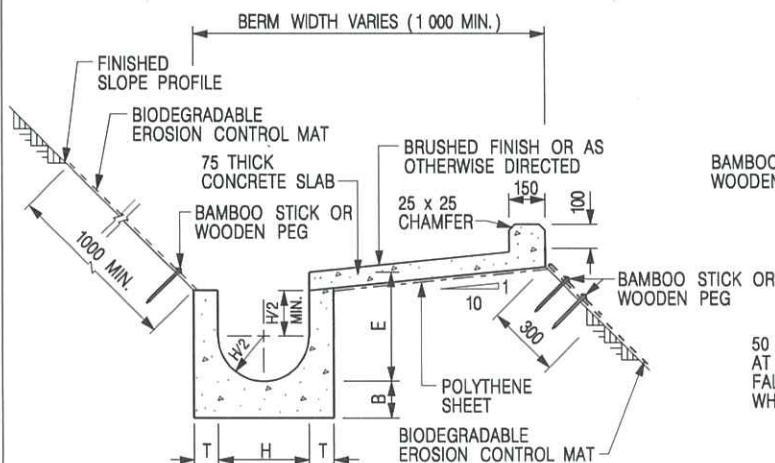
C2409I



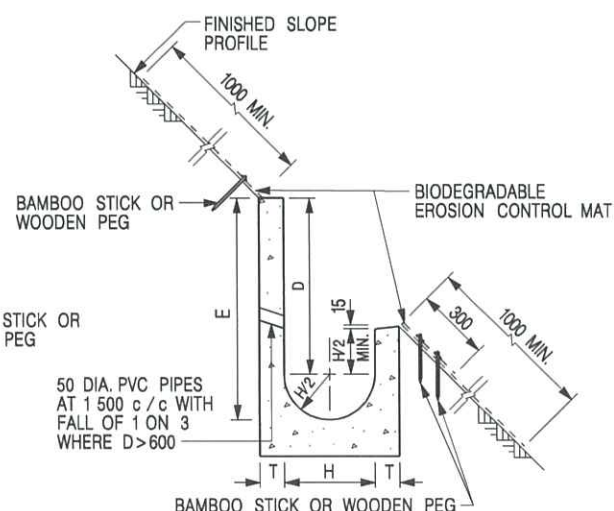
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



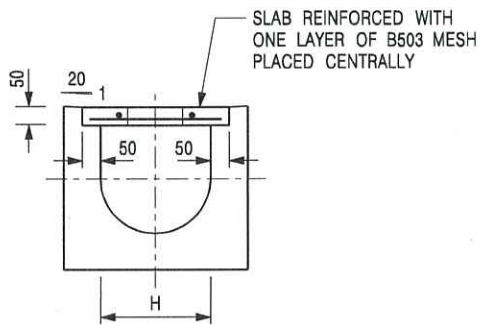
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

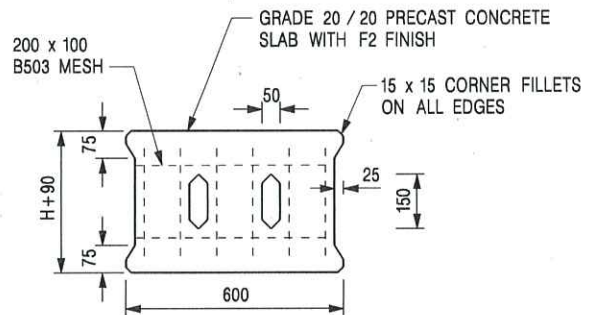
DRAWING NO.

DATE JAN 1991

C24101



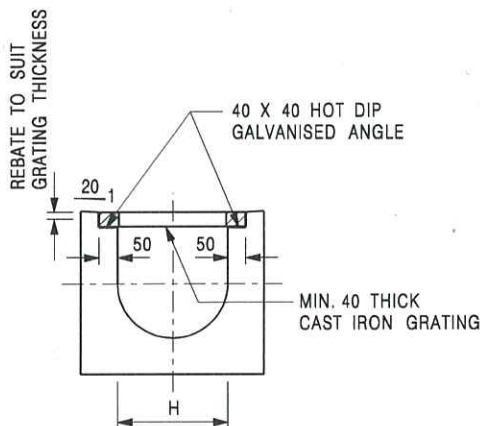
TYPICAL SECTION



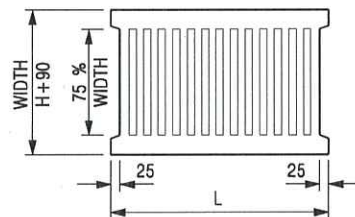
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E



PHOTO 1



PHOTO 5

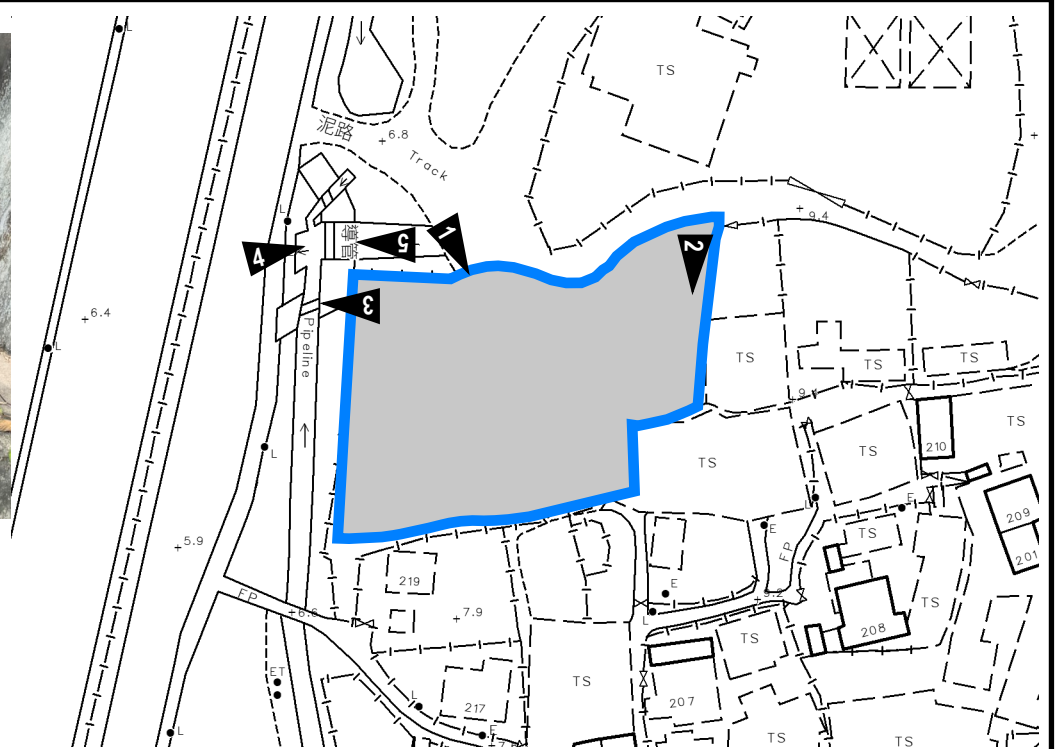


PHOTO 2



PHOTO 3



PHOTO 4

PROJECT:
TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 3 YEARS

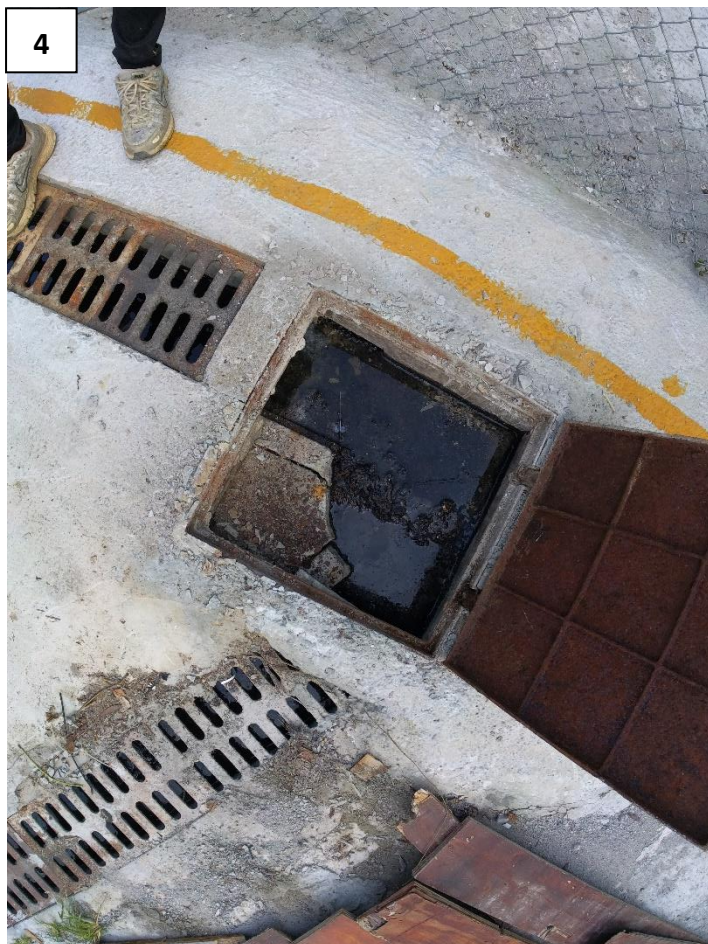
SITE PHOTOS

APPENDIX D

LOCATION:
LOTS 4122, 4123, 4124 AND 4125 (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE







7



8





11

