2026年 8月 31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 -08- 31
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

2602085 20/8 By Hand Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1280
	Date Received 收到日期	2026-08-31

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

Creation Prospect Construction Engineering Limited 創盛建築工程有限公司

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 946 S.E (Part), 946 S.J (Part), 946 S.K, 946 S.L, 946 S.M (Part), 946 RP (Part), 1119 S.A, 1119 S.B, 1119 S.C (Part), 1119 RP (Part) and 1120 (Part) in D.D. 107, Fung Kat Heung, 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 ..... 336 ..... sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 ..... 171 ..... 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）	..... N/A ..... 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	"Agriculture" Zone
(f)	Current use(s) 現時用途	Vacant (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 08/06/2026 - 22/06/2026 (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 29/07/2026 (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	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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	.....230.....sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	.....106.....sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....1.....
Proposed domestic floor area 擬議住用樓面面積	.....N/A.....sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....171.....sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	.....171.....sq.m ☑About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE AND WASHROOM	106 m^2 (ABOUT)	171 m^2 (ABOUT)	7 m (ABOUT)(2-STOREY)
	TOTAL	106 m^2 (ABOUT)	171 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	3
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	N/A
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
Daily from 09:00 to 19:00, 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 Mei Fung Road via a local access. ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ..336.. sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.2 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) ....

(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 ..... ☐ 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 11/08/2026 (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 946 S.E (Part), 946 S.J (Part), 946 S.K, 946 S.L, 946 S.M (Part), 946 RP (Part), 1119 S.A, 1119 S.B, 1119 S.C (Part), 1119 RP (Part) and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
Site area 地盤面積	336 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" 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 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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	171	☑ About 約 ☐ Not more than 不多於	0.51 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A		
		Non-domestic 非住用	1		
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A		m 米 ☐ (Not more than 不多於)
			N/A		Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	7 (about)		m 米 ☐ (Not more than 不多於)
			2		Storeys(s) 層 ☐ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		32	%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數			3
		Private Car Parking Spaces 私家車車位			3
		Motorcycle Parking Spaces 電單車車位			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) _____ _____			
		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			N/A
		Coach Spaces 旅遊巴車位			N/A
		Light Goods Vehicle Spaces 輕型貨車車位			N/A
		Medium Goods Vehicle Spaces 中型貨車位			N/A
		Heavy Goods Vehicle Spaces 重型貨車車位			N/A
		Others (Please Specify) 其他 (請列明) _____ _____			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location plan; Zoning plan; Land status plan; Land filling plan; Swept path analysis.		
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 *Lots 946 S.E (Part), 946 S.J (Part), 946 S.K, 946 S.L, 946 S.M (Part), 946 RP (Part), 1119 S.A, 1119 S.B, 1119 S.C (Part), 1119 RP (Part) and 1120 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Fillling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1** to **3**).

1.2 In view of the pressing demand for local construction services in the Fung Kat Heung and Kam Tin area, the applicant, a construction engineering company, would like to operate a '*shop and services*' to provide professional construction consultancy services for the nearby locals and business operators.

2) Planning Context

2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 Although the Site falls within "AGR" zone, the Site is surrounded by various brownfield uses without active agricultural activities. The proposed development with low-rise structure is considered not incompatible with the surrounding areas. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone.

2.3 Furthermore, the application site of the similar application (No. A/YL-KTN/1200) for '*temporary shop and services with ancillary facilities and associated filling of land*' is located at approximately 170 m northwest of the Site, which the application was approved by the Board for a temporary basis of 3 years. Given the scale and nature of the similar and current applications is comparable, approval of the current application would not set undesirable precedent within the "AGR" zone and is considered in line with the Board's previous decision.

3) Development Proposal

3.1 The site occupies an area of 336 m^2 (about) (**Plan 3**). One low-rise structure is provided at the Site for shop and services, site office and washroom with total gross floor area (GFA) of 171 m^2 (about) (**Plan 4**). Ancillary facilities (i.e. site office and washroom) are intended to support the daily operation of the Site. The operation hours of the Site are from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site is 3. It is anticipated that the Site would be able to attract about 5 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	336 m^2 (about)
Covered Area	106 m^2 (about)
Uncovered Area	230 m^2 (about)
Plot Ratio	0.51 (about)
Site Coverage	32 % (about)
Number of Structure	1
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	171 m^2 (about) *Not applicable* *171 m^2 (about)*
Building Height	7 m (about)
No. of Storey	2

3.2 The entire Site has already been covered with concrete of not more than 0.2 m in depth. The current application serves to regularise the existing hard-paving of concrete, where the existing level is +13.2 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for site formation of structures, circulation space and vehicle parking spaces uses. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the site during the planning approval period.

3.3 The Site is accessible from Mei Fung Road via a local access (**Plan 1**). 3 parking spaces for private cars (PC) are provided at the Site for staff and visitor. Advance booking is required to access the Site for visitors: this is intended to regulate the number of visitors and vehicles at the Site to avoid affecting the public and surrounding environment. Staff will be deployed by

the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of parking provision are shown at **Table 2** below:

Table 2 - Parking Provision

Type of Space(s)	**No. of Space(s)**
Parking Space for PC - *2.5 m (W) x 5 m (L)*	3

3.4 Only PCs are allowed to enter/exit the Site at any time during the planning approval period. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance,* will be parked the Site. The estimated trip generation and attraction are as shown at **Table 3** below.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	**PC**		**2-Way Total**
	In	**Out**	
Trips at AM peak per hour (09:00 - 10:00)	1	0	1
Trips at PM peak per hour (18:00 - 19:00)	0	1	1
Traffic trip per hour (10:00 - 18:00)	1	1	2

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 proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. *submission of drainage and fire services installations proposals* to mitigate any adverse impact arising from the

proposed development after planning permission has been approved by the Board.

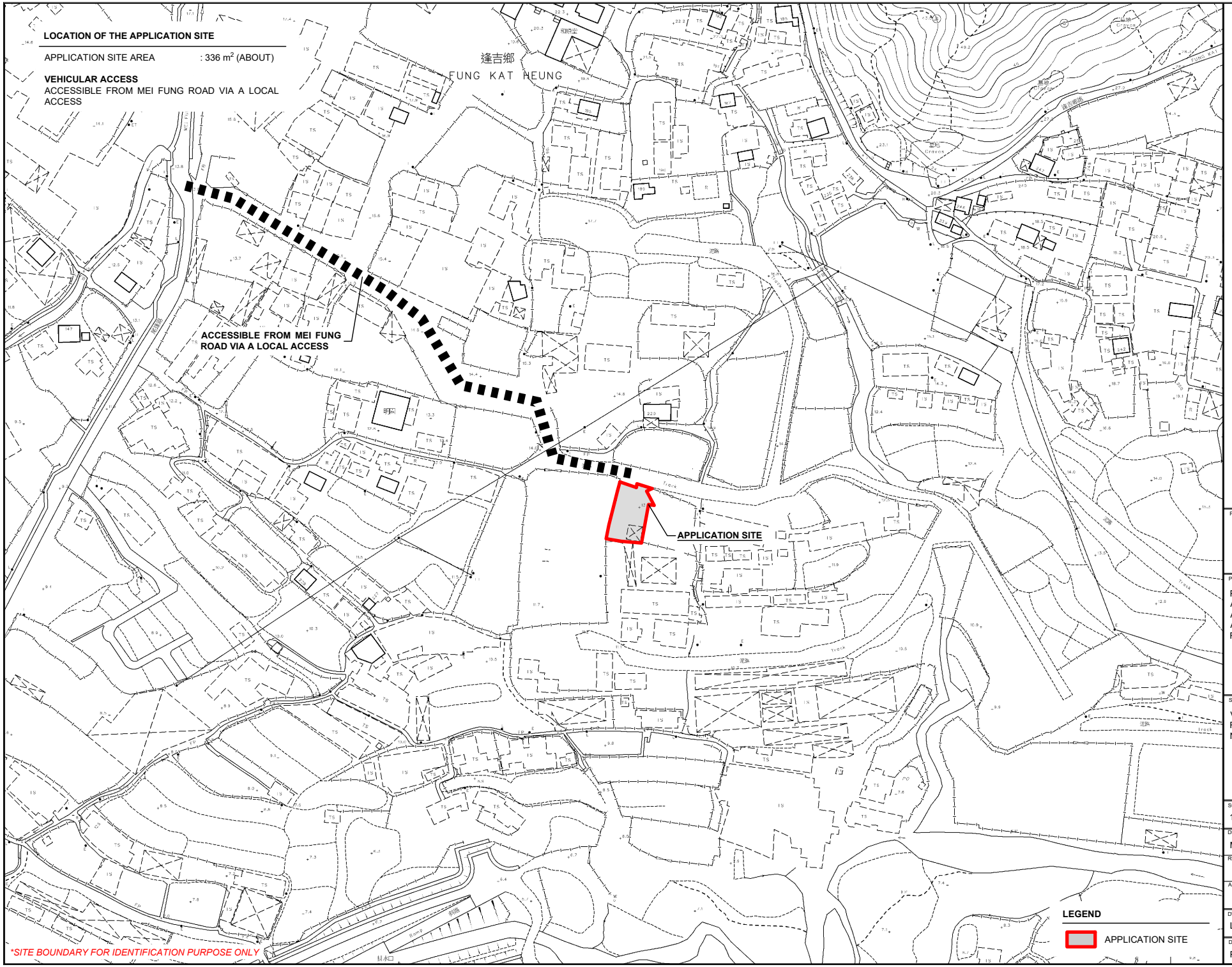
4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

August 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Plan showing the filling of land area of the Site
Plan 6	Swept Path Analysis



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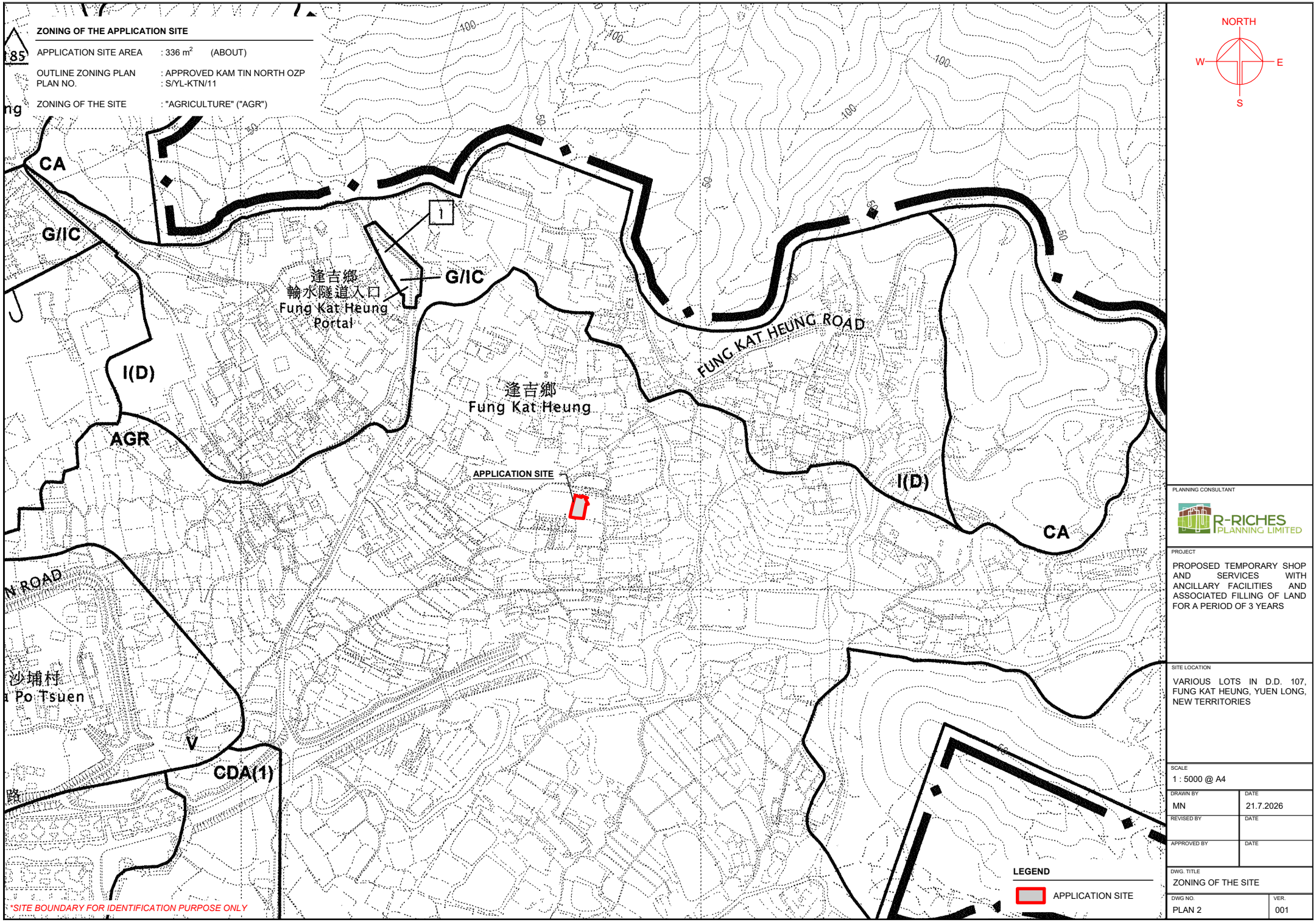
PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE	1 : 2000 @ A4
DRAWN BY	MN
DATE	21.7.2026
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LOCATION PLAN
DWG NO.	PLAN 1
VER.	001



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R-RICHES PLANNING LIMITED

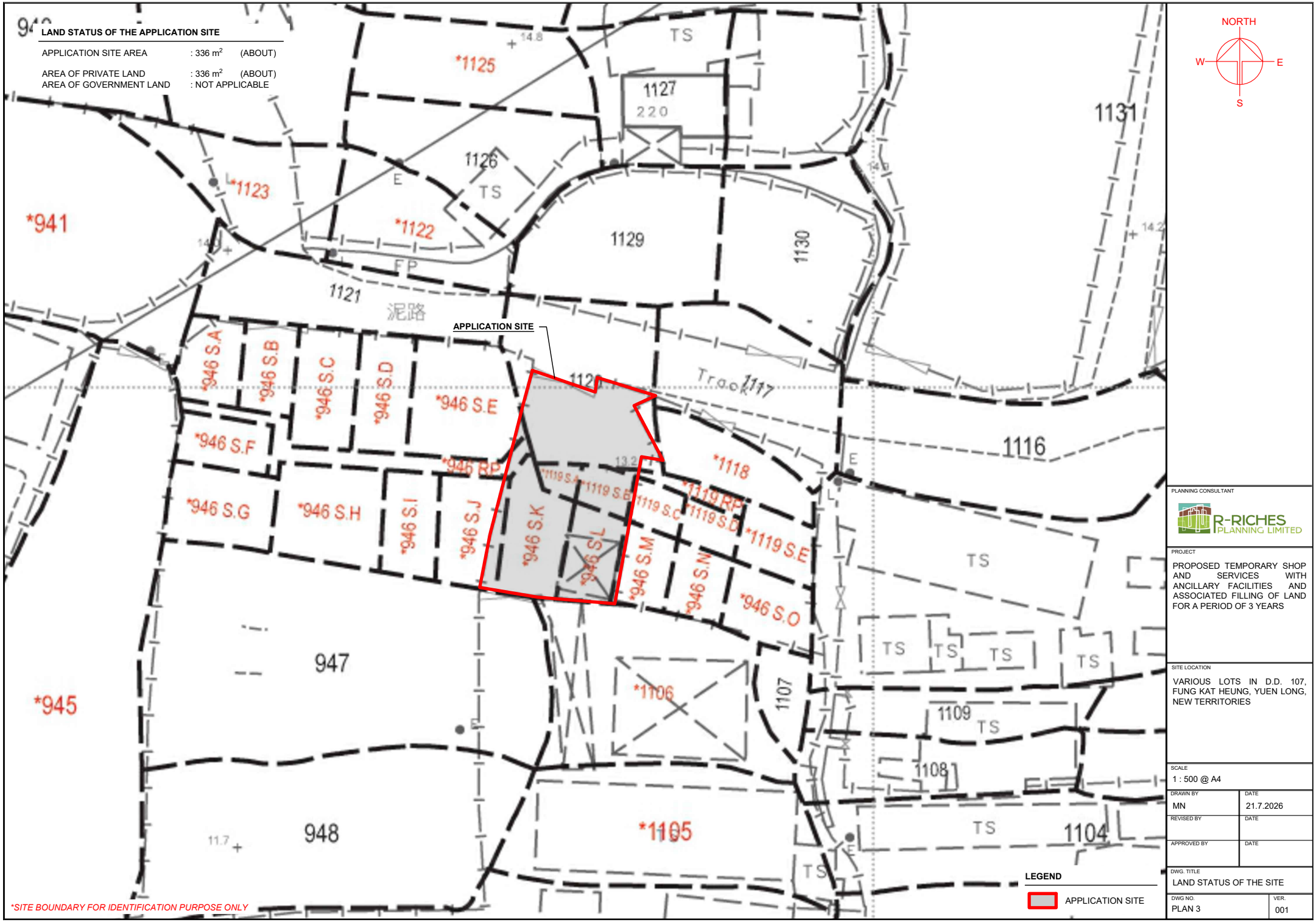
PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

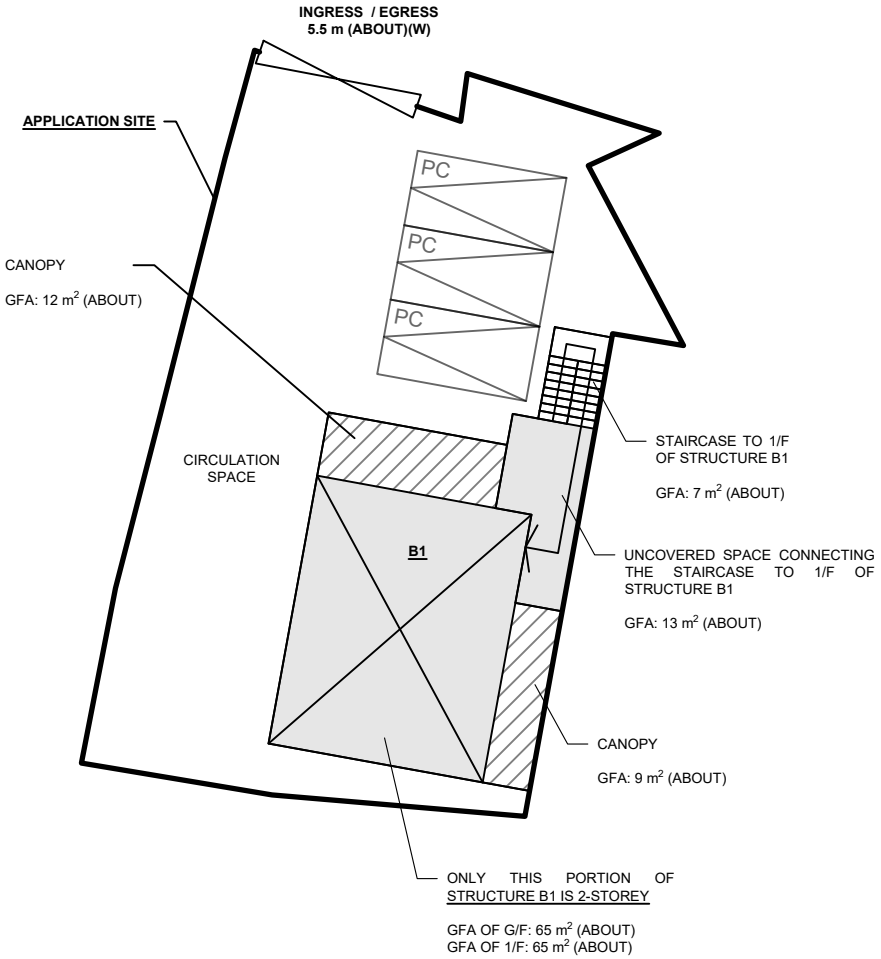
SCALE	1 : 5000 @ A4
DRAWN BY	MN
DATE	21.7.2026
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	ZONING OF THE SITE
DWG NO.	PLAN 2
VER.	001


LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 336 m² (ABOUT)
AREA OF PRIVATE LAND : 336 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE
APPLICATION SITE
*941
*945
947
948
1126
1127
220
1129
1130
1131
1116
1117
1118
1121
泥路
Track
*1123
*1122
*1125
*1105
*1106
1107
1108
1109
1104
*946 S.A
*946 S.B
*946 S.C
*946 S.D
*946 S.E
*946 S.F
*946 RP
*946 S.G
*946 S.H
*946 S.I
*946 S.J
*946 S.K
*946 S.L
*946 S.M
*946 S.N
*946 S.O
*1119 RP
*1119 S.E
TS
FP
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L
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
LEGEND
APPLICATION SITE
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PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES
SCALE
1 : 500 @ A4
DRAWN BY
MN
DATE
21.7.2026
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
LAND STATUS OF THE SITE
DWG NO.
PLAN 3
VER.
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 336 m^2	(ABOUT)
COVERED AREA	: 106 m^2	(ABOUT)
UNCOVERED AREA	: 230 m^2	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 51 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 171 m^2	(ABOUT)
TOTAL GFA	: 171 m^2	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE AND WASHROOM	106 m^2 (ABOUT)	171 m^2 (ABOUT)	7 m (ABOUT)(2-STOREY)
	TOTAL	**106 m^2 (ABOUT)**	**171 m^2 (ABOUT)**	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- INGRESS / EGRESS

NORTH

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R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	26.8.2026
REVISED BY	DATE
APPROVED BY	DATE

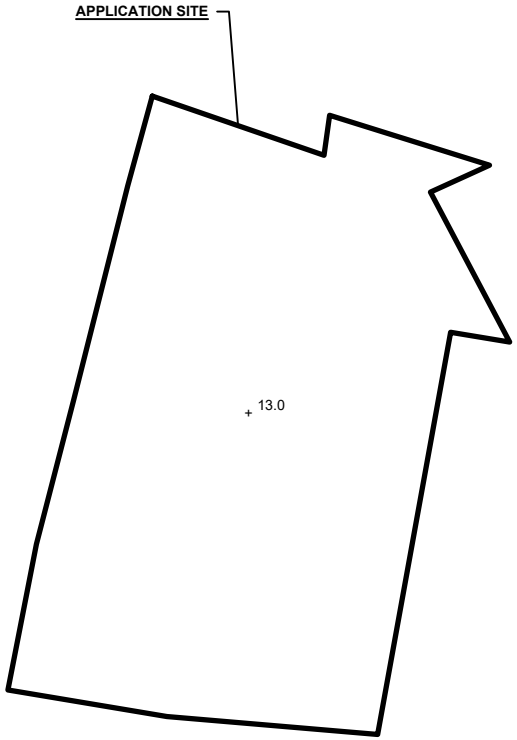
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 336 m^2	(ABOUT)
SITE LEVEL BEFORE FILLING	: +13.0 mPD	(ABOUT)



**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

LEGEND

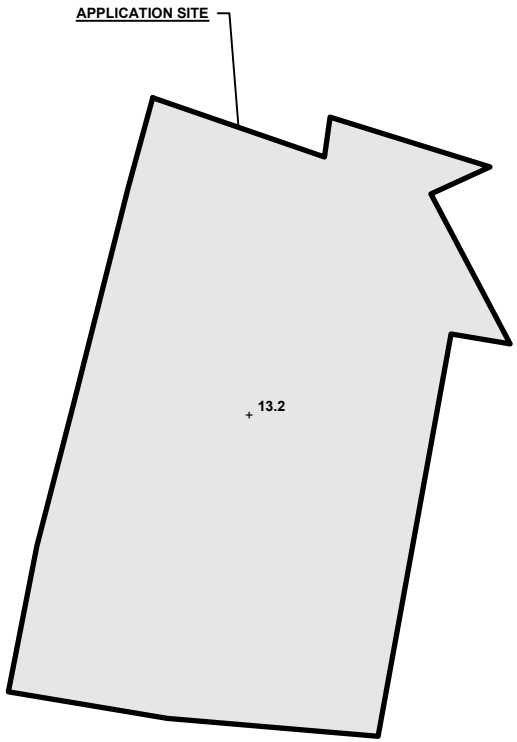
APPLICATION SITE

+ 13.0 SITE LEVEL BEFORE FILLING

APPLIED FILLING OF LAND AREA

APPLICATION SITE AREA	: 336 m^2	ABOUT)
APPLIED FILLING AREA	: 336 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +13.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING SPACES AND CIRCULATION AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED.

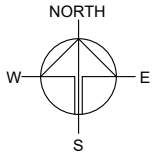


LEGEND

APPLICATION SITE

PROPOSED LAND FILLING AREA

+ 13.2 PROPOSED SITE LEVEL



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PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	21.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

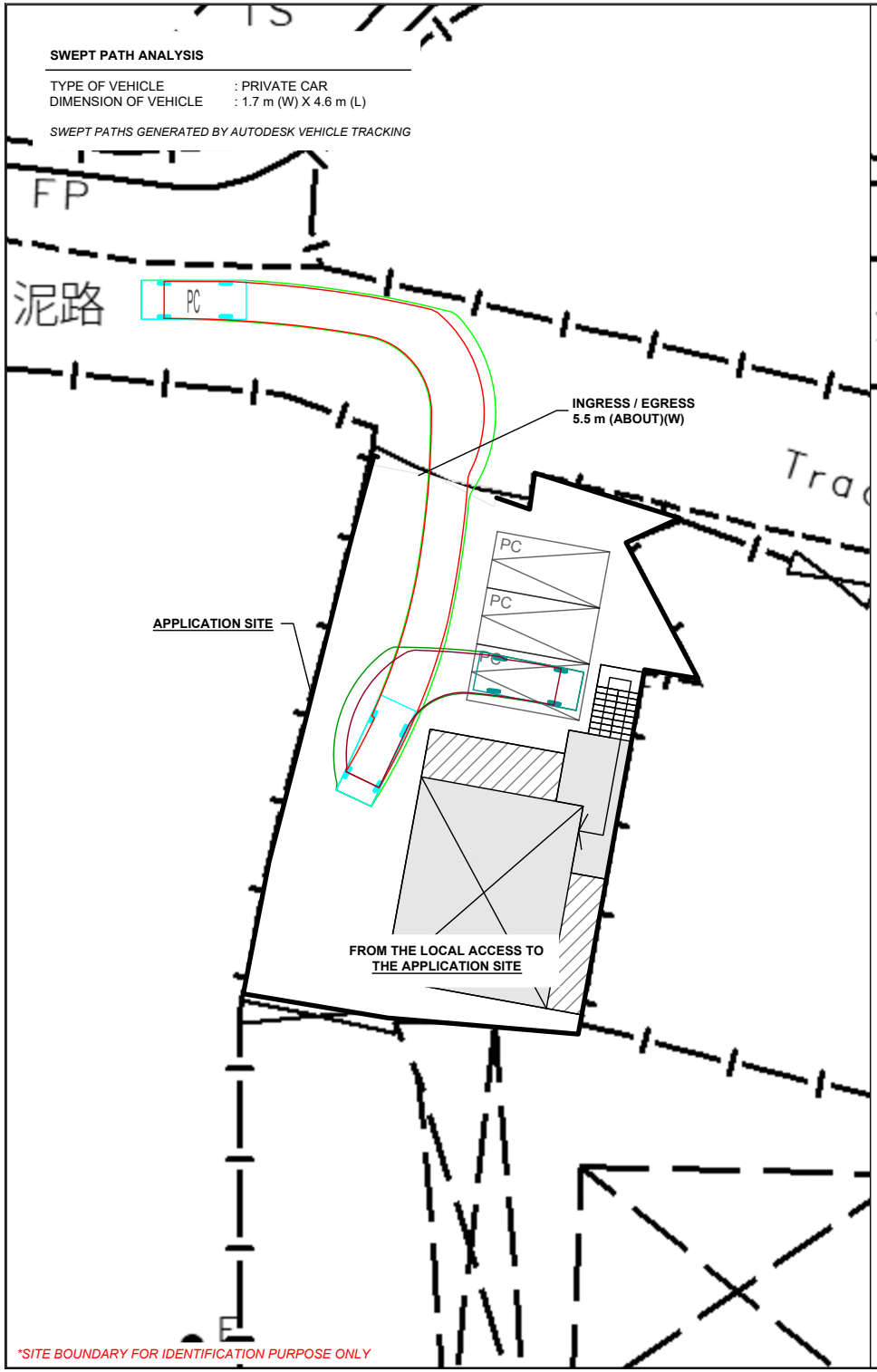
FILLING OF LAND AREA

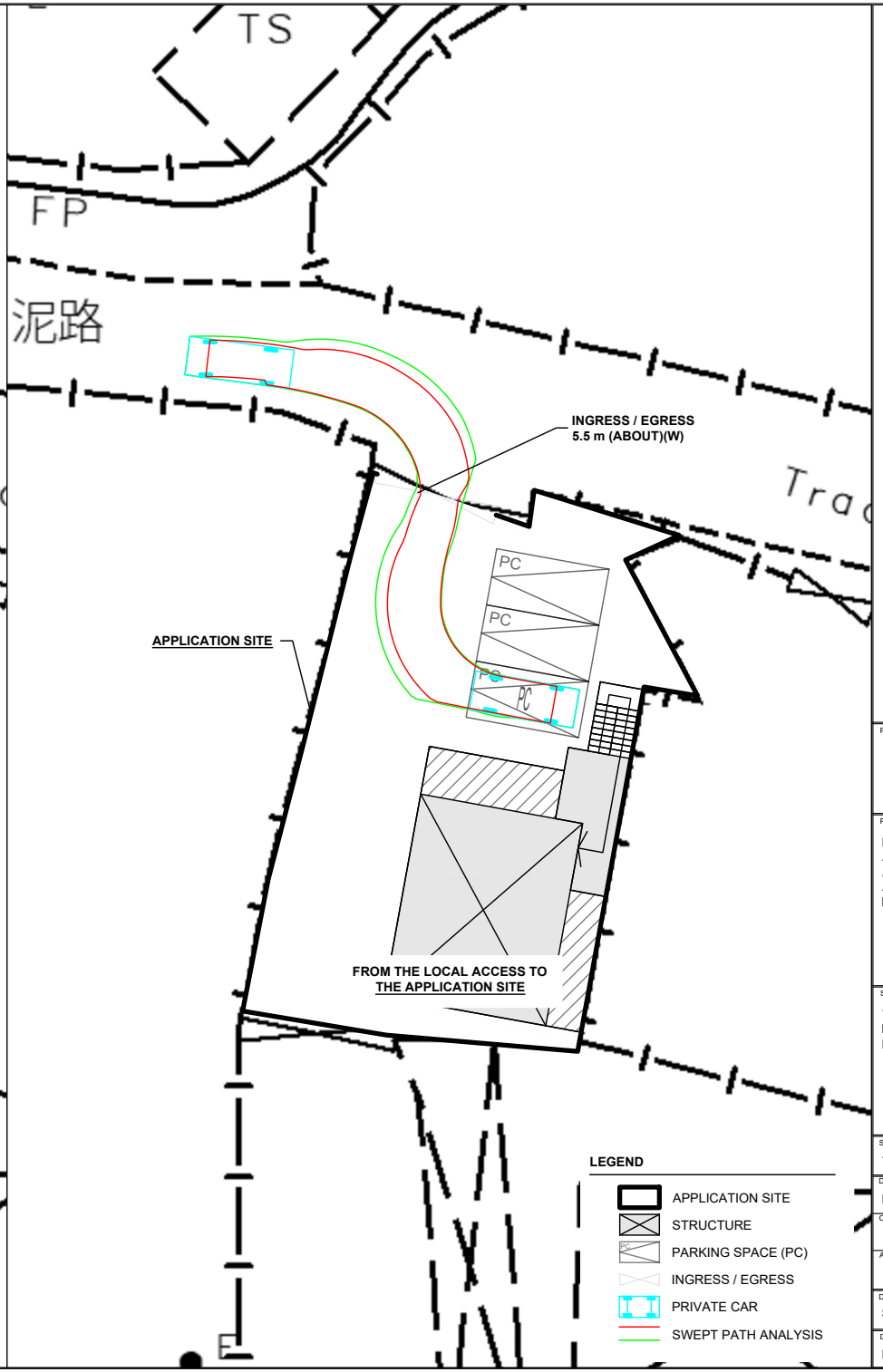
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING





*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH ANALYSIS

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

DRAWN BY	DATE
MN	21.7.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001

寄件者: Danny Ng [redacted]
寄件日期: 2026年09月07日星期一 9:57
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1280 - Supplementary Information
附件: SI for A_YL-KTN_1280 (20260907).pdf

Dear Sir,

We write to provide supplementary information for the consideration of Government departments (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD107 Lot 946 S.K & VL
Your Ref. : TPB/A/YL-KTN/1280

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

By Email

7 September 2026

Dear Sir,

Supplementary Information

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1280)

We write to provide supplementary information for the consideration of Government departments (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Mr. David CHENG email: dcccheng@pland.gov.hk)
(Attn.: Mr. Ivan FUNG email: isyfung@pland.gov.hk)
(Attn.: Ms. Athena LAI email: apylai@pland.gov.hk)

Supplementary Information

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1280)

The applicant would like to submit the following supplementary information for the consideration of Government departments:

(i) The application site (the Site) is the subject of a previously approved application No. A/YL-KTN/851, which is submitted by the same applicant with a different use. Thus, the applicant would like to submit a previously approved drainage proposal under the previous application for Government department's consideration (**Appendix II**); and

(ii) Fencing will be provided along the Site boundary; and

(iii) As the Site is surrounded by various ongoing open storage yards, warehouses, workshops, the applicant identified a potential need for construction services in the area by providing usual maintenances and new erection for nearby structures. Thus, the applicant would like to apply for '*shop and services*' use to serve nearby businesses operators and land owners for better serve the surrounding areas and to utilise the Site.

Appendix II

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 :	DD107 Lot 946 SK & VL
本署檔號	Our Reference :	TPB/A/YL-KTN/851
電話號碼	Tel. No. :	3168 4049 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

By Post and Fax [redacted]

R-riches Property Consultants Limited
[redacted]
(Attn.: Mr. Louis TSE / Christian CHIM)

19 February 2025

Dear Sir/Madam,

Submission for Compliance with Approval Condition (d)
- the Submission of a Drainage Proposal

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long
(Application No. A/YL-KTN/851)

I refer to your submission dated 5.11.2024 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

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

c.c.
CE/MN, DSD (Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

Appendix

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

You are reminded to note the following:

1. The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.

2. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.

3. The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.

4. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).

R-Riches
Property Consultants Ltd.

顧問有限公司 盈卓物業

Our Ref. : DD107 Lot 946 SK & VL
Your Ref. : TPB/A/YL-KTN/851

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

By Email

5 November 2024

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land In "Agriculture" Zone, Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

(S.16 Planning Application No. A/YL-KTN/851)

`

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I** and **II**).

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 Property Consultants Limited

Kevin LAM
Planning Assistant

cc DPO/FSYLE, PlanD (Attn.: Ms. Olivia NG email: olyng@pland.gov.hk)

[redacted]

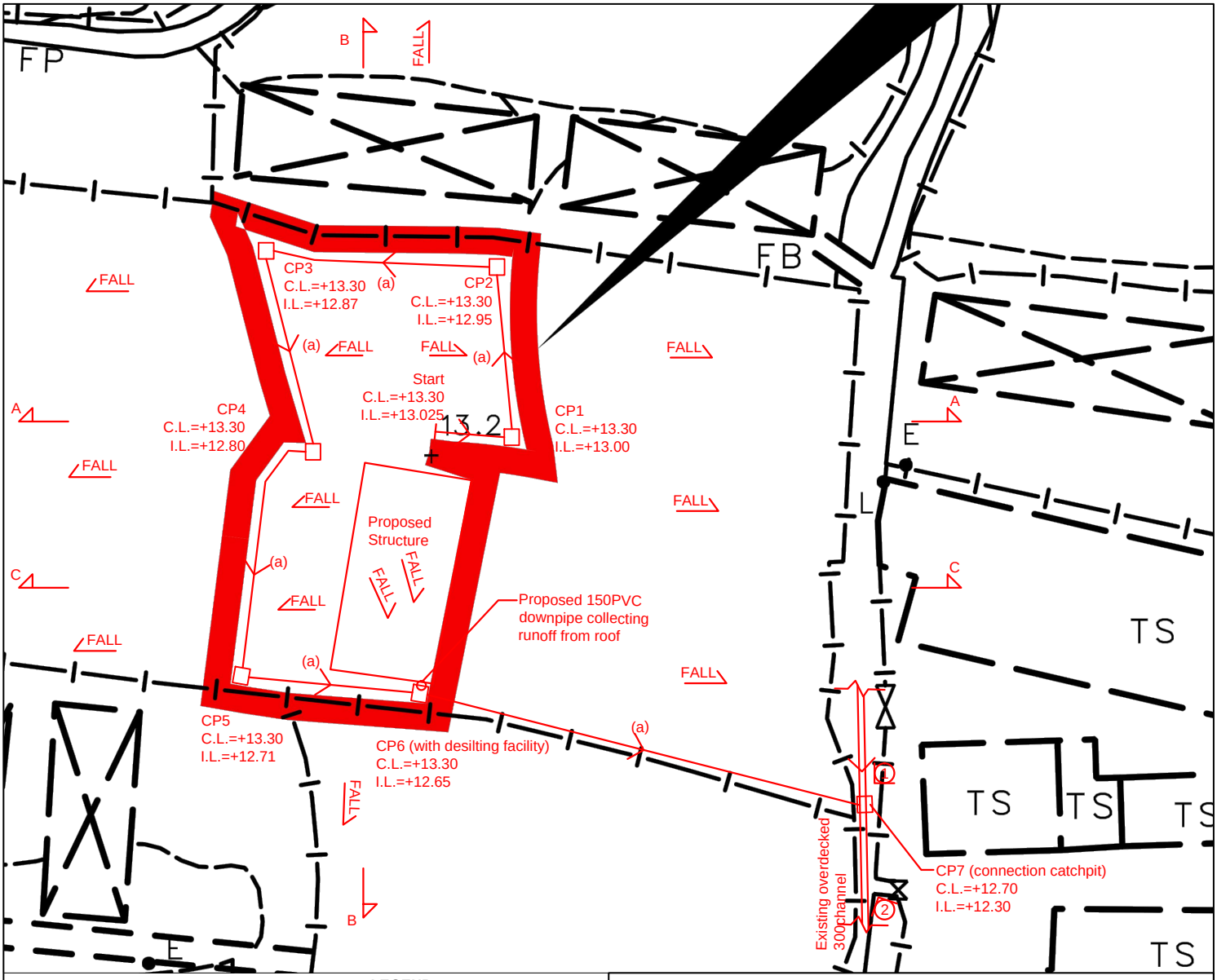
Appendix I – Response to comments

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land In "Agriculture" Zone, Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

(S.16 Planning Application No. A/YL-KTN/851)

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
1.	Section A-A: Please advise where is the proposed 225UC on +12.70mPD platform. It does not tally with drainage plan.	Noted. It should be at the existing overdecked 300channel. It is revised accordingly.
2.	Section A-A: Please place a ruler to show there is 550mm level difference, as advised in the section.	Noted. Ruler is placed to indicated 550mm level difference.
3.	Sectopm C-C: Please justify the ground level +13.25mPD. In the absence of well justification of the ground level, peripheral drains adjacnent to the proposed structure in the eastern side of site are required.	Noted. It should be +13.20mPD. The level of the eastern side is the same as the site before, which the site is paved with 100mm concrete pavement. Justification is provided in page 3 of the proposal.
4.	D01: Flow direction of external areas should be shown on plan.	Noted. Flow direction of external areas is indicated on the plan.
5.	Figure 8.7: The value of capacities of channels does not tally with the calculated value on D01.	Noted. It is revised accordingly.

Appendix II



Note:
1. Catchpits (CP6) 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.

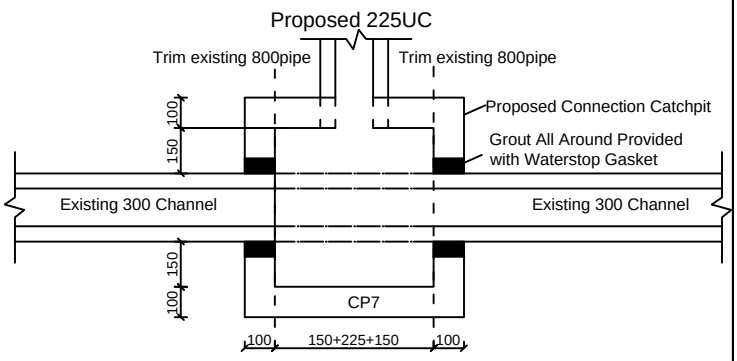
Site Area = 373 sq.m.

$Q = 0.278 \times 0.95 \times 250 \times \frac{373}{1000000}$
$= 0.0246$ m^3/hr
$= 1478$ lit/min

Provide 225UC(1:150) or above is OK

LEGEND

□CP	Proposed CatchPit
(a)	Proposed 225UC (1:150) with Cast Iron Cover
☒CP	Existing CatchPit
	Existing overdecked 300channel
①	Photo Viewport
FALL	Fall Direction



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Title: Drainage Proposal

D01

Drawn by: DM

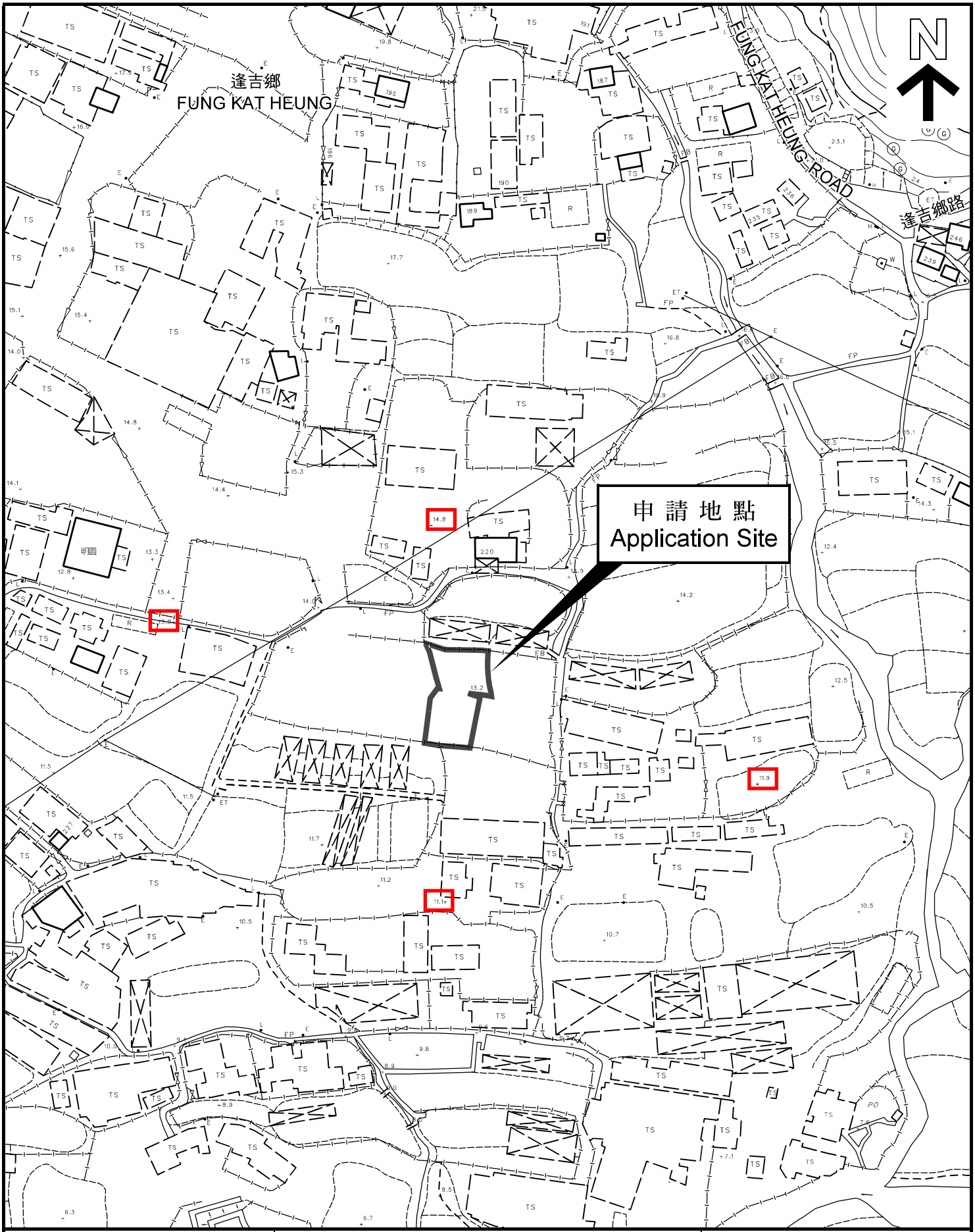
Date: 5–11–2024

Check by: DM

Scale: ----

Project:
Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long

(Application No.:A/YL-KTN/851)



平面圖 SITE PLAN

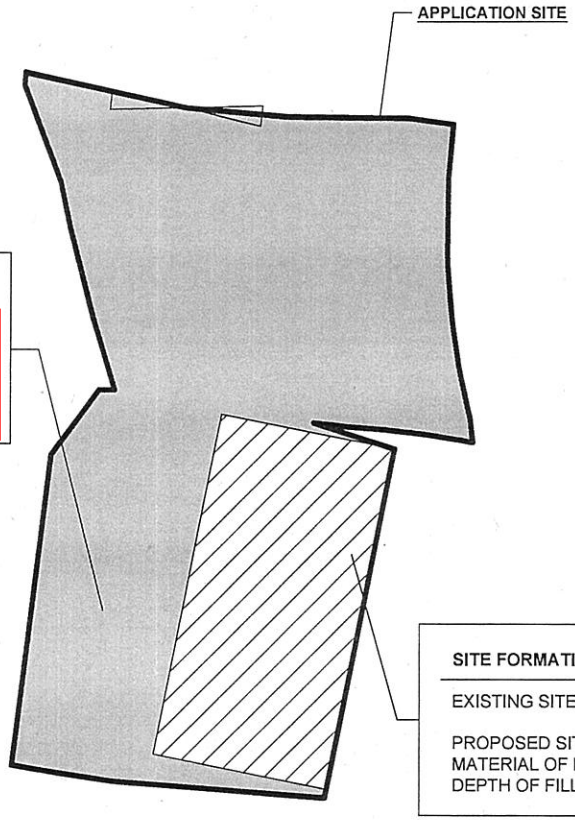
本摘要圖於2022年7月29日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 29.7.2022
BASED ON SURVEY SHEET No.
6-NE-2C

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-KTN/851

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 373 m^2 (ABOUT)
COVERED BY STRUCTURE	: 96 m^2 (ABOUT)
LAND FILLING AREA	: 373 m^2 (100%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE



CIRCULATION & PARKING SPACE

EXISTING SITE LEVEL	: 13.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: 13.3 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL	: 13.2 mPD (ABOUT)
PROPOSED SITE LEVEL	: 13.4 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

LEGEND

- APPLICATION SITE
- LAND FILLING AREA (SITE FORMATION)
- LAND FILLING (CIRCULATION SPACE)

申請編號 Application No. : A/YL-KTN/851
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANT LIMITED

PROJECT
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

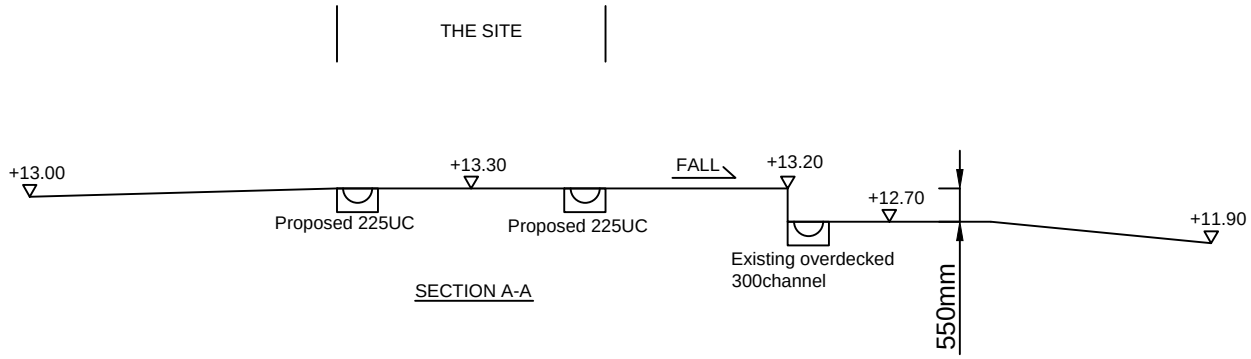
SITE LOCATION
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 300 @ A4

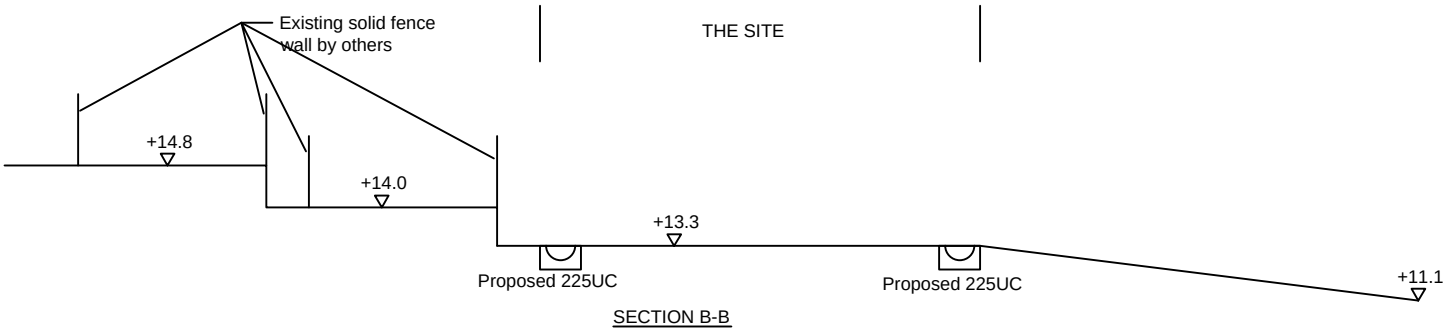
DRAWN BY	DATE
MN	27.6.2022
REVISED BY	DATE
OL	4.7.2022
APPROVED BY	DATE

DWG. TITLE
PAVED RATIO

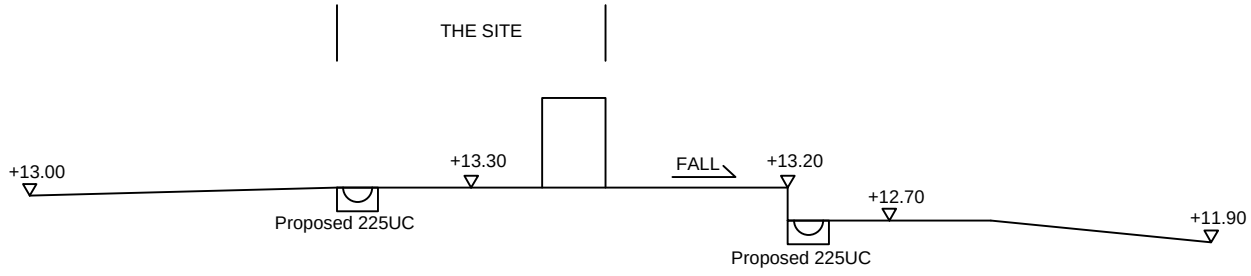
DWG NO.	VER.
P05	001



SECTION A-A



SECTION B-B



SECTION C-C

正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO.	Title: SECTIONS	D02
	Drawn by: DM	Date: 5–11–2024
Project: **Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land at Lots 946 S.K, 946 S.L, 1119 S.A, 1119 S.B and 1120 (Part) in D.D. 107, Fung Kat Heung, Yuen Long** **(Application No.:A/YL-KTN/851)**	Check by: DM	Scale: ————

Photo 2



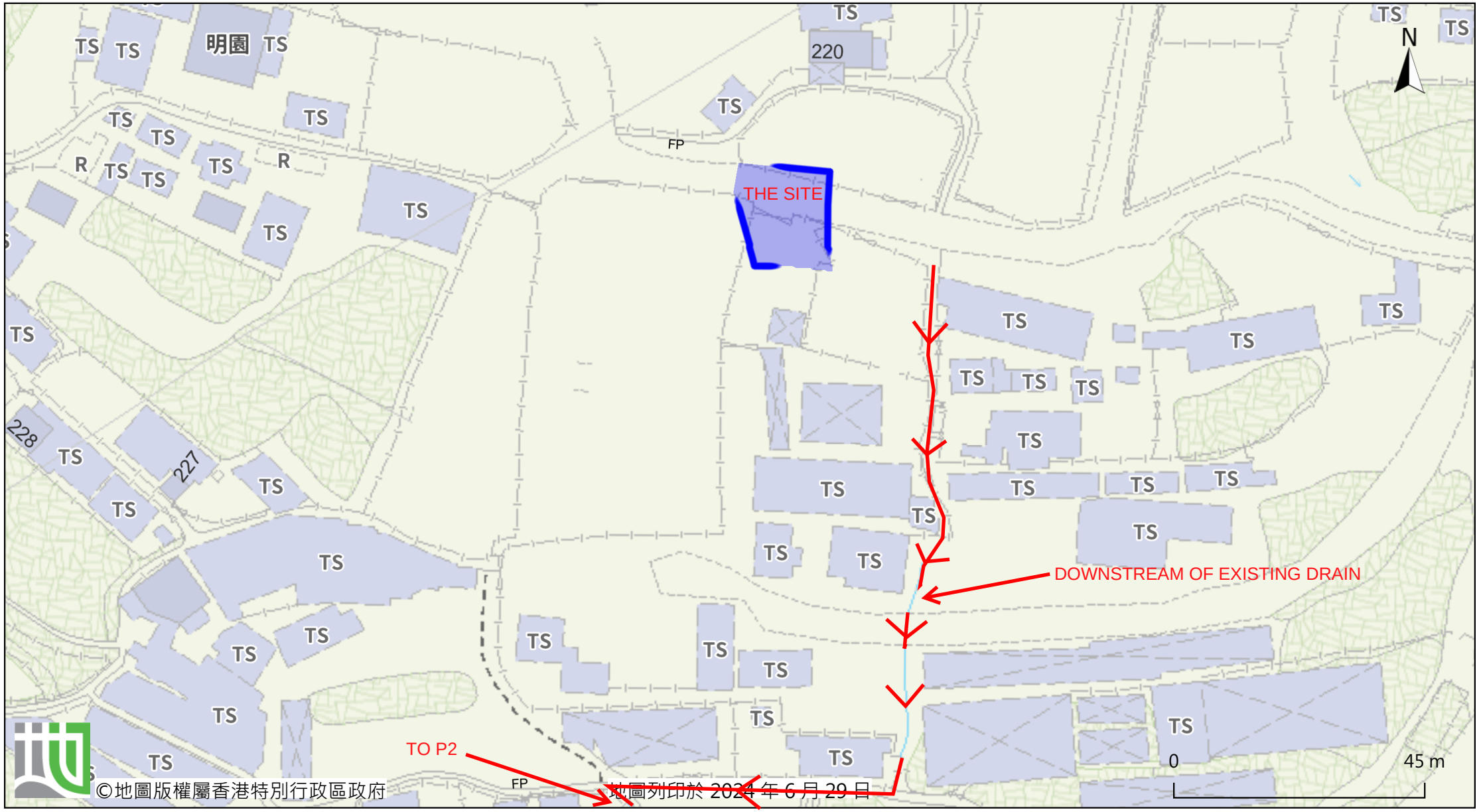
Photo 1



GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4549,114.0606?z=1128

P1



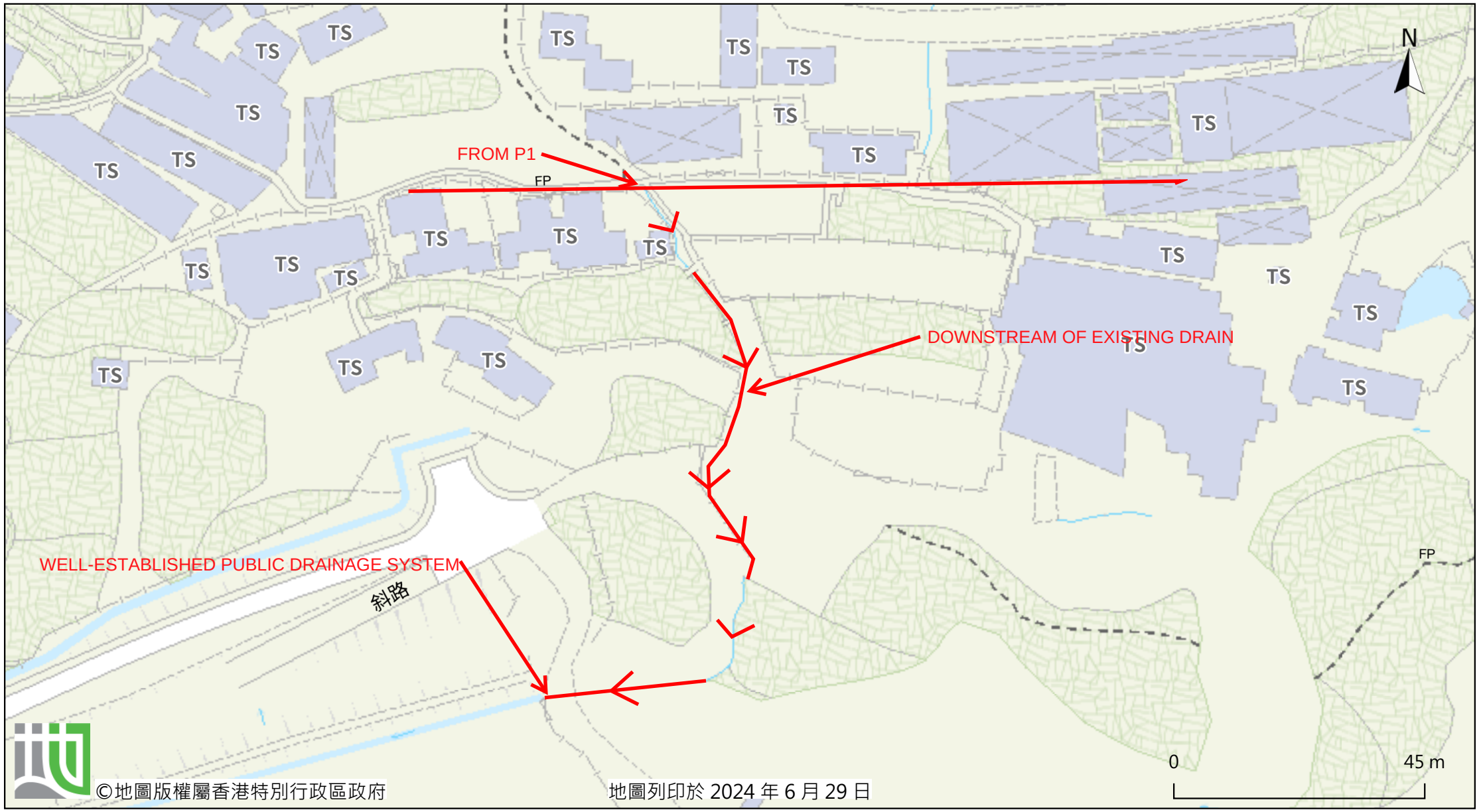
由「地理資訊地圖」網站提供: https://www.map.gov.hk

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

GEOINFO MAP
地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4540,114.0606?z=1128

P2



©地圖版權屬香港特別行政區政府

地圖列印於 2024 年 6 月 29 日

由「地理資訊地圖」網站提供: https://www.map.gov.hk

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

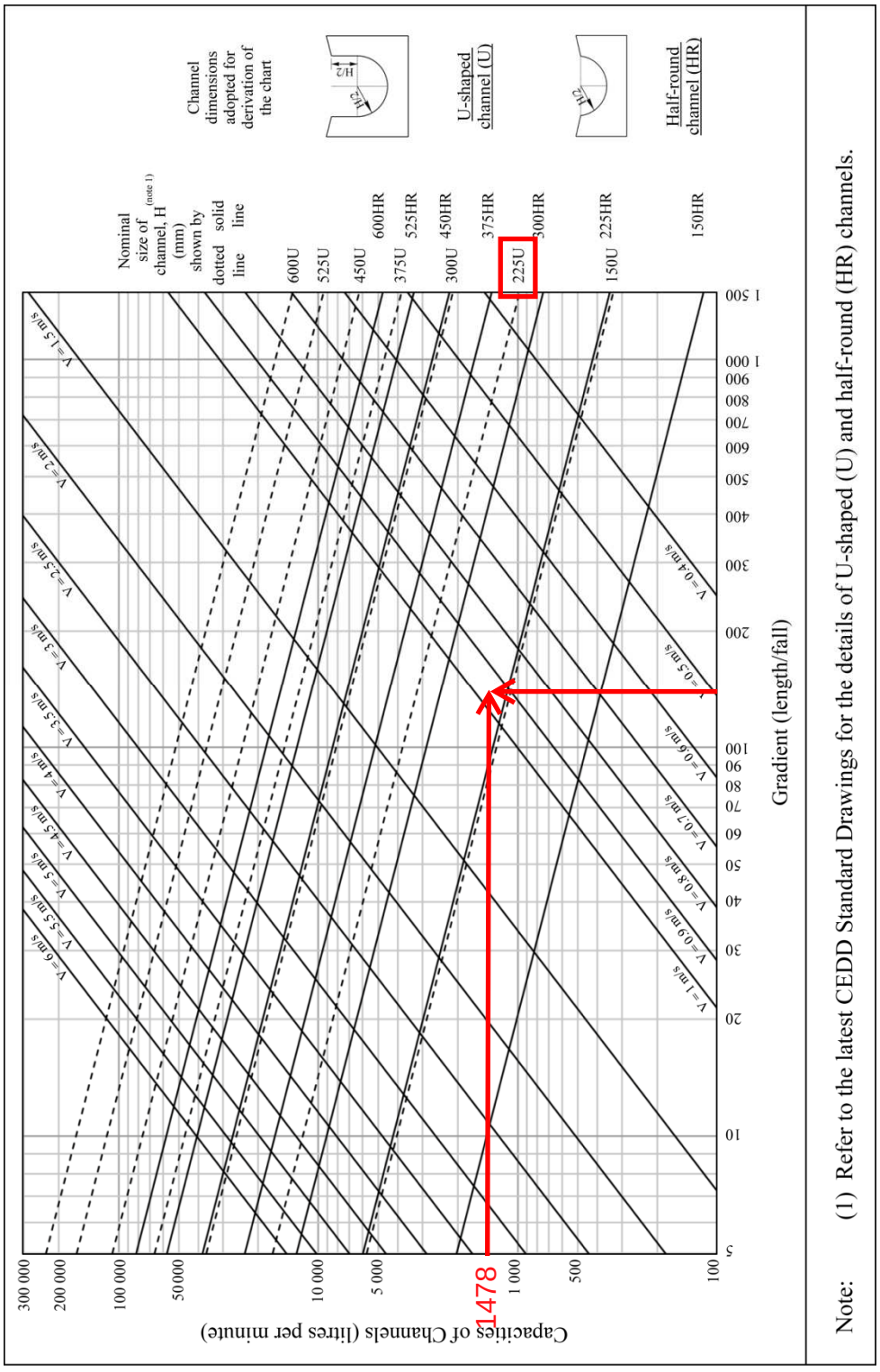
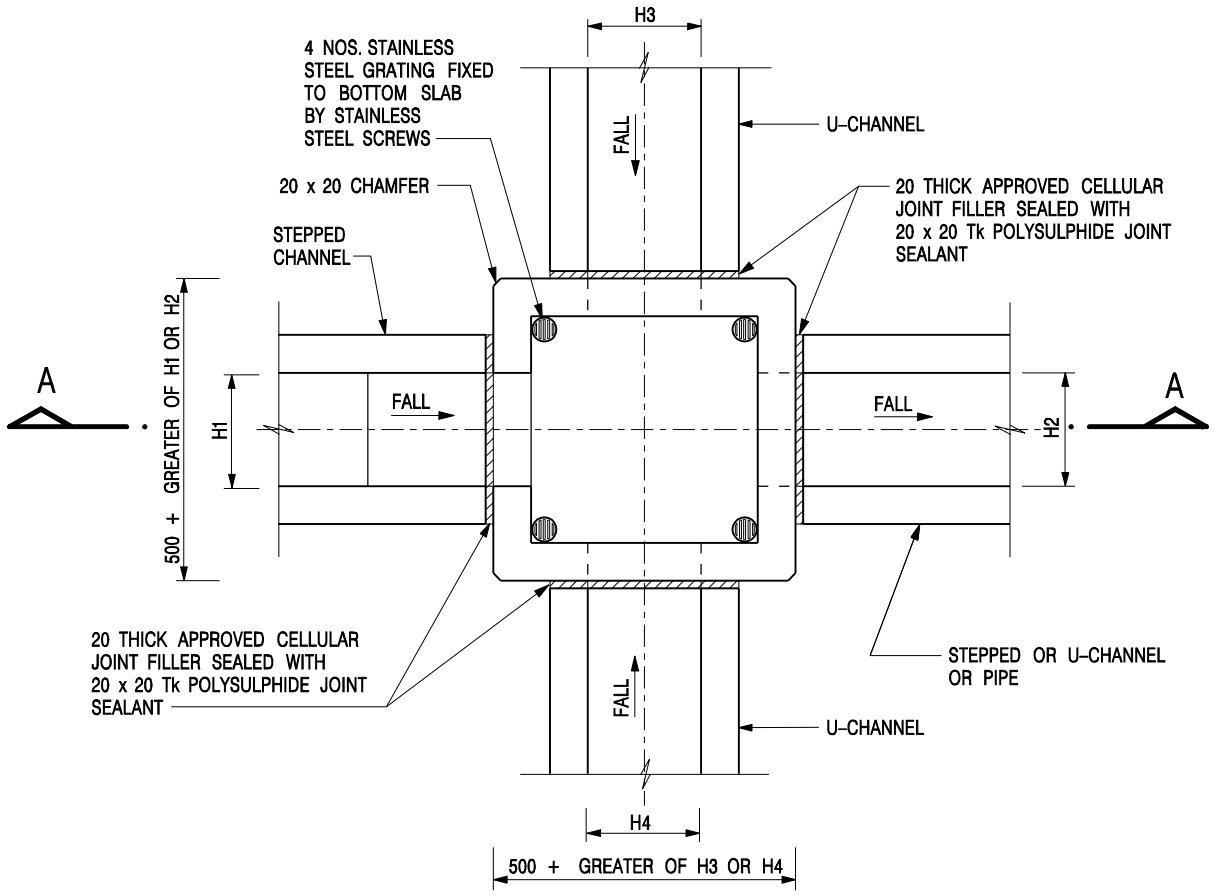


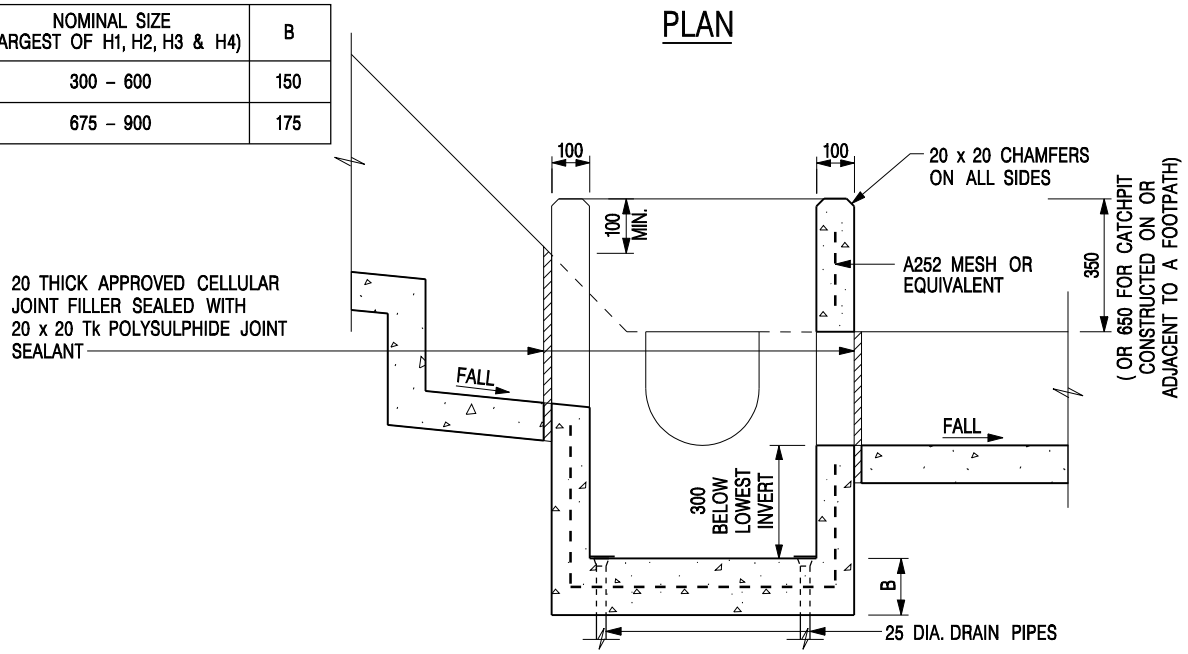
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



PLAN

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.

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

CATCHPIT WITH TRAP

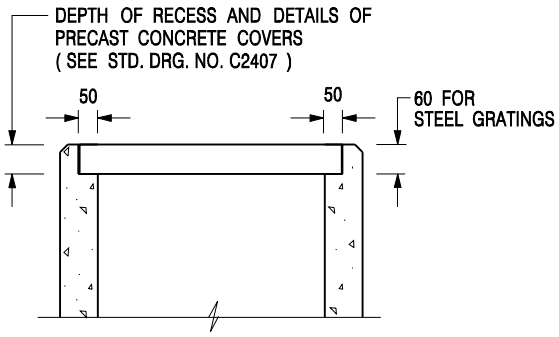
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

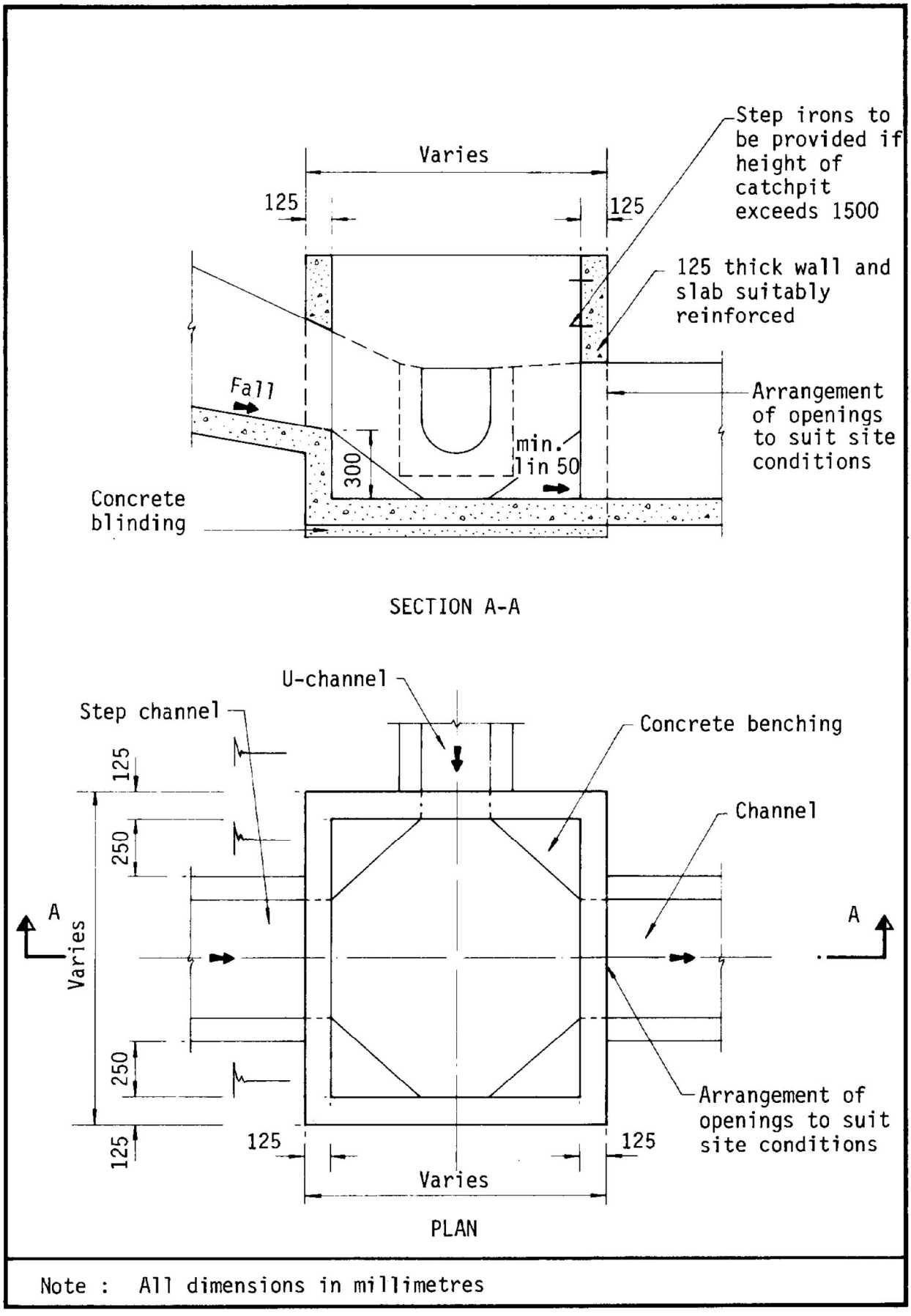
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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) 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.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

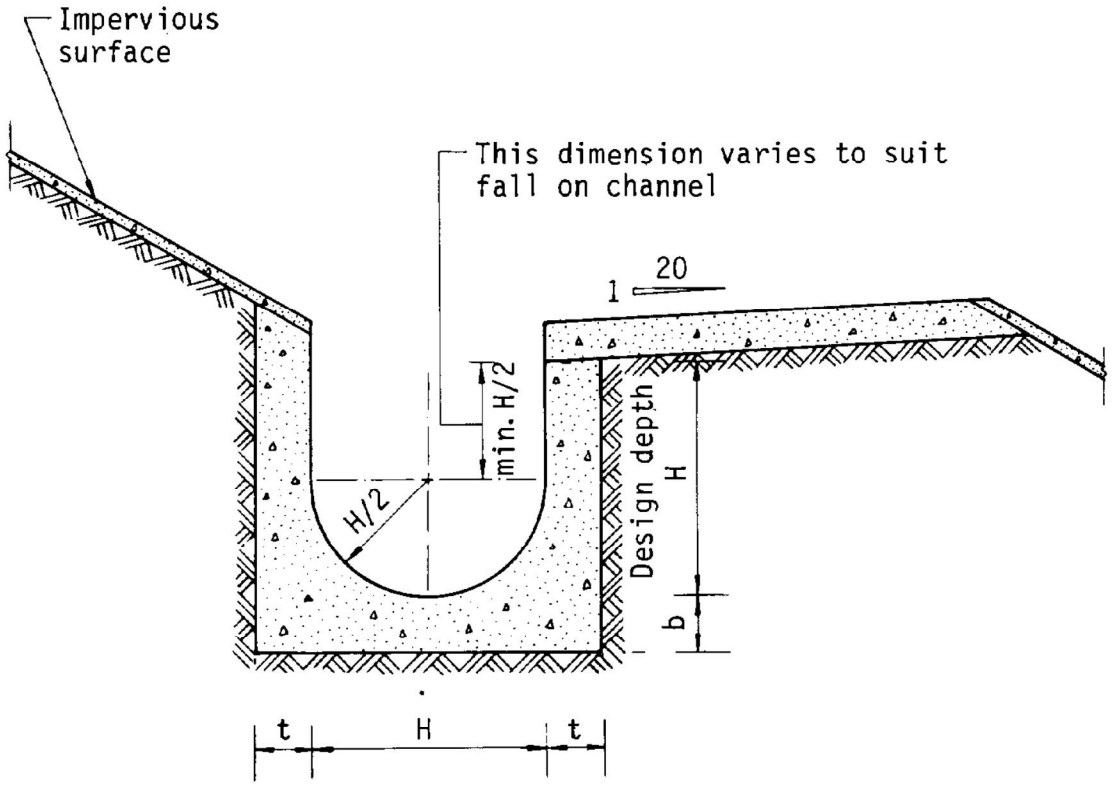
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



Note : All dimensions in millimetres

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