

2021年 4月 2 日

Appendix I

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 27 APR 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KTN/77
	Date Received 收到日期	27 APR 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

R-riches Property Consultants Limited

### 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)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 666 RP in D.D. 96, Kwu Tung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 558 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 126 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung North Outline Zoning Plan No.: S/KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses (Amenity Area)" Zone and area shown as 'Road'
(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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. 如上述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)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>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  
13/04/2021 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/04/2021 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/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 Staff Canteen 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 ..... 432 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 126 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 .....

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 ..... 126 .....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 ..... 126 .....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	GFA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	54m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)	
B2	SITE OFFICE	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)	
B3	ANCILLARY CANTEEN	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)	
TOTAL		126m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (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 ..... 2 .....

Motorcycle Parking Spaces 電單車車位 ..... / .....

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

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

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

Others (Please Specify) 其他 (請列明) ..... / .....

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

Taxi Spaces 的士車位 ..... / .....

Coach Spaces 旅遊巴車位 ..... / .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... / .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... / .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... / .....

Others (Please Specify) 其他 (請列明) ..... / .....

Proposed operating hours 擬議營運時間 09:00 - 20:00 Daily (including public holiday).....																																	
(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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Castle Peak Road - Chau Tau via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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。

The applicant seek to use Lot 666 RP in D.D. 96, Kwu Tung, New Territories (the Site) for 'Proposed Temporary Shop and Services and Ancillary Staff Canteen for a Period of 3 years' (proposed development)(**Plan P01**). The applicant would like to operate an real estate agency business at the Site to serve the surrounding locals.

The Site falls within an area zoned as "Other Specified Uses (Amenity Area)" ("OU(A)") and an area shown as 'Road' on the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2 (**Plan P02**). According to the Notes of the OZP, 'shop and services' is not a column one nor two use, which requires planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "OU(A)" zone. Previous S.16 planning application for the same use was approved at the Site by the Board, approval of the subject application would not set undesirable precedent.

The Site occupied an area of 558 sq.m (about) of private land (**Plan P03**). A total of three structures are proposed at the Site for shop and services, site office and ancillary staff canteen with total GFA of 126 sq.m (about). The operation hours of the proposed development are 09:00 to 20:00 daily (including public holidays). The estimated maximum number of visitor per day are 15 (about). The estimated number of staff working at the Site is 6. The ancillary staff canteen will not be opened to public.

The Site is accessible from Castle Peak Road - Chau Taua via a local access. Two private car parking spaces are provided for the use of staff and visitor (**Plan P04**). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site. No light, medium and heavy vehicles including container vehicle is allowed to enter/park at the Site and to queue back to or reverse onto/from public road.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development. In addition, previous application was approved by the Board, approval of the subject application will not set undesirable precedent within the same "OU(A)".

In view of the above, the Board is hereby respectfully requested to approve the subject application for "Proposed Temporary Shop and Services and Ancillary Staff Canteen for a Period of 3 years".



**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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會的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 Hoi Pan

☒ 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)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

30/03/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 666 RP in D.D.96, Kwu Tung, New Territories
Site area 地盤面積	558 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan No.: S/KTN/2
Zoning 地帶	"Other Specified Uses (Amenity Area)" Zone and area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years



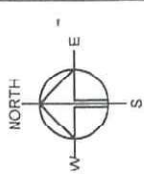
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	126	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	23 % <input checked="" type="checkbox"/> 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		2
	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)		2 / / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		/ / / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 558m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM CASTLE PEAK ROAD (CHAU TAU) VIA LOCAL ACCESS

Pak Shek Au

works in progress

ACCESSIBLE FROM CASTLE PEAK ROAD  
(CHAU TAU) VIA LOCAL ACCESS

APPLICATION SITE

FAM LING HIGHWAY

KWU TUNG ROAD

LEGEND

APPLICATION SITE

Drawing No. P01

Ver. 01

Project

PROPOSED TEMPORARY  
SHOP AND SERVICES WITH  
ANCILLARY CANTEN FOR A  
PERIOD OF 3 YEARS

LOT 566 RP IN D.D. 95

Drawing Title

LOCATION PLAN

Scale of A4

1 : 2000

Drawn

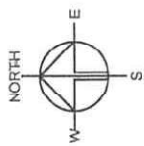
Revised

Date

Date

30.3.2021





# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 558m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED KAU TUNG NORTH OZP  
 OZP PLAN NO. : SKTN/2  
 AREA ZONED AS "OU(A)" : 407m<sup>2</sup> (73% (ABOUT))  
 AREA SHOWN AS "ROAD" : 151m<sup>2</sup> (27% (ABOUT))

OU Pak Shek Au

28

10 G/C

ROAD D1

OU(A)

OU(A)

APPLICATION SITE

FANING HIGHWAY

KWU TUNG ROAD

GB

Eu

LEGEND

APPLICATION SITE

Drawing No. P02  
 Project

Version 01  
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS

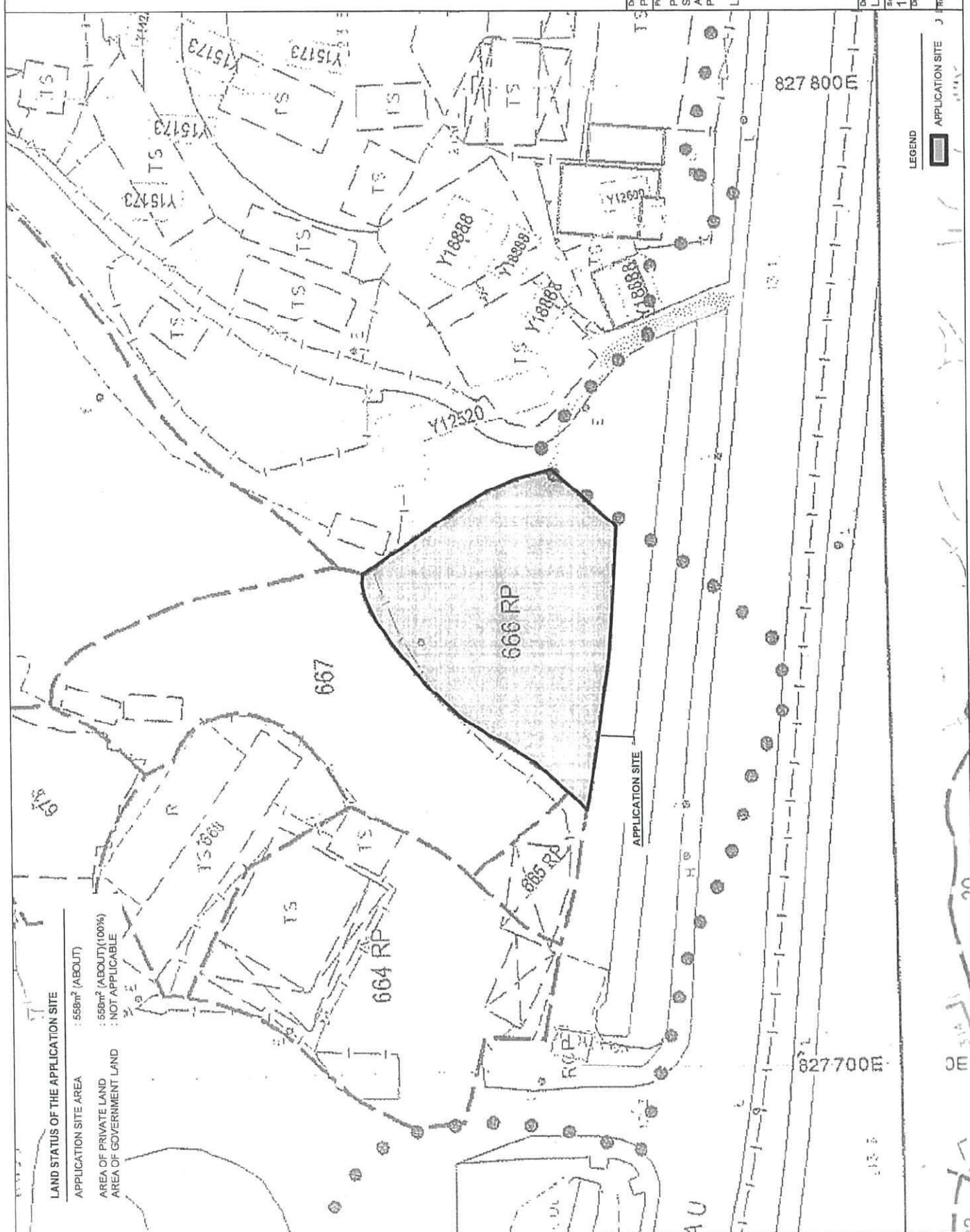
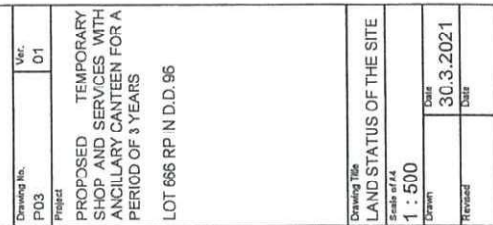
LOT 666 RP IN D.D. 96

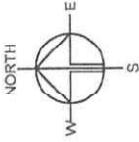
Drawing Title ZONING OF THE SITE

Scale of A4 1 : 2000

Date 30.3.2021  
 Revised



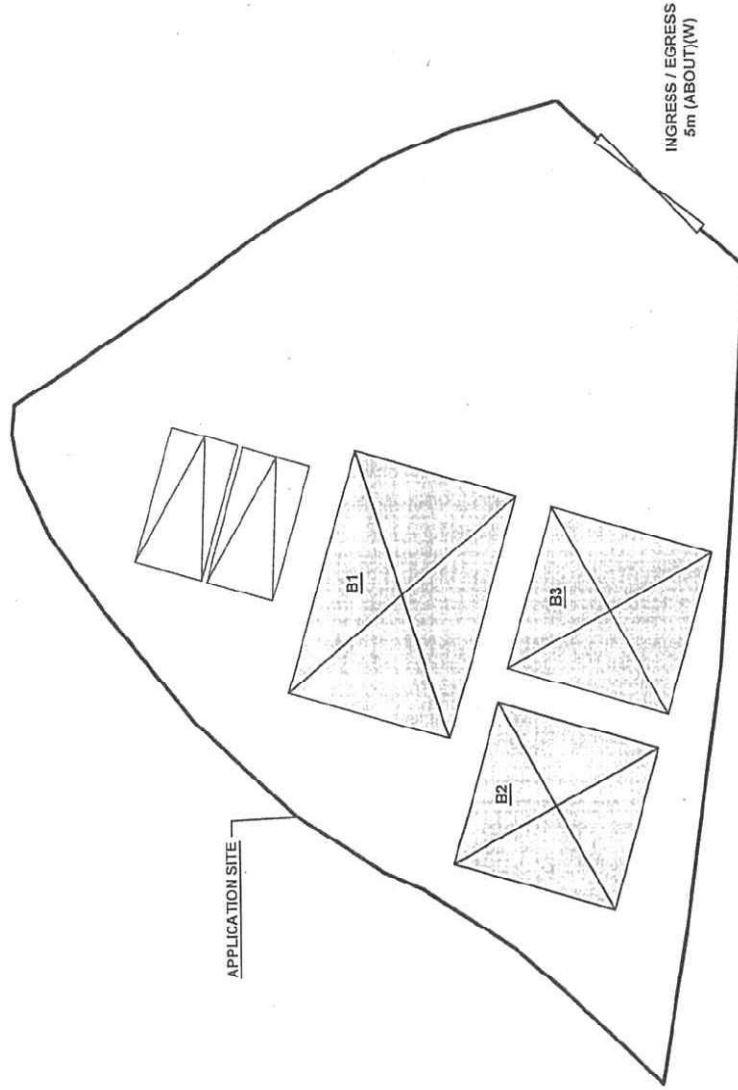




#### DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 558m <sup>2</sup> (ABOL'T)
COVERED AREA	: 126m <sup>2</sup> (ABOL'T)
UNCOVERED AREA	: 432m <sup>2</sup> (ABOL'T)
PLOT RATIO	: 0.2 (ABOL'T)
SITE COVERAGE	: 23% (ABOL'T)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 126m <sup>2</sup> (ABOL'T)
BUILDING HEIGHT	: 3m (ABOL'T)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	54m <sup>2</sup> (ABOL'T)	54m <sup>2</sup> (ABOL'T)	3m (ABOL'T) (1-STORY)
B2	SITE OFFICE	36m <sup>2</sup> (ABOL'T)	36m <sup>2</sup> (ABOL'T)	3m (ABOL'T) (1-STORY)
B3	ANCILLARY CANTEEN	36m <sup>2</sup> (ABOL'T)	36m <sup>2</sup> (ABOL'T)	3m (ABOL'T) (1-STORY)
TOTAL		126m <sup>2</sup> (ABOL'T)	126m <sup>2</sup> (ABOL'T)	



Drawing No. P04

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS

LOT 566 RP IN D.D. 96

#### LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

#### PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: NOT APPLICABLE
DIMENSION OF LUL SPACE	: NOT APPLICABLE

Drawing Title LAYOUT PLAN

Scale of A4

1 : 250

Date

30.3.2021

Revised



Our Ref.: DD96 Lot 666 RP  
Your Ref.: TPB/A/KTN/77

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

**By Email**

7 June 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years  
in "Other Specified Uses" annotated "Amenity Area" Zone  
and area shown as 'Road', Lot 666 RP in D.D. 96 Kwu Tung, New Territories**

**(S.16 Planning Application No. A/KTN/77)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Caroline CHAN  
(Attn.: Mr. Louis TSE

email: cymchan@pland.gov.hk )  
email: lpttse@pland.gov.hk )



## S.16 Planning Application No. A/KTN/77

## Responses-to-Comments Table

Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years in "Other Specified Uses" annotated "Amenity Area" Zone and area shown as 'Road', Lot 666 RP in D.D. 96 Kwu Tung, New Territories

(Application No. A/KTN/77)

(i) RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Planning Officer / Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Louis TSE; Tel: 3168 4032)		
(a)	Please provide justification on proposing such a large canteen (i.e. area: 36m <sup>2</sup> ) only for 6 staff and provide information about the sewage treatment regarding the proposed ancillary staff canteen.	As the application site (the Site) is located at a relatively rural area where eating place is not provided in close vicinity, the ancillary canteen is proposed to serve staff working at the Site only. Visitor will not be served at the Site at any time during the planning approval period. The applicant provided the internal layout plan for your consideration (Plan 1).
(b)	Please clarify if there is any toilet and septic tank will be provided within the Site and show on plan if any.	Toilet and septic tank system are provided at the Site for sewerage treatment (Plans 1 and 2). The design of on-site drainage system will be in accordance with the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN 5/93) for sewerage treatment at the Site.
(c)	Please note that the Site is the subject of a previously approved application No. A/KTN/47 of the same use submitted by the same applicant. However, it was revoked on 20.12.2020 due to non-compliance of approval conditions.	The applicant provided details of revocation of the previous approved S.16 planning application No. A/KTN/47 for your consideration (Annex I). The applicant has shown effort to comply with approval conditions by providing drainage, landscape and fire service installations



**S.16 Planning Application No. A/KTN/77**

	In this regard, please demonstrate what effort the applicant will make to comply with approval conditions if this application is approved.	proposals to support the current application (Annexes II to IV).
--	--	--

**Revocation Details of the Previous Approved S.16 Planning Application**

**Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years  
in "Other Specified Uses" annotated "Amenity Area" Zone  
and area shown as 'Road', Lot 666 RP in D.D. 96 Kwu Tung, New Territories**

**(Application No. A/KTN/77)**

- (i) The Site involves of a previous approved S.16 planning application (No. A/KTN/47) submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 20.7.2018.
- (ii) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit short term waiver (STW) application for erection of structure at the Site. The applicant submitted STW application to LandsD on 4.7.2019. As of 7.6.2021, LandsD's approval for STW application is pending.
- (iii) The applicant could not commence work for implementation of drainage, landscape and fire service installations (FSIs) proposals prior LandsD's approval on STW application, hence, failed to comply with approval conditions (c), (e) and (g) by the designated time period which led to revocation of the application, i.e. 20.12.2020, details are as follows:
  - (iv) Drainage facilities at the Site
    - (a) Regarding planning approval condition (b) of the previous approved application No. A/KTN/47, i.e. submission of drainage proposal, the applicant made several submissions on 4.1.2019, 9.7.2019, 12.9.2019, 21.10.2019, 12.12.2019, 2.2.2020, and the latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 5.2.2020
    - (b) The applicant could not complete construction works of structures and drainage facilities proposed at the Site within the designated time period, hence, condition (c) of the previous approved application No. A/KTN/47, i.e. the implementation of drainage proposal was not complied with within the compliance period, which led to revocation of the application.
  - (v) FSIs at the Site
    - (a) Regarding planning approval condition (d) of the previous approved application No. A/KTN/47, i.e. submission of proposal for FSIs and water supplies for fire-fighting, the applicant made submission on 4.1.2019 and 19.3.2019 and the latest submission was accepted by Director of Fire Service (D of FS), hence, complied with on 24.4.2019.



- (b) As FSIs are proposed within structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (e) of the previous approved application No. A/KTN/47, i.e. the implementation of proposal for FSIs and water supplies for fire-fighting was not complied with within the compliance period, which led to revocation of the application.

(vi) Landscape planting at the Site

- (a) Regarding planning approval condition (f) of the previous approved application No. A/KTN/47, i.e. submission of landscape proposal, the applicant made submission on 4.1.2019 and the submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD), hence, complied with on 30.1.2019.
- (b) The applicant could not complete works to implement the accepted landscape proposal within the designated time period, hence, condition (g) of the previous approved application No. A/KTN/47, i.e. the implementation of landscape proposal was not complied with within the compliance period, which led to revocation of the application.
- (c) It is considered appropriate to implement the accepted landscape proposal after construction works of drainage facilities and structures have been completed. This is to minimize adverse impact to trees during the construction period.

ANNEX II

Application Site:

Proposed

development

of a small house

at Lot 666RP

in D.D. 96

Application No.:

A/KTN/47

167

666 RP

Y12520

E

E

L

H

Legend:

- Proposed 300UC (1:100) with cast iron cover
- Existing Stream/ Reconstructed 750UC
- Proposed Catchpit
- Existing Level

Company:

恒協工程有限公司  
HANDSHIP  
ENGINEERING  
COMPANY LIMITED

Project:

S.16 Planning  
Application No.:

A/KTN/77

Title:

Drainage Proposal-  
Application Boundary  
and Catchment Area

Dwg No:

File:

Lots 666RP in  
D.D. 96

Fig.1

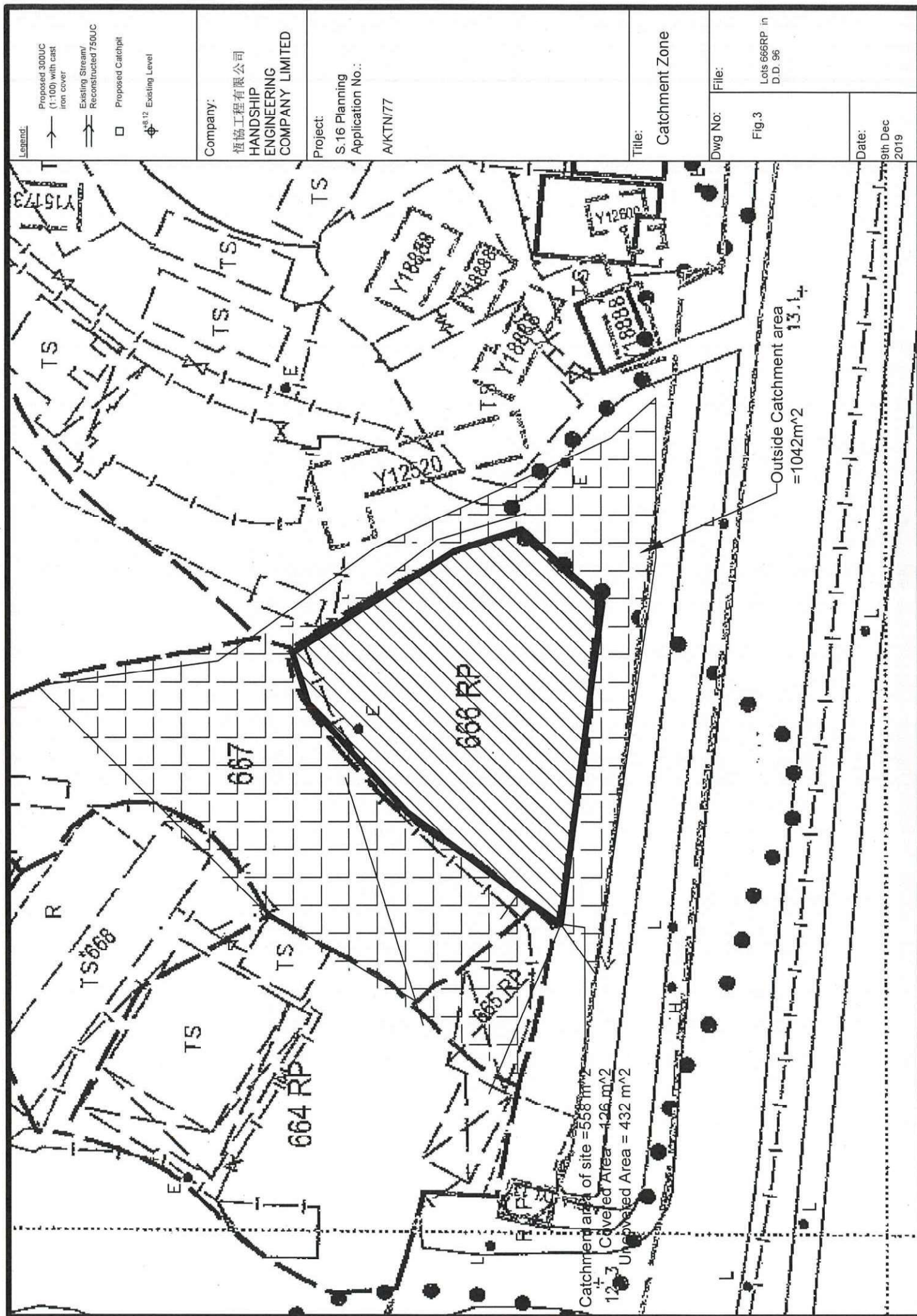
Date:

9th Dec  
2019

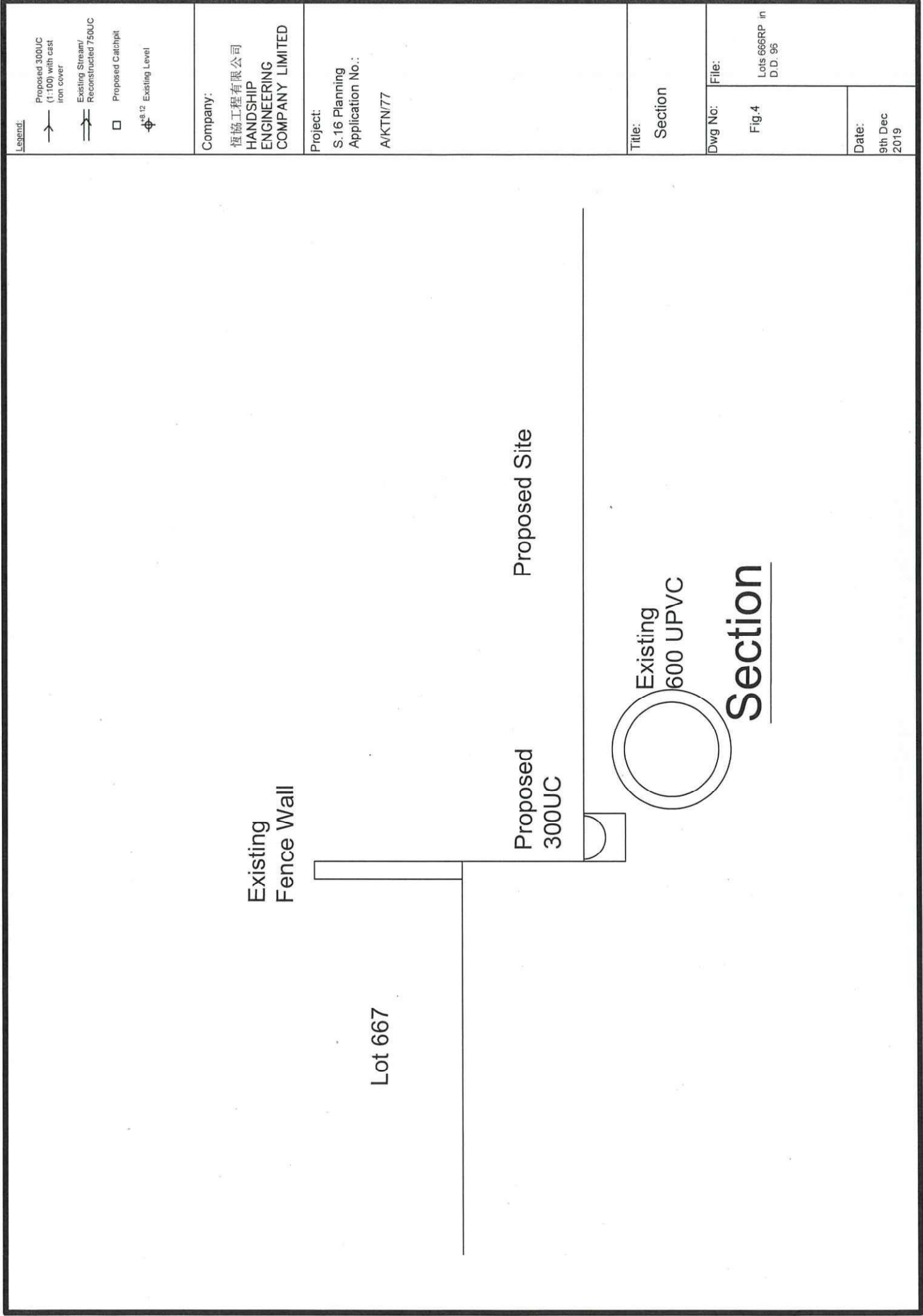












Legend:

- Proposed 300UC (1:100) with cast iron cover
- ⇌ Existing Stream/Reconstructed 750UC
- Proposed Catchpit
- ⊕ Existing Level

Company:  
恒協工程有限公司  
HANDSHIP  
ENGINEERING  
COMPANY LIMITED

Project:  
S.16 Planning  
Application No.:  
A/KTN/77

Title:  
Section

Dwg No:

Fig.4

File:  
Lots 666RP in  
D.D. 96

Date:

9th Dec  
2019

Legend:

- Proposed 300UC (1:100) with cast iron cover
- Existing Stream/Reconstructed 750UC
- Proposed Catchpit
- Existing Level

Company:

恒協工程有限公司  
HANDSHIP  
ENGINEERING  
COMPANY LIMITED

Project:

S.16 Planning  
Application No.:  
A/KTN/77

Title:

Connection Detail

Dwg No:

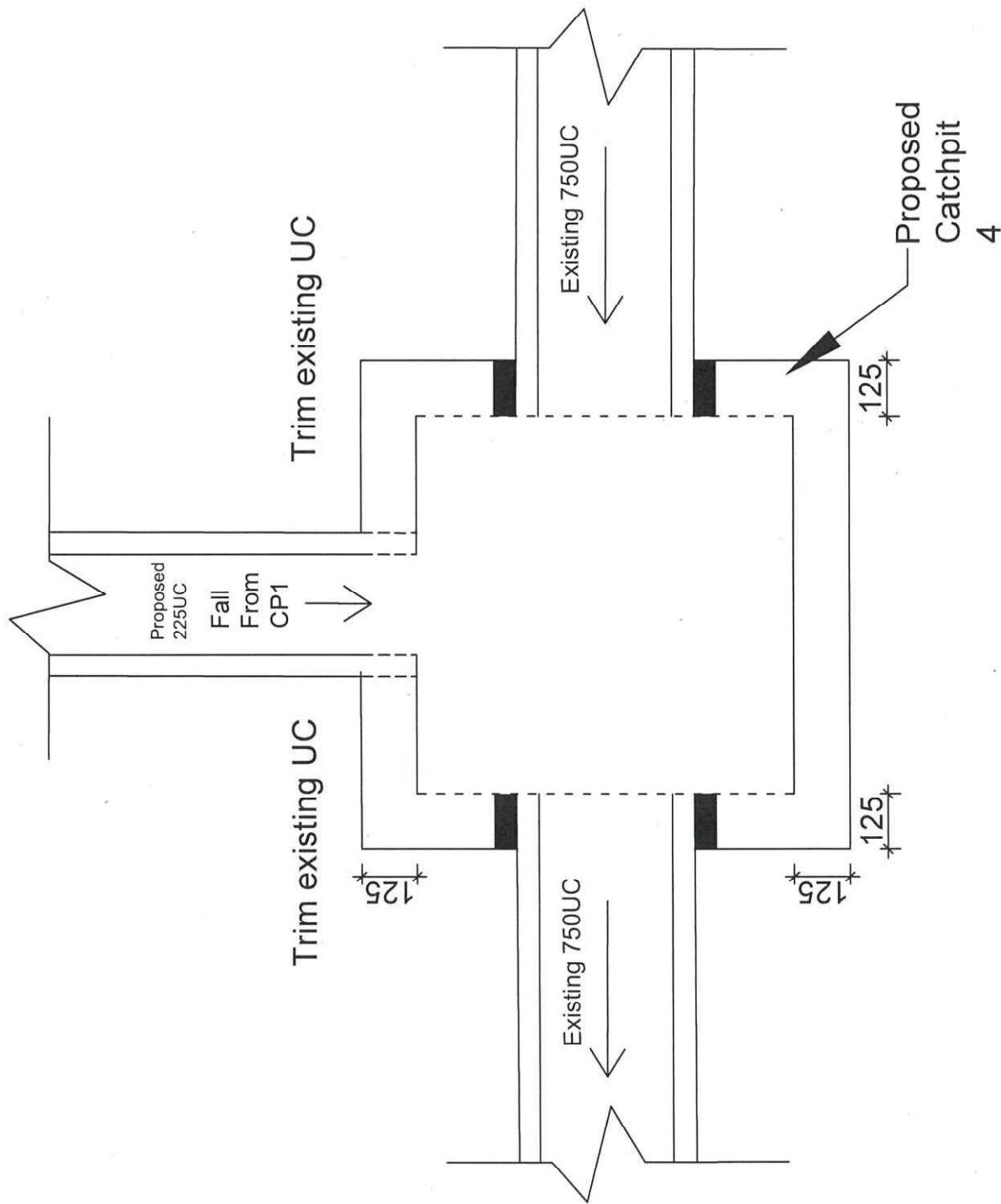
Fig.5

File:

Lots 666RP in  
D.D. 96

Date:

9th Dec  
2019



# Connection Details- CP4



According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
For gradient 1:100, 300UC will be suitable.

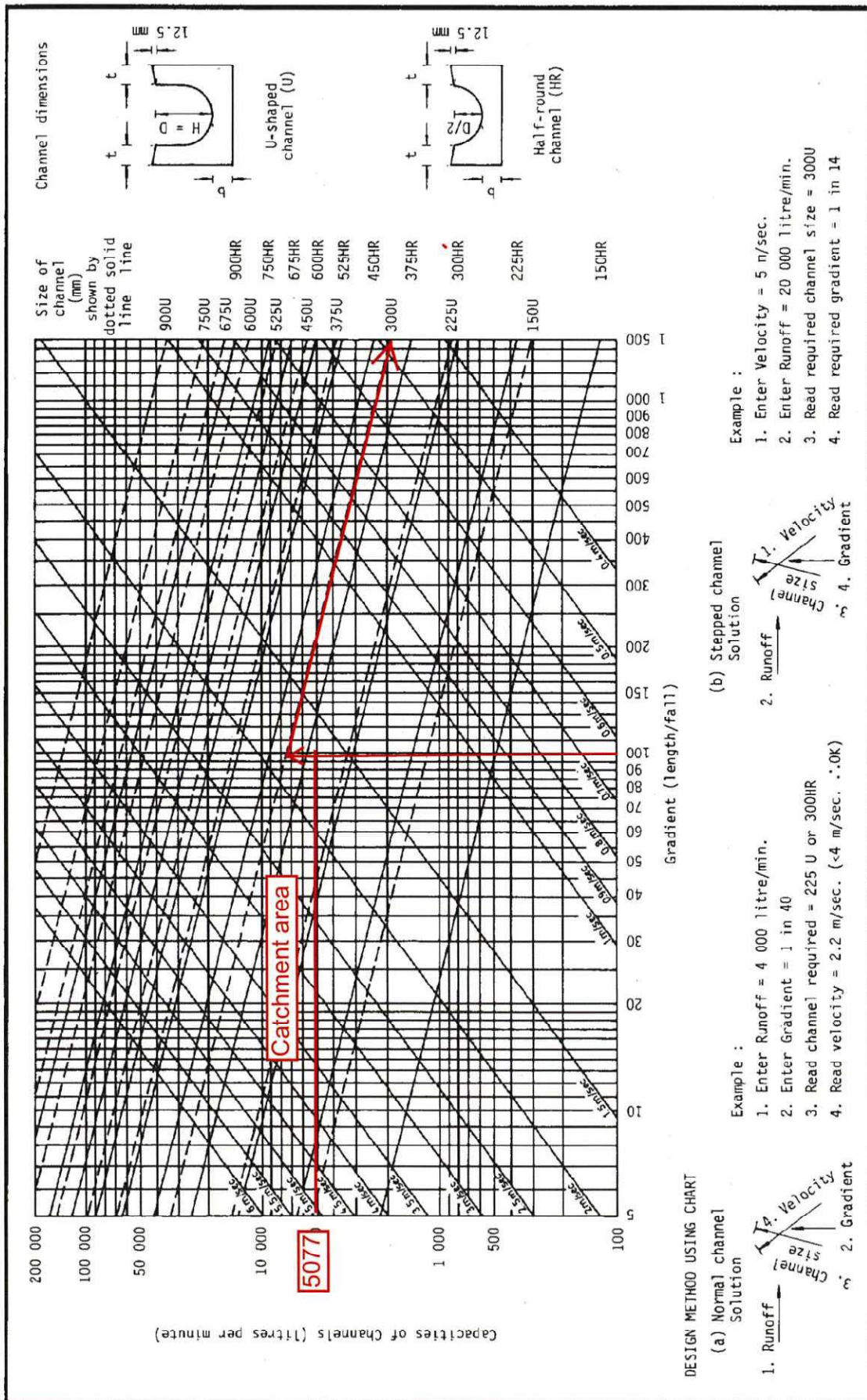
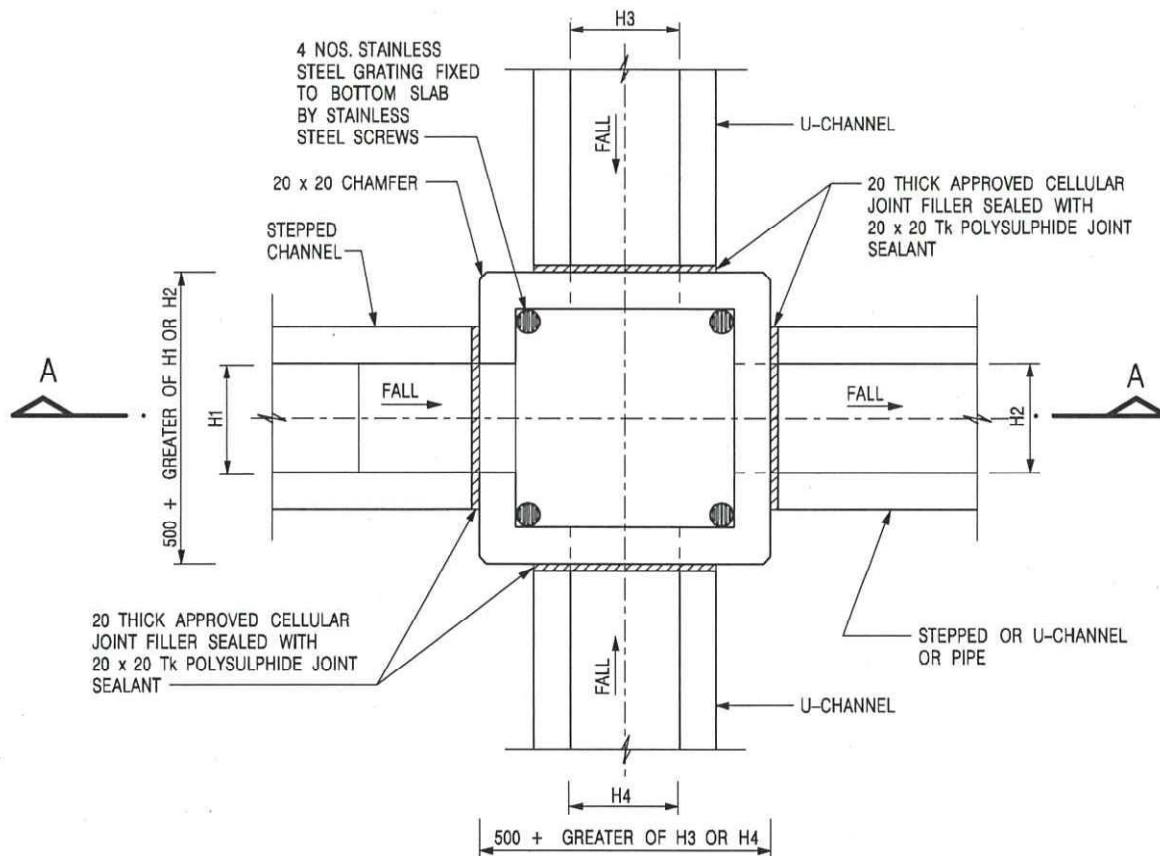


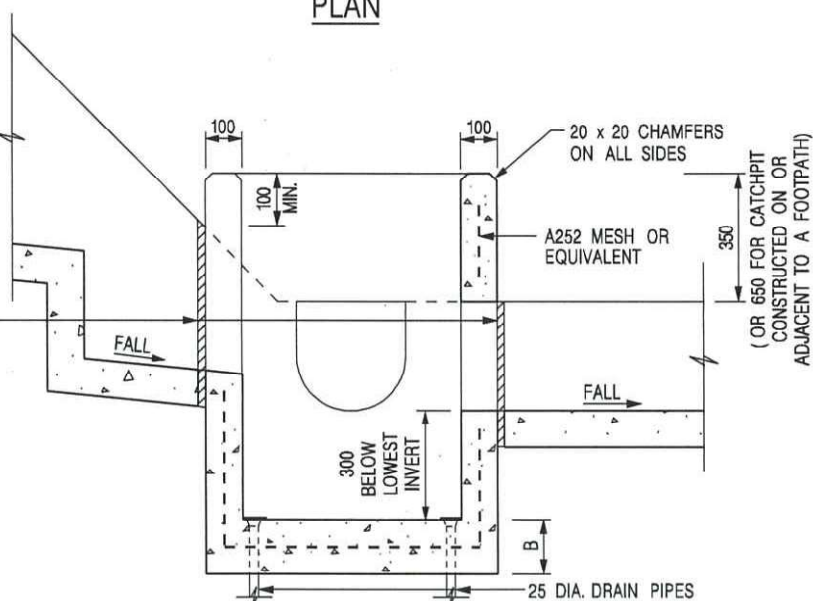
Figure 8.7 - Chart for the Rapid Design of Channels





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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

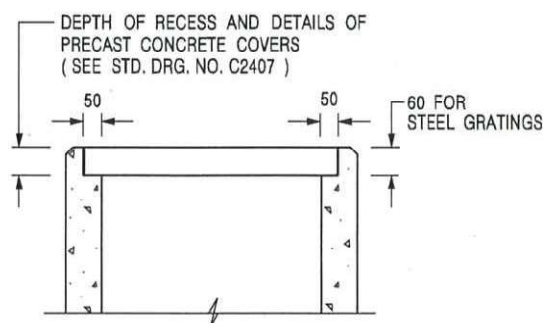
**NOTES:**

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div></div> <div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	
We Engineer Hong Kong's Development			




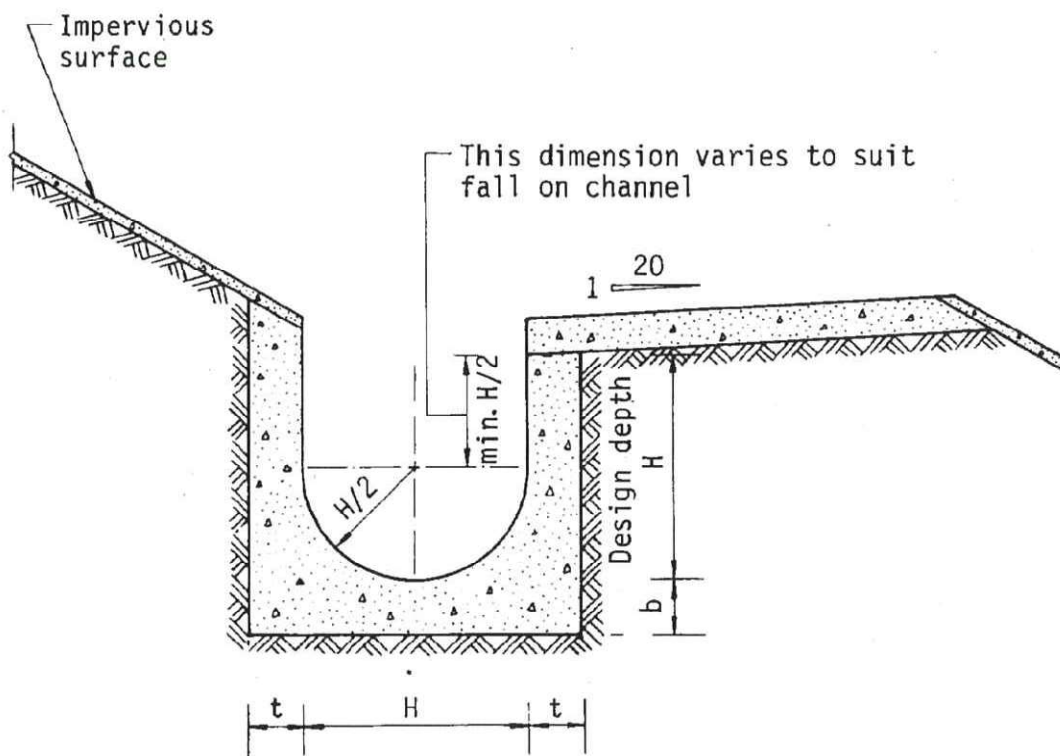
### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### 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.

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO. C2406 / 2	
DATE JAN 1991			
We Engineer Hong Kong's Development			

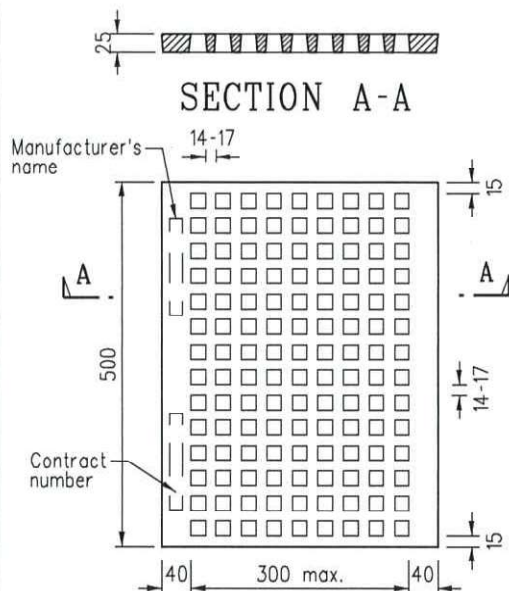


Dimensions of U - channel

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

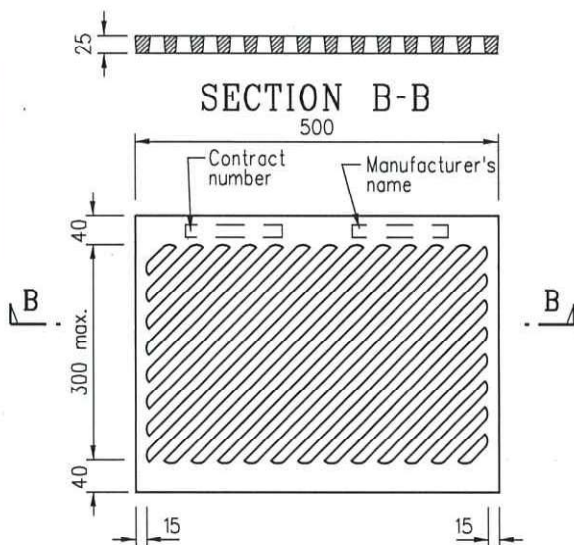
Figure 8.11 - Typical U-channel Details





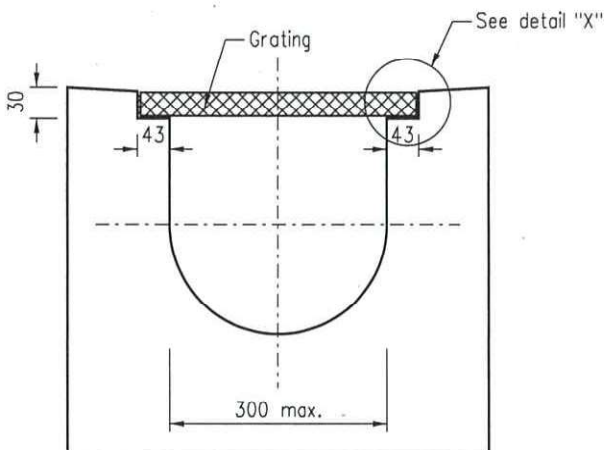
### GRATING - SQUARE HOLES PATTERN

(All holes are 20x20 in size and all ribs are of equal width. Exact no. of holes and ribs to be adjusted to suit channel width)

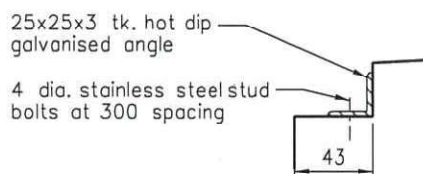


### GRATING - OBLIQUE BARS PATTERN

(All slots and ribs are 13 in width. Exact no. of slots and ribs to be adjusted to suit channel width)



### TYPICAL CROSS SECTION OF CHANNEL



### DETAIL "X"

(Scale 1:5)

#### Notes:

1. All dimensions are in millimetres.
2. Gratings are cast iron to conform with grade 150 of BS1452.
3. All cast iron units shall be coated with a bitumen coating.
4. All grating corners shall be rounded to approximately 2mm.
5. Gratings with square holes pattern are suitable for use on cycle tracks. Gratings with oblique bars pattern are suitable for use along the back of footpaths or along verges.
6. Surface channel shall be planned on 500mm modules with special pieces purposely manufactured to suit actual site conditions and to avoid on-site cutting of gratings.
7. For hinged channel gratings on highway structures, refer to Structures Standard Drg. no. SSD94.
8. Lettering for the contract no. and manufacturer's name shall be raised 2mm above normal surface.

A	Revise the width of slots and ribs and the size of holes	Original signed	Aug 18
	New Issue	-	Oct 11
REF.	REVISION	SIGNATURE	DATE

**CAST IRON  
CHANNEL GRATING  
NOT SUBJECT TO  
VEHICULAR LOAD**

### HIGHWAYS DEPARTMENT

REFERENCE  
Obsolote Drg. H2233

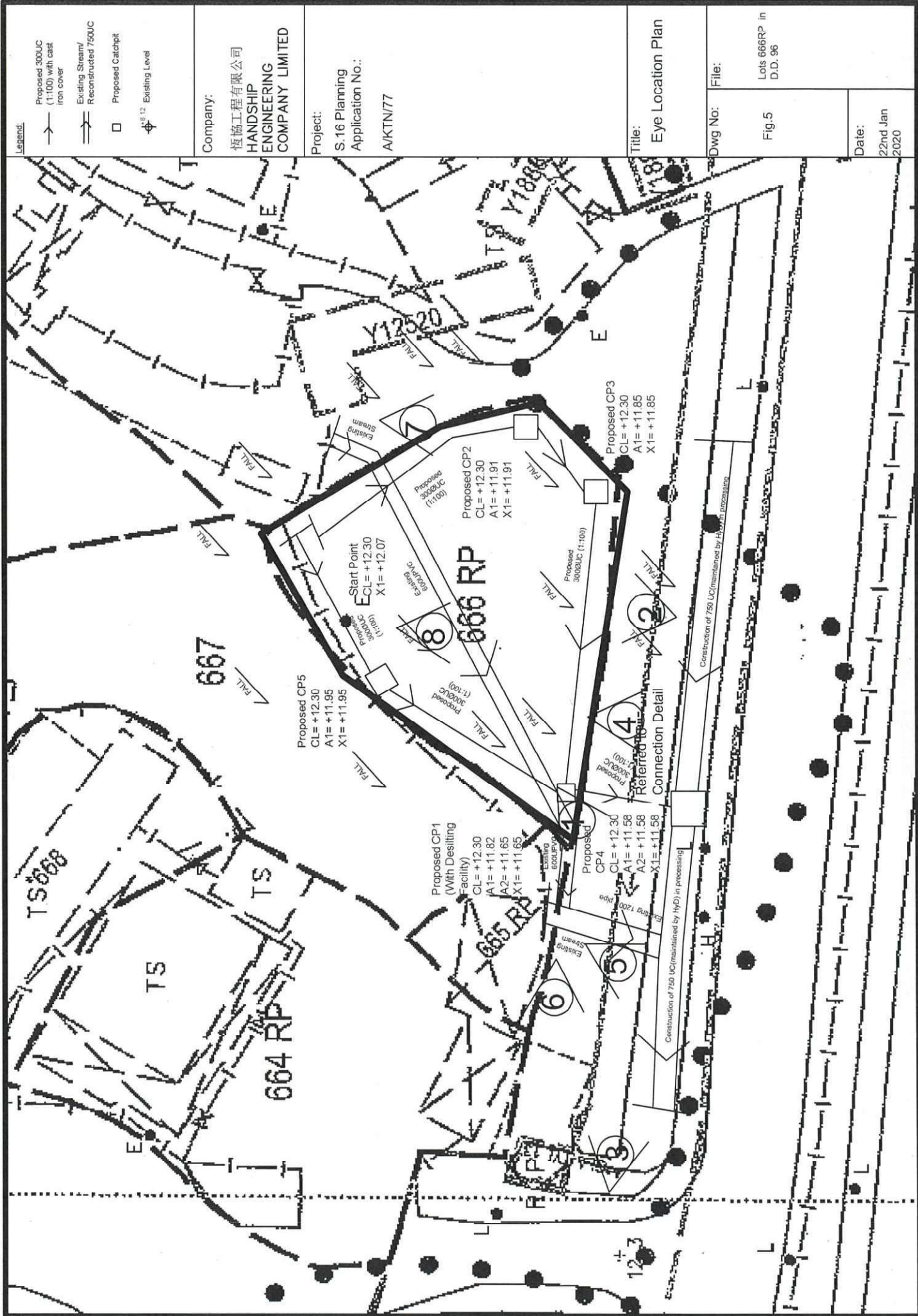
DRAWING No.

CAD

SCALE  
1 : 10 or As Shown

**H 3156A**

## APPENDIX SITE PHOTO







View 1 Proposed Site



View 2 “ Existing Nullah” removed and reconstructed to  
750UC



View 3 Adjoining Area



View 4 DD96 Lot 665 Fence Wall and proposed site



View 5 Existing Stream from Lot 665 and 667





View 6 Existing 600UPVC



View 7 Existing Watercourse on northeastern side of site



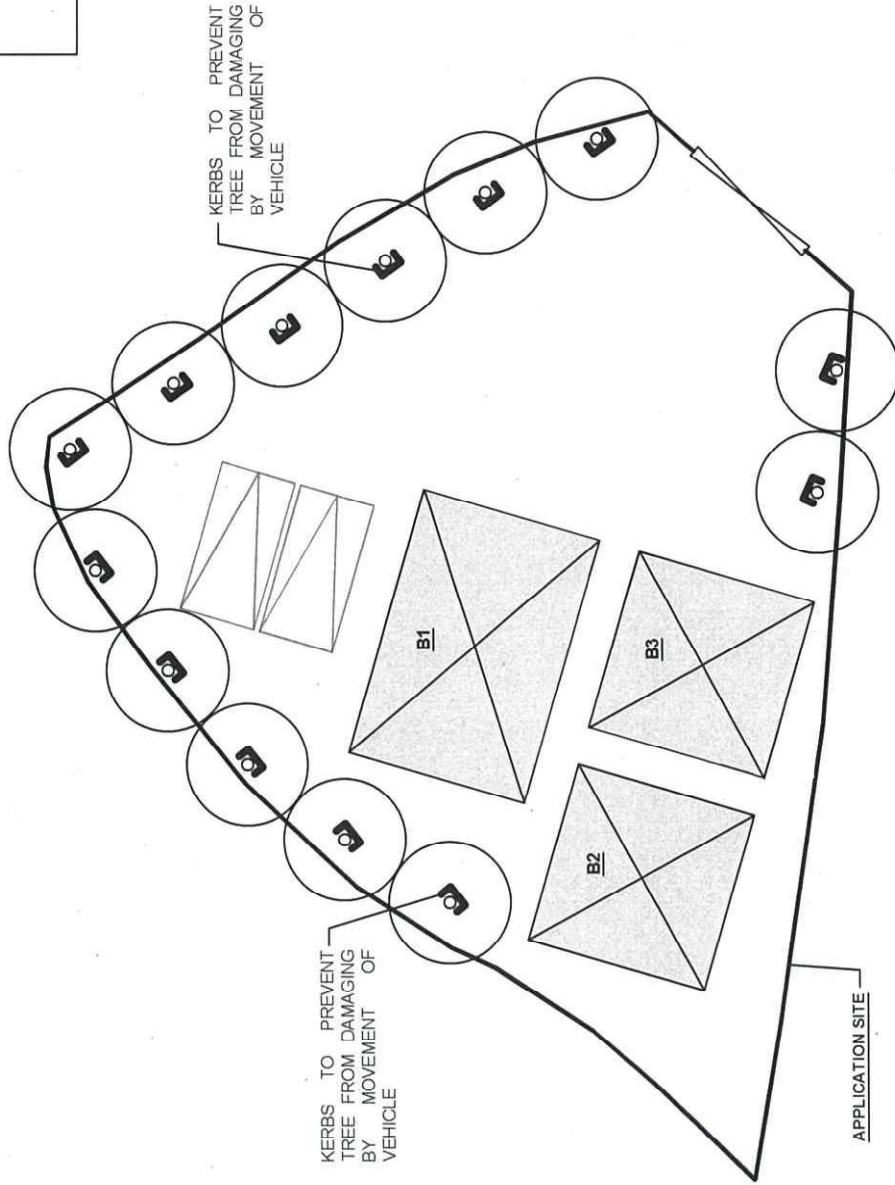
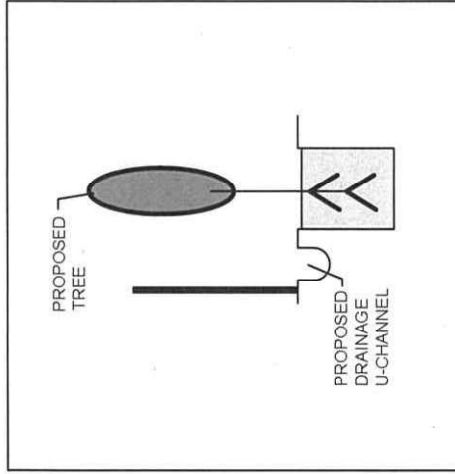
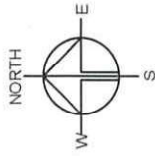
View 8 Fence Wall surrounding Lot 667

# LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 556m<sup>2</sup> (ABOUT)  
 COVERED AREA : 126m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 432m<sup>2</sup> (ABOUT)

NO. OF PROPOSED TREE : 13  
 SPECIES OF TREE : BAUHINIA BLAKEANA  
 TREE SPACING : NOT MORE THAN 4m  
 TREE HEIGHT : NOT LESS THAN 2.75m

\*ALL TREES ARE 600mm OFF THE BOUNDARY FENCING



## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE

Drawing No  
ANNEX III

Ver  
01

Project  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS

LOT 666 RP IN D.D. 96

Drawing Title  
LANDSCAPE PROPOSAL

Scale of Plan  
1 : 250

Date  
11.5.2021

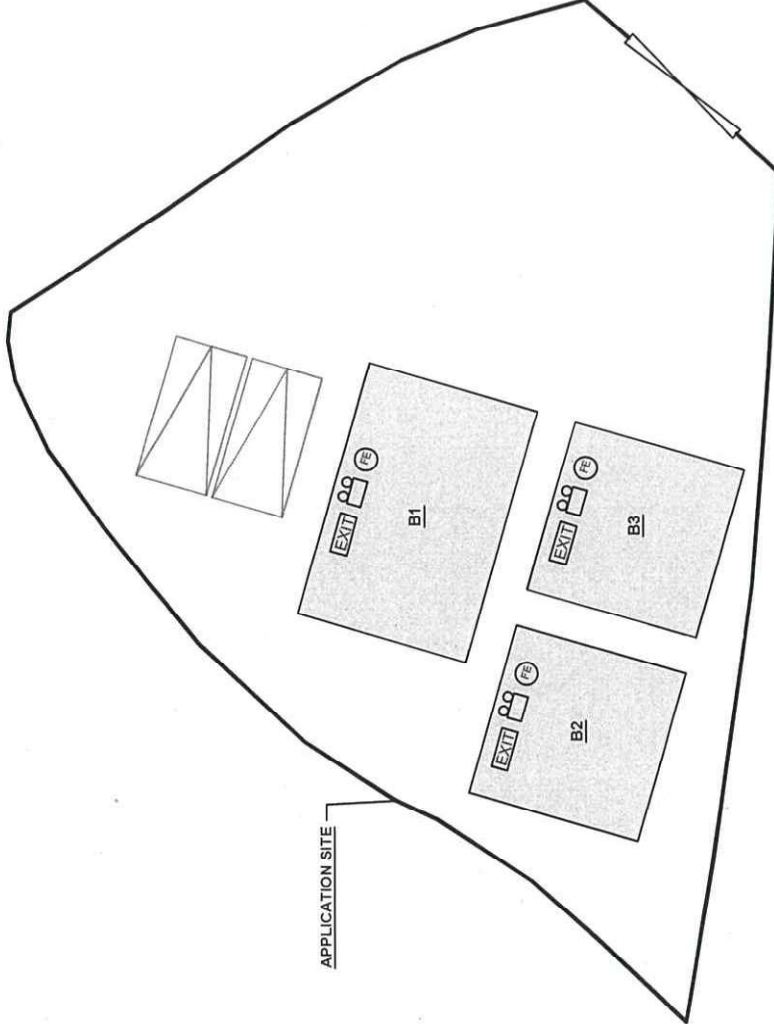
Revised  
Date



# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 558m <sup>2</sup> (ABOUT)
COVERED AREA	: 126m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 432m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 23% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 126m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	54m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SITE OFFICE	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ANCILLARY CANTEEN	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		126m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (ABOUT)	

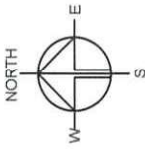


## PROPOSED FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- 4 KG GAS TYPE FIRE EXTINGUISHER
- EMERGENCY LIGHTING

### FS NOTE:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



Drawing No	Ver
ANEX IV	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS	
LOT 686 RP IN D.D. 96	

Drawing Title	FSIS PROPOSAL
Scale of A4	1 : 250
Drawn	
Check	
Issue	30.3.2021
Revised	

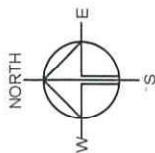
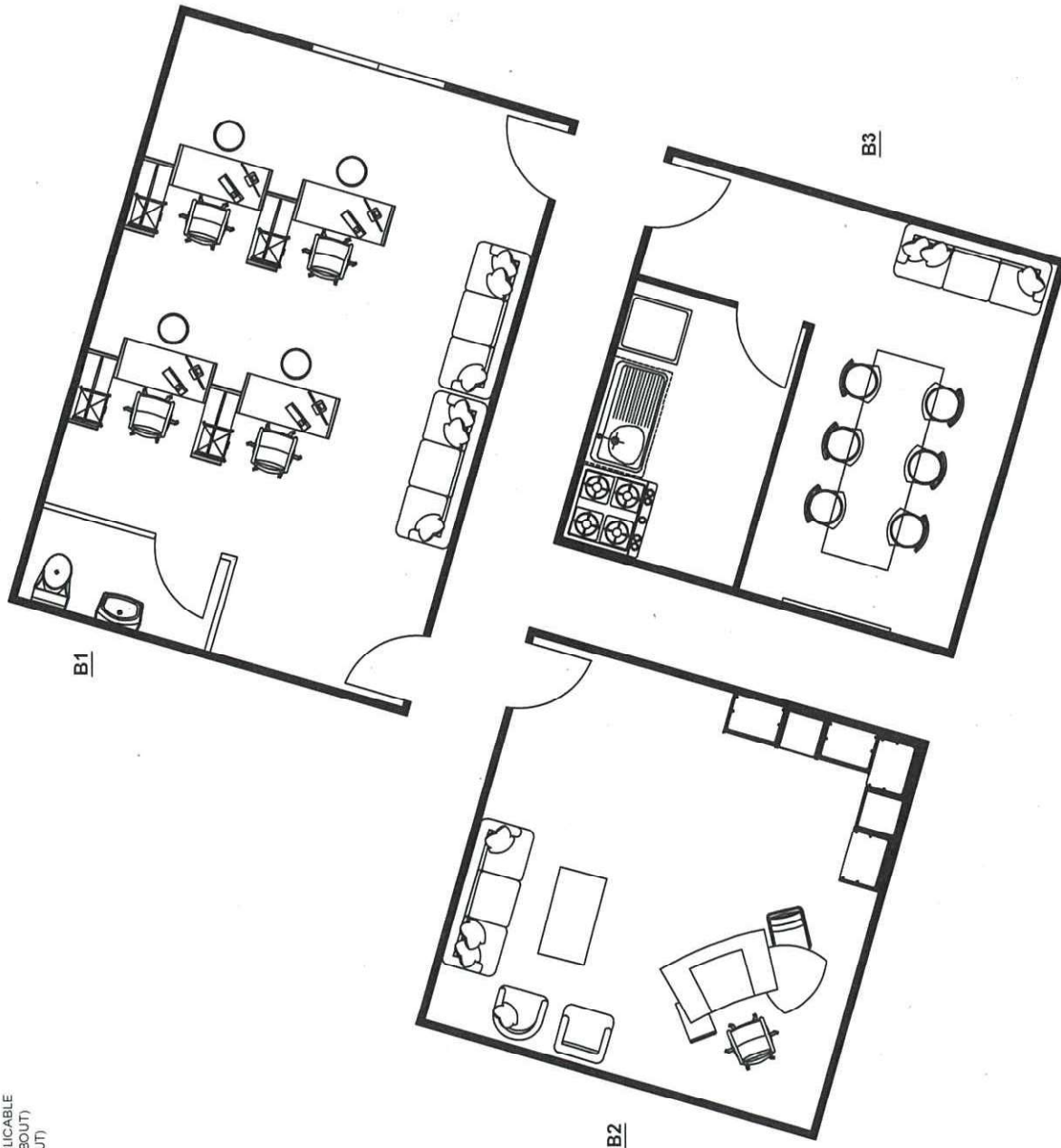
### LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 558m <sup>2</sup> (ABOUT)
COVERED AREA	: 126m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 432m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 23% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 126m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	54m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SITE OFFICE	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ANCILLARY CANTEEN	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		126m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (ABOUT)	



Drawing No. **PLAN 1**  
Ver 01

Project

PROPOSED TEMPORARY  
SHOP AND SERVICES WITH  
ANCILLARY CANTEN FOR A  
PERIOD OF 3 YEARS

LOT 666 RP IN D.D. 96

Drawing Title

INTERNAL LAYOUT

Scale of A4

1 : 100

Drawn

Date 11.5.2021

Revised

LEGEND

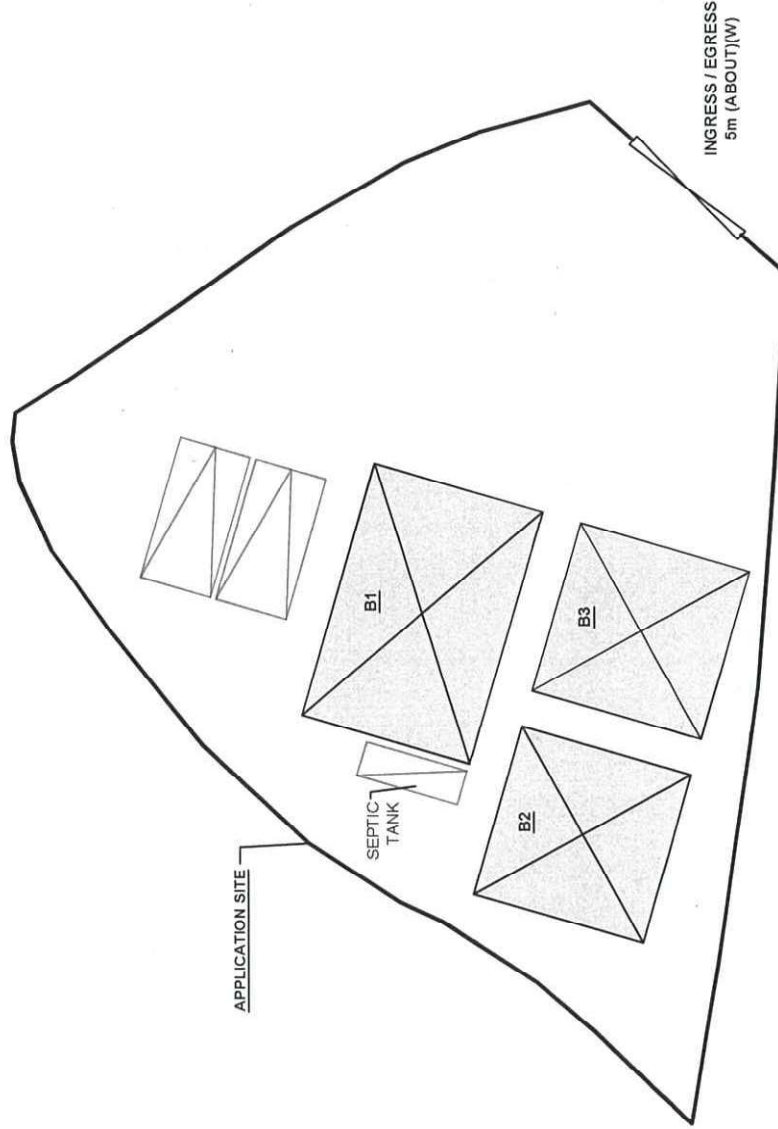
☐ STRUCTURE

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 558m <sup>2</sup> (ABOUT)
COVERED AREA	: 126m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 432m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.2 (ABOUT)
SITE COVERAGE	: 23% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 126m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	54m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	SITE OFFICE	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	ANCILLARY CANTEEN	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		126m <sup>2</sup> (ABOUT)	126m <sup>2</sup> (ABOUT)	

ALL STRUCTURES (B1 TO B3) ARE CONTAINER-CONVERTED STRUCTURES

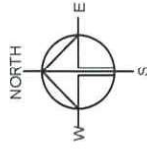


## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: NOT APPLICABLE
DIMENSION OF LUL SPACE	: NOT APPLICABLE

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS
	SEPTIC TANK



Drawing No  
**PLAN 2**

Ver  
03

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEEN FOR A PERIOD OF 3 YEARS

LOT 686 RP IN D.D. 96

Drawing Title  
**LAYOUT PLAN**

Scale of A4  
**1 : 250**

Drawn

Date  
**30.3.2021**

Revised

Issue  
**7.6.2021**

MN





顧問有限公司  
卓物業

Our Ref.: DD96 Lot 666 RP

Your Ref.: TPB/A/KTN/77

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

**By Email**

16 June 2021

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years  
in "Other Specified Uses" annotated "Amenity Area" Zone  
and area shown as 'Road', Lot 666 RP in D.D. 96 Kwu Tung, New Territories**

**(S.16 Planning Application No. A/KTN/77)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Caroline CHAN  
(Attn.: Mr. Louis TSE

email: cymchan@pland.gov.hk )  
email: lpttse@pland.gov.hk )



[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]



[REDACTED]



[REDACTED]

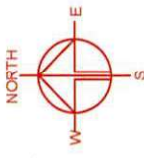
## Responses-to-Comments Table

Proposed Temporary Shop and Services with Ancillary Staff Canteen for a Period of 3 Years in "Other Specified Uses"  
annotated "Amenity Area" Zone and area shown as 'Road', Lot 666 RP in D.D. 96 Kwu Tung, New Territories

(Application No. A/KTN/77)

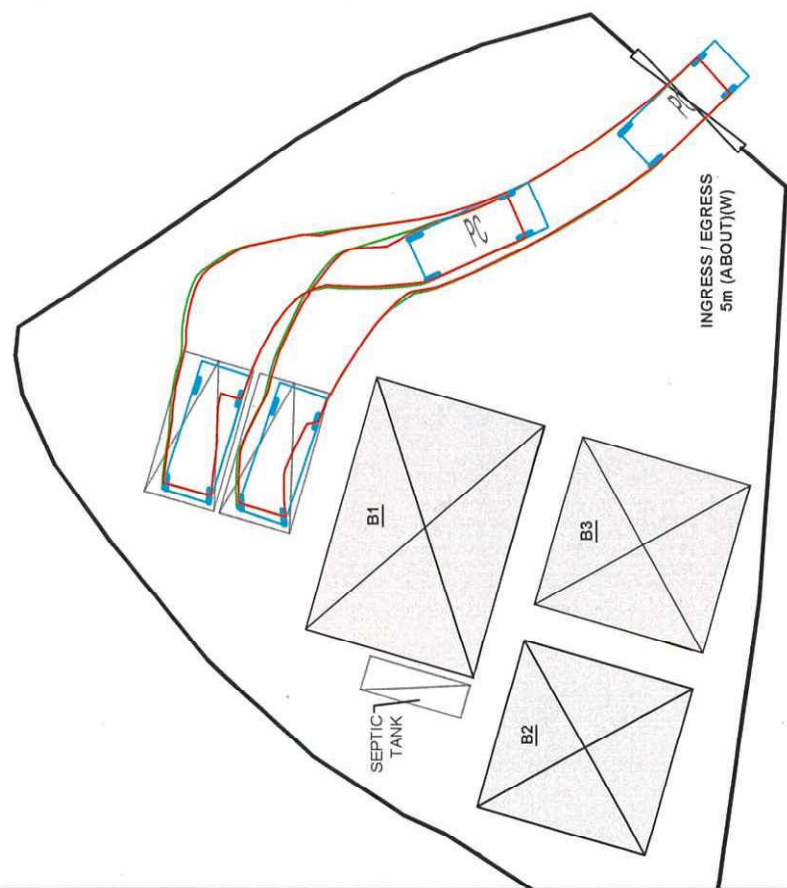
(i) RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Joseph YIP; Tel: 2399 2549)</b>		
(a)	The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the Site; and	The applicant seeks to operate a shop and services (real estate agency) to the serve the nearby locals. The estimated number of visitors per day are 15. Two private car parking spaces are provided at the Site for staff and visitor. Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Castle Peak Road (Chau Tau) then walk to the Site (nearest bus stop is located 150m east of the Site). No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers will access the Site at any time during the planning approval period. In view of the above, the parking provision of Site is considered adequate for the Site operation.
(b)	Drawing showing vehicle maneuvering at ingress/egress to demonstrate no vehicles reversing on public road.	Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from public road ( <b>Plan 1</b> ).

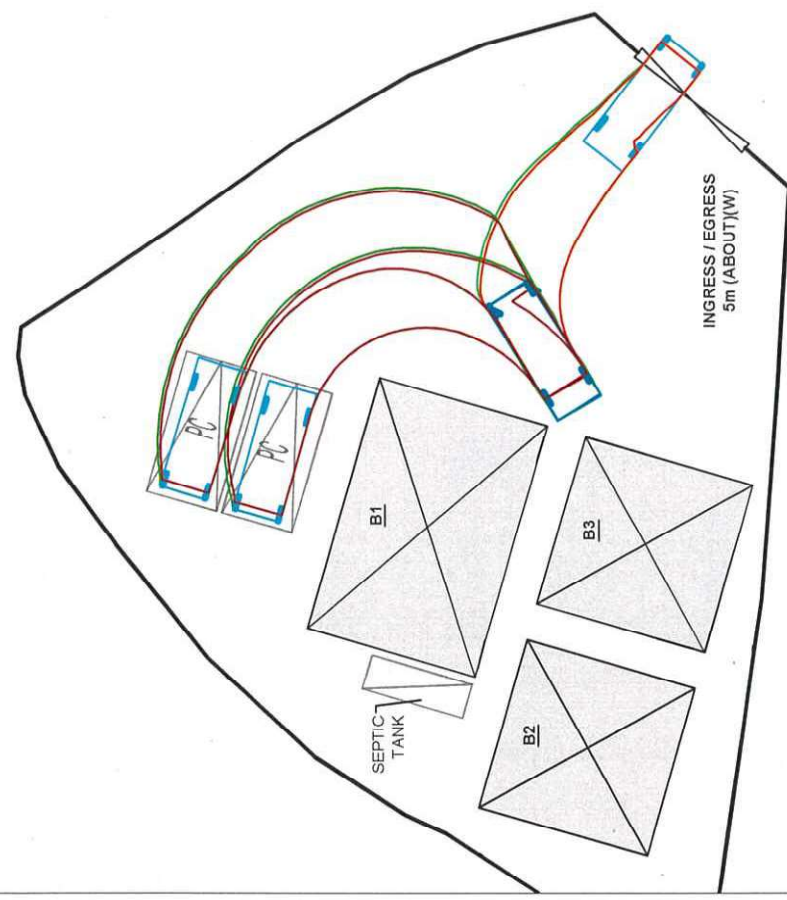


# SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : PRIVATE CAR  
DIMENSIONS OF VEHICLE : 1.7m (W) X 4.6m (L)  
SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK  
VEHICLE TRACKING 2019



IN (ENTERING THE  
APPLICATION SITE)



OUT (EXITING FROM THE  
APPLICATION SITE)

## LEGEND

- APPLICATION SITE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

Drawing No	PLAN 1	Ver	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY CANTEN FOR A PERIOD OF 3 YEARS		
LOT 666 RP IN D.D. 96			

Drawing Title	SWEPT PATH ANALYSIS
Scale of A4	1 : 250
Drawn	
Check	
Date	16.6.2021
Revised	
Used	



**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/KTN/47	Proposed Shop and Services (Real Estate Agency) with Ancillary Staff Canteen for a Period of 3 years	20.7.2018 (Revoked on 20.12.2020)	A1 to A5

**Approval Conditions:**

- A1. No operation between 7:00 p.m. and 10:00 a.m. is allowed on the Site
- A2. The submission and implementation of drainage proposal
- A3. The submission and implementation of proposal for fire service installations and water supplies for fire-fighting
- A4. The submission and implementation of landscape proposal
- A5. Revocation clause

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

參考編號

Reference Number:

210507-154414-75491

提交限期

Deadline for submission:

25/05/2021

提交日期及時間

Date and time of submission:

07/05/2021 15:44:14

有關的規劃申請編號

The application no. to which the comment relates:

A/KTN/77

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時商店及服務行業連附屬員工食堂，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年05月12日星期三 15:56  
收件者: tpbpd@pland.gov.hk  
主旨: 就規劃申請 (Application No. A/KTN/77) 提出反對意見

背景:

Application No.: A/KTN/77

Location: Lot 666 RP in D.D. 96, Kwu Tung, New Territories

Proposal: Temporary Shop and Services with Ancillary Staff Canteen

反對意見:

1. 上述規劃申請建議的臨時商店、服務行業及員工食堂，對這區內居民沒有根本需要，區內居民可依靠古洞街市及上水市中心的商店食肆，上述規劃申請反而會影響居民原有的生活環境，不太符合大眾利益。此外如果是另外加一些商店及服務行業亦不是當區居民所需要的，因當區是居住社區，不是提供服務為主的社區。
2. 上述規劃申請建議的臨時商店、服務行業及員工食堂對附近交通運輸、環境、景觀、行人安全會帶來不必要的負擔，影響大部份人的生活。(可見在毗鄰已批規劃申請，已經活生生造成上述影響，沒有帶來大部分人的方便和利益)
3. 上述規劃申請位置是即將發展的新界東北新市鎮，大部分地方都會重建發展，故這個短期規劃申請是沒有必要去提供建議的臨時商店、服務行業及員工食堂，試想服務對象是誰？亦不是服務大眾，這個短期規劃申請只會提供商機給申請者，但對附近的人往往是一種負擔。
4. 上述規劃申請的地方已鋪設混凝土台，請問是否已取許可興建？未批先起？非法填堆污染環境？再者上述規劃申請的位置是沒有車路，上述規劃申請亦沒有提及車路問題，請問這方便如何平衡影響附近居民和審批？因為往往這些申請，會帶來日後有人故亂興建一些方便自己的設施（例如道路，排水設備，環境污染）
5. 當區的基建配套、社區配套等方面亦不足夠承受另外加設的規劃申請，請問有否完全評估？

綜合上述的意見，上述規劃申請，會構成不良影響，並且新用途不符合公眾利益

承蒙賜覆，不聲感激



tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年05月25日星期二 3:43  
收件者: tpbpd  
主旨: A/KTN/77 DD 96 Kwu Tong

A/KTN/77

Lot 666 RP in D.D. 96, Kwu Tung

Site area: About 558sq.m

Zoning : "Other Specified Uses" annotated "Amenity Area" and area shown as 'Road'

Applied use " Shop and Services / Staff Canteen / 2 Vehicle Parking

Dear TPB Members,

After a whopping **NINE** Extensions of Time permission was revoked for failure to comply with a number of conditions. But as usual, back with another application and keep the show on the road for another 3 years. As this included drainage and there is a canteen – food preparation – involved member should consider the implications re hygiene.

(c) in relation to (b) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or the TPB by 20.4.2019;

(e) in relation to (d) above, the implementation of proposal for fire service installations and water supplies for fire-fighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.4.2019;

(g) in relation to (f) above, the implementation of landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 20.4.2019;

It has become far too easy for applicants to game the system. But we are now in Covid-era and adequate drainage and public health should be of paramount importance.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
A/KTN/77

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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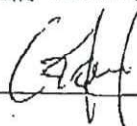
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「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date 11 MAY 2021



**Advisory Clauses**

- (a) The Site falls within the Remaining Phase of Kwu Tung North New Development Area (KTN NDA) project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- (b) To note the comments of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD) that according to the latest implementation programme of the KTN NDA project, CEDD aims to commence the construction works for the Remaining Phase of KTN NDA in 2024. As such, the applicant has to release the Site for the project on or before end 2023.
- (c) Should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (d) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.
- (e) To note the comment of the Director of Environmental Protection (DEP) as follows:
  - (i) the applicant is advised to follow the relevant mitigation measures and requirements in the latest COP issued by DEP in order to minimize any potential environmental nuisance ;
  - (ii) the Site is located in an unsewered area. He notes that toilet with septic tank is proposed. It is reminded that in case soakaway system is provided for sewerage disposal, the design and construction of it should also follow the requirements of the Practice Note for Professional Person (ProPECC) PN5/93 "Drainage Plans subject to comment by the DEP". As for the wastewater collected from kitchens and washing areas, including that from basins, sinks and floor drains, they should be conveyed to grease traps for pre-treatment according to ProPECC PN 5/93. In case there is any effluent discharging from the Site, the applicant is reminded of his obligation to comply with the Water Pollution Control Ordinance by applying for a discharge licence from their Regional Office (North) before discharging; and
  - (iii) the applicant is advised to follow the relevant mitigation measures and requirements in the CoP to minimize any potential environmental nuisances. In particular, the applicant should follow EPD's Pamphlet "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" available from their website to minimize noise impact, oily fume and cooking odour emissions from the proposed eating place.



Adequate mechanical ventilation and necessary pollution control measures are required to avoid accumulation of aerial emissions and minimize potential noise and odour nuisances to the public and people living nearby. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances by provision of necessary mitigation measures.

- (f) To note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access to the Site is via Government land and village track connecting with Castle Peak Road – Chau Tau. The above Government land and village track are not under Transport Department (TD)'s management. The applicant should check the land status of the access with the lands authority, and clarify its management and maintenance responsibilities with the relevant lands and maintenance authorities accordingly.
- (g) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant shall set back the proposed structures and provides tree plantings along the southern site boundary.
- (h) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:
  - (i) surface channel with grating covers should be provided along the site boundary;
  - (ii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
  - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
  - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
  - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
  - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from the Site will not overload the existing drainage system;
  - (vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
  - (viii) for those existing drainage facilities to which the applicant proposed to discharge the

storm water from the Site not maintained by DSD, the applicant should identify the owners of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owners prior to commencement of proposed works;

- (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
  - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
  - (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/YL and/or relevant private lot owners;
  - (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
  - (xiii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
  - (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
  - (xv) should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the Site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.
- (i) To note the comment of the Director of Food and Environmental Hygiene (DFEH) as follows:
- (i) proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, the applicant should be reminded to apply for relevant food business licence/permit from this department should any food business fall under Cap.132X be conducted within the Site; and the operation of the eating place must not cause any environmental



nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.

- (ii) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expense. The operation of the canteen must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed canteen are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (j) To note the comments of the Director of Electrical and Mechanical Services (DEMS) as follows:
- (i) there is high pressure town gas transmission pipeline (running along Castle Peak Road – Chau Tau) in the vicinity of the Site;
  - (ii) the applicant shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum setback distance away from them during the design and construction stages of development; and
  - (iii) the applicant is required to observe the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes" for reference
- (k) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) if the proposed use under application is subject to the issue of a licence, please be



reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
  - (vi) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
  - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by BA under the Building (Planning) Regulation 19(3) at building plan submission stage; and
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.
- (l) To note the comments of the Director of Fire Services as follows:
- (i) if the proposed structure(s) is required to comply with the BO (CAP.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
  - (ii) the layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.