

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of Town Planning Board Guidelines for
Application for Eating Place within Village Type Development Zone in Rural Areas
under Section 16 of the Town Planning Ordinance (TPB PG-No. 15A)**

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.
2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions

which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-ST/135	Proposed Temporary Public Car/Lorry Park with Canteen for a Period of 3 Years	28.7.2000
2.	A/YL-ST/245	Temporary Public Car/Lorry Park with Ancillary Facilities (including Canteen & Site Office) for a Period of 3 Years	15.8.2003
3.	A/YL-ST/315	Temporary Public Car/Lorry Park with Ancillary Facilities (including Canteen & Site Office) for a Period of 3 Years	4.8.2006
4.	A/YL-ST/383	Temporary Public Car/Lorry Park with Ancillary Facilities (including Canteen & Site Office) for a Period of 3 Years	15.1.2010
5.	A/YL-ST/481*	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) with Ancillary Facilities (Including Canteen and Site Office) for a Period of 3 Years	19.2.2016 [Revoked on 19.7.2018]
6.	A/YL-ST/540*	Temporary Public Car Park (Private Cars and Light Goods Vehicles under 5.5 tonnes) for a Period of 3 Years	12.4.2019 [Revoked on 12.7.2021]
7.	A/YL-ST/621*	Proposed Temporary Eating Place for a Period of 3 Years	15.7.2022 [Revoked on 15.4.2024]

* denotes permission revoked

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-ST/125	Temporary Vehicle Park (for Private Cars and Container Vehicles) with Ancillary Workshop for a Period of 3 Years	19.5.2000	(1), (2), (3), (4)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “Village Type Development” zone
- (2) Incompatible with the surrounding land uses
- (3) Insufficient information to demonstrate that the proposed development would not have adverse impact on the surrounding area
- (4) Setting an undesirable precedent

**Similar s.16 Application within the same “V” zone
on the Draft San Tin Technopole OZP in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/565	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	17.1.2020
2.	A/YL-ST/604*	Proposed Temporary Eating Place for a Period of 5 Years	18.2.2022 (3 years) [Revoked on 18.11.2023]
3.	A/YL-ST/622	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022
4.	A/YL-ST/637	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
5.	A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
6.	A/YL-ST/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023
7.	A/YL-ST/666	Proposed Temporary Eating Place for a Period of 3 Years	1.3.2024

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the planning application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 196, 197, 199 RP in D.D. 102 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land (GL);
- the following private lots are covered by Short Term Waivers (STW) as below table:

STW No.	Lot No. (in D.D. 102)	Purposes
5561	196	Temporary Eating Place and Ancillary Uses
5562	199 RP	

- the GL within the Site is covered by a Short Term Tenancy No. STTYL0219 for the purposes of “Temporary Eating Place and Ancillary Uses”;
- no Small House application is being processed or approved at the Site; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no further comment from traffic engineering point of view; and
- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- one substantiated environmental complaint related to water and five non-substantiated environmental complaint related to air, water and miscellaneous aspects in the vicinity of the Site were recorded in the past 3 years. The six complaints were all on illegal discharge in the storm drain near the location under application and the malodour generated from the illegal discharge/blockage of drainage. There is no evidence showing that these illegal discharges are related to the premises operated in the location under application and no warning was issued;
- the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- advisory comments as detailed in **Appendix V**.

4. Food and Environmental Hygiene

Comments of the Director of Food and Environment Hygiene (DFEH):

- no adverse comments on the subject planning application;
- the eating place at the Site is currently not covered by a valid food licence;
- no Food and Environmental Hygiene Department's facilities will be affected; and
- advisory comments as detailed in **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within "Village Type Development" zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the planning application from drainage operation and maintenance point of view;
- the implementation of the drainage proposal under the previous application No. A/YL-ST/621 was considered complied with in March 2024 and the site layout and area are largely the same under the current application. The applicant should provide DSD for reference a set of record photographs showing with corresponding photograph locations marked clearly on the approved drainage plan after the completion of drainage works. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times; and
- advisory comments as detailed in **Appendix V**.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- comments on the submitted FSIs proposal and advisory comments as detailed in **Appendix V**.

8. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- the Site is in the close proximity of the boundary of San Tin Technopole and under the Phase 1 development. According to the latest tentative development programme, it is targeted to commence the works in phases tentatively commencing from end 2024 onwards after the funding approval by the Finance Committee of the Legislative Council. Therefore, the Site would have potential project interface with San Tin Technopole project.

9. Other Departments

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

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Project Manager (West), CEDD;
- (c) Head of Geotechnical Engineering Office, CEDD;
- (d) Chief Highway Engineer/New Territories West, Highway Department (HyD);
- (e) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Commissioner of Police; and
- (i) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) no operation between 10:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should the planning application is approved, the Short Term Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to this office for modification of the STT/STW conditions where appropriate. The owner(s) of lots without STW shall apply to this office for STW(s) to permit the structure(s) to be erected or erected within the private lots, if any. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to Castle Peak Road – San Tin via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - the applicant should seek the relevant land owner(s) on the right of using the vehicular access; and
 - the applicant is reminded that the loading/unloading activity of the applied use should not affect the refuse collection operation in the general lay-by;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the Site involves Government land where is not maintained by HyD;
 - the proposed access arrangement of the Site from Castle Peak Road – San Tin should be commented and approved by TD;

- HyD shall not be responsible for the maintenance of any access connecting between the Site and Castle Peak Road – San Tin; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Rail Development 1-1, Highways Department (CE/RD1-1, HyD) that:
- the Site is in close proximity to the Northern Link (NOL) Spur Line alignment which is under development by MTR Corporation Limited (MTRCL);
 - the applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line; and
 - deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the environmental 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 (EPD);
 - to control the oily fume and cooking odour emissions from the applied use, the applicant is advised to follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by EPD (available at https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/guide_ref/files/pamphlet_oilfume_eng.pdf); and
 - all wastewater collected from the kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by Environmental Protection Department” and effluent discharges from the applied use are subject to control under the Water Pollution Control Ordinance;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For example, if a food business involves the storage of articles of food under refrigeration in any warehouse in the territory, a cold store licence must be obtained from DFEH before commencement of such business. For the operation of other types of food business, relevant food licences should also be obtained from

FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- 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; and
 - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. As existing drains are running through the Site, the application shall ensure that the flow remains unobstructed during the period;
 - the applicant is reminded that the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from the DEP shall be obtained;
 - the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
 - all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;

(k) to note the comments of the Director of Fire Services (D of FS) that:

- with regard to the submitted fire service installations (FSIs) proposal, he has the following comments:
 - (i) provision of FSIs shall be demonstrated in the form of Fire Services Notes with all relevant standards and specifications;
 - (ii) emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the Fire Services Department Circular Letter No. 4/2021; and
 - (iii) fire extinguishers shall be provided to Structure B5;
- the applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be

construed as an acceptance of any existing building works or UBW on the Site under the BO;

- if the applied use under application is subject to issue of a license, the applicant should 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2024-07-18 星期四 04:03:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/STT/7 DD 102 San Tin large restaurant

A/STT/7

Lots 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land in D.D.102, San Tin

Site area: 999sq.m Includes Government Land of about 66sq.m

Zoning: "VTD"

Applied Use: Restaurant

Dear TPB Members,

Conditions of 615 not fulfilled. Solution, drop the parking lot.

However members have a duty to inquire into the nature of the conditions. Provision of fire equipment and adequate drainage are essential to a safe and hygienic ambiance when it comes to serving food. Hand washing anyone?

Members have a duty to ensure that the safety of the community is their priority.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 June 2022 3:13 AM HKT
Subject: A/YL-ST/621 DD 102 San Tin large restaurant

A/YL-ST/621

Lots 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land in D.D.102, San Tin

Site area : 999sq.m Includes Government Land of about 66sq.m

Zoning : "VTD"

Applied Use : Restaurant / 1 Vehicle Parking

Dear TPB Members,

Application 615 was deferred twice and is presumably now history.

The parking element has been reduced.

Previous objections however remain relevant.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 9 March 2022 2:11 AM CST
Subject: A/YL-ST/615 DD 102 San Tin large restaurant

A/YL-ST/615

Lots 156 RP, 156 S.A, 156 S.B, 156 S.C, 194 S.A (Part), 194 S.B (Part), 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land in D.D.102, San Tin

Site area : 1,677sq.m Includes Government Land of about 108sq.m

Zoning : "VTD"

Applied Use : Restaurant / 13 Vehicle Parking

Dear TPB Members,

Application 598 withdrawn.

However objections are relevant and applicable to this application.

No mention of drainage or other essential elements.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 27 October 2021 2:52 AM CST
Subject: A/YL-ST/598 DD 102 San Tin large restaurant

A/YL-ST/598

Lots 196 (Part), 197 (Part), 198 RP (Part), 198 S.B (Part) and 199 RP in D.D.102, San Tin

Site area : 1,058m²

Zoning : "VTD"

Applied Use : Open Air Restaurant

Dear TPB Members,

The previous parking facility, A/YL-ST/540, has a history of revocation re failure to comply with Drainage conditions.

This would also be an issue with restaurant use, we are now in the Covid era where the issue hygiene is of primary importance.

There is no information re how many diners would be accommodated and if the, presumably, existing washrooms and kitchen areas could cope with the large increase in numbers.

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

Hand washing, toilets, hygienic food preparation and refrigerators . Questions please.

Mary Mulvihill

2024年 6月 2 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。

Appendix I of RNTPC
Paper No. A/STT/7

This document is received on 2024-06-21
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) STT

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

240 1451

12/6

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	15-60-4509 A/STT/7
	Date Received 收到日期	2024-06-21

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

1. Name of Applicant 申請人姓名/名稱

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

Asia Tender Limited 亞騰有限公司

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 Property Consultants Limited 盈卓物業顧問有限公司

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 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 999 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 522 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) 66 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft San Tin Technopole Outline Zoning Plan No.: S/STT/1
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Eating Place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
02/05/2024 - 16/05/2024 (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 05/06/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

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

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

Temporary Eating Place with Ancillary Facilities for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 477sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 522sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

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

Proposed non-domestic floor area 擬議非住用樓面面積 522sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 522sq.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	RESTAURANT, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B2	RESTAURANT, KITCHEN	165 m ² (ABOUT)	165 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B3	STORAGE OF GOODS	83 m ² (ABOUT)	83 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B4	COVERED WALKWAY	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	
B5	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)	
TOTAL		522 m ² (ABOUT)	522 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 N/A

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 9:00 a.m. to 10:00 p.m. daily, including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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 - San Tin 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	<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？	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"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

11/06/2024

(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 196 (Part), 197 and 199 RP in D.D. 102 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 999 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 66 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> </div>
Plan 圖則	Draft San Tin Technopole Outline Zoning Plan No.: S/STT/1
Zoning 地帶	"Village Type Development" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	522 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5 - 4 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	52 % <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		N/A
	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) _____ _____		N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A

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

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 102 and Adjoining Government Land (GL), San Tin, Yuen Long (the Site)* for **‘Temporary Eating Place with Ancillary Facilities for a Period of 3 Years’** (the development) **(Plan 1)**.
- 1.2 The Site falls within an area predominated by residential and industrial uses. The applicant would like to continue to operate an eating place business to serve nearby residents and workers. The development could alleviate the pressing demand for eating place in the vicinity.

2) Planning Context

- 2.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Draft San Tin Technopole Outline Zoning Plan (OZP) No.: S/STT/1 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone other than on the ground floor of a New Territories Exempted House, hence, require planning permission from the Board.
- 2.2 Although the Site falls within the “V” zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the development would not frustrate the long-term planning intention of the “V” zone and can better utilize precious land resources in the New Territories.
- 2.3 Similar applications Nos. A/YL-ST/565 & 604 for the same applied use were approved by the Board within the same “V” zone in 2020 and 2022 respectively. Therefore, approval of the current application would not set an undesirable precedent within the “V” zone.
- 2.4 The Site is the subject of a previous planning application No. A/YL-ST/621 for the same applied use, which was approved by the Board for a period of 3 years in 2022. Approval of the current application is in line with the Board’s previous decision. Since the Site is surrounded by residential and industrial uses, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers.

- 2.5 Compared with the previous application, the site area remains unchanged whilst the building height of some structures and the gross floor area (GFA) are slightly increased to meet the applicant’s operation needs. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**.

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

Approval Conditions of Application No. A/YL-ST/621		Date of Compliance
(d)	Submission of a drainage proposal	16/12/2022
(e)	Implementation of the drainage proposal	11/03/2024
(g)	Submission of a fire service installations (FSIs) proposal	21/09/2022
(h)	Implementation of the FSIs proposal	Pending comments

- 2.6 Regarding approval condition (h), the applicant made submission to comply with the condition on 11/04/2024. However, comments from the Director of Fire Services were not received by 15/04/2024, which led to revocation of the application. The applicant would make submission for the implementation of FSIs proposal after planning permission has been granted from the Board.

3) Development Proposal

- 3.1 The Site occupies an area of 999 m² (about), including 66 m² (about) of GL (**Plan 3**). A total of five 1-storey structures are provided at the Site for restaurant, washroom, kitchen, storage of goods, covered walkway and meter room with total GFA of 522 m² (about) (**Plan 4**). The operation hours of the development are from 9:00 a.m. to 10:00 p.m. daily, including public holidays. The estimated number of staff working at the eating place is 8. It is anticipated that the development would attract 50 visitors per day. Development parameters are shown at **Table 2**.

Table 2 – Major Development Parameters

Application Site Area	999 m ² (about), including 66 m ² (about) of GL
Covered Area	522 m ² (about)
Uncovered Area	477 m ² (about)
Plot Ratio	0.52 (about)
Site Coverage	52% (about)
Number of Structure	5

Total GFA	522 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	522 m ² (about)
Building Height	2.5 to 4 m (about)
No. of Storey	1

- 3.2 The Site is accessible from Castle Peak Road - San Tin via a local track. As the Site is proposed to serve nearby locals, no parking spaces will be provided at the Site. Visitors and staff are expected to access the Site by public transport services available in the vicinity. Regarding the loading/unloading arrangement of the Site, one light goods vehicle will be deployed for delivery of goods to the Site once a day between 10:00 a.m. to 11:00 a.m. for approximately 10 minutes at the local access to the east of the Site, on the basis that it would not affect traffic flow. Similar logistics arrangement has been adopted by the applicant of a similar application (No. A/YL-MP/342) for the same use and is workable.
- 3.3 The applicant will follow the ‘*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*’ issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control is provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 3.4 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 strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.
- 3.5 The applicant will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding areas.

4) Conclusion

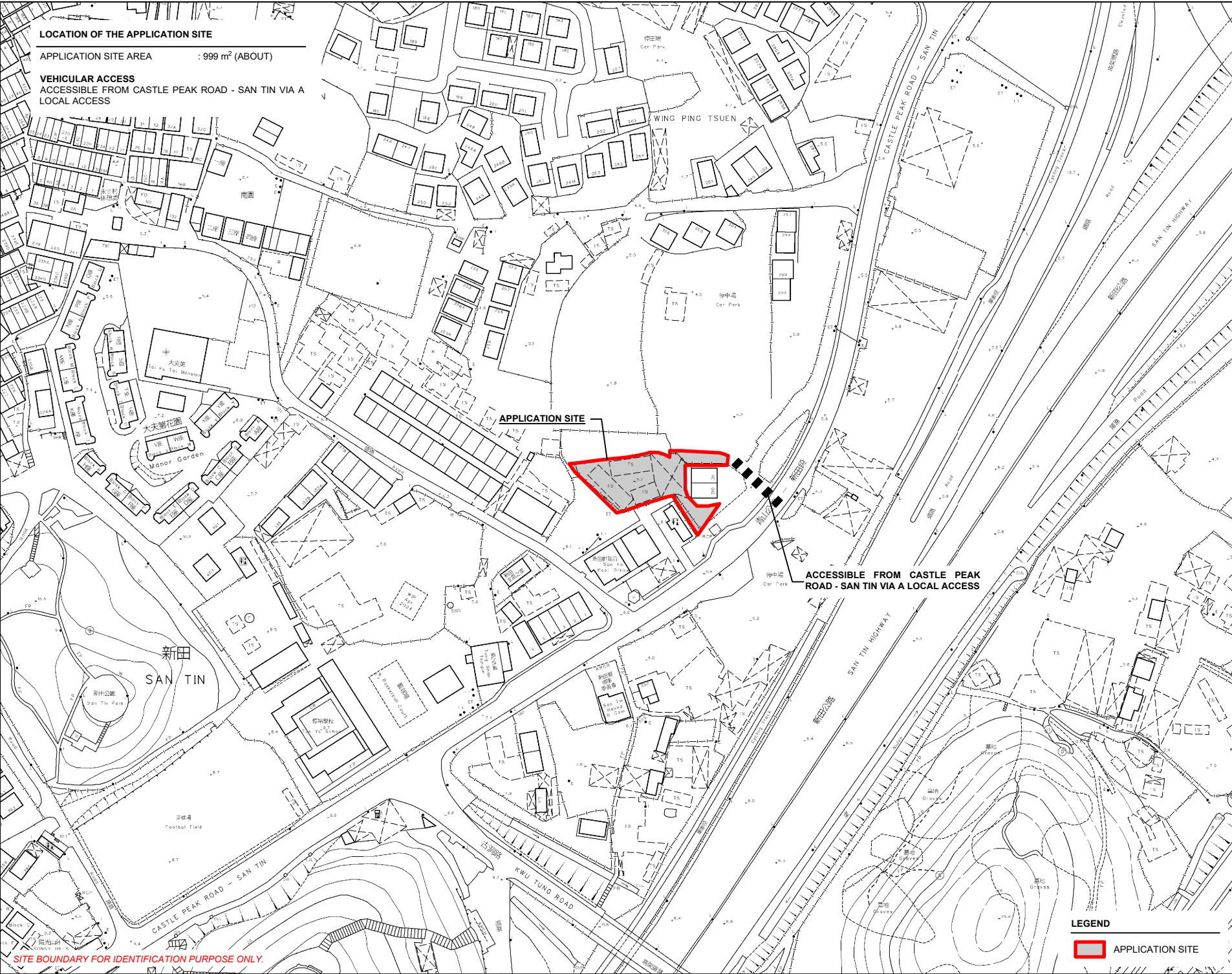
- 4.1 Significant nuisance to the surrounding areas arising from the development is not anticipated. Adequate mitigation measures, i.e. submission of photographic records of existing drainage facilities and provision of FSIs, will be provided to alleviate any adverse impact arising from the development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Eating Place with Ancillary Facilities for a Period of 3 Years**’.

R-riches Property Consultants Limited

June 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan



LOCATION OF THE APPLICATION SITE

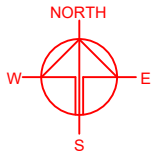
APPLICATION SITE AREA : 999 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM CASTLE PEAK ROAD - SAN TIN VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

31.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

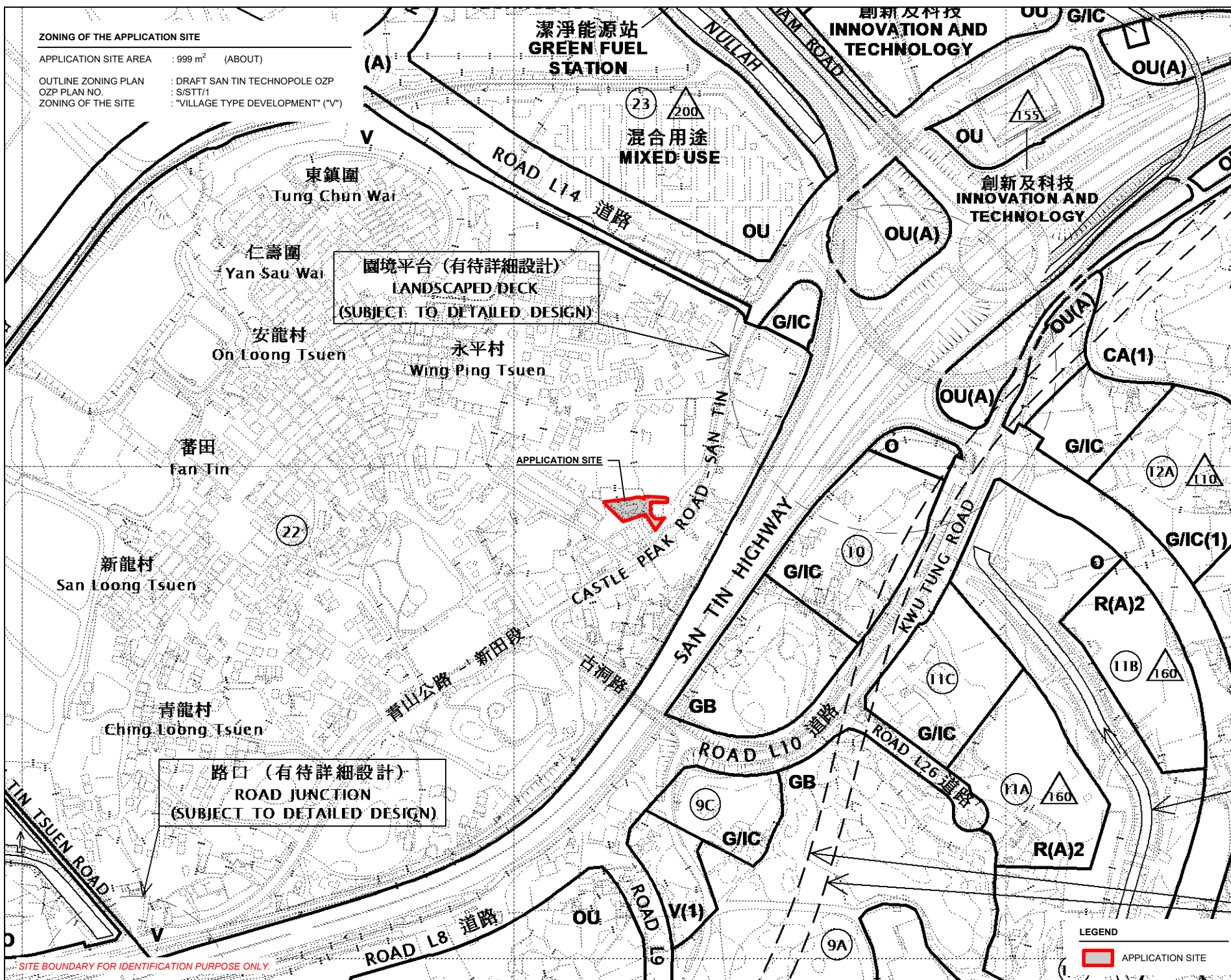
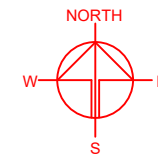
LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 999 m ² (ABOUT)
OUTLINE ZONING PLAN	: DRAFT SAN TIN TECHNOPOLE OZP
OZP PLAN NO.	: S/STT/1
ZONING OF THE SITE	: "VILLAGE TYPE DEVELOPMENT" ("V")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND
ADJOINING GOVERNMENT
LAND, SAN TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY	DATE
MNI	21.5.2024

WV	STATE OF
CHECKED BY	DATE

APPROVED BY	DATE
-------------	------

DWG. TITLE
ZONING OF THE SITE

DWG NO.	VER
PLAN 2	00

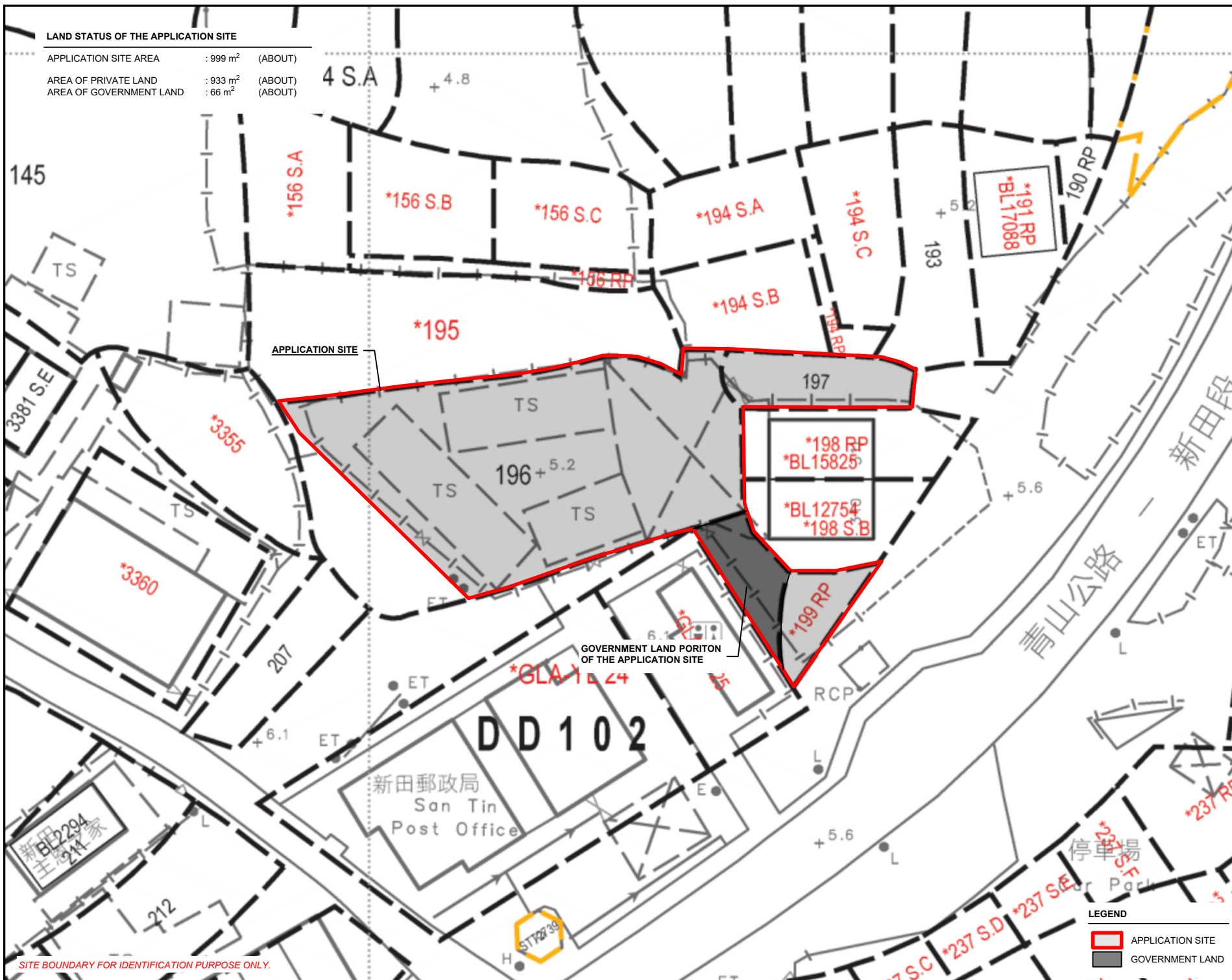
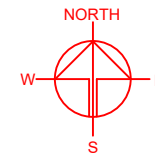
LEGEND



APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 999 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 933 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 66 m ²	(ABOUT)



APPLICATION SITE

GOVERNMENT LAND PORTION
OF THE APPLICATION SITE

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND
ADJOINING GOVERNMENT
LAND, SAN TIN, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

31.5.2024

DATE

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

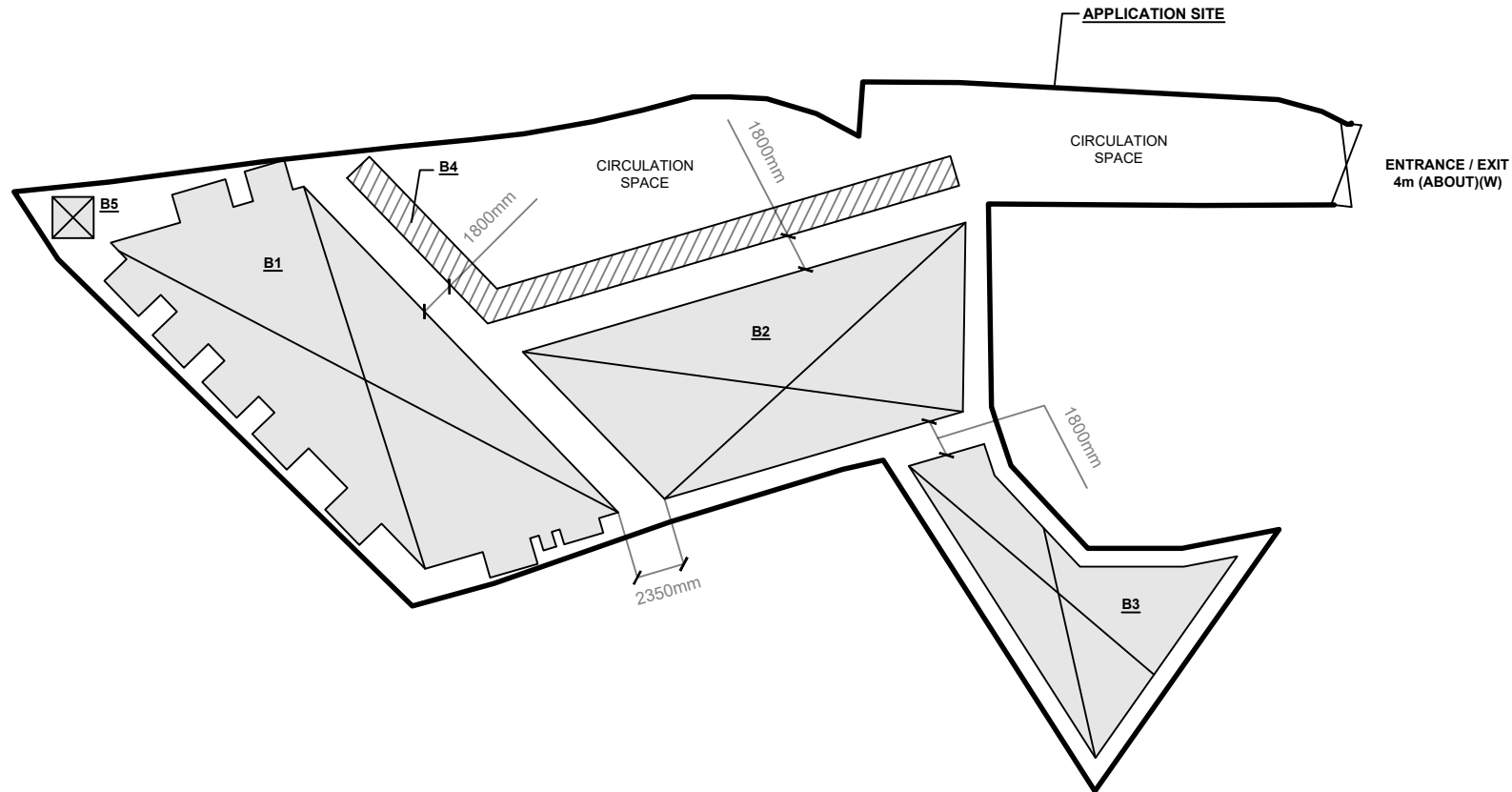
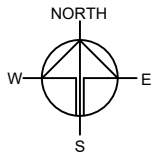
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 999 m ²	(ABOUT)
COVERED AREA	: 522 m ²	(ABOUT)
UNCOVERED AREA	: 477 m ²	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 52 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 522 m ²	(ABOUT)
TOTAL GFA	: 522 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RESTAURANT, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RESTAURANT, KITCHEN	165 m ² (ABOUT)	165 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS	83 m ² (ABOUT)	83 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	COVERED WALKWAY	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		522 m ² (ABOUT)	522 m ² (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	ENTRANCE / EXIT

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND
ADJOINING GOVERNMENT LAND,
SAN TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY	DATE
MN	31.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
P04	001



顧問有限公司
盈卓物業

Our Ref.: DD102 Lot 196 & VL
Your Ref.: TPB/A/STT/7

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

By Email

1 August 2024

Dear Sir,

1st Further Information

**Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
in “Village Type Development” Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102
and Adjoining Government Land, San Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/STT/7)

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

Should you require more information regarding the application, please contact our Mr. Louis TSE [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

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN
(Attn.: Mr. Ryan CHAN

email: kkychan2@pland.gov.hk)
email: rlychan@pland.gov.hk)



Responses-to-Comments

**Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
in “Village Type Development” Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102
and Adjoining Government Land, San Tin, Yuen Long, New Territories**

(Application No. A/STT/7)

- (i) It is noted that the existing structures at the application site (the Site) does not tally with the layout plan (**Plan 4** of the original submission) of the current application. The applicant will carry out modification works on the existing structures at the Site to rectify the differences upon obtaining planning approval from the Town Planning Board (the Board). The applicant will strictly follow the approved scheme during the approval period of the current application.
- (ii) The applicant made submission on 30.08.2022 to comply with approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal under the previous application No. A/YL-ST/621. The FSIs proposal was considered acceptable by the Director of Fire Services (D of FS) on 21.09.2022 (**Annex Ia**). Due to changes in the internal layout, the applicant spent extra efforts to revise the FSIs proposal. However, the planning application was revoked as there was insufficient time for the applicant to revise the FSIs proposal. In view of the changes in the internal layout, the applicant has implemented the revised FSIs proposal with valid Certificates of FSI and Equipment (F.S. 251) after the revocation of the previous application (**Annex Ib**).
- (iii) The applicant undertakes to maintain the implemented drainage facilities and FSIs at the Site in good condition to the satisfaction of D of FS and the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at all time during the approval period of the current application.
- (iv) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The major development parameters of the current application including the site area and layout are largely the same when compared with the previous application (A/YL-ST/621), except that the loading/unloading space is missing in the current application. The applicant should provide justification on this change.	The Site is subject of a previous application (No. A/YL-ST/621) for the same applied use, which was approved by the Board for a temporary basis of 3 years on 15.07.2022. The applicant intends to continue the eating place business to serve nearby residents and workers at the Site. As the applicant has identified an increasing demand for eating place in the vicinity, the site layout is slightly revised to meet the operation needs of the applicant's business.

(b)	<p>If loading / unloading arrangement could not be carried out within the site, the applicant should provide the following information of the loading / unloading arrangement for our further comment(s):-</p> <ul style="list-style-type: none"> -Please clearly indicate the location of the proposed loading / unloading point on plan and demonstrate no impact would be caused to both pedestrians and traffic; -Consent(s) from relevant land management parties should be sought if the proposed loading / unloading point falls outside TD's management purview; -Please elaborate how to deliver goods between the proposed loading/unloading point and the subject site. 	<p>For the logistics arrangement, the applicant will deploy one light goods vehicle for the delivery of goods once a day between 10:00 to 11:00 for approximately 10 minutes. The applicant proposes to carry out the daily loading/unloading (L/UL) activity at the lay-by near the existing refuse collection point about 40 m to the south of the Site (Annex II).</p> <p>Please also note that the abovementioned logistics arrangement will be operated on the basis that it will not affect the traffic flow. Staff will be deployed to direct incoming/outgoing vehicle to ensure pedestrian safety. Given that the number of vehicular trips generated/attracted by the development are minimal (i.e. 2 trips per day), adverse traffic impact to pedestrian and surrounding road network is not envisaged.</p> <p>Goods to support the daily operation of the Site will either be transported by trolleys or hand-carried by staff from the L/UL point.</p> <p>Similar logistics arrangement has been adopted by similar approved applications (Nos. A/YL-MP/314 and 342) for the same applied use and is proved to be workable. As such, it is anticipated that the same logistics arrangement is applicable on the current application.</p>
(c)	<p>The subject site is connected to Castle Peak Road – San Tin via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and</p>	<p>Noted.</p>

(d)	The applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Noted.
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	<p>The implementation of the drainage proposal under previous application A/YL-ST/621 was considered complied in Mar 2024 and the site layout and area is largely the same under this application. The applicant shall advise if the drainage proposal under this application would follow the previous application. If the answer is in the affirmative, please provide DSD for reference a set of record photographs showing with corresponding photograph locations marked clearly on the approved drainage plan after the completion of drainage works. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.</p> <p>Otherwise, the applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site. The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.</p>	<p>The Site is the subject of a previous planning application (No. A/YL-ST/621) for the same applied use, which was approved by the Board for a temporary basis of 3 years on 15.07.2022. Submissions made by the applicant for compliance with approval conditions (d) and (e) under the previous application (i.e. the submission and implementation of the drainage proposal) were accepted by CE/MN, DSD on 16.12.2022 and 11.03.2024 respectively.</p> <p>Since the accepted drainage proposal has been implemented during the planning approval period of the previous application, the existing drainage facilities will be well-maintained by the applicant at all times during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted drainage proposal of the previous application and a set of photographic records of the existing drainage facilities (Annexes III and IV).</p>

DEVELOPMENT PARAMETERS

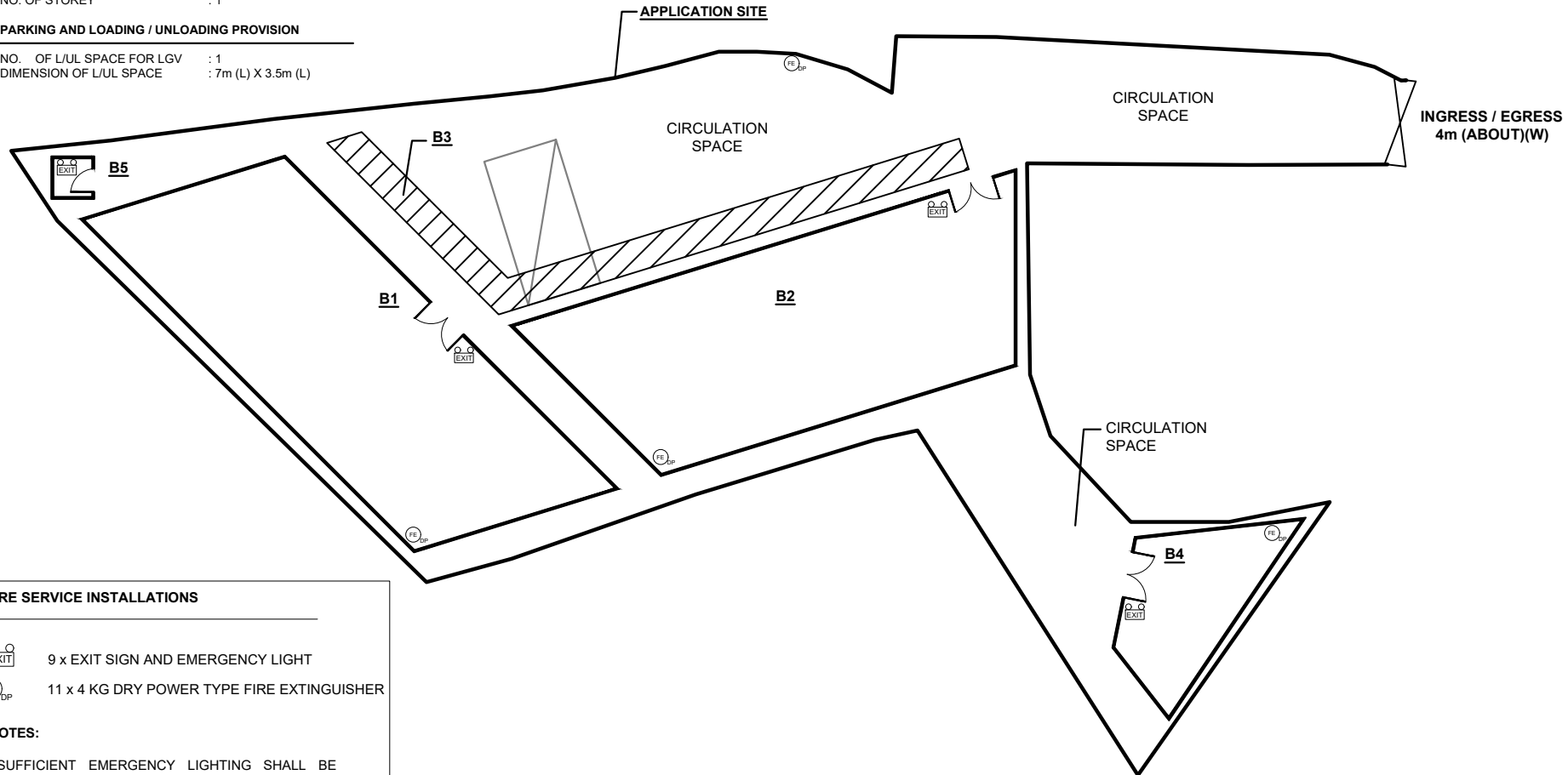
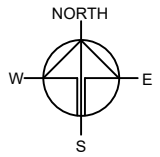
APPLICATION SITE AREA	: 999 m ²	(ABOUT)
COVERED AREA	: 476 m ²	(ABOUT)
UNCOVERED AREA	: 523 m ²	(ABOUT)
PLOT RATIO	: 0.5	(ABOUT)
SITE COVERAGE	: 48 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 476 m ²	(ABOUT)
TOTAL GFA	: 476 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 - 4 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISION

NO. OF L/UL SPACE FOR LGV	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (L)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	CM.Q	BUILDING HEIGHT	CU.M
B1	RESTAURANT	195m ² (ABOUT)	4m (ABOUT)(1-STOREY)	780m ³ (ABOUT)
B2	RESTAURANT	185m ² (ABOUT)	4m (ABOUT)(1-STOREY)	740m ³ (ABOUT)
B3	COVERED WALKWAY	50m ² (ABOUT)	4m (ABOUT)(1-STOREY)	200m ³ (ABOUT)
B4	STORAGE OF GOODS	43m ² (ABOUT)	3m (ABOUT)(1-STOREY)	129m ³ (ABOUT)
B5	METER ROOM	3m ² (ABOUT)	2.5m (ABOUT)(1-STOREY)	7.5m ³ (ABOUT)



FIRE SERVICE INSTALLATIONS

- 9 x EXIT SIGN AND EMERGENCY LIGHT
 11 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- 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.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
 STRUCTURE (ENCLOSED)
 STRUCTURE (CANOPY)
 L/UL SPACE (LIGHT GOODS VEHICLE)
 INGRESS / EGRESS

PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

 PROPOSED TEMPORARY
EATING PLACE (RESTAURANT)
FOR A PERIOD OF 3 YEARS

SITE LOCATION

 VARIOUS LOTS IN D.D. 102 AND
ADJOINING GOVERNMENT LAND,
SAN TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY OL DATE 30.8.2022

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001

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



By Fax (2323 3662) and Post
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.

本函檔號 Your Reference DD102 Lot 196 & VL
本署檔號 Our Reference () in TPB/A/YL-ST/621
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

21 September 2022

R-riches Property Consultants Limited
208F, Kat Hing Wai
Kam Tin, New Territories,
Hong Kong
(Attn.: Orpheus LEE)

Dear Sir/Madam,

**Compliance with Approval Condition (g)
Submission of Fire Service Installations Proposal**

**Proposed Temporary Eating Place for a Period of 3 Years in "Village Type Development"
Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/621)**

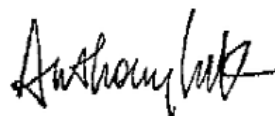
I refer to your letter dated 30.8.2022 regarding the submission of a fire service installations proposal for compliance with approval condition (g) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. WONG Ho Yin (Tel.: 2733 7737) or Mr. LI Leong Kiu (Tel: 2733 7781) of the Fire Services Department directly.

- 2 -

Yours faithfully,



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

C.C.

D of FS
CTP/TPB(2)
Site Record

(Attn.: Mr. WONG Ho Yin)

AL/CC/AC/bt

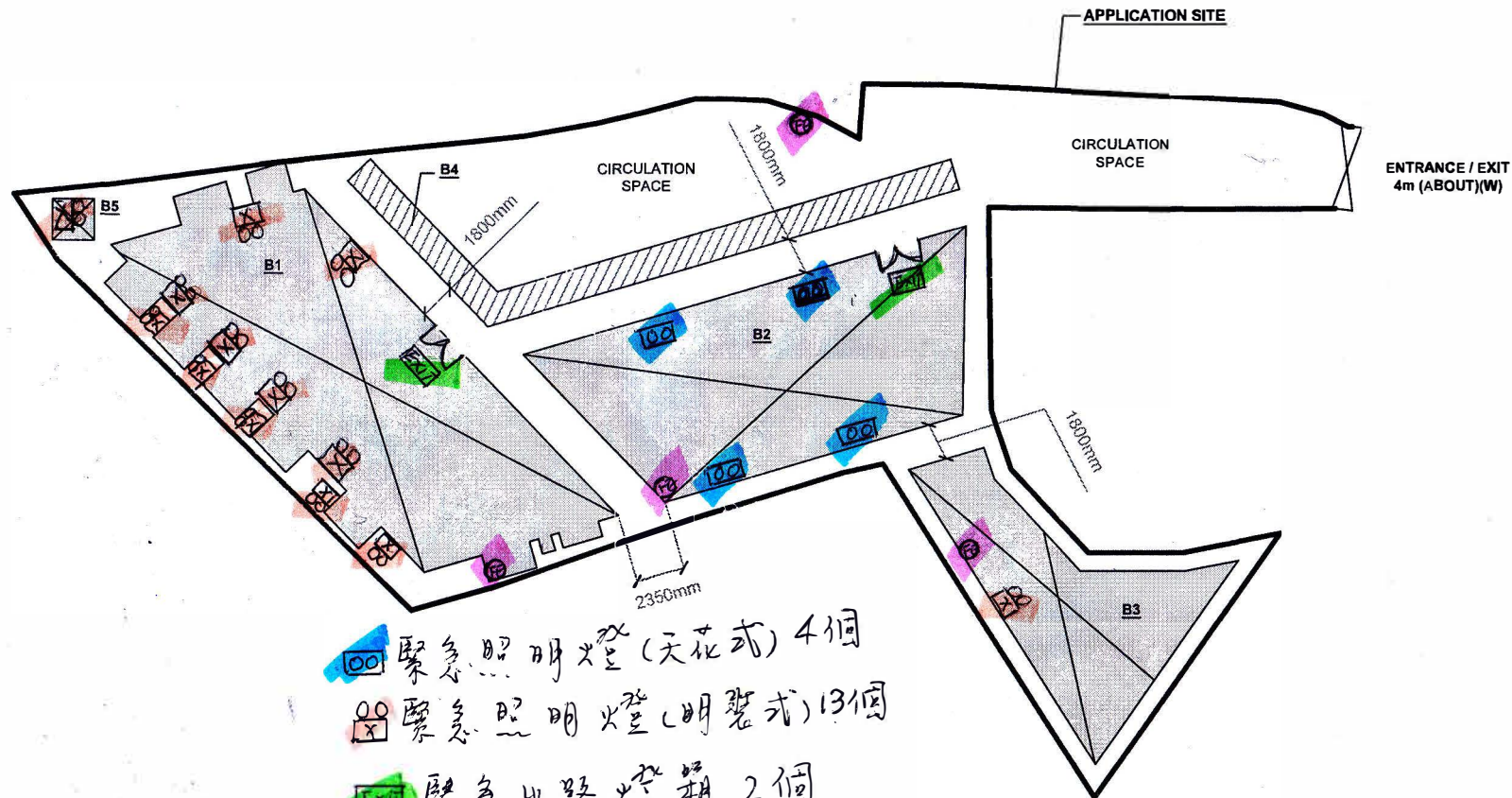
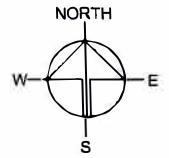
Appendix**Detailed Comments of D of FS**

1. Licensing requirement would be formulated upon receipt of formal application via the Licensing Authority.
2. The installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 999 m ²	(ABOUT)
COVERED AREA	: 522 m ²	(ABOUT)
UNCOVERED AREA	: 477 m ²	(ABOUT)
PLOT RATIO	: 0.52	(ABOUT)
SITE COVERAGE	: 52 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 522 m ²	(ABOUT)
TOTAL GFA	: 522 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RESTAURANT, WASHROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RESTAURANT, KITCHEN	165 m ² (ABOUT)	165 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS	83 m ² (ABOUT)	83 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	COVERED WALKWAY	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		522 m ² (ABOUT)	522 m ² (ABOUT)	



緊急照明燈 (天花式) 4個
 緊急照明燈 (明裝式) 13個
 緊急出口燈箱 2個
 4kg 乾粉式滅火筒 4個

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	ENTRANCE / EXIT

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
EATING PLACE (RESTAURANT)
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 102 AND
ADJOINING GOVERNMENT LAND,
SAN TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY	DATE
MN	31.5.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.	VER.
001	001

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

Name of Client 顧客姓名

Address 地址

新界元朗新田 丈量約份第102約地段第196號(部份)、第197號及第199號餘段和毗連的政府土地

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	Portable Fire Extinguishers		Supply & Install: 4 x 4kg Dry Powder type(F.E.)	Conforms with FSD requirements	25/07/2024

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature:



Name: NG SUET FUNG

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

吳雪峰

Telephone:

聯絡電話

Date:

日期

26/07/2024

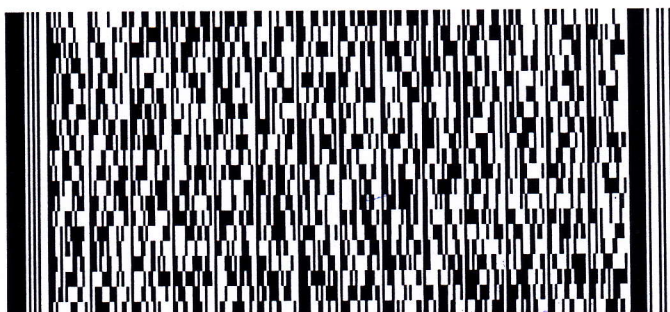
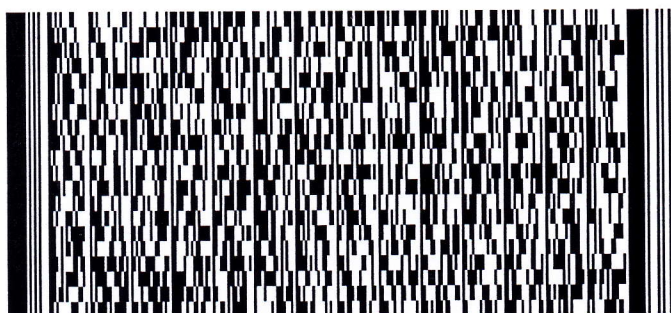
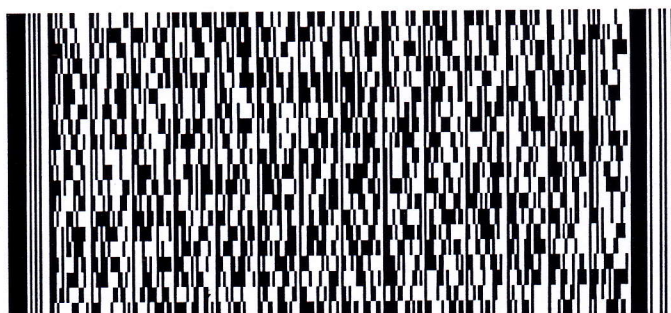
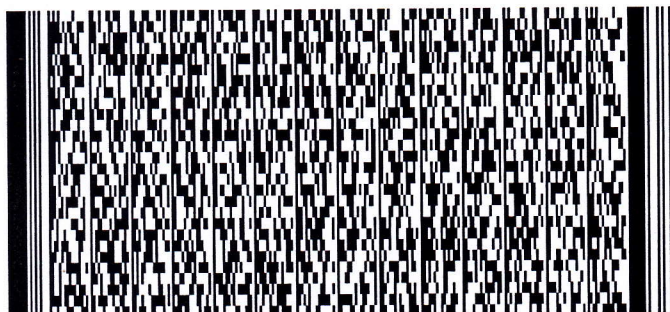
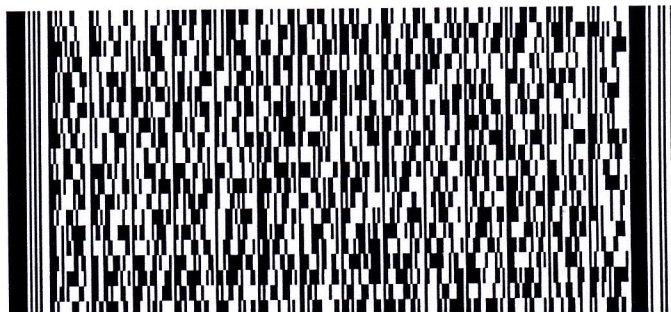
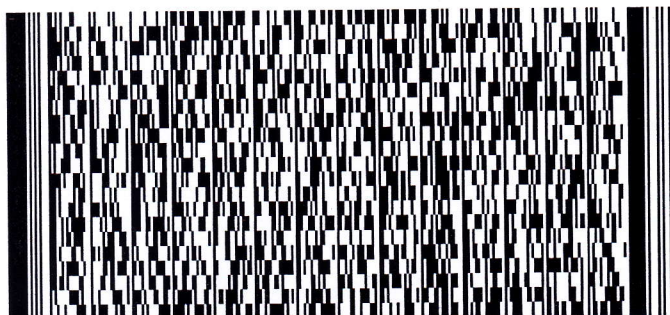
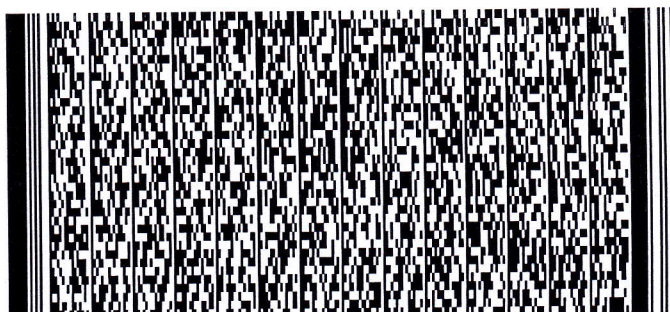
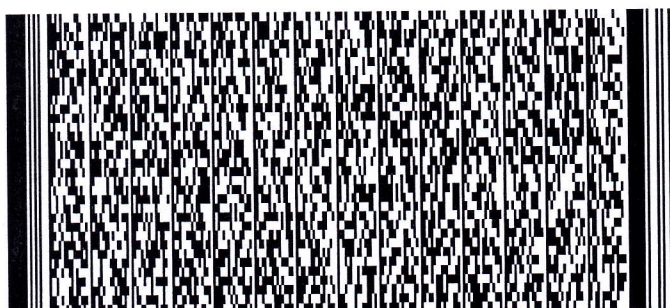
For FSD use only

Inspected
Key-in
Verified

Serial Number

30229007026

Name of Client 顧客姓名



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

FSD Ref.:

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Address 地址

新界元朗新田 丈量約份第102約地段第196號(部份)、第197號及第199號餘段和毗連的政府土地

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
11	Emergency Lighting		Supply & Install: 4 x "a&b"TS-EL2053R	Conforms with FSD requirements	25/07/2024
11	Emergency Lighting		Supply & Install: 13 x "a&b"TS-EL2053	Conforms with FSD requirements	25/07/2024

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項，應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:

受權人簽署

Name:

姓名

NG SUET FUNG

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Shun Cheong Fire
Prevention Engineering Co.

Telephone:

聯絡電話

Date:

日期

26/07/2024

For FSD
use only

Inspected

Key-in

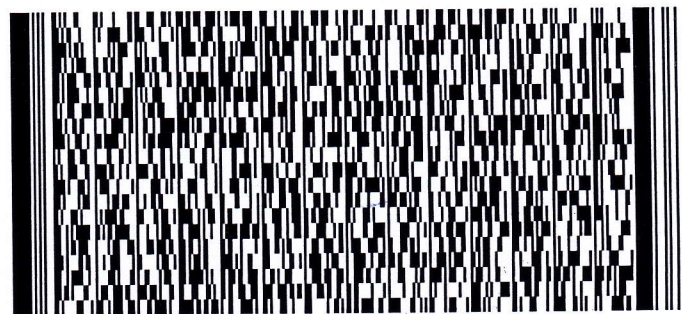
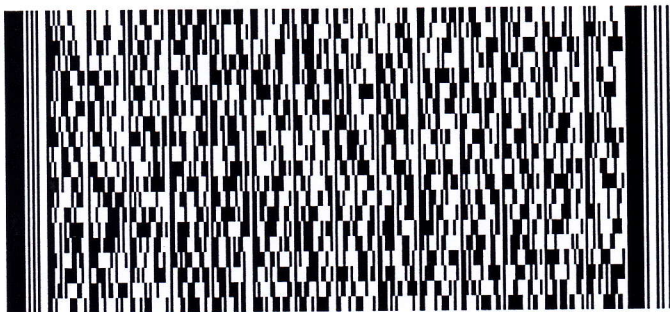
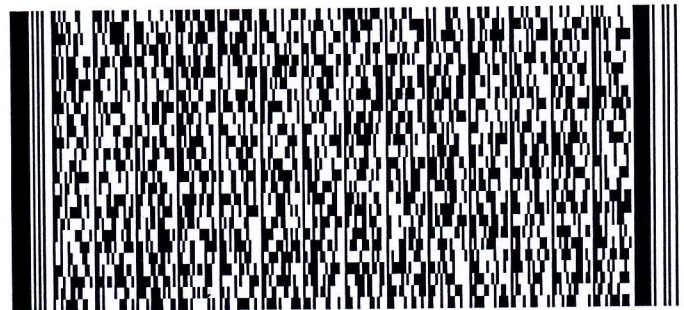
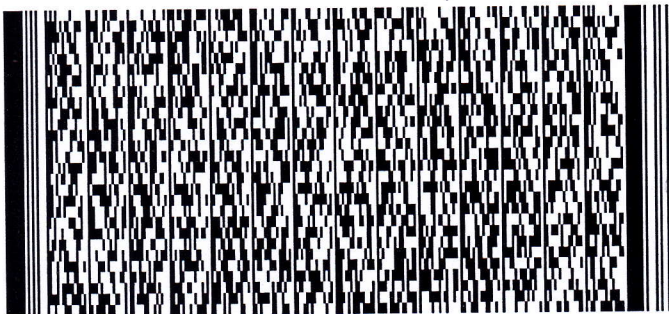
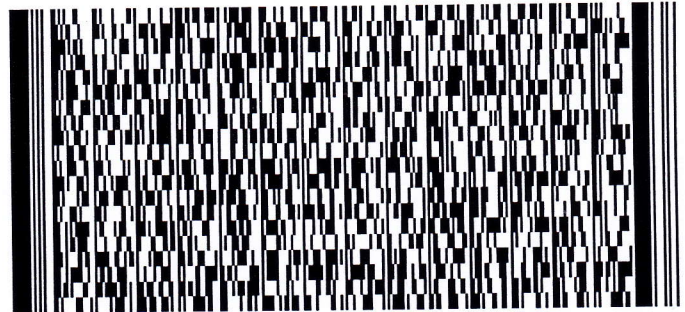
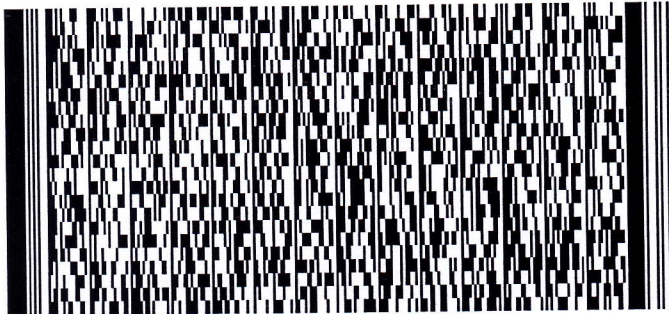
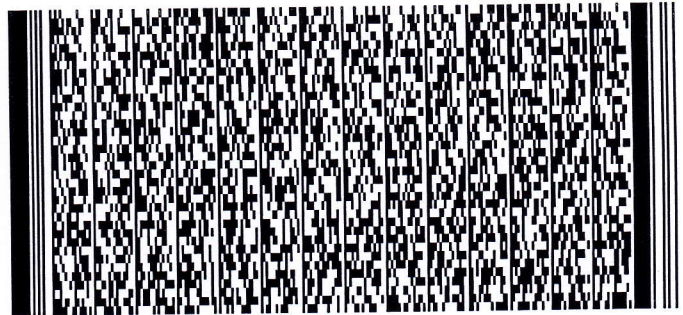
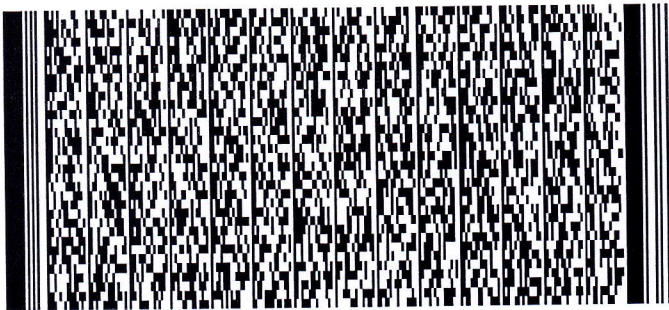
Verified



Serial Number

20220008257

Name of Client 顧客姓名



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

Name of Client 顧客姓名

Address 地址

新界元朗新田 丈量約份第102 約地段第196號(部份)、第197號及第199號餘段和毗連的政府土地

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

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
12	Exit Signs		Supply & Install: 3 x Exit Signs Box	Conforms with FSD requirements	25/07/2024

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:

受權人簽署

Name:
姓名

NG SUET FUNG

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Shun Cheong Fire
Prevention Engineering Co.

Telephone:

聯絡電話

Date:

日期

26/07/2024

For FSD
use only

Inspected

Key-in

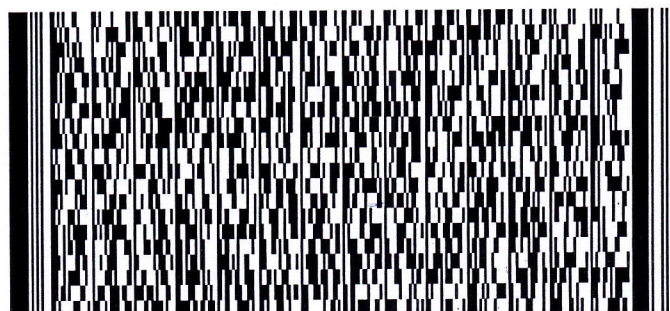
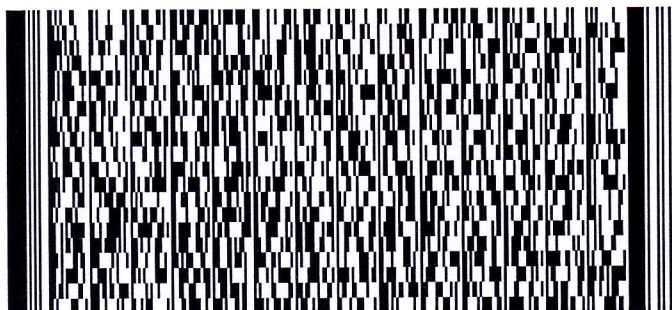
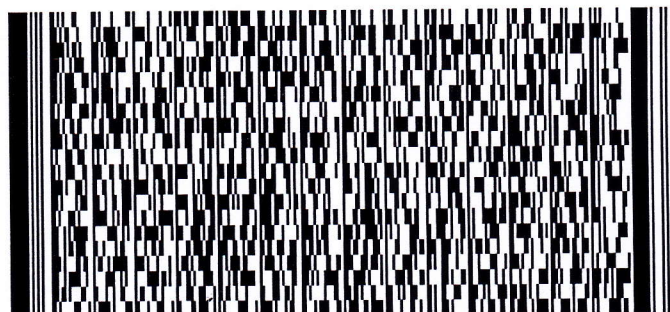
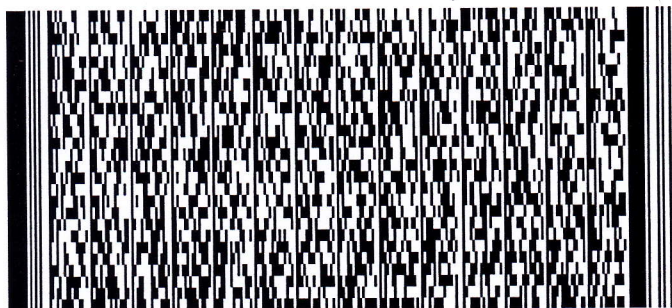
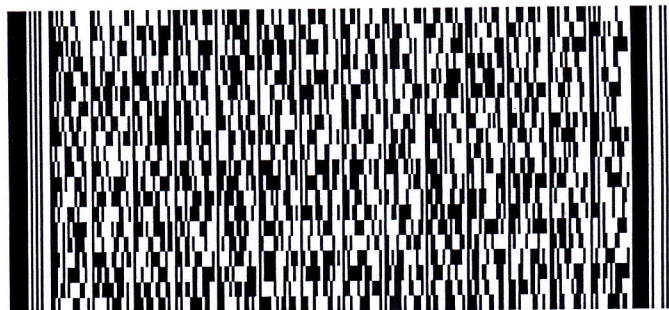
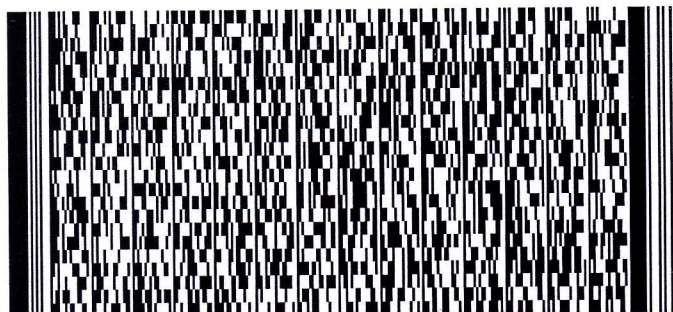
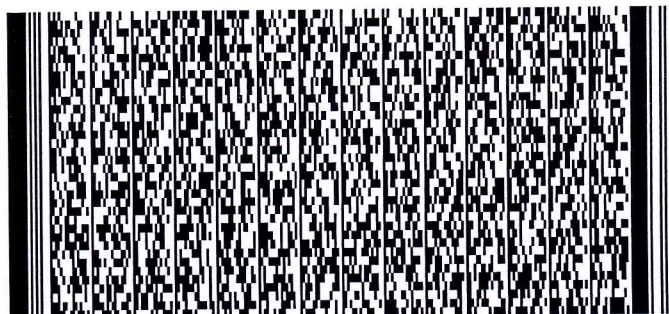
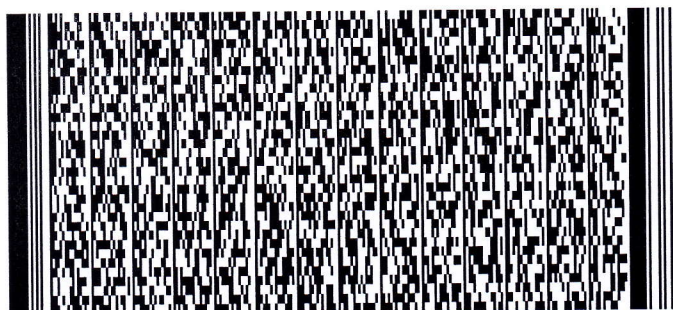
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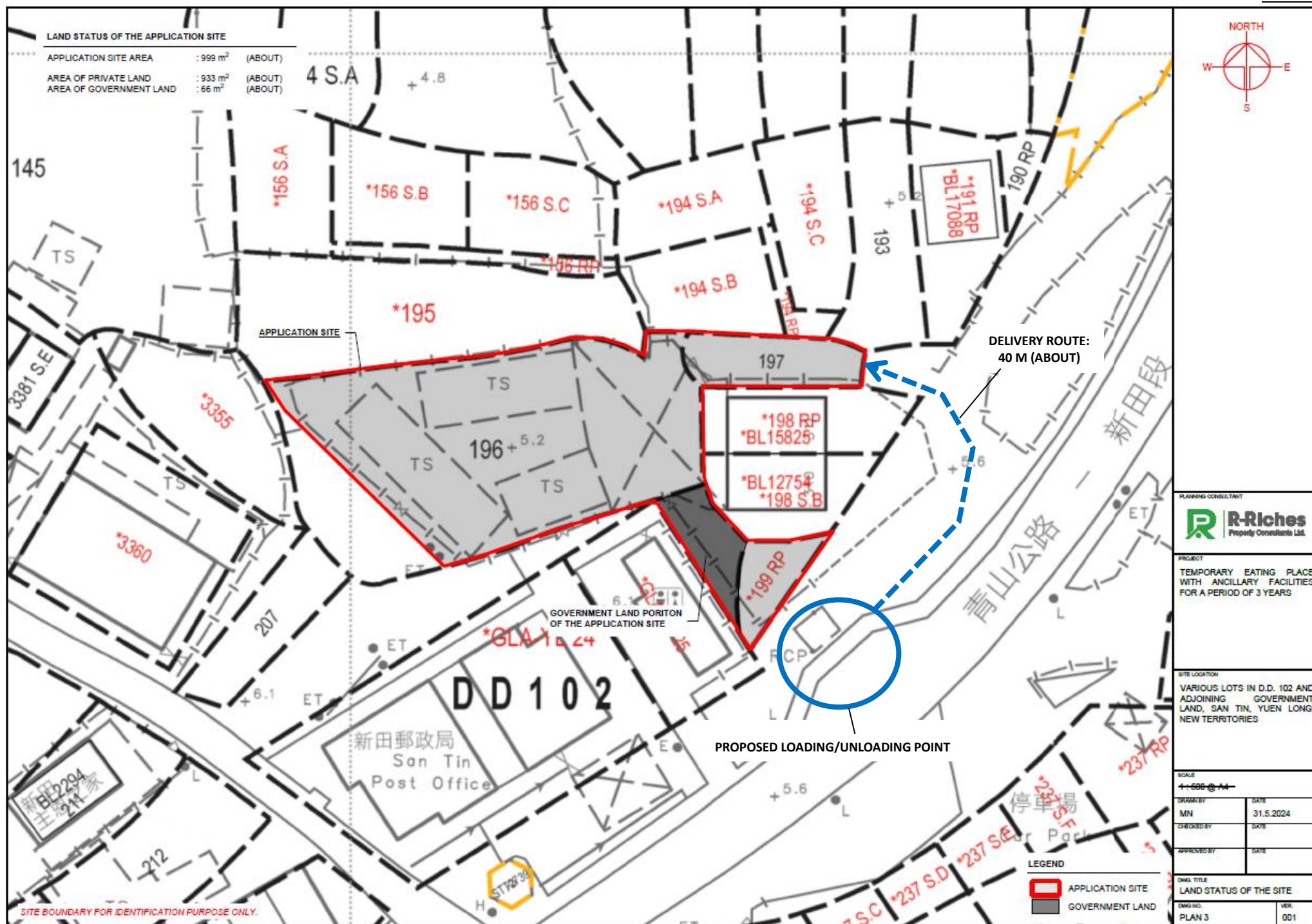


Serial Number

20220008258

Name of Client 顧客姓名





規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



By Fax (2323 3662) and Post
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.

本函檔號 Your Reference DD102 Lot 196 & VL
本署檔號 Our Reference () in TPB/A/YL-ST/621
電話號碼 Tel No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

16 December 2022

R-riches Property Consultants Limited
208F, Kat Hing Wai
Kam Tin, New Territories,
Hong Kong
(Attn.: Orpheus LEE)

Dear Sir/Madam,

**Compliance with Approval Condition (d)
Submission of Drainage Proposal**

**Proposed Temporary Eating Place for a Period of 3 Years in "Village Type
Development" Zone, Lots 196 (Part), 197 and 199 RP in D.D. 102 and
Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/621)**

I refer to your letter dated 3.11.2022 regarding the submission of a responses-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. LEONG Cheung Ching (Tel.: 2300 1432) of the Drainage Services Department directly.

2

Yours faithfully,



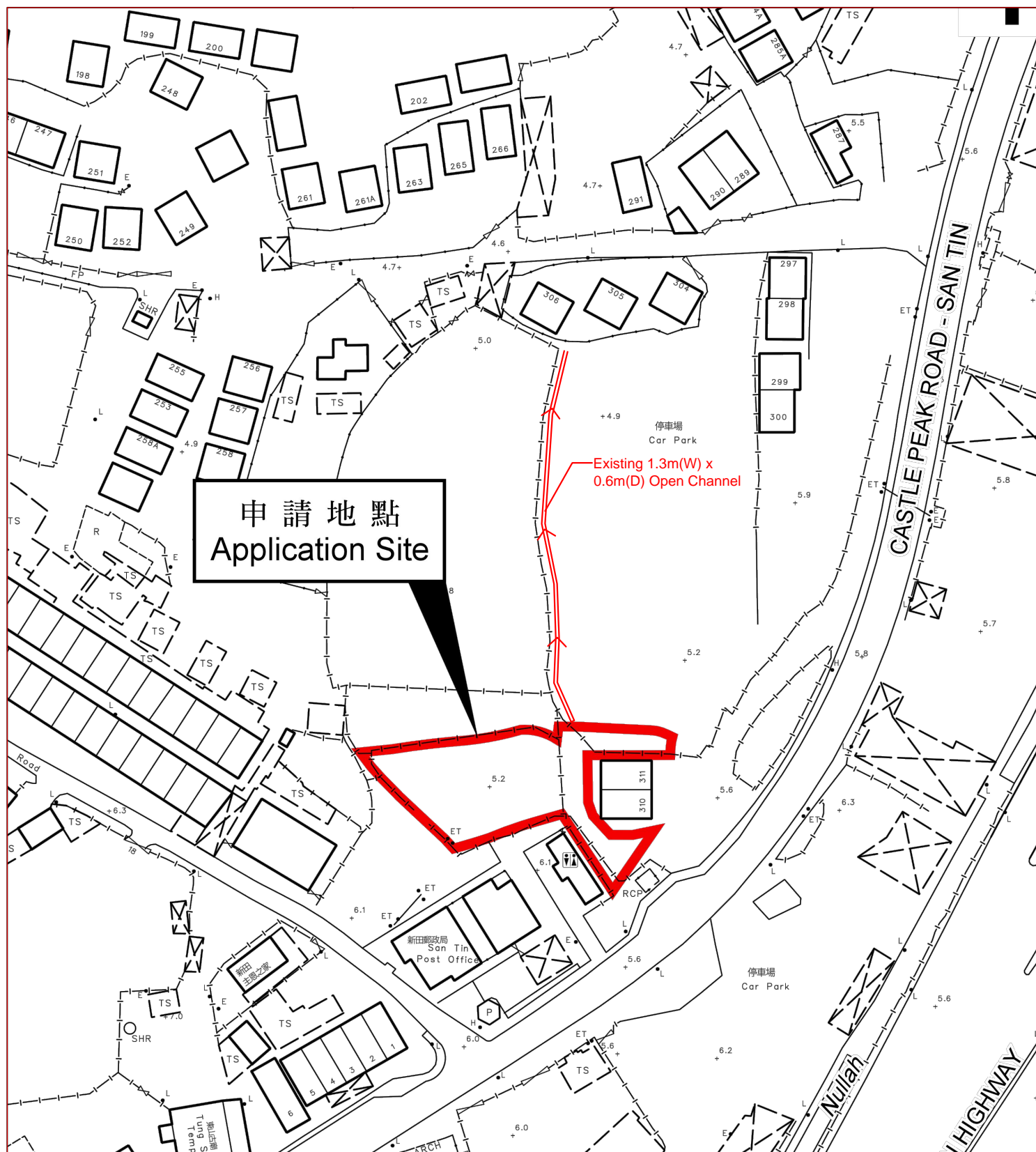
(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(2)
Site Record

(Attn.: Mr. LEONG Cheung Ching)

AL/AC/dl



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Title:

Location Plan

Fig. 1

Drawn by:

DM

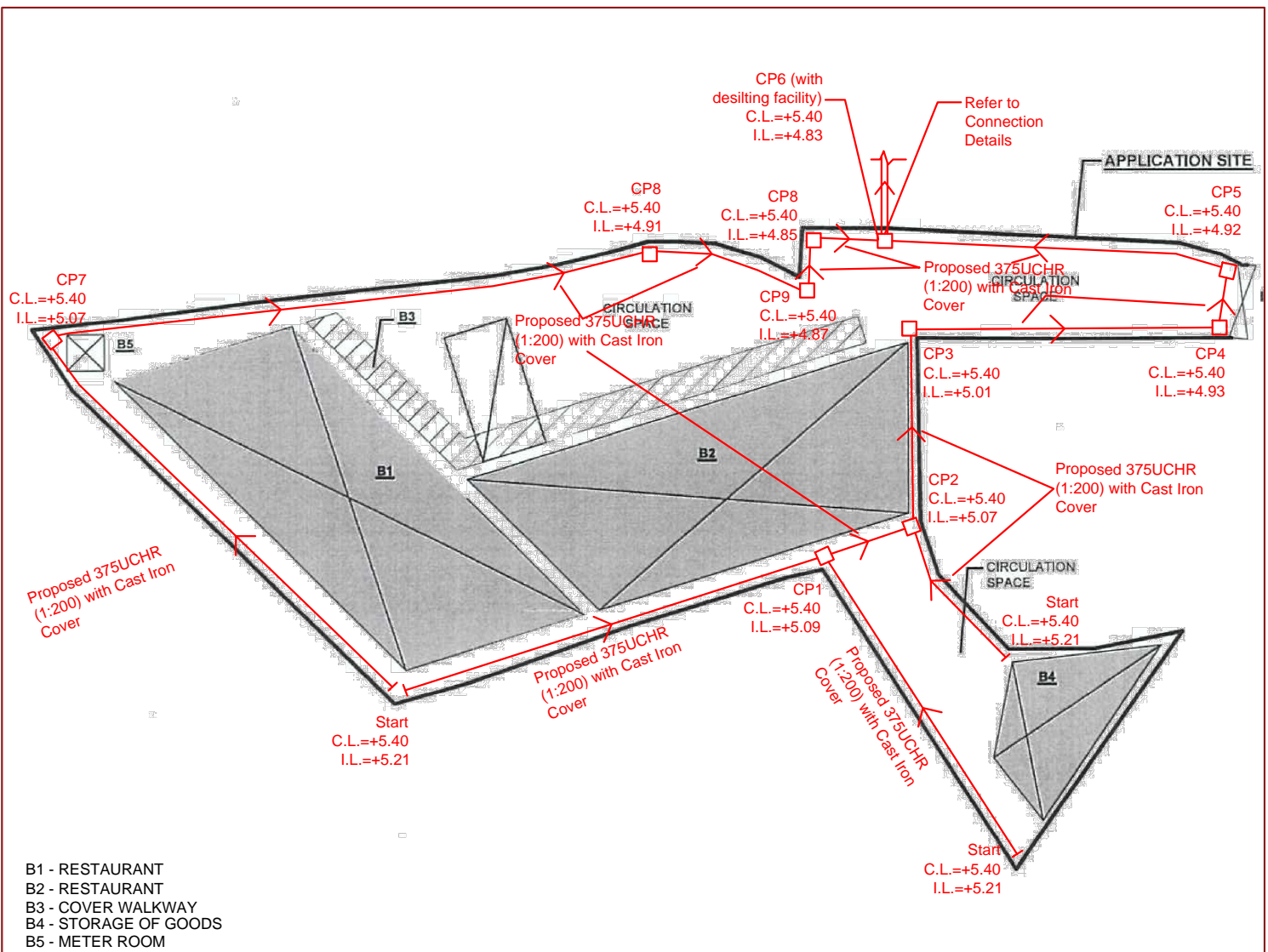
Date:

20-9-2022

Check by:

DM

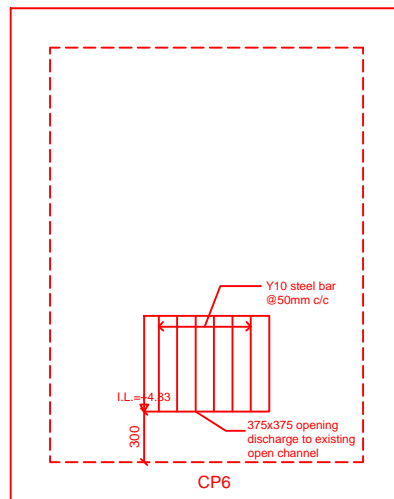
Scale:



SITE AREA = 999 SQ.M
 $Q = 0.278CiA$
 $= 0.278 \times 0.95 \times 250 \times 999 / 1000000$
 $= 0.066 \text{ M}^3/\text{S}$
 $= 3958 \text{ lit/min}$
PROVIDE 375UCHR (1:200) IS OK (FIG. 8.7)

Note:

- Catchpits (CP6) with desilting facility shall follow CEDD standard drawing No. C24061.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Adjacent area which is developed or occupied, which has their stormwater collection system.
- The runoff generated from the site is originally collected by the existing open channel, and there is no change of paving condition, i.e. no extra runoff to the existing open channel.



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Title:

Drainage Proposal

D01

Drawn by:

DM

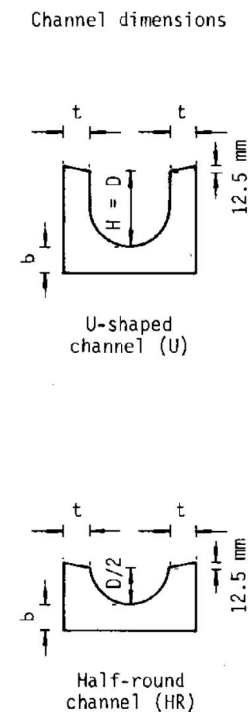
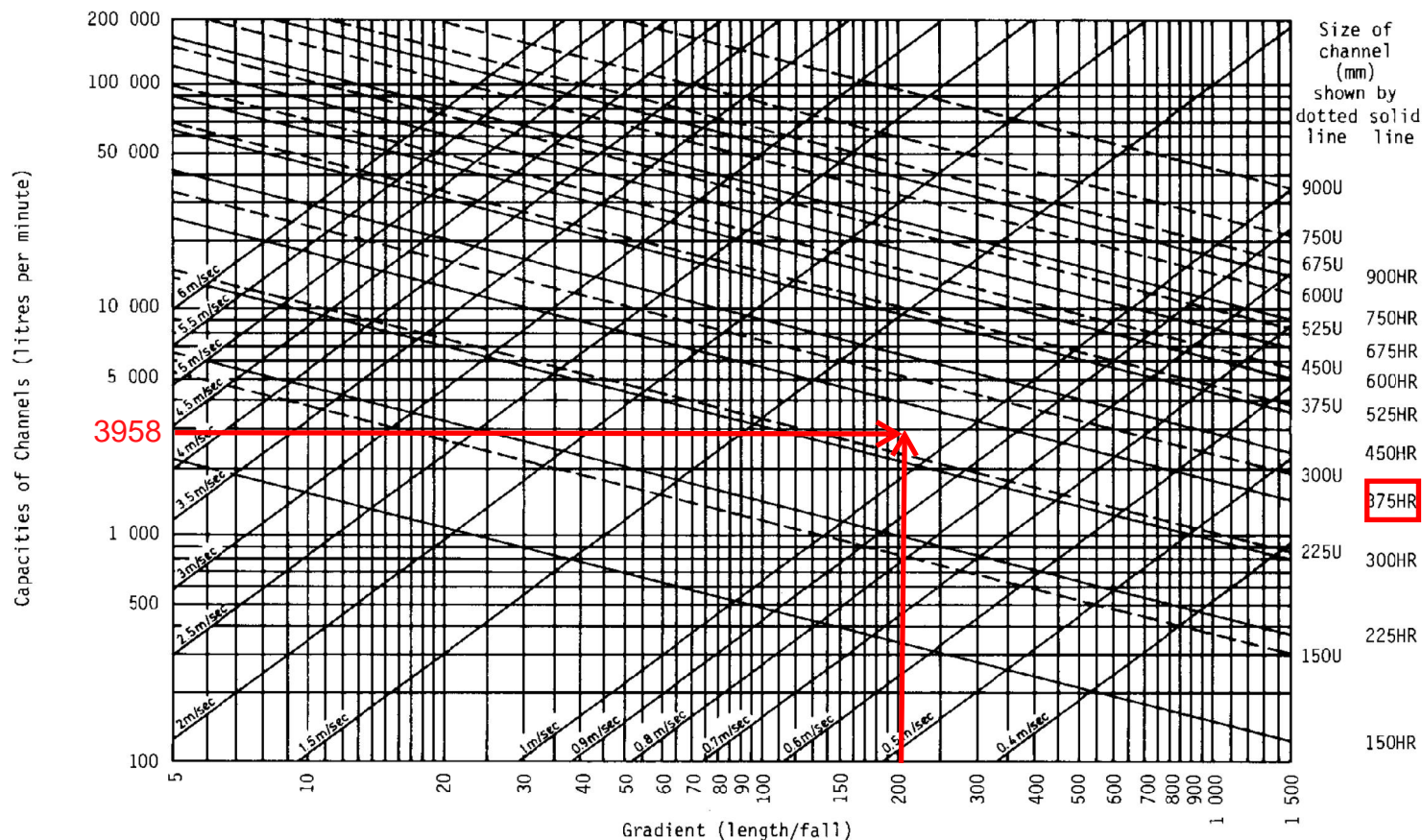
Date:

20-9-2022

Check by:

DM

Scale:



DESIGN METHOD USING CHART

(a) Normal channel Solution

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

Example :

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

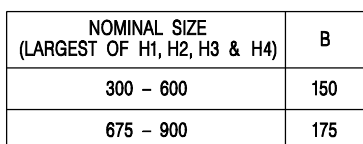
(b) Stepped channel Solution

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


Example :

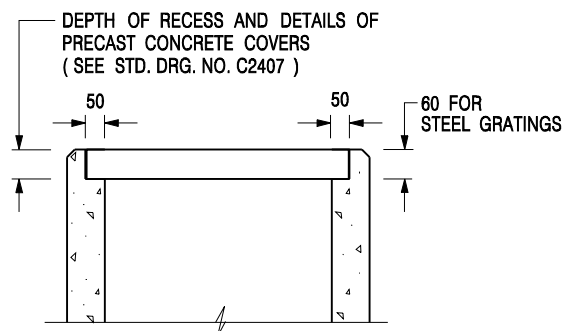
1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

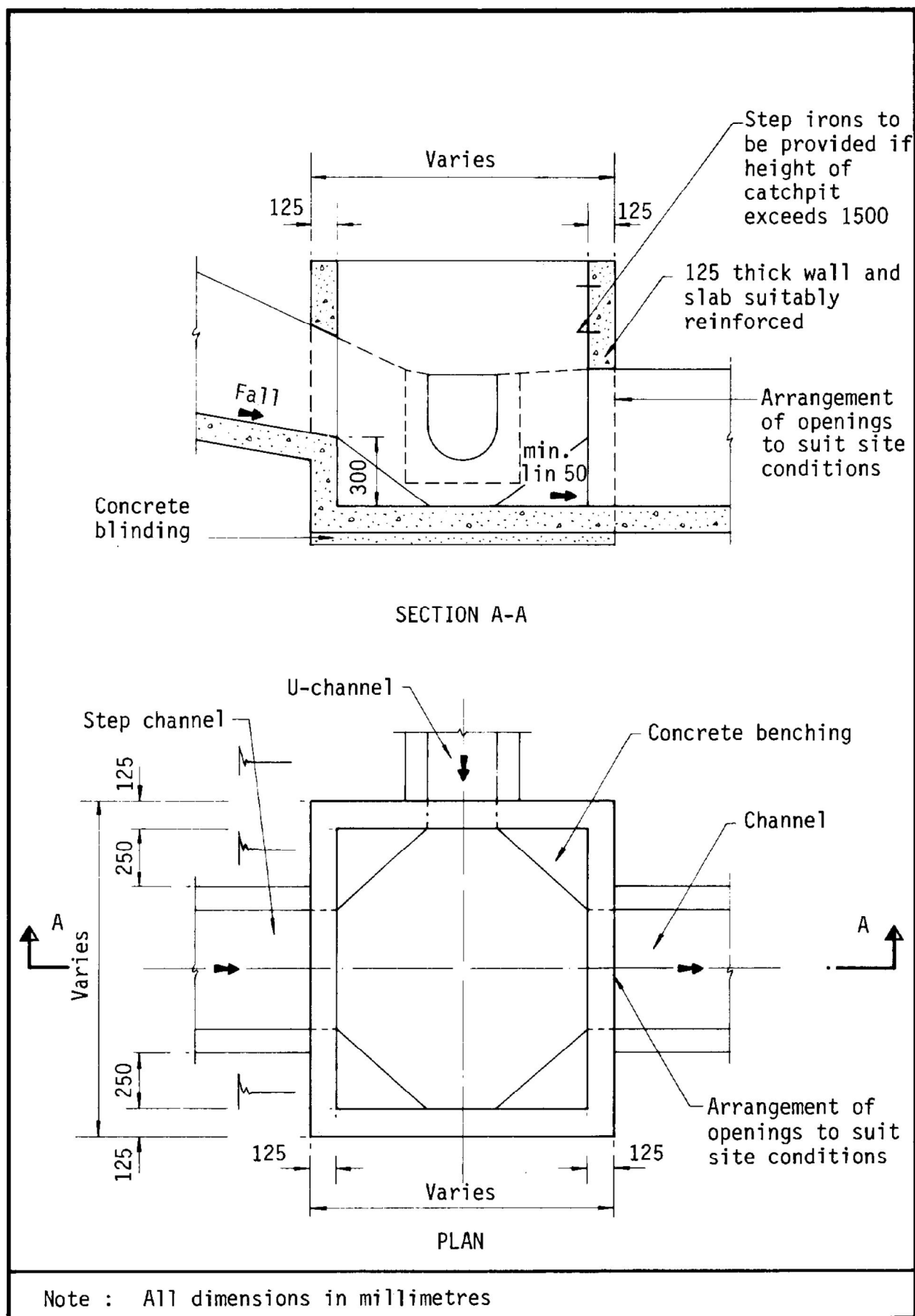
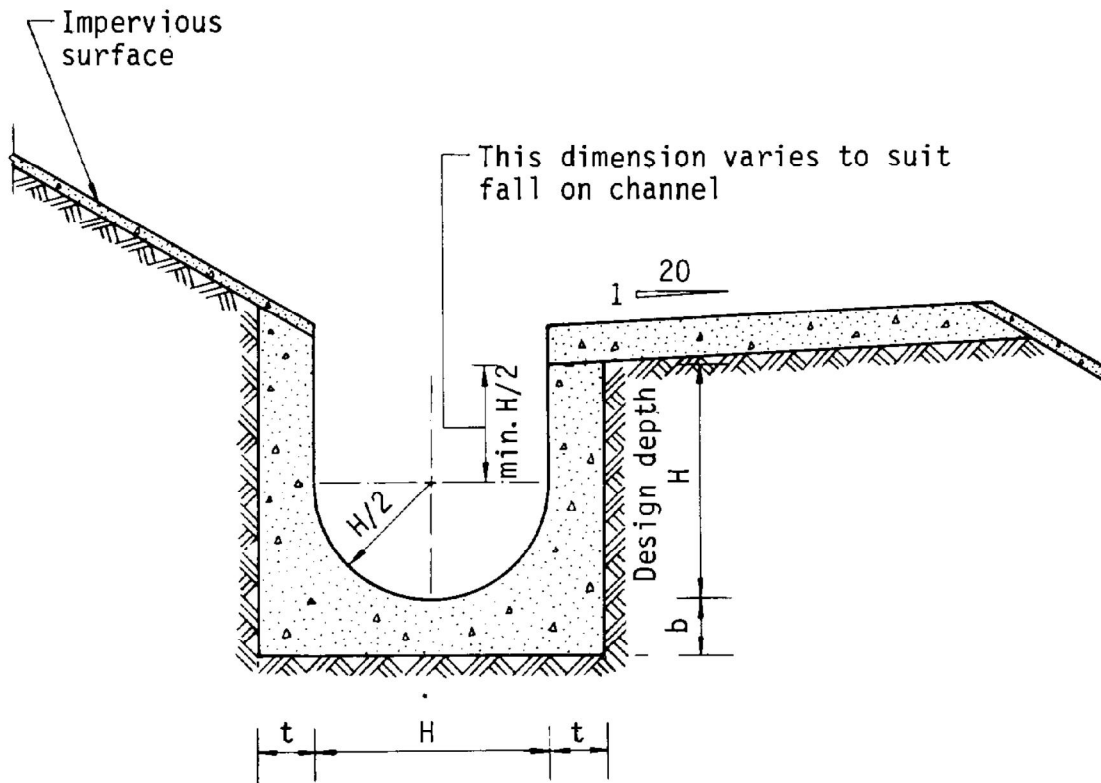


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

ii) Photographic records of the existing drainage facilities (taken on 26/7/2024) are as follows:

