

2023年 7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。

This document is received on 21 JUL 2023.
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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

2301959 19/7 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-KIS/772
	Date Received 收到日期	21 JUL 2003

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

1. Name of Applicant 申請人姓名/名稱

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

R-riches Asset Management Limited 盈匯資產管理有限公司

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 341, 342, 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 4,683 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1,663 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" Zone
(f) Current use(s) 現時用途	Partially occupied by shop and services and eating place and partially vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on
10/07/2023 (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 10/07/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one "✓".

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding container vehicle) with Ancillary Facilities for a Period of 5 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 1,663 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.36 ☒ About 約
- Proposed site coverage 擬議上蓋面積 22 % ☒ About 約
- Proposed no. of blocks 擬議座數 15
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 to 2 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 3 to 7.2 m 米 ☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)☒ other(s) 其他

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

☐ Open space 休憩用地☐ private open space 私人休憩用地☐ public open space 公眾休憩用地

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STORY)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STORY)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B12	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B14	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		1,819 m ² (ABOUT)	1,663 m ² (ABOUT)	

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	Proposed use(s)
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)	[擬議用途]
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STORY)	
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)	
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)	
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STORY)	
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)	
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STORY)	
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)	
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	
B12	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)	
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	
B14	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STORY)	
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	
TOTAL		1,819 m ² (ABOUT)	1,663 m ² (ABOUT)		

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

Parking, loading/unloading space, water features and circulation area

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Dec 2023

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Kam Sheung Road via a local access</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 28</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 2</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>

9. 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			

10. 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。

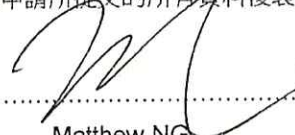
Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署


Matthew NG

Name in Block Letters
姓名（請以正楷填寫）

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

Planning and Development Manager

Position (if applicable)
職位（如適用）

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

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

MRTPI MPPI CMILT

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

19/07/2023

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 341, 342 and 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	4,683 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. : S/YL-KTS/15		
Zoning 地帶	"Residential (Group C)" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding container vehicle) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,663 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	15	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 to 7.2 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 to 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	28
	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)	28 (PC) / / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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)	/ / 2 (LGV) / / /

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"/>
Location plan, Zoning plan, Plans showing the land status/24-hour operated area of the application site,		
Swept path analysis, FSIs proposal, Drainage proposal		
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 checked="" type="checkbox"/>
Photographic record of the existing footpath and street furniture		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories (the Site)* for '**Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding container vehicle) with Ancillary Facilities for a Period of 5 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site falls within an area predominated by residential use (i.e. Noble View and Kat Hing Garden, etc.). With the increase in local residents and workers in Kam Tin Area, there is growing demand for various commercial and recreational facilities in the area. The proposed development could alleviate the pressing demand for retail shop, service trade, restaurant, gym facilities and parking spaces in the area. As the Site is located at a popular tourism destination with several tourist attractions, the proposed development could benefit the local economy by creating additional local employment opportunities.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, '*Shop and Services*', '*Eating Place*', '*Place of Recreation, Sports or Culture*' and '*Public Vehicle Park (Excluding Container Vehicle)*' are column 2 uses within the "R(C)" zone, which requires permission from the Board.
- 2.2 Although the Site falls within an area zoned as "Residential (Group C)" ("R(C)"), the Site is currently owned by Tso Tong and it is difficult to develop the Site for residential use. The proposed development will be able to better utilize precious land resources. The Site is subject of several previously approved S.16 planning applications for '*shop and services*', '*eating place*' and '*place of entertainment*' uses were approved by the Board between 2017 and 2022, details are as follow:

Shop and Services

- 2.3 The Site is the subject of two previously approved applications (No. A/YL-KTS/737 and A/YL-KTS/812) for the '*shop and services*' uses applied by the same applicant. The latest

application (No. A/YL-KTS/812), submitted by the same applicant for 'shop and services' use, was approved by the Board on a temporary basis in 2019 and the planning approval is still valid until 22/2/2024.

Eating Place

- 2.4 A minor Portion of the Site was the subject of two previous applications (Nos. A/YL-KTS/830 and A/YL-KTS/929) for 'eating place' use, which were approved by the Board on a temporary basis in 2019 and 2022 respectively. The latest application (No. A/YL-KTS/929) is still valid until 1/11/2025.

Place of Entertainment

- 2.5 A minor portion of the Site was the subject of a previous application (No. A/YL-KTS/829) for 'place of entertainment' use, which was approved by the Board on a temporary basis in 2019.
- 2.6 Since various planning applications were previously approved by the Board, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "R(C)" zone. The proposed scheme is intended to consolidate all operations into one application under the current application for holistic operation management. The applicant has complied with all approval conditions of the previous application (No. A/YL-KTS/812), details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTS/812		Date of Compliance
(f)	The implementation of the approved modification work proposal of the existing public footpath and associated street furniture	6/9/2019
(g)	The submission of drainage proposal	13/5/2021
(h)	The implementation of drainage proposal	15/6/2021
(j)	The submission of fire service installations (FSIs) proposal	6/9/2019
(k)	The implementation of FSI proposal	16/10/2020

- 2.7 When compared with the previous S.16 planning application (No. A/YL-KTS/812), the applicant would like to combine the application site of A/YL-KTS/812 and the western portion (*i.e. Lot 350 (Part) in D.D.109*) to alleviate the pressing demand for the applied uses to bring

convenience to the nearby locals. In support of the application, the applicant submitted a drainage proposal, a FSIs proposal and photographic records of the existing public footpath and associated street furniture to support the current application (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 4,683 m² (about) (**Plan 3**). A total of 15 structures are provided at the Site for shop and services, eating places, place of recreation, sports or culture (fitness centre), guardroom, washroom, fire service water tank and panel, meter rooms and store room and caretaker office with total GFA of 1,663 m² (**Plan 4**). The Site is accessible from Kam Sheung Road via a local access by vehicle, while pedestrian accesses are provided at the eastern, southern and western boundary of the Site (**Plans 1 and 4**). Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	4,683 m ² (about)
Covered Area	1,019 m ² (about)
Uncovered Area	3,664 m ² (about)
Plot Ratio	0.36 (about)
Site Coverage	22% (about)
Number of Structure	15
Total GFA	1,663 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,663 m ² (about)
Building Height	3m to 7.2m (about)
No. of Storey	1 to 2

- 3.2 When compared with the previously approved application (No. A/YL-KTS/812), the current application combined the existing structures (i.e. structures B1 to B11) of the previous application with addition of 4 proposed structures (i.e. structures B12 to B15) at the extended portion of the Site to meet the operation needs (**Plan 5**). The loading/unloading (L/UL) spaces provided for the previous application will be relocated to the extended portion of the Site (**Plan 4**). The estimated number of staff working at the Site are 40. It is estimated that the Site would be able to attract not more than 80 visitors per day.

4) Operation Mode

- 4.1 The applicant is the operator of the proposed development (i.e. the Richfield), and all the shops at the Site will be subdivided and rented out for the applied use, details are as follows:

Operation of the Shop and Services / Eating Place

- 4.2 Diverse types of shop and services/eating place are provided at structures B1, B5, B7 to B10, B12 and B14 (Plan 4). The operation hours of the shop and services/eating place are from 07:00 to 21:00 daily, including public holidays. Food and goods to support the daily operation of the Site are transported by 5.5 tonnes truck, hence, only two loading/unloading spaces for LGV is provided at the Site (Plan 4).

Operation of the Place of Recreation, Sports or Culture (Fitness Centre)

- 4.3 Structure B2 will be rented to 24/7 Fitness Hong Kong for operation of the applied use (Plan 4). The operation hours of the fitness centre are 24 hours daily, including public holidays. A 24-hour pedestrian access is designated at the Site to facilitate the operation of the fitness centre (Plan 6). Advanced technology with Smart Face Recognition Terminal is used for identifying individuals and controlling access to the fitness centre. It could offer convenience for the customers to access the facility by using the self-serve system. All the lighting, except for the 24 hour pedestrian access and the ancillary public vehicle park reserved for such use, will be switched off after the operation hours of shop and services / eating place (i.e. 21:00 to 07:00) to minimize the nuisance to the surrounding area.

Operation of the Public Vehicle Park

- 4.4 The operation hours of the public vehicle park are 24-hours daily, including public holiday. Parking spaces for visitors will be rented on hourly/monthly basis. A total of 28 parking spaces are provided for staff and visitors at the Site while 2 loading/unloading (L/UL) spaces are provided for transportation of food and goods, details are shown at Table 3 below:

Table 3 – Parking and L/UL Provision of the Proposed Development

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	10
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	18

Light Goods Vehicle Parking Space - 3.5 m (W) x 7 m (L)	2
--	---

- 4.5 A notice will be posted at a prominent location of the Site to indicated that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period. No vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 4.6 Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 5**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	12	2	1	1	16
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	5	12	1	1	19
Traffic trip per hour (average)	8	8	1	1	10

- 4.7 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.
- 4.8 No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. 2 caretakers will stay overnight at the Site to handle any potential complaint to minimize nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water

Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

- 4.9 The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

5) Conclusion

- 5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage proposal, FSIs proposal and photographic records of the existing public footpath and associated street furniture to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years**'.

R-riches Property Consultants Limited

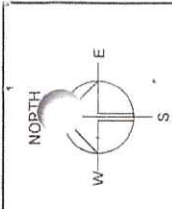
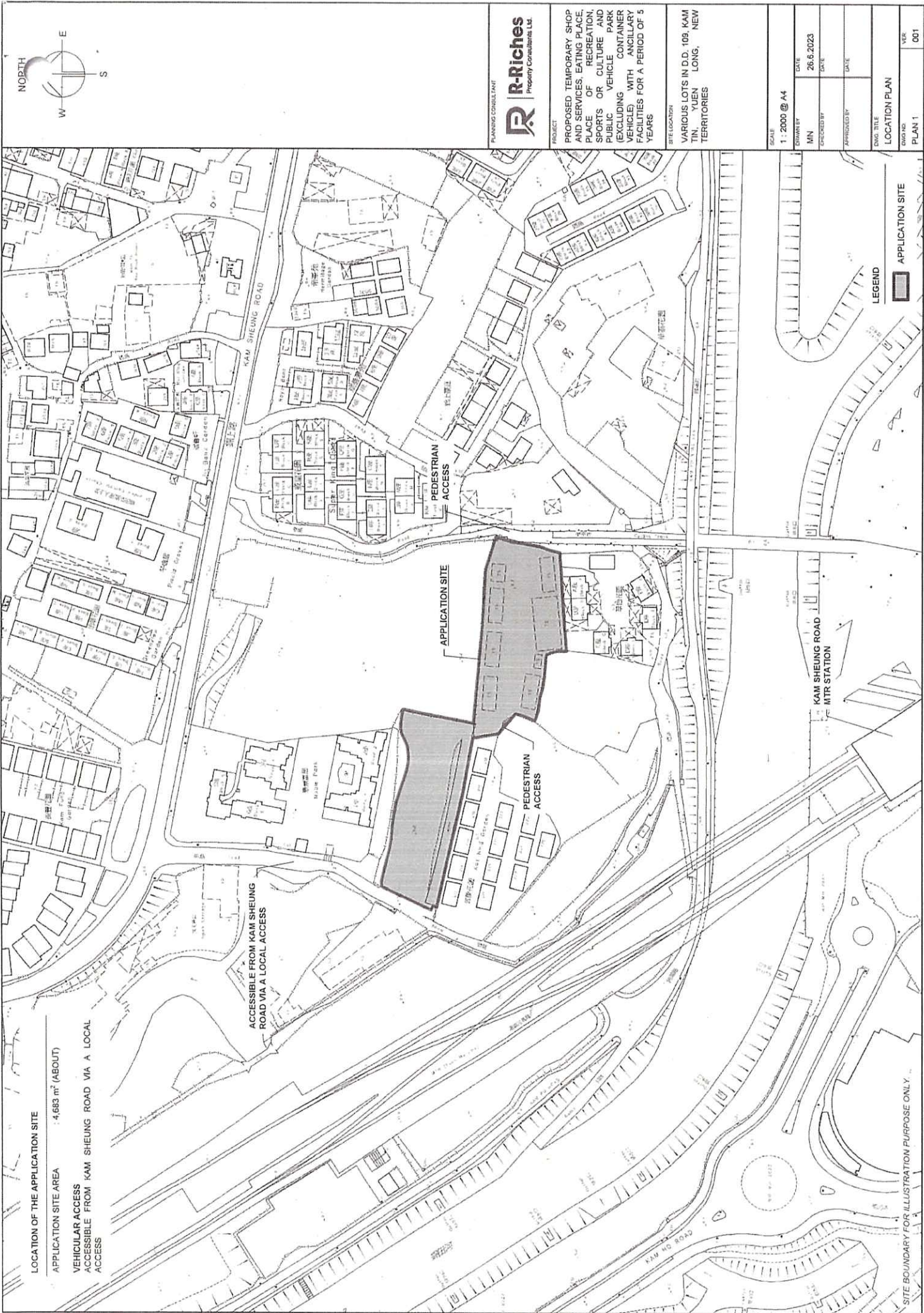
July 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Layout Plan (Structure)
Plan 6	24-Hour Operated Area
Plan 7	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Drainage Proposal
Appendix III	Photographic Records of the Existing Public Footpath and associated Street Furniture



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R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION,
SPORTS OR CULTURE AND
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

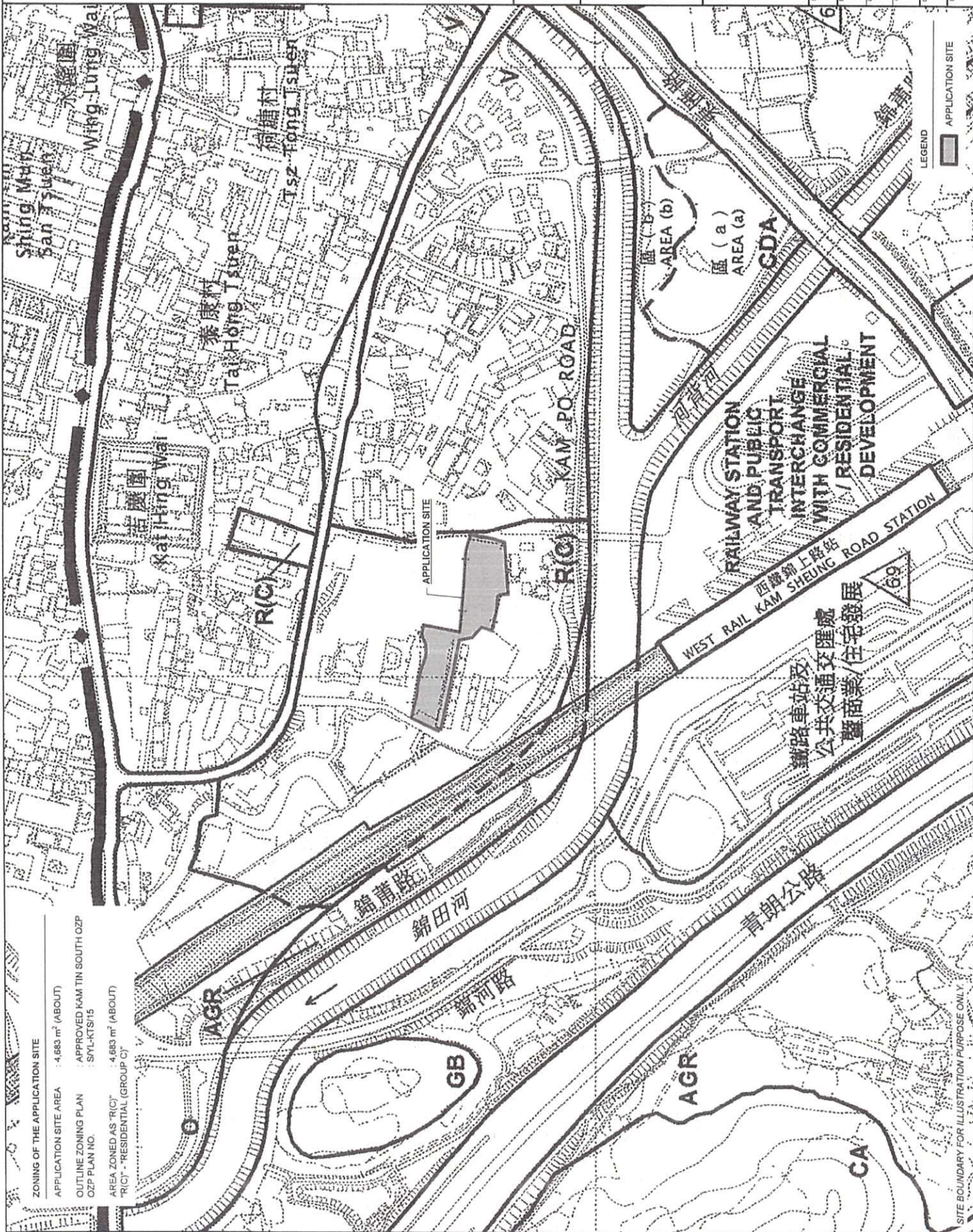
SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE	1: 2000 @ A4
DRAWN BY	DATE
MIN	26.6.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
VER.	001

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS.

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 4000 @ A4

Time

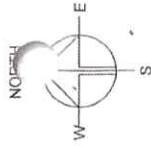
DATE _____

10

ZONING OF THE SITE

Only use these tags: ['p>, 'b>*i>*

PLAN 2



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION,
SPORTS OR CULTURE AND
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

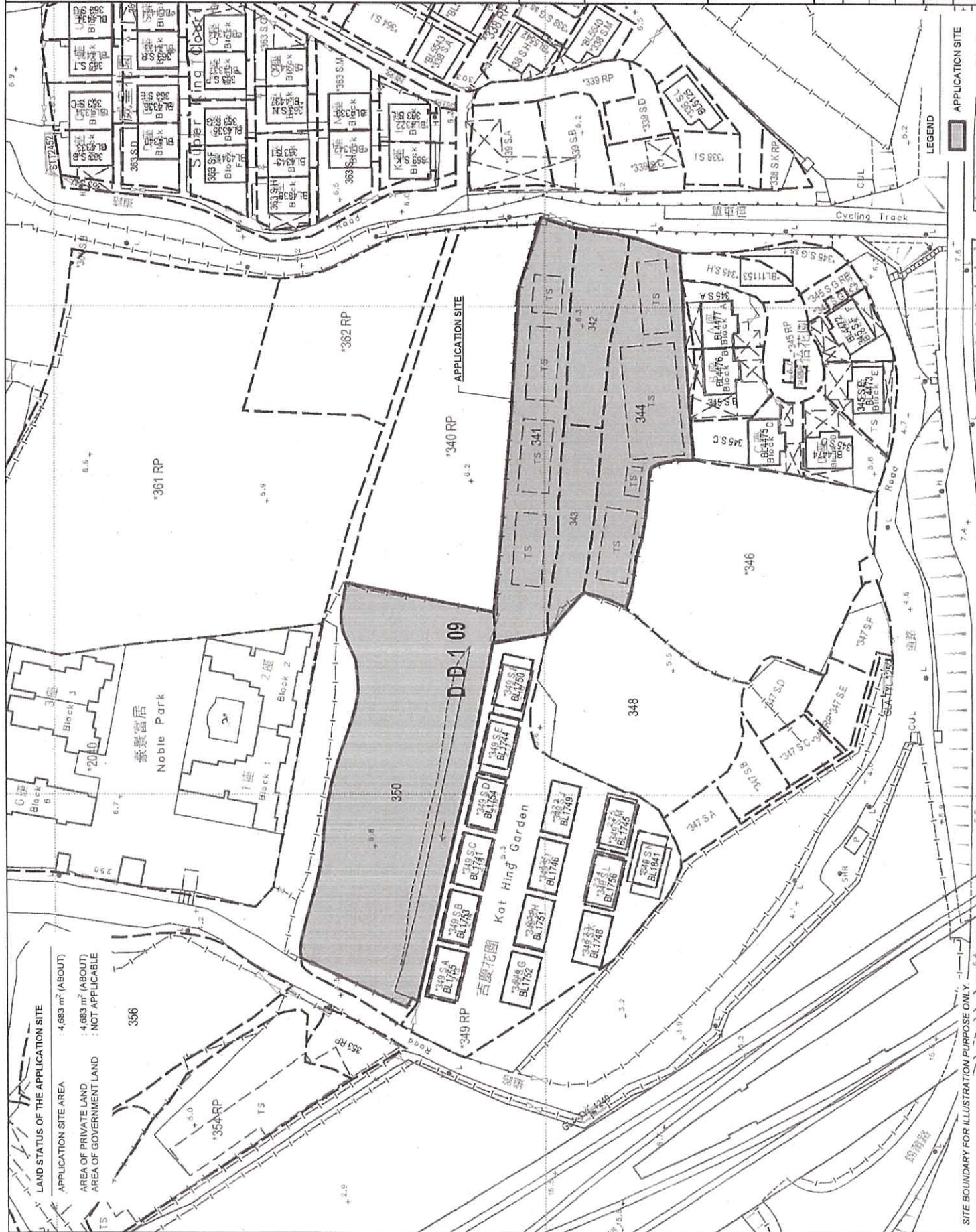
SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1: 1000 @ A4

DATE	DATE
DRAWN BY MN	26.6.2023
CHECKED BY	
APPROVED BY	

DATE	DATE
DRAWN BY	
CHECKED BY	
APPROVED BY	

LAND STATUS OF THE SITE
D.D. 109
PLAN 3
VER 001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,693 m² (ABOUT)
AREA OF PRIVATE LAND : 4,693 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

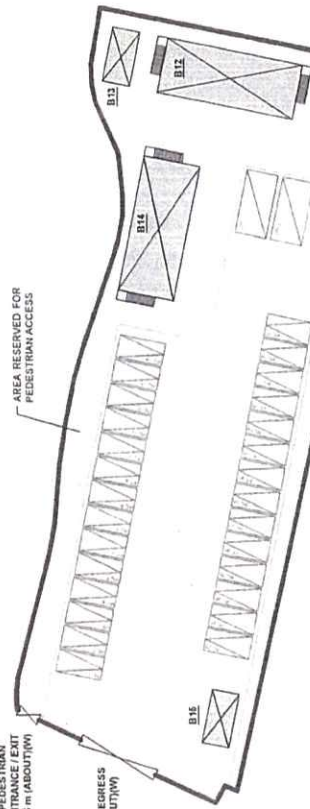
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	4,693 m ²	(ABOUT)
COVERED AREA	1,019 m ²	(ABOUT)
UNCOVERED AREA	3,664 m ²	(ABOUT)
PLOT RATIO	0.36	(ABOUT)
SITE COVERAGE	22 %	(ABOUT)
NO. OF STRUCTURE	15	
DOMESTIC GFA	NOT APPLICABLE	
NON-DOMESTIC GFA	1,663 m ²	(ABOUT)
TOTAL GFA	1,663 m ²	(ABOUT)
BUILDING HEIGHT	3 m - 7.2 m	(ABOUT)
NO. OF STOREY	1 - 2	

PEDESTRIAN ENTRANCE / EXIT 2.1 m (ABOUT)W

INGRESS / EGRESS 8m (ABOUT)W

AREA RESERVED FOR PEDESTRIAN ACCESS



APPLICATION SITE

STAIRCASE TO 1/F

PEDESTRIAN ENTRANCE / EXIT 5 m (ABOUT)W

WATER FEATURES

PEDESTRIAN ENTRANCE / EXIT 4 m (ABOUT)W

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STOREY)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STOREY)
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,019 m ² (ABOUT)	1,663 m ² (ABOUT)	

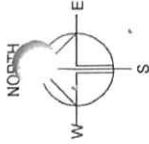
*** GFA OF 1/F
GFA OF G/F
COVERED AREA OF STAIRCASE
TOTAL GFA
: 92 m² (ABOUT)
: 92 m² (ABOUT)
: 8 m² (ABOUT)
: 192 m² (ABOUT)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	28
DIMENSIONS OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	2
DIMENSIONS OF LOADING / UNLOADING SPACE	7 m (L) X 3.5 m (W)

LEGEND

APPLICATION SITE	PEDESTRIAN ENTRANCE / EXIT
STRUCTURE	STAIRCASE
PARKING SPACE (PC)	WATER FEATURES
LOADING / UNLOADING SPACE (LGV)	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 800 @ A4

DRAWN BY

DATE

DATE

DATE

DATE

DATE

DATE

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DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER

001

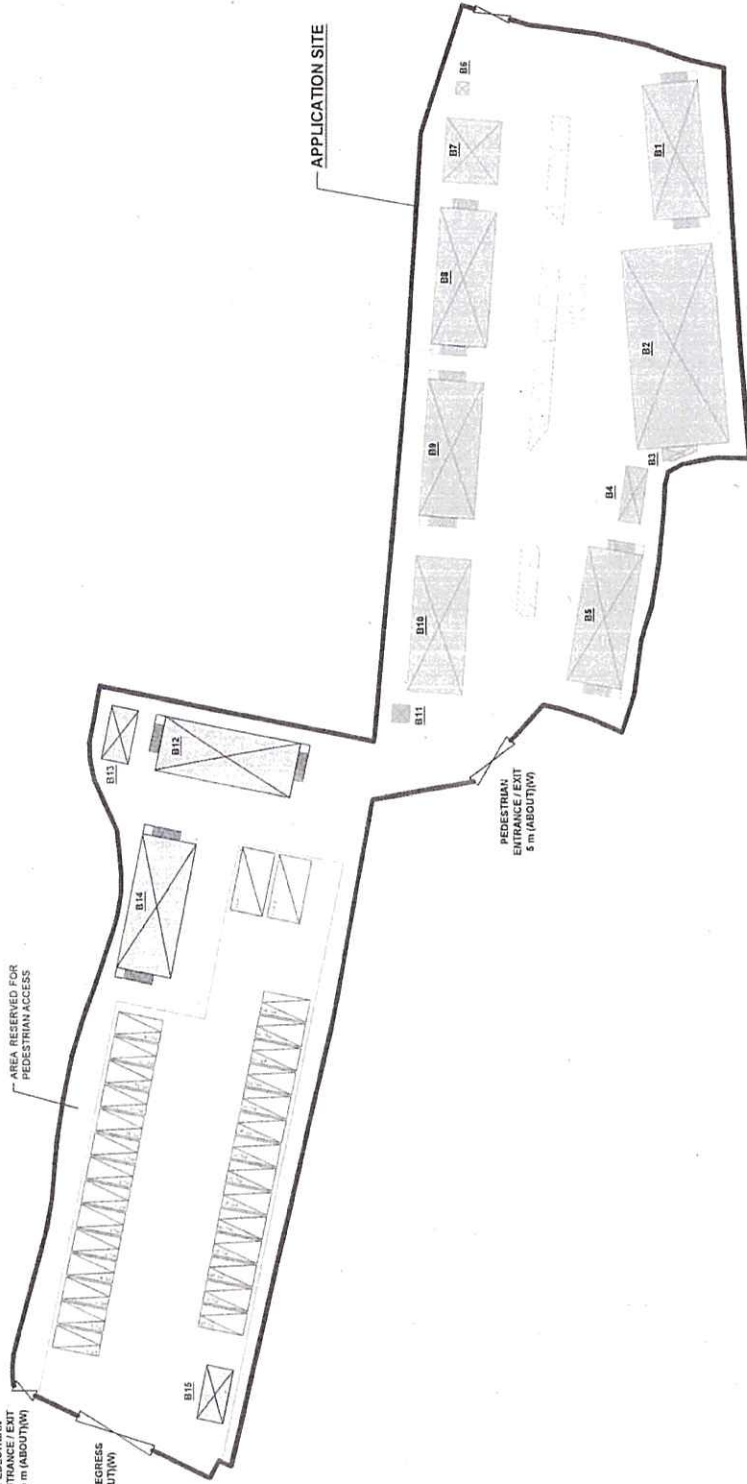
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	4,683 m ²	(ABOUT)
COVERED AREA	1,019 m ²	(ABOUT)
UNCOVERED AREA	3,664 m ²	(ABOUT)
PLOT RATIO	0.36	(ABOUT)
SITE COVERAGE	22 %	(ABOUT)
NO. OF STRUCTURE	15	
DOMESTIC GFA	NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	1,663 m ²	(ABOUT)
TOTAL GFA	1,663 m ²	(ABOUT)
BUILDING HEIGHT	3 m - 7.2 m	(ABOUT)
NO. OF STOREY	1 - 2	

PEDESTRIAN ENTRANCE / EXIT
2.5 m (ABOUT) (W)

INGRESS / EGRESS
3 m (ABOUT) (W)

AREA RESERVED FOR
PEDESTRIAN ACCESS



APPLICATION SITE

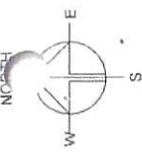
PEDESTRIAN
ENTRANCE / EXIT
5 m (ABOUT) (W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	28
DIMENSIONS OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	2
DIMENSIONS OF LOADING / UNLOADING SPACE	7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN (STRUCTURE)

SHEET NO.

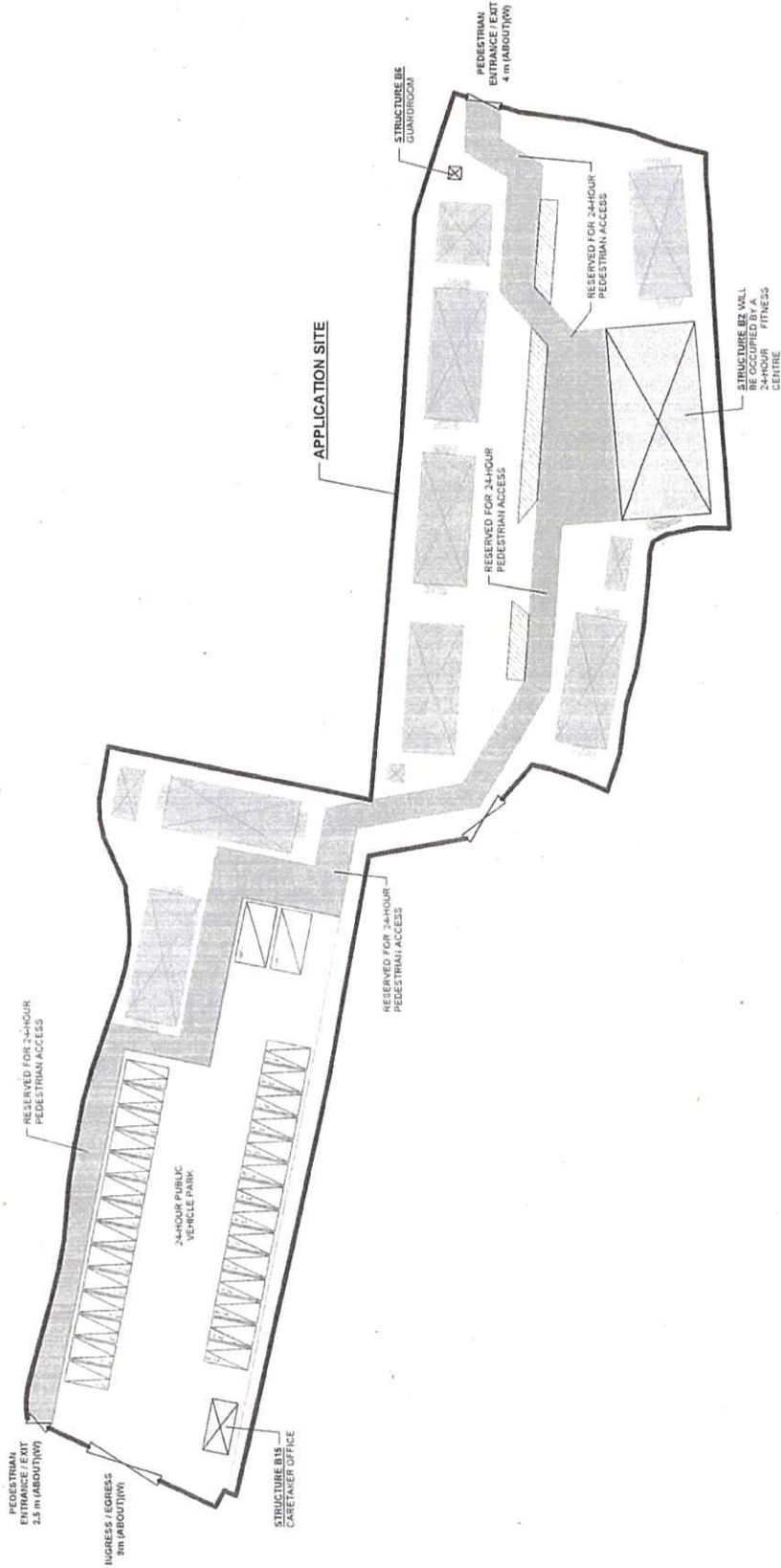
PLAN 5

REV

001

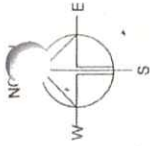
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,653 m ²	(ABOUT)
COVERED AREA	: 1,019 m ²	(ABOUT)
UNCOVERED AREA	: 3,654 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 22 %	(ABOUT)
NO. OF STRUCTURE	: 15	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,653 m ²	(ABOUT)
TOTAL GFA	: 1,653 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m	(ABOUT)
NO. OF STOREY	: 1 - 2	



LEGEND

	APPLICATION SITE
	STRUCTURE (OPERATE FROM 09:00 TO 19:00)
	STRUCTURE (OPERATE 24-HOUR DAILY)
	ACCESS WILL BE OPENED 24-HOUR DAILY
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS



TRAINING CONSULTANT



PROJECT

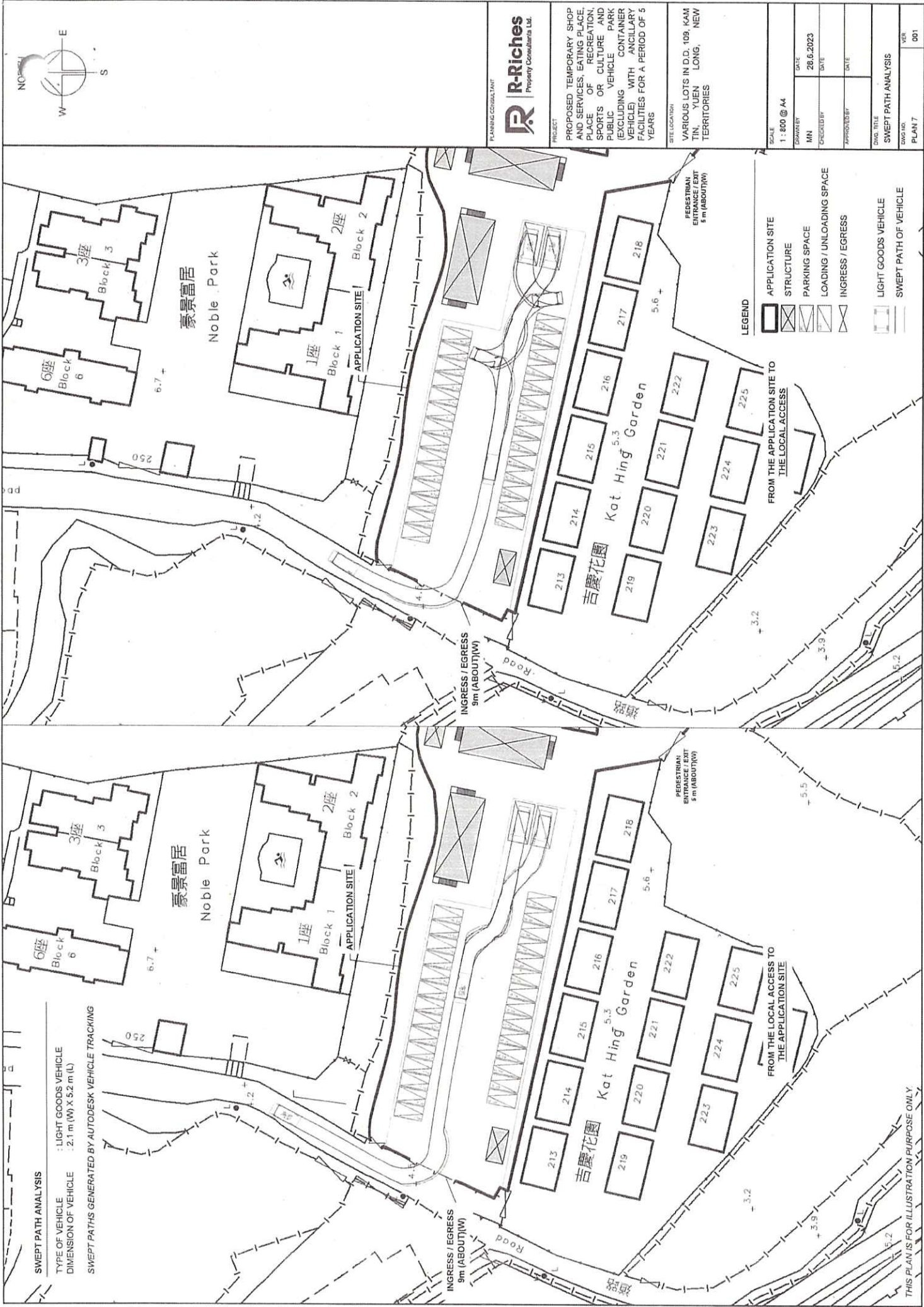
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY	DATE
MN	28.5.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG TITLE	
24-HOUR OPERATED AREA	
DWG NO	VER
PLAN 6	001



THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
 - 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
 - 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
 - 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
 - 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. PUMP ROOM.
 - 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
 - 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
 - 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
 - 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.
3. MISCELLANEOUS F.S. INSTALLATION
 - 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
 - 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
 - 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
 - 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
 - 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

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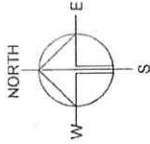
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APPENDIX I

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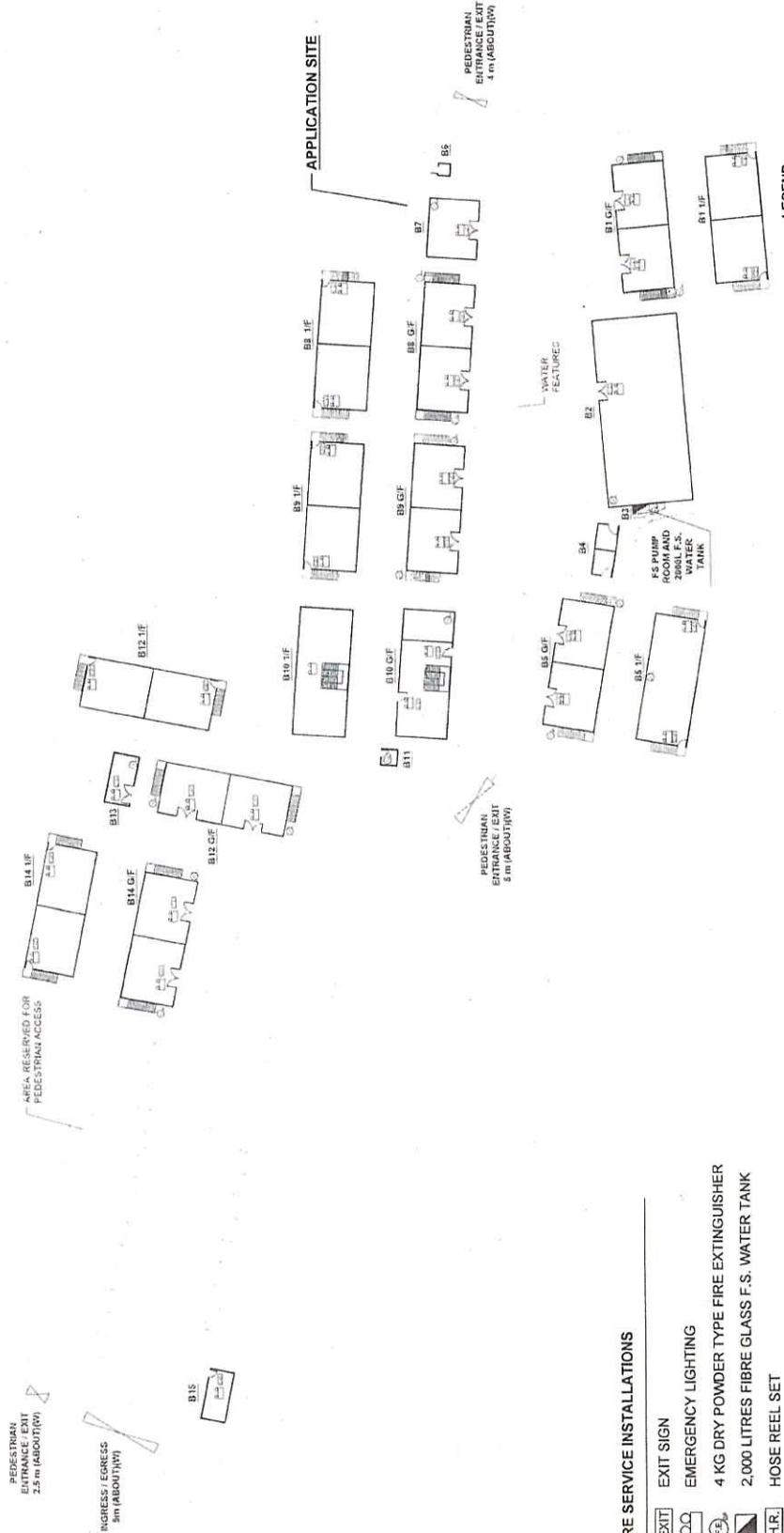


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,683 m ²	(ABOUT)
COVERED AREA	: 1,019 m ²	(ABOUT)
UNCOVERED AREA	: 3,664 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 22 %	(ABOUT)
NO. OF STRUCTURE	: 15	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 1,663 m ²	(ABOUT)
TOTAL GFA	: 1,663 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m	(ABOUT)
NO. OF STOREY	: 1-2	(ABOUT)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M HEIGHT	BUILDING	CULM
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	360 m ² (ABOUT)(G/F), 360 m ² (ABOUT)(1/F)
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STOREY)	924 m ² (ABOUT)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	21 m ² (ABOUT)
B4	WASHROOM	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	52.5 m ² (ABOUT)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(1-STOREY)	720 m ² (ABOUT)
B6	GUARD ROOM	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	6 m ² (ABOUT)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STOREY)	151.2 m ² (ABOUT)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	360 m ² (ABOUT)(G/F), 360 m ² (ABOUT)(1/F)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	360 m ² (ABOUT)(G/F), 360 m ² (ABOUT)(1/F)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	331.2 m ² (ABOUT)(G/F), 331.2 m ² (ABOUT)(1/F)
B11	METER ROOM	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	15 m ² (ABOUT)
B12	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	360 m ² (ABOUT)(G/F), 360 m ² (ABOUT)(1/F)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	54 m ² (ABOUT)
B14	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)	360 m ² (ABOUT)(G/F), 360 m ² (ABOUT)(1/F)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	54 m ² (ABOUT)



FIRE SERVICE INSTALLATIONS

EXIT SIGN	EXIT
EMERGENCY LIGHTING	EE
4 KG DRY POWDER TYPE FIRE EXTINGUISHER	EE
2,000 LITRES FIBRE GLASS F.S. WATER TANK	EE
HOSE REEL SET	HR

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

PLANNING CONSULTANT



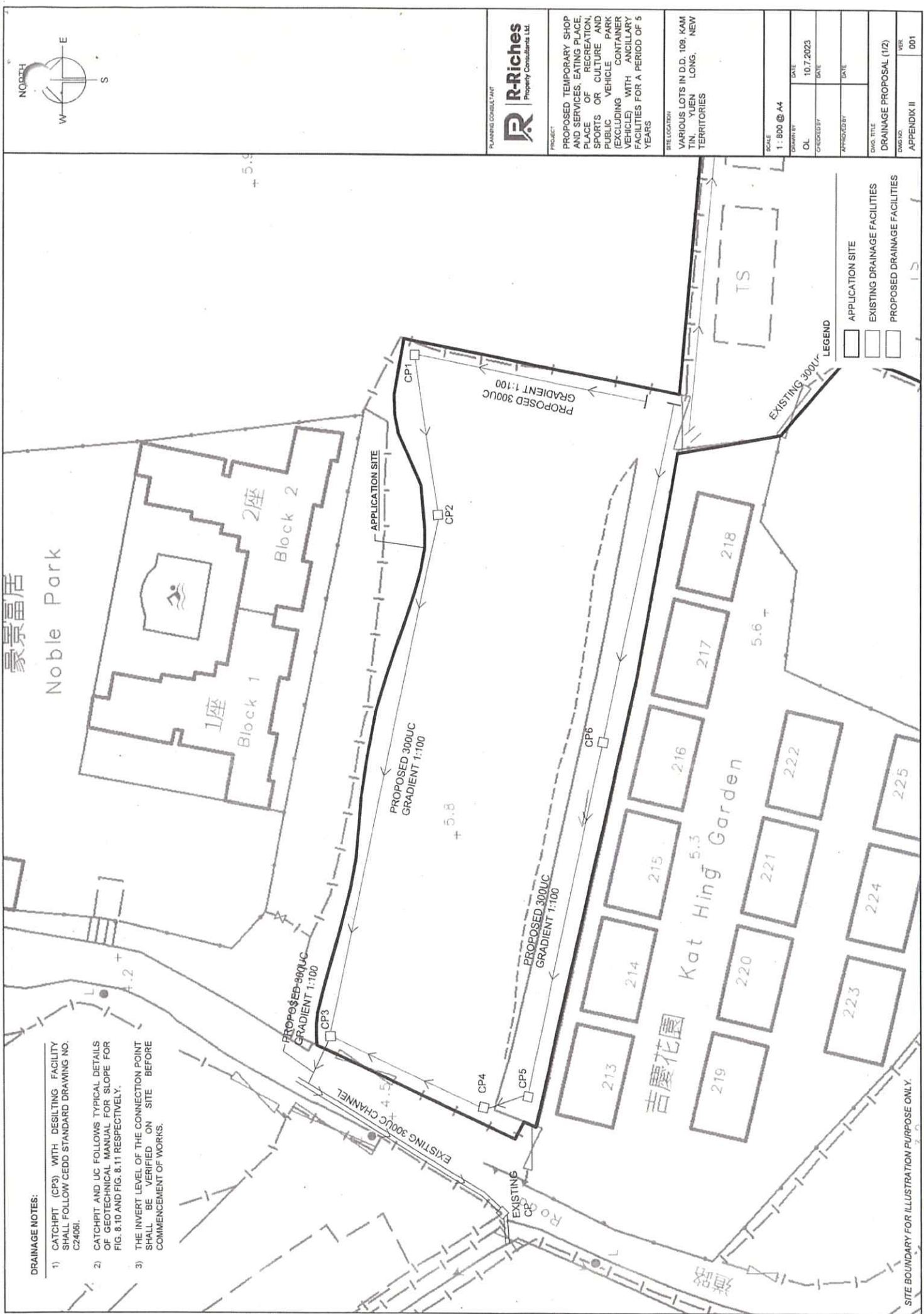
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PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

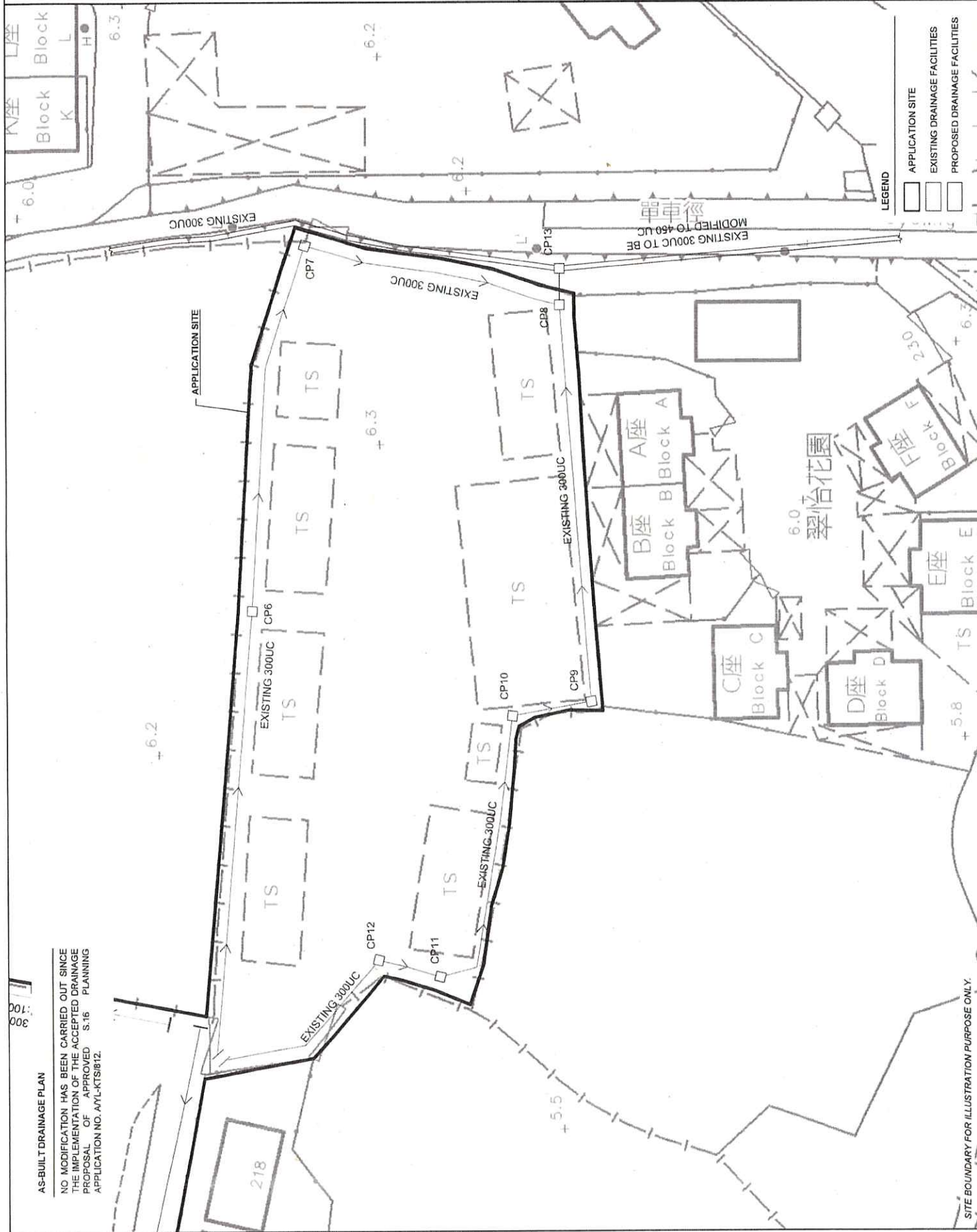
SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	FSIS PROPOS (7)
DWG NO.	APPENDIX I
VER.	001





NO MODIFICATION HAS BEEN CARRIED OUT SINCE THE IMPLEMENTATION OF THE ACCEPTED DRAINAGE PROPOSAL OF APPROVED S.16 PLANNING APPLICATION NO. AYL-KTS8/12.

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

— **no way**

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

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ADDITIONAL BY

DATE _____

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CHECKED BY

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CONCLUSION

Plus d'infos

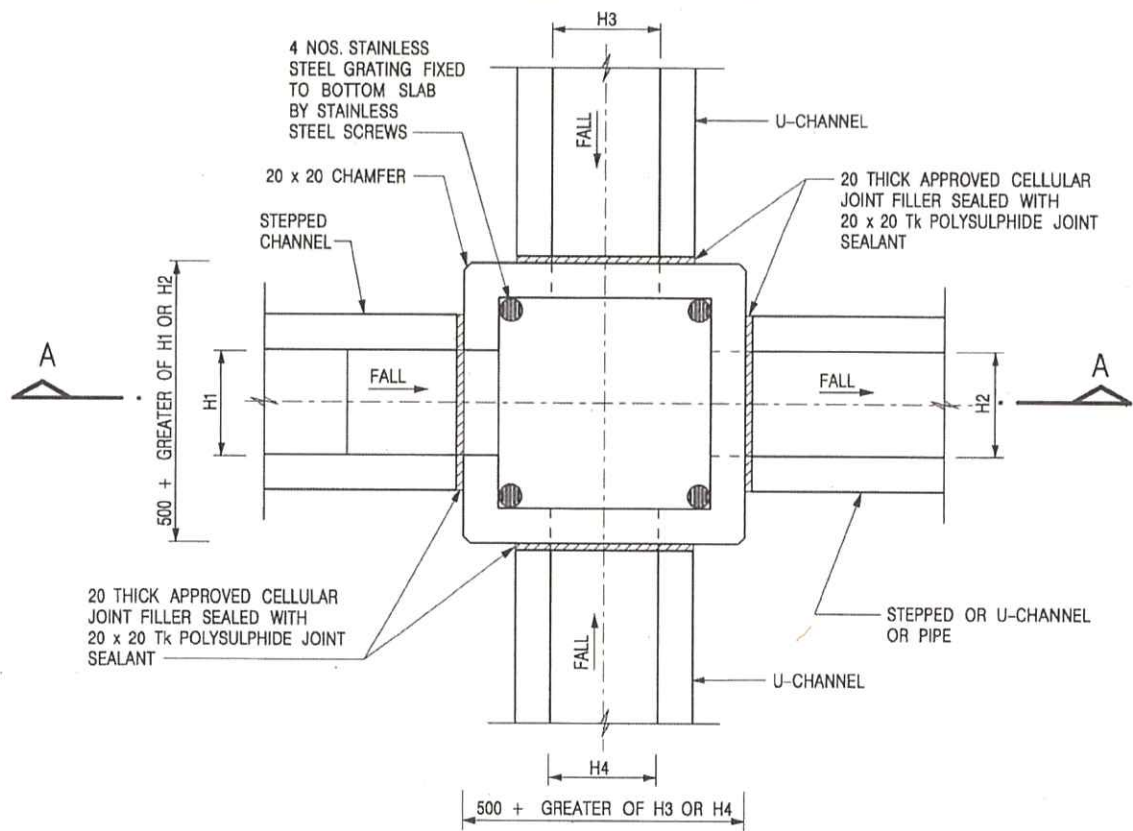
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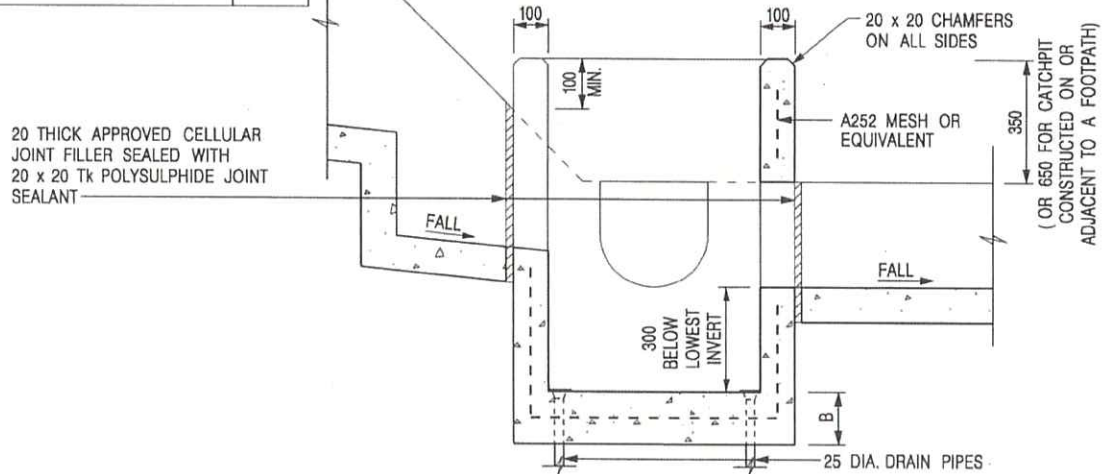
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PLAN

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



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

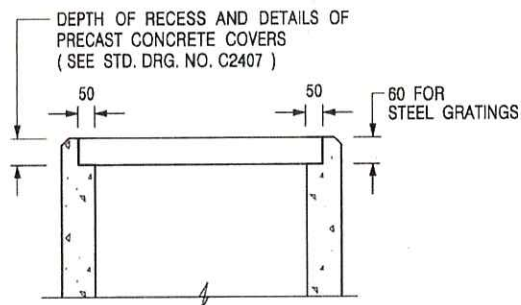
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DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /2

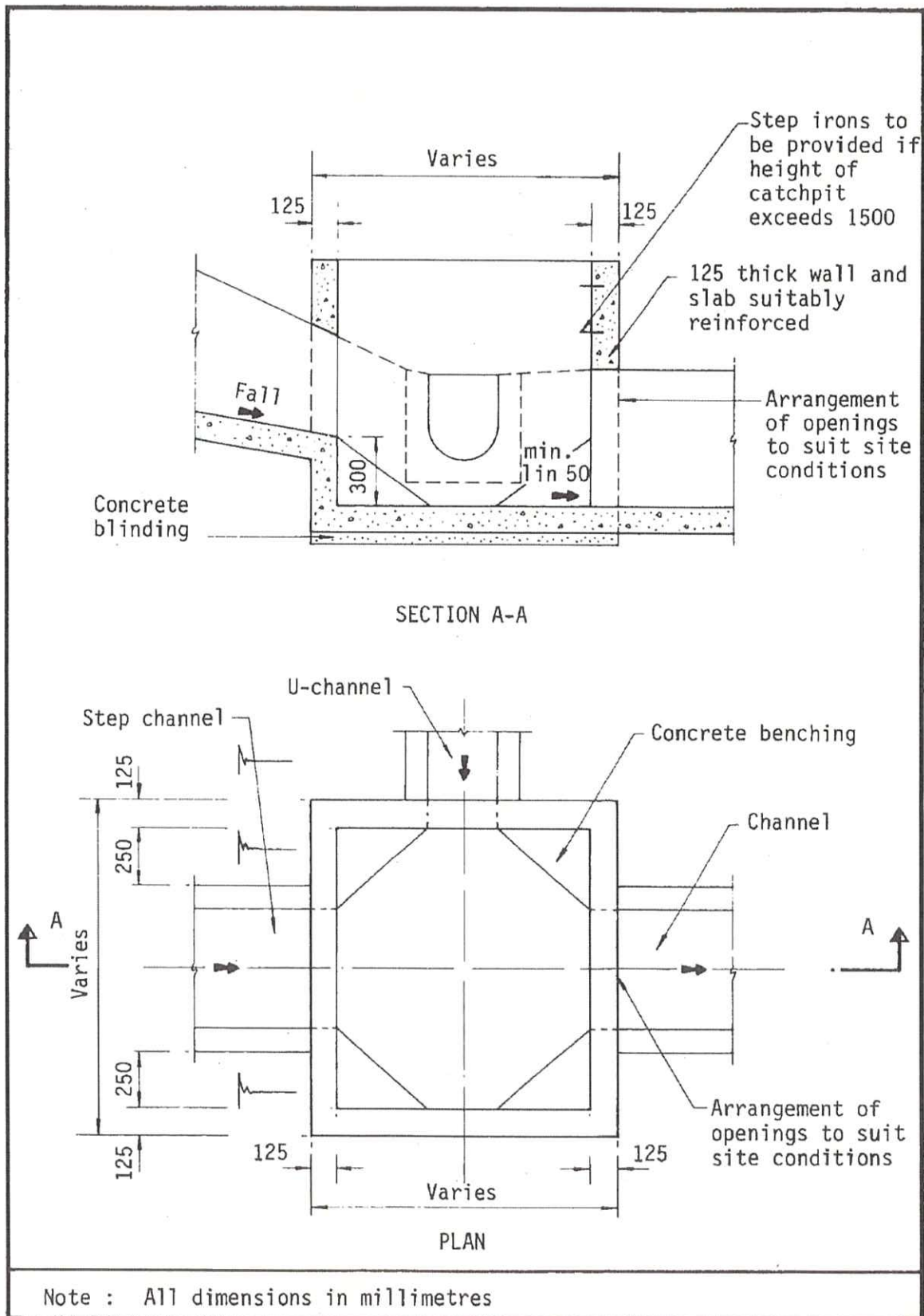


Figure 8.10 - Typical Details of Catchpits

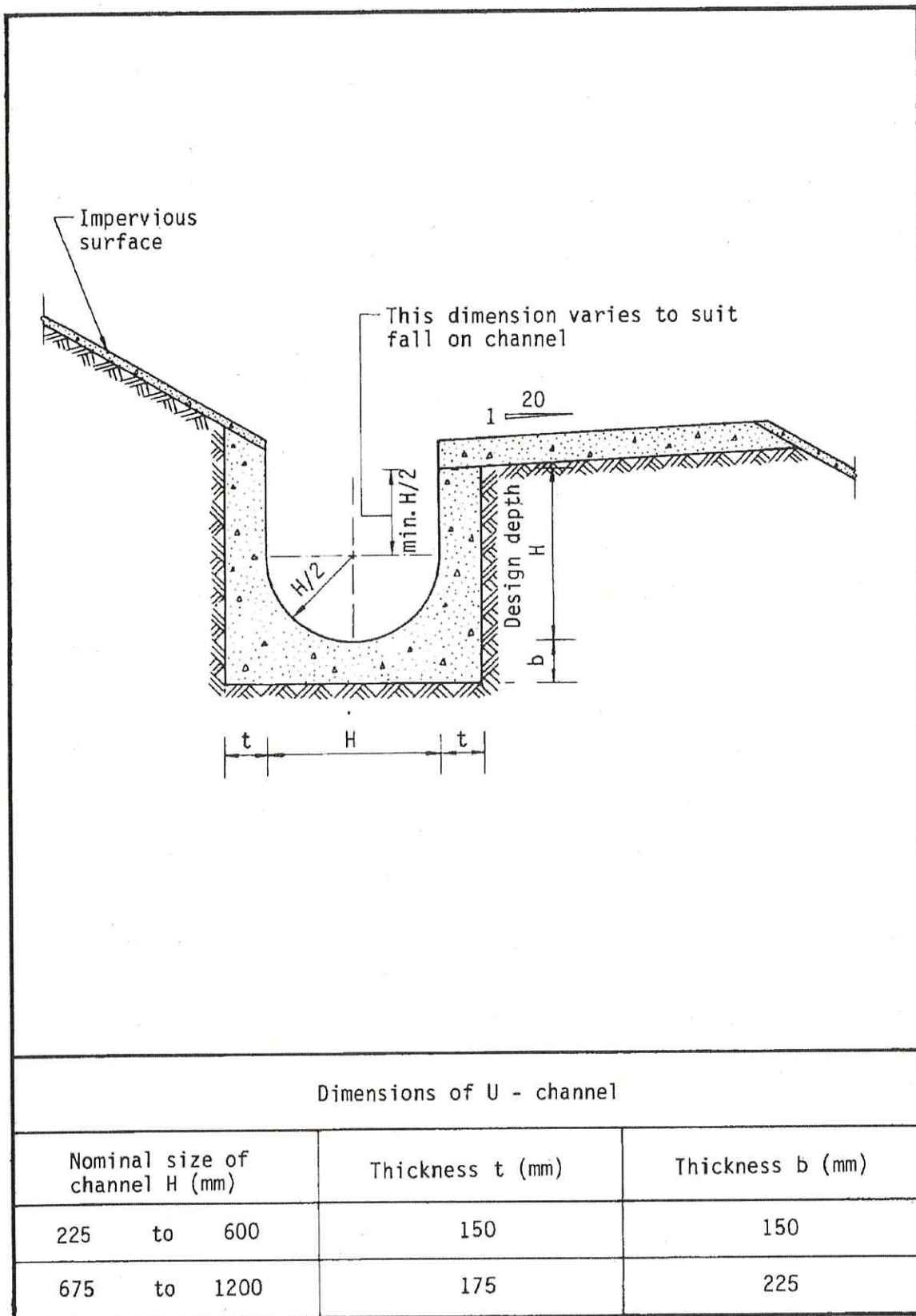
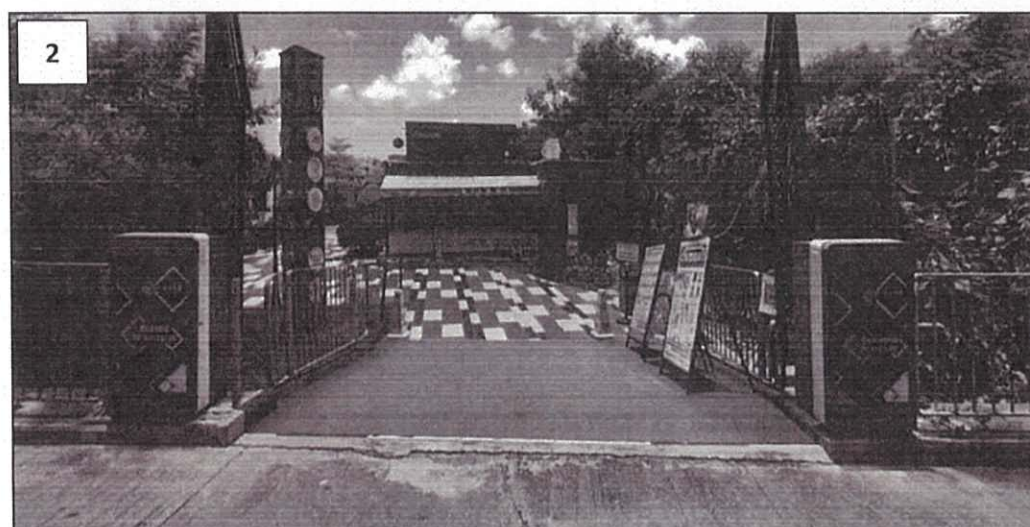
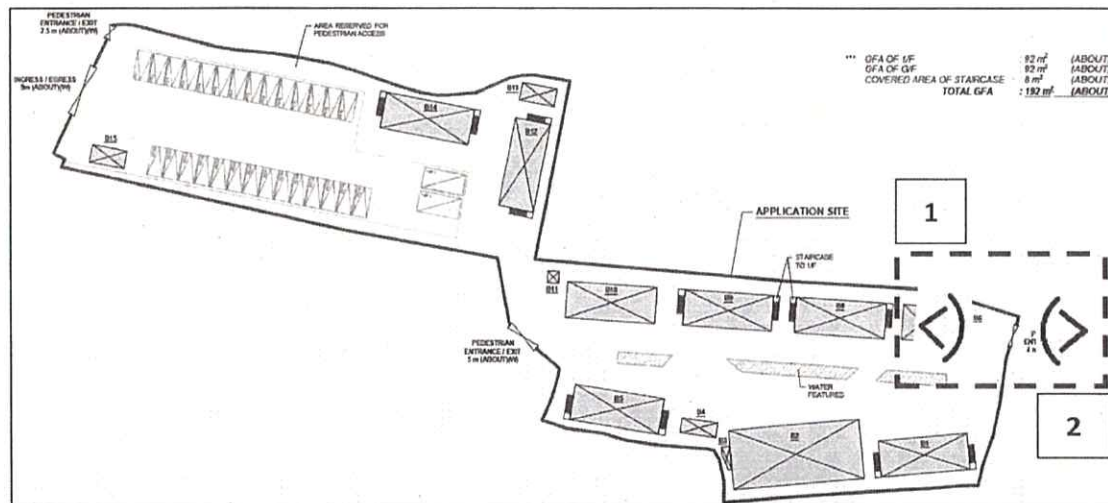


Figure 8.11 - Typical U-channel Details

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding container vehicle) with Ancillary Facilities for a Period of 5 Years in "Residential (Group C)" Zone, Various Lots in D.D.109, Kam Tin, Yuen Long, New Territories

Appendix III - Photographic Records of the Existing Public Footpath and associated Street Furniture



Our Ref.: DD109 Lot 341 & VL
Your Ref.: TPB/A/YL-KTS/972

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

By Email

31 July 2023

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture
and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities
for a Period of 5 Years in "Residential (Group C)" Zone,
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/972)

We are writing to submit further information to provide clarification of the subject application, details are as follows:

- (i) A revised drainage proposal is provided (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED] [REDACTED])
(Attn.: [REDACTED] [REDACTED])



**PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE
OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS**

Drainage Proposal

Applicant

R-riches Asset Management Limited

July 2023

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Drainage Proposal	24/7/2023	27/7/2023	28/7/2023

CONTENT PAGE

1. PROJECT BACKGROUND	4
1.1 Introduction	4
2. SITE DESCRIPTION	5
2.1 Description of Existing Environment	5
2.2 Existing Baseline Conditions	5
2.3 Proposed Development Scheme	5
3. METHODOLOGY	6
3.1 Assessment Method	6
4. EXISTING DRAINAGE IN LOTS 341, 342, 343, 344 (PART) AND 348 (PART) IN D.D. 109	8
4.1 Existing Drainage Routes and Arrangements	8
5. PROPOSED DRAINAGE SYSTEM FOR THE DEVELOPMENT IN LOT 350	8
5.1 Drainage Design for the development in Lot 350	8
6. CONCLUSION	9

APPENDICES

Appendix A	Drawings
Appendix B	Runoff Calculations
Appendix C	Calculation of Drainage Capacity of the U Channels
Appendix D	Approved Drainage Proposal of the Existing Development in Lots 341, 342, 343, 344 (Part) and 348 (Part)

LIST OF TABLES

Table 1	Runoff Coefficients
Table 2	Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

- 1.1.1 The Applicant intends to develop a proposed temporary shop and services, eating place, place of recreation, sports or culture and public vehicle park with ancillary facilities for a period of 5 years in various lots in D.D. 109 in Kam Tin, Yuen long, New Territories.
- 1.1.2 Part of the application site is the subject of a previous approved planning application No. A/YL-KTS/812. Approval conditions of the previous application (i.e. included but not limited to the submission and provision of drainage proposal) were obtained satisfaction of the Director of Drainage Services and the TPB. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.
- 1.1.3 This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2 Site Description

2.1 Description of Existing Environment

- 2.1.1 The area of the application site is about 4,683m² and is located at Yuen Long District. Existing site levels ranging from +4.8mPD to +6.3mPD.

2.2 Existing Site Conditions

- 2.2.1 Under this drainage proposal, the proposed site is divided into two areas (Eastern Portion and Western Portion). Eastern Portion is a developed site with Application No. A/YL-KTS/812 which currently a Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109. The area of the existing development is about 2,550 m².
- 2.2.2 The other one (Western Portion) is the proposed site area in Lot 350. The existing site in Lot 350 is currently a vacant land overgrown with weeds and different tree groups. The area of the undeveloped area is about 2,133m². The location of the Site is shown on Drawing No. PLAN3 in **Appendix A**.

2.3 Proposed Development Scheme

- 2.3.1 The Site is intended Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park with Ancillary Facilities for a Period of 5 Years. A proposed master layout plan with Drawing No. PLAN4 is enclosed in **Appendix A**.
- 2.3.2 The drainage arrangement of this site is divided into two separated systems. The drainage system in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 is approved under a previous Application No. A/YL-KTS/812. The existing drainage system in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 (Eastern Portion) will remain unchanged.
- 2.3.3 A proposed drainage system will be constructed for the development in Lot 350 (Western Portion) and discharged into the public drainage system at the road along the western side of the site. Details is discussed in Section 5 in this drainage proposal.

3 Methodology

3.1 Assessment Method

- 3.1.1 Rational Method is used to estimate the peak runoff from the catchment according to "Stormwater Drainage Manual – Planning, Design and Management" (SDM). The peak runoff is given by the following expression:

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

- 3.1.2 According to the Stormwater Drainage Manual, the runoff coefficient C is considered below:

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (Heavy Soil)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (Sandy Soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

- 3.1.3 The rainfall intensity i is determined by using the Gumbel Solution:

$$i = a / (td + b)c$$

Where i = extreme mean intensity in mm/hr
 td = duration in minutes ($td \leq 240$)
 a, b, c = storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of HKO Headquarters (based on Table 3a of SDM)

Return Period T(years)	2	5	10	20	50	100	200
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295

3.1.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
 A = catchment area (m²);
 H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{\frac{1}{6}}}{n} \sqrt{Rs}$$

where V = mean velocity (m/s)
 R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3})
 s = hydraulic gradient (energy loss per unit length due to friction)

3.1.6 The application is proposed to be Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park with Ancillary Facilities For A Period Of 5 Years. Therefore, rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

4 Existing Drainage in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109

4.1 Existing Drainage Routes and Arrangements

- 4.1.1 As shown in **Appendix A (Eastern Portion)**, there is an existing 450UC located at the eastern side of proposed site. The existing stormwater from Lots 341, 342, 343, 344 (Part) and 348 (Part) is currently discharging to the mentioned 450UC through a 375SC.
- 4.1.2 The existing drainage system for Lots 341, 342, 343, 344 (Part) and 348 (Part) will remain unchanged. The drainage system will be maintained and monitored continuously. The runoff estimation for the existing drainage system at the Eastern Portion are shown in **Appendix B (Eastern Portion)** and **Appendix C (Eastern Portion)**.
- 4.1.3 The approved drainage proposal in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 with Application No. A/YL-KTS/812 is enclosed in **Appendix D**.

5 Proposed Drainage System

5.1 Drainage Design for the development in Lot 350

- 5.1.1 The proposed drainage facilities for the proposed site are shown in the drawing no. DP1 enclosed in **Appendix A (Western Portion)**. Currently the rainwater collected from within the site presently flows mainly to the existing public drainage system without records of flooding during rainstorms, it was proposed to keep the existing drainage path unchanged and keep using the existing 300UC adjacent to the proposed site to discharge stormwater.
- 5.1.2 Regarding the existing 300UC adjacent to the proposed site, the UC is currently collecting the rainwater runoff generated from an external catchment (part of the access road) outside Lot 350. The external catchment is shown on Drawing No. DP2 in **Appendix A (Western Portion)** for information. Since the surface of the proposed development in Lot 350 will be concrete paving, the runoff coefficient of the surface in the Lot 350 will be increased. To cater the additional runoff, the existing public 300UC is proposed to upgrade to 375UC. The runoff estimation for the proposed site area inside the Lot 350 and external catchment are shown in **Appendix B (Western Portion)**. The UC checking for the proposed 300UCs in the proposed site area and upgrading of the existing 300UC to 375UC of the existing drainage system are enclosed in **Appendix C (Western Portion)**.

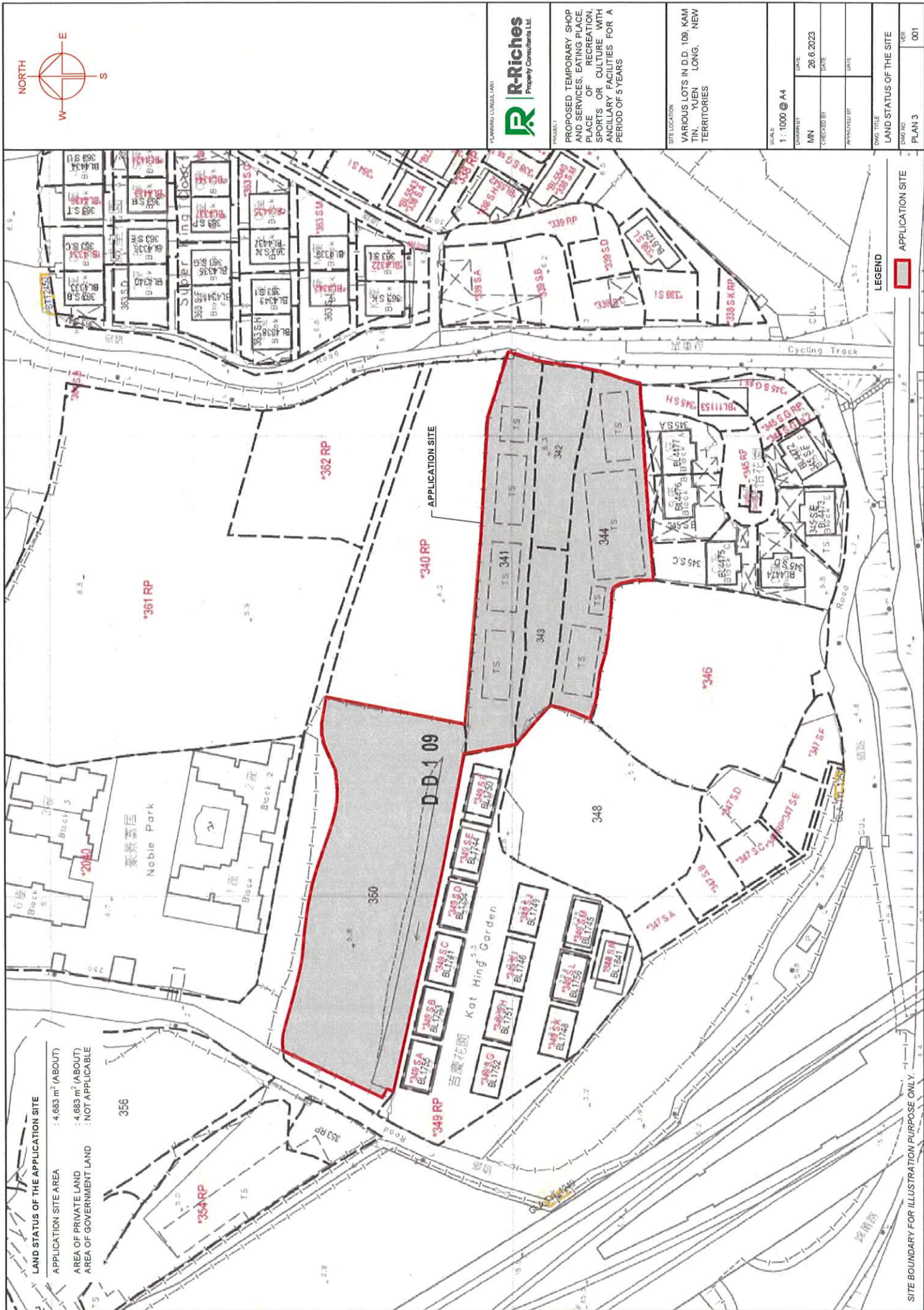
6 CONCLUSION

- 6.1.1 The Project Proponent will be responsible for the construction and ongoing maintenance of the drainage facilities. The drainage design of the proposed development was conducted. Based on the calculation the proposed drainage design, the proposed drainage system is adequate to cater the surface water. Hence, no adverse drainage impact shall be aroused due to the development.

July 2023

Appendix A

Drawings



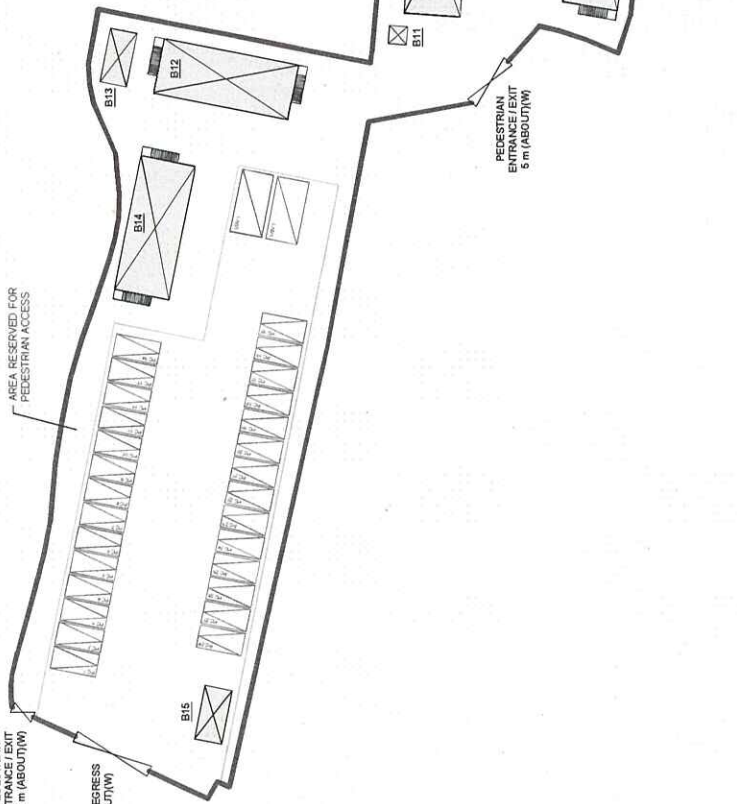
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,683 m ²	(ABOUT)
COVERED AREA	: 1,019 m ²	(ABOUT)
UNCOVERED AREA	: 3,664 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 22 %	(ABOUT)
NO. OF STRUCTURE	: 15	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 1,663 m ²	(ABOUT)
TOTAL GFA	: 1,663 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PEDESTRIAN
ENTRANCE / EXIT
25 m (ABOUT)(W)

INGRESS / EGRESS
3m (ABOUT)(W)

AREA RESERVED FOR
PEDESTRIAN ACCESS



APPLICATION SITE

STAIRCASE
TO 1/F

PEDESTRIAN
ENTRANCE / EXIT
5 m (ABOUT)(W)

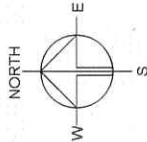
PEDESTRIAN
ENTRANCE / EXIT
4 m (ABOUT)(W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION,
SPORTS OR CULTURE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

DATE

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

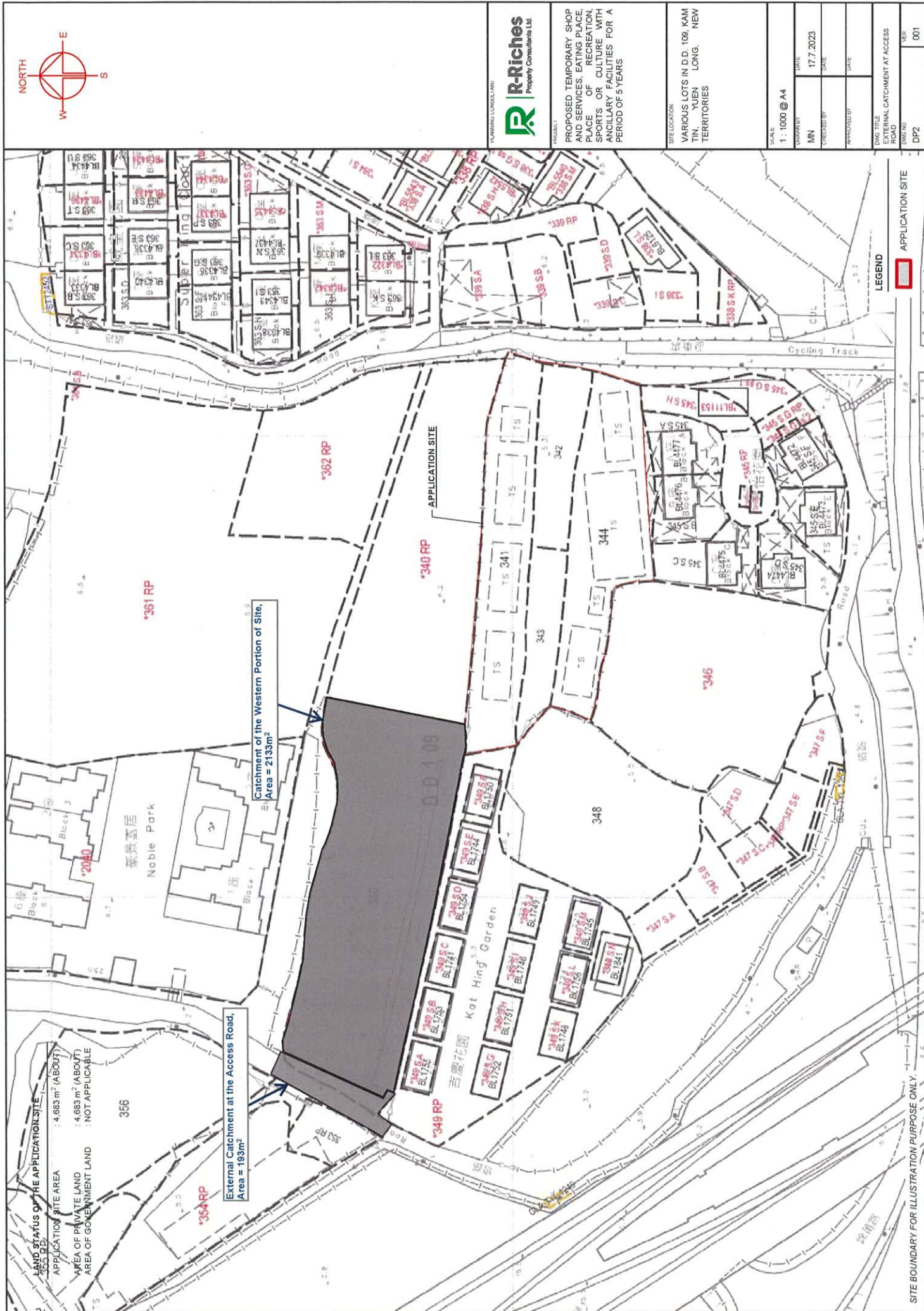
DWG. NO.

PLAN 4

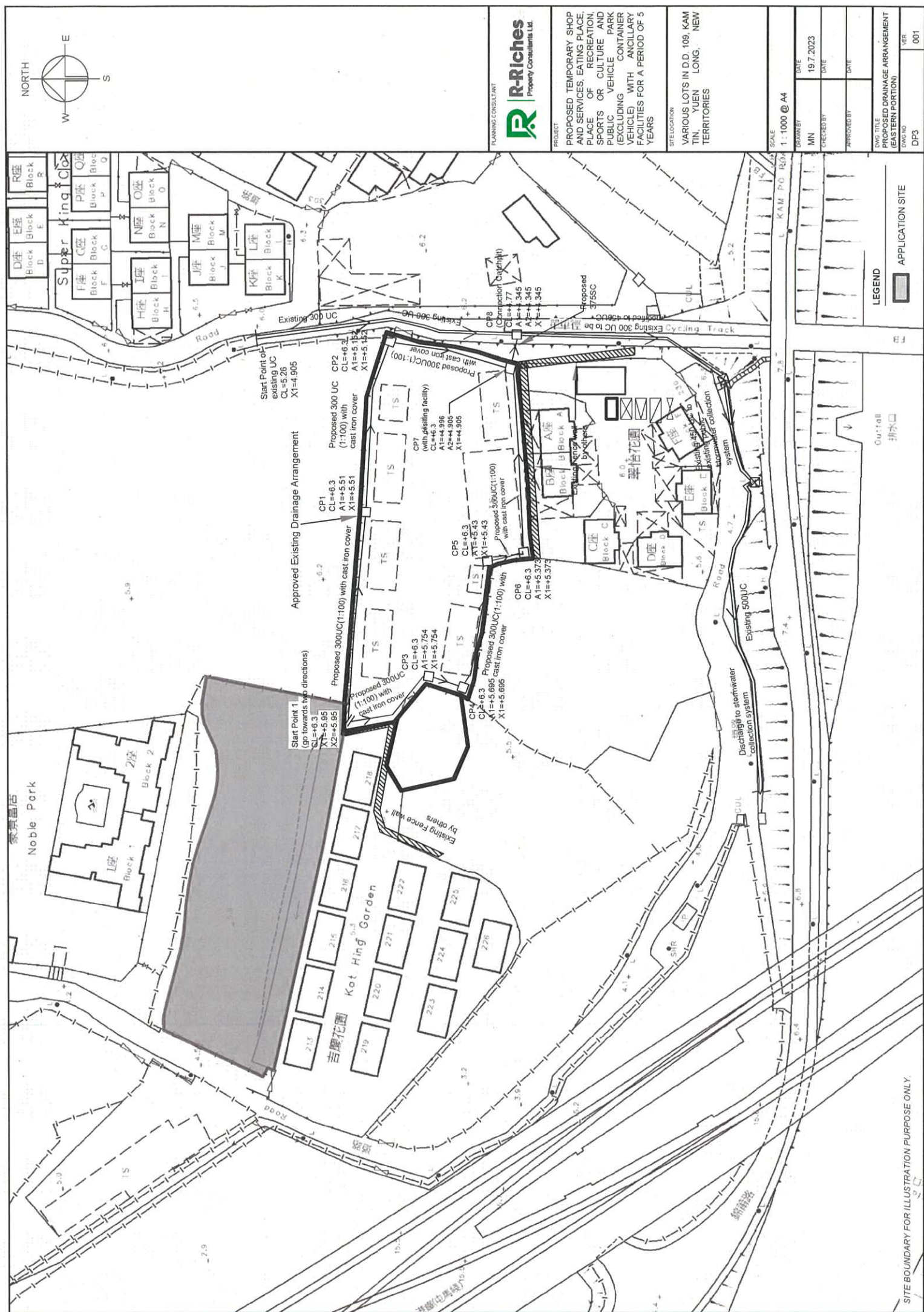
VER

001

Western Portion



Eastern Portion



R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

APPROVED BY	DATE
CHECKED BY	DATE
MN	19.7.2023
DRAWN BY	DATE

DP3	VER.	001
-----	------	-----

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.



PLANNING CONSULTANT

RRiches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1:1000 @ A4

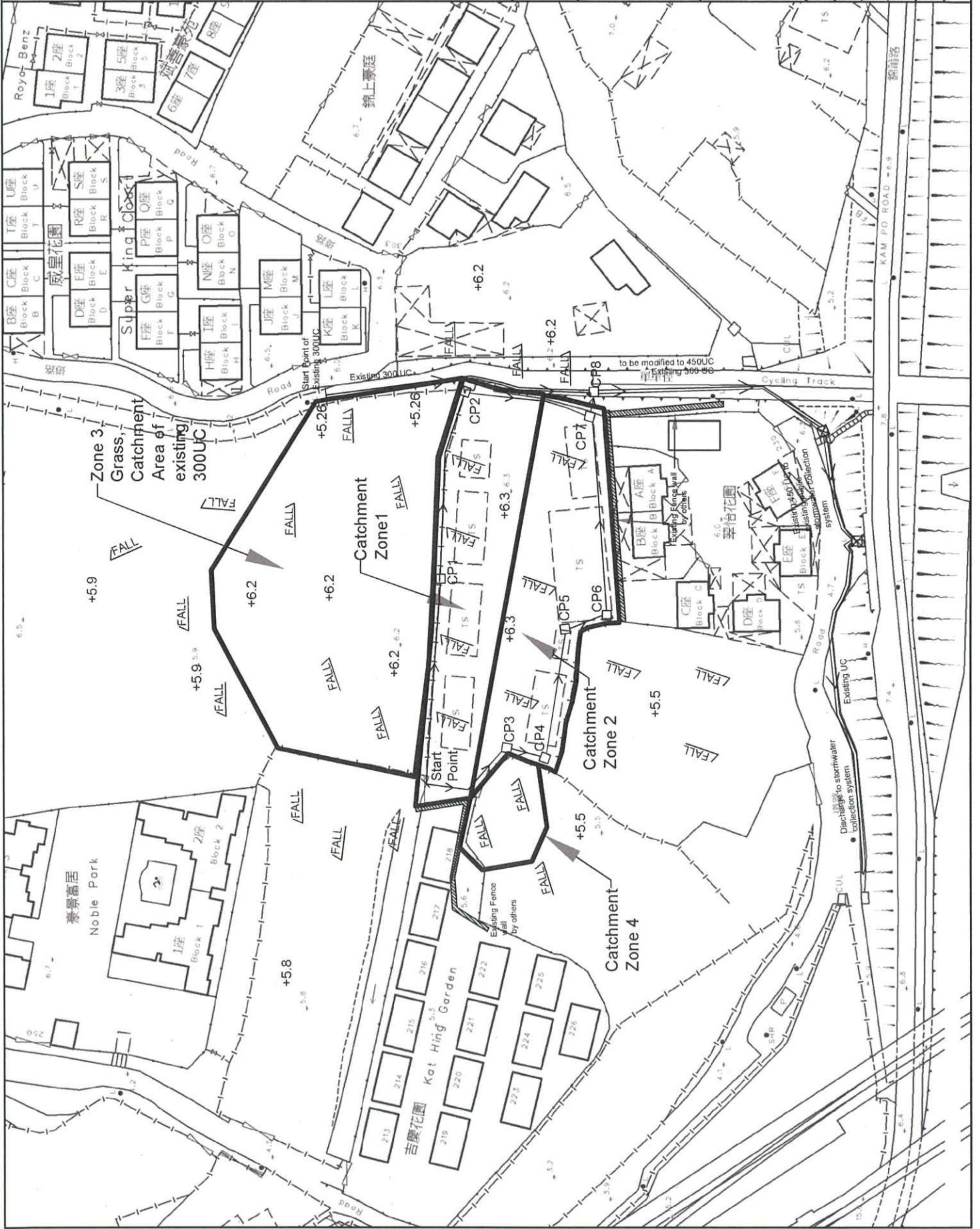
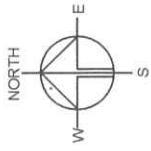
DATE	19.7.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE
DRAINAGE PROPOSAL - CATCHMENT AREA

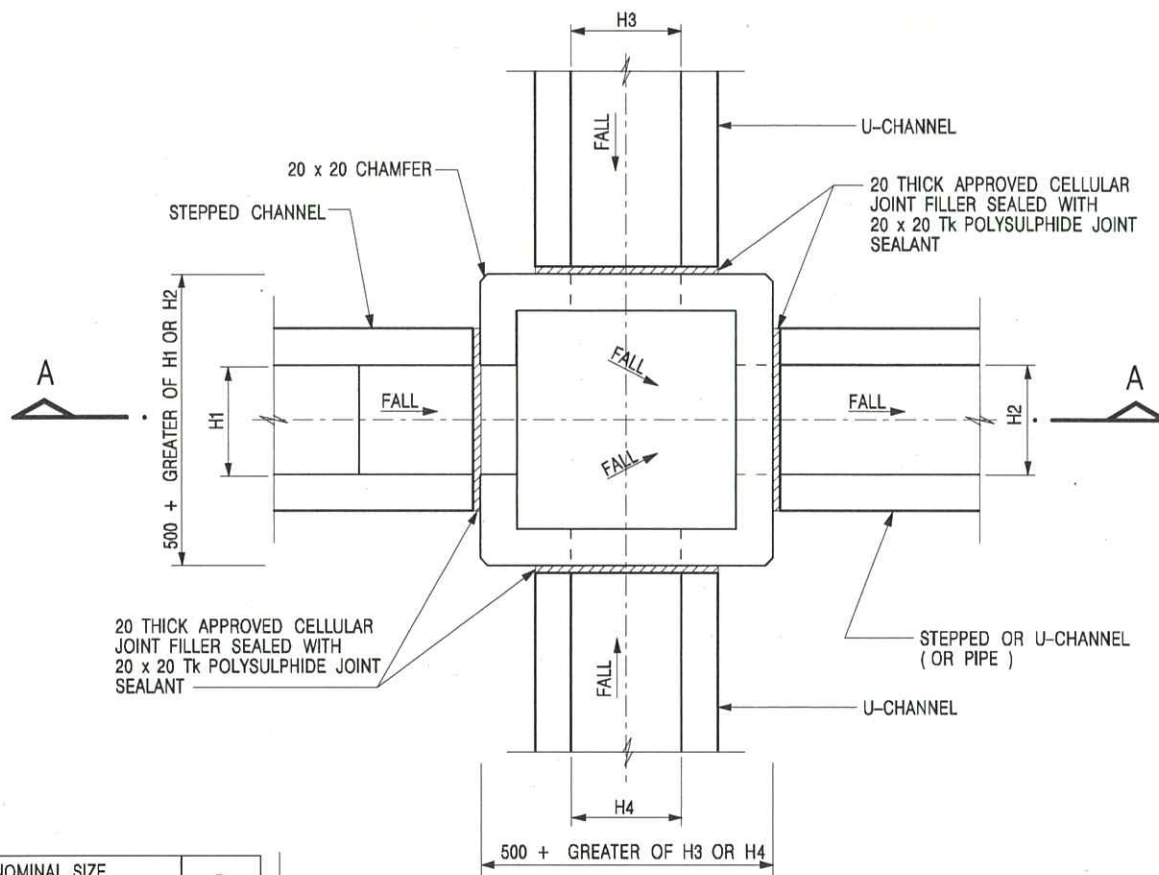
TWING DP4

APP. 001

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.

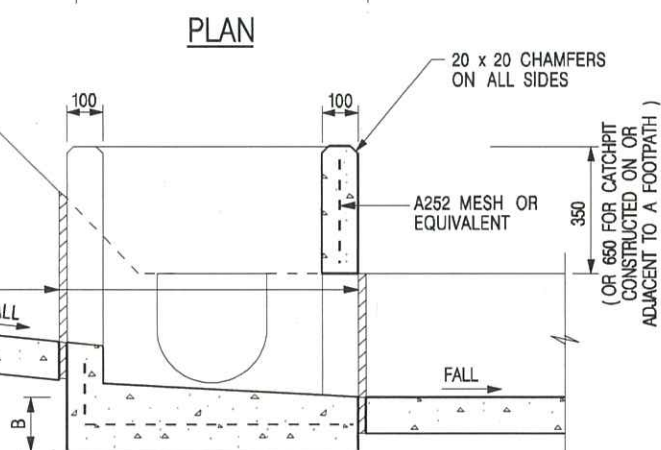


Standard Drawings to be Applied

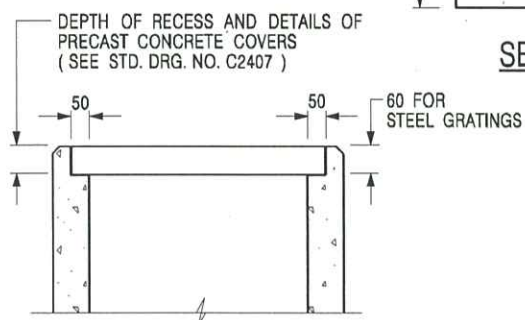


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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



SECTION A - A




ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

NOTES:

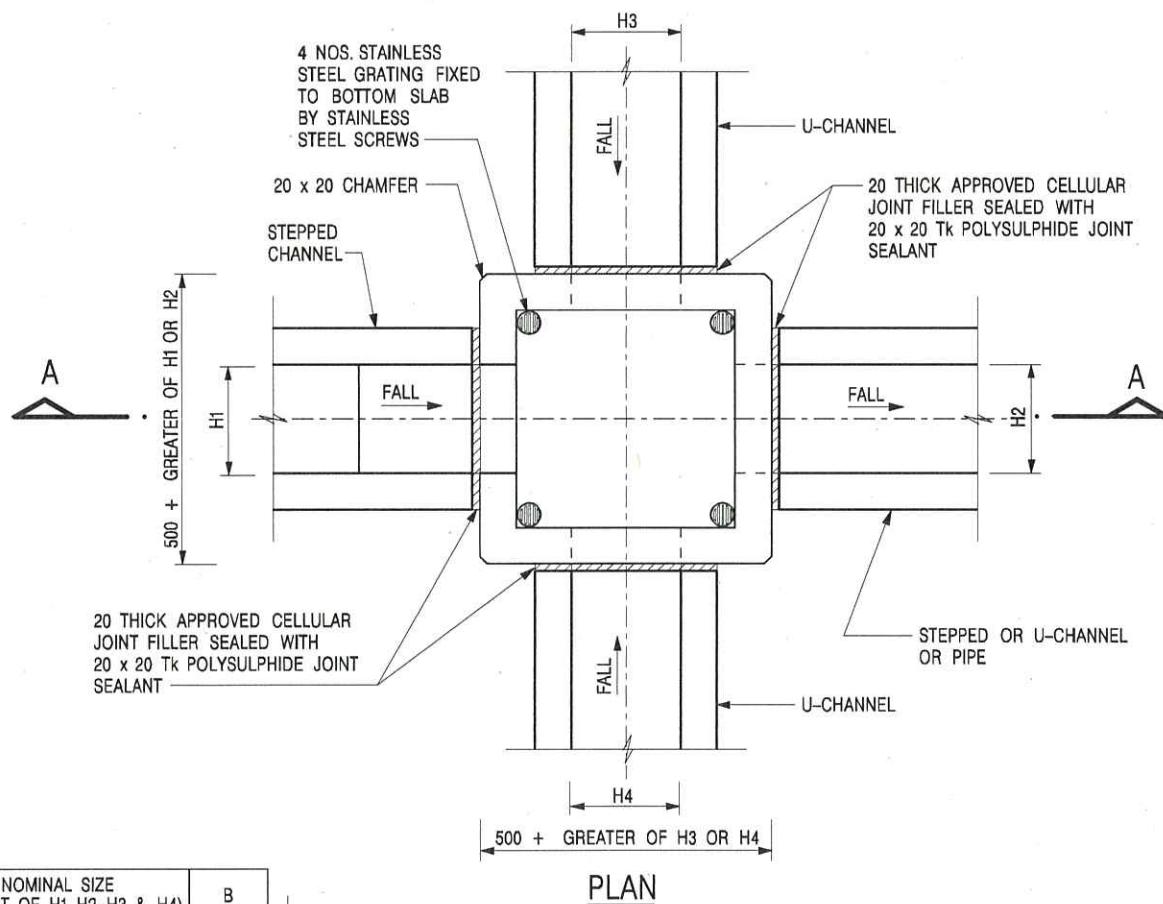
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

卓越工程 建設香港

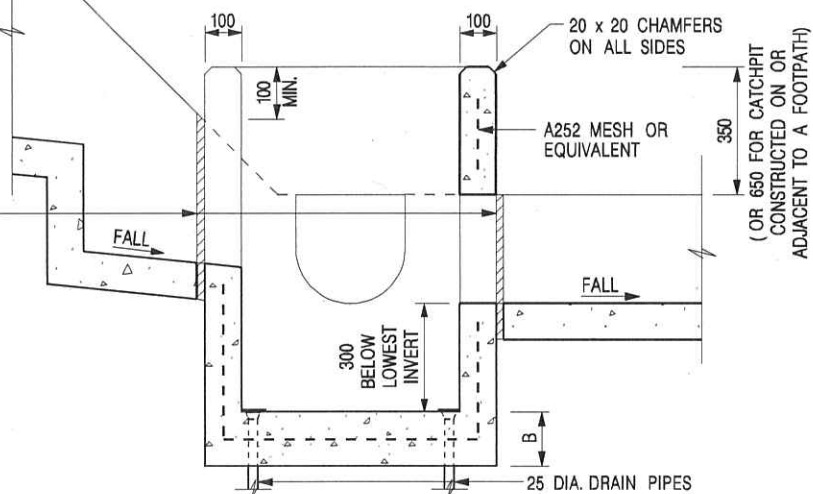
FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20	DRAWING NO.	
DATE JAN 1991	C2405 /1	

We Engineer Hong Kong's Development



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

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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

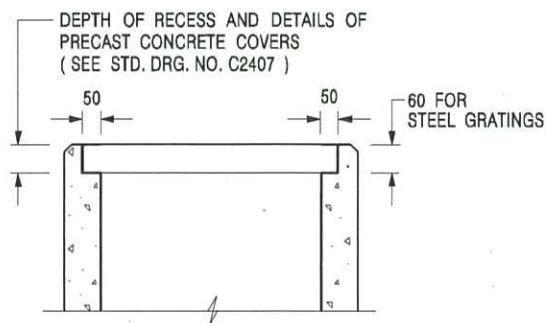
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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



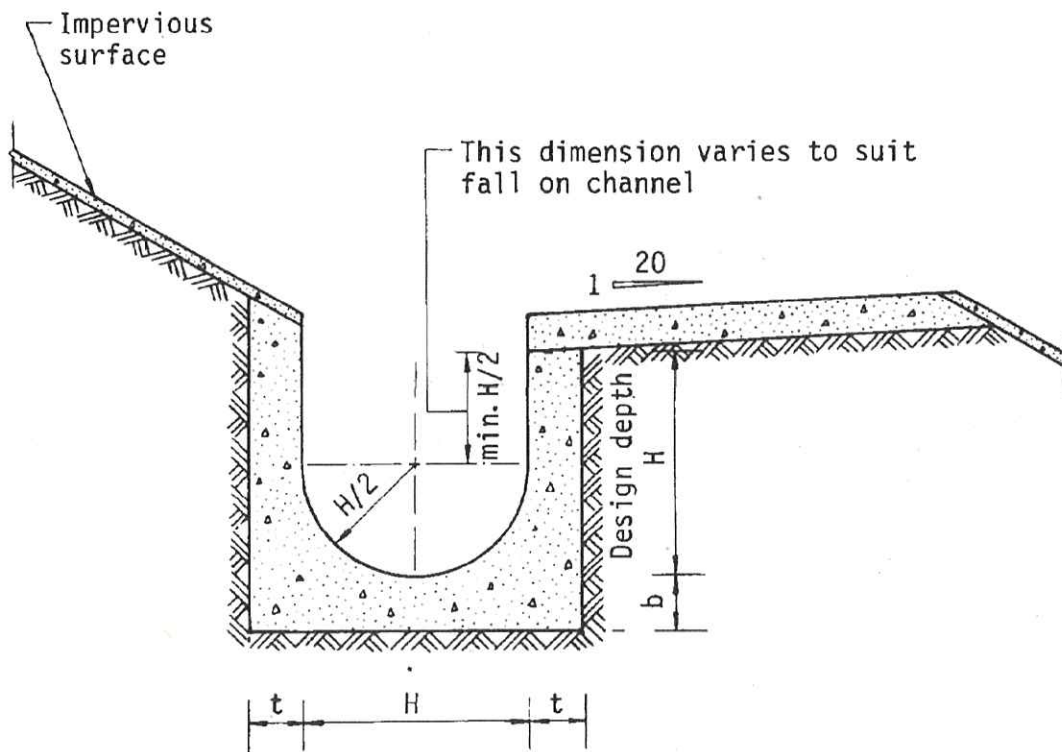
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Appendix B

Runoff Calculations

Western Portion

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years, Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories

Runoff Estimation

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM. The parameters and assumptions refer to section 3.

To be conservative, Concrete Paved Area (Impervious) is assumed for the surface material of the proposed site - see Runoff Coefficients below. Concrete Paved Area (Impervious), $C = 0.95$

Area of the Proposed Site in Lot 350 = 2133 m²

Area of the External Catchment at the Access Road = 213 m²

The Site is proposed to be "Proposed Temporary Shop and Services, Eating Place, Place Of Recreation, Sports Or Culture With Ancillary Facilities For a Period of 5 Years", so check the 1 in 50-year Scenario.

Internal Catchment inside Lot 305

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CIA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
2133	90	6.3	4.8	1.67	5.46	5.46	HKO headquarters	0.25 0.95	0 2133	224.68 224.68	0.00 0.13	0.127	7594

Area of the External Catchment at the Access Road

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CIA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
192	5	4.65	4.3	7.00	0.29	0.29	HKO headquarters	0.25 0.35 0.95	0 0 192	320.94 320.94 320.94	0.00 0.00 0.02	0.016	976

Total Catchment Area collected by the Existing UC outside the Lot 350 = 2346 m²

Total Runoff to be discharged to the Existing UC outside the Lot 350 = 7611 + 976 = 8570 L/min

Eastern Portion

Proposed Temporary Shop and Services, Eating Place, Place of Recreation,
Sports or Culture with Ancillary Facilities for a Period of 5 Years, Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories

Calculation for Design of Channels:

Zone 1						
Area	=	1275	m ²			
	=	0.001275	km ²			
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250 mm/hr x 0.001275 km ²
	=	0.0841819	m ³ /s			
	=	5050.9125	liter/min			

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
300UC will be used.

Zone 2						
Area	=	1275	m ²			
	=	0.001275	km ²			
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250 mm/hr x 0.001275 km ²
	=	0.0841819	m ³ /s			
	=	5050.9125	liter/min			

Zone 4

Area = 333 m²
= 0.000333 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000333 km²
= 0.0219863 m³/s
= 1319.1795 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
225UC will be used.

Zone 1+Zone 2+Zone 4

Area = 2883 m²
= 0.002883 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.002883 km²
= 0.1903501 m³/s
= 11421.005 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
375UC will be used.

Zone 3
(for existing 300 UC)

Area =

Runoff coefficients for soil(flat land,grass) = 0.35 (most conservative)

Peak runoff in m^3/s
$$= 0.063245 \text{ m}^3/\text{s}$$

=	3794.7	liter/min
---	--------	-----------

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 300UC is used.

Zone 1+2+3+4

Area =

Peak runoff in m^3/s
$$= 11421.005 + 3794.7 + 333$$

= 16534.884 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 450UC is suitable.

Appendix C

Calculation of Drainage Capacity of U Channels

Western Portion

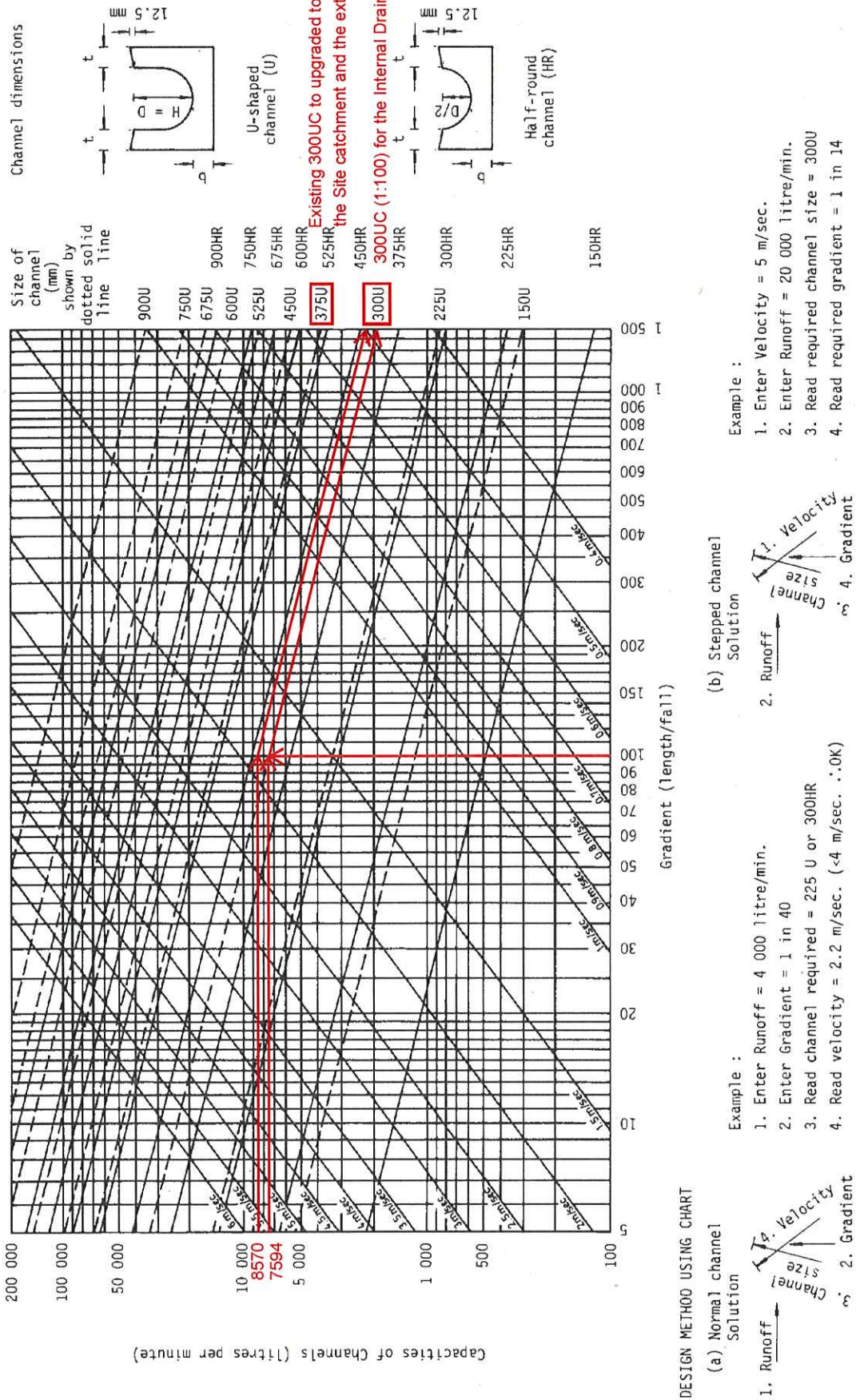


Figure 8.7 - Chart for the Rapid Design of Channels

Eastern Portion

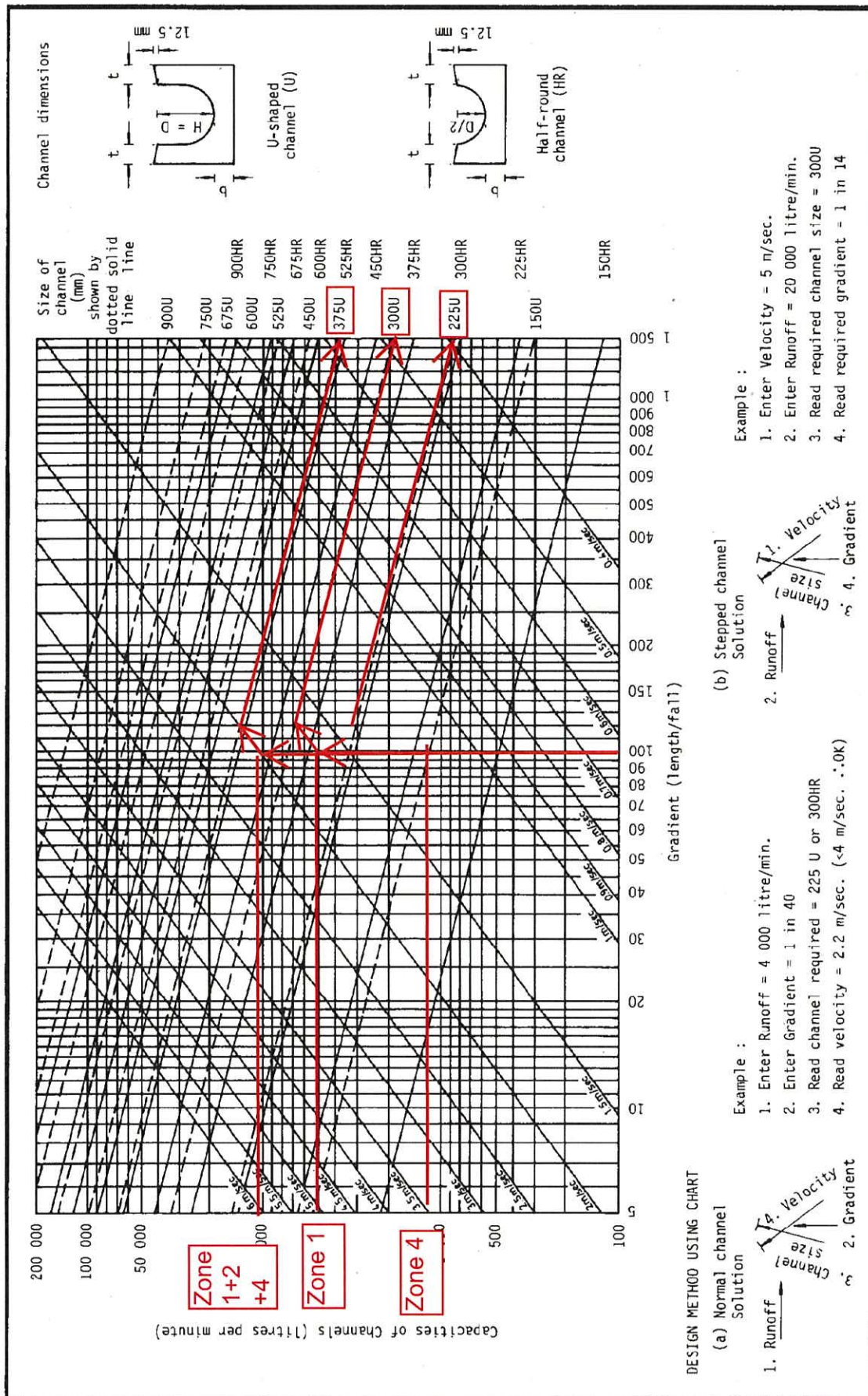


Figure 8.7 - Chart for the Rapid Design of Channels

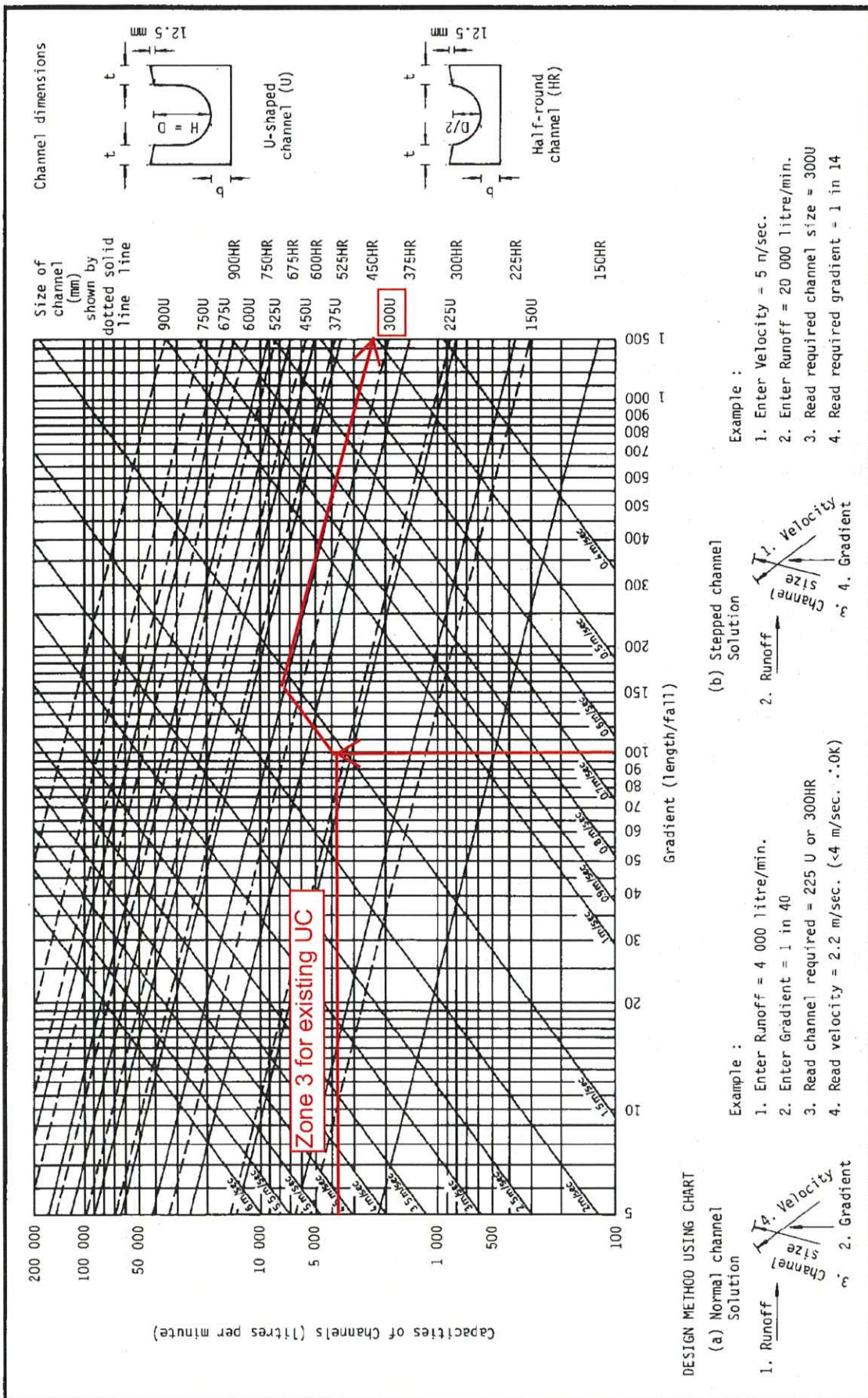


Figure 8.7 - Chart for the Rapid Design of Channels

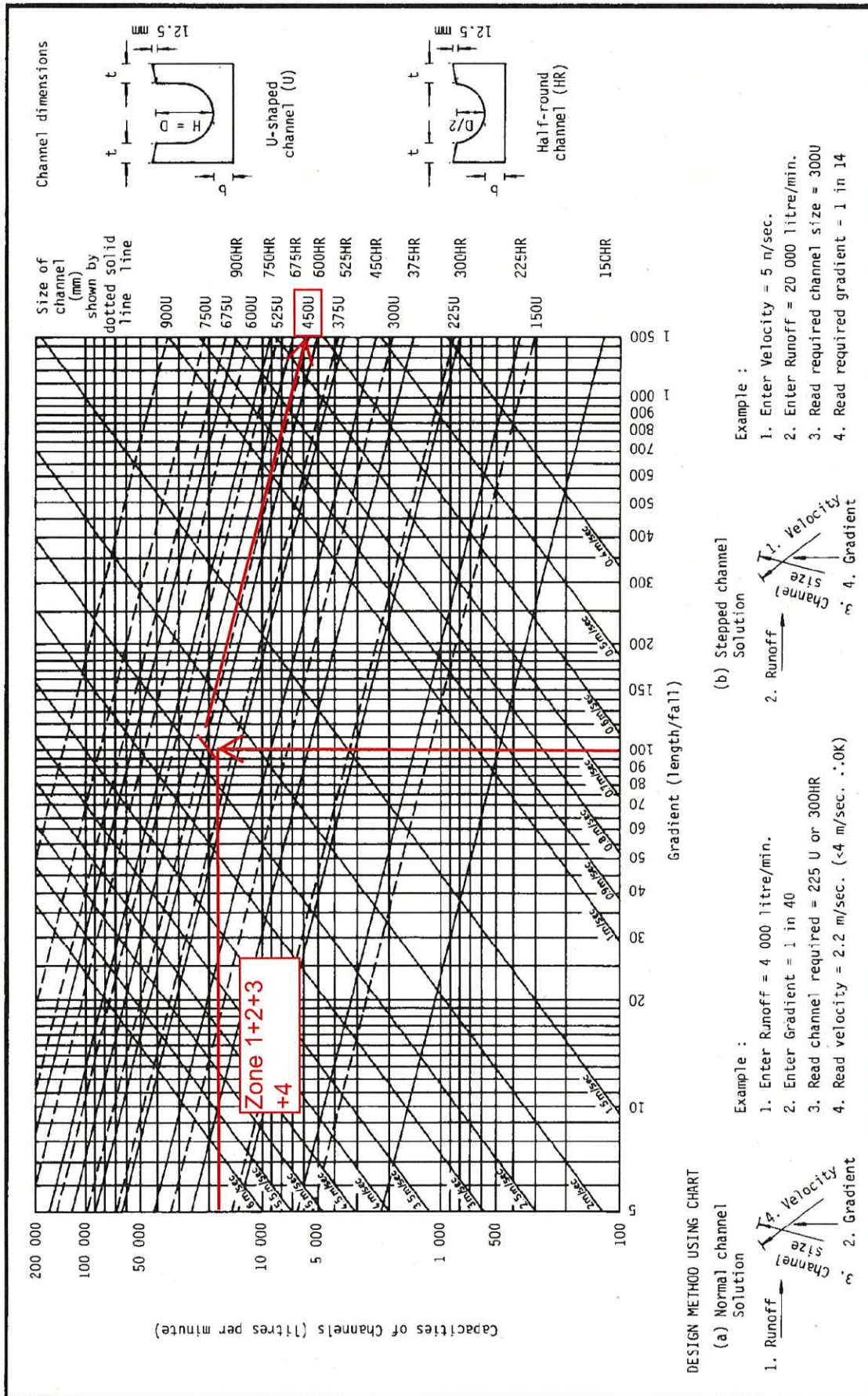
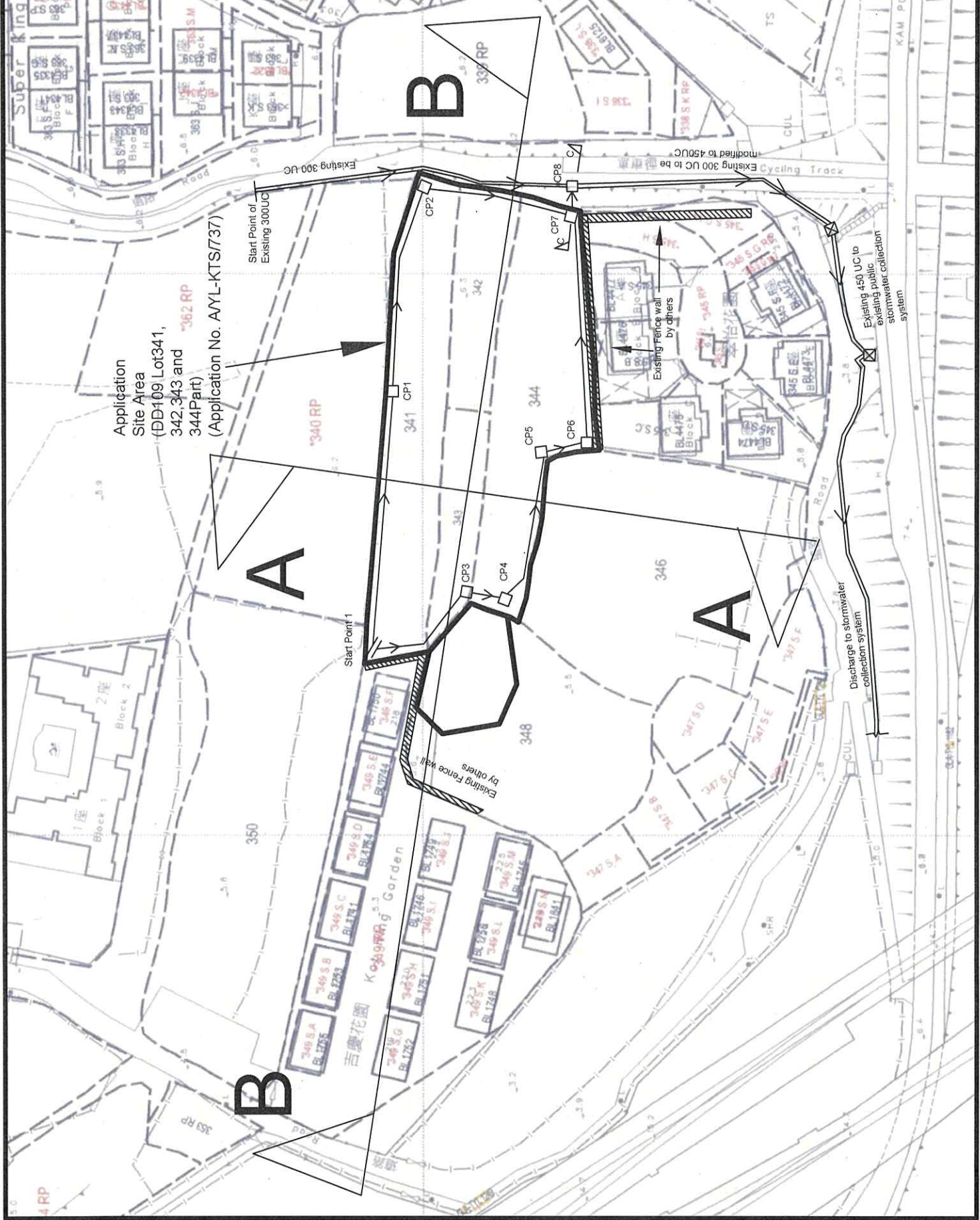


Figure 8.7 - Chart for the Rapid Design of Channels

Appendix D

Approved Drainage Proposal of the Existing
Development in Lots 341, 342, 343, 344 (Part)
and 348 (Part)



LEGEND

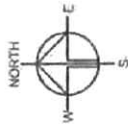
- Proposed UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Drain
- Existing Level
- Existing Catchpit

Company:
恆協工程有限公司
Handship Engineering
Company Limited

PROJECT:
Proposed Temporary
Shop and Services
with Ancillary
Facilities for a
Period of 5 Years at
Lots 341, 342, 343
,344 (Part) and 348
(Part) in D.D.109,
Kam Sheung Road,
Kam Tin, Yuen
Long
(A/YL-KTS/812)

TITLE:
Layout in terms of
adjacent areas

File:	DWG NO.
Scale:	DD 109
Rev:	Lot 341-344
Date:	348
	15-04-2021



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 2,883.1m²(ABOUT)

COVERED AREA: 749.4m²(ABOUT)

UNCOVERED AREA: 2,133.7(About)

NO. OF STRUCTURE: 11

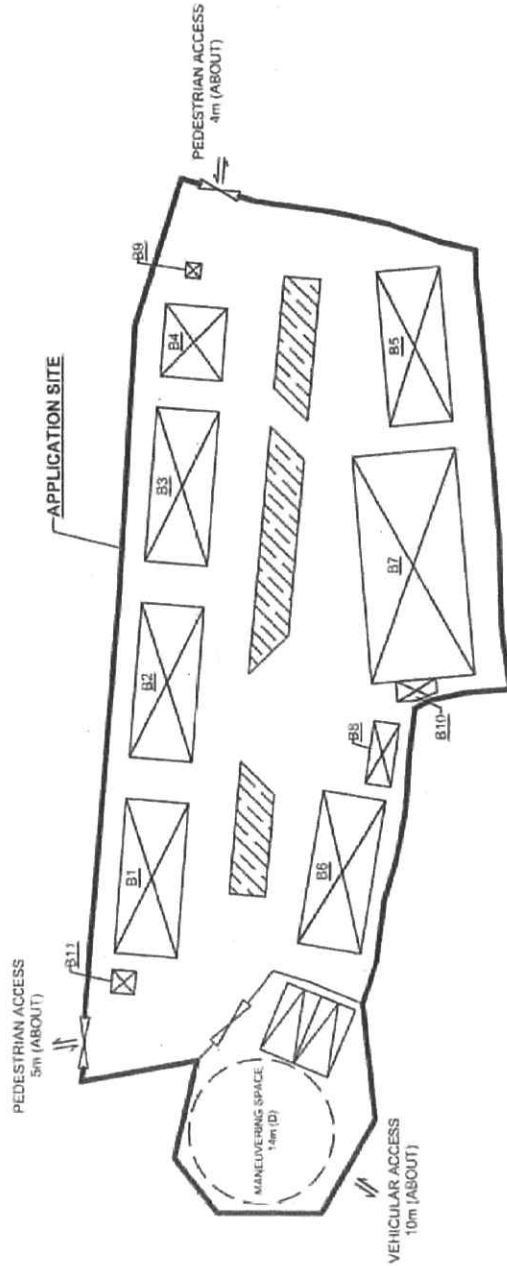
NON-DOMESTIC GFA: 1,206.9m²(ABOUT)

BUILDING HEIGHT: 2m - 7.2m (ABOUT)

NO. OF STOREY: 1-2 STOREY

NO. OF LUL SPACE FOR LGV (3.5m X 7m): 2

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B2	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B3	SHOP & SERVICES	42m ² (ABOUT)	42m ² (ABOUT)	7.2m (ABOUT) (1-STOREY)
B4	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B5	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B6	SHOP & SERVICES	325m ² (ABOUT)	225m ² (ABOUT)	4.2m (ABOUT) (1-STOREY)
B7	SHOP & SERVICES	152m ² (ABOUT)	152m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
B8	WAREHOUSE	72m ² (ABOUT)	72m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B9	CLUBHOUSE	72m ² (ABOUT)	72m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B10	EV WATER TANK & PANEL	5.2m ² (ABOUT)	5.2m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B11	METER ROOM	5.2m ² (ABOUT)	5.2m ² (ABOUT)	3m (ABOUT) (1-STOREY)
TOTAL		749.4m ² (ABOUT)	1,206.9m ² (ABOUT)	



LEGEND
STRUCTURE
LUL SPACE FOR LGV
LANDSCAPING
(WATER FEATURES)

Planning No.	101
Project	TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
Lot	LOT 341 AND VARIOUS LOTS IN D.D. 109
Drawing Title	LAYOUT PLAN
Scale of site	1:660
Date	14.12.2018
Author	
Check	
4.1.2019	

(摘錄自申請人於 4.1.2019 呈交的申請書)
(Extract from Applicant's Submission of 4.1.2019)

繪圖 DRAWING
A-2

Note:

1. Catchpit (CP7) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. No solid wall and hoarding shall be proposed.

Application Site Area

Start Point 1
(go towards two directions)
CL=+6.3
X1=+5.95
X2=+5.95

Start Point of
existing UC
CL=5.26
X1=+4.905

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.51
X1=+5.51

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.152
X1=+5.152

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+4.905
X1=+4.905

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.43
X1=+5.43

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.373
X1=+5.373

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.695
X1=+5.695

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Proposed 300UC
(1:100) with
cast iron cover
CL=+6.3
A1=+5.754
X1=+5.754

Existing Fence wall
by others

CP7
(with desilting facility)
CL=+6.3
A1=+4.905
A2=+4.905
X1=+4.905

CP8
(Connection Catchpit)
CL=+4.77
A1=+4.345
A2=+4.345
X1=+4.345

Proposed
375SC
modified to 450UC
Existing 300 UC to be

Existing 300 UC
Cycling Track

Existing 450 UC to
existing public
stormwater collection
system

Existing 500UC
Discharge to stormwater
collection system

Existing 500UC
Discharge to stormwater
collection system

Existing 500UC
Discharge to stormwater
collection system

Existing 500UC
Discharge to stormwater
collection system

Existing 500UC
Discharge to stormwater
collection system

LEGEND

- Proposed UC
(1:100) with
Cast Iron cover
- Proposed Catchpit
- Existing Drain
- Existing Level
- Existing CatchPit

Company:

恆協工程有限公司
Handship Engineering
Company Limited

PROJECT:

Proposed Temporary
Shop and Services
with Ancillary
Facilities for a
Period of 5 Years at
Lots 341, 342, 343
,344 (Part) and 348
(Part) in D.D.109,
Kam Sheung Road,
Kam Tin, Yuen
Long
(A/YL-KTS/812)

TITLE:

Drainage Proposal

DWG NO.

File:

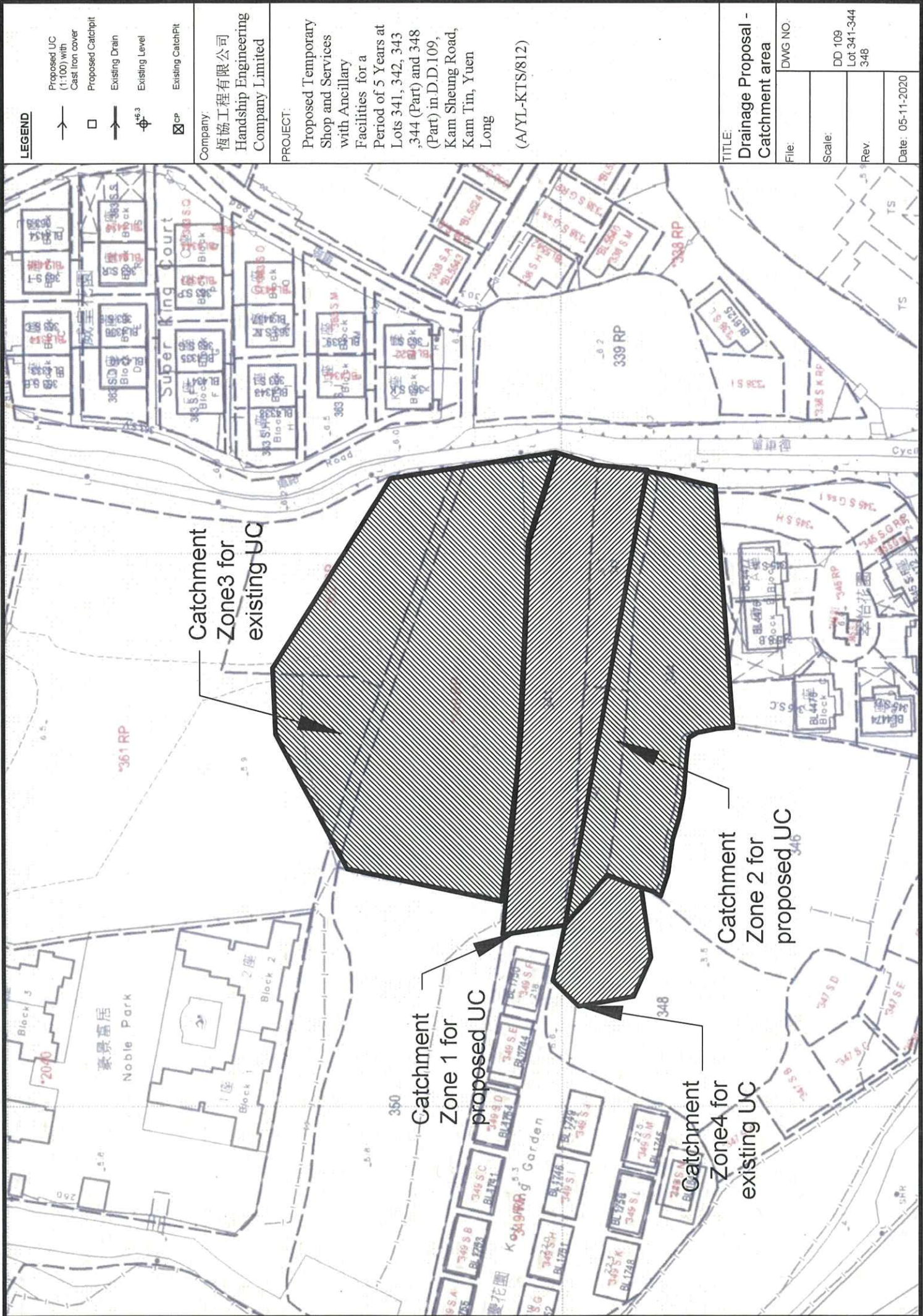
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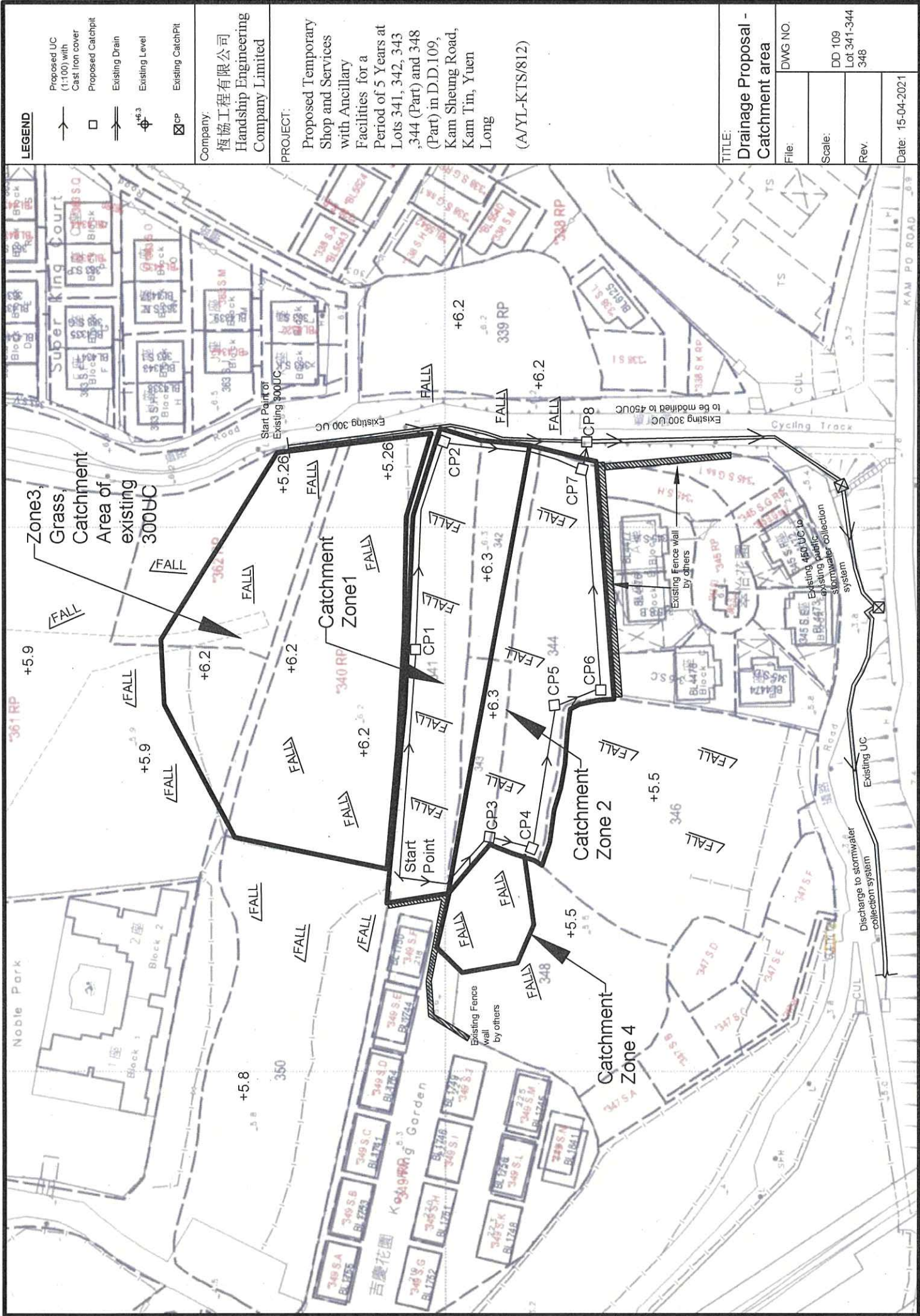
DD 109
Lot 341-344
and 348

Rev.

Rev.

Date: 15-04-2021





LEGEND

- Proposed UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Drain
- Existing Level
- Existing CatchPit

Company:

恒協工程有限公司
Handship Engineering
Company Limited

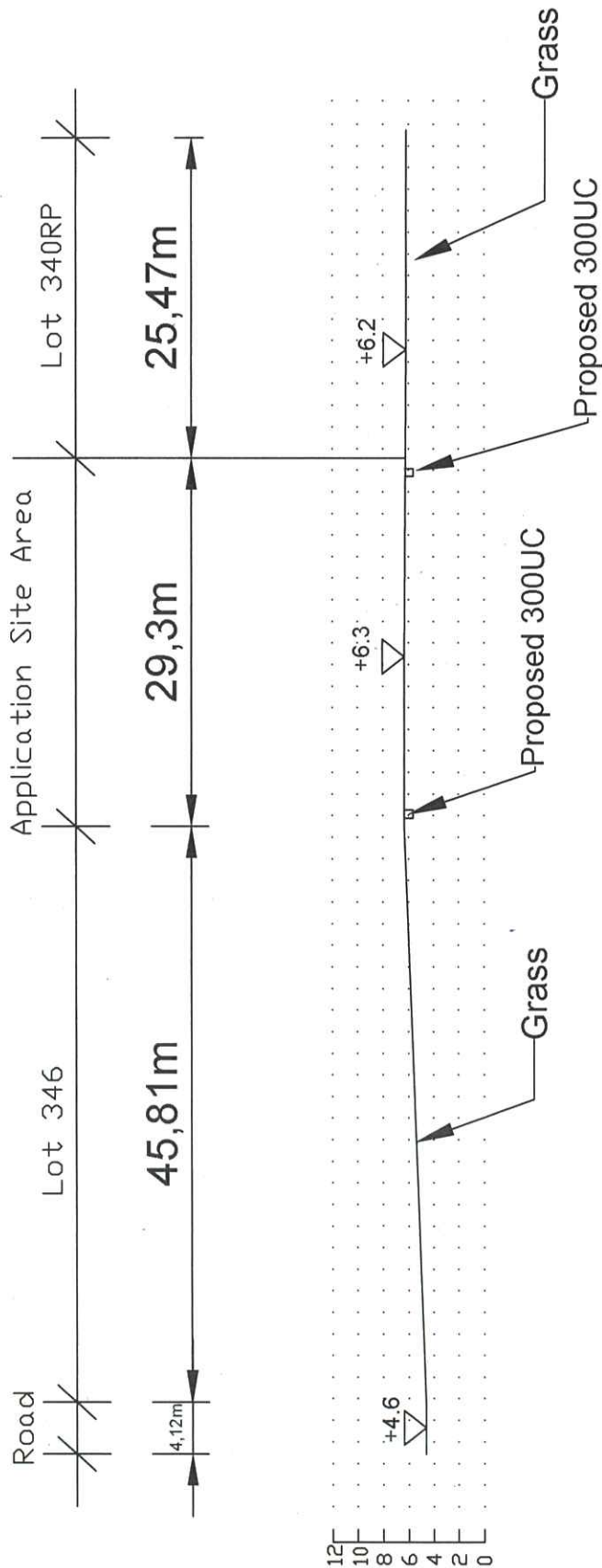
PROJECT:

Proposed Temporary
Shop and Services
with Ancillary
Facilities for a
Period of 5 Years at
Lots 341, 342, 343
,344 (Part) and 348
(Part) in D.D.109,
Kam Sheung Road,
Kam Tin, Yuen
Long
(AYL-KTS/812)

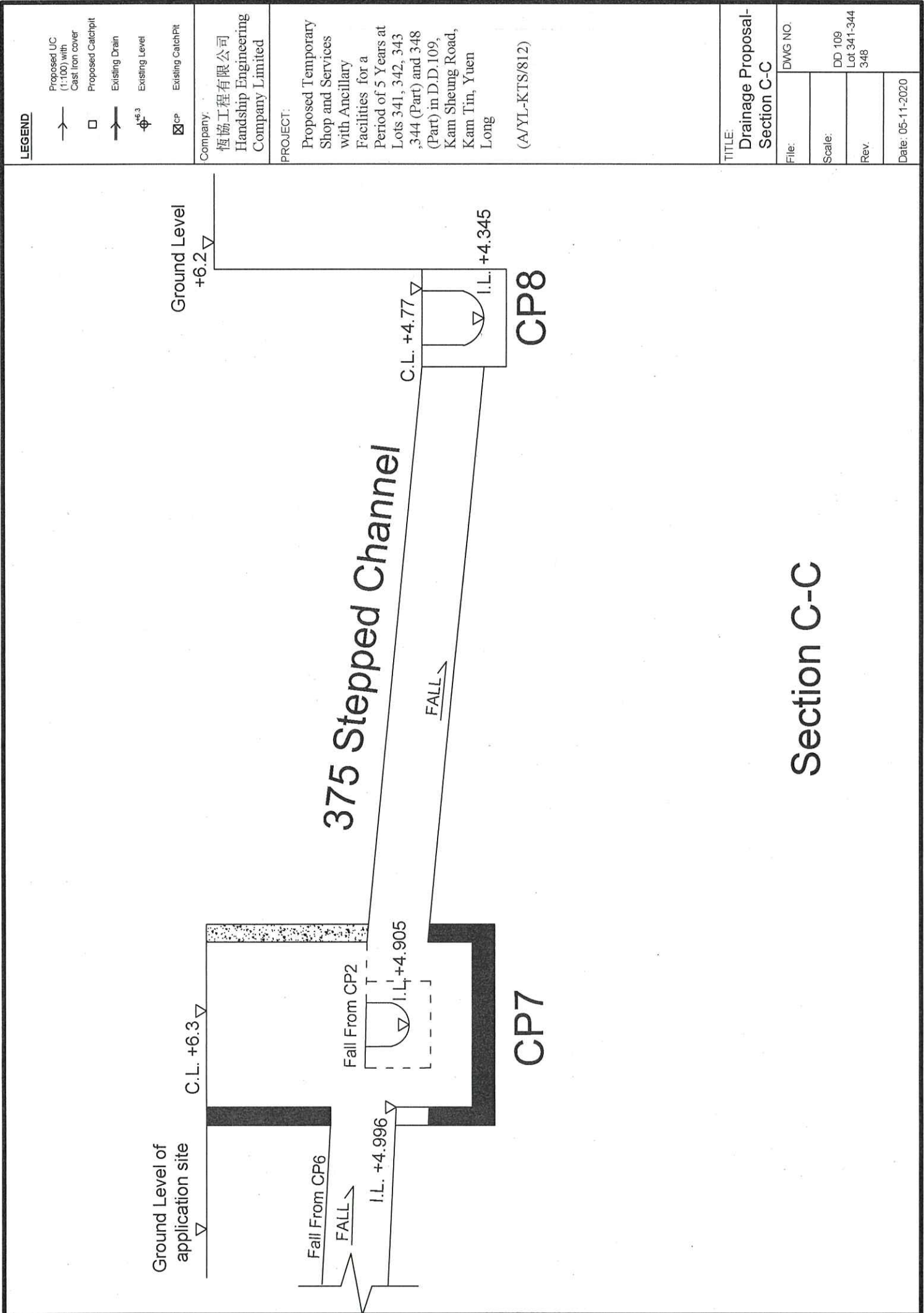
TITLE:

Cross Section C-C
in terms of
adjacent areas

File:	DWG NO.
Scale:	DD 109
Rev.	Lot 341-344 348
Date:	05-11-2020



Section A-A



LEGEND

- Proposed UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Drain
- Existing Level
- CP
- Existing CatchPit

Company:	恆協工程有限公司 Handship Engineering Company Limited
PROJECT:	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years at Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long (A/YL-KTS/812)
TITLE:	Drainage Proposal- Section C-C
File:	DWG NO.
Scale:	DD 109
Rev.	Lot 341-344 348
Date:	05-11-2020

Section C-C

Company:

Project:

Handship Engineering Company Limited

Proposed Temporary Shop and Services (Real Estate Agency, Interior Design Office, Bicycle Retail Store, Chinese Medical Clinic, Convenience Store, Retail Store, Supermarket, Courier Service Counter, Pet Salon, Pet Clinic and ancillary management office) for a Period of 3 Years at Lots 341, 342, 343 and 344 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long

Date:

(A/YL-KTS/737)

5-11-20

Calculation for Design of Channels:

Zone 1									
Area	=	1275	m^2						
	=	0.001275	km^2						
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.001275 km^2
	=	0.0841819	m^3/s						
	=	5050.9125	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
300UC will be used.

Zone 2									
Area	=	1275	m^2						
	=	0.001275	km^2						
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.001275 km^2
	=	0.0841819	m^3/s						
	=	5050.9125	liter/min						

Zone 4

Area = 333 m²
= 0.000333 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000333 km²
= 0.0219863 m³/s
= 1319.1795 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
225UC will be used.

Zone 1+Zone 2+Zone 4

Area = 2883 m²
= 0.002883 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.002883 km²
= 0.1903501 m³/s
= 11421.005 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
375UC will be used.

Zone 3
(for existing 300 UC)

Area	=	2600	m ²						
	=	0.0026	km ²						
Runoff coefficients for soil(flat land,grass)	=	0.35	(most conservative)						
Peak runoff in m ³ /s	=	0.278	x	0.35	x	250	mm/hr	x	0.0026 km ²
	=	0.063245	m ³ /s						
	=	3794.7	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 300UC is used.

Zone 1+2+3+4

Area	=	5150	m ²
Peak runoff in m ³ /s	=	Zone 1 + 2	+ Zone 3
	=	11421.005	+ 3794.7
	=	16534.884	liter/min
			+ Zone 4
			+ 333

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 450UC is suitable.

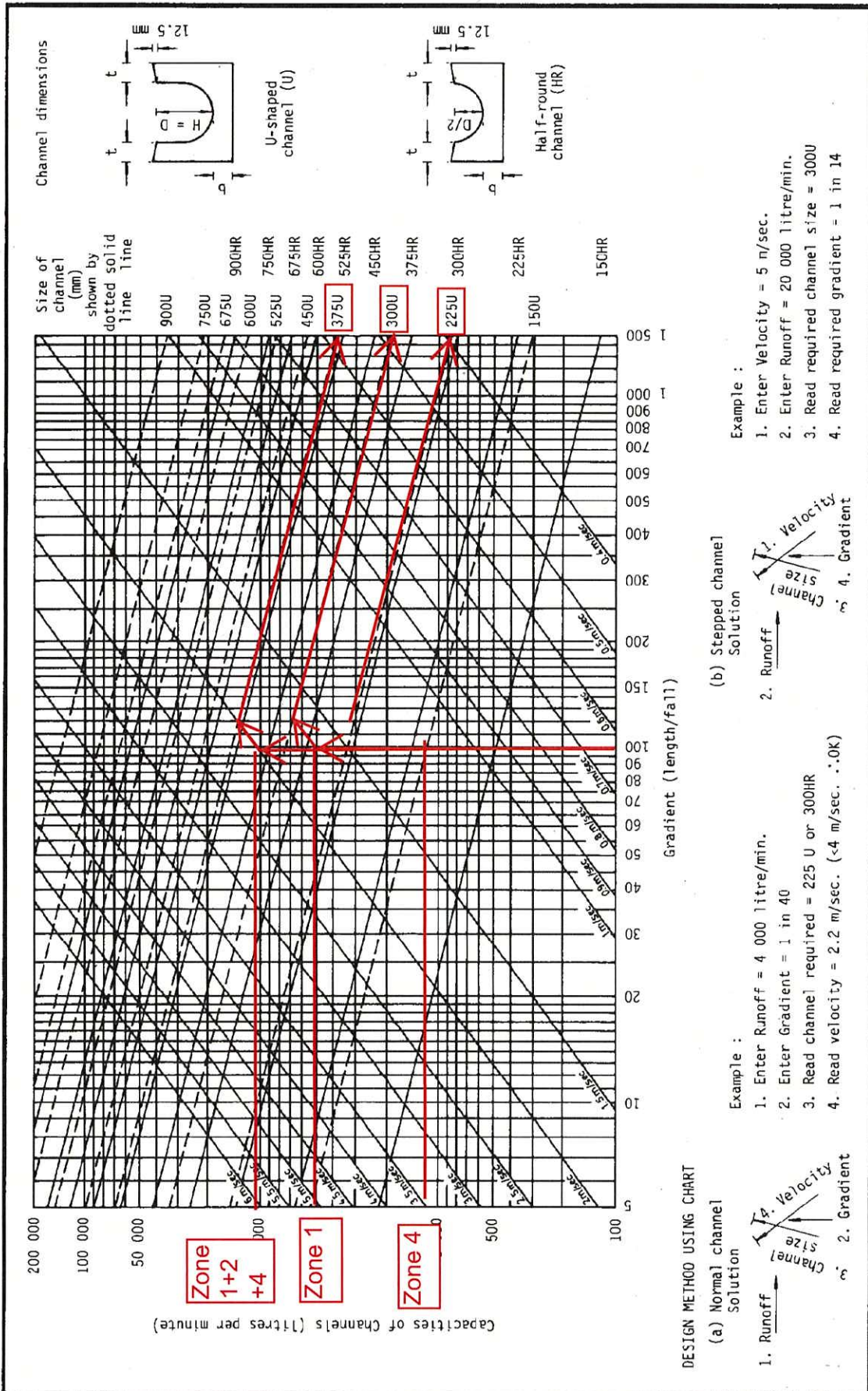


Figure 8.7 - Chart for the Rapid Design of Channels

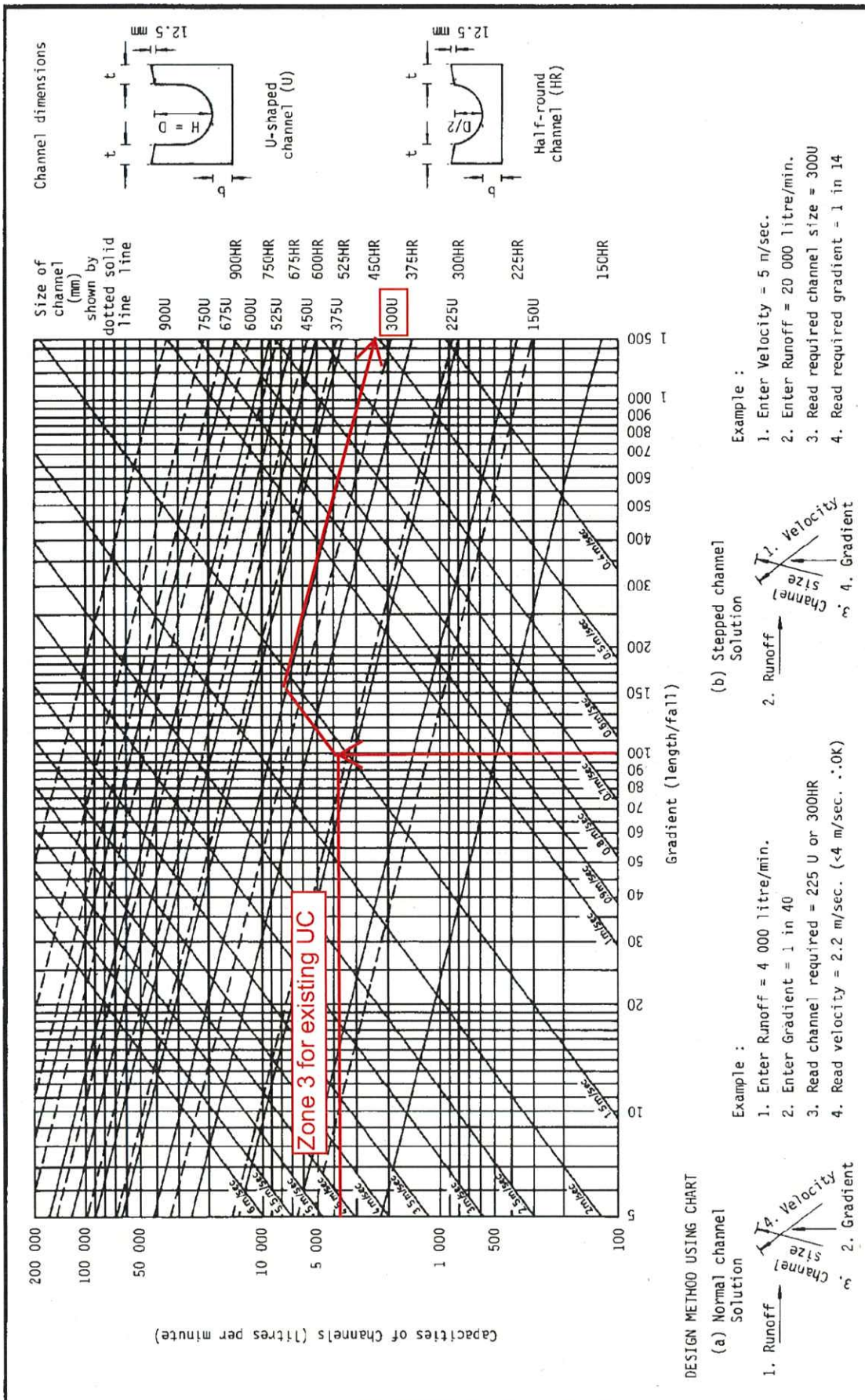


Figure 8.7 - Chart for the Rapid Design of Channels

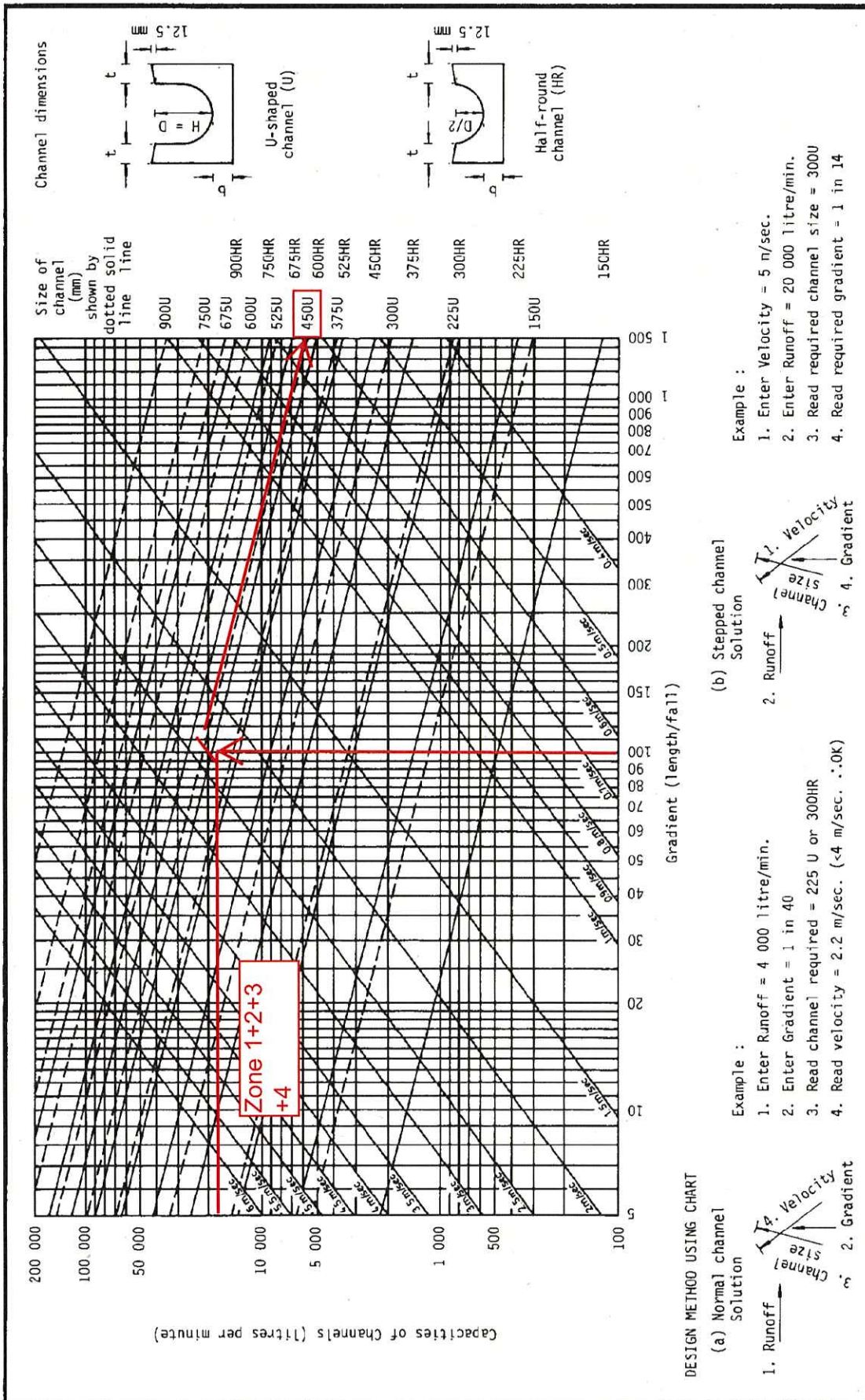
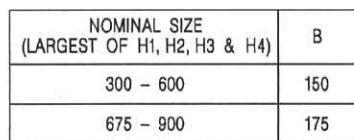
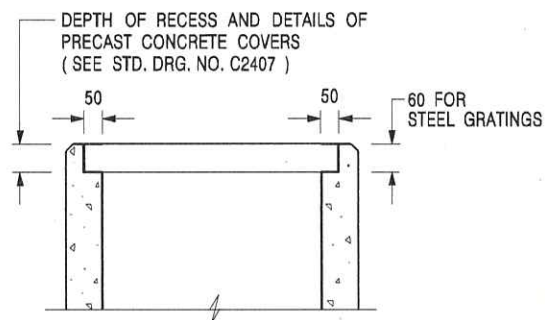


Figure 8.7 - Chart for the Rapid Design of Channels



- CATCHPIT WITH TRAP
(SHEET 1 OF 2)



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 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2

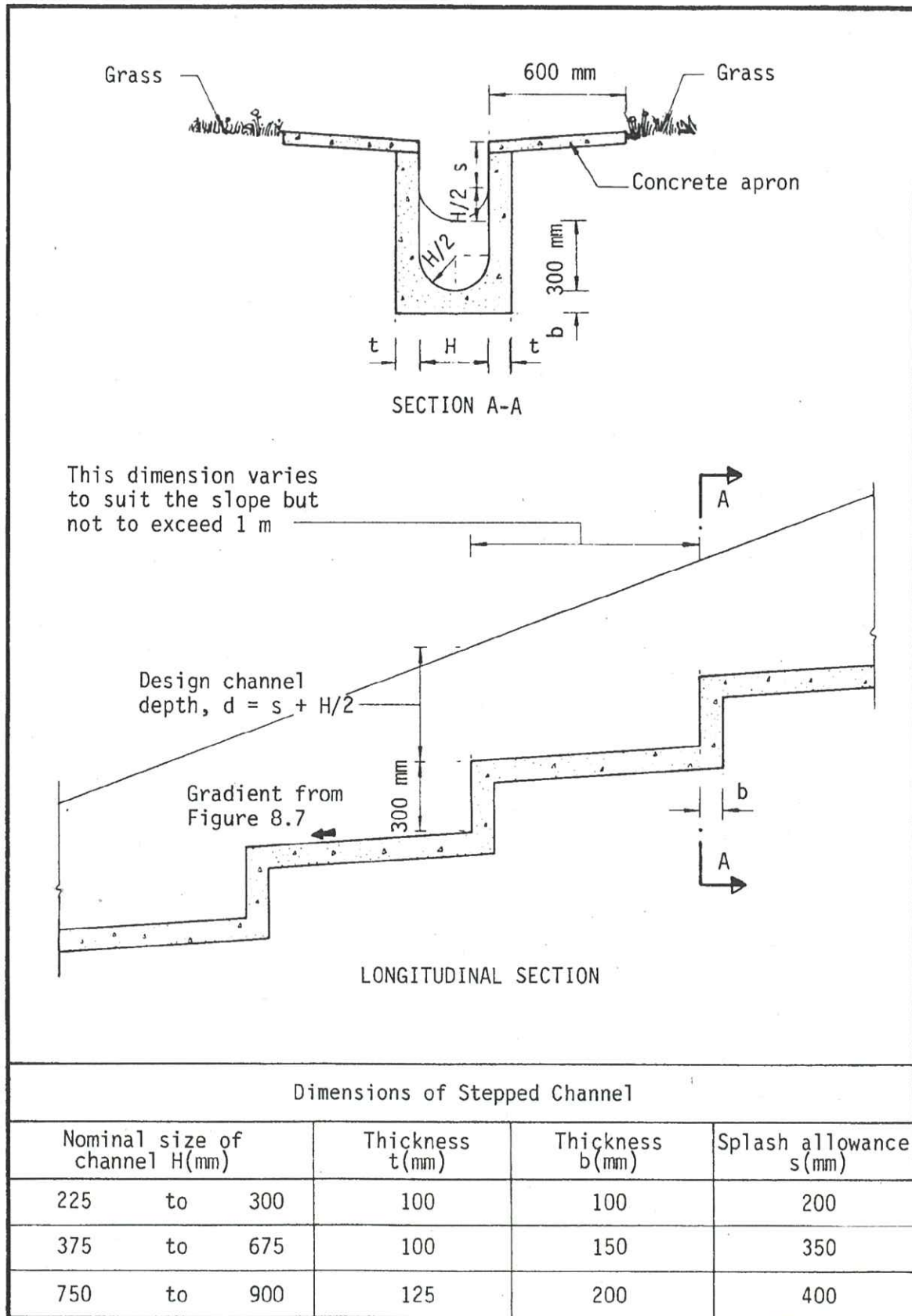


Figure 8.8 - Typical Details of Stepped Channel

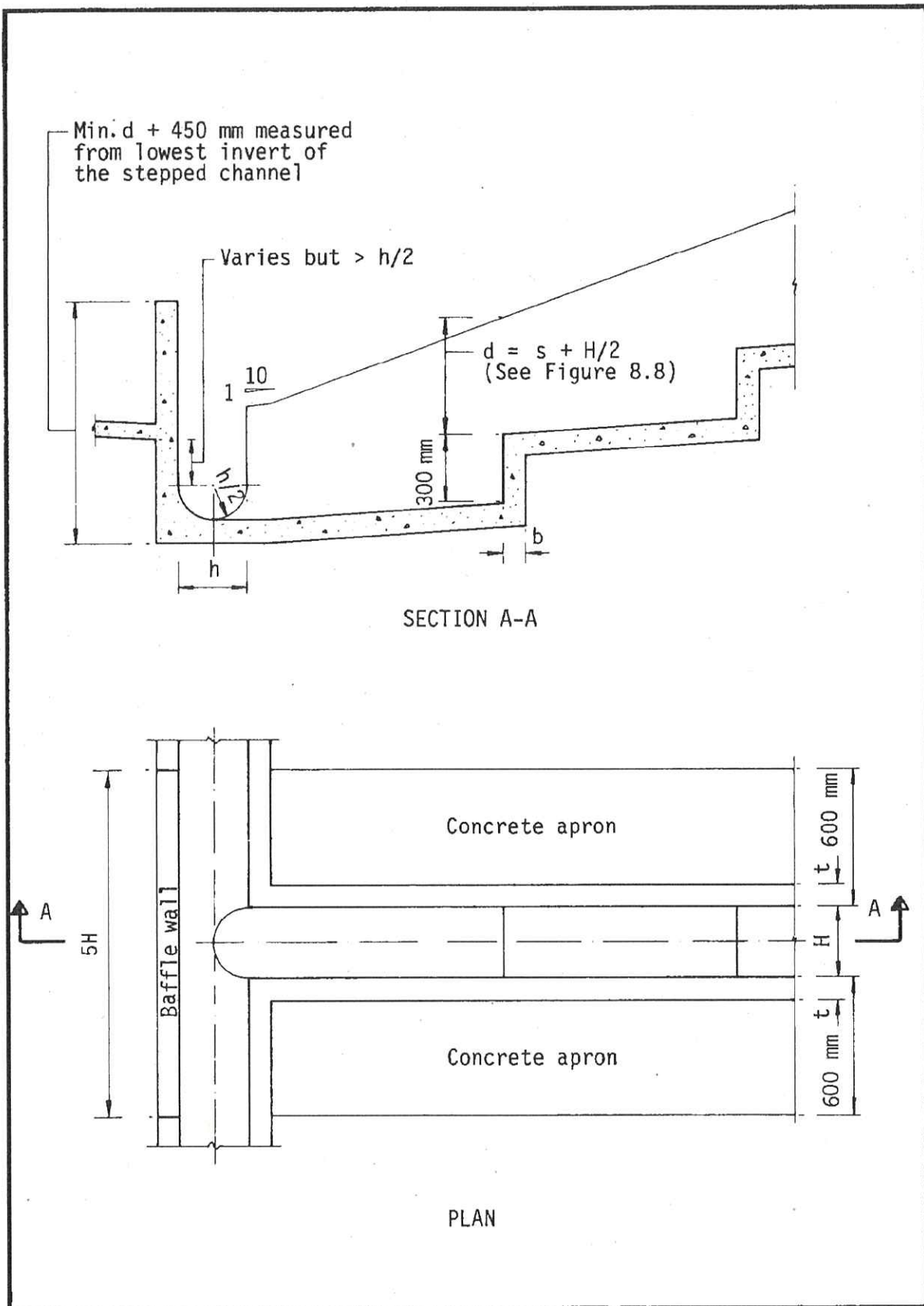


Figure 8.9 - Typical Details of Junction of Stepped Channel and U-channel at Toe of Slope

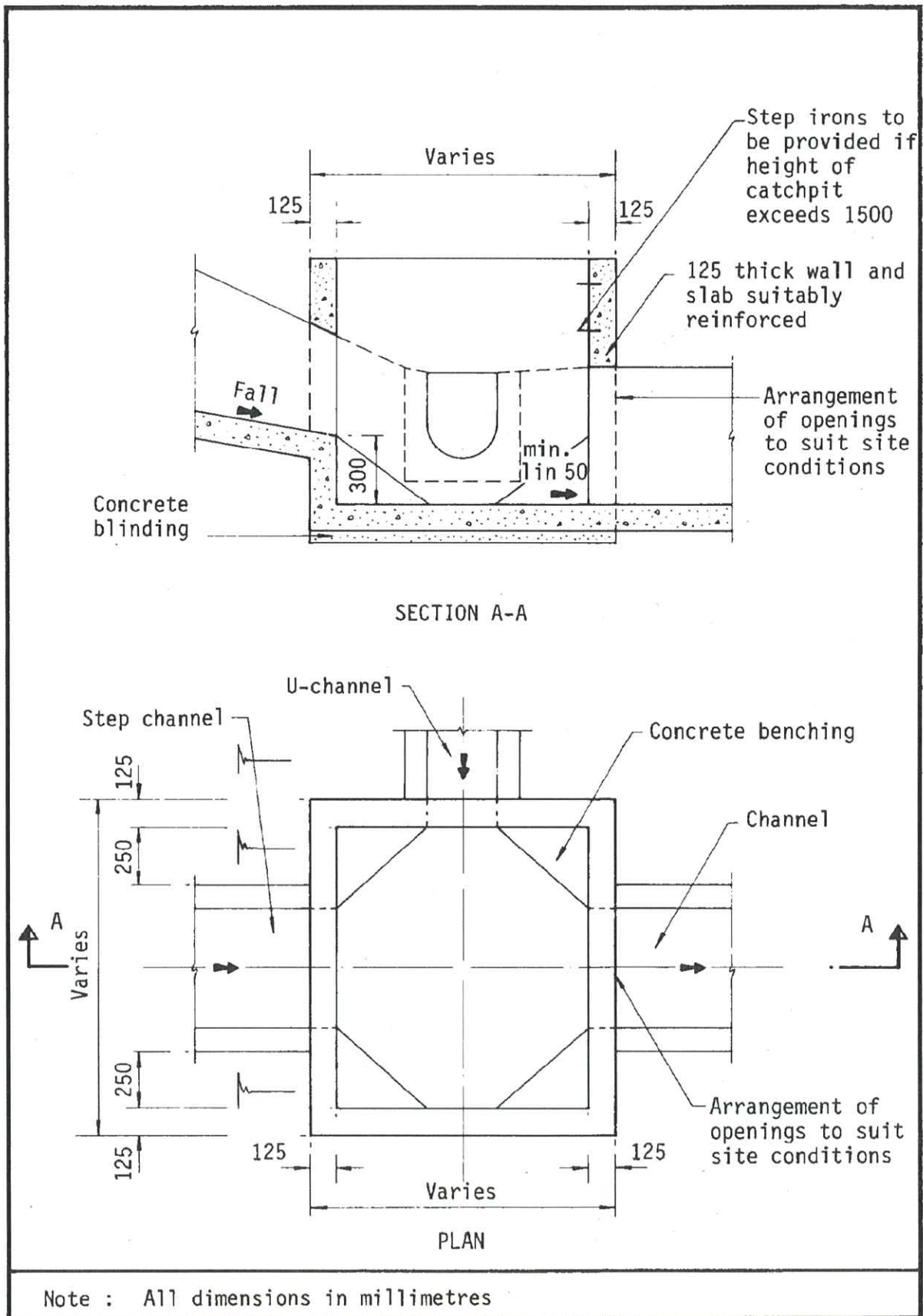
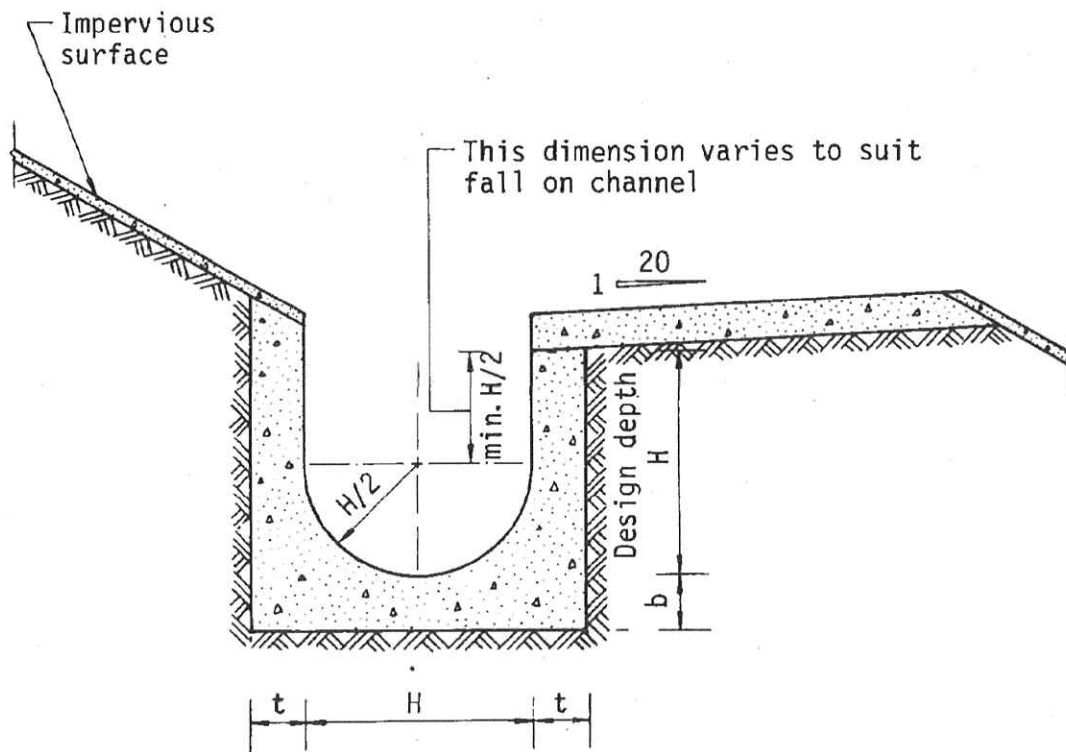


Figure 8.10 - Typical Details of Catchpits



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



盈卓物業
顧問有限公司

Our Ref. : DD109 Lot 341 & VL
Your Ref. : TPB/A/YL-KTS/972

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

By Email

21 September 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture
and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities
for a Period of 5 Years in "Residential (Group C)" Zone,
Various Lots in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/972)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED] email: [REDACTED])
(Attn.: [REDACTED] email: [REDACTED])

[REDACTED]

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture
and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities
for a Period of 5 Years in “Residential (Group C)” Zone,
Various Lots in D.D.109, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/972)

- (i) The applicant would like to provide clarification for the proposed development:
- Structures B12 and B14 at the application site (the Site) are proposed to be used for shop and services (**Plan 1**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer / Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Jeff TSE; Tel: 2300 1627)		
(a)	<p><u>Northern Site</u></p> <p>Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.</p>	<p>Northern Site (Denoted as Western Portion in the Report)</p> <p>A revised drainage proposal is provided for your consideration (Annex I). The proposed drainage facilities are shown on Drawing No. DP1 in Appendix B. The proposed drainage facilities within the Site are designed to collect, convey and discharge the surface runoff accrued on the Site. There is no overland flow intercepted from the adjacent land. The runoff estimation of the proposed Western Site is enclosed in Appendix B. The hydraulic calculation of proposed drainage facilities is enclosed in Appendix C. The proposed drainage system is adequate to cater the surface water. Hence, no adverse drainage impact shall be aroused due to the development.</p>
(b)	<p>The existing 300mm U-channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing</p>	<p>The relevant maintenance department of the existing 300mm U-channel will be consulted after the planning approval was granted. Revision of the drainage proposal including the consent of the U-channel</p>

	drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	owner would be submitted to DSD for record.
(c)	Further to (a) above, since there is no record of the said existing 300mm U-channel and catchpit, please provide site photos to demonstrate its presence and existing condition.	The photos of the existing 300mm U-channel and catchpit are provided in Appendix E for your information.
(d)	The cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan.	Noted. The cover and invert levels of the proposed U-channels, catchpits/sand traps are shown on the drawing no. DP1 in Appendix B (Eastern Portion) for your information.
(e)	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
(f)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(g)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted. DLO/YL and the relevant owner of the existing 300mm U-channel would be consulted before the proposed drainage construction works.
(h)	<u>Southern Site</u> The location of the catchpit (CP11) is not matched with the one in previous approved application no. A/YL-KTS/812. Please review.	Southern Site (Denoted as Eastern Portion in the Report) I refer to the approved Application No. A/YL-KTS/812 in Appendix D , the catchpit numberings are denoted from CP1 to CP8. There was no Catchpit No.1 (CP11) proposed in the approved drainage proposal.

(i)	The gradients of the proposed U-channels should be shown on the drainage plan.	Noted. The gradients of the proposed U-channels were shown on drawing no. DP3 in Appendix B (Eastern Portion) .
(j)	The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	Noted. The cover levels and invert levels of the proposed U-channels, catchpits/sand traps are shown on drawing no. DP3 in Appendix B (Eastern Portion) for your information.
2. Comments of Director of Agriculture, Fisheries and Conservation Department (DAFC) (Contact Person: Ms. WONG Cheuk Ling; Tel: 2150 6933)		
(a)	As the subject site would encroach into existing watercourse along its southwestern boundary, the proposed development will pose direct impact on the watercourse while stream and watercourse should be preserved as far as possible from nature conservation perspective.	Please be informed that the watercourse is dried and no longer exists (Annex II). The applicant will submit and implement the drainage proposal in accordance with requirements from Drainage Services Department, including the provision of peripheral u-channels and catchpits to mitigate the potential adverse drainage impact generated by the proposed development. Therefore, direct impact to the watercourse should not be anticipated.

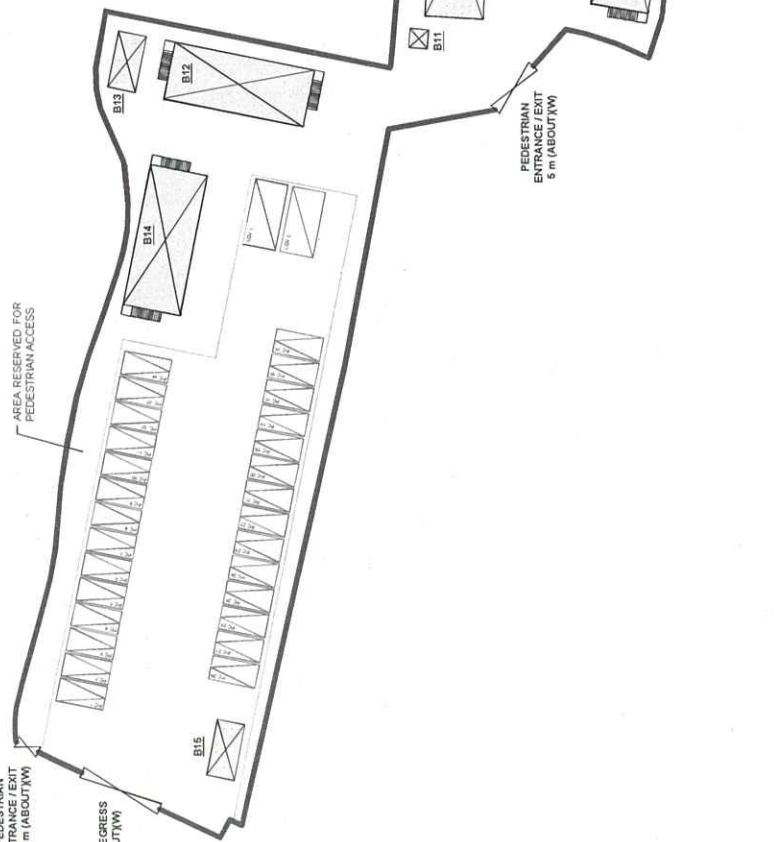
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,683 m ²	(ABOUT)
COVERED AREA	: 1,019 m ²	(ABOUT)
UNCOVERED AREA	: 3,664 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 22 %	(ABOUT)
NO. OF STRUCTURE	: 15	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,663 m ²	(ABOUT)
TOTAL GFA	: 1,663 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PEDESTRIAN
ENTRANCE/EXIT
2.6 m (ABOUT/W)

INGRESS / EGRESS
9m (ABOUT/W)

AREA RESERVED FOR
PEDESTRIAN ACCESS



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
-----------	-----	--------------	-----	-----------------

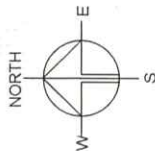
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STOREY)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)

TOTAL

1,019 m² (ABOUT)

1,663 m² (ABOUT)

*** GFA OF 1/F
GFA OF G/F
COVERED AREA OF STAIRCASE : 8 m² (ABOUT)
TOTAL GFA : 192 m² (ABOUT)



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION,
SPORTS OR CULTURE AND
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN YUEN LONG, NEW
TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY	DATE
MN	
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LAYOUT PLAN
DWG. NO.	PLAN 1
VER.	001

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

**PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE
OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS**

Drainage Proposal

Applicant

R-riches Asset Management Limited

September 2023

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Drainage Proposal	17/7/2023	19/7/2023	21/7/2023
2.0	Drainage Proposal	17/9/2023	19/9/2023	19/9/2023

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1.1 Introduction	4
2. SITE DESCRIPTION	5
2.1 Description of Existing Environment	5
2.2 Existing Baseline Conditions	5
2.3 Proposed Development Scheme	5
3. METHODOLOGY	6
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4. EXISTING DRAINAGE IN LOTS 341, 342, 343, 344 (PART) AND 348 (PART) IN D.D. 109	8
4.1 Existing Drainage Routes and Arrangements	8
5. PROPOSED DRAINAGE SYSTEM FOR THE DEVELOPMENT IN LOT 350	8
5.1 Drainage Design for the development in Lot 350	8
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APPENDICES

Appendix A	Drawings
Appendix B	Runoff Calculations
Appendix C	Calculation of Drainage Capacity of the U Channels
Appendix D	Approved Drainage Proposal of the Existing Development in Lots 341, 342, 343, 344 (Part) and 348 (Part)

LIST OF TABLES

Table 1	Runoff Coefficients
Table 2	Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

- 1.1.1 The Applicant intends to develop a proposed temporary shop and services, eating place, place of recreation, sports or culture and public vehicle park with ancillary facilities for a period of 5 years in various lots in D.D. 109 in Kam Tin, Yuen long, New Territories.
- 1.1.2 Part of the application site is the subject of a previous approved planning application No. A/YL-KTS/812. Approval conditions of the previous application (i.e. included but not limited to the submission and provision of drainage proposal) were obtained satisfaction of the Director of Drainage Services and the TPB. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.
- 1.1.3 This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period.

2 Site Description

2.1 Description of Existing Environment

- 2.1.1 The area of the application site is about 4683m² and is located at Yuen Long District. Existing site levels ranging from +4.8mPD to +6.3mPD.

2.2 Existing Site Conditions

- 2.2.1 Under this drainage proposal, the proposed site is divided into two areas (Eastern Portion and Western Portion). Eastern Portion is a developed site with Application No. A/YL-KTS/812 which currently a Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109. The area of the existing development is about 2550 m².
- 2.2.2 The other one (Western Portion) is the proposed site area in Lot 350. The existing site in Lot 350 is currently a vacant land overgrown with weeds and different tree groups. The area of the undeveloped area is about 2133m². The location of the Site is shown on Drawing No. PLAN3 in **Appendix A**.

2.3 Proposed Development Scheme

- 2.3.1 The Site is intended Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years. A proposed master layout plan with Drawing No. PLAN4 is enclosed in **Appendix A**.
- 2.3.2 The drainage arrangement of this site is divided into two separated systems. The drainage system in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 is approved under a previous Application No. A/YL-KTS/81. The existing drainage system in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 (Eastern Portion) will remain unchanged.
- 2.3.3 A proposed drainage system will be constructed for the development in Lot 350 (Western Portion) and discharged into the public drainage system at the road along the western side of the site. Details is discussed in Section 5 in this drainage proposal.

3 Methodology

3.1 Assessment Method

- 3.1.1 Rational Method is used to estimate the peak runoff from the catchment according to "Stormwater Drainage Manual – Planning, Design and Management" (SDM). The peak runoff is given by the following expression:

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

- 3.1.2 According to the Stormwater Drainage Manual, the runoff coefficient C is considered below:

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (Heavy Soil)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (Sandy Soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

- 3.1.3 The rainfall intensity i is determined by using the Gumbel Solution:

$$i = a / (td + b)c$$

Where i = extreme mean intensity in mm/hr
 td = duration in minutes ($td \leq 240$)
 a, b, c = storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of HKO Headquarters (based on Table 3a of SDM)

Return Period T(years)	2	5	10	20	50	100	200
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295

3.1.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
 A = catchment area (m²);
 H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{\frac{1}{6}}}{n} \sqrt{Rs}$$

where V = mean velocity (m/s)
 R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3})
 s = hydraulic gradient (energy loss per unit length due to friction)

3.1.6 The application is proposed to be Proposed Temporary Shop and Services, Eating Place, Place Of Recreation, Sports Or Culture With Ancillary Facilities For A Period Of 5 Years. Therefore, rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

4 Existing Drainage in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109

4.1 Existing Drainage Routes and Arrangements

- 4.1.1 As shown in **Appendix A (Eastern Portion)**, there is an existing 450UC located at the eastern side of proposed site. The existing stormwater from Lots 341, 342, 343, 344 (Part) and 348 (Part) is currently discharging to the mentioned 450UC through a 375SC.
- 4.1.2 The existing drainage system for Lots 341, 342, 343, 344 (Part) and 348 (Part) will remain unchanged. The drainage system will be maintained and monitored continuously. The runoff estimation for the existing drainage system at the Eastern Portion are shown in **Appendix B (Eastern Portion)** and **Appendix C (Eastern Portion)**.
- 4.1.3 The approved drainage proposal in Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109 with Application No. A/YL-KTS/812 is enclosed in **Appendix D**.

5 Proposed Drainage System

5.1 Drainage Design for the development in Lot 350

- 5.1.1 The proposed drainage facilities for the proposed site are shown in the drawing no. DP1 enclosed in **Appendix A (Western Portion)**. Currently the rainwater collected from within the site presently flows mainly to the existing public drainage system without records of flooding during rainstorms, it was proposed to keep the existing drainage path unchanged and keep using the existing 300UC adjacent to the proposed site to discharge stormwater. The relevant owner(s) of the existing drainage system would be consulted before the commencement of the drainage works. The site photos of the existing 300UC and the associated catchpit are enclosed in the **Appendix E**.
- 5.1.2 Regarding the existing 300UC adjacent to the proposed site, the UC is currently collecting the rainwater runoff generated from an external catchment (part of the access road) outside Lot 350. The external catchment is shown on Drawing No. DP2 in **Appendix A (Western Portion)** for information. Since the surface of the proposed development in Lot 350 will be concrete paving, the runoff coefficient of the surface in the Lot 350 will be increased. To cater the additional runoff, the existing public 300UC is proposed to upgrade to 375UC. The runoff estimation for the proposed site area inside the Lot 350 and external catchment are shown in **Appendix B (Western Portion)**. The UC checking for the proposed 300UCs in the proposed site area and upgrading of the existing 300UC to 375UC of the existing drainage system are enclosed in **Appendix C (Western Portion)**.

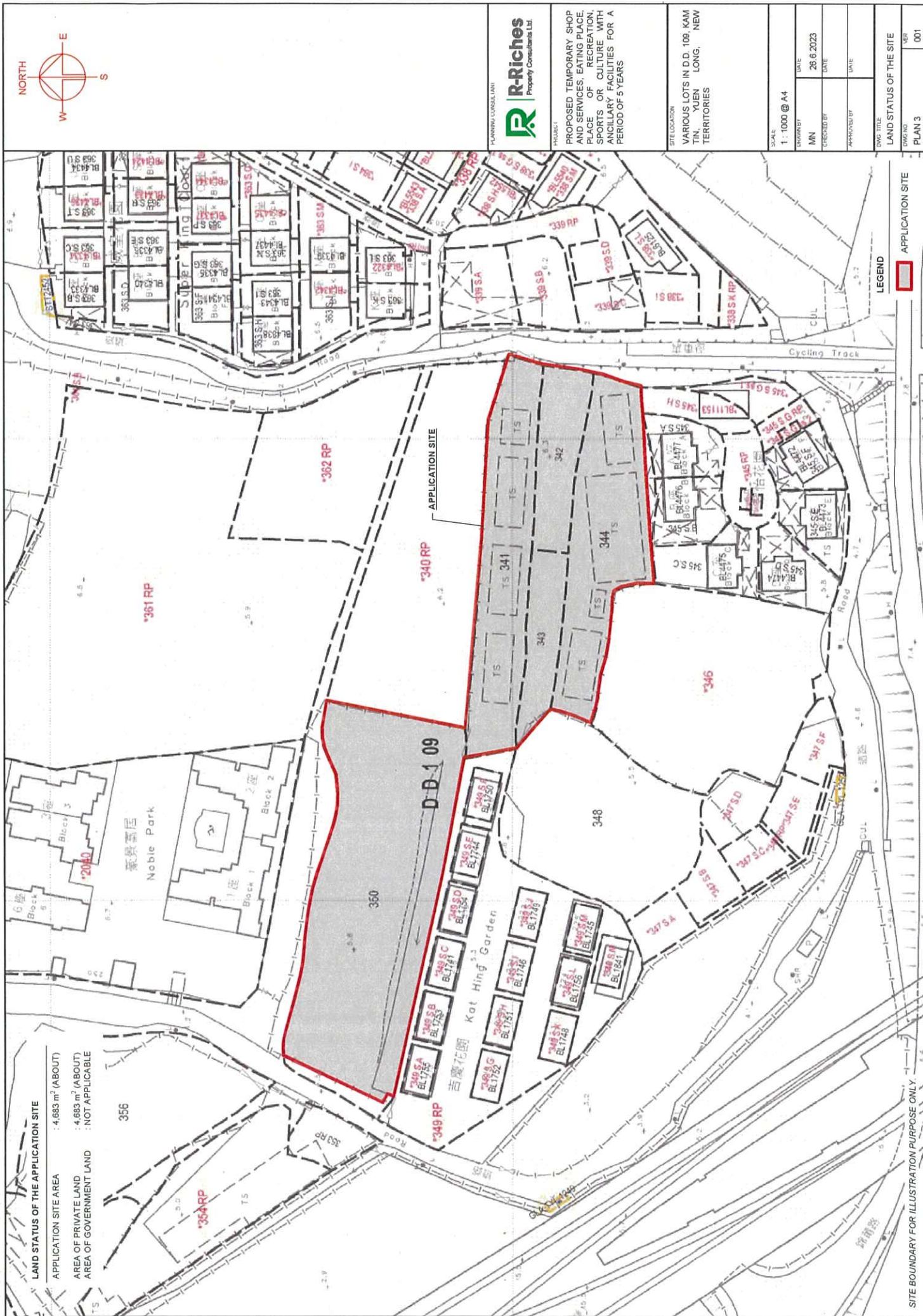
6 CONCLUSION

- 6.1.1 The Project Proponent will be responsible for the construction and ongoing maintenance of the drainage facilities. The drainage design of the proposed development was conducted. Based on the calculation the proposed drainage design, the proposed drainage system is adequate to cater the surface water. Hence, no adverse drainage impact shall be aroused due to the development.

September 2023

Appendix A

Drawings



PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

JUN 1986

10

MIN

РЕЗЮМЕ

SA PRAKTIK

1

ING TITLE

LAND ST

ON 04/11/2018 10:00:00 AM

PLAN 3

11

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,693 m ²	(ABOUT)
COVERED AREA	: 1,019 m ²	(ABOUT)
UNCOVERED AREA	: 3,674 m ²	(ABOUT)
PLOT RATIO	: 0.36	(ABOUT)
SITE COVERAGE	: 22 %	(ABOUT)
NO. OF STRUCTURE	: 15	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 1,663 m ²	(ABOUT)
TOTAL GFA	: 1,663 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m	(ABOUT)
NO. OF STOREY	: 1-2	(ABOUT)

STRUCTURE

USE

COVERED AREA

GFA

BUILDING HEIGHT

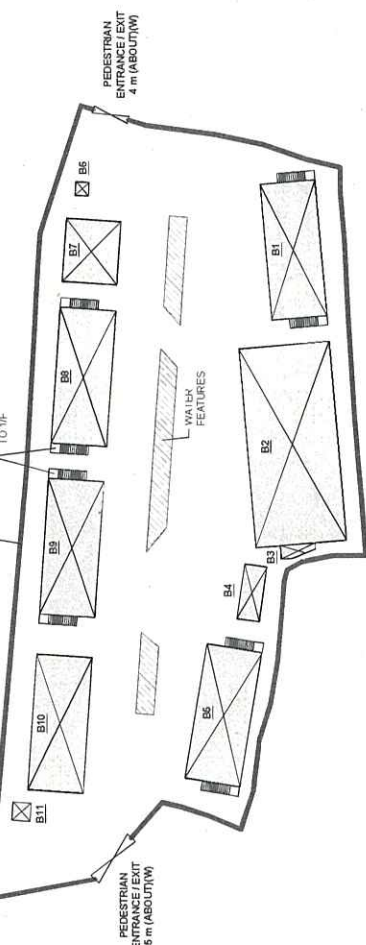
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B2	PLACE OF RECREATION, SPORTS OF CULTURE	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STOREY)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WASHROOM	13 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STOREY)
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)

TOTAL 1,019 m² (ABOUT) 1,663 m² (ABOUT)



*** GFA OF 1/F : 92 m² (ABOUT)
GFA OF G/F : 92 m² (ABOUT)
COVERED AREA OF STAIRCASE : 8 m² (ABOUT)
TOTAL GFA : 192 m² (ABOUT)

APPLICATION SITE



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

APPLICATION SITE	STRUCTURE	PARKING SPACE (PC)	LOADING / UNLOADING SPACE (LGV)	INGRESS / EGRESS
PEDESTRIAN ENTRANCE / EXIT	STAIRCASE	WALKWAY	WALKWAY	WALKWAY

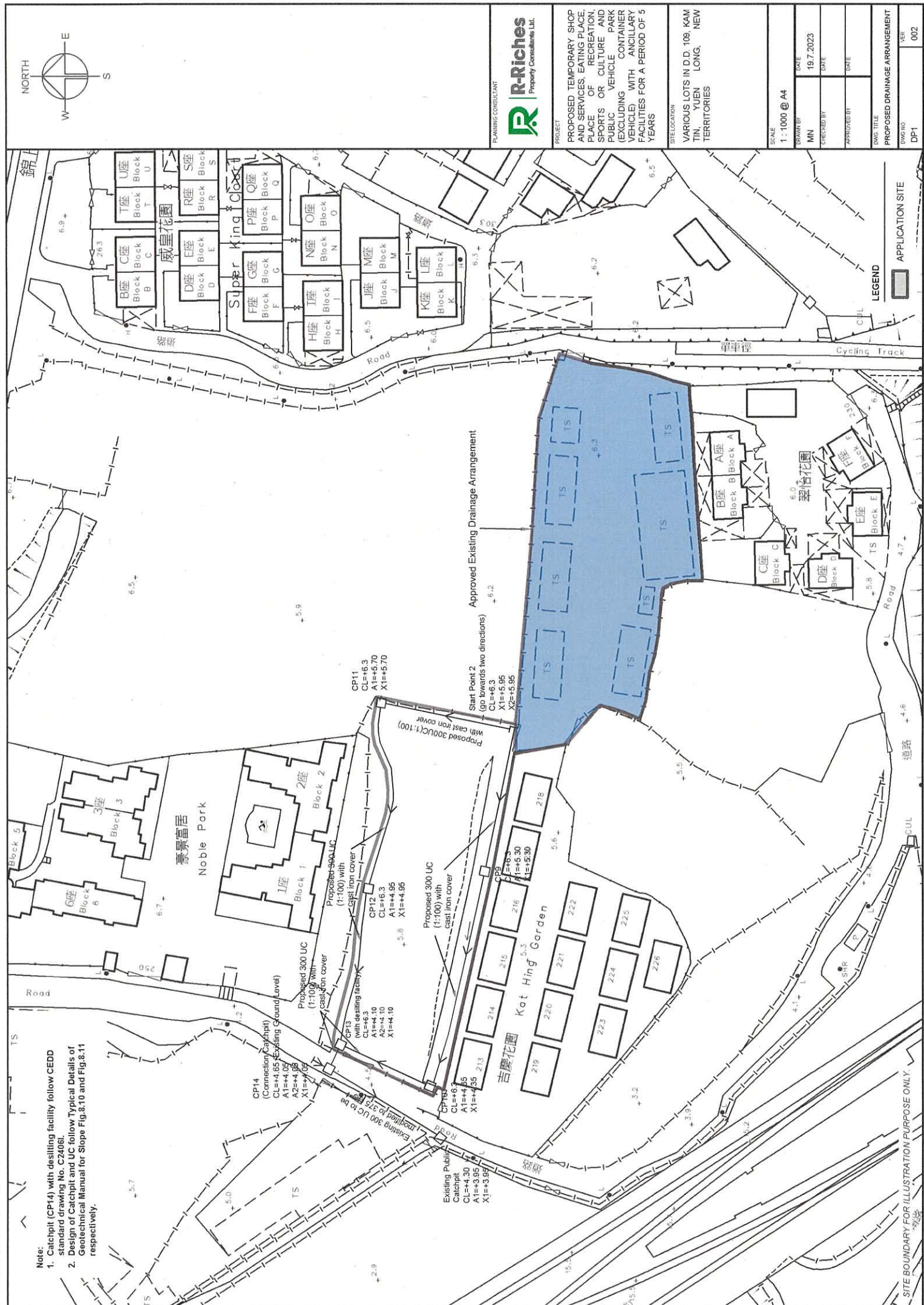
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109 KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DWG TITLE	LAYOUT PLAN
DWG NO.	PLAN 4
VER	001

Western Portion



Note:

1. Catchpits (CP14) with desilting facility follow CEDD standard drawing No. C24061.
2. Design of Catchpit and UC follow Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK CONTAINER (EXCLUDING VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY _____ DATE _____

MN 19.7.2023

CHECKED BY	DATE
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1000

NOTE

PROPOSED DRAINAGE ARRANGEMENT

[illegible]

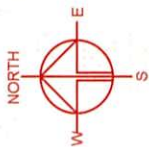
005
JWAG NO
VER

LEGEND



APPLICATION SITE

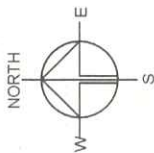
SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.



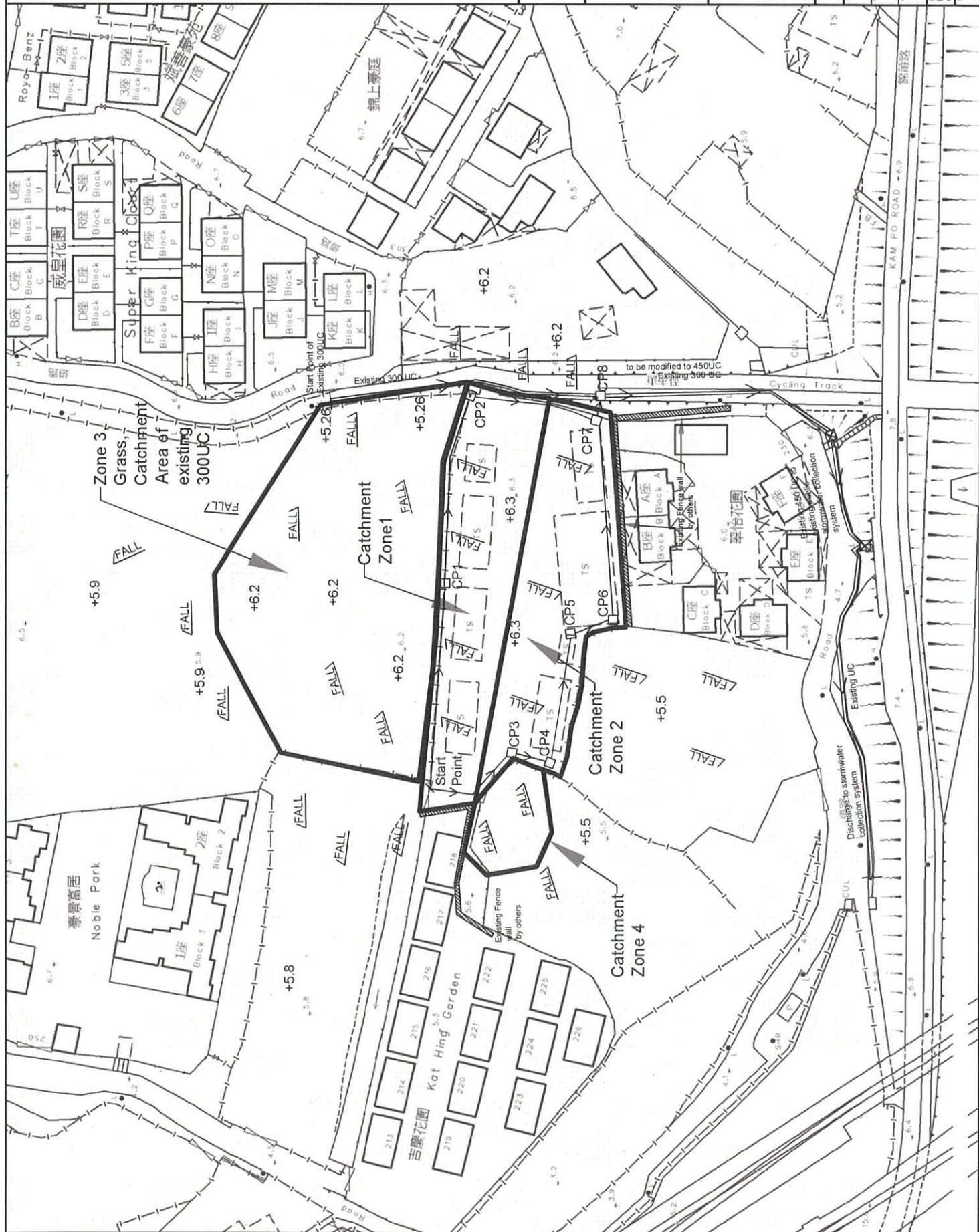
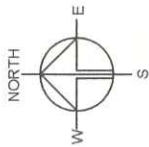
LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.

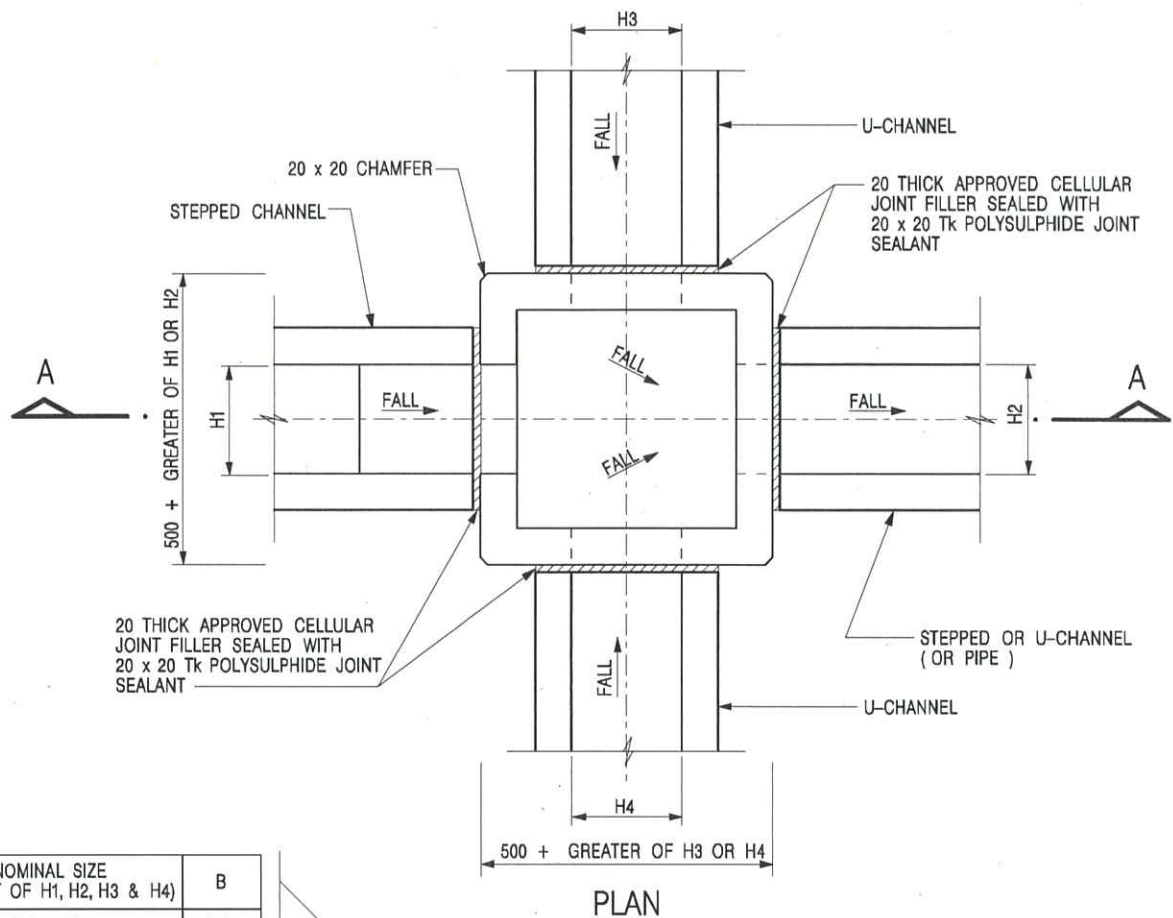
Eastern Portion





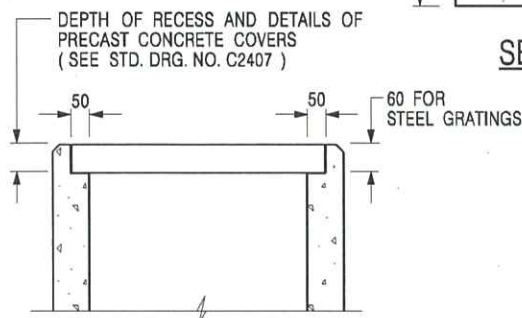
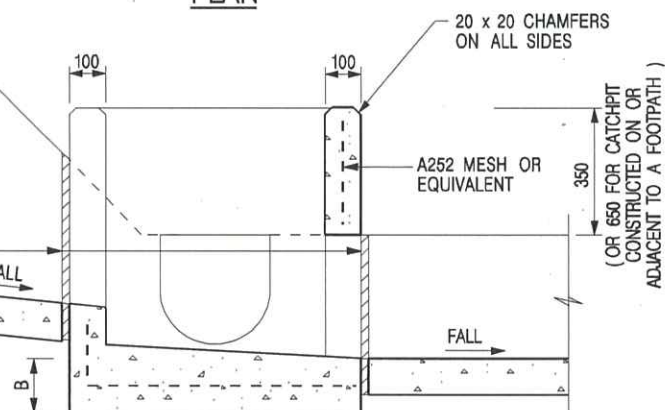


Standard Drawings to be Applied



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

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




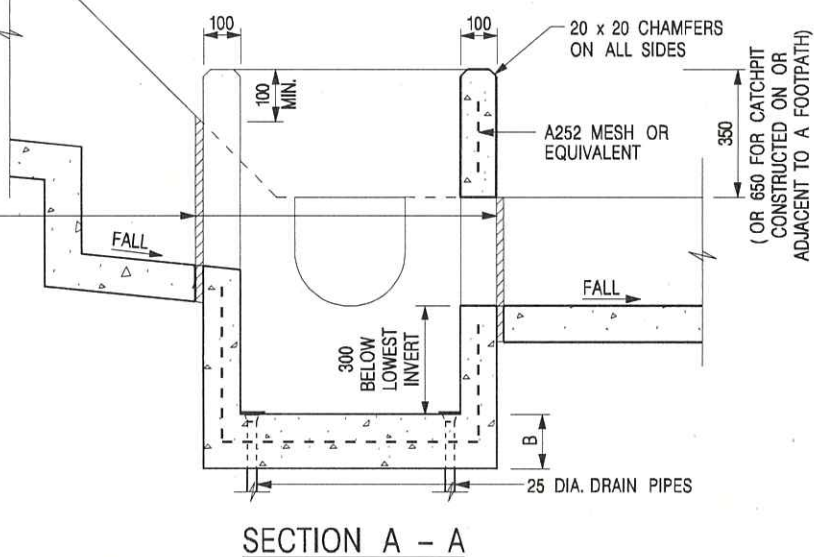
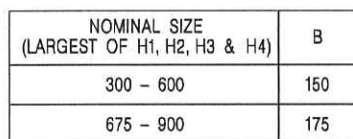
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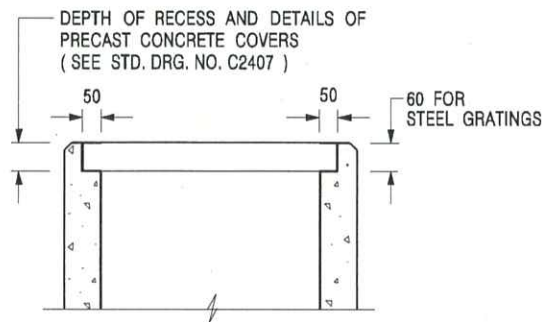
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)

FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2405 /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 mm 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)



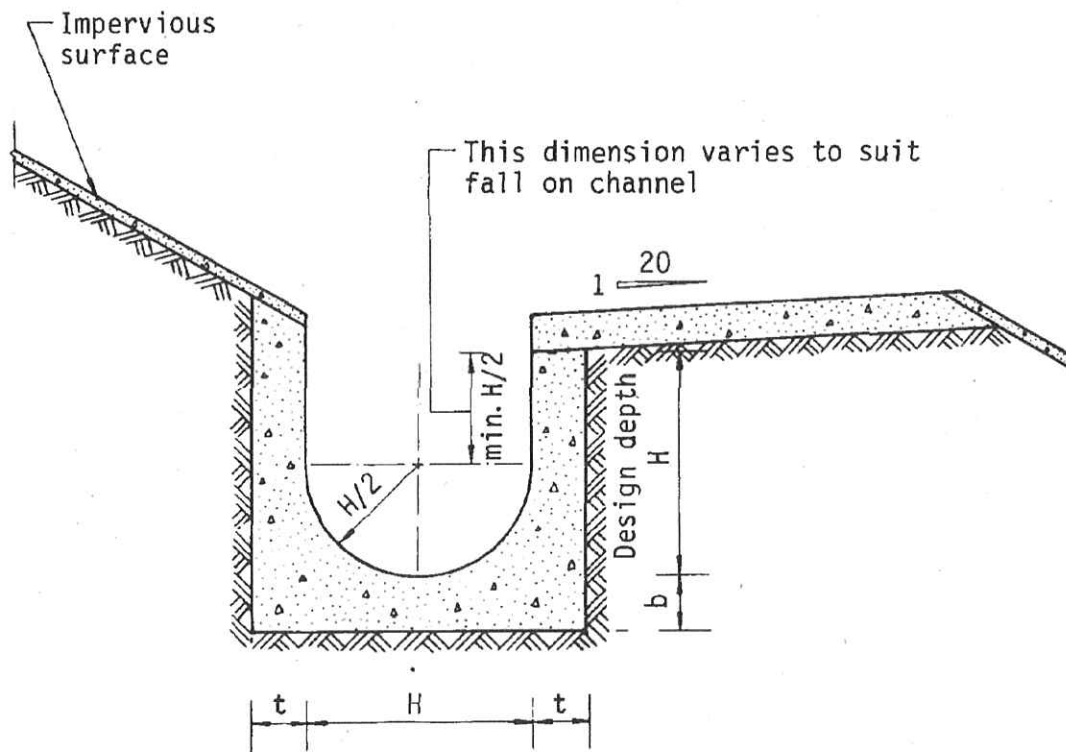
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Appendix B

Runoff Calculations

Western Portion

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 5 Years, Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories

Runoff Estimation

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM. The parameters and assumptions refer to section 3.

To be conservative, Concrete Paved Area (Impervious) is assumed for the surface material of the proposed site - see Runoff Coefficients below. Concrete Paved Area (Impervious), $C = 0.95$

Area of the Proposed Site in Lot 350 = 2133 m²

Area of the External Catchment at the Access Road = 213 m²

The Site is proposed to be "Proposed Temporary Shop and Services, Eating Place, Place Of Recreation, Sports Or Culture With Ancillary Facilities For a Period of 5 Years", so check the 1 in 50-year Scenario.

Internal Catchment inside Lot 305

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	tc = to + t _f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA (m ³ /s)	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
2133	90	6.3	4.8	1.67	5.46	5.46	HKO headquarters	0.25 0.95	0 2133	224.68 224.68	0.00 0.13	0.127	7594

Area of the External Catchment at the Access Road

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	to (min) = $\frac{0.14465L}{(H^{0.2}A^{0.1})}$	tc = to + t _f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA (m ³ /s)	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
192	5	4.65	4.3	7.00	0.29	0.29	HKO headquarters	0.25 0.35 0.95	0 0 192	320.94 320.94 320.94	0.00 0.00 0.02	0.016	976

Total Catchment Area collected by the Existing UC outside the Lot 350 = 2346 m²

Total Runoff to be discharged to the Existing UC outside the Lot 350 = 7611 + 976 = 8570 L/min

Eastern Portion

Proposed Temporary Shop and Services, Eating Place, Place of Recreation,
Sports or Culture with Ancillary Facilities for a Period of 5 Years, Various Lots In D.D. 109, Kam Tin, Yuen Long, New Territories

Calculation for Design of Channels:

Zone 1									
Area	=	1275	m ²						
	=	0.001275	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.001275 km ²
	=	0.0841819	m ³ /s						
	=	5050.9125	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
300UC will be used.

Zone 2									
Area	=	1275	m ²						
	=	0.001275	km ²						
Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.001275 km ²
	=	0.0841819	m ³ /s						
	=	5050.9125	liter/min						

Zone 4

Area = 333 m²
= 0.000333 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000333 km²
= 0.0219863 m³/s
= 1319.1795 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
225UC will be used.

Zone 1+Zone 2+Zone 4

Area = 2883 m²
= 0.002883 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.002883 km²
= 0.1903501 m³/s
= 11421.005 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
375UC will be used.

Zone 3
(for existing 300 UC)

Area	=	2600	m ²						
	=	0.0026	km ²						
Runoff coefficients for soil(flat land,grass)	=	0.35	(most conservative)						
Peak runoff in m ³ /s	=	0.278	x	0.35	x	250	mm/hr	x	0.0026
	=	0.063245	m ³ /s						km ²
	=	3794.7	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 300UC is used.

Zone 1+2+3+4

Area	=	5150	m ²
Peak runoff in m ³ /s	=	Zone 1 + 2	+ Zone 3
	=	11421.005	+ 3794.7
	=	16534.884	liter/min
			+ Zone 4
			+ 333

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 450UC is suitable.

Appendix C

Calculation of Drainage Capacity of U Channels

Western Portion

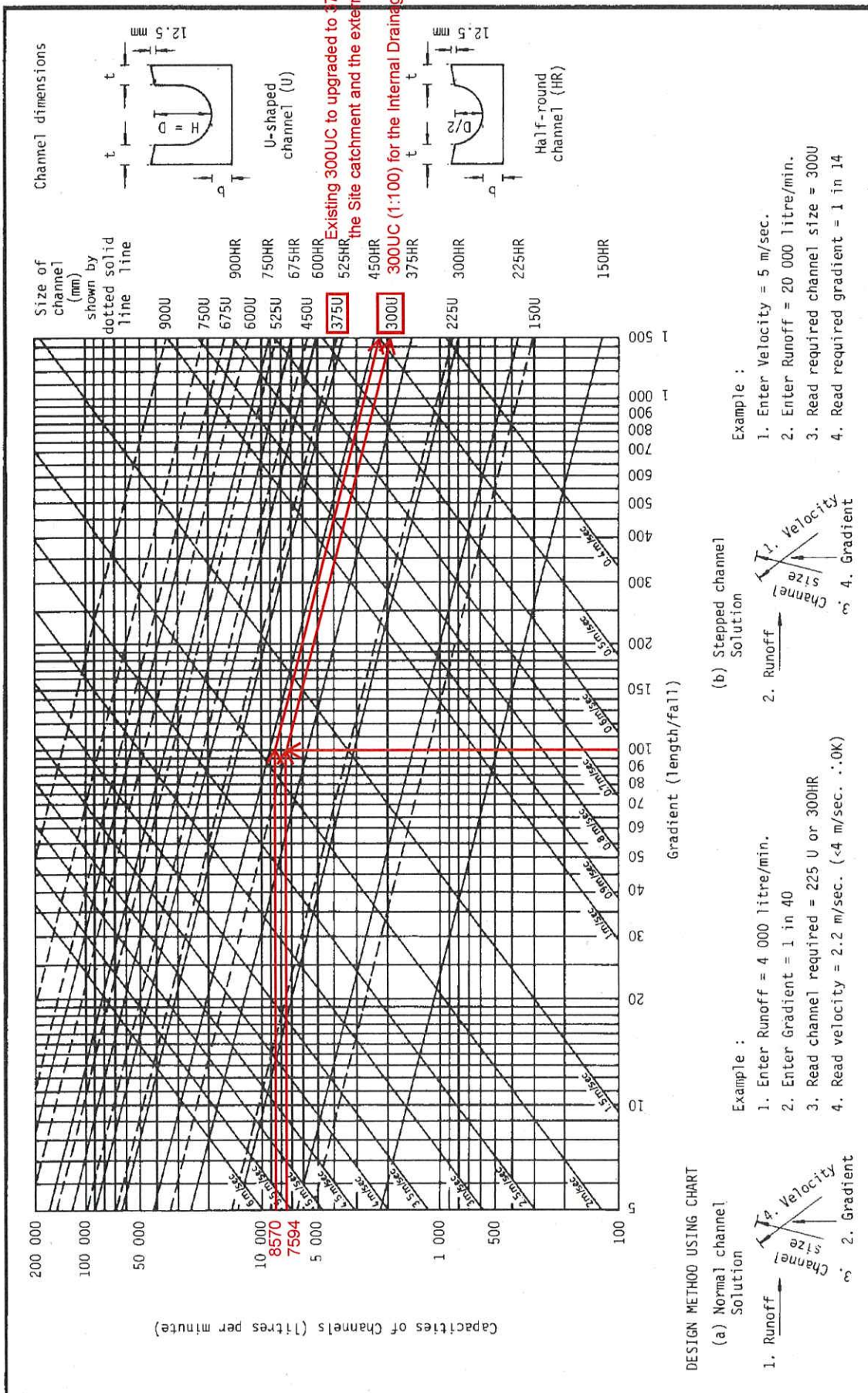


Figure 8.7 - Chart for the Rapid Design of Channels

Eastern Portion

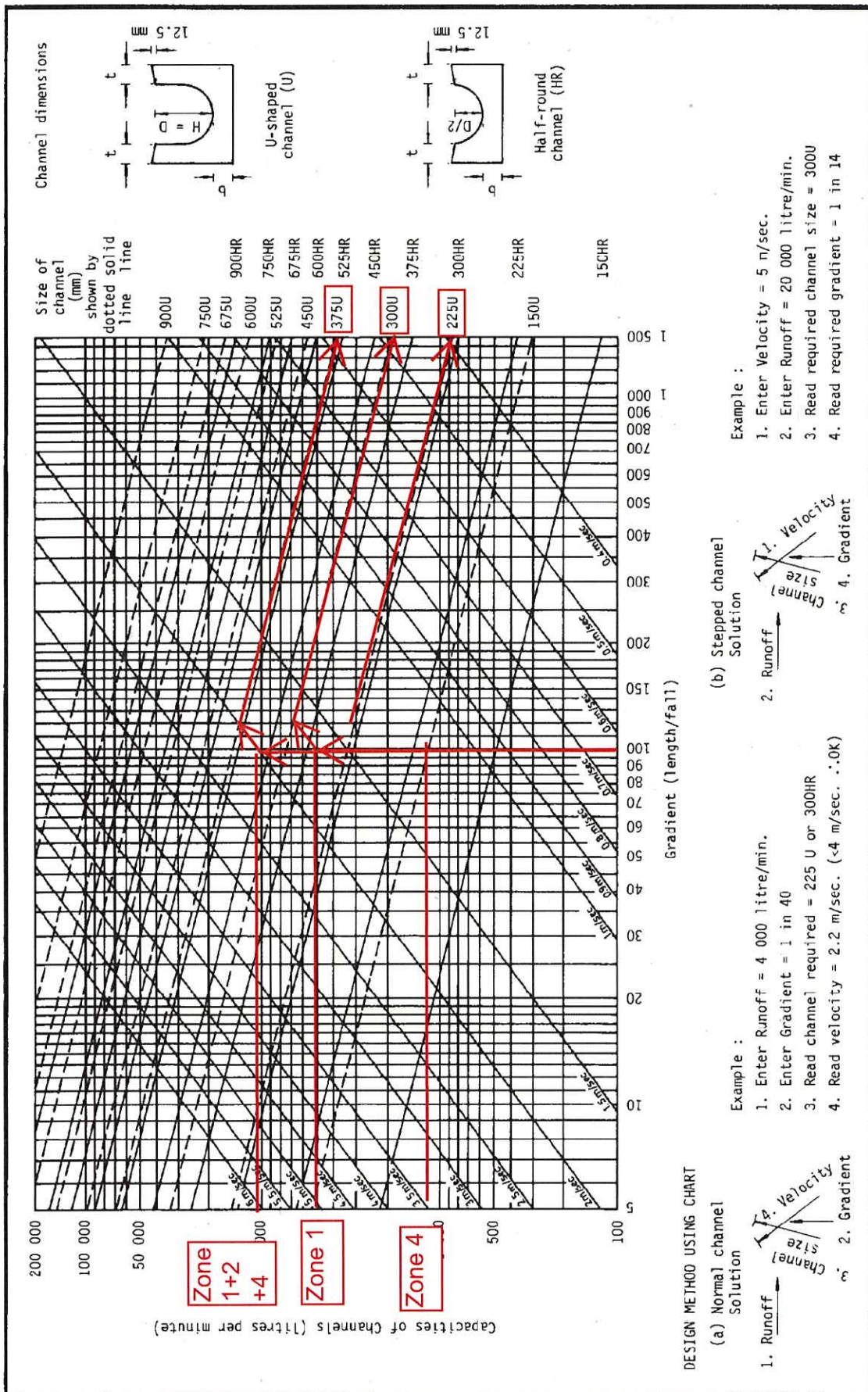


Figure 8.7 - Chart for the Rapid Design of Channels

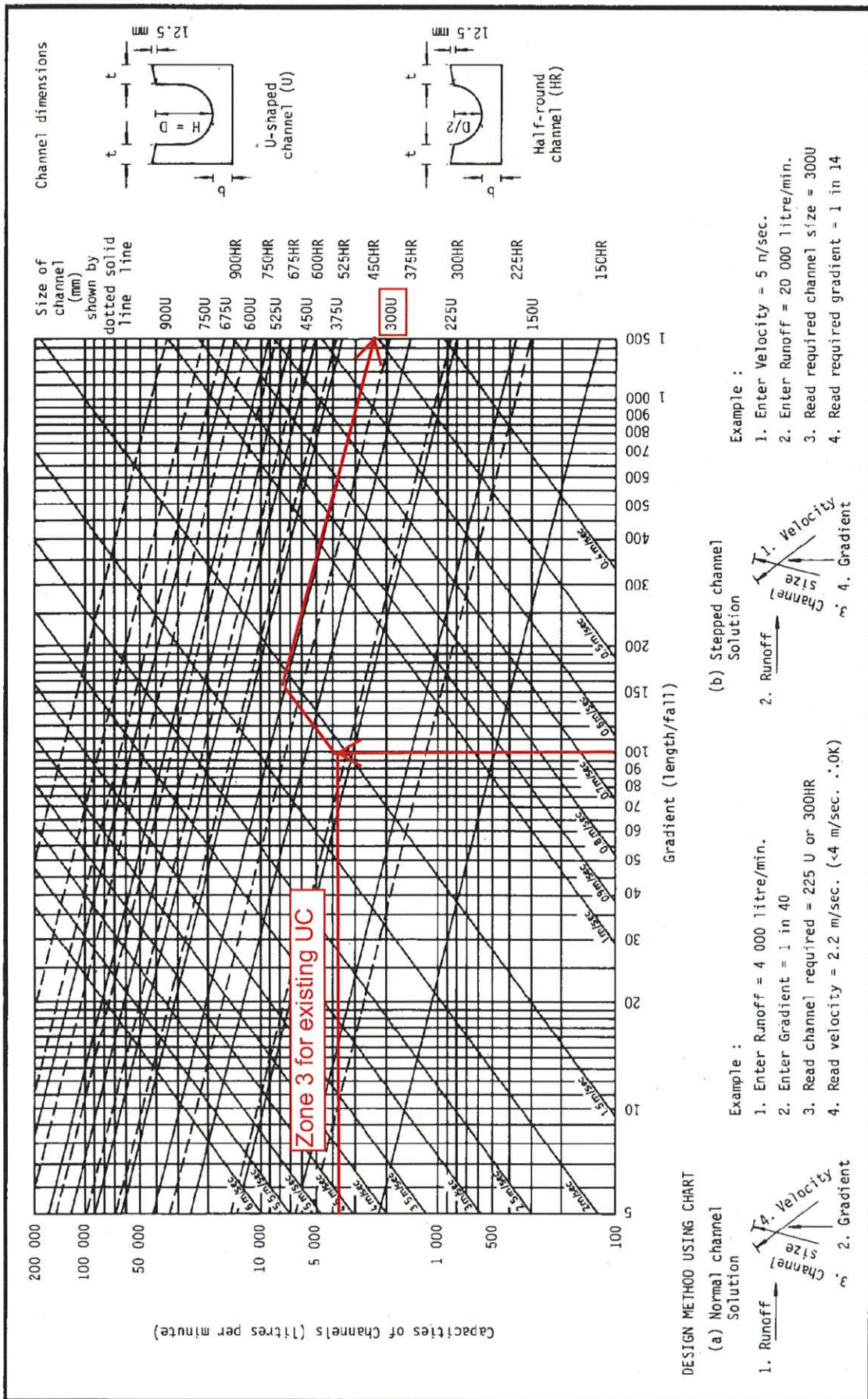


Figure 8.7 - Chart for the Rapid Design of Channels

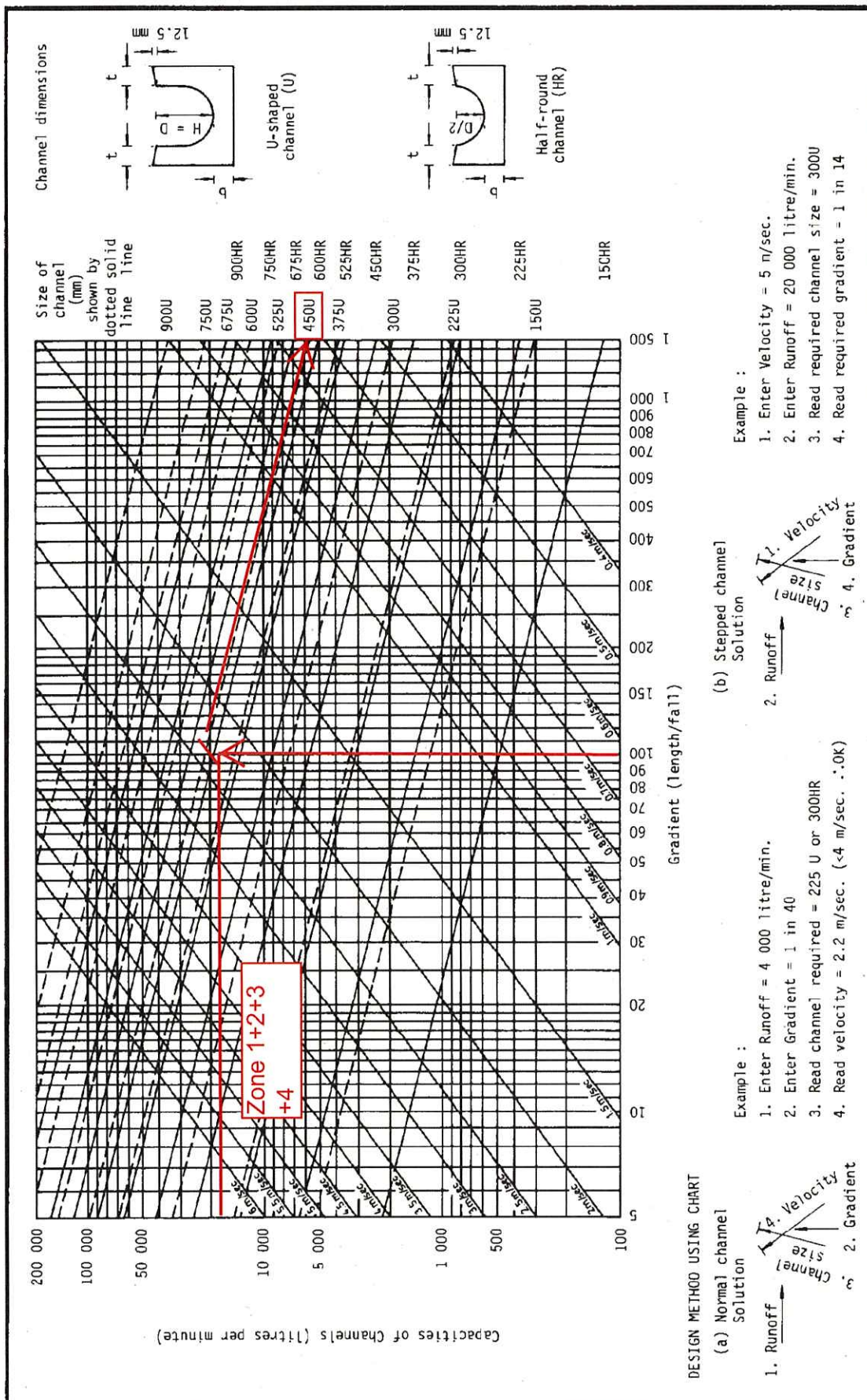


Figure 8.7 - Chart for the Rapid Design of Channels

Appendix D

Approved Drainage Proposal of the Existing
Development in Lots 341, 342, 343, 344 (Part)
and 348 (Part)

Our Ref.: DD109Lot341&VL
Your Ref.: TPB/A/YL-KTS/812

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

By Email

19 April 2021

Dear Sir,

Compliance with Approval Condition (g)

**Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years in
Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Y.L.**

(S.16 Planning Application No. A/YL-KTS/812)

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) : the undersigned at your convenience.
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE

cc DPO/FSYLE, PlanD

(Attn.: Mr. Otto LUNG

email:



香

Block 1



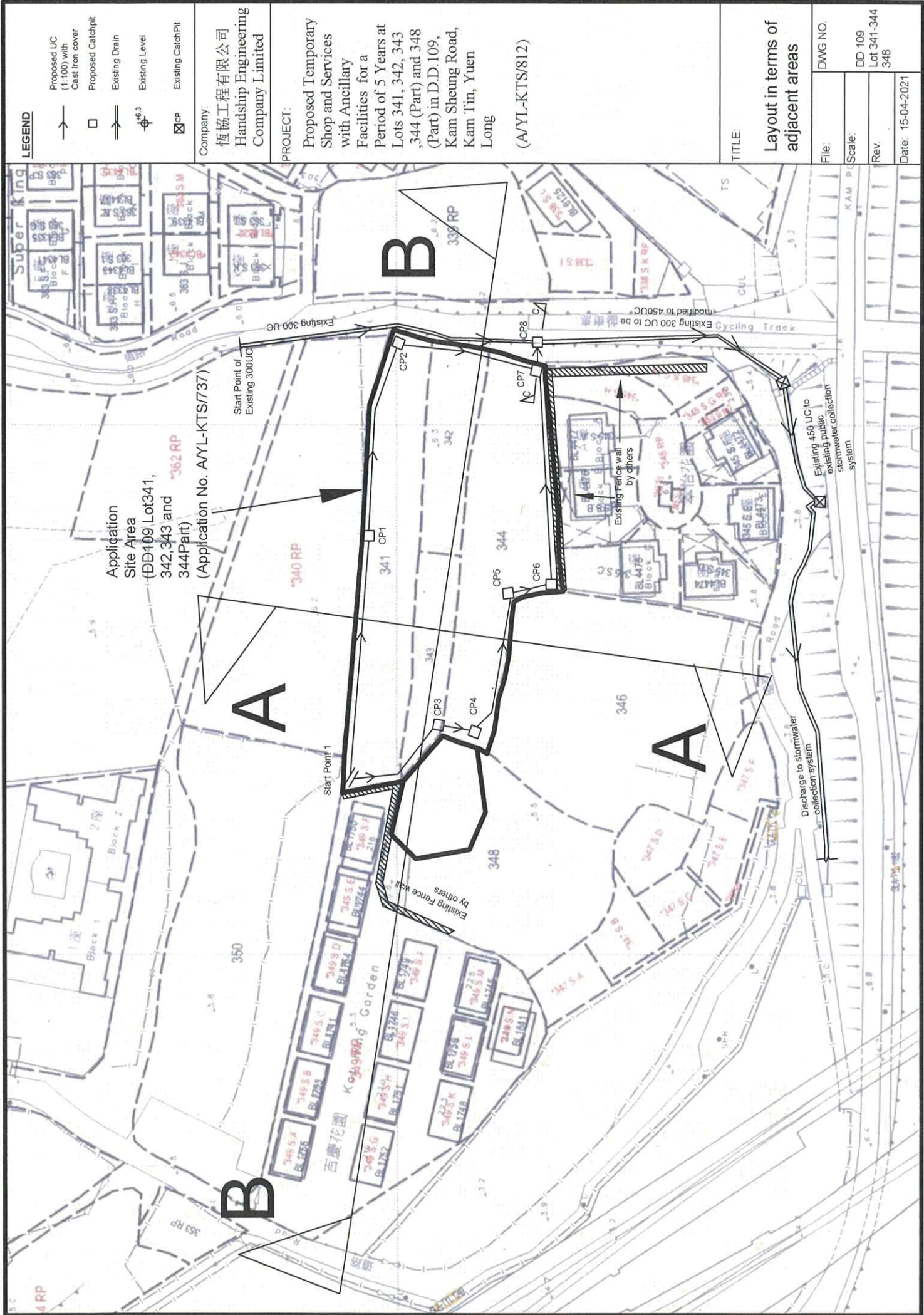
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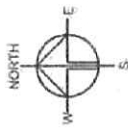
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(852) 2



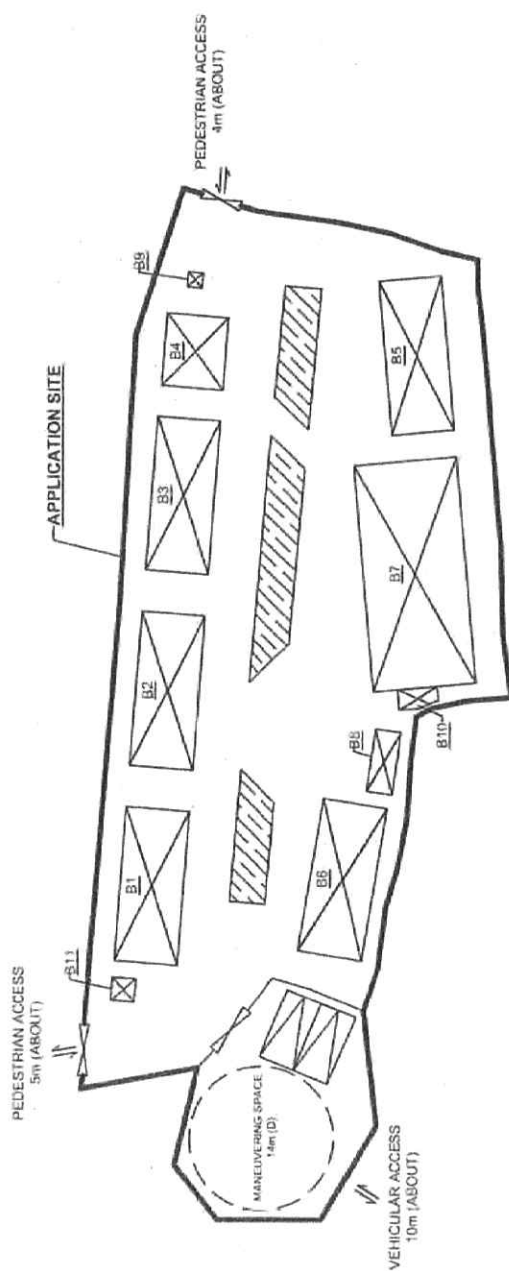




DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 2,383.1m²(ABOUT)
COVERED AREA: 749.4m²(ABOUT)
UNCOVERED AREA: 2,133.7(AABOUT)
NO. OF STRUCTURE: 11
NON-DOMESTIC GFA: 1,206.9m²(ABOUT)
BUILDING HEIGHT: 2m - 7.2m (ABOUT)
NO. OF STOREY: 1 - 2 STOREY
NO. OF U/L SPACE FOR LGV (3.5m X 7m): 2

STRUCTURE	USE	COVERED AREA	NON-ROOM GFA	BUILDING HEIGHT
B1	SHOP & SERVICES	81.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B2	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B3	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B4	SHOP & SERVICES	42m ² (ABOUT)	42m ² (ABOUT)	3.6m (ABOUT) (1-STOREY)
B5	SHOP & SERVICES	81.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B6	SHOP & SERVICES	91.5m ² (ABOUT)	183m ² (ABOUT)	7.2m (ABOUT) (2-STOREY)
B7	SHOP & SERVICES	225m ² (ABOUT)	225m ² (ABOUT)	4.2m (ABOUT) (1-STOREY)
B8	SHOP & SERVICES	13.5m ² (ABOUT)	13.5m ² (ABOUT)	3.6m (ABOUT) (1-STOREY)
B9	GUARD ROOM	2.25m ² (ABOUT)	2.25m ² (ABOUT)	3.6m (ABOUT) (1-STOREY)
B10	F3 WATER TANK & PANEL	1.1m ² (ABOUT)	7.1m ² (ABOUT)	2m (ABOUT) (1-STOREY)
B11	METER ROOM	5.3m ² (ABOUT)	5.3m ² (ABOUT)	2m (ABOUT) (1-STOREY)
TOTAL		749.4m ² (ABOUT)	1,206.9m ² (ABOUT)	



LEGEND
STRUCTURE
U/L SPACE FOR LGV
LANDSCAPING
(WATER FEATURES)

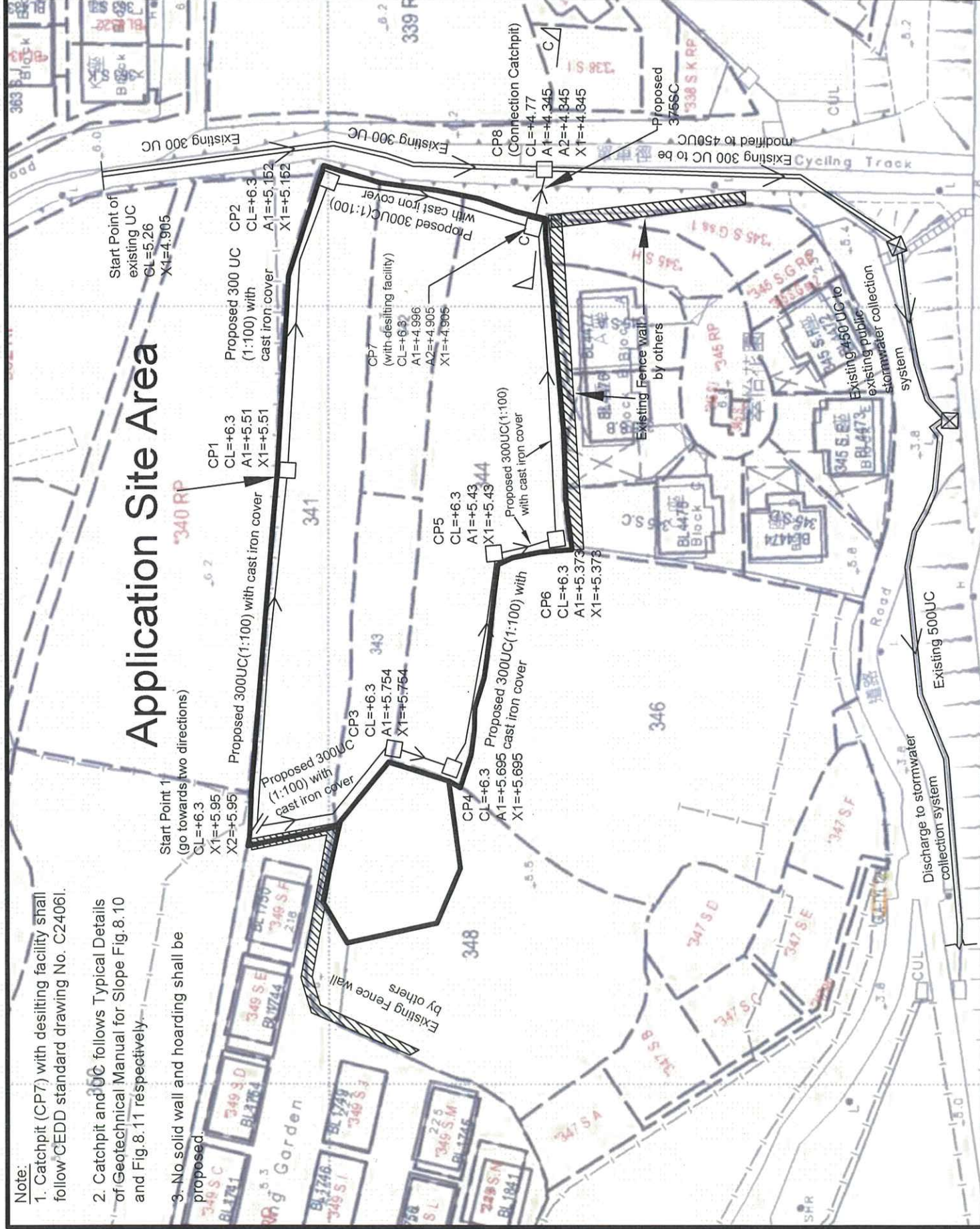
Drawing No.	01
Project	TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
Lot	LOT 341 AND VARIOUS LOTS IN D.D. 109
Drawing Title	LAYOUT PLAN
Scale of A4	1:600
Date	14.12.2018
Author	
Check	
4.1.2019	

(摘錄自申請人於 4.1.2019 呈交的申請書)
(Extract from Applicant's Submission of 4.1.2019)

Note:

1. Catchpit (CP7) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and 300UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively
3. No solid wall and hoarding shall be proposed.

Application Site Area



LEGEND

- Proposed UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Drain
- Existing Level
- Existing Catchpit

Company:

恒協工程有限公司
Handship Engineering
Company Limited

PROJECT:

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years at Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long (A/YL-KTS/812)

TITLE:

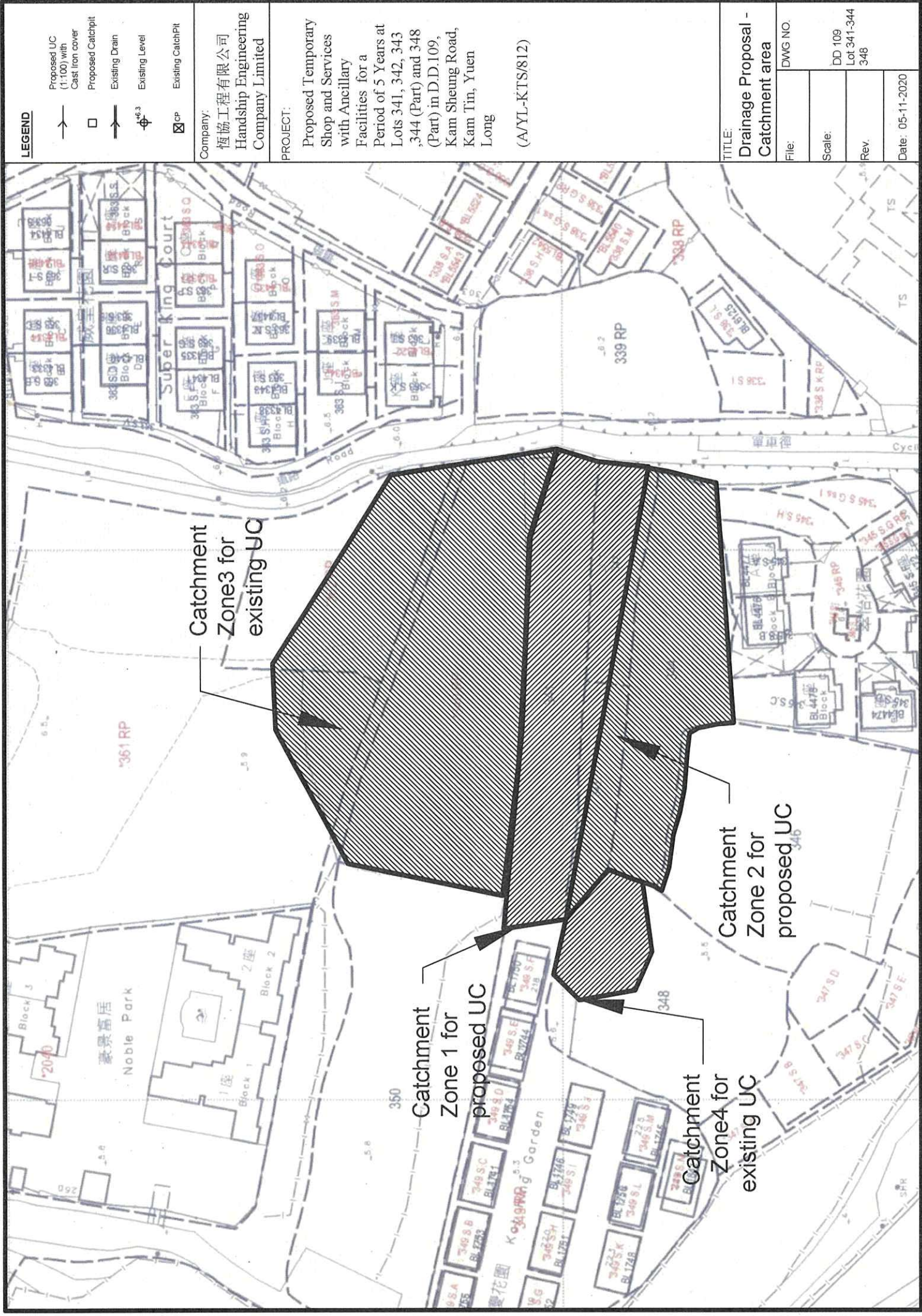
Drainage Proposal

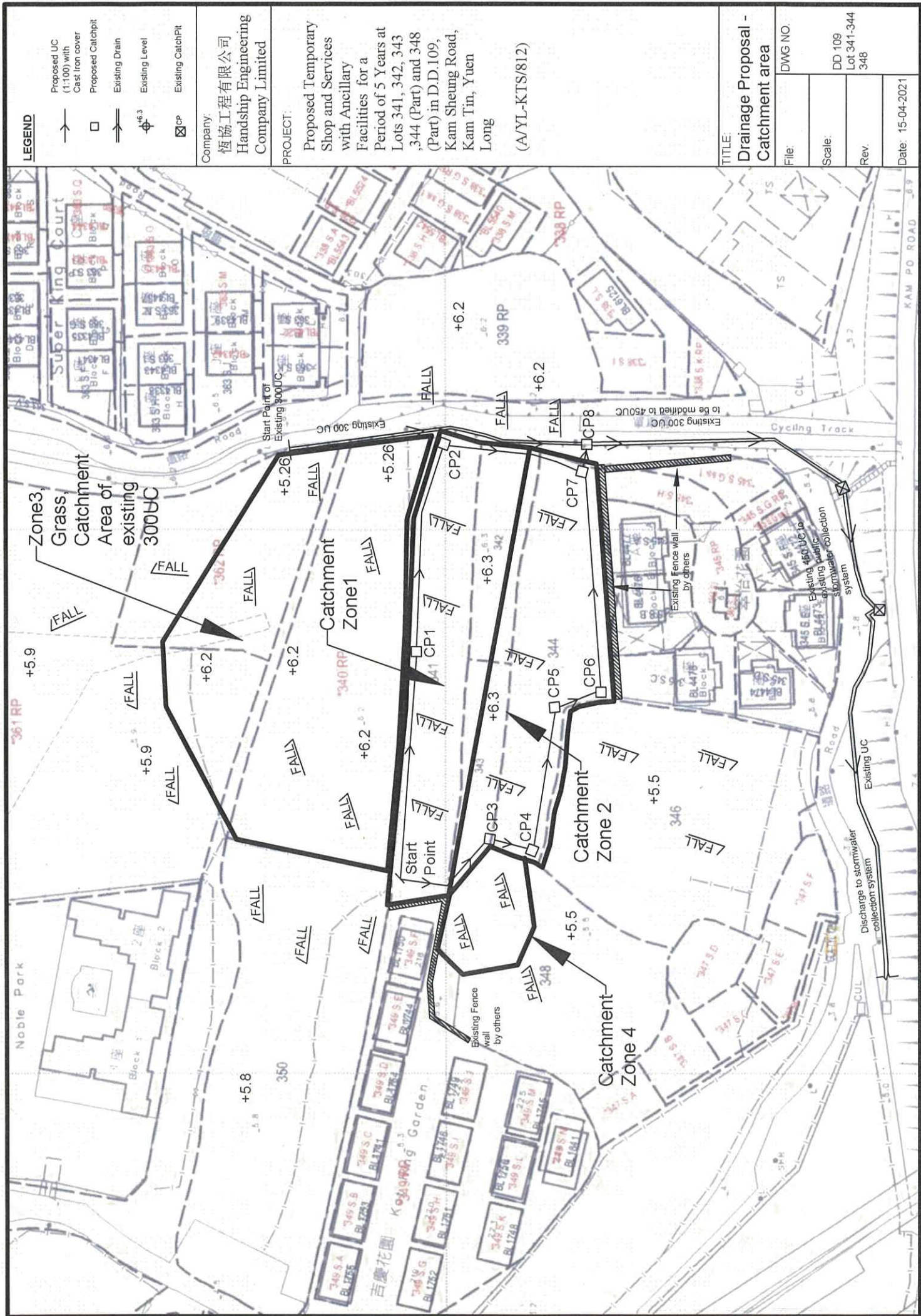
File: DWG NO.

Scale: DD 109

Rev. Lot 341-344 and 348

Date: 15-04-2021





LEGEND

- Proposed UC (1:100) with Cast Iron cover
- Proposed Catchpit
- Existing Drain
- ⊕ Existing Level
- ⊗ CP
- ⊗ Existing CatchPit

Company:

恒協工程有限公司
Handship Engineering
Company Limited

PROJECT:

Proposed Temporary
Shop and Services
with Ancillary
Facilities for a
Period of 5 Years at
Lots 341, 342, 343
,344 (Part) and 348
(Part) in D.D.109,
Kam Sheung Road,
Kam Tin, Yuen
Long

(A/YL-KTS/812)

TITLE:

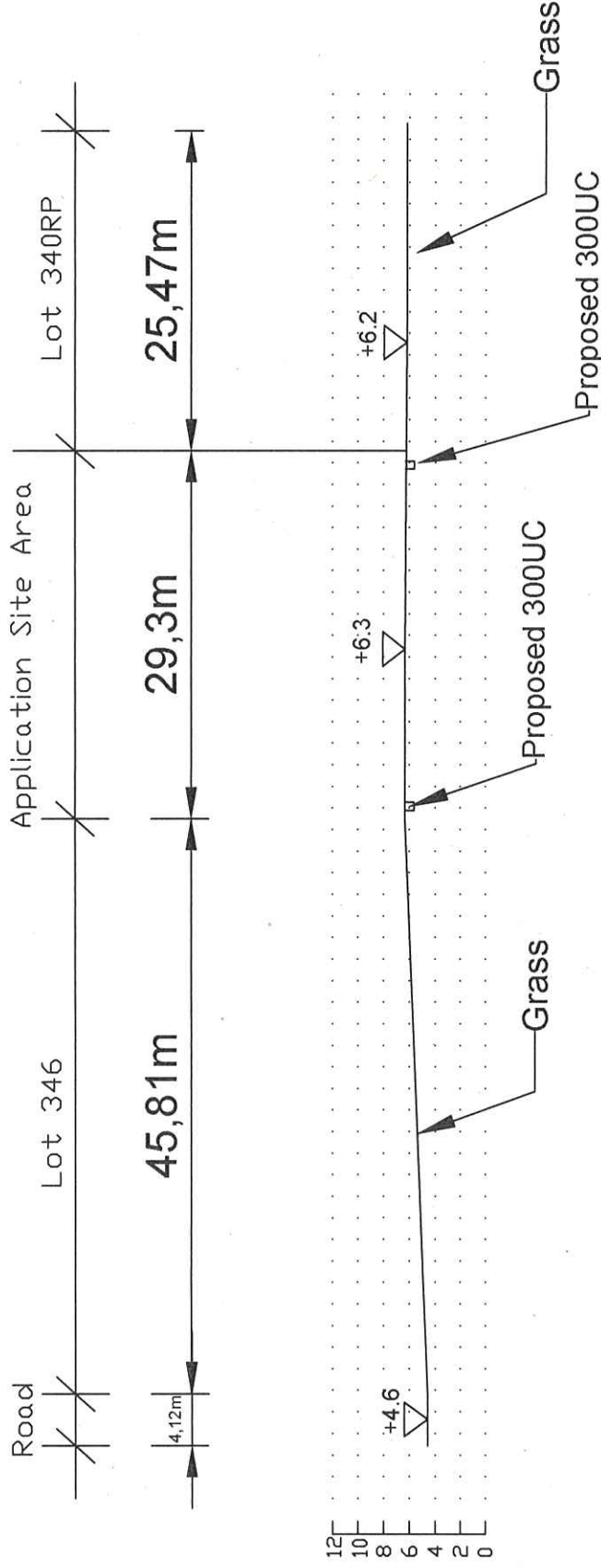
Cross Section C-C
in terms of
adjacent areas

File: DWG NO.

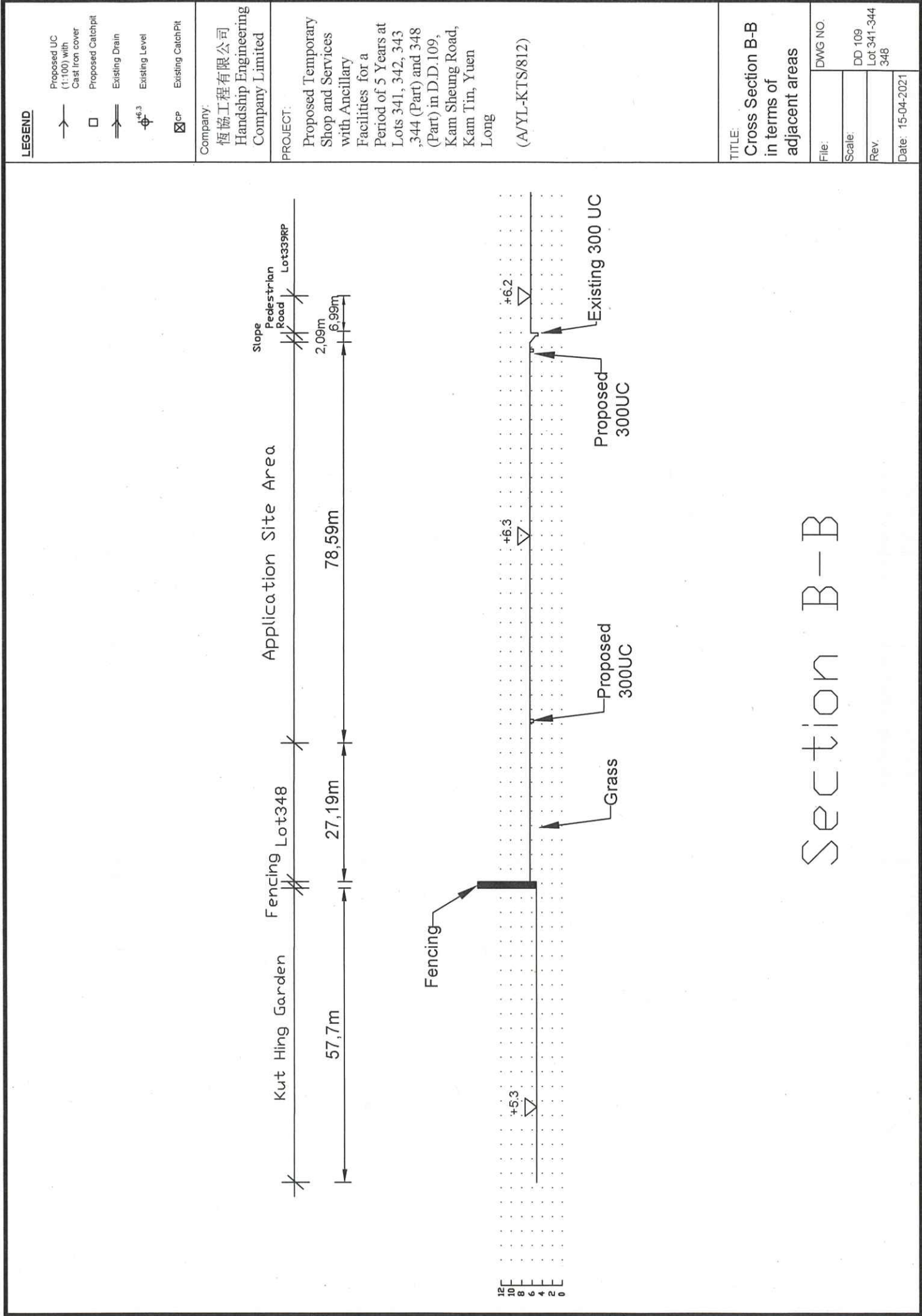
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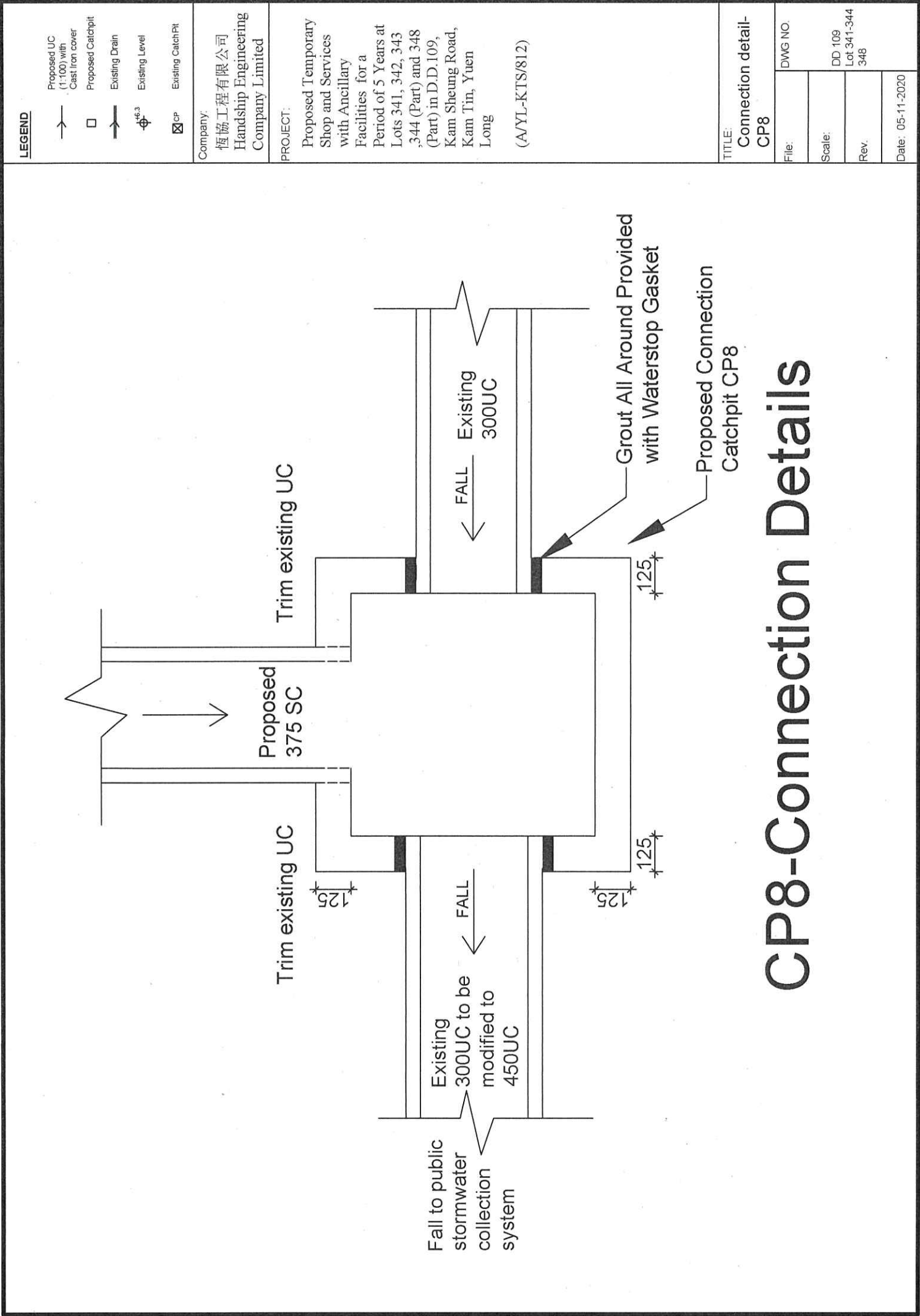
Rev. Lot 341-344
348

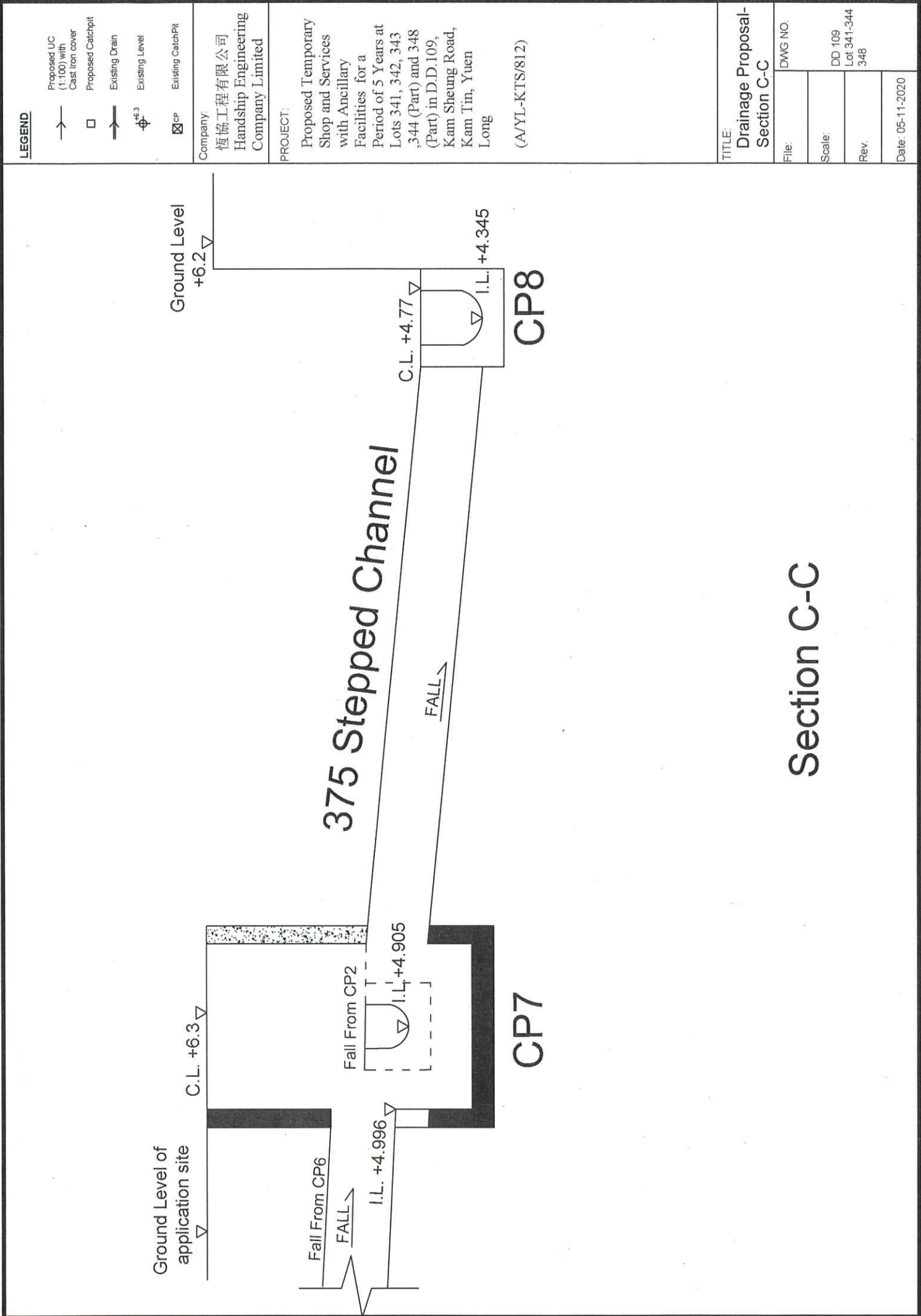
Date: 05-11-2020



Section A-A







Handship Engineering Company Limited

Proposed Temporary Shop and Services (Real Estate Agency, Interior Design Office, Bicycle Retail Store, Chinese Medical Clinic, Convenience Store, Retail Store, Supermarket, Courier Service Counter, Pet Salon, Pet Clinic and ancillary management office) for a Period of 3 Years at Lots 341, 342, 343 and 344 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long (A/YL-KTS/737)

5-十一月-20

Calculation for Design of Channels:

Zone 1

Area

=	1275	m ²
=	0.001275	km ²

Peak runoff in m^3/s

=	0.278	x	0.95	x	250	mm/hr	x	0.001275	km^2
=	0.0841819	m^3/s							
=	5050.9125	liter/min							

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 300UC will be used.

Zone 2

Area

=	1275	m ²
=	0.001275	km ²

Peak runoff in m^3/s

=	0.278	x	0.95	x	250	mm/hr	x	0.001275	km ²
=	0.0841819								
=	5050.9125	liter/min							

Zone 4

Area = 333 m²
= 0.000333 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000333 km²
= 0.0219863 m³/s
= 1319.1795 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
225UC will be used.

Zone 1+Zone 2+Zone 4

Area = 2883 m²
= 0.002883 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.002883 km²
= 0.1903501 m³/s
= 11421.005 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
375UC will be used.

Zone 3
(for existing 300 UC)

Area =

Runoff coefficients for soil(flat land,grass) = 0.35 (most conservative)

Peak runoff in m ³ /s	=	0.278	x	0.35	x	250	mm/hr	x	0.0026	km ²
----------------------------------	---	-------	---	------	---	-----	-------	---	--------	-----------------

$$= 0.063245 \text{ m}^3/\text{s}$$

=	3794.7	liter/min
---	--------	-----------

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 300UC is used.

Zone 1+2+3+4

$$\text{Area} = 5150 \text{ m}^2$$

Peak runoff in m^3/s

Peak runoff in m^3/s = Zone 1+2 + Zone 3 + Zone 4

$$= 11421.005 + 3794.7 + 333$$

16534.884	liter/min
-----------	-----------

According to (Figure 8.7 - Chart for the Rapid Design of Channels), 450UC is suitable.

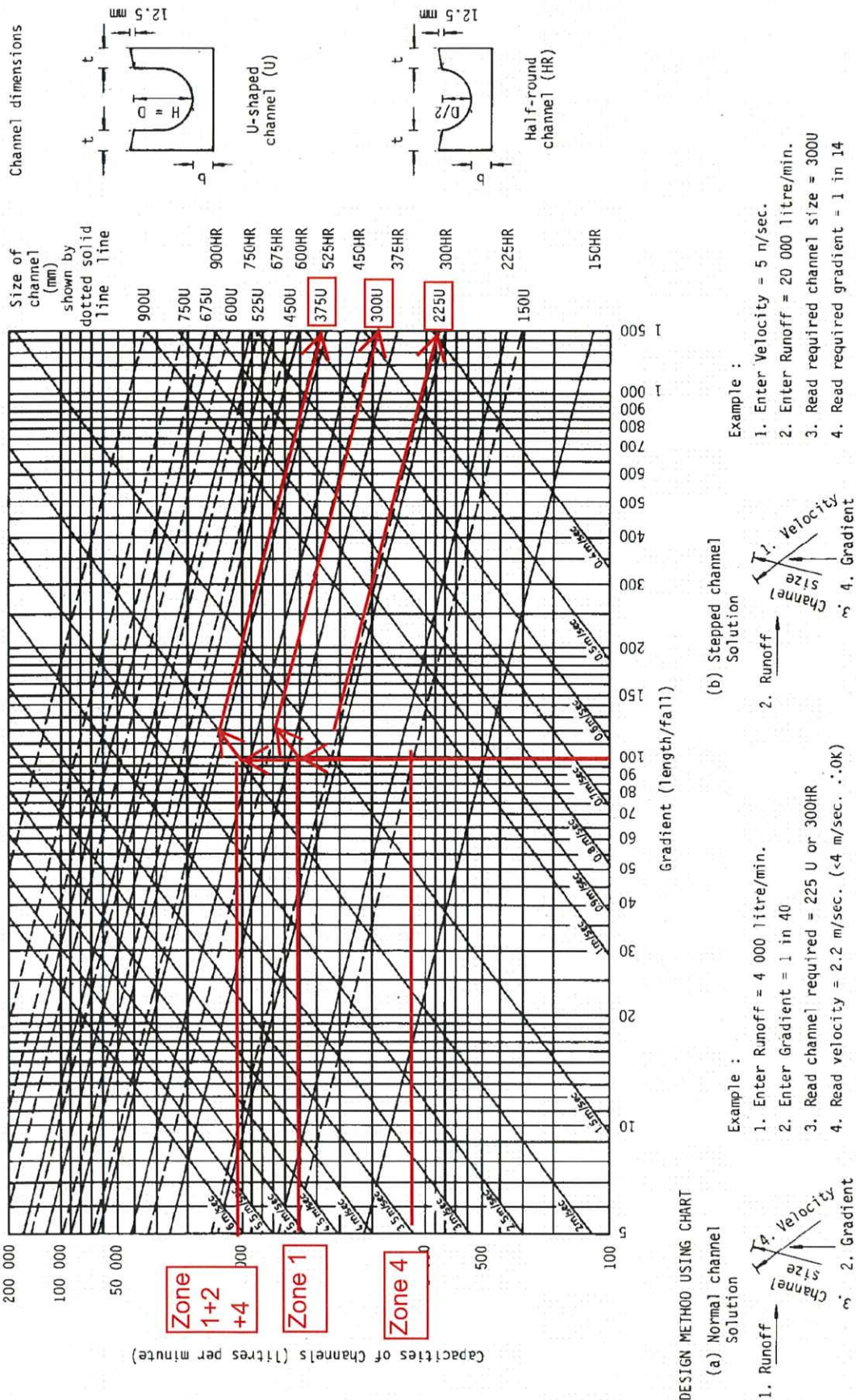
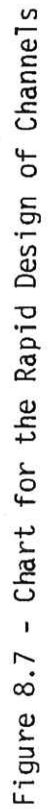


Figure 8.7 - Chart for the Rapid Design of Channels



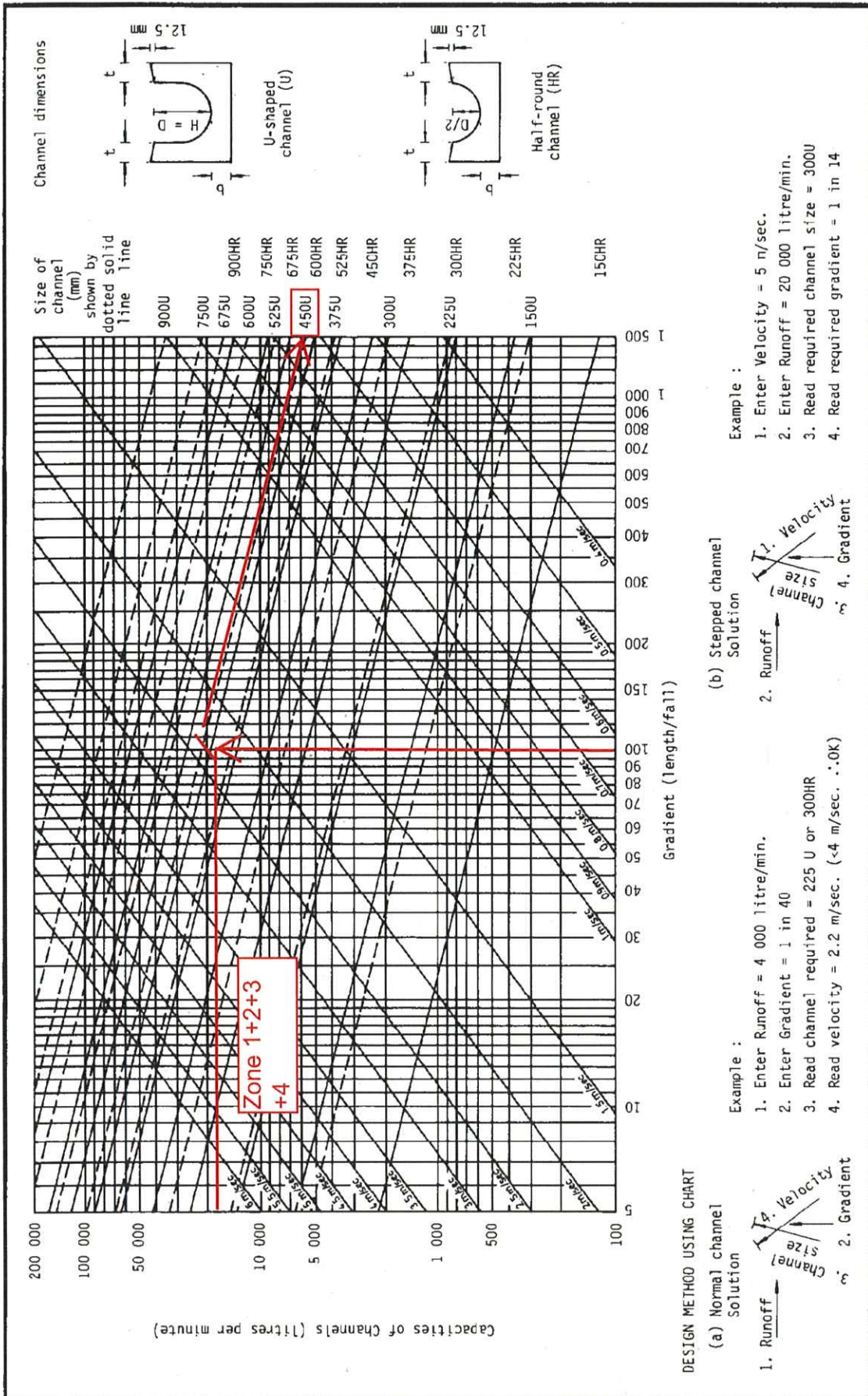
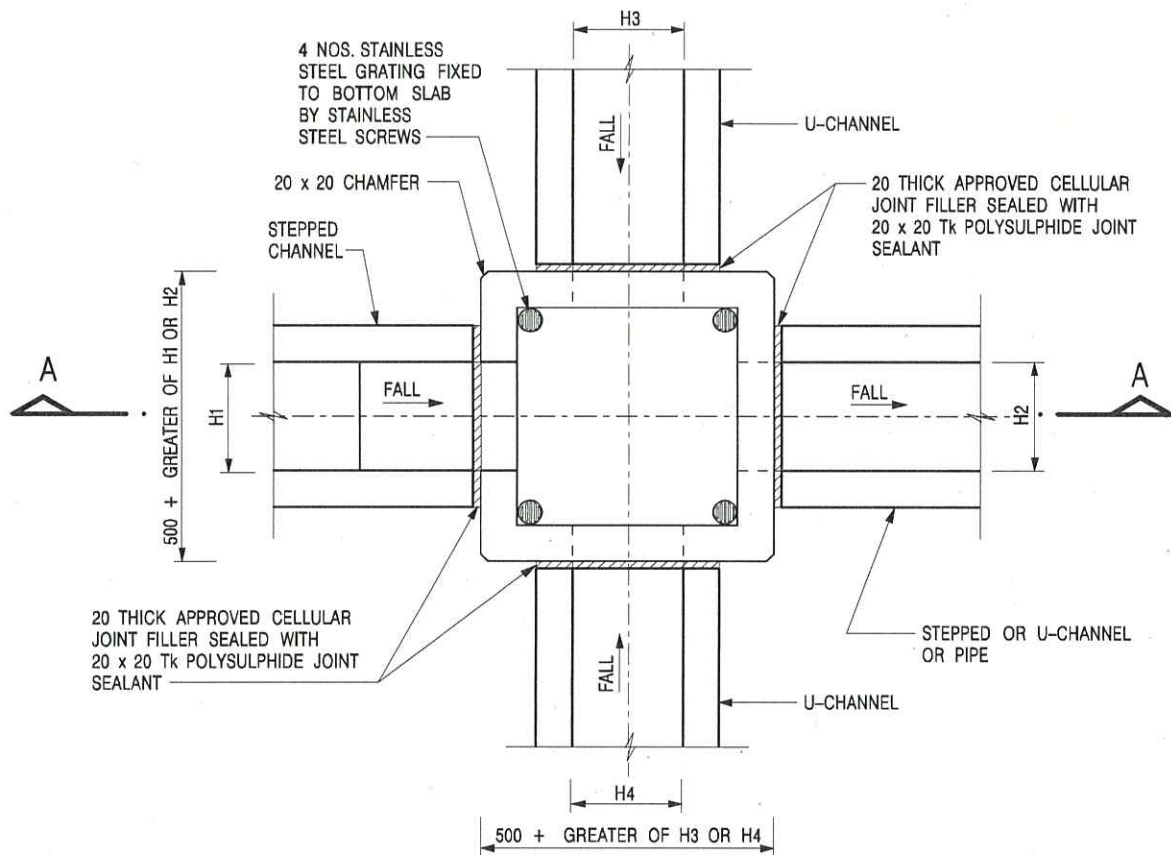


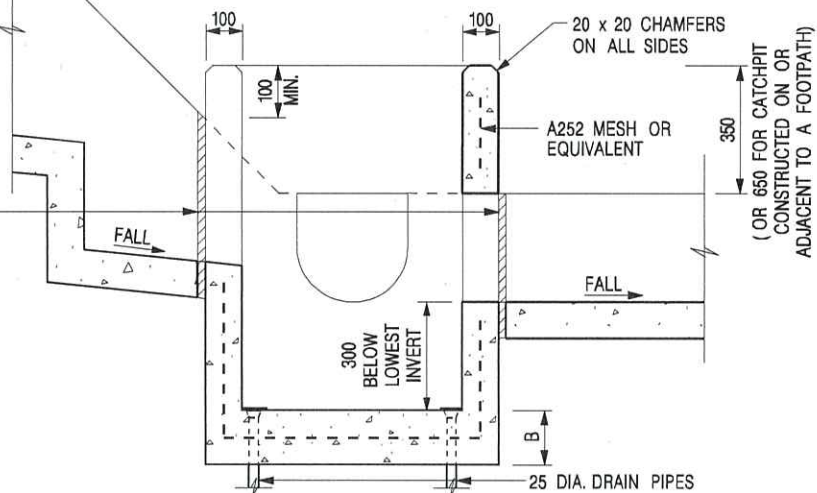
Figure 8.7 - Chart for the Rapid Design of Channels



PLAN

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

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



SECTION A - A

NOTES:

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

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

卓越工程 建設香港

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

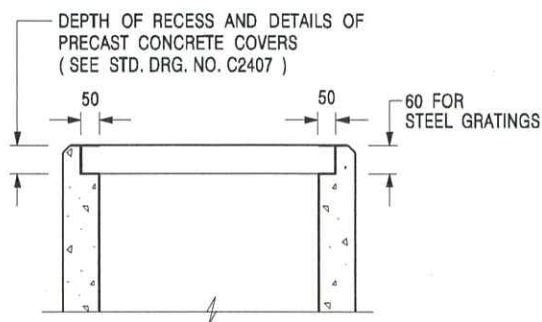
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2

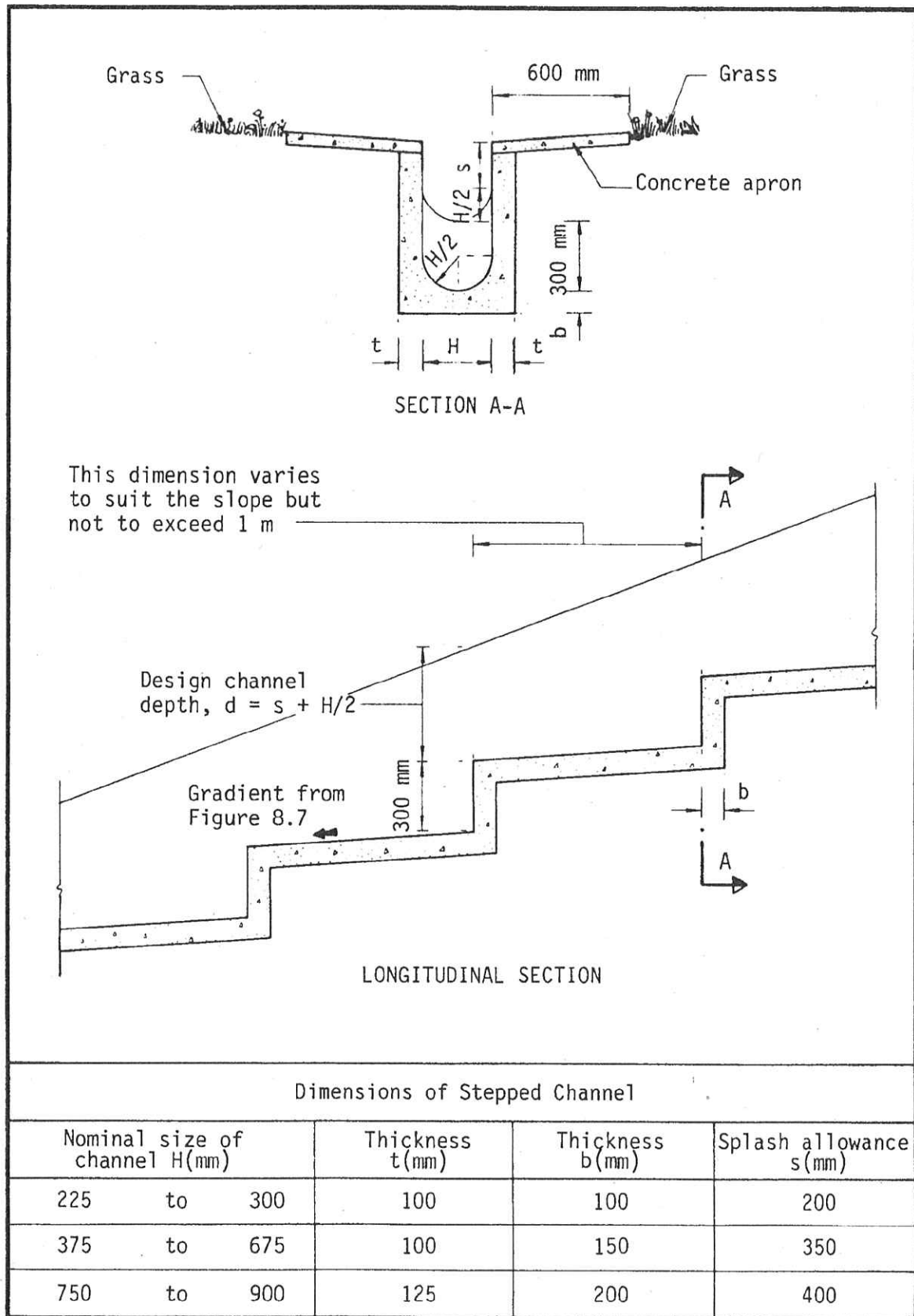


Figure 8.8 - Typical Details of Stepped Channel

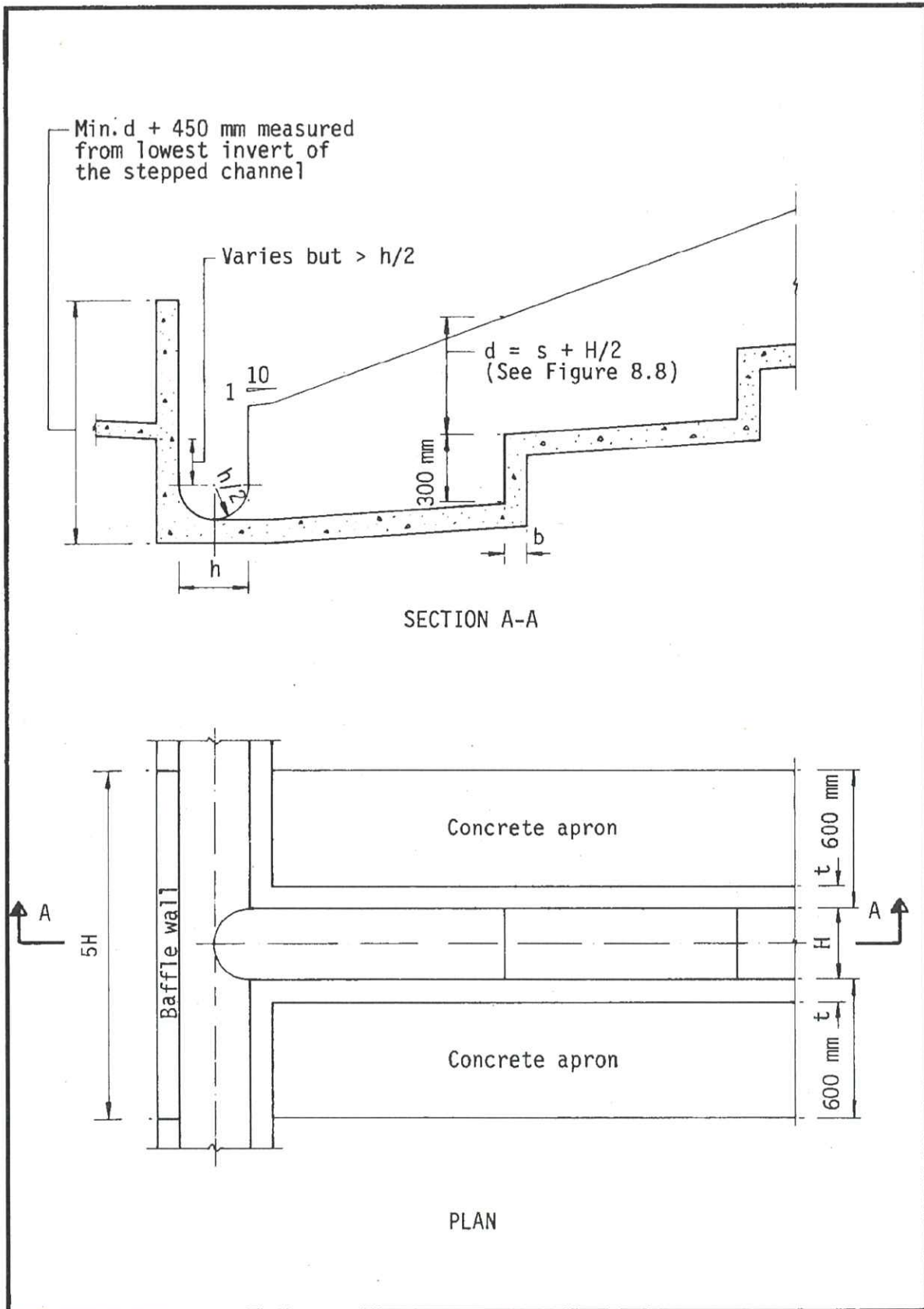


Figure 8.9 - Typical Details of Junction of Stepped Channel and U-channel at Toe of Slope

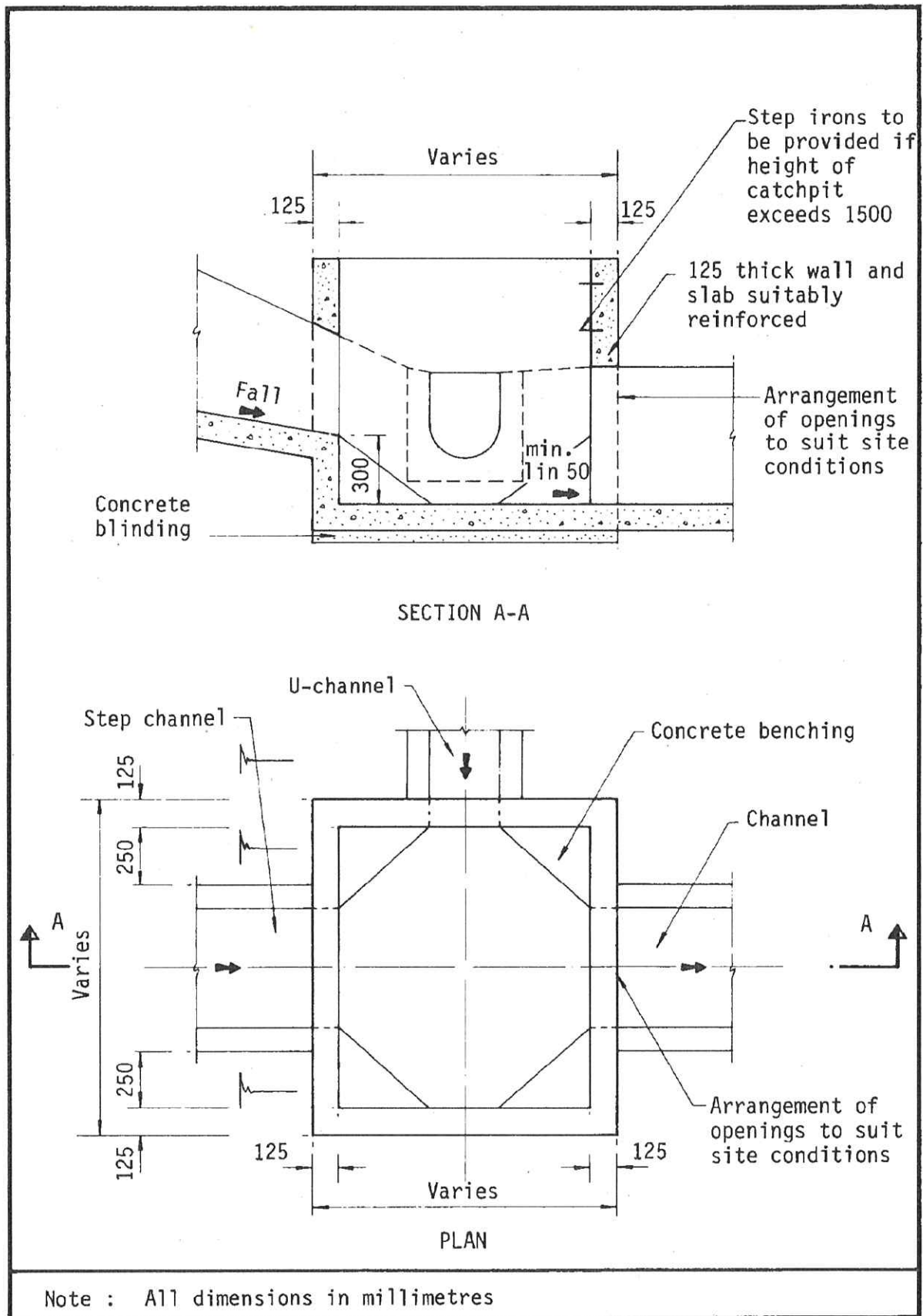
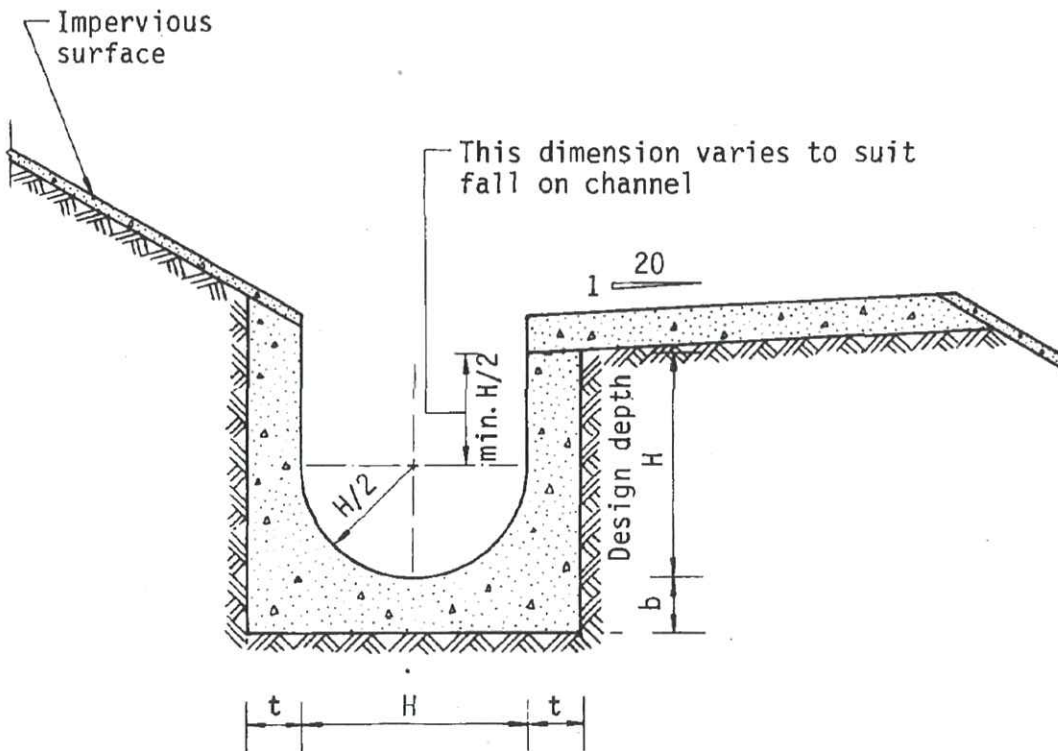


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Appendix E

Photo Records - Existing 300mm U-channel
and Catchpit

Photo Records - Existing 300mm U-channel and catchpit

Location: 250 Kat Hing Wai

Existing 300mm U-Channel outside the Western Portion of the Proposed Site



Existing Catchpit connecting to Existing 300mm U-Channel outside the Western Portion of the Proposed Site



Photographic Record

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in
“Residential (Group C)” Zone, Various Lots in D.D.109, Kam Tin, Yuen Long

(Application No. A/YL-KTS/972)





Our Ref. : DD109 Lot 341 & VL
Your Ref. : TPB/A/YL-KTS/972

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

By Email

25 October 2023

Dear Sir,

3rd Further Information

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in "Residential (Group C)" Zone, Various Lots in D.D.109, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/972)

We are writing to submit Further Information to provide justifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at () or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.:)	email:)
(Attn.:)	email:)
(Attn.:)	email:)

Responses-to-Comments

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in “Residential (Group C)” Zone, Various Lots in D.D.109, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/972)

(i) The applicant would like to provide justifications for the current application, details are as follows:

(a) Pressing demand for parking spaces in Kam Tin area

- The application site (the Site) is located at approximately 220 m north of the Kam Sheung Road MTR Station. An existing public vehicle park is provided at adjacent to the station with the intention to serve locals living in the Kam Tin and Pat Heung areas. While public transportation services (i.e. bus, green minibus and public light bus) are provided for the locals, they still rely mostly on private car for daily commuting due to the limited destinations and infrequent services of public transportation.
- While users of the vehicle park would benefit from the subsidized parking rate under the ‘Park & Ride Scheme’, the occupancy rate of the vehicle park has always been very high. Multiple news sources have also reported on the insufficient capacity of the Kam vehicle park to adequately meet the demands of the local residents in its vicinity¹². According to the MTR mobile application, the vacancy rates of the vehicle park during working hours of weekdays (i.e. 6/10/2023 and 9-12/10/2023) are as low as 0% to 1% (Annex I). Due to the low vacancy rate of the vehicle park, illegal on-street parking is often observed at the public road and local access near the Kam Sheung Road MTR Station (Annex II).
- In view of that, the applicant would like to seek planning permission from the Town Planning Board (the Board) to provided 28 nos. of private car parking spaces in addition to the existing shop and services (approved under S.16 planning application No. A/YL-KTS/812), to alleviate the pressing demand for parking spaces in the Kam Tin area. Furthermore, the existing illegal on-street parking could be relocated to the Site in order to minimise adverse traffic impact to the nearby road network and enhance pedestrian safety.

(b) Previous rejected applications that were submitted by different applicants

- The Site is mainly separated into two portions, i.e. the application site of the approved S.16 planning application No. A/YL-KTS/812; and the western portion of the Site (Lot 350 in D.D. 109). The western portion of the Site is the subject of several previous S.16

¹ 西鐵轉乘車位常滿逼折返, source: https://orientaldaily.on.cc/cnt/news/20120317/00196_001.html

² 議員促西鐵站增泊車位及直達市區夜通, source:

<https://www.inmediahk.net/node/%E8%A6%8F%E5%8A%83/%E9%8C%A6%E7%94%B0%E7%99%BC%E5%B1%95%E5%95%9F%E5%8B%95-%E4%BD%8F%E5%A4%9A%E5%B9%BE%E8%90%AC%E4%BA%BA-%E8%A5%BF%E9%90%B5%E6%9B%B4%E9%9B%A3%E4%B8%8A>

planning applications (Nos. A/YL-KTS/245, 257, 607, 662 and 771) for 'public vehicle park', these applications were rejected by the Board between 2001 and 2016 (**Annex I, Plans 1 to 4**). When compared with the current applications, these rejected applications mostly involved of a small application site with a greater number of parking spaces. For example, the latest 2 rejected planning applications No. A/YL-KTS/662 and 771 for solely 'public vehicle park' use for 117 and 69 parking spaces respectively.

- Furthermore, numerous residential and commercial developments have been developed in the past few decades, the planning context as well as the surrounding areas have substantially changed, resulting in a higher demand for commercial use and parking spaces to cater the needs of the local community in Kam Tin (**Plan 1 - 4**). Therefore, having assessed the nature and scale of the previously rejected applications, it is considered that these applications are not comparable to the current application,

(c) Previous applications that were submitted by the same applicant

- Since 2017, the applicant has been the legal tenant of the Site and the applicant has previously sought planning permission from the Board twice to use portion of the Site for 'shop and services' use under S.16 planning applications Nos. A/YL-KTS/737 and 812. These applications were later approved by the Board on a temporary basis in 2017 and 2019 respectively. Since then, no S.16 planning application was rejected during the tenure of the applicant.
- Regarding the latest application (No. A/YL-KTS/812), the applicant is currently operating the development with valid planning permission. The applicant has also complied with all of the approval conditions within the designated time period, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-KTS/812		Date of Compliance
(f)	The implementation of the approved modification work proposal of the existing public footpath and associated street furniture at the proposed entrance to the east of the Site	6/9/2019
(g)	The submission of drainage proposal	13/5/2021
(h)	The implementation of drainage proposal	15/6/2021
(j)	The submission of fire service installations (FSIs) proposal	6/9/2019
(k)	The implementation of FSI proposal	16/10/2020

- Since the applicant has shown effort in compliance with approval conditions of the previous application, the applicant has submitted drainage and FSIs proposals for the current application, and will make every effort to comply with the approval conditions of the current application within the designated time period, in order to minimise

potential nuisances to the surrounding area.

(d) In line with the planning intention of the "Residential (Group C)" ("R(C)") zone

- The applied uses are column two uses within the "R(C)" zone on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15. Although the long-term planning intention of the "R(C)" zone is primarily for *'low-rise, low-density residential developments where commercial uses serving the residential neighbourhood'*, the existing development approved under application No. A/YL-KTS/812 with the addition of 'eating places', 'place of recreation, sports or culture (fitness centre)' and 'public vehicle park' are intended to serve the residential neighbourhood. Therefore, the applied uses are considered in line with the long-term planning intention of the "R(C)" zone.
- Furthermore, the Site has been left vacant for over 30 years, this is due to the fact that the Site is owned by Tso Tong, making it difficult to develop the Site for long-term residential use under the current circumstances (**Plan 5**). Approval of the current application on a temporary basis of 5 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "R(C)" zone.

(e) Great demand for various shops and restaurants

- Over the past years, the population of Kam Tin has been steadily increasing. With the completion of several transitional housing developments and public and private housing developments to be completed in the coming years, the local residents' demand for retails and restaurants will reach an all-time high. The existing infrastructure in Kam Tin is insufficient to meet the needs of the existing population. The applicant also received suggestions from the nearby locals and workers that the lack of choices in retails and restaurants in Kam Tin require them travelling to Yuen Long for those purposes, resulting in time and money wasting.
- Due to the Site's proximity to Kam Sheung Road MTR Station and Kam Tin Centre, the Site can be easily accessible by locals (**Plan 4**). The proposed development would be able to alleviate the pressing demand for retails and restaurants in the area. The additional GFA for the applied use would provide additional employment opportunities, consequently boosting the local economy. In light of this, the applicant intends to provide additional retails and restaurants, as well as a 24-hour fitness centre to support the daily lives of nearby locals and workers.

(f) The proposed development is considered not incompatible with the surrounding area

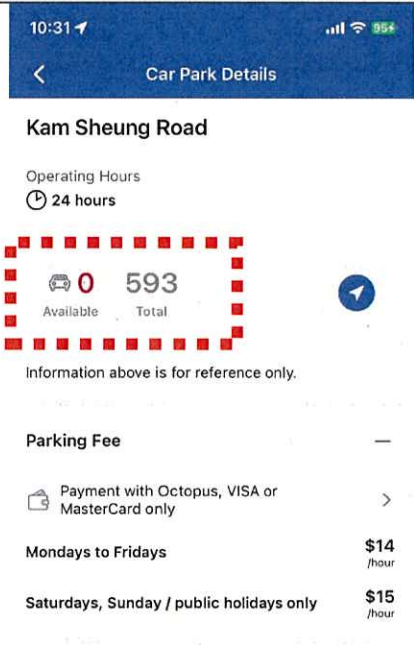
- While the development approved under S.16 planning application No. A/YL-KTS/812 has been implemented and will remain unchanged, the current application only involves of erection of several low-rise structures at the western portion of the Site (i.e. Lot 350 in D.D. 109). The western portion of the Site is bounded by a fenced residential development formed by 14 nos. of New Territories Exempted Houses – Small Houses namely Kat Hing Garden to the south; and a residential development

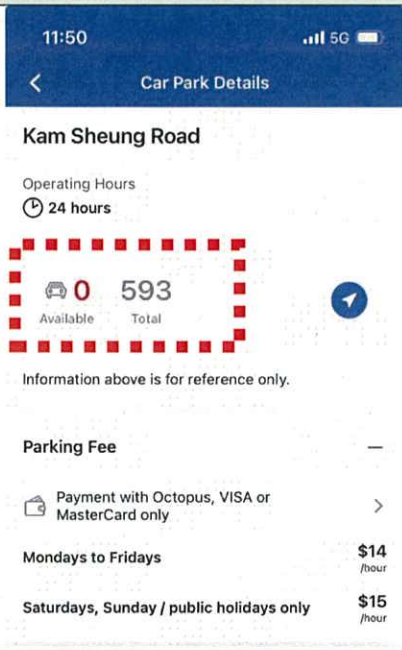
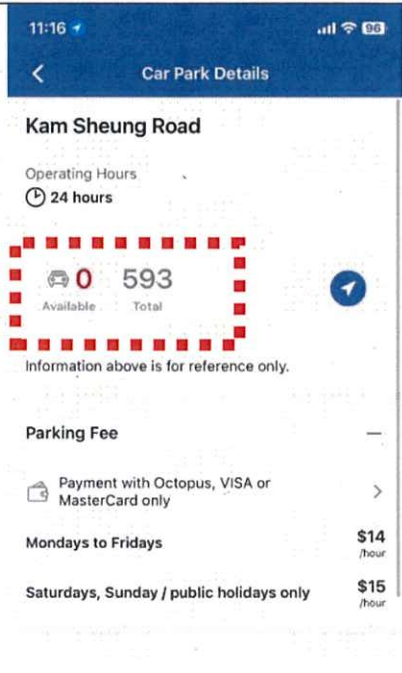
namely Noble View to the north with the separation of a strip of Government Land (Plan 6).

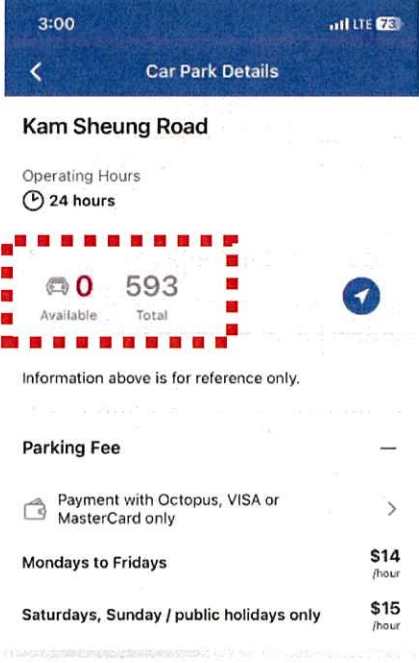
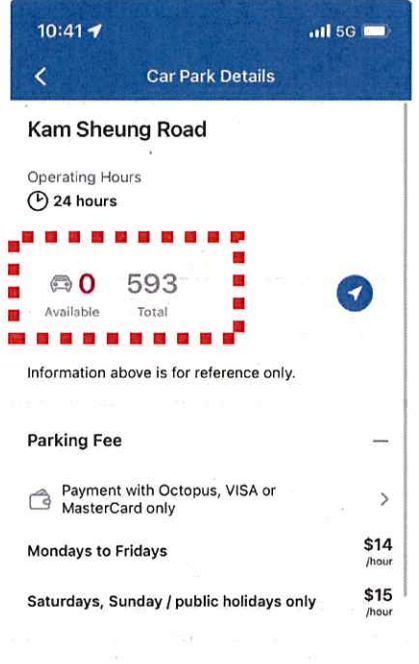
- The building height of the proposed structures, i.e. not more than 7.2 m (2-storey) is considered not incompatible with Kat Hing Garden and Noble Park with BH of 8.23 m (3-storey) and 12 m (4-storey) respectively (Plan 6). Although the western portion of the Site is in close vicinity of Kat Hing Garden, 2.5 m high green wall with artificial vertical greening is proposed to be installed along the southern boundary of the western portion of the Site, in order to minimise potential visual impact to the nearby locals (Plans 6 and 7).

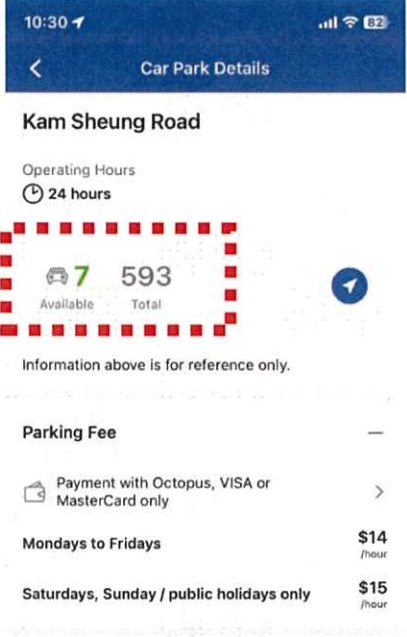





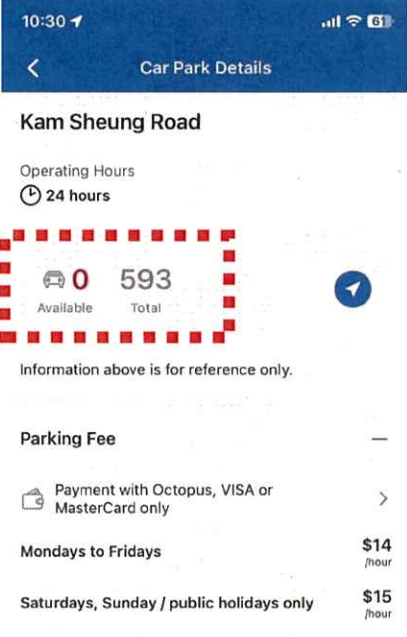





Annex I – The Occupancy Rate of the Public Vehicle Park at the Kam Sheung Road MTR Station

- (i) As parking availability is limited and the public vehicle park at Kam Sheung Road MTR Station consistently reaches full capacity, the applicant intended to operate the proposed development to alleviate the pressing demand for legal parking space for nearby locals, as well as to relocate the existing on-street parking to enhance road safety.
- (ii) The occupancy rate of the public vehicle park at Kam Sheung Road Station between 4-6/10/2023 and 9-12/10/2023 are shown as below:

Date	Details of Kam Sheung Road Public Vehicle Park (Screenshot of MTR Mobile App)
4/10/2023 10:31am	

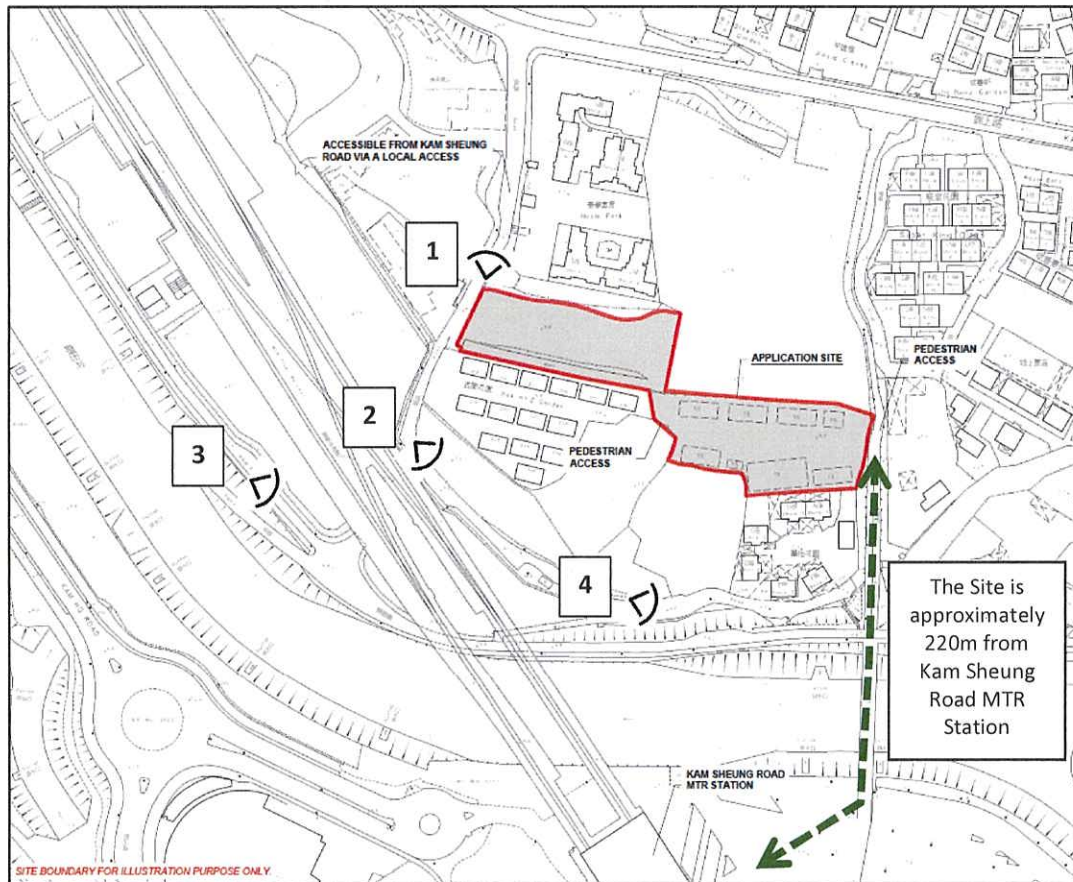
Date	Details of Kam Sheung Road Public Vehicle Park (Screenshot of MTR Mobile App)
5/10/2023 11:50am	 <p>11:50 5G</p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p>Available 0 Total 593</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p>Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>
6/10/2023 11:16am	 <p>11:16 96</p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p>Available 0 Total 593</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p>Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>

Date	Details of Kam Sheung Road Public Vehicle Park (Screenshot of MTR Mobile App)
<p>9/10/2023 03:00pm</p>	 <p>3:00 LTE 73%</p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p>Available 0 Total 593</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p>Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>
<p>10/10/2023 10:41am</p>	 <p>10:41 5G</p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p>Available 0 Total 593</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p>Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>

Date	Details of Kam Sheung Road Public Vehicle Park (Screenshot of MTR Mobile App)
11/10/2023 10:30am	 <p>10:30   </p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p> 7 593 Available Total</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p> Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>
12/10/2023 10:30am	 <p>10:30   </p> <p>< Car Park Details</p> <p>Kam Sheung Road</p> <p>Operating Hours 🕒 24 hours</p> <p> 0 593 Available Total</p> <p>Information above is for reference only.</p> <p>Parking Fee —</p> <p> Payment with Octopus, VISA or MasterCard only ></p> <p>Mondays to Fridays \$14 /hour</p> <p>Saturdays, Sunday / public holidays only \$15 /hour</p>

Annex II - Photographic Record of Existing On-Street Illegal Parking Near Kam Sheung Road Station

- (i) Illegal on-street parking is often observed at public road/local access near the Kam Sheung Road MTR Station, details are as follows:



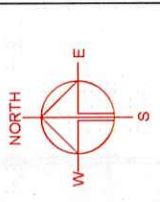




Annex III – Previous Applications of the Application Site

Application No.	Previous Applications Submitted by <u>Different</u> Applicant					Previous Applications Submitted by <u>Same</u> Applicant			Current Application
	A/YL-KTS/245	A/YL-KTS/257	A/YL-KTS/607	A/YL-KTS/662	A/YL-KTS/711	A/YL-KTS/737	A/YL-KTS/812	A/YL-KTS/972	
Proposed Use	Proposed Temporary Public Car Park (Excluding Container Tractors and Trailers) for a Period of 3 Years		Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	Proposed Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	Proposed Temporary Shop and Services (Real Estate Agency, Interior Design Office, Bicycle Retail Store, Chinese Medical Clinic, Convenience Store, Retail Store, Supermarket, Courier Service Counter, Pet Salon, Pet Clinic and ancillary management office) for a Period of 3 Years	Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sport or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years	
Location	Lot 350 in D.D. 109, Kam Tin, Yuen Long, N.T.		Lots 341, 342, 344 (Part), 348 and 350 in D.D. 109, Kam Tin, Yuen Long, N.T.	Lots 341, 342, 344 (Part) and 348 in D.D. 109, Kam Tin, Yuen Long, N.T.	Lots 341 (Part), 342 (Part), 344 (Part), 348 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.	Lots 341, 342, 343 and 344 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.	Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109, Kam Sheung Road, Kam Tin, Yuen Long, N.T.	Lots 341, 342, 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin, Yuen Long, N.T.	
Site Area	2,300 m ² (about)		5,584.7 m ² (about)	3,633.7 m ² (about)	2,874 m ² (about)	2,544 m ² (about)	2,883.1 m ² (about)	4,683 m ² (about)	
No. of Structure	N/A			N/A	1	9	11	15	
Gross Floor Area					9 m ² (about)	1,200 m ² (about)	1,206.9 m ² (about)	1,663 m ² (about)	
Building Height					3.6 m (about)	3.5 m – 7.2 m (about)	2 m – 7.2 m (about)	3 m – 7.2 m (about)	
No. of Parking Space			137 (PC & LGV)	117 (PC & LGV)	69 (PC)	N/A			
L/UL Space			N/A	N/A	N/A	2 (LGV)			
RNTPC Decision	Reject / Not agreed								
RNTPC Date	20/4/2001 (i.e. 22 years ago)	7/9/2001 (i.e. 22 years ago)	22/11/2013 (i.e. 10 years ago)	27/3/2015 (i.e. 8 years ago)	29/7/2016 (i.e. 7 years ago)	9/6/2017 (i.e. 6 years ago)	22/2/2019 (i.e. 4 years ago)	N/A	
Remarks	- No 'shop and services' and 'eating place' use	- No 'shop and services' use	- 169 (i.e. +604%) more parking spaces than the current application. - No 'shop and services' and 'eating place' use	- 89 (i.e. +218%) more parking spaces than the current application. - No 'shop and services' and 'eating place' use	- 41 (i.e. +46%) more parking spaces than the current application. - No shop & services use		- The applicant has complied with all the planning approval conditions.	- The park & ride vehicle park at Kam Sheung Road Station has a very low vacancy rate.	

THE APPLICATION SITE AND THE SURROUNDING AREA
AERIAL PHOTOGRAPH NO. : CN28684
YEAR OF PHOTOGRAPH : 2001 (22 YEARS AGO)
SOURCE OF PHOTOGRAPH : LANDS DEPARTMENT



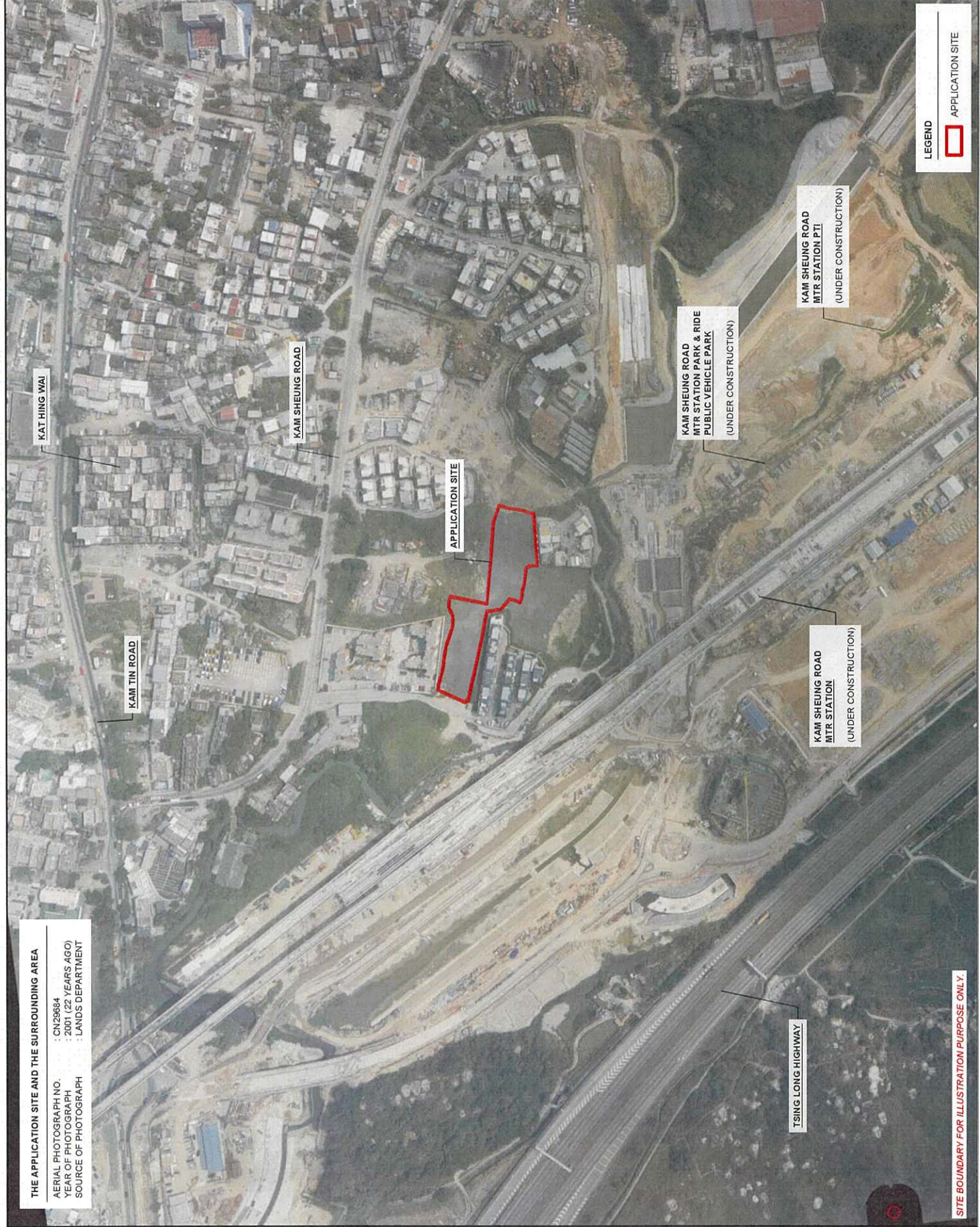
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

REVISION	DATE
MN	20.10.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	AERIAL PHOTO (2002)
DWG. NO.	PLAN 1
VER.	001

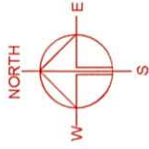


LEGEND

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.

THE APPLICATION SITE AND THE SURROUNDING AREA
 AERIAL PHOTOGRAPH NO. : CS43732
 YEAR OF PHOTOGRAPH : 2013 (10 YEARS AGO)
 SOURCE OF PHOTOGRAPH : LANDS DEPARTMENT



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1: 4000 @ A4
 DRAWN BY
 MN
 DATE
 20.10.2023
 CHECKED BY
 DATE
 APPROVED BY
 DATE

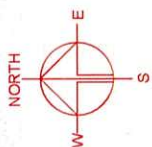
DWG TITLE
 AERIAL PHOTO (2013)
 DWG NO.
 PLAN 2
 DATE
 001



LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.

THE APPLICATION SITE AND THE SURROUNDING AREA
AERIAL PHOTOGRAPH NO. : E002552C
YEAR OF PHOTOGRAPH : 2016 (7 YEARS AGO)
SOURCE OF PHOTOGRAPH : LANDS DEPARTMENT



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DATE

20.10.2023

DATE

DATE

DWG. TITLE

AERIAL PHOTO (2016)

DWG. NO.

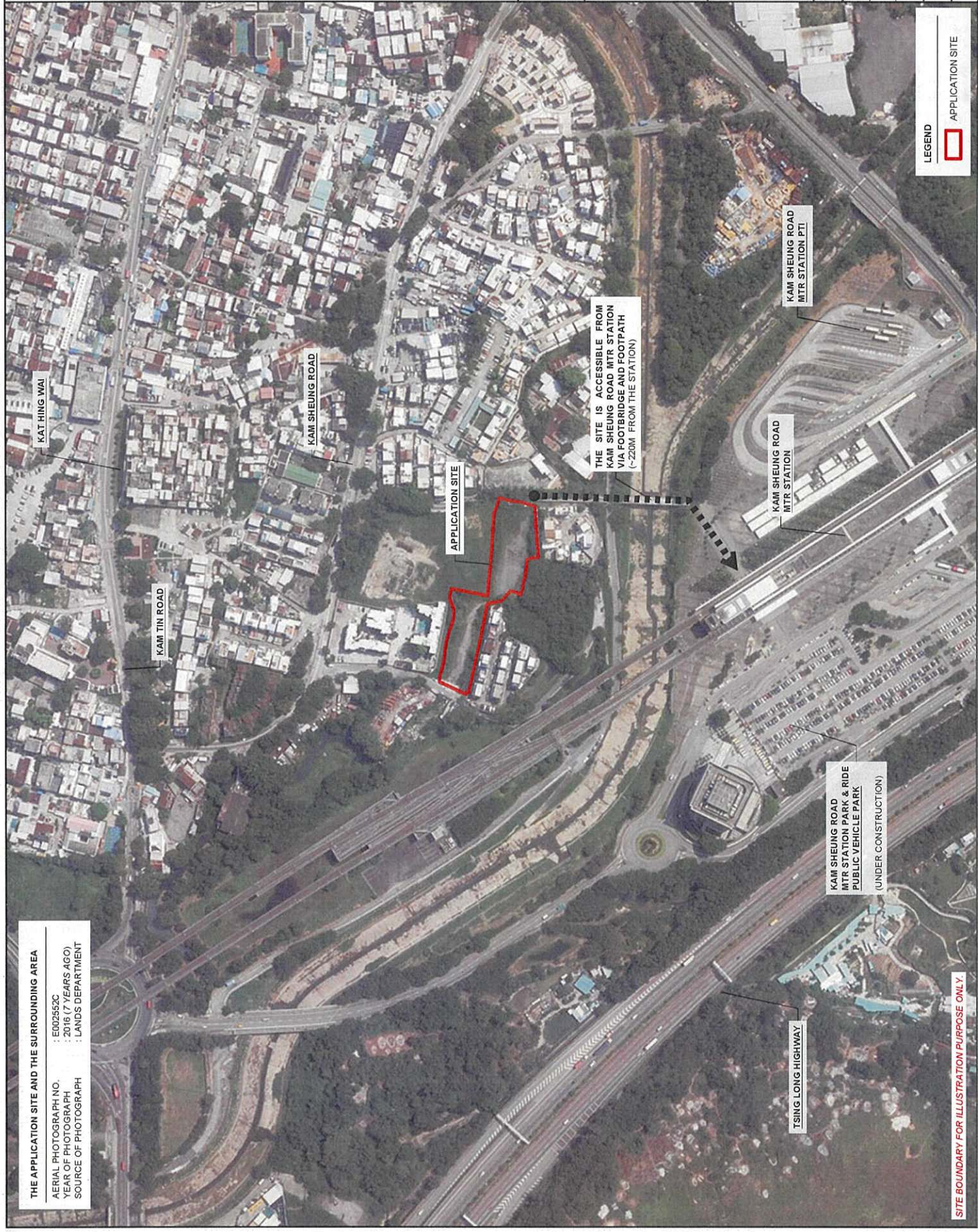
PLAN 3

VER.

001

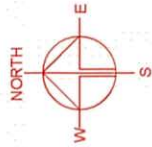
LEGEND

APPLICATION SITE



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

THE APPLICATION SITE AND THE SURROUNDING AREA
AERIAL PHOTOGRAPH NO. : E148852C
YEAR OF PHOTOGRAPH : 2022 (1 YEAR AGO)
SOURCE OF PHOTOGRAPH : LANDS DEPARTMENT



PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM TIN YUEN LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DATE	DATE	DATE	DATE
20.10.2023			

DATE	DATE	DATE	DATE
20.10.2023			

FIG. TITLE
AERIAL PHOTO (2022)

PLAN 4

001

KAT HING WAI

KAM TIN ROAD

KAM SHEUNG ROAD

APPLICATION SITE

APPROVED DEVELOPMENT FOR SHOP AND SERVICES WITH VALID PLANNING PERMISSION UNDER APPLICATION NO. AYL-KTS/812

THE SITE IS ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA FOOTBRIDGE AND FOOTPATH (~220M FROM THE STATION)

TRANSITIONAL HOUSING DEVELOPMENT - THE NASCENT (UNDER CONSTRUCTION)

KAM SHEUNG ROAD MTR STATION PARK & RIDE PUBLIC VEHICLE PARK

KAM SHEUNG ROAD MTR STATION PTI

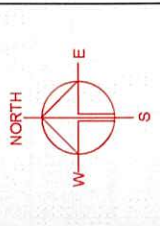
KAM SHEUNG ROAD MTR STATION

TSING LONG HIGHWAY

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

THE APPLICATION SITE AND THE SURROUNDING AREA
AERIAL PHOTOGRAPH NO. : A22908
YEAR OF PHOTOGRAPH : 1990 (33 YEARS AGO)
SOURCE OF PHOTOGRAPH : LANDS DEPARTMENT



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 108, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DATE
20.10.2023

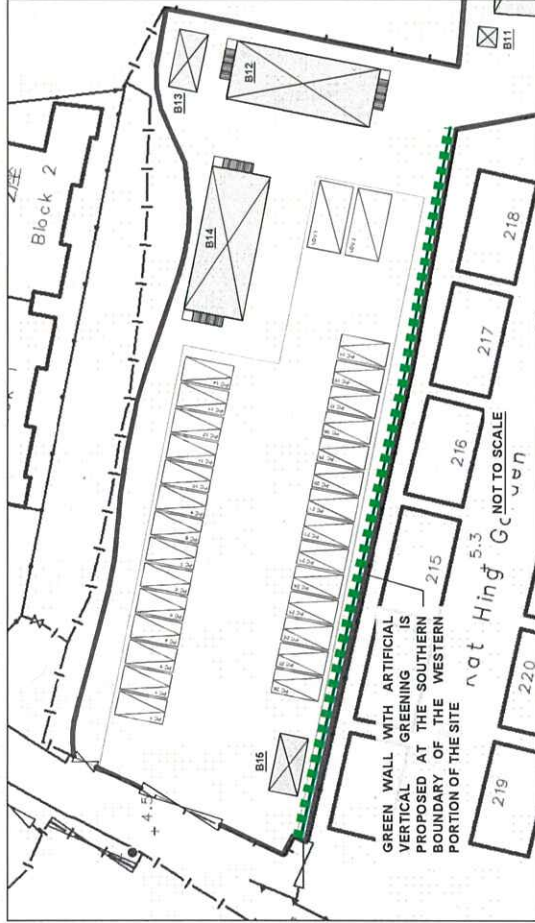
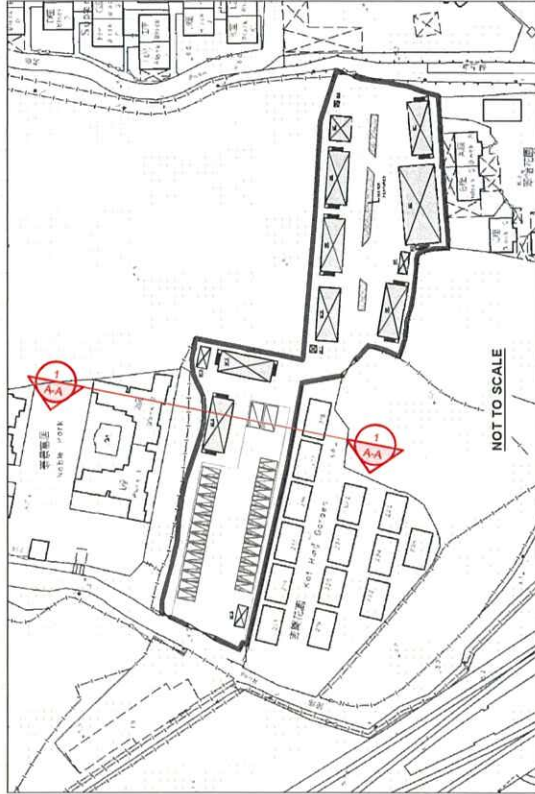
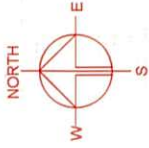
APPROVED BY
DATE

DATE
20.10.2023

LEGEND
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY.

Survey & Mapping Office, Lands D, Hong Kong SAR Government
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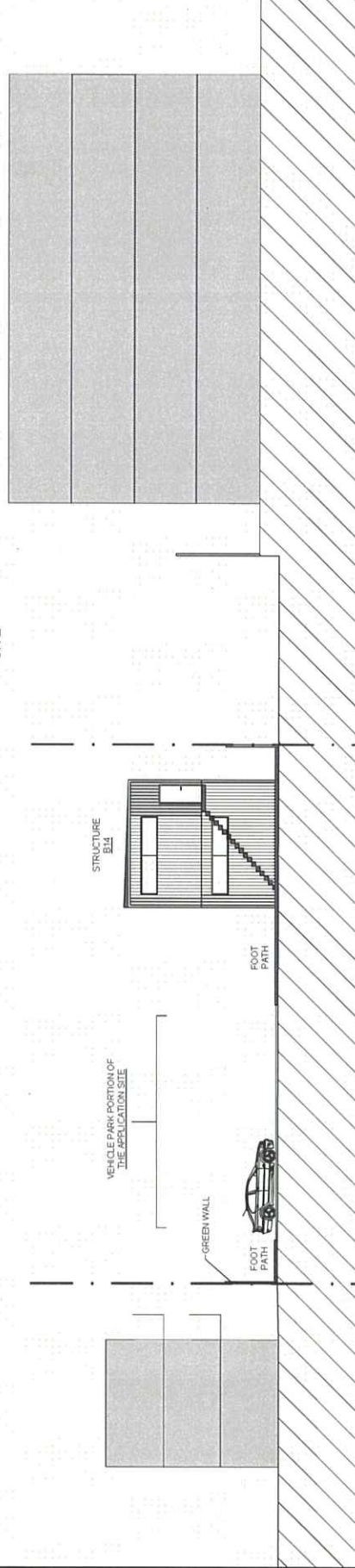


NEW TERRITORIES EXEMPTED HOUSE -
KAT HING GARDEN

APPLICATION
SITE

GOVERNMENT
LAND
AT THE NORTH OF
THE APPLICATION
SITE

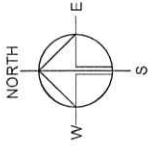
RESIDENTIAL DEVELOPMENT -
NOBLE PARK



PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION AND
SPORTS OR CULTURE AND
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109 KAM
TIN YUEN LONG, NEW
TERRITORIES

INDICATIVE ONLY			
SCALE	DATE		
DESIGNED BY	DATE		
MIN	DATE		
CHECKED BY	DATE		
APPROVED BY	DATE		
DWG TITLE	SECTION A-A		
DWG NO	PLAN 6		
VER	001		

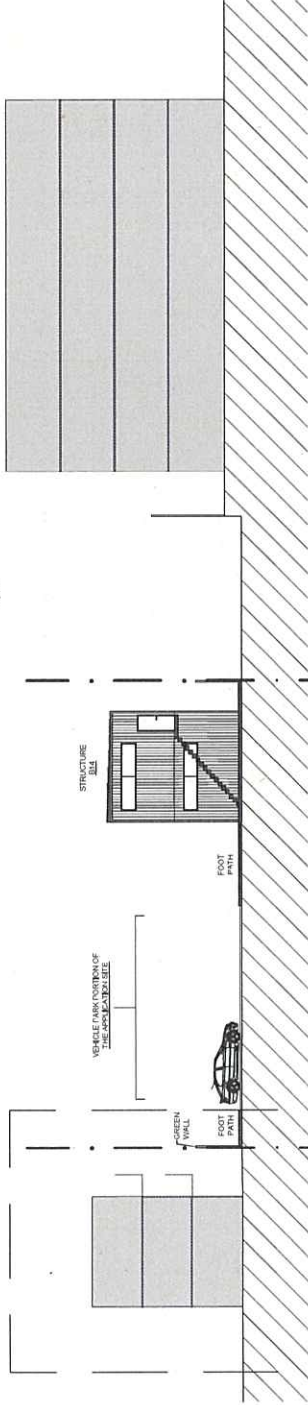


RESIDENTIAL DEVELOPMENT -
NOBLE PARK

GOVERNMENT
LAND
AT THE NORTH OF
THE APPLICATION
SITE

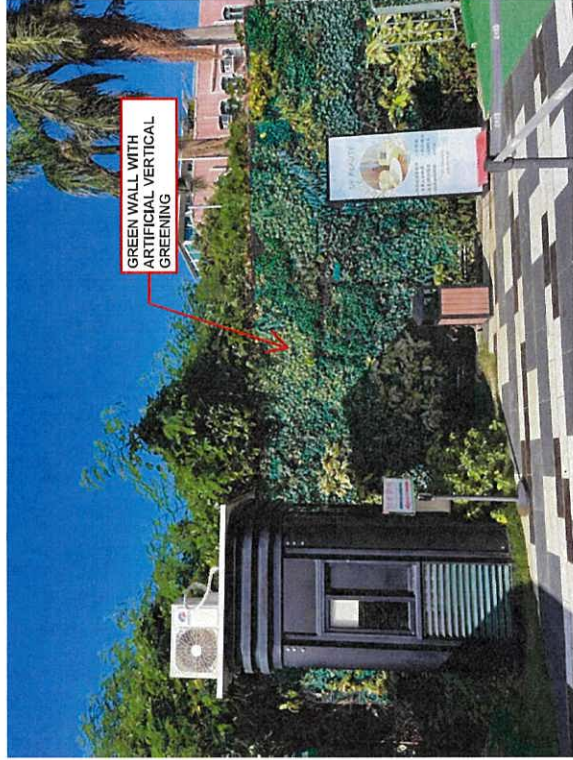
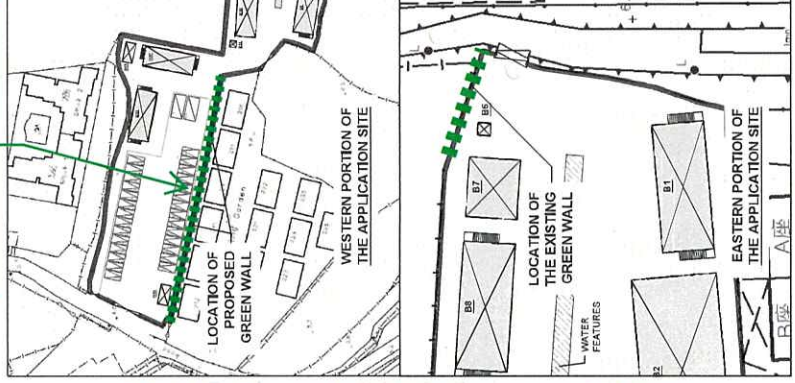
APPLICATION
SITE

NEW TERRITORIES EXEMPTED HOUSE -
KAT HING GARDEN

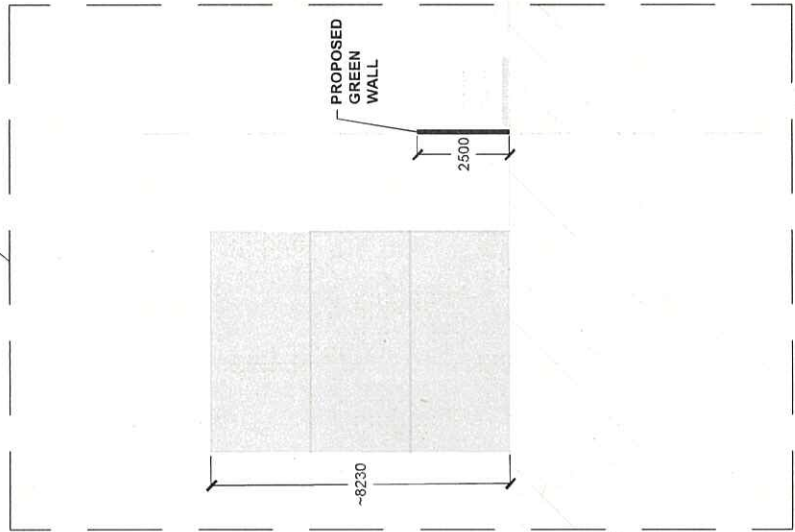


SECTION A-A
(INDICATIVE ONLY)

THE USE OF ARTIFICIAL VERTICAL
GREENING IS TO PREVENT ATTRACTION
OF INSECTS, SO AS TO MINIMISE
NUISANCE TO THE NEARBY DWELLINGS.



EXISTING 2.5m GREEN WALL
LOCATED AT THE NORTH
OF STRUCTURE B6



PLANNING CONSULTANT
R-Richos
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES, EATING PLACE,
PLACE OF RECREATION,
SPORTS OR CULTURE AND
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM
TIN YUEN LONG, NEW
TERRITORIES

SCALE
INDICATIVE ONLY
DRAWN BY: MN
CHECKED BY: DATE
APPROVED BY: DATE

DWG. TITLE
GREEN WALL
DWG. NO.
PLAN 7
VERL
001



顧問有限公司
盈卓物業

Our Ref.: DD109 Lot 341 & VL
Your Ref.: TPB/A/YL-KTS/972

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

By Email

1 November 2023

Dear Sir,

4th Further Information

Proposed Temporary Shop and Services, Eating Place, Place of Recreation, Sports or Culture and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities for a Period of 5 Years in "Residential (Group C)" Zone, Various Lots in D.D.109, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/972)

We are writing to submit further information to provide clarifications on the subject application, details are as follows:

- (i) Structure B2 at the application site (the Site) is proposed to be used for place of recreation, sports or culture / shop and services (**Plan 1**). This restricts the proposed uses within the Site while providing flexibility for future development of the proposed development.
- (ii) No tree has been identified at the western portion (i.e., *Lot 350 in D.D.109*) of the Site. Therefore, no trees will be affected by the proposed development.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

The image shows a handwritten signature in black ink, which appears to be 'Louis TSE', written over a circular corporate seal. The seal contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '卓 豐 物業顧問有限公司' in the center.

Louis TSE
Town Planner

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,653 m ² (ABOUT)
COVERED AREA	: 1,019 m ² (ABOUT)
UNCOVERED AREA	: 3,634 m ² (ABOUT)
PLOT RATIO	: 0.38 (ABOUT)
SITE COVERAGE	: 22 % (ABOUT)
NO. OF STRUCTURE	: 15
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,653 m ² (ABOUT)
TOTAL GFA	: 1,653 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 7.2 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE

USE

COVERED AREA

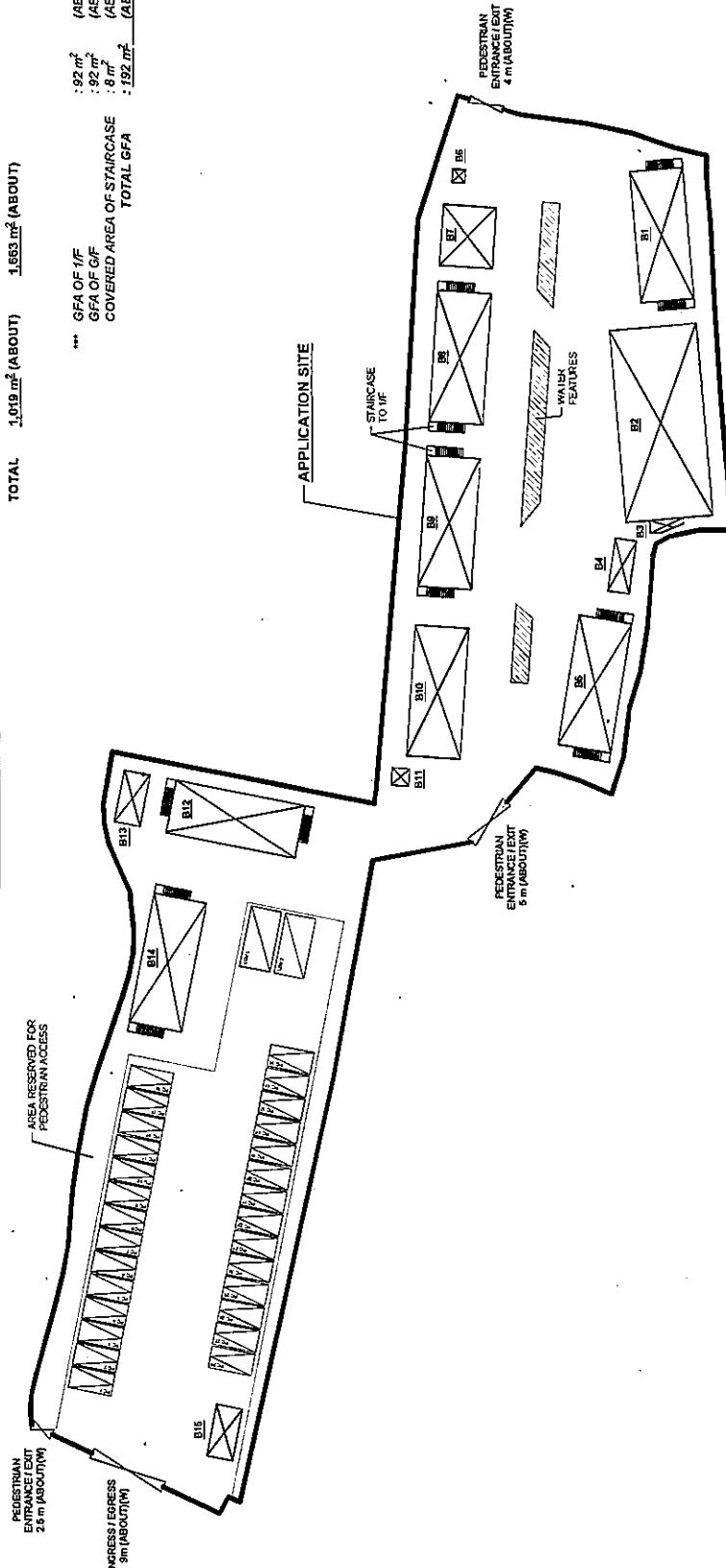
GFA

BUILDING HEIGHT

B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B2	PLACE OF RECREATION, SPORTS OF CULTURE / SHOP AND SERVICES	220 m ² (ABOUT)	220 m ² (ABOUT)	4.2 m (ABOUT)(1-STOREY)
B3	FIRE SERVICE WATER TANK AND PANEL	7 m ² (ABOUT)	7 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(1-STOREY)
B6	GUARD ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES / EATING PLACE	42 m ² (ABOUT)	42 m ² (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B8	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B9	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B10	SHOP AND SERVICES	92 m ² (ABOUT)	184 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B11	METER ROOM	5 m ² (ABOUT)	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B13	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	SHOP AND SERVICES	100 m ² (ABOUT)	192 m ² (ABOUT)	7.2 m (ABOUT)(2-STOREY)
B15	CARETAKER OFFICE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)

TOTAL 1,019 m² (ABOUT) 1,653 m² (ABOUT)

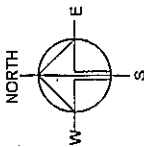
*** GFA OF 1/F : 92 m² (ABOUT)
GFA OF G/F : 92 m² (ABOUT)
COVERED AREA OF STAIRCASE : 8 m² (ABOUT)
TOTAL GFA : 192 m² (ABOUT)



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 28
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)



PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER (VEHICLE) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1: 500 @ A4
DRAWN BY	MN
CHECKED BY	
APPROVED BY	
DATE	31.10.2023
DATE	
DATE	
DWG TITLE	LAYOUT PLAN
DWG NO.	PLAN 1
VER	003

Previous s.16 Application covering the Application Site

Approved Applications

Applications No.	Use/Development	Date of Consideration
A/YL-KTS/721	Proposed Temporary Shop and Services (Real Estate Agency, Pet Salon, Bicycle Retail Store and Convenience Store) for a Period of 3 Years	3.2.2017 [revoked on 3.8.2017]
A/YL-KTS/737	Proposed Temporary Shop and Services (Real Estate Agency, Interior Design Office, Bicycle Retail Store, Chinese Medical Clinic, Convenience Store, Retail Store, Supermarket, Courier Service Counter, Pet Salon, Pet Clinic and ancillary management office) for a Period of 3 Years	9.6.2017 [revoked on 9.3.2019]
A/YL-KTS/812	Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	22.2.2019
A/YL-KTS/829	Temporary Place of Entertainment (Indoor Children Playground) with Ancillary Facilities for a Period of 3 Years	1.11.2019 [revoked on 9.3.2019]
A/YL-KTS/830	Proposed Temporary Eating Place for a Period of 3 Years	1.11.2019
A/YL-KTS/929	Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years	29.7.2022

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-KTS/245	Proposed Temporary Public Car Park (excluding Container Tractors and Trailers) for a period of 3 Years	20.4.2001	(1), (2), (3), (4)

Application No.	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-KTS/257	Proposed Temporary Public Car Park (excluding Container Tractors and Trailers) for a Period of 3 Years	7.9.2001	(1), (2), (3), (4)
A/YL-KTS/607	Proposed Temporary Public Car Park (excluding Container Vehicles) for a Period of 3 Years	22.11.2013	(1), (2), (4), (5),
A/YL-KTS/662	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	27.3.2015	(1), (2), (4), (5)
A/YL-KTS/711	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years	29.7.2016	(1), (4), (5)

Rejection Reasons

- (1) The development was not in line with the planning intention of the "R(C)" zone.
- (2) The development was not compatible with the adjacent residential developments and/or might cause adverse environmental impact on the adjacent residential developments.
- (3) No information in the submission to demonstrate that the vehicular access arrangement to the site was satisfactory.
- (4) Insufficient information in the submission to demonstrate that the proposed development would not cause adverse environmental/landscape/traffic/drainage impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for similar uses to penetrate into the "R(C)" zone.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 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
- Within the Site, Lot No. 341 and 344 in D.D. 109 are covered by Short Term Waiver (STW) No. 5257 for the purpose of Temporary Shop and Services with Ancillary.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application from highways maintenance perspective;

Comments of the Chief Engineer Railway Development 1-1, Railway Development Office, Highways Department (CE/RD 1-1, RDO, HyD):

- no adverse comment from railway development viewpoint.

3. Environment

Comments of the Director of Environmental Protection Department (DEP):

- no objection to the application subject to the approval condition that no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

4. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department should be imposed.

5. Fire Safety

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

- no objection in-principle to the application subject to the fire service installations being provided to the satisfaction of D of FS.

6. **Landscape**

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

- the application site falls within "Residential Group C)" ("R(C)") zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. **Food and Environmental Hygiene**

Comments from the Director of Food Environmental Hygiene (DFEH):

- no adverse comment on the application; and
- detailed advisory comments are in **Appendix IV**.

8. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- no comment from electricity supply safety aspect.

9. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

10. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no particular comment on the application.

11. **Other Departments**

The following government departments have no objection to / no adverse comment / no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Director of Agriculture, Fisheries and Conservation (DAFC);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other developments and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such developments and structures and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the application, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lots owner(s) of the lots without STW will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lesser at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road or exclusive road drains;
- (f) to note the comments of Chief Town Planner/Urban Design & Landscape Section, Planning Department (CTP/UD&L, PlanD) that:
 - the applicant is advised that approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling under lease; and
 - the applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works;

(g) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites”;
- the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. All wastewater collected from the restaurant kitchen should be discharged via a grease trap. If septic tank and soakaway system will be used for sewage collection and disposal in view of the unavailability of public sewer, their design and construction shall follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the EPD” including retention time for grease trap and minimum clearance distance, percolation test and certification by Authorized Person for septic tank and soakaway system;
- to control the oily fume and cooking odour emissions from the restaurant, the applicant should follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” issued by EPD; and
- to meet the statutory requirements under relevant pollution control ordinances;

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

- the applicant is advised that licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
- if the proposed structure is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(R)R) respectively;
- the Site does not abut on a specified street of not less than 4.5 m 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 Building Authority (BA), they are unauthorised building works (UBW) under the 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 BO;

- 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 the BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the proposed 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;
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
 - the applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that
- proper licence/permit issued by the Food and Environmental Hygiene is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and Planning Department 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. for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their

expenses;

- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop/store may apply for under the Food Business Regulation: (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained. (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- 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;
- 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; and
- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTS/972 DD 109 Kam Sheung Road Retail and Services

16/08/2023 02:31

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 16 August 2023 2:31 AM CST

Subject: Re: A/YL-KTS/874 DD 109 Kam Sheung Road Retail and Services

A/YL-KTS/972

Lots 341, 342, 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin

Site area : About 4,683sq.m

Zoning : "Res (Group C)"

Applied use : Shop and Services and Eating Place / 30 Vehicle Parking / **5 Years**

Dear TPB Members,

874 was withdrawn. but operation went ahead on a larger footprint with additional parking. Most of the shops are existing operations.

There are a number of trees on the site but no data provided and the layout indicates that all would be removed. This would have a negative impact on existing homes.

Members have a duty to make inquiries into the issue of conditions re previous application. The location is between two residential developments so fire and drainage are issues of concern.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 2 February 2021 2:53 AM CST

Subject: A/YL-KTS/874 DD 109 Kam Sheung Road Retail and Services

A/YL-KTS/874

Lots 341, 342, 343, 344 (Part) and 350 (Part) in D.D. 109, Kam Tin

Site area : About 3,700sq.m

Zoning : "Res (Group C)"

Applied use : Shop and Services and Eating Place / 12 Vehicle Parking / **5 Years**

Dear TPB Members,

So applicant has issues complying with the conditions of 812, 5 Extensions of Time. But mo man tai, just revamp the plan and make another application.

5 years, yet we keep hearing about land for housing? No wonder when sites are left trashed for years while the owners figure out how to make the most revenue from the land.

Time that members ask some questions.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, February 1, 2019 2:05:26 AM

Subject: Re: A/YL-KTS/812 DD 109 Kam Sheung Road Retail and Services

A/YL-KTS/812

Lots 341, 342, 343, 344 (Part) and 348 (Part) in D.D. 109, Kam Sheung Road, Kam Tin

Site area : About 2,883.1m²

Zoning : "Res (Group C)"

Applied Use: Shop and Services with Ancillary Facilities for a Period o/ 2 Vehicle Parking - **5 Years**

Dear TPB Members,

This is an increase on the site approved under Application 537 on 9 June 2017 despite:

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservations on the application from the landscape planning point of view, and considered that the approval of the application **would set an undesirable precedent for temporary uses in the area and the cumulative effect of which would degrade the rural character of the "Residential (Group C)" ("R(C)") zone.**

There are many residences in the immediate area. There may be a genuine need for shops and services.

If this is the case then surely the appropriate approach to efficient town planning would be to rezone the site to 'Commercial' and allow the construction of a well designed mini mall with perhaps a roof garden and the capacity to become a focal feature of the community?

The temporary arrangements propagate the ramshackle appearance prevalent in NT.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, May 15, 2017 2:42:08 AM
Subject: A/YL-KTS/737 DD 109 Kam Sheung Road rES c
A/YL-KTS/737
Lots 341, 342, 343 and 344 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long
Site area 2,544 m²
Zoning : "Res (Group C)"
Applied Use : Various Retail and Commercial

Dear TPB Members,

Approval was given to Application 721 on 3 February for a site that was 30% of the size of the current application.

At the time "The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservations on the application. Considering that *Leucaena leucocephala* was an invasive and self-seeded tree, he had no objection to remove all existing *Leucaena leucocephala*. However, the approval of the application would set an undesirable precedent for temporary uses within the surrounding area, the accumulative effect of which would degrade the rural character of the "Residential (Group C)" ("R(C)") zone and significant impact on the landscape was therefore anticipated"

However PD advised : In view of its scale, it was unlikely to generate significant environmental nuisance to nearby residents" and a number of conditions were imposed.

Members should ask questions this time around as the impact of the use would be significant. There is also the question of parking. A mere two loading/unloading spaces would certainly not be sufficient to support the varied services proposed and where do the customers park? Can the lane bear the inevitable additional traffic?

Approval of this application would set an undesirable precedent of encouraging incremental inappropriate uses of sites designated for Res use and could delay development of the much needed housing that we are constantly being told is the No 1 priority.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, October 21, 2016 2:00:15 AM
Subject: A/YL-KTS/721 Kam Sheung Road

A/YL-KTS/721
Lots 341 (Part), 342 (Part) and 344 (Part) in D.D.109, Kam Sheung Road, Kam Tin, Yuen Long
Site area ; 802.8 m²
Zoning : "Residential (Group C)"
Applied Use : Retail

Dear TPB Members,

Am I missing something? We are constantly told that there is not enough land for RESIDENTIAL yet there are numerous applications for other uses on Res zoning. Retail and other services can be conducted on the ground floor of most Res and VTD zonings.

The site could house half a dozen residences and is zoned for such.

Approval of this type of application sets an undesirable precedent and does nothing to encourage the development of land in line with the planning intention.

TPB must play its part in encouraging the release of sites for housing by rejecting applications for inappropriate use of available land.

Mary Mulvihill

致城市規劃委員會：

有關支持規劃申請 A/YL-KTS/972

有關規劃申請(A/YL-KTS/972)，本人作為錦上路一帶居民，對項目表示支持。首先，現時錦田一帶欠缺較大型購物設施，新增的商店和食肆等民生設施能夠便利吉慶圍及錦上路附近村民。其次，錦田南一帶發展項目即將落成，車位需求亦會越趨緊張，擬議的停車位能夠舒緩區內車位不足的情況。此外，作為喜愛運動的市民，本人不滿錦田區內欠缺健身中心或相關康體文娛場所設施。本人需要前往最鄰近的鳳琴街體育館使用健身室設施。擬議設施能夠滿足居民運動的需要，本人及其他居民亦不需跨區前往元朗或天水圍使用體育館或康樂設施，相信能夠呼應政府近年推廣普及體育政策。因此，我十分支持該規劃申請。



申述人：

譚先生

二零二三年八月九日

致城市規劃委員會：

有關支持規劃申請 A/YL-KTS/972

本人為錦田吉慶圍居民，特此來函就規劃申請 A/YL-KTS/972 表示支持。

該規劃申請位處的部分地段長期處於空置狀態，故該發展項目能夠善用閒置土地資源，為吉慶圍及錦上路一帶的居民提供民生設施。同時，新增的商店和食肆亦相信能夠滿足未來錦田日漸增長人口的零售需求，包括錦上路過渡性房屋恒荷新苑、江夏圍村、錦上路站上蓋柏瓏及錦田南公營房屋發展計劃，當中有些項目亦在本年內完成，故發展項目可以為居民提供商業配套設施。此外，擬議設施設計美觀，並且其開放的公共空間設有水池、園景和長椅，有鑒於錦田一帶欠缺公共空間，本人相信該申請能夠為錦田一帶提供珍貴的休憩空間，同時亦能美化社區，增添社區活力。

基於上述原因及理據，本人支持規劃申請 A/YL-KTS/972。



居民：

鄧先生

二零二三年八月七日

致城規會：

本人來函支持規劃申請 A/YL-KTS/972，原因如下：

1. 錦田區內欠缺健身中心或相關康體文娛場所設施，居民需要長途跋涉前往元朗使用健身設備，或使用上班地點附近的健身室，因此擬議設施能夠滿足居民運動的需要。
2. 擬議設施設計具有美觀，有助活化社區，提升錦田吸引力。
3. 發展項目設有向公眾開放的花園，花園設有水池和植物。相信該公共空間能夠為錦田的村民提供休憩的空間，並且能夠成為遊客前往錦田的必到之地，從而帶動附近商店的生意。

基於以上原因，我支持該規劃申請。



申述人：

程小姐

07-08-2023

敬啟者：

有關支持規劃申請 A/YL-KTS/972

本人支持 A/YL-KTS/972 的規劃申請。現時錦田一帶村落停車位不足，尤其錦上路站停車場經常爆滿，皆因錦田八鄉的居民都會使用該停車場泊車轉乘，前往市區。隨著錦田南一帶發展項目即將落成，例如柏瓏及錦田南公屋項目，車位需求亦會越趨緊張，大量新增居民亦會因此要與區內市民爭奪車站停車場的 600 多個車位。因此，該擬議提供 28 個停車位，能協助舒緩區內停車位不足的情況，同時能夠解決連泊引致阻塞車道的情况。

有鑒於上述交通狀況，本人支持以上申請。懇請城規會審核該申請時，能考慮及配合錦田居民的泊車需要。



申述人：

鄧先生

06/08/2023

A/YL-KTS/972
006

我支持 A/YL-KTS/792，我十分擔心未來錦上路新增的人口為現時錦田的設施帶來巨大壓力。現時錦上路一帶車位不足頗為嚴重，未來怕現有 2,200 車位，但只新增了 189 個私家車位，這等於每 11.6 戶才有一個車位。作為一個私營項目實屬不合理，遠遠低於新增人口。因此，該申請增加車位，絕對可以解決燃眉之急，但長遠而言一定要增加區內車位！

鄧先生
15/08/2023



A/YL-KTS/972
007

我支持！塊地唔係拎黎起樓，而係拎黎起便民民生設施。商店種類增加左，可以便利到我地嘅村民。而且，峭邊築高度合理，同啲村屋高度吻合，唔會破壞我地鄉郊環境。所以支持！但申請人要減少對附近居民的影響！



A/YL-KTS/972
008

我全力支持！因為政府成日話唔夠地，宜家塊地空置左咁耐，浪費土地又唔搵緊發展，塊地曬左太陽好耐啦！政府都話要搞北部都會要善用新界土地，但係又唔拎 d 地發展？所以我好支持哩個申請，可以整多啲鋪頭，方便到我地哩啲小市民，得政！最好城規會可以批低地耐啲，咁就可以一直便利到啲居民。

居民鄧先生
13/8/2023



A/YL-KTS/972
009

我支持發展項目的新增設施，因為塊地會興建一條新的 24 小時行人路，連接吉慶圍西鐵站行人路，方便錦上路同素豪居一帶居民出入，可以提供一條安全啲光啲的行人路，尤其晚上。新增的停車場可以令附近居民有更多車位使用，尤其錦田一帶有不少村民依賴私家車出入，相信車主不用為爭車位煩惱！

錦上路居民陳先生
11/08/2023



A/L-KTS/972

010

我支持這項規劃申請。因為現時錦田一帶的配套設施不能滿足長遠人口增長，尤其附近會有好多項目落成，人口一定會大幅上升！可以預見到車位，商舖供應會不足。錦田現時擁有的設施數量一定不能應付！發展項目為錦田增加商店種類和車位數量，解決現時不足的問題。所以我支持！

村民鄧小姐

06/08/2023



A/L-KTS/972

011

我是附近居民，我支持興建食肆，零售設施和商店，可以令附近居民不用駕車外出到元朗滿足生活所需，方便居民。未來新樓盤落成後，可以同時滿足他們購物需要！政府需要在人口增加前，好好規劃錦田南的公共及零售設施，政府或該申請人都可以考慮設置銀行，藥房等更多民生商店。

居民羅小姐

10/08/2023



012

本人為錦田居民，得知區區坊有停車場，覺得幾好，因為西鐵站個停車場10點鐘就滿，根本唔夠車位。所以有停車場係好事，支持 A/L-KTS/972！

鄧生

16/8/2023



013

政府一直忽視錦田一帶的車位不足問題，政府應該理解錦田一帶居民十分倚賴私家車出入，因為這裏沒有太多公共交通服務，但政府似乎規劃上沒有顧及居民需要。未來錦田一帶有更多住宅落成，實必令到泊車難問題惡化。因此，我支持 A/L-KTS/972 這項申請，可以善用區內閒置土地發展停車場，解決泊車位不足問題，支持！政府未來應該善用閒置土地開闢成停車場，解決問題！

謝太 16/08/2023



我是吉慶花園的居民李小姐，
我支持 A/YL-KTS/972 盈匯坊多開設
多間商舖令錦田更加方便
不用常常搭車去元朗市才能
購物吃飯，我希望盈匯坊
增加多些餐廳，超市及
最好有健身房，讓錦田
的居民多姿多彩的生活

支持！支持！支持！！
支持！謝謝

吉慶花園居民
李小姐
16/8/23

支持！作為一個鍾意運動嘅人，我每一日都要搭車去元朗做 gym 先返錦田屋企，好唔方便！我好支持嘅申請，因為佢會設立一間二十四小時健身室，可以方便到錦田一帶嘅居民係屋企附近做運動！政府如果想推廣全民運動，就好應該通過嘅項 A/YL-KTS/972 申請！

吉慶園邱先生
16/08/2023



你好，我是苗小姐，是在附近居民，現支持 A/YL-KTS/972 的申請，因為會帶動周邊發展，多一些商戶及人流，方便購物和飲食，謝謝！

苗小姐
16-8-2023



作為一名居住了 29 年的村民，見證着錦田一直發展成熟，未來將會越來越多的住宅項目綠化，我十分擔心區內的設施承載力不足，尤其是商店，社區設施及停車場。尤其是政府在規劃錦田南發展時，沒有著重規劃相關的配套設施，可以預見未來的居民會跟我們這些原居民爭奪設施。因此，我支持 A/YL-KTS/972 項目，政府應該因應人口增長，批准該申請所提出的設施設立，以應付未來發展的需求，亦能減少對現有居民造成的影響。

吉慶園村民 廖先生
15/08/2023



我支持盈匯坊 A/YL-KTS/972 申請。
附近無商店，盈匯坊可以有更
多娛樂消閒的地方，如可以增加
更多餐廳，會更好。

錦田居民

古小姐

15/8/23



我支持申請 A/YL-KTS/972，因為該申請設置了客貨車上落客位，能夠便利商店上落貨而不會阻塞狹窄的吉慶圍村路，減少對居民造成滋擾。新增的車位可以便利錦上路一帶的居民；在晚間的時候不用泊於路邊，避免了附近的交通問題，尤其未來錦上路站附近項目即將落成，我們亦需要爭奪車位。

居民陳先生

14-08-2023



錦田的商店選擇太少，太單一！區內較多的是士多或茶餐廳，欠缺多樣化的商店。我支持 A/YL-KTS/972 申請，盈匯坊本身能夠為區內提供較大的商鋪空間，如果這次商場能夠擴張，能夠為居民提供更多元化的商店，而且新提供的 24 小時健身中心更是符合居民所需，不用特意前往元朗使用健身中心！

居民施小姐上

15/08/2023



我十分支持 A/YL-KTS/972 !!! 宜家錦田沒有任何體育設施，淨係得錦田市中心有個波地，每次居民都需要搭車去元朗先可以做運動，實在不方便亦都不合理！未來錦田人口都會增加，咁區內連哩啲基本設施都無，實在難譜！所以我非常支持起間 24 小時健身室，區內啲後生長者都可以唔唔去咁遠健身，強身健體！只係業主要儘量減少對附近民居造成咁多騷擾就可以！

村民鄧先生

14/08/2023



盈匯坊是區內少數提供公共空間的地方，錦田一帶只有數量非常少的休憩處或小公園，未能滿足今天或錦上路一帶居民的需要，尤其未來錦田面對人口增長時，錦田未見有新增加公園的計劃。盈匯坊開放的空間環境優美，有不少美觀的植物及長椅供遊人休憩，對於區內居民來說是難得的社區資產。因此，我對於這次的規劃申請表示極度支持！從提供公共空間角度的出發，城規會應該批准 A/YL-KTS/972 這項申請，繼續為今天錦田帶來更優質的空間。

居民張小姐 13/08/2023



錦田一帶缺乏一啲開放空間比居民休息。宜家個商場有啲長凳比附近啲居民休息下，場入面又種左啲花，春夏天開個陣會好靚，又有啲人造河，反而錦田市中心啲公園仔都無咁靚，所以我都支持 A/YL-KTS/972 哩個申請，美化下錦田鄉村地方，又可以比區內啲老人家有個地方坐下。

居民鄧太

12-08-2023



致城規會：

本人支持規劃申請(A/YL-KTS/972)，原因如下：

1. 作為項目附近居民，新增的 24 小時行人路能夠打通吉慶圍，方便我們一眾居民出入錦上路西鐵站。
2. 該土地空置已久，浪費寶貴的土地資源。發展項目能夠運用閒置土地，為附近居民提供民生設施。
3. 項目平衡到發展及居民需要。擬議設施內的建築物與周邊的村屋協調。而且，擬議設施既提供餐飲和服務給附近居民同時，大部份商店營業時間不超過晚上 9 點，因此不會對附近民居造成滋擾。

基於以上原因，我支持該規劃申請。



居民：

鄭先生

12/08/2023

錦田一帶人口已經不斷增加，尤其西鐵站上蓋 d 樓就落成，政府應該要規劃多 d 民生設施，如果唔係我地 d 村民要同新樓居民爭設施，爭停車場！我支持 A/YL-KTS/972 哩個申請，可以應付到遲 d 增加嘅人口，又可以比村民多 d 商店揀。

居民李先生

12-08-2023



致城市規劃委員會：

026

有關支持規劃申請 A/YL-KTS/972

本人特此函表示支持規劃申請(A/YL-KTS/972)。

除了錦田市中心的商店外，錦田一帶欠缺商場等購物設施。盈匯坊是錦上路一帶較大規模的購物設施，能夠滿足本人生活所需，相信新增的商店和餐廳等設施可以進一步便利吉慶圍及錦上路一帶居民。同時，未來錦田有不少發展項目，例如錦上路站上蓋柏濶、恒禧新苑、江夏圍村，相信未來錦田南人口會以幾何級數上升，而求新增的商店和食肆能應付他們的零售需求。

有見及此，本人支持該規劃申請。本人希望城規會處理該申請時，能慎重考慮及錦田居民的民生需要。

中述人：

鄧先生

11/08/2023



我支持 A/YL-KTS/972 申請！
我作為附近村居民！一直都
覺得哩帶好少舖！盈匯坊
開張之後 附近哩帶居民多
個選擇！所以規劃會希望可
以批准今次申請！支持！



鄧先生

10/78/2023

致城規會：

020

作為錦上路一帶居民，本人支持規劃申請 A/YL-KTS/972，原因如下：

1. 現時錦田一帶欠缺較大型購物設施，新增的商店、食肆和健身室等設施能夠便利吉慶圍及錦上路附近村民，我們不用經常前往元朗或荃灣享用這些設施。
2. 項目的新商店和食肆能夠應付未來錦田增長的人口，包括錦上路過渡性房屋恒禧新苑、江夏圍村，錦上路站上蓋柏濶及錦田南公營房屋發展計劃，他們能夠留在區內滿足生活所需。

基於以上原因，我支持該規劃申請。



居民：

林先生

10-08-2023

致城規會：

029

對於作為豪華富居的居民，每次購物都要搭車到市中心，更復好不便，加上如果盈匯坊是係24小時，晚上買必需品都唔需要出到市區，聽講最近申請24小時(規劃申請編號 A/YL-KTS/972)，作為附近得番者既我，極後支持啦，全路上路站個商場有細舖，未落成，元前上網見到準備開24小時Fitness，附近居民終於可以有Gym做，直頭配合政府既全民運動！我呀！

司徒先生上

10/8/23



我支持 A/YL-KTS/972 申請。因為我覺得錦田欠缺購物設施，鋪頭 d 種類又少，多個商場可以多 d 鋪頭比居民行，絕對係好事。另外，宜家堆鋪頭出面有 d 長椅比我地 d 居民休息下，又有種下花同一條人工水道，令到成個社區更靚，希望城規會可以了解錦田居民嘅情況。

村民鄧先生

10/08/2023



我支持 A/YL-KTS/972 申請，個商場除咗考慮提供到更加多嘅鋪頭此外，都唔會好似啲普通商場起咁高，與周邊的環境吻合，不會破壞錦田鄉郊風光，亦都可以見到個申請盡量減低對附近居民嘅影響，例如夜間大部份商舖不營業，相信不會對居民造成噪音污染，所以我會支持哩項申請。

居民鄭太



二零二三年八月十日

敬啟者：

本人支持規劃申請(A/YL-KTS/972)：

1. 該發展項目新增的 24 小時行人路能夠打通吉慶圍，方便居民出入。現時吉慶圍 250 號行人路狹窄，而且該道路有不少車輛駛過，甚至間中有大型車輛出入，因此，新增的 24 小時通道能夠提供一條更闊更安全的行人路給附近居民，他們可以從吉慶圍的行人路經該發展項目往來西鐵站。
2. 該發展項目能夠善用閒置土地資源。現時該段土地已經聚集了一段長時間，實屬浪費，因此，該規劃申請能活用土地，為吉慶圍及錦上路一帶的居民提供民生設施。

基於以上原因，我支持該規劃申請。

申請人：

鄧先生

09/08/2023



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal & public



A/YL-KTS/972
18/08/2023 23:51

From: [REDACTED]
To: "lpbpd@pland.gov.hk" <lpbpd@pland.gov.hk>

你好：

有關此申請，本人的家庭位置(豪華富居)非常接近此用地，我們擔心此地日後的發展會影響我們生活(特別是衛生及滋擾問題)，因此作出反對。