Ref.: ADCL/PLG-10293/R001a

Man Chi
Consultants And Construction Limited

Section 16 Planning Application

Proposed Temporary Eating Place and
Shop and Services for a Period of 5 Years

Lot 515 and 516 RP in D.D 130 and
Adjoining Government Land, San Hing
Tsuen, Lam Tei, Tuen Mun, New
Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the Current Application") for **Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years** (hereinafter referred to as "the proposed use") at Lot 515 and 516 RP in D.D.130 and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (hereinafter referred to "the Application Site"). The Application Site has a total area of approximately 1,636.8m^2. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates at San Hing Tsuen in Lam Tei and is in adjacent to main residential clusters in the area. The Applicant seeks to develop the Application Site into a decent place with the proposed use to serve the villagers and support the development of the traditional village.

The Application Site currently falls completely within an area zoned "Village Type Development" ("V") on the draft Lam Tei and Yik Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/13 which was exhibited under section 5 of the Ordinance on 13.06.2025 (hereinafter referred to as "the Current OZP"). According to the Notes of the OZP, 'eating place' and 'shop and services' are Column 2 uses for "V" zone on the Current OZP, and as stipulated in (11)(c) of the covering notes, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

(a) The proposed use provides additional amenities and catering services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;
(b) The application site is subject to planning approval for a similar use. The current application aims to introduce an eating place to synergize with and support the shop and services use, fostering greater synergy and optimizing the use of land resources;
(c) The proposed use at the Application Site is in line with the planning intention of the "V" zone, that its purpose of the Current Application is to serve the needs of the villagers and resident and in support of the development of traditional villages;
(d) The proposed use is fully compatible with surrounding land uses and characters of the locality, and should be considered as part of the village;
(e) The Application Site that is located along the main local road access and in close proximity to the entrance of the villages, has a prime location and is ideal for the proposed use in serving the village and neighbourhood;
(f) Temporary nature of the proposed use should not jeopardize the planning intention of the "V" zone should it be considered essential to be implemented by the Board in the future;

(g) Given that there are numerous applications in the Current OZP with similar nature and merits to the Current Application approved by the Board, approving the Current Application would not set an undesirable precedent;
(h) Considered small scale of the proposed use, no adverse traffic, infrastructural, landscape or visual impacts are anticipated from the proposed temporary use; and
(i) No adverse environmental impact is anticipated for the sewage discharge to the public sewerage system.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 5 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作**擬議臨時食肆、商店及服務行業（為期五年）**（以下簡稱「擬議用途」）。該申請所涉及地點位於新界屯門藍地新慶村丈量約份第 130 約地段第 515 號及 第 516 號餘段及毗連政府土地（以下簡稱「申請地點」）。申請地點的面積約為 1,636.8 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於藍地新慶村，毗鄰區內主要住宅群。申請人擬將申請地盤發展為一個體面的地方，其擬議用途旨在服務村民及支持傳統鄉村的發展。

根據城市規劃條例第 5 條於 2025 年 6 月 13 日所展示的藍地及亦園分區計劃大綱草圖（編號：S/TM-LTYY/13）（以下簡稱「大綱圖」），申請地點被劃為「鄉村式發展」用途。於大綱圖所示，食肆、商店及服務行業屬「鄉村式發展」的第二欄。而根據大綱圖 (11)(c)的注釋，土地或建築物的臨時用途或發展，如為期超過三年，須根據圖則的規定向城市規劃委員會申請許可。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

(一) 擬議用途為村民和當地居民提供額外的便利和餐飲服務，並會為現有的村落和鄰里帶來便利和活力；
(二) 申請地點的先前有類似用途已獲規劃許可。是次申請旨在引入食肆，以配合及支援商店及服務行業，促進更大的協同效應及善用土地資源；
(三) 申請地點的擬議用途符合「鄉村式發展」地帶的規劃意向，是次申請旨在服務村民及民居，並支持傳統鄉村的發展；
(四) 申請地點的擬議用途與鄰近的鄉郊環境特質協調，並應被視為村落的一部分；
(五) 申請地點位於村口位置，毗連村內主要道路，申請地點地段優越，擬議用途為最理想及最適合的發展；
(六) 擬議用途所屬的臨時性質將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；
(七) 考慮到城規會先前已有批准過多宗於該大綱草圖中作擬建用途的同類型及相似的規劃申請，擬建用途不會視為開拓不良先例；
(八) 擬議用途的規模較小，不會對當地的交通、建設、景觀及視覺上造成嚴重破壞及；
(九) 預期污水排放至公共污水收集系統不會對環境造成不良影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期五年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the Current Application") for **Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years** (hereinafter referred to as "the proposed use") at Lot 515 and 516 RP in D.D.130 and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories (hereinafter referred to "the Application Site"). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

1.1.2 Prepared on behalf of the *Plan Leong Limited*, who is also the sole registered owner of the Application Site (hereafter collectively referred to as "the Applicant"), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.

1.1.3 The Application Site currently falls completely within an area zoned "Village Type Development" ("V") on the Draft Lam Tei and Yik Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/13 exhibited under section 5 of the Ordinance on 13.06.2025 (hereinafter referred to as "the Current OZP").

1.2 Background

1.2.1 The Application Site with a site area of approximately 1,636.8m^2 falls within an area zoned "Village Type Development" ("V") on the Current OZP. According to the Notes of the OZP, 'eating place' and 'shop and services' are Column 2 uses for "V" zone on the Current OZP, and as stipulated in (11)(c) of the covering notes, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a **temporary basis of five years**.

1.2.2 The Application Site involves two private lots, Lot 515 and 516 RP in D.D. 130. The Applicant has become the sole landowner of Lot 515 and 516 in 1992, which are held under the Block Lease. By the terms of the lease, the lots, were demised as agricultural or garden ground. The Applicant applied to the District Land Office for converting the subject lot to non-agricultural building purposes, and a short-term waiver No. 512 (hereinafter to referred to as "the wavier") was granted in 1994 that stipulated no building or part thereof on the subject lot may be used for any purposes other than marble workshop and plastic factory (see **Appendix I**). The Application Site was used as workshop and factory since permission granted. On the other hand, most Government Land included in the Current Application is under a Short-Term Tenancy

Record (STT No. 858) (see **Appendix II**), the short-term tenancy was granted to Applicant since 1994 with rent paid annually. There is currently no Small House application approved/under processing at the application site, and the Applicant as the sole owner of the subject lots has no intention to develop the Application Site for Small House.

1.2.3 As indicated in **Illustration 1**, the Application Site has been a piece of hard-paved land since 1990s. Warehouse-type structures were erected within the Application Site and were in existence before the gazettal of the draft Lam Tei and Yick Yuen Development Permission Area Plan (No. DPA/TM/LTYY/1) exhibited on 18.6.1993 (hereinafter referred to as "the First DPA Plan").

1.2.4 With a view to providing essential amenities to meet the needs of villagers and to support the development of the village, as well as to create a suitable gathering ground compatible with the surrounding areas, the Applicant applied to the Board for proposed shops and services for a temporary period of five years at the subject lots and adjoining government land under planning application A/TM-LTYY/427. This application aims to phase out industrial use in favor of shops and services. The application was approved with conditions by the Board on 15.7.2022. After receiving planning approval, the Applicant submitted the relevant drainage proposal and fire services installation proposal, complying with relevant approval conditions. The warehouse structures have been demolished, and the Application Site is currently vacant.

1.2.5 It is considered that the Application Site should provide a more comfortable and welcoming gathering ground by introducing an eating place to synergise and support the shop and services use. This addition will enable villagers to benefit from enhanced catering services at the application site while also stimulating the shop and services use. Given that the Application Site is already flat and paved with gravel, it is deemed appropriate to better utilize available land resources to provide more amenities. In this regard, the Applicant seeks to develop the Application Site for the proposed use, striving to meet the needs of villagers and support the overall development of the village and surrounding area.

1.2.6 Compared to the previous use, the proposed use retains the shop and services use while introducing an additional eating place at the application site. The layout configuration will be adjusted to accommodate the proposed use. The application boundary under the current submission has been slightly adjusted based on the results of a land boundary survey (**Appendix III** refers). The overall physical setting surrounding the Application Site remains the same or similar to the last approved scheme.

1.2.7 Upon the approval of the Current Application under The Town Planning Ordinance, the Applicant will apply to the District Land Office for a for a Short-Term Waiver and Short-Term Tenancy to cover the proposed land use before implementation.

1.3 Purpose

1.3.1 The Current Application strives to achieve the following objectives:-

(a) To give an opportunity to the Applicant to utilise the Application Site to serve the needs of the villagers and in support of the village development;
(b) To provide catering services in addition to the approved shop and services use for better synergy and utilization of land resources;
(c) To induce no adverse environmental and traffic impacts on its surroundings by introducing a compatible use to the existing village;
(d) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 As shown in **Figure 1**, the Application Site is located in Lam Tei, and situated to the west of Castle Peak Road – Lam Tei section and Lam Tei Light Rail Station. The Application Site abuts Ng Lau Road to its north, a local road which joins Tsing Yick Road to its north and connecting to Lam Tei Interchange at its southern end.

2.1.2 As shown in **Illustration 2**, Lam Tei Station to the east of Application Site is the major public transport facility connecting to Hung Shui Kiu Station, Tin Shui Wai Station at the north and Siu Hong Station and Tuen Mun Station at the south. To the further east across Castle Peak Road are Tuen Mun San Tsuen and Lam Tei Main Street– Lam Tei. This primary distributor is connecting to the northbound to Yuen Long and Tin Shui Wai via Nai Wai, Chung Uk Tsuen, and Hung Shui Kiu. To the south, it connects Tuen Mun area via Siu Hong. The Application Site has a 5-minutes walking distance from Lam Tei Light Rail Station, and in close proximity to Lam Tei bus stations and green minibus station along Castle Peak Road Lam-Tei section.

2.1.3 The Application Site has an approximate site area of about 1,636.8m^2 (including 173.2m^2 of government land). **Figure 2** indicates the relevant private lots and government land which the Application Site involve. The Application Site is currently a piece of vacant, hard-paved land and ready for construction works (**Illustration 3** refers).

2.2 Surrounding Land-use Characteristics

2.2.1 The surroundings of the Application Site are predominately semi-rural in character and occupied by low density residential development of not more than 3 storeys. Various villages are observed (i.e., San Hing Tsuen, Samui Village, Tuen Tsz Wai, Tsing Chuen Wai) around the area. The immediate environment surrounding the Application Site is dominated by village houses and residential clusters. There are certain warehouses and other industrial activities observed, such as vehicle parks and open storage.

2.2.2 To the north of the Application Site are clusters of low-rise residential village houses namely Wilhelmina Garden and Shui Fung Garden. There are also certain temporary structures observed. To the immediate west of the Application Site is another cluster of village house sandwiched by the Application Site and a warehouse/open storage. Along Ng Lau Road to the west are clusters of low-rise dwellings. The village houses are surrounded by clusters of temporary structure to its further west.

2.2.3 To the south of the Application Site locates San Hing Tsuen, which is a Recognised Village by LandsD established since 1918. The area is featured by village houses, temporary structures, and other industrial activities. To the immediate east is another residential cluster. The area is bounded by Shing Mun River, a nullah

discharges southward to Tuen Mun Typhoon Shelter.

2.2.4 The Application Site is sandwiched between two clusters of villages houses. These village houses of not more than 3-storeys are having their frontages facing the opposite side of the Application Site **(See Illustration 4**). The overall setting of the Application Site is enclosed by the surroundings and the current activities should not been blocking vistas of the adjoining residents.

2.2.5 There are three local store/shop and services observed along Ng Lau Road, which is the major local road of the subject area **(See Illustration 5 and 6).** These local shop and services occupying the ground floor of the village house are all small in scale and providing limited types of goods and services, such as local store, salon and eating place.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site falls completely within an area zoned **"V"** on the Current OZP (please refer to **Figure 3**). According to the notes of the current OZP, the planning intention of "V" zone is to designate both existing recognised villages and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is "*primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services*".

3.1.2 As stipulated in (11)(c) of the covering notes of the Current OZP, *"Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan".*

3.1.3 According to the Notes of the Current OZP, 'Eating Place' and 'Shop and Services' fall under Column 2 use in "V" zone. As shown the Notes of "V" zone of the Current OZP, "*Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.*"

3.1.4 Whilst the proposed use for 'eating place' and 'shop and services' are Column 2 uses of the Current OZP, and it is the Applicant's intention to utilise the Application Site for the development of the Village and to serve the needs of the villagers, in this regard, despite not being within a New Territories Exempted House, the proposed use is considered to be in line with planning intention. Planning permission is wished to be sought from the Board for the proposed use on a temporary basis of five years.

3.2 Previous Planning Applications

3.2.1 A majority part of the Application Site is subject to a planning approval under planning application No. A/TM-LTYY/477 for temporary shop and services for a period of 5 years, approved by the Board on 15.7.2022. According to the approved scheme, there are seven temporary structures including four blocks of 2-storeys structures for shop and services purposes, a guard house, a water tank and a meter room, with a total gross floor area of about 834.1m^2. The planning permission shall be valid until 15.7.2027 and is subject to approval conditions.

3.2.2 **Table 1** concludes the compliance with planning conditions under the last approved application. **Appendix III** attaches the relevant compliance letters for the approval conditions.

Table 1: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(a)	the submission of a drainage proposal	26.11.2024
(b)	the implementation of drainage facilities	NA
(d)	the submission of fire service installations proposal	7.8.2023
(e)	the implementation of fire service installations proposal	NA

3.2.3 As compared with the last approved scheme under application No. A/TM-LTYY/427, the current scheme would involve minor adjustment in site boundary and change of use by introducing eating place in addition to the approved shop and services use at the application site. The proposed eating place provides additional catering services to local villagers. The configuration of the layout would be adjusted to accommodate the proposed use. The overall physical setting surrounding the Application Site are similar as the last approved scheme. Compared to the development parameters under previous planning approval, there is no substantial increase in the gross floor area in the current application, and the proposed building height remains not more than two storeys.

3.3 Similar Planning Applications

3.3.1 There were numerous applications in the Current OZP for proposed temporary eating place shop and services approved by the Board in recent years. These applications are usually approved by TPB with conditions on a temporary basis. With a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

4.1.1 The Application Site has a site area of approximately 1,636.8m^2. The Application Site comprises of two private lots (i.e., No. 515 and 516 RP in D.D.130) and adjoining Government Land of about 173.2m^2 (about 10%).

4.1.2 As shown in **Appendix V**, the proposed use comprises of five temporary structures. There are three blocks of 2-storey structures (i.e. Block 2, 3 and 4) for shop and services purpose, one block of 2-storeys structure (i.e. Block 1) for eating place and a meter room located at the south of the application site. The proposed 2-storeys structures have a maximum height of 8.2m and will be connected by an open deck at 1/F. The proposed use has a total GFA of about 1,038.9m^2, which involves about 639.1m^2 for shop and services, about 228.3m^2 for eating place, about 95.5m^2 for the covered area on G/F and 76m^2 for plant room. Upon approval of the Current Application, the Applicant will apply to the District Land Office for a Short-Term Waiver and Short-Term Tenancy to cover the proposed land use before implementation.

4.1.3 The operation hours of the proposed use to be 8am to 8pm daily. No night-time operation between 8pm and 8am. It is estimated that loading/ unloading activities would be twice per week. It is expected that the proposed eating place can accommodate eight to ten medium tables (each for five to six persons) with a capacity to serve about 50 to 60 persons.

4.1.4 The specific types of shops and local services will be further defined and determined once the application is approved, taking into consideration the preferences and requirements of the community.

4.1.5 The key development parameters for the proposed use are detailed in **Table 1** and **Table 2**.

Table 1: Proposed Key Development Parameters

Total Site Area - **Uncovered Area** - **Covered Area**	About 1,636.8m^2 (Including about 173.2m^2 of Government Land (about 10%)) About 1,073.4 m^2 (about 66%) About 563.4m^2 (about 34%)
Total Plot Ratio	About 0.63
Total Gross Floor Area - Shop and Services - Eating Place - Covered Area (G/F) - Plant Room	About 1,038.9m^2 About 639.1m^2 About 228.3m^2 About 95.5m^2 About 76m^2.
Total No of Structures - Shop and Services - Eating Place - Individual Plant Room	5 3 1 1
No. of Storeys **Building Height**	Not More Than 2 storeys Not More Than 8.2m
Site Coverage	About 34%
No. of Vehicle Parking Spaces (Private Cars)	2
No. of Loading and Unloading (Light Goods Vehicle)	2
Ingress/Egress	About 7.3 m wide

Table 2: Breakdown of Development Parameters

	Block 1 (about)	**Block 2** (about)	**Block 3** (about)	**Block 4** (about)	**Covered Area (G/F)** (about)	**Plant Room** (about)
R/F	N/A	N/A	N/A	N/A	N/A	Rooftop Plant Room **60 m^2**
1/F	Eating Place **114.1m^2**	Shop and Services **89.5 m^2**	Shop and Services **89 m^2**	Shop and Services **102.8 m^2**	N/A	N/A
G/F	Eating Place **114.1m^2**	Shop and Services **114m^2**	Shop and Services **141 m^2**	Shop and Services **102.8m^2**	Covered Area (G/F) **95.5m^2**	Individual Plant Room **16 m^2**

4.2 Vehicular Access and Parking Arrangement

4.2.1 The proposed use would make use of the current ingress/egress point at the southern boundary of the Application Site, connecting to the local driveway of Ng Lau Road. The width of the ingress/egress point of the Application Site is about 7.3m wide (with gradient 8%) and sufficient space (about 14 to 15 diameter circle) for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing

up at the frontage of the Application Site. Two private car parking spaces (2.5m x 5m) are proposed at the southern portion of the Application Site to serve visitors and two loading and unloading bays in Light Goods Vehicles ("hereinafter referred to as "LGV") standard (3.5m x 7m) are proposed for local provision store and eating place. Drop off and pick up area are proposed near the main entrance and manoeuvring space. The swept path analysis is presented in **Appendix VI** to demonstrate smooth manoeuvring of vehicles into/out of the Application Site.

4.2.2 As presented in **Illustration 2**, The Application Site is located in close proximity to existing public transport which Lam Tei light rail station is located about 250m from the Application Site. There is an existing bus stop providing services along Castle Peak Road – Lam Tei section. There is a variety of public transportation options provided within 5-minutes distance. However, it is expected that most customers of the proposed use would be local villagers accessing on foot.

4.3 Landscape Treatment

4.3.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. The current sheet metal plate fencing would be removed and replaced by chain link fencing erected along the Application Site boundary.

4.4 Provision of Drainage Facilities

4.4.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the northern and eastern boundary of the Application Site. The Applicant has previously submitted a drainage proposal to discharge approval condition under Planning Planning No. A/TM-LTYY/427, which was accepted by Drainage Services Department (**Appendix VII** refers). Given similar nature of the proposed use, and there is no substantial change in application site boundary, the propsoal is considerd applicable to the current application. If further required and considered essential, the Applicant will submit a revised drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).

4.5 Provision of Sewage Treatment

4.5.1 There is an existing public sewer located along Ng Lau Road. The public sewer and manhole are about 10m away to the south of the application site. The Applicant will explore the possibility to dispose the wastewater from the proposed use to the public sewer, should the current application be approved.

4.5.2 Relevant statutory guidelines and regulations od EPD and DSD will be followed. The discharge of sewage waste from the application site to the existing public sewer will be the best option and result in the least impact to the surrounding environment.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the Needs of the Village and Supporting the Local Community

5.1.1 The proposed use at the Application Site provides additional and alternative local services to local village and surrounding communities in supporting the development of the village and the area. As shown in **Illustration 6**, San Hing Tsuen and residential clusters adjoining the Application Site are not in close proximity to major eating place and shops and services clusters.

5.1.2 The nearest sizeable eating place and shops and services would be provided along Lam Tei Main Street where Lam Tei Market cum hawker bazaar and other shops and services such as dining facilities, grocery stores, real estate agency, laundry shops, Chinese medicine shops and clinics, veterinary clinics, office of Tuen Mun Rural Committee etc. are located. In addition, there are currently a few local stores located at the ground floor of the NTEHs available at the subject area (see **Illustration 5** refers). Only three local stores are observed with a walking distance of about 400m along Ng Lau Road. These existing eating place/shop and services are all small in scale and providing limited types of goods and services, such as local store, salon and eating place. It is noted that there is insufficient commercial/catering facility to meet the demand of the local village and community. In this regard, the provision of a sizable eating place with shop of services at the Application Site will offer catering service and amenity alternative in the area to serve not only the villagers of San Hing Tsuen, but also residents in the surrounding area.

5.1.3 The proposed use meets villagers' needs and brings convenience by providing a sizable eating place and shop and services at a walkable distance. Having a local shop and services operated at the village will be more convenient and time saving for the villagers, who can purchase certain range of basic goods and other services without travelling far to Lam Tei Main Street and Siu Hong. With abundance of open ground available within the Applications Site, the proposed use is anticipated to become a gathering ground for the villager and inject vitality to the village. Furthermore, the proposed use shall create job opportunities to the local villages and surroundings residents which would be beneficial and contribute to the development of local village and community.

5.2 Subject to the Previous Planning Approval for Similar Use and Allow Optimisation of Land Resources

5.2.1 The Application Site is subject to a planning approval for temporary shop and services for a period of 5 years. The current application seeks to introduce an eating place to support the approved shop and services use, allowing the villagers to benefit from additional catering services at the application site. Given that the Application Site is already flat and paved, it is considered appropriate to better utilize available land resources to provide more amenities. The additional eating place is expected to have

a better synergy with the shop and services use, forming a more popular gathering grounds for villager and injecting vitality to the village.

5.3 In Line with the Planning Intention of "V" zone

5.3.1 The Application Site currently falls within an area zoned "V" on the Current OZP. The planning intention of "V" zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. As stipulated in the Notes of the Current OZP, *'Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board*.' Whilst the proposed use for eating place and shop and services are column 2 uses, it is the Applicant's intention to utilise the Application Site for the development of the village and to serve the local needs of the villagers. In this regard, the proposed use should be considered in line with the planning intention.

5.4 Compatible with Surrounding Land Uses

5.4.1 Considered there is a developed residential locality whilst the proposed use at the Application Site would serve the needs of the local community, the proposed use is considered fully compatible with the surrounding land uses. Along Ng Lau Road, there are also existing small-scale eating place and shop and services on the ground floor of NTEHs, which implies that having eating place and shop and services are not uncommon in the villages, instead, the proposed use with abundance of open area available shall be regarded as part of the village and community when becoming a focal point of the area.

5.5 Appropriate Location of The Proposed Use

5.5.1 The Application Site abuts along Ng Lau Road which is a major local road serving San Hing Tsuen and the other villages, including Tuen Tsz Wai, Tsing Chuen Wai to the north of the Application Site as well as other adjacent low density villages houses (i.e., Sun King Garden, Wilhelmina Garden, Ocean Brilliance, Hanison Garden, Milan Court, Handsome Villa, Fortune Villa, Grace Garden, Chung Mau Garden, Fullwin Garden, Fortress Garden). It is a key route travelling from both westbound of Lam Tei and eastbound to the opposite side of castle peak road via Lam Tei Interchange. Located at the entrance of this key route, the Application Site is of a prime and ideal location in serving these villages.

5.6 Temporary Nature Would Not Jeopardize its Planning Intention of "V' Zone

5.6.1 While the proposed use is regarded as part of the village, notwithstanding the Application Site falls within an area zoned "V" on the current OZP, there is currently

no Small House application approved/under processing at the application site. The temporary nature of the Current Application will by no means jeopardise the long term planning intention of "V" should it be considered essential to be implemented by the board in future, especially when the proposed use in the Current Application is only being applies for a period of 5 years.

5.7 Not Setting an Undesirable Precedent

5.7.1 Having considered that there have been numerous approved planning applications for eating place and shop and services uses within the subject "V" zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within the "V" zone. In this regard, approval of the Current Application will not set an undesirable precedent to other similar application.

5.8 No Adverse Traffic Impact

5.8.1 As the proposed use seeks to serve the local community, it is not expected that the proposed use will generate significant additional traffic to the area. Sufficient manoeuvring area (**Appendix V** refers), parking spaces and loading and unloading space are provided within the Application Site for visitors and goods delivery. No queueing back or illegal roadside parking is expected to be caused by the proposed use. As such, the proposed use will not generate adverse traffic impact to the area.

5.9 No Adverse Drainage Impact

5.9.1 The Application Site is generally flat and hard paved, and there is an existing drainage system installed. The Applicant has submitted a drainage proposal for the previous use, which was considered acceptable by DSD and should be applicable to the current application. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the Current Application be approved.

5.10 No Adverse Environmental Impact

5.10.1 Given that the proposed use is small in scale, no significant environmental impact is anticipated. Upon approval of the current application, the Applicant will apply/ will monitor the future operator(s) to apply for proper licence/ permit issued by Food and Environment Hygiene Department for the proposed eating place and local provision store, such that the operation of the proposed use will be subject to statutory regulations.

5.10.2 Relevant statutory guidelines and regulations od EPD and DSD will be followed. The discharge of sewage waste from the application site to the existing public sewer will be the best option and result in the least impact to the surrounding environment.

5.10.3 The Applicant will follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environment Aspect of Temporary Uses and Open Storage Sites" issued by the EPD. The Applicant is also willing to submit and implement an environmental assessment and mitigation measures to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the Current Application be allowed.

6 CONCLUSION

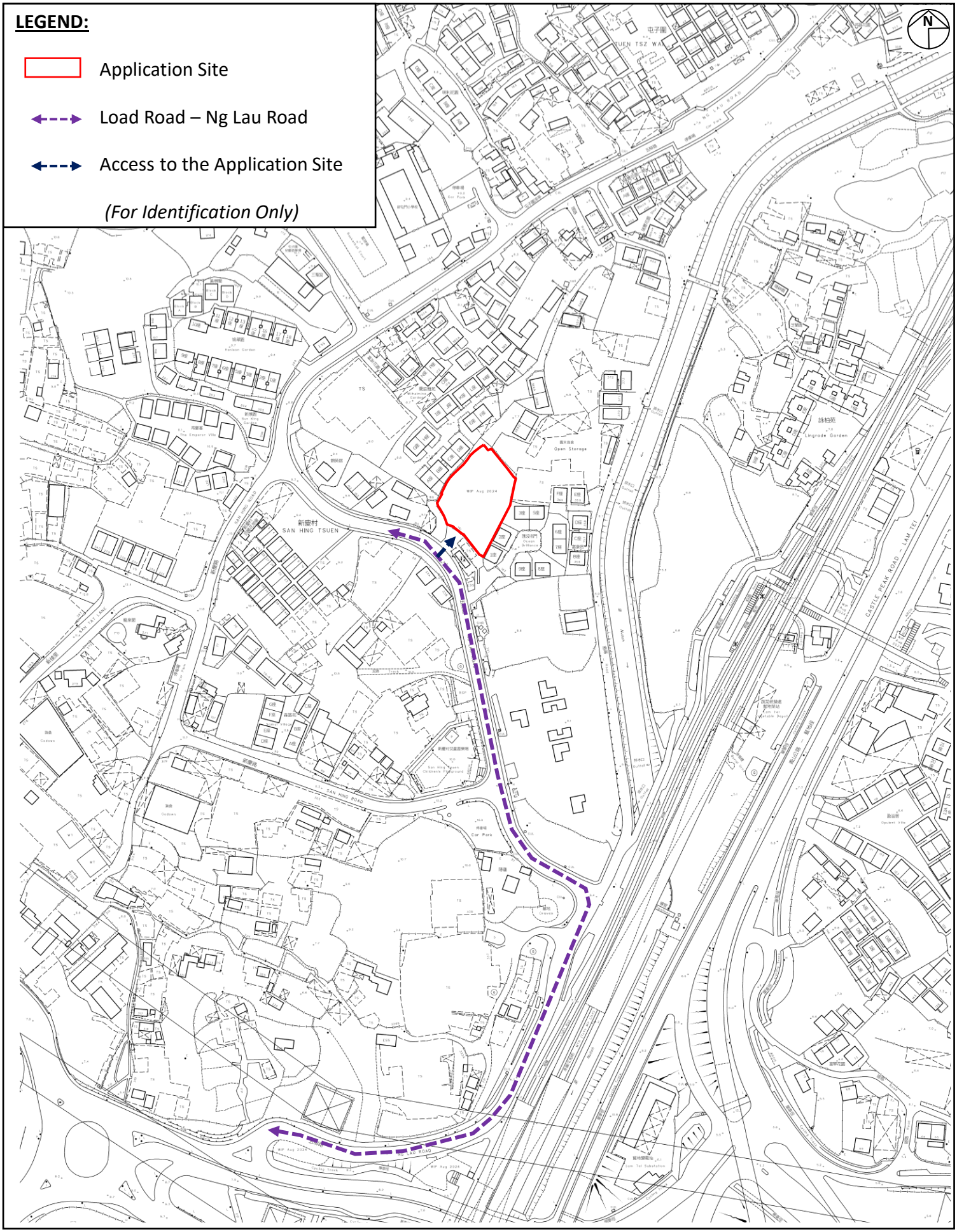
This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years. The Application Site has a total area of approximately 1,636.8m^2.

6.1.1 The Application Site locates at San Hing Tsuen in Lam Tei and is in adjacent to main residential clusters in the area. The Applicant seeks to phase out existing industrial use and develop the Application Site into a decent place with the proposed use to serve the villagers and support the development of the traditional village. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

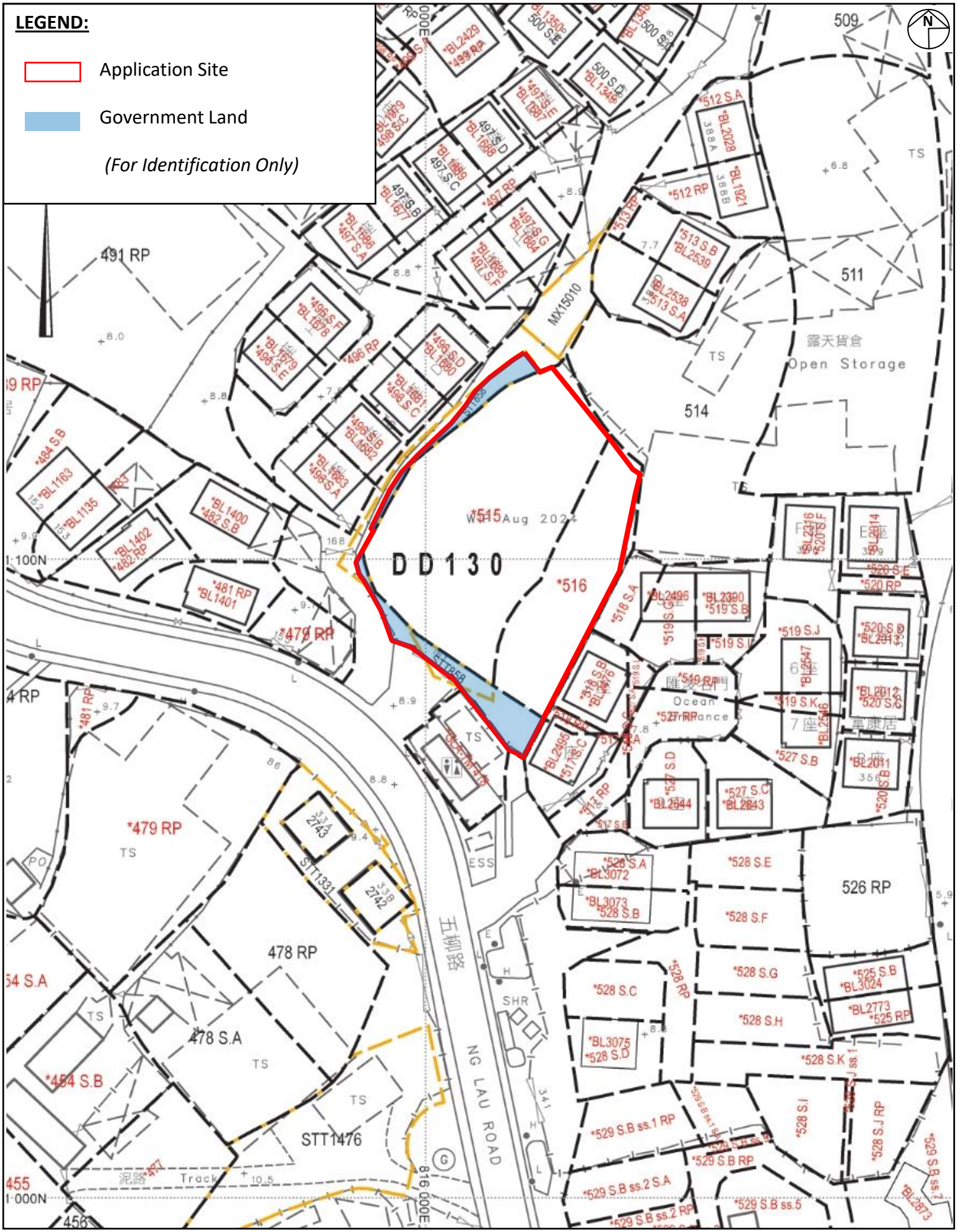
(a) The proposed use provides additional amenities and catering services alternatives to villagers and local residents and would bring convenience and vitality to the existing village and neighbourhood;
(b) The application site is subject to planning approval for a similar use. The current application aims to introduce an eating place to synergize with and support the shop and services use, fostering greater synergy and optimizing the use of land resources;
(c) The proposed use at the Application Site is in line with the planning intention of the "V" zone, that its purpose of the Current Application is to serve the needs of the villagers and resident and in support of the development of traditional villages;
(d) The proposed use is fully compatible with surrounding land uses and characters of the locality, and should be considered as part of the village;
(e) The Application Site that is located along the main local road access and in close proximity to the entrance of the villages, has a prime location and is ideal for the proposed use in serving the village and neighbourhood;
(f) Temporary nature of the proposed use should not jeopardize the planning intention of the "V" zone should it be considered essential to be implemented by the Board in the future;
(g) Given that there are numerous applications in the Current OZP with similar nature and merits to the Current Application approved by the Board, approving the Current Application would not set an undesirable precedent;
(h) Considered small scale of the proposed use, no adverse traffic, infrastructural, landscape or visual impacts are anticipated from the proposed temporary use; and
(i) No adverse environmental impact is anticipated for the sewage discharge to the public sewerage system.

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 5 years.

List of Figures



Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** The Location Plan *Ref.: ADCL/PLG-10293-R001/F001*	**Figure:** 1 **Scale:** Not to Scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**



Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Extract of Lot Index Plan (No.ags_S00000141803_0001) *Ref.: ADCL/PLG-10293-R001/F002*	**Figure:** 2 **Scale:** Not to Scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** 敏志顧問及建築工程有限公司

LEGEND:

Application Site

(For Identification Only)

Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Extract of Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/13 *Ref.: ADCL/PLG-10293-R001/F003*	**Figure:** 3 **Scale:** Not to scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**

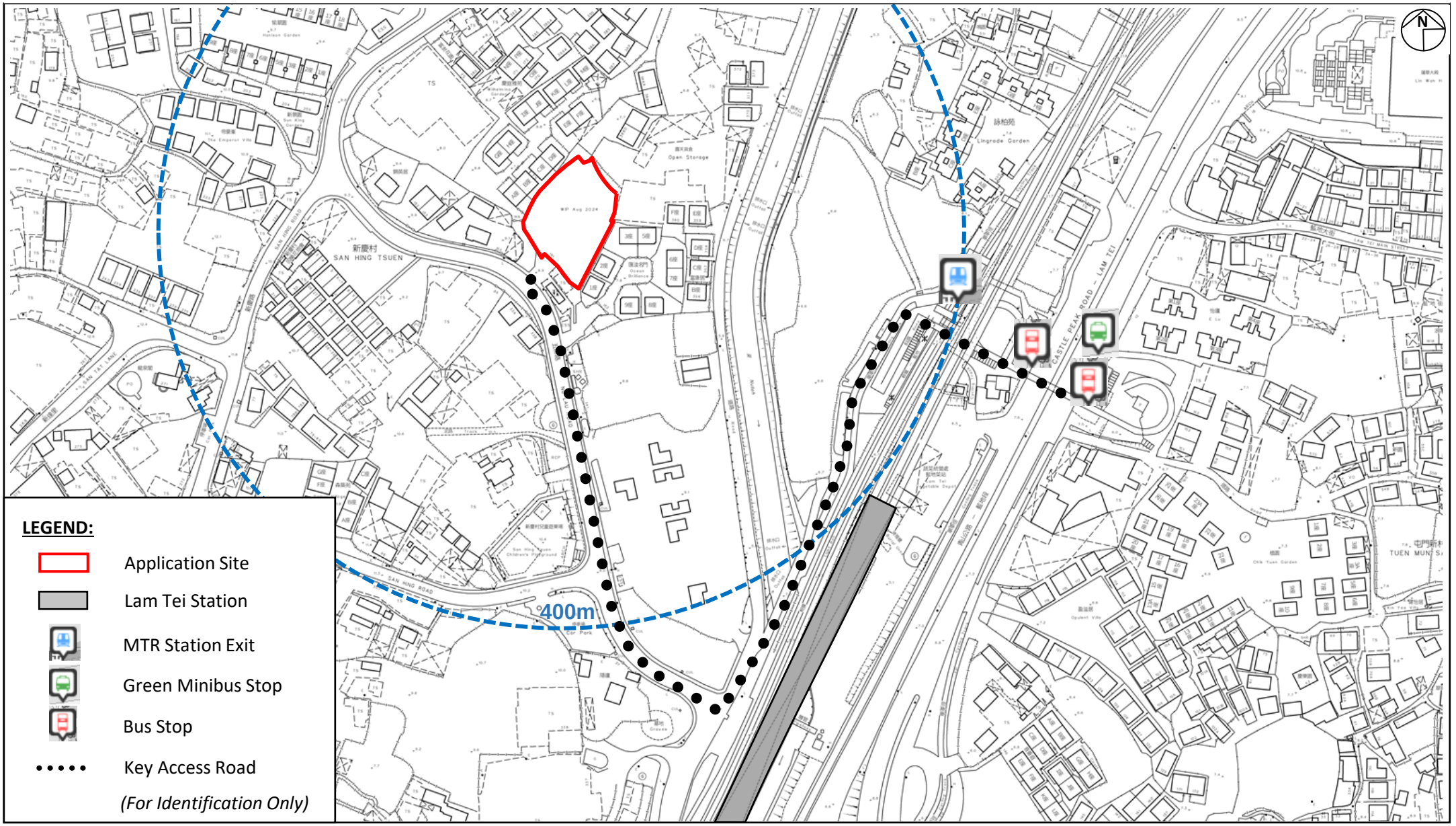
List of Illustrations

LEGEND:

Application Site

(For Identification Only)

Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Aerial Photo Dated 27.4.1992 *Ref.: ADCL/PLG-10293-R001/I001*	**Illustration:** 1 **Scale:** Not to Scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**



Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Public Transport Facilities in the Vicinity of the Application Site *Ref.: ADCL/PLG-10293-R001/I002*	**Illustration:** 2 **Scale:** Not to scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**

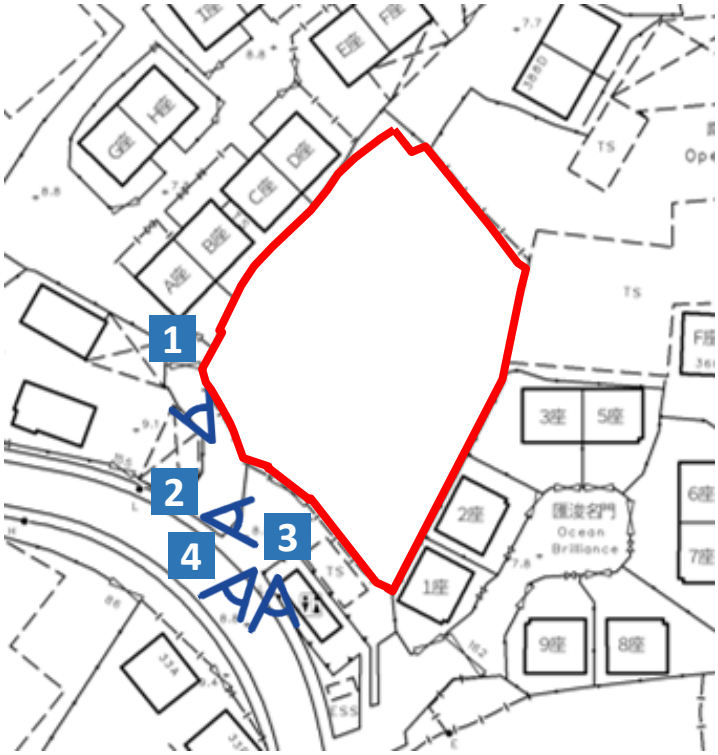
Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Existing Condition of the Application Site *Ref.: ADCL/PLG-10293-R001/I003*	**Illustration:** 3 **Scale:** Not to Scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**

LEGEND:

Application Site

1 – 4 Surrounding Views

(For Identification Only)



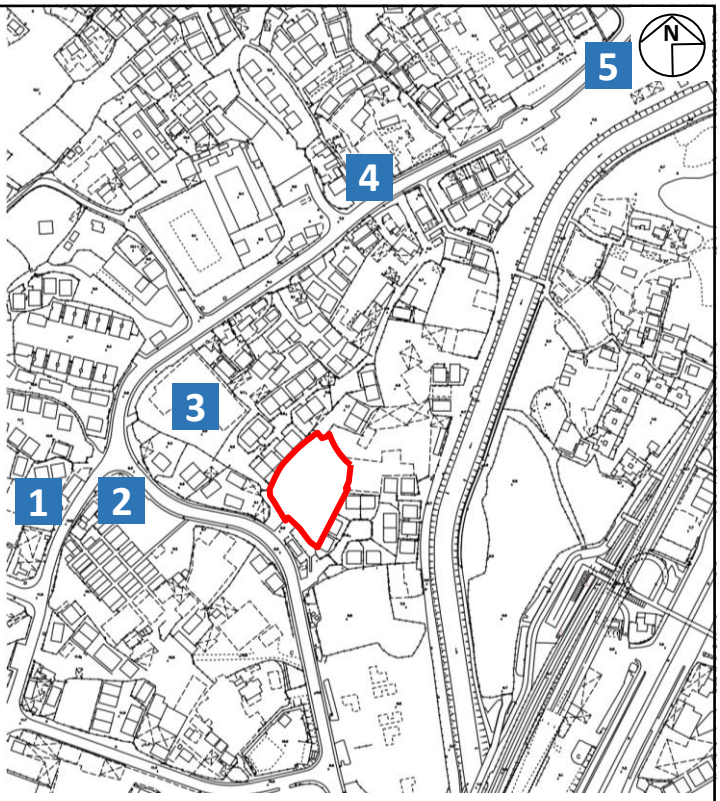
Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Existing Condition of the Application Site and Surrounding Area *Ref.: ADCL/PLG-10293-R001/I004*	**Illustration:** 4 **Scale:** Not to Scale **Date:** Apr 2025	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司

LEGEND:

Application Site

1 – 5 Surrounding Views

(For Identification Only)



■ **Existing Shop and Services**

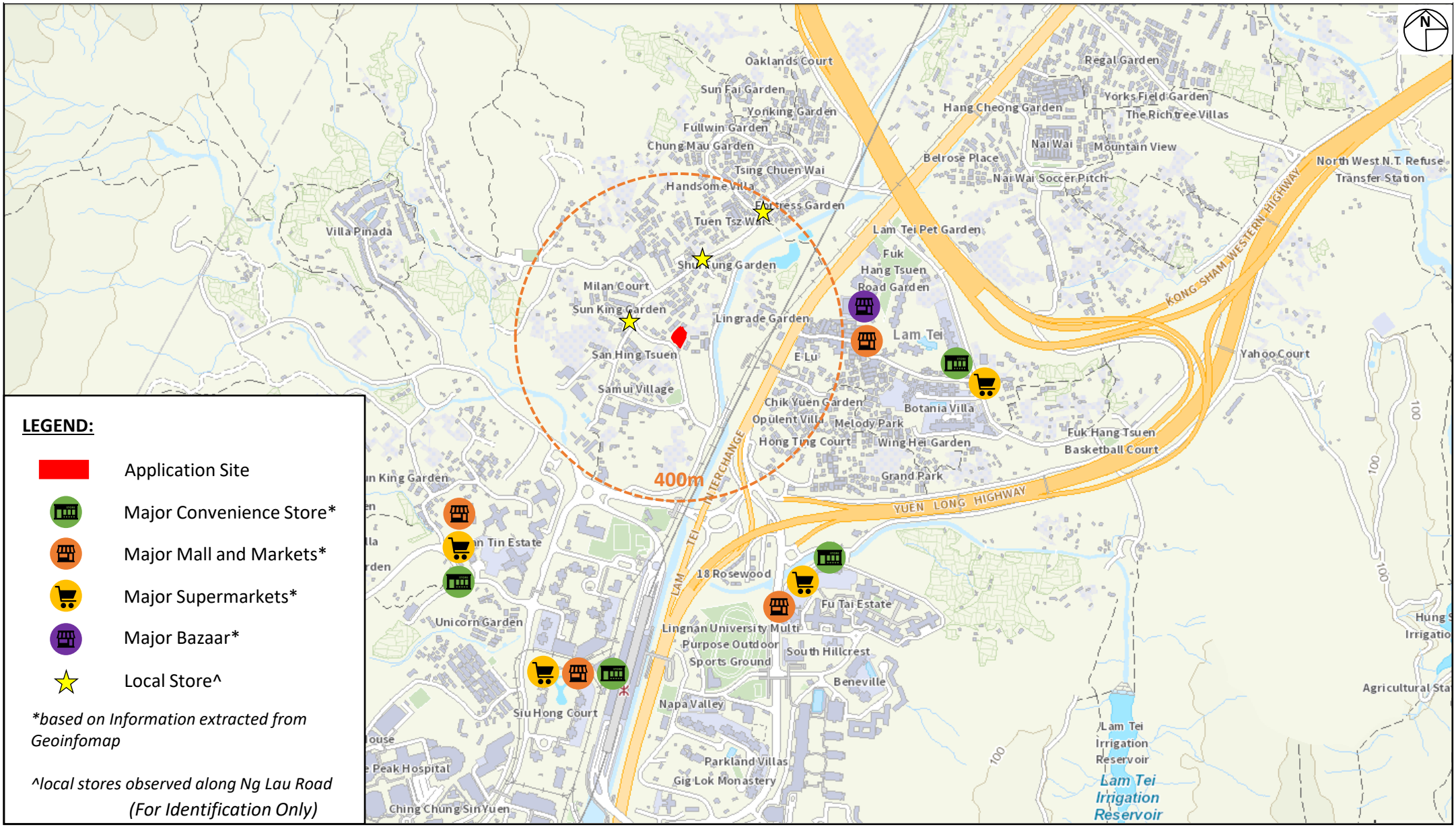
■ **Existing Vehicle Park**

■ **Existing Shop and Services**

■ **Existing Warehouse**

■ **Existing Shop and Services**

Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Surrounding Areas and Amenities *Ref.: ADCL/PLG-10293-R001/I0045*	**Illustration:** 5 **Scale:** Not to Scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**



LEGEND:

- Application Site
- Major Convenience Store*
- Major Mall and Markets*
- Major Supermarkets*
- Major Bazaar*
- Local Store^

**based on Information extracted from Geoinfomap*

^local stores observed along Ng Lau Road (For Identification Only)

Project: Section 16 Planning Application for Proposed Temporary Eating Place and Shop and Services for a Period of 5 Years at Lot 515 and 516 RP in D.D. 130 and Adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Major Amenities In the Subject Area *Ref.: ADCL/PLG-10293-R001/I006*	**Illustration:** 6 **Scale:** Not to scale **Date:** Apr 2025	**Man Chi Consultants and Construction Ltd.** **敏志顧問及建築工程有限公司**

List of Appendices

Appendix I

Short Term Waiver No .512

屯 門 地 政 處
新界屯門屯喜路一號
屯門政府合署八樓
圖文傳真號碼：459 0795

DISTRICT LANDS OFFICE, TUEN MUN
Tuen Mun Government Offices, 6/F.,
1 Tuen Hi Road,
Tuen Mun, New Territories
Faxline No.: 459 0795

電 話 *Tel:* 451 3181

本處檔號 *Our Ref:* DLOTM LNT 264/MAT/75

來函檔號 *Your Ref:*

14 NOV 1994

[redacted]

BY RECORDED DELIVERY

STW NO. 512

Dear Sirs,

Lot No. 515 in Demarcation District No. 130

With reference to your application concerning the above lot :

1.0 (a) You are the registered owner of Lot No. 515 in Demarcation District No. 130 ("the Premises") held from the Government of Hong Kong ("the Government") under the Block Lease ("the Lease");

(b) The Premises were, by the terms of the Lease, demised as agricultural or garden ground and your tenure thereof is subject to certain restrictive covenants, including a covenant ("the covenant") to the effect that you will not convert the Premises into use for building purposes other than for the proper occupation of the Premises as agricultural or garden ground without the previous licence of the Government. Breach of the covenant would give the Government a right to re-enter the Premises;

(c) You wish to convert the Premises for non-agricultural building purposes, particulars of which are set out in paragraph 2.2 hereof and it is acknowledged that such conversion would, without the licence of the Government, be in breach of the covenant;

(d) You have requested that the Government waive its right to re-enter the Premises for the said breach of covenant.

2.0 (a) I hereby grant on behalf of the Government a waiver ("the waiver") of the Government's right to re-enter the Premises for breach of the covenant, such waiver being for the consideration and upon the terms and conditions hereinafter mentioned.

2.0 (b) In consideration of the waiver hereby granted, Short Term Waiver No. 271 and the Supplementary Agreement thereto registered in the District Land Registry Tuen Mun by Memorial Nos. 253465 and 504732 on 21.12.1984 and 30.8.1991 respectively, shall be deemed to be revoked with effect from the 1st day of April 1994 and the Government shall not be liable to pay any compensation to you in respect of such revocation.

2.1 (a) The waiver is granted in consideration of payment by you to the Government, of an administrative fee in the sum [redacted] and a waiver fee in the sum of [redacted] (receipt of which is acknowledged) for the period of 9 months commencing on the 1st day of April 1994.

(b) You have deposited with the Director of Lands ("the Director") the sum of [redacted] as security for the due performance and observance of the terms and conditions hereof. Such sum may be used to offset any monetary loss or damage sustained by the Government in respect of the breach by you of the terms and conditions herein contained, but without prejudice to the Government's right to claim for any further or additional damages which it shall have sustained or may sustain as a result of your breach should the deposit be insufficient to offset the loss.

2.2 No building or part thereof on the Premises may be used for any purpose other than marble workshop and plastic factory.

2.3 Upon the expiry or sooner determination of the waiver the Government's right to re-enter shall be forthwith restored and in the event of any breach of the covenant thereafter the Government's right to re-enter may be exercisable as if the waiver had not been granted.

2.4 Except as herein provided, all the covenants, conditions and provisions contained in the Lease shall remain in full force and effect.

2.5 (a) (i) Subject to paragraph 2.5(a)(ii) below, you may not erect or maintain or permit or suffer to be erected or maintained on the Premises or any part thereof any structure or structures.

(ii) You may, during the subsistence of the waiver, erect or maintain or permit or suffer to be erected or maintained on the Premises or any part thereof a structure or structures provided that :

(I) The total site coverage of any structure or structures erected or maintained or to be erected or maintained on the Premises shall not exceed 505.86 square metres;

(II) The height of any structure or structures erected or maintained or to be erected or maintained on the Premises shall not exceed 4 metres above the level of the ground on which it is erected; and

(III) No building work in respect of any structure or structures permitted or suffered to be erected on the Premises shall commence without my prior written approval.

(b) (i) No building may be erected on the Premises of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance and any regulations made thereunder is exempted from the provisions of the Buildings Ordinance and any regulations made thereunder.

(ii) Any building or buildings erected on or to be erected on or development on or proposed development on or use of or proposed use of the Premises or any part thereof and/or of any area or areas outside the Premises shall in all respects comply with the requirements of the Town Planning Ordinance and any amending legislation.

(c) You shall fence and screen the Premises in all respects to my satisfaction if so required.

(d) Throughout the duration of the waiver :

(i) You shall at your own expense and to the satisfaction of the Director of Fire Services :

(I) Provide suitable means of access for the passage of fire services appliances and fire services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the Premises; and

(II) At all times permit such fire services personnel and fire services applicances the free and uninterrupted use of such means of access; and

(III) Maintain such means of access and keep the same free from obstruction;

(ii) You shall permit the Director of Fire Services his officers, servants or agents at all reasonable times with or without notice to enter upon the Premises or any part thereof or any building or buildings, structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (i) hereof have been complied with.

(e) You shall at your own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire services installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Premises or any adjacent or adjoining Government land and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. You shall maintain at your own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire services installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

(f) You shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amendments thereto.

(g) You shall comply with and observe all Ordinances, bye-laws, regulations and rules for the time being in force in Hong Kong governing the control of any form of pollution, including air, noise, water and waste pollution, and for the protection of the environment.

(h) You shall not do or permit or suffer anything to be done at any time in or upon the Premises or any part thereof or any building or any part of any building erected or to be erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or land.

(i) Except with the prior written consent of the Director of Environmental Protection, you shall not, in or upon the Premises or any part thereof or any building or part of any building erected or to be erected thereon, install or permit or suffer to be installed any machinery, furnace or boiler or any other equipment or use or permit or suffer to be used any fuel or any method or process of manufacture or treatment that might in any circumstance result in the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise. The granting of such consent shall not be deemed to modify or alter in any way the Government's powers for controlling pollution now or hereafter imposed by any Ordinance, byelaw, regulation or other enactment.

(j) You shall not use any fuel on the Premises or any part thereof or in any building or any part of any building erected or to be erected thereon other than town gas, liquefied petroleum gas, natural gas, kerosene or other conventional liquid fuel with a sulphur content not exceeding 0.5% by weight and a viscosity of not more than 6 centistokes at 40°C, or a conventional solid fuel with a sulphur content not exceeding 1% by weight.

(k) You shall not permit any sewage, waste water or effluent containing sand, cement, silt or any other suspended or dissolved material to flow from the Premises onto any adjoining land or allow any waste matter which is not part of the final product from waste processing plants to be deposited anywhere within the Premises and shall have all such matter removed from the Premises or any building erected or to be erected thereon in a proper manner to the satisfaction of the Director of Environmental Protection.

(l) You shall not discharge directly or indirectly or cause or permit or suffer to be discharged into any public sewer, storm-water drain, channel, stream-course or sea any trade effluent or foul or contaminated water or cooling or hot water without the prior written consent of the Director of Environmental Protection, who may as a condition of granting his consent require you to provide, operate and maintain at your own expense, within the Premises or otherwise and to the satisfaction of the Director of Environmental Protection suitable works for the treatment and disposal of such trade effluent or foul or contaminated or cooling or hot water.

(m) Except as provided in para. 2.5(a)(ii), you shall not erect or construct any building or structure within the area shown coloured pink on the plan annexed hereto without the prior written approval of the Director of Lands other than boundary walls and fences.

(n) Wherever in the conditions herein contained it is provided :

(a) that the Government or its duly authorized officers shall or may carry out works of any description on the Premises or any part thereof or outside the Premises (whether on your behalf or on your failure to carry out such works or otherwise) at your cost or that you shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or its duly authorized officers; or

(b) that the prior approval or consent in writing of the Governemnt or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

2.6 Notwithstanding anything to the contrary herein contained the waiver shall be determined :

(a) forthwith upon the breach, non-performance or non-observance of any of the terms and conditions hereof;

(b) forthwith in the event of any change, cessation or variation of the permitted use of any building on the Premises as specified in paragraph 2.2 hereof;

(c) upon three calendar months' notice of determination in writing given by either party to the other to expire at any time but not before the 1st day of April 1995, PROVIDED THAT in the event of an order for resumption of the Premises or any part thereof taking effect under any Ordinance the aforesaid notice of determination may expire at any time after the commencement of the waiver;

(d) forthwith upon the taking of effect of an order for resumption of the Premises or any part thereof under any Ordinance;

(e) forthwith upon any change of registered owner of any part of the Premises.

Upon determination pursuant to paragraph 2.6(a), (b), (c), (d) or (e) hereof no compensation will be payable to you in respect of any loss or damage thereby occasioned.

2.7 Provided that no notice of determination or resumption has been given by either party under paragraphs 2.6(c) or 2.6(d) hereof, the waiver shall be deemed to have been renewed subject to the waiver fee for the sum of [redacted] being paid by you by four equal three monthly instalments in advance for the period from the 1st day of January 1995 to the 31st day of December 1995 and thereafter quarterly on 1st January, 1st April, 1st July and 1st October of each year at the rate of [redacted] per quarter or at such revised rate as may from time to time be fixed by Government, not less than six months' notice of such revised rate being given to you in writing before it shall take effect and become payable in the above manner.

2.8 Any notice to be served by the Government under the terms of the waiver shall be sufficiently served on you if left addressed to you on the Premises or forwarded to you by post or left at your last known address or (in the case of a corporation) forwarded to you by post or left at your registered office, and such notice, if sent by post, shall be deemed to be delivered in due course of post at the address to which it is sent.

2.9 That in the event of the waiver fee hereby reserved or any part thereof not being paid on the due date for payment thereof (whether formally demanded or not) you shall pay interest to Government on such amount of the waiver fee reserved as is unpaid on the due date or dates calculated from the due date or dates until payment of all fee due and interest thereon has been paid by you to the Government, such interest to be at a rate or percentage to be fixed by Government in its absolute discretion and notified in writing to you.

2.10 The Government has given no warranty, express or implied as to the suitability, physical condition or state or safety of any structure or building or structures or buildings erected on the Premises or any part or parts thereof for the use hereby permitted, whether in accordance with the terms and conditions in the waiver or otherwise.

2.11 By execution of the waiver and in consideration thereof, you for yourself, your successors or assigns undertake not to make any claim against the Government for any loss or damage whatsoever which you may suffer as a result of or arising from the physical condition or state of the structure or building or structures or buildings erected on the Premises.

2.12 By execution of the waiver and in consideration thereof, you expressly acknowledge and agree that the Government shall have no liability whatsoever to you, your successors, assigns, mortgagees or tenants for any loss, damage or delay of whatsoever kind howsoever arising or resulting directly or indirectly from any act, omission, neglect or default whatsoever or howsoever arising from or in connection with or in consequence of the grant of this waiver.

2.13 You shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, demands, costs, expenses and claims of whatsoever nature arising out of or in connection with -

(a) anything done or omitted to be done by you, your servants, workmen and contractors in respect of the repair, maintenance, alteration, removal of the structure or building or structures or buildings erected on the Premises;

(b) any accident, damage, loss or injury to any person or property resulting directly or indirectly from the existence and collapse of the structure or building or structures or buildings erected on the Premises;

(c) any damage whatsoever occuring within adjacent or adjoining Government or leased land, which damage in the opinion of the Director (whose opinion in each case shall be final and binding upon you) has been caused as a result or in consequence, whether direct or otherwise, of the use of the Premises or any part or parts thereof for which the waiver is granted and you are required to undertake in compliance with the conditions contained in the waiver or the cause of which damage cannot in the opinion of the Director (whose opinion in each case shall be final and binding upon you) be ascribed to any other factor.

2.14 Notwithstanding the grant of the waiver, the Government reserves the right to take appropriate action under the Buildings Ordinance, any regulations made thereunder and any amending legislation in respect of any structure or building erected on the Premises in the event that any of such structure or building is considered to constitute an imminent danger to life or property or to have been rendered dangerous or to be liable to become dangerous by the Building Authority (the decision of the Building Authority shall be final and binding upon you).

3.0 If the foregoing terms and conditions are acceptable to you, please signify your acceptance thereof by signing the docket on both copies of the waiver. Your signature must be duly witnessed. After you have signed please return all copies of the waiver to me, whereupon the waiver will be registered by memorial at the District Land Registry, Tuen Mun. After registration the original of the waiver will be returned to you for retention with the documents of title in your possession.

4.0 If on the expiration of 28 days from the date of the waiver your acceptance of the above terms has not been formally signified in accordance with paragraph 3 above, the Government's approval of the waiver on these terms shall be deemed to have been automatically withdrawn.

Yours faithfully,

(Mrs. Olga PANG)
for District Lands Officer, Tuen Mun

We hereby agree to and accept the foregoing terms and conditions.

[redacted]

Witness

(Signature and name in block letters)

(Seal of and signatures and names in block letters of its attesting officers and description of their offices.)

Address : [redacted]

Occupation : [redacted]

CE68773

[redacted]

RECEIPT ON DISCHARGE OF A CHARGE

KWONG ON BANK, LIMITED ("the Bank") acknowledges receipt of all monies secured by the within written Legal Charge Memorial No.541884.

[redacted]

REGISTERED in the Tuen Mun New Territories Land Registry by Memorial No. 664443 on 26 OCT 1994

for Land Registrar

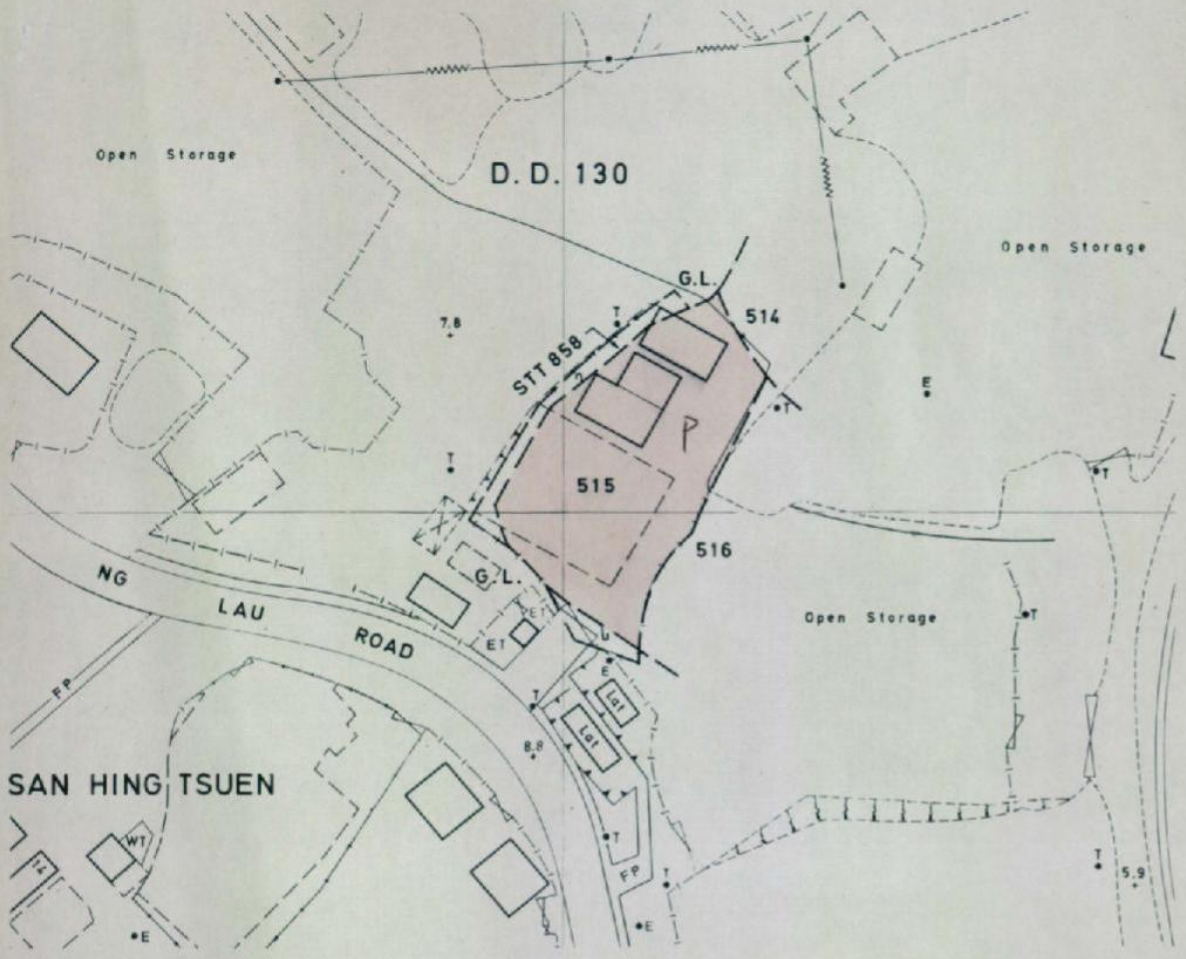
NOW MORE THAN contained on to any of th

REGISTERED in the Tuen Mun New Territories Land Registry by Memorial No. 668808
on - 6 DEC 1994

for Land Registrar

TM Annexure to Memorial No 668808

SHORT TERM WAIVER No.512



COLOURED PINK AREA (REGISTERED) 1011.71 SQUARE METRES (ABOUT)

SCALE 1 : 1 000

METRES 20 0 20 40 60 80 100 METRES

LOCATION

SCALE 1 : 20 000

NOTE :- The lot boundaries on this plan have been derived by re-conciliation between the original land registration boundaries and mapping detail as shown on contemporary survey sheets. The boundaries should not be interpreted as a definitive record of land status, they are for identification purposes only.

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Tuen Mun
Lands Department

Plan prepared by District Survey Office

File Ref.No. DLOTM LNT 264/MAT/75

Survey Sheet No.6-NW-21B

Layout Plan No.-----

Engineering Drg.No.-----

PLAN No. TMW 506-DF

Date : 8.6.94

Appendix II

Short Term Tenancy No. 858

屯門地政處
新界屯門屯喜路一號
屯門政府合署六樓
圖文傳真號碼：459 0795

DISTRICT LANDS OFFICE, TUEN MUN
Tuen Mun Government Offices, 6/F.,
1 Tuen Hi Road,
Tuen Mun, New Territories
Faxline No.: 459 0795

電　話 Tel: 458 3185

本處檔號 Our Ref: (134) in DLOTM LNT 264/MAT/75

來函檔號 Your Ref:

9 AUG 1994

BY RECORDED DELIVERY

[redacted]

Dear Sirs,

Proposed New Short Term Tenancy No. 858
Government Land in D.D. 130
San Hing Tsuen, Tuen Mun, N.T.

I have been instructed to offer you a Short Term Tenancy in respect of the captioned government land which will allow you to continue to use the land for the purpose of a plastic factory.

The basic terms are as follows :-

Term	:	One year certain as from 1st day of April, 1994 and thereafter 3 monthly (subject to three calendar months notice by either party.)
Area	:	157.93 sq.m. as coloured red on the attached plan.
Coverage	:	(i) Built over area shall not exceed 32.47 sq.m.
		(ii) Building shall not exceed 4.0m in height.
Other Conditions		(i) Pollution and nuisance control measures as required by Environmental Protection Department,
		(ii) Fire prevention measures as required by Fire Services Department, and
		(iii) No part of the premises shall be used for residential purposes.
		(iv) Such other conditions as I may impose.

Rent	:	From 1.4.1994 onwards [redacted] per annum. The rent for the period from 1.4.1994 to 31.12.1994 in the sum of [redacted] is payable before the signing of the agreement. Subsequent payment will, subject to renewal of the tenancy, be made each 3 months in advance. A Demand Note No. [redacted] to the order of [redacted] being the adjusted tenancy rent for the period from 1.4.1994 to 31.12.1994 is attached for settlement within the period specified therein.
Administrative fee	:	[redacted] A Demand Note No. [redacted] for this amount is attached for settlement within the period specified therein.
Deposit	:	[redacted] A Demand Note No. [redacted] for this amount is attached for settlement within the period specified therein.
Cancellation of existing STT	:	The existing Short Term Tenancy No. 366 is deemed to have been cancelled & superseded by this new Short Term Tenancy w.e.f. 1.4.1994.

If you wish to take up the offer of the new Short Term Tenancy, I should be grateful if you would complete the docket on page 3 and return it to me within 21 days from the date of this letter whereupon a tenancy agreement will be prepared for your signature. An additional copy of this letter is enclosed for your retention. I must emphasize that there is no agreement binding on the Government unless and until a formal tenancy agreement between you and the Government has been duly signed after your complete settlement of all outstanding rent.

I would further advise that if you do not wish to avail yourself of the offer of the new Short Term Tenancy you are required to inform me in writing within 21 days from today of your decision.

If I do not receive your acceptance of the new Short Term Tenancy within the time limit specified above, the existing Short Term Tenancy will be cancelled accordingly and control action will be taken to remove all structures on site.

A Chinese translation of this letter is attached for your information. In the event of any dispute in the contents of this letter, the English version thereof shall prevail.

Should you be in doubt about the contents of this letter, please contact Mr. S.K. HUI at District Lands Office, Tuen Mun during office hours or Tel. 451 3242.

Yours faithfully,

(HO Kam-kee)
for District Lands Officer, Tuen Mun

Encls.

To : District Lands Officer, Tuen Mun

Proposed Short Term Tenancy 858

We accept the terms for a Short Term Tenancy as set out in your letter ref. (134) in DLOTM LNT 264/MAT/75 dated - 9 AUG 1994

_____

(Signature of Tenant)

Name :

I.D. Number :

Date _____

My correspondence address is :

Tel Number :

Encl. Chinese Translation

SHORT TERM TENANCY No. 858

COLOURED PINK AREA 157.93 SQUARE METRES (ABOUT)

SCALE 1 : 1 000

METRES 20 0 20 40 60 80 100 METRES

LOCATION

SCALE 1 : 20 000

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Tuen Mun
Lands Department

Plan prepared by District Survey Office

File Ref. No. DLOTM LNT 264/MAT/75

Survey Sheet No. 6-NW-21B

Layout Plan No. -----

Engineering Drg. No. -----

PLAN No. TMT 822-DF

Date : 8.6.94

Appendix III

Land Boundary Survey

TED CHAN
&
ASSOCIATES
LIMITED

Authorized Land Surveyors

陳達榮
測量師行
有限公司

認可土地測量師

Hong Kong Office

Our Ref.: TCHK5639/M31692

Date: 19 February 2025

LAND BOUNDARY SURVEY REPORT ON LOT NO. 515 IN D.D. 130

1. Preface

The purpose of this land boundary survey is to re-establish the boundary of Lot No. 515 in D.D. 130 ("Subject Lot"), Tuen Mun. The attached Survey Record Plan ("SRP") No. SRP/TM/007/05639/D1 and Land Boundary Plan ("LBP") No. LBP/TM/007/05639/D1 are the record of this survey.

2. Root of Title

The subject Lot 515 is an Old Schedule Lot held under the Schedule of Block Government Lease and it was classified as 1st class "Padi" with a registered area of 0.25 acre (~1011.7 m^2). Furthermore, the registered area of the Subject Lot was found consistent with the record of Field Area Statement and Lot Record Book.

3. Controls

As shown on the Not-to-scale Traverse Diagram of the subject SRP, the traverse was originated from control stations ONail2, ONail3 and ONail4, adopted from SRP No. SRP/TM/007/05580/D1.

The reliability of the control stations was verified by angle checkings and linear measurements prior to running of traverse and taking measurements by radiations at survey stations.

4. Evaluation of Boundary Evidence

According to our land search record at the Hong Kong Map Service 2.0 platform, it was noted that no prior land boundary survey had been conducted on the Subject Lot whilst the boundary of abutting Lot 516 RP had been established and recorded on SRP No. SRP/TM/007/03999/D1. Notwithstanding this, other relevant cadastral documents, plans, and aerial photos were gathered and studied for boundary redefinition.

The boundary redefinition continued with series of correlation exercise conducted by overlaying Double Lot Sheet, DD Retrace Sheet, old survey sheet and Lot Index Plan against each other. Furthermore, old aerial photos taken in 1924, 1945, 1949 and 1963 were georeferenced and observed for additional information regarding the old ground situation on the Subject Lot.

The original occupation of the Subject Lot was graphically depicted on the Double Lot Sheet and it was perceived that the Subject Lot composed of a single field parcel. Meanwhile, the delineations shown on the Double Lot Sheet were found congruous with the outlines depicted on the DD Retrace Sheet.

Furthermore, the field parcel and field bunds of the Subject Lot were identified from the aerial photos taken in 1924, 1945, 1949 and 1963. It was perceived that the ground condition on the Subject Lot had remained intact over the time frame. Moreover, it was observed that the field parcel and field bunds imaged on the old aerial photos generally resembled with the graphical outlines depicted on the Double Lot Sheet and DD Retrace Sheet. Hence, it was deduced that the imaged field parcel and field bunds were accurate and reliable reflection of original occupation intended to be drawn on the Double Lot Sheet during the DD Survey. In fact, the boundary of the Subject Lot was re-established by following the outlines of old field bunds imaged on the aerial photo taken in 1963 with adoption of common boundary data recorded on SRP No. SRP/TM/007/03999/D1, provided that the adopted boundary lines tallied with the field bunds imaged on the old aerial photos.

5. Conclusion

Conclusively, boundary line (B-G) was adopted from SRP No. SRP/TM/007/03999/D1 and the remaining boundary lines of the Subject Lot were re-established by following the outlines of field bunds imaged on the aerial photo taken in 1963.

Under such redefinition, the surveyed area of the Subject Lot was about 1004.1 m^2, which revealed a deficit of about 7.6 m^2 over its registered area.

6. Enclosures

a. Lot Index Plan
b. Land Register of Lot 515 in D.D. 130
c. Extract of Schedule of Block Government Lease
d. Extract of Field Area Statement
e. Extract of Lot Record Book
f. Part-print of Double Lot Sheet
g. Part-print of DD Retrace Sheet
h. Part-print of old survey sheet of 1950s – 1960s
i. Part-print of "A" Sheet of 1959
j. Part-print of Cadastral Sheet of 1959
k. SRP No. SRP/TM/007/05580/D1
l. SRP No. SRP/TM/007/03999/D1

Prepared by

Lam King Him, Eric
Assistant Land Surveyor

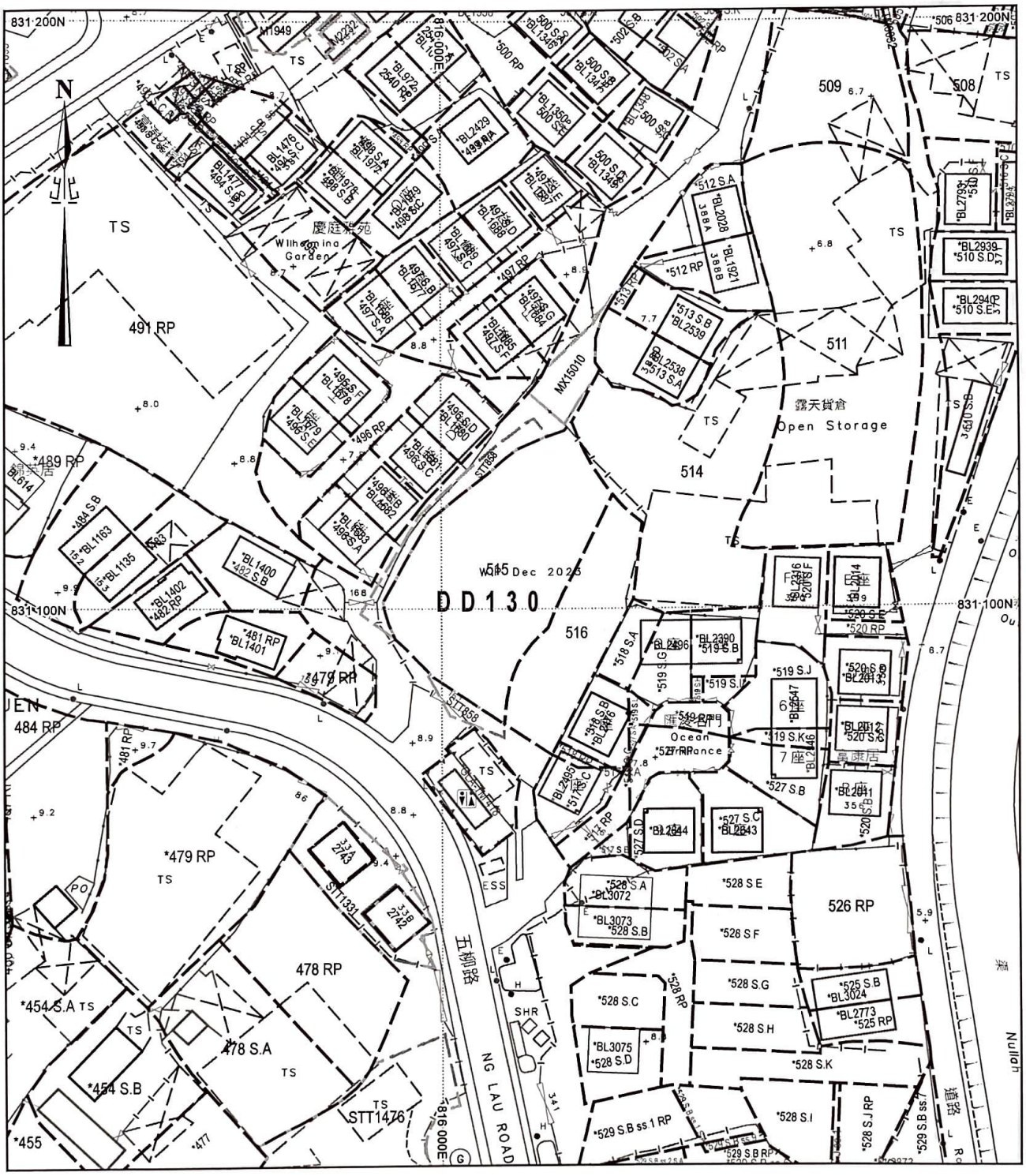
Endorsed by

Chan Tat Wing
Authorized Land Surveyor

TC/EW/EL1/mc

Encl.

地段索引圖 LOT INDEX PLAN



地政總署測繪處 **Survey and Mapping Office, Lands Department**

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

Locality : _____

Lot Index Plan No. : ags_S00000132054_0001

District Survey Office : Land Information Centre

Date : 28-Aug-2024

Reference No. : 6-NW-21B,6-NW-16D

SMO-P01 20240828112553 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

...LE OF CROWN LESSEES.

DISTRICT No. 130

Lot No.	Term of lease in years.	Area	Description of Lot	Name of Owner: Chinese	Name of Owner: Transliteration	Address	Crown Rent: Class	Crown Rent: $	Crown Rent: ¢	Remarks
499	75	.06	Dry cultivation	陶丁姐	To Ting Tse	田子園	1st		18	
500	"	.21	"	陶茂邦	To Mau Pang	"	"		63	
501	"	.02, .10	Waste & House	陶作琼	To Chuk King	"	02 H 2nd, 10-3rd		50, 10	
502	"	.36	Dry cultivation	蕭富得	Siu Fu Tak	"	1st	1	.08	
503	"	.06	"	陶耀盛	To Lu Shing	青磚園	"		18	
504	"	.11	Padi	陶植福	To Tsik Fuk	田子園	"		33	
505	"	.06	"	do	do	"	"		18	
506	"	.19	"	陶堂興	To Tong Hing	"	"		57	
507	"	.22	"	do	do	"	"		66	
508	"	.11	"	鄧南溪祖 / 鄧孔皆司理	Tang Nam Kai Tso / Tang Kung Kai trustee	錦田北邊	"		33	
509	"	.12	"	鄧南溪祖 / 鄧孔皆司理	do	"	"		36	
510	"	.38	"	陶如興	To Yu Hing	屯門坭園	"	1	.14	Mortgaged to To Sin Shan 陶燕山 for $18.00 in K.S.20 Mortgagee in possession
511	"	.44	"	陶浮翁祖 / 陶錦全司理	To Fau Yung Tso / To Kam Tsun trustee	"	"	1	.32	
512	"	.09	Dry cultivation	陶定山祖 / 陶金棠司理	To Ting Shan Tso / To Kam Tong trustee	青磚園	"		27	
513	"	.18	"	陶丁姐	To Ting Tse	田子園	"		30	
514	"	.23	Padi	鄧南溪祖 / 鄧孔皆司理	Tang Nam Kai Tso / Tang Kung Kai trustee	錦田北邊	"		69	
515	"	.25	"	李廣德堂 / 李世勳司理	Li Kwong Tak Tong / Li Sai Fun trustee	掃管笏村田	"		75	
516	"	.11	"	鄧聯桂	Tang Lun Kwai	子田園	"		33	
517	"	.06	"	陶肇虞祖 / 陶錦全司理	To Siu Yu Tso / To Kam Tsun trustee	屯門坭園	"		18	
518	"	.06	"	陶金棠	To Kam Tong	青磚園	"		18	
519	"	.15	"	陶肇虞祖 / 陶錦全司理	To Siu Yu Tso / To Kam Tsun trustee	屯門坭園	"		45	
520	"	.27	"	陶新貴	To San Kwai	田子園	"		81	
521	"	.22	"	do	do	"	"		66	
522	"	.04	"	蕭善 / 蕭福榮	Siu Sin San / Siu Fuk Wing	掃管笏村田	"		12	
523	"	.05	"	李廣德堂 / 李世勳司理	Li Kwong Tak Tong / Li Sai Fun trustee	"	"		15	
524	"	.10	"	陶請河祖 / 陶金棠司理	To Tsing Ho Tso / To Kam Tong trustee	青磚園	"		90	
60		546	"							
60		01	"							
61		545	"	32	Padi					
		71	"	96						

Survey of India Department.

FIELD AREA STATEMENT.

Page

No. [illegible] Mauzah Pargana District 130

No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.
401		01	Fallow	451		03	3rd	501	A	02 / 10	House / Waste	551		56	1st
2		06	3rd	2		45	"	2		36	1st	2		53	"
3		05	"	3		32	"	3		06	"	3	A 1	54	Fallow
4		01	"	4		39	"	4		11	"	4		91	1st
5		03	"	5		13	"	5		06	"	5		26	"
6		07	"	6		15	"	6		19	"	6		29	"
7		47	"	7		14	"	7		22	"	7		37	"
8		02	2nd	8		25	"	8	D	11	"	8		12	"
9		02	"	9		30	"	9	D	12	"	9		45	"
410		04	"	460		34	"	510		38	"	560		24	"
1		04	3rd	1		20	[illegible]	1		44	"	1		46	"
2		03	2nd	2		16	3rd	2		09	"	2		30	"
3		07	1st	3		12	"	3		10	"	3		33	"
4		03	"	4		29	"	4	D	23	"	4		01	"
5		07	"	5		15	"	5		25	"	5		67	"
6		03	"	6		41	[illegible]	6		11	"	6	1	00	"
7		14	"	7		13	3rd	7		06	"	7		08	L.R. 426/12
8		09	"	8		10	"	8		06	"	8		59	1st
9		10	"	9		25	"	9		15	"	9		30	"
420		12	"	470		14	"	520		27	"	570		11	"
1		08	"	1		05	"	1		22	"	1		66	"
2		13	"	2		75	"	2		04	"	2		06	"
3		05	2nd	3		17	"	3		05	"	3		08	"
4		04	"	4		27	"	4		10	"	4		11	"
5		12	3rd	5		61	"	5		11	"	5		05	"
6		32	[illegible]	6		34	"	6		21	"	6		20	"
7		03	2nd	7		10	"	7		17	"	7		[illegible]	"
8		03	"	8		27	"	8		50	"	8		0[illegible]	"
9		10	"	9		26	"	9	1	30	"	9		1[illegible]	"
430		18	1st	480		02	Fallow	530		49	"	580		10	"
1		02	2nd	1		10	3rd	1		84	"	1		98	"
2		10	1st	2		12	"	2		56	"	2		08	"
3		11	"	3		04	"	3		49	"	3		13	"
4		04	"	4		30	"	4		13	"	4		03	"
5		06	"	5		21	"	5		31	"	5		42	"
6		01	Fallow	6		23	"	6	1	56	"	6		11	"
7		05	1st	7		28	"	7		37	"	7		32	"
8		08	"	8		01	"	8		72	"	8		41	"
9		06	"	9		17	"	9		22	"	9		81	"
440		03	"	490		07	1st	540		58	"	590		97	3rd
1		06	"	1	D	84	"	1		37	"	1		[illegible]	Fallow
2		12	3rd	2		01	"	2		19	"	2		[illegible]	[illegible]
3		06	"	3	1	05	Fallow	3		[illegible]	"	3		12	1st
4		03	"	4		[illegible]	1st	4		[illegible]	"	4		8[illegible]	"
5		04	"	5		[illegible]	"	5		79	"	5		2[illegible]	"
6		25	"	6		28	"	6	A	31	Fallow	6		03	3rd
7		35	"	7		2[illegible]	[illegible]	7		5[illegible]	1st	7		19	"
8		18	"	8		10	1st	8		[illegible]	"	8		47	"
9		67	"	9		[illegible]	"	9		[illegible]	"	9		23	"
450		10	"	500		[illegible]	"	550		[illegible]	"	600		27	"
Total	5	05			10	84			11	68			7	92	

N.T.A. 48E 5000056
5,000-9/69-B75518

.25 Lot No.: 515

Name & Address: [redacted]

Area: .25 ac/sq.ft. Class: 1SC C.R.: $ ¢ 75

"A" Bk. Vol/page: X56/353 Deed Reg. Vol/page:

Remarks:

.11 No.: 516

Name & Addre[redacted]

Area: .11 ac/sq.ft. Class: 1SC C.R.: $ ¢ 33

"A" Bk. Vol/page: X56/297 Deed Reg. Vol/page:

Remarks:


1.
2.
3.
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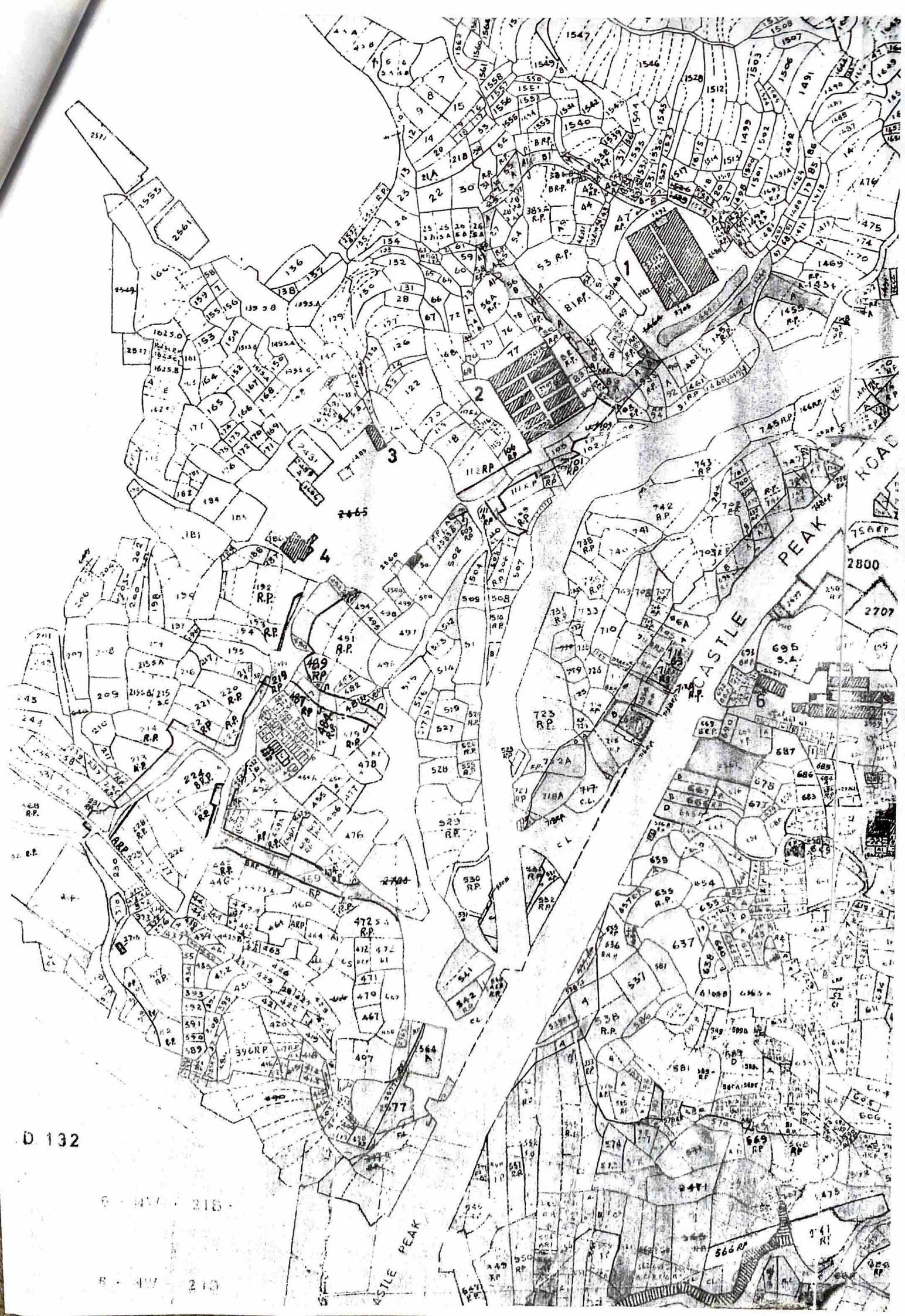
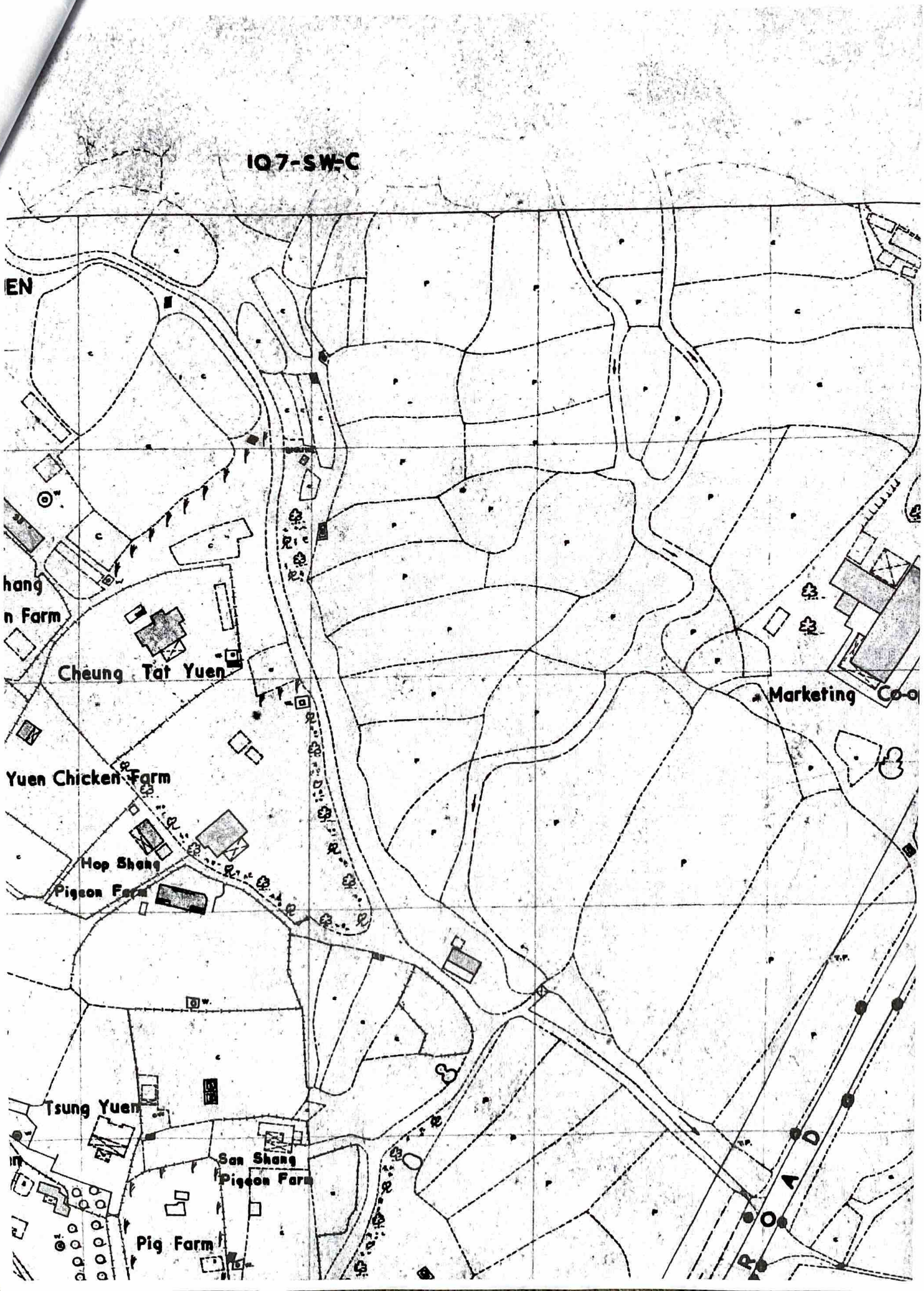
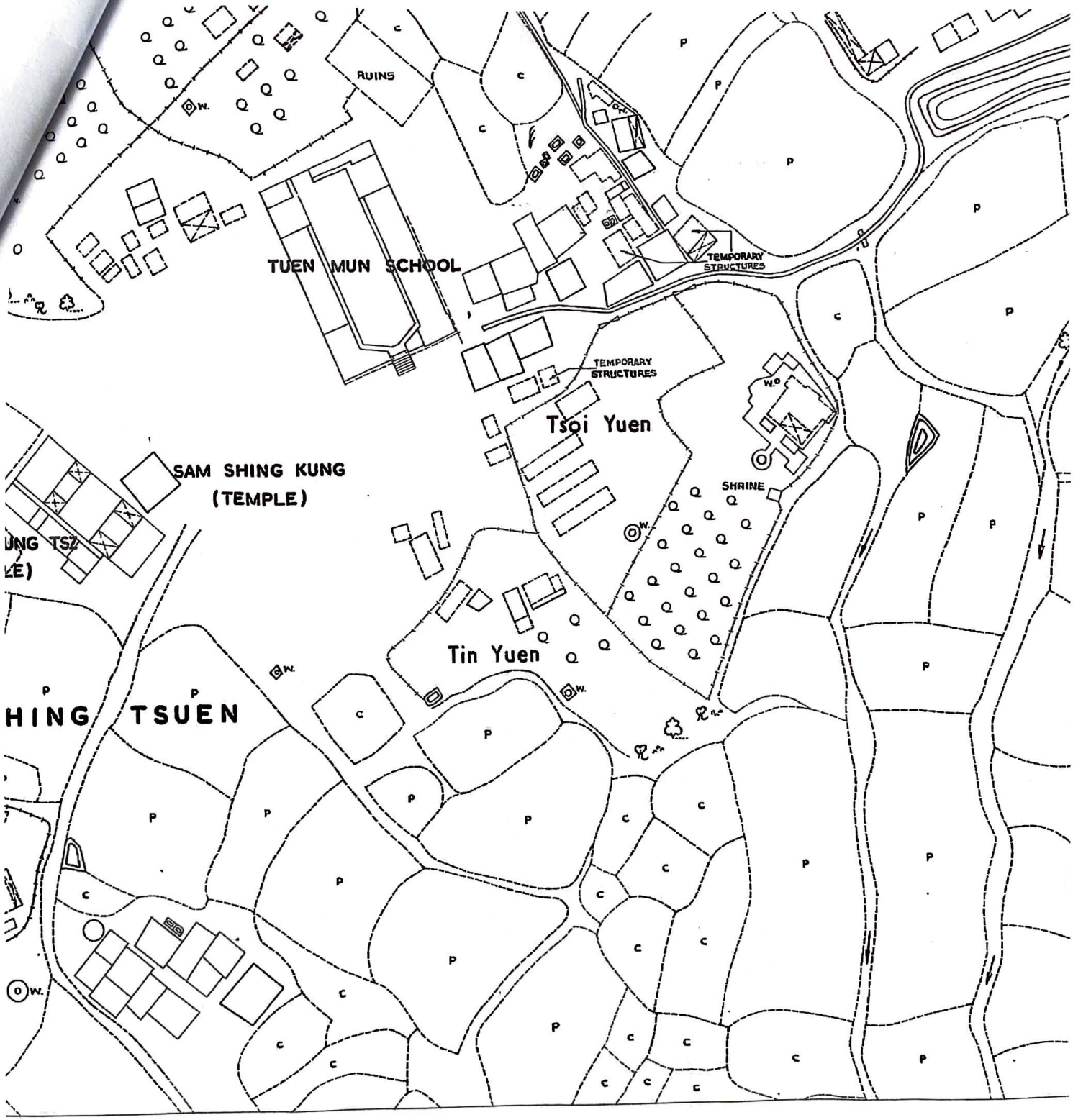

CASTLE PEAK ROAD
1
2
3
4
5
6
D 132

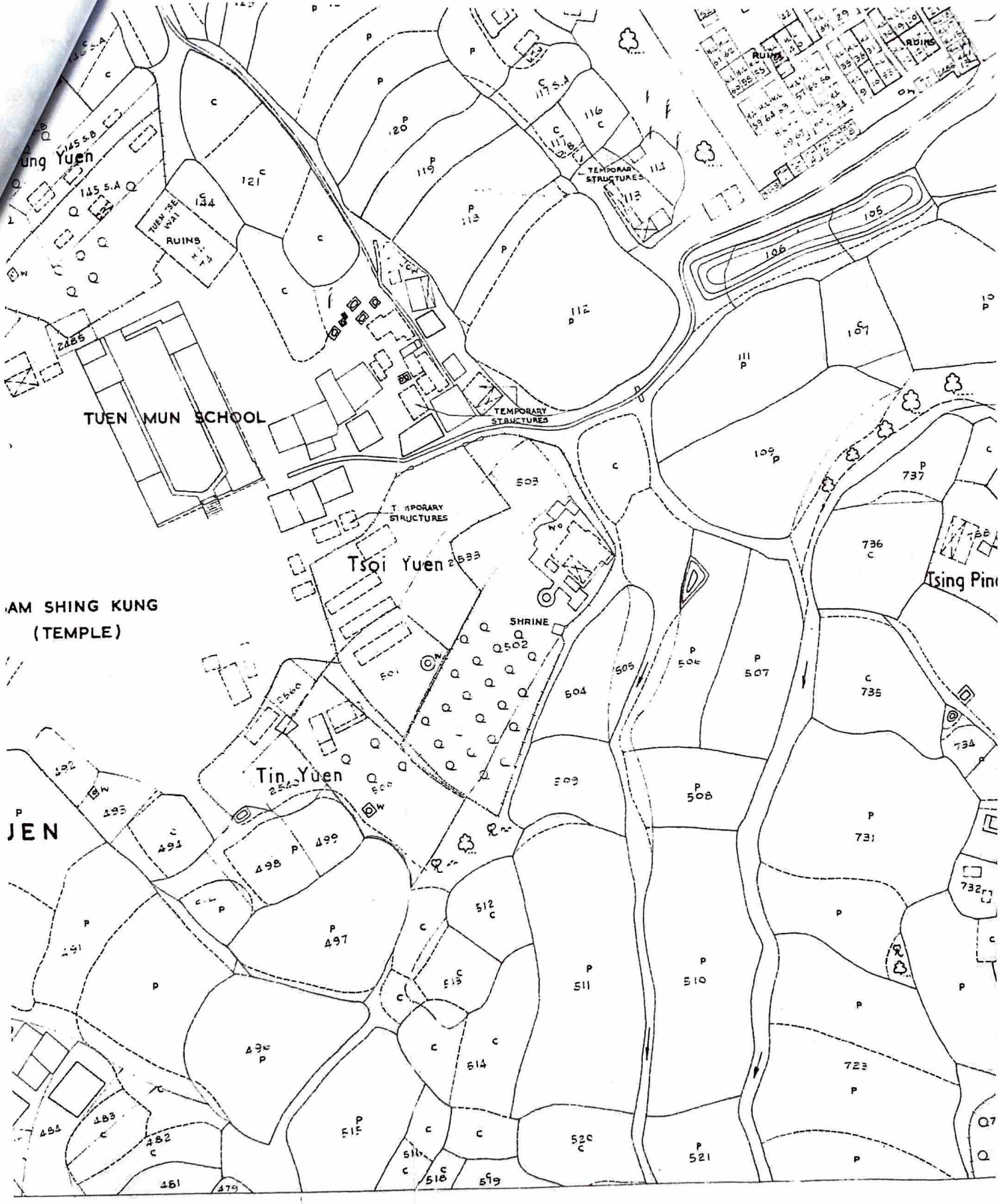

107-SW-C
EN
hang
n Farm
Cheung Tat Yuen
Marketing Co-o
Yuen Chicken Farm
Hop Shang
Pigeon Farm
Tsung Yuen
San Shang
Pigeon Farm
Pig Farm
ROAD



124-NW-A

SCALE 100 FEET TO ONE INCH

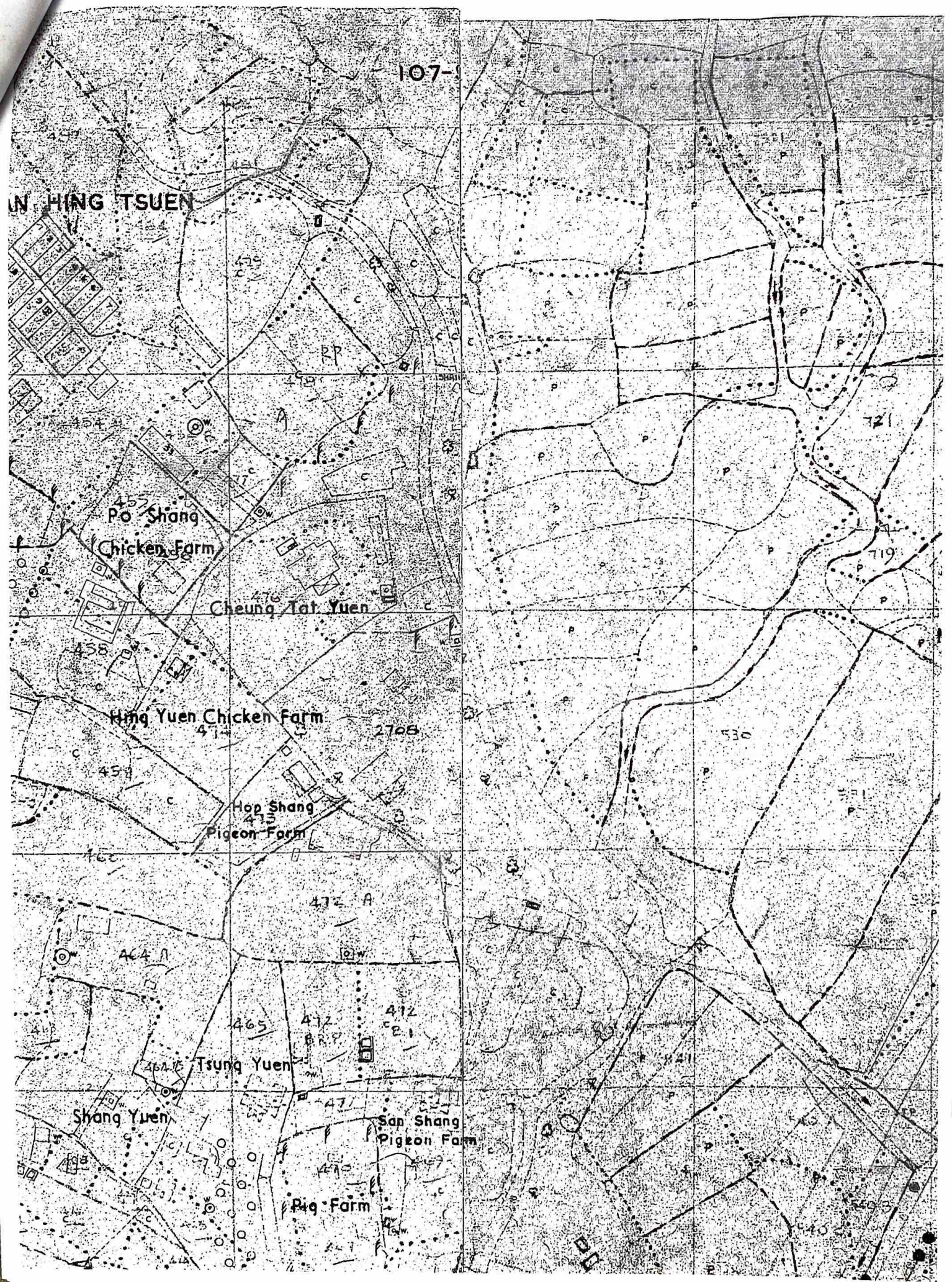
200 300 400 500 600 700 800 900

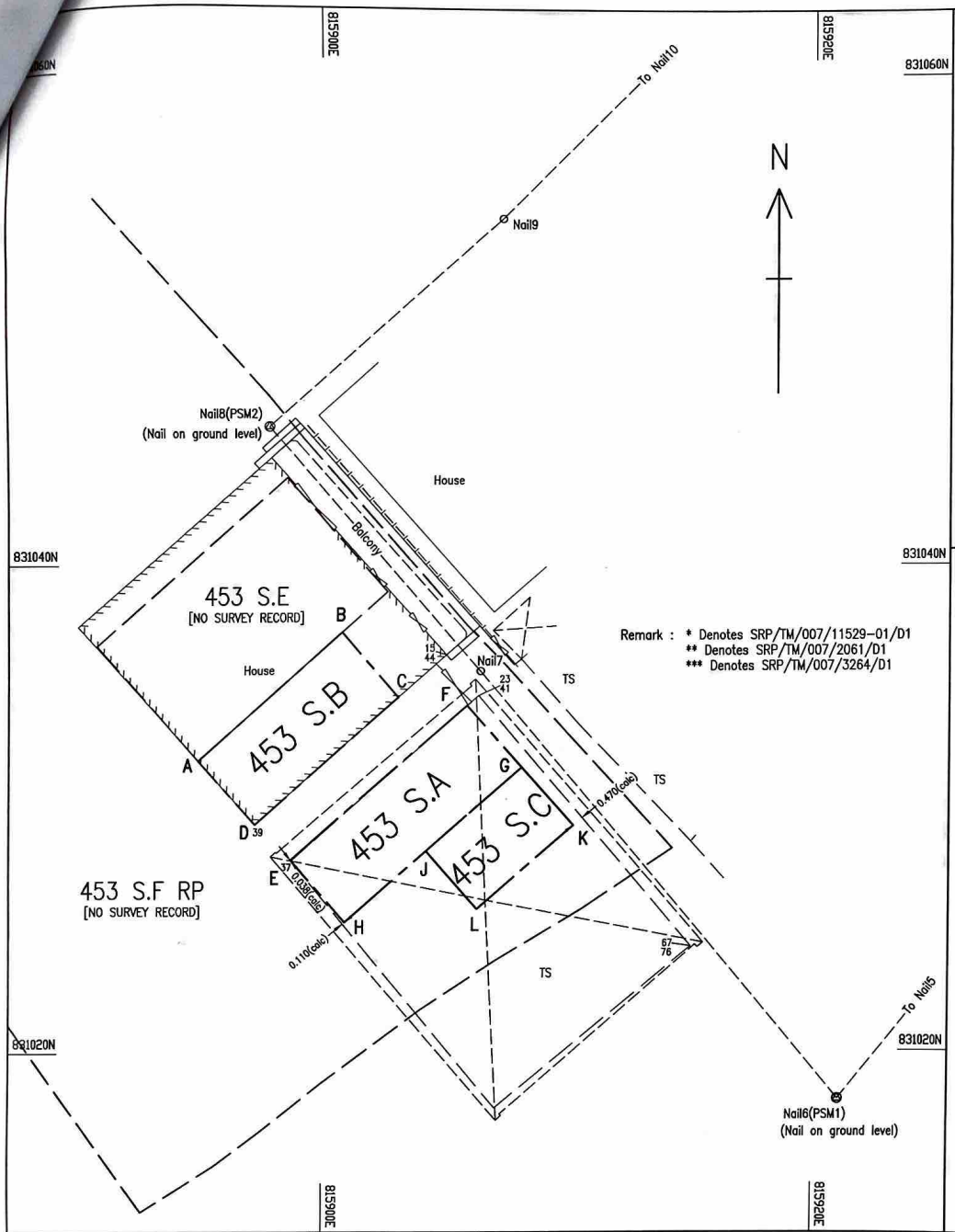


124-NW-A

SCALE 100 FEET TO ONE INCH

00 400 700 800 900 1000 11

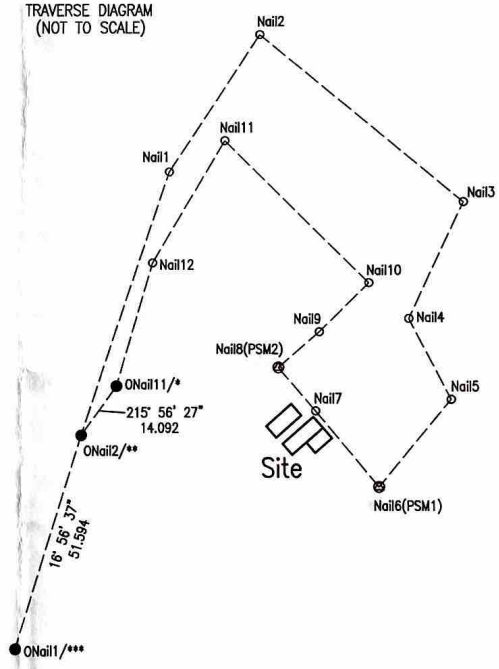

107-
N HING TSUEN
Po Shang
Chicken Farm
Cheung Tat Yuen
Hing Yuen Chicken Farm
Hop Shang
Pigeon Farm
Tsung Yuen
Shang Yuen
San Shang
Pigeon Farm
Pig Farm



SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 453 S.A				
E			831027.930	815898.700
F	48° 40′ 15″	9.540	831034.230	815905.864
G	138° 40′ 15″	3.394	831031.681	815908.106
H	228° 40′ 15″	9.540	831025.381	815900.942
E	318° 40′ 15″	3.394	831027.930	815898.700
LOT 453 S.B				
A			831031.999	815894.880
B	48° 04′ 59″	7.878	831037.262	815900.742
C	139° 07′ 42″	3.544	831034.582	815903.061
D	228° 16′ 20″	7.813	831029.382	815897.230
A	318° 04′ 59″	3.517	831031.999	815894.880
LOT 453 S.C				
J			831028.286	815904.245
G	48° 40′ 15″	5.142	831031.681	815908.106
K	138° 40′ 15″	3.169	831029.301	815910.199
L	228° 40′ 15″	5.142	831025.906	815906.338
J	318° 40′ 15″	3.169	831028.286	815904.245

TRAVERSE DIAGRAM
(NOT TO SCALE)



TRAVERSE:

Station	Bearing	Distance	1980 Grid Geodetic N	E
ONail2/**			831029.900	815851.436
Nail1	18° 13′ 19″	65.294	831091.919	815871.854
Nail2	33° 02′ 30″	38.773	831124.422	815892.995
Nail3	129° 58′ 30″	61.859	831084.680	815940.399
Nail4	204° 31′ 48″	30.102	831057.295	815927.902
Nail5	152° 27′ 42″	21.205	831038.492	815937.706
Nail6(PSM1)	219° 09′ 18″	26.366	831018.047	815921.058
Nail7	320° 11′ 09″	22.903	831035.639	815906.393
Nail8(PSM2)	319° 11′ 59″	13.326	831045.727	815897.685
Nail9	48° 30′ 35″	12.726	831054.158	815907.218
Nail10	44° 53′ 45″	16.224	831065.651	815918.669
Nail11	314° 48′ 18″	47.715	831099.275	815884.815
Nail12	210° 03′ 11″	33.451	831070.321	815868.063
ONail1/***	196° 04′ 06″	30.191	831041.310	815859.707

RADIATIONS:

Surveyed Point	Bearing	Distance	1980 Grid Geodetic N	E
From Nail7			831035.639	815906.393
To 15	296° 00′ 03″	1.544	831036.316	815905.005
23	183° 50′ 13″	1.001	831034.640	815906.326
37	224° 44′ 23″	10.895	831027.900	815898.724
39	235° 40′ 21″	11.096	831029.382	815897.230
41	183° 47′ 01″	1.000	831034.641	815906.327
44	296° 03′ 02″	1.544	831036.317	815905.006
From Nail6(PSM1)			831018.047	815921.058
To 67	315° 59′ 06″	8.720	831024.318	815914.999
76	315° 59′ 39″	8.721	831024.320	815914.999

Lot No.	Area
LOT 453 S.A	32.4 m^2 (about)
LOT 453 S.B	27.7 m^2 (about)
LOT 453 S.C	16.3 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 26th day of July 2023.

Dated this 29th day of September 2023.

. . . . . .
Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

Survey District: TUEN MUN
Date of Survey: July 2023
Field Bk.: TCHK5580
Scale: 1:200
Survey Sheet No: 6-NW-21B

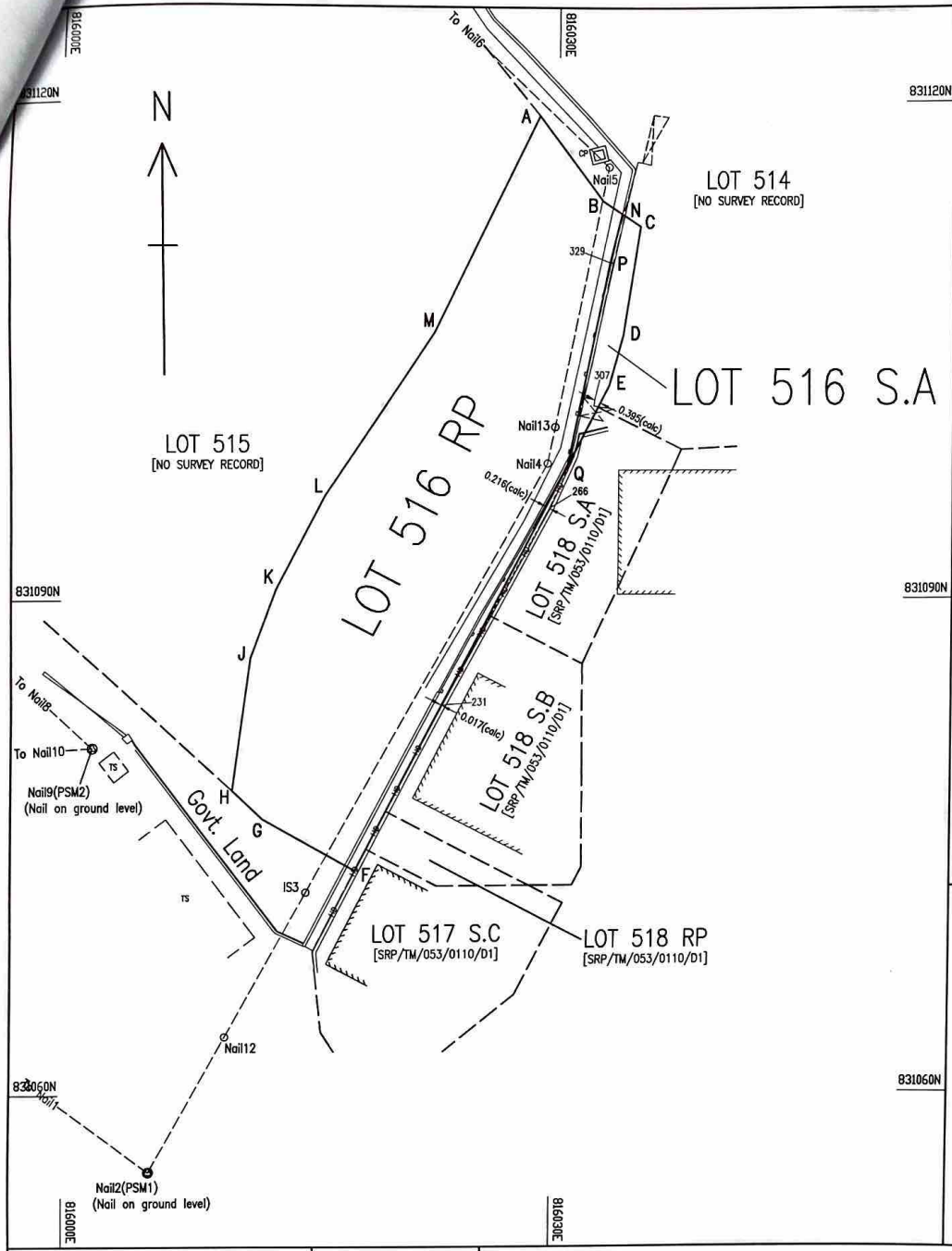
Reference SRP's:
SRP/TM/007/11529-01/D1
SRP/TM/007/2061/D1
SRP/TM/007/3264/D1

DIMENSION PLAN OF LOT Nos. 453 S.A, S.B & S.C IN D.D. 130

FOR OFFICIAL USE

Plan No. : SRP/TM/007/05580/D1

80230929

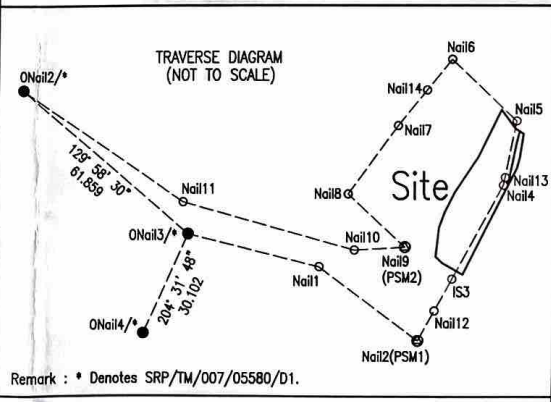


TRAVERSE:

Station	Bearing	Distance	1980 Grid Geodetic N	E
ONail3/*			831084.680	815940.399
Nail1	103° 41′ 16″	38.219	831075.637	815977.532
Nail2(PSM1)	126° 10′ 40″	34.437	831055.309	816005.329
IS3	29° 31′ 40″	19.512	831072.287	816014.945
Nail4	29° 08′ 19″	29.664	831098.197	816029.389
Nail5	11° 30′ 07″	18.273	831116.104	816033.033
Nail6	313° 26′ 00″	24.876	831133.207	816014.968
Nail7	219° 12′ 04″	23.924	831114.668	815999.847
Nail8	216° 35′ 56″	23.678	831095.659	815985.730
Nail9(PSM2)	132° 26′ 46″	21.654	831081.045	816001.709
Nail10	266° 52′ 28″	14.284	831080.266	815987.446
Nail11	285° 10′ 59″	50.246	831093.426	815938.953
ONail2/*	303° 59′ 49″	55.432	831124.422	815892.995
Nail2(PSM1)			831055.309	816005.329
Nail12	29° 31′ 40″	9.462	831063.542	816009.992
IS3	29° 31′ 40″	10.050	831072.287	816014.945
Nail4			831098.197	816029.389
Nail13	11° 30′ 07″	2.239	831100.391	816029.835
Nail5	11° 30′ 07″	16.034	831116.104	816033.033
Nail6			831133.207	816014.968
Nail14	219° 12′ 04″	11.082	831124.619	816007.964
Nail7	219° 12′ 04″	12.842	831114.668	815999.847

RADIATIONS:

Surveyed Point	Bearing	Distance	1980 Grid Geodetic N	E
From IS3			831072.287	816014.945
To 231	35° 47′ 49″	13.927	831083.583	816023.091
From Nail4			831098.197	816029.389
To 266	177° 23′ 06″	2.718	831095.482	816029.513
307	36° 22′ 16″	4.779	831102.045	816032.223
From Nail5			831116.104	816033.033
To 329	179° 09′ 50″	5.757	831110.348	816033.117



Remark : * Denotes SRP/TM/007/05580/D1.

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 516 S.A				
N			831113.279	816033.847
C	123° 26′ 31″	1.345	831112.538	816034.969
D	188° 46′ 15″	6.683	831105.933	816033.950
E	195° 21′ 46″	3.117	831102.927	816033.124
Q	207° 22′ 06″	5.506	831098.038	816030.593
P	11° 35′ 11″	12.566	831110.348	816033.117
N	13° 59′ 07″	3.021	831113.279	816033.847
LOT 516 RP				
A			831119.204	816028.809
B	143° 03′ 56″	6.454	831114.045	816032.688
N	123° 26′ 31″	1.389	831113.279	816033.847
P	193° 59′ 07″	3.021	831110.348	816033.117
Q	191° 35′ 11″	12.566	831098.038	816030.593
F	207° 22′ 06″	27.517	831073.601	816017.943
G	298° 46′ 08″	6.521	831076.739	816012.227
H	312° 29′ 32″	2.543	831078.457	816010.352
J	7° 03′ 21″	8.081	831086.476	816011.345
K	20° 08′ 19″	4.467	831090.670	816012.883
L	27° 26′ 48″	6.368	831096.321	816015.818
M	33° 52′ 56″	11.871	831106.176	816022.436
A	26° 04′ 04″	14.503	831119.204	816028.809

Table of Subdivisions

SECTION	AREA
LOT 516 S.A	19.4 m^2 (about)
LOT 516 RP	459.5 m^2 (about)
Total Area	478.9 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 2nd day of October 2024.

Dated this 9th day of January 2025.

. . . . . .
Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

Survey District: TUEN MUN
Date of Survey: October 2024
Field Bk.: TCHK5639
Scale: 1:300
Survey Sheet No: 6-NW-21B

Reference SRP's:
SRP/TM/007/05580/D1
SRP/TM/053/0110/D1

PLAN OF LOT Nos. 516 S.A & RP IN D.D. 130
BEING SUBDIVISION OF LOT No. 516 IN D.D. 130

FOR OFFICIAL USE

Plan No. : SRP/TM/007/03999/D1

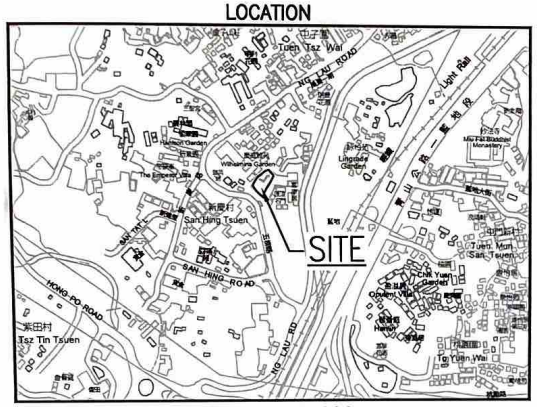
80250109

815970E 816000E 816030E

831120N

831090N

LOCATION



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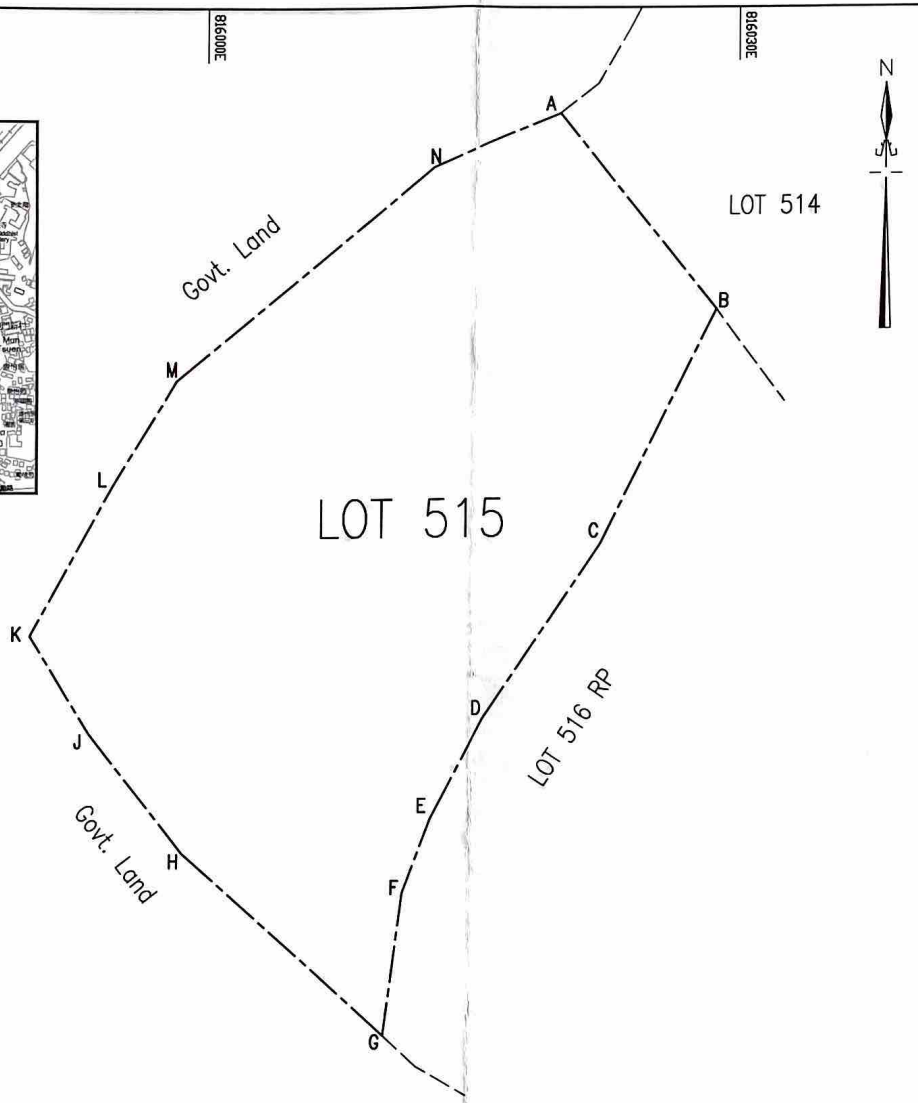


SCALE 1:300

METRES 6 0 6 12 18 24 30 METRES

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 515				
A			831130.138	816019.914
B	140° 52′ 14″	14.095	831119.204	816028.809
C	206° 04′ 04″	14.503	831106.176	816022.436
D	213° 52′ 56″	11.871	831096.321	816015.818
E	207° 26′ 48″	6.368	831090.670	816012.883
F	200° 08′ 19″	4.467	831086.476	816011.345
G	187° 03′ 21″	8.081	831078.457	816010.352
H	311° 43′ 04″	15.523	831088.787	815998.765
J	322° 07′ 47″	8.598	831095.574	815993.488
K	328° 25′ 09″	6.515	831101.124	815990.076
L	28° 41′ 39″	9.675	831109.611	815994.721
M	31° 30′ 05″	6.798	831115.407	815998.273
N	50° 52′ 04″	18.716	831127.219	816012.791
A	67° 43′ 08″	7.698	831130.138	816019.914

Lot No.	Area
LOT 515	1,004.1 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 2nd day of October 2024.

Dated this 7th day of February 2025.

Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

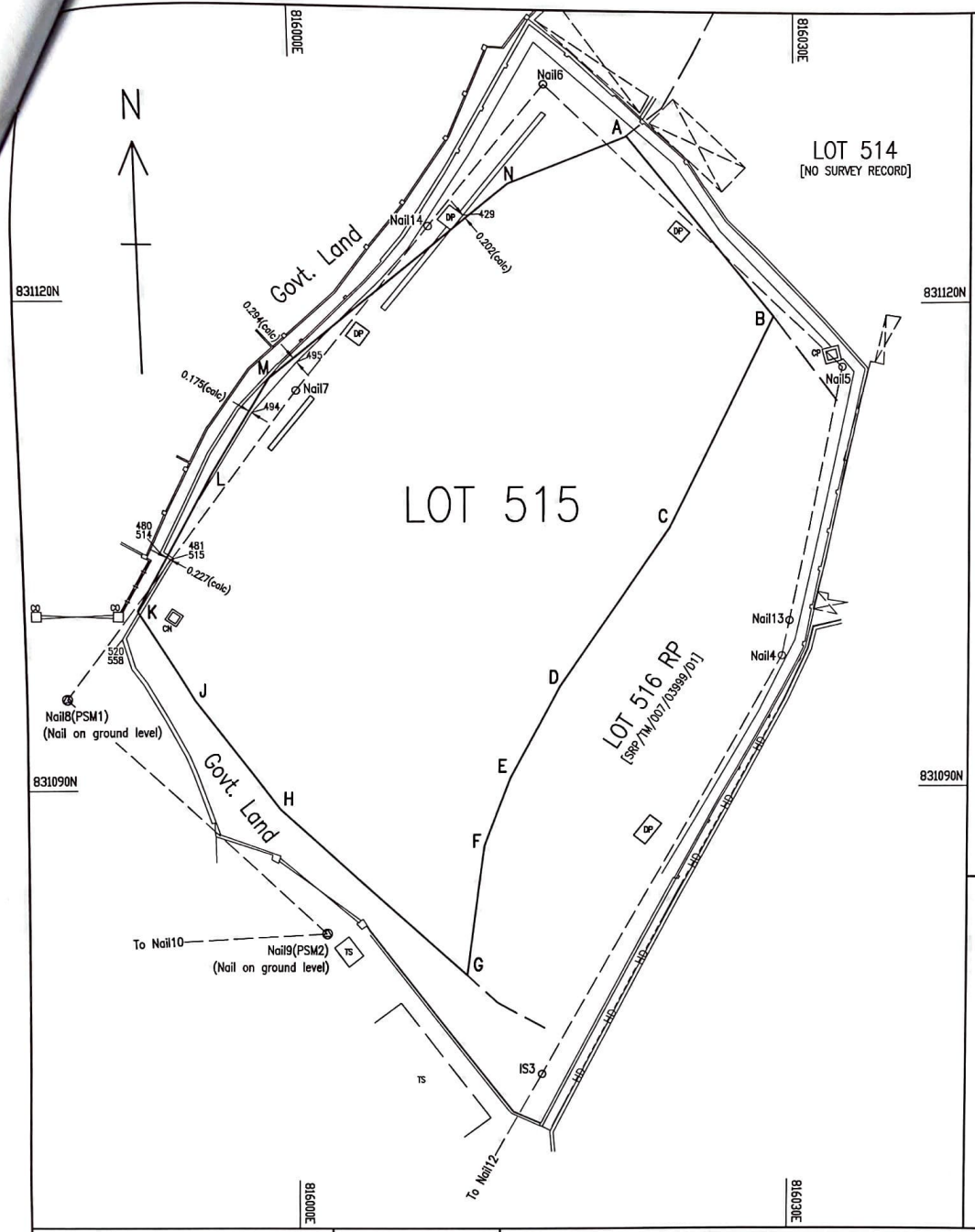
Survey District : TUEN MUN
Date of Survey : October 2024
Survey Sheet No. : 6-NW-21B
Survey Record Plan No.: SRP/TM/007/05639/D1

PLAN OF LOT No. 515 IN D.D. 130

FOR OFFICIAL USE

Land Boundary Plan No. : LBP/TM/007/05639/D1

80250205



TRAVERSE:

Station	Bearing	Distance	1980 Grid Geodetic N	E
☐Nail3/*			831084.680	815940.399
Nail1	103° 41′ 16″	38.219	831075.637	815977.532
Nail2	126° 10′ 40″	34.437	831055.309	816005.329
IS3	29° 31′ 40″	19.512	831072.287	816014.945
Nail4	29° 08′ 19″	29.664	831098.197	816029.389
Nail5	11° 30′ 07″	18.273	831116.104	816033.033
Nail6	313° 26′ 00″	24.876	831133.207	816014.968
Nail7	219° 12′ 04″	23.924	831114.668	815999.847
Nail8(PSM1)	216° 35′ 56″	23.678	831095.659	815985.730
Nail9(PSM2)	132° 26′ 46″	21.654	831081.045	816001.709
Nail10	266° 52′ 28″	14.284	831080.266	815987.446
Nail11	285° 10′ 59″	50.246	831093.426	815938.953
☐Nail2/*	303° 59′ 49″	55.432	831124.422	815892.995
Nail2			831055.309	816005.329
Nail12	29° 31′ 40″	9.462	831063.542	816009.992
IS3	29° 31′ 40″	10.050	831072.287	816014.945
Nail4			831098.197	816029.389
Nail13	11° 30′ 07″	2.239	831100.391	816029.835
Nail5	11° 30′ 07″	16.034	831116.104	816033.033
Nail6			831133.207	816014.968
Nail14	219° 12′ 04″	11.082	831124.619	816007.964
Nail7	219° 12′ 04″	12.842	831114.668	815999.847

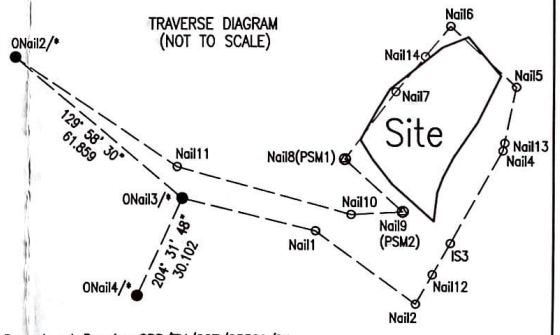
RADIATIONS:

Surveyed Point	Bearing	Distance	1980 Grid Geodetic N	E
From Nail6			831133.207	816014.968
To 429	211° 35′ 38″	9.296	831125.289	816010.098
From Nail7			831114.668	815999.847
To 480	220° 03′ 09″	12.987	831104.727	815991.490
481	216° 52′ 59″	12.931	831104.325	815992.086
494	242° 55′ 39″	2.979	831113.312	815997.194
495	3° 34′ 35″	1.731	831116.396	815999.955
514	220° 02′ 55″	12.985	831104.728	815991.492
515	216° 52′ 40″	12.933	831104.323	815992.086
From Nail8(PSM1)			831095.659	815985.730
To 520	42° 09′ 26″	5.033	831099.390	815989.108
558	42° 10′ 30″	5.036	831099.391	815989.111

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 515				
A			831130.138	816019.914
B	140° 52′ 14″	14.095	831119.204	816028.809
C	206° 04′ 04″	14.503	831106.176	816022.436
D	213° 52′ 56″	11.871	831096.321	816015.818
E	207° 26′ 48″	6.368	831090.670	816012.883
F	200° 08′ 19″	4.467	831086.476	816011.345
G	187° 03′ 21″	8.081	831078.457	816010.352
H	311° 43′ 04″	15.523	831088.787	815998.765
J	322° 07′ 47″	8.598	831095.574	815993.488
K	328° 25′ 09″	6.515	831101.124	815990.076
L	28° 41′ 39″	9.675	831109.611	815994.721
M	31° 30′ 05″	6.798	831115.407	815998.273
N	50° 52′ 04″	18.716	831127.219	816012.791
A	67° 43′ 08″	7.698	831130.138	816019.914

TRAVERSE DIAGRAM
(NOT TO SCALE)



Remark : * Denotes SRP/TM/007/05580/D1.

Lot No.	Area
LOT 515	1,004.1 m² (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 2nd day of October 2024.

Dated this 7th day of February 2025.

Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

Survey District: TUEN MUN
Date of Survey: October 2024
Field Bk.: TCHK5639
Scale: 1:300
Survey Sheet No: 6-NW-21B

Reference SRP's:
SRP/TM/007/05580/D1
SRP/TM/007/03999/D1

DIMENSION PLAN OF LOT No. 515 IN D.D. 130

FOR OFFICIAL USE

Plan No. : SRP/TM/007/05639/D1

80250205

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors

陳達榮測量師行有限公司

認可土地測量師

[redacted]

Hong Kong Office

Our Ref.: TCHK5639/M31689

Date: 14 February 2025

LAND BOUNDARY SURVEY REPORT ON
SUBDIVISION OF LOT NO. 516 IN D.D. 130

1. Purpose

The subject Lot 516 in D.D. 130 ("Subject Lot") is divided into Lots 516 S.A & RP. The subdivision falls under the Land Survey Ordinance (Cap. 473). The Survey Record Plan ("SRP") has been allocated No. SRP/TM/007/03999/D1, "the subject SRP", and the Land Boundary Plan ("LBP") No. LBP/TM/007/03999/D1, "the subject LBP". The subject LBP was annexed to Deed Poll duly registered in the Land Registry under Memorial No. 25012801750010.

2. Root of Title

The subject Lot 516 is an Old Schedule Lot held under the Block Government Lease and it was classified as 1st class "Padi" with a registered area of 0.11 acre, equivalent to about 445.2 m^2. The annual payable rent of Lot 516 was recorded as $0.33 on Block Government Lease which was consonant with its class and registered entitlement. In addition, the registered area of Lot 516 was further verified by ensuring consistency with the record of Field Area Statement.

3. List of Available Boundary Evidences

a) Lot Index Plan
b) Land Register of Lot 516 in D.D. 130
c) Schedule of Block Government Lease
d) Field Area Statement
e) Double Lot Sheet
f) DD Retrace Sheet
g) Survey sheet of 1950s – 1960s
h) Cadastral Sheet of 1959
i) Aerial photos of 1924, 1945 & 1949
j) Orthophoto of 1963
k) SRP No. SRP/TM/053/0110/D1

4. Survey Origin

A s shown on the Not-to-scale Traverse Diagram of the subject SRP, the traverse was originated from control stations ONail2, ONail3 and ONail4, adopted from SRP No. SRP/ TM/007/05580/D1.

The reliability of the control stations was verified by angle checkings and linear measurements prior to running of traverse and taking measurements by radiations at survey stations.

5. Intention of Grant/Subdivision

The intention of grant of the Subject Lot is to follow the occupation on ground during the DD Survey. Hence, the re-established boundary should follow the surviving boundary features, cadastral plans or aerial photos which best reflect the original occupation at the time of DD Survey.

6. Evaluation of Boundary Evidence

According to our land search at the Hong Kong Map Service 2.0 platform, it was noted that no prior land boundary survey had been conducted on the Subject Lot. Moreover, the boundaries of abutting Lots 517 S.C, 518 S.A, 518 S.B and 518 RP had been established and recorded on SRP No. SRP/TM/053/0110/D1. Notwithstanding this, other relevant cadastral documents, plans, and aerial photos were gathered and studied for boundary redefinition.

The boundary redefinition continued with series of correlation exercise conducted by overlaying Double Lot Sheet, DD Retrace Sheet, old survey sheet and Lot Index Plan against each other. Furthermore, old aerial photos taken in 1924, 1945, 1949 and 1963 were georeferenced and observed for additional information regarding the old ground situation on the Subject Lot.

The original occupation of the Subject Lot was graphically depicted on the Double Lot Sheet and it was perceived that the Subject Lot was a single field parcel. Meanwhile, the delineations shown on the Double Lot Sheet were found congruous with outlines depicted on the DD Retrace Sheet.

Furthermore, the field parcels and field bunds of the Subject Lot were identified from the aerial photos taken in 1924, 1945, 1949 and 1963. It was seen that the ground condition on the Subject Lot had remained intact over the time frame. Moreover, it was observed that the field parcels and field bunds imaged on the old aerial photos generally resembled with the graphical outlines depicted on the Double Lot Sheet and DD Retrace Sheet. Hence, it was deduced that the imaged field parcels and field bunds were accurate and reliable reflection of original occupation intended to be drawn on the Double Lot Sheet during the DD Survey. In fact, the boundary of the Subject Lot was re-established by following the outlines of old field bunds imaged on the aerial photo taken in 1963 with adoption of common boundary data recorded on SRP No. SRP/TM/053/0110/D1, provided that the adopted boundary lines tallied with the field bunds imaged on the old aerial photos.

7. Conclusion

As shown on the subject plan, boundary line (E-F), for the most part of it, was adopted from SRP No. SRP/TM/053/0110/D1 and extended to establish boundary point (E). Subsequently, the remaining peripheral boundary lines were redefined by following the outlines of field bunds imaged on the aerial photo taken in 1963. Thereafter, the sectional boundary lines were defined by following instructions given by the registered owner.

Under the above redefinition, the surveyed area of the Subject Lot was about 478.9 m^2, which revealed a surplus of about 33.7 m^2 over its registered area of 0.11 acre.

8. Enclosures

a) Deposit Form, duly completed and signed
b) Land Boundary Plan No.: LBP/TM/007/03999/D1
c) Survey Record Plan No.: SRP/TM/007/03999/D1
d) Lot Index Plan
e) Land Register of Lot 516 in D.D. 130
f) Extract of Schedule of Block Government Lease
g) Extract of Field Area Statement
h) Part print of Double Lot Sheet
i) Part print of DD Retrace Sheet
j) Part-print of survey sheet of 1950s – 1960s
k) Part-print of A Sheet of 1959
l) SRP No. SRP/TM/007/05580/D1
m) SRP No. SRP/TM/053/0110/D1

9. Authorized Land Surveyor's Certification

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey for the definition of Lot 516 in D.D. 130 has been carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this report correctly represents my work completed on the 2nd day of October 2024.

Dated this 9th day of January 2025.

Prepared by

LAM King Him, Eric
Assistant Land Surveyor

Endorsed by

Chan Tat Wing
Authorized Land Surveyor

TC/EW/EL/mc

Encl.

Deposit of Land Boundary Plan and Survey Record Plan with the Land Survey Authority under Section 30 of the Land Survey Ordinance (Cap. 473)

PART A- PARTICULARS OF THE PLANS *(Note: Each form shall be used for one registration (memorial) of lot division ONLY.)*

Name of Authorized Land Surveyor : Chan Tat Wing ALS Registration Number : 007

Lot Number(s) (before subdivision) : 516 in D.D. 130

Pursuant to section 30(4) of the Land Survey Ordinance ("LSO„), I hereby deposit with the Land Survey Authority:

(i) duplicate land boundary plan(s):
Number(s) LBP/TM/007/03999/D1 [1 sheet(s)] attached to the instrument of the relevant lot subdivision(s); and

(ii) the corresponding survey record plan(s):
Number(s) SRP/TM/007/03999/D1 [1 sheet(s)] in respect of the survey of the subdivision of the above lot(s); and

(iii) any of the following items to prove that the relevant land subdivision instrument has been registered in the Land Registry:

- ☑ memorial number 25012801750010 dated 28 January 2025; or
- ☐ copy of the IRIS On Line Services# webpage showing the relevant new sections / subsections created; or
- ☐ copy of Land Survey Authority's letter advising ALS to deposit plans under section 30 of the LSO.

In compliance with the requirements set out in the Code of Practice, I submit the relevant survey report(s) [3 sheet(s)] and a file in ASCII format containing the boundary data of the SRP in respect of the land boundary survey of the above lot(s) together with the following supporting documents:-

	Number of sheets		Number of sheets		Number of sheets
☑ Lot Index Plan	1	☐ Division Plan		☐ Sketch	
☐ Land Boundary Plan (DP, SO, Lease etc.)		☐ Assignment Plan		☐ Aerial Photograph	
☑ Survey Record Plan	3	☑ DD Sheet / Enlargement	2	☐ Photograph	
☐ Control Traverse Data		☐ DD Control Sheet		☐ Field Book	
☐ GNSS Data for Establishment of New Control Stations (CD and printout)		☐ House Lot Plan		☐ Other Survey Data	
☐ Extract of DSO Computation Folder		☑ "A" Sheet	1	☑ Other Plans	2
☑ Land Search Data	6	☐ Cadastral Survey Plan		☐ Other Documents	

*(Note: For your filling-in of the payment information below - If you submit only one cheque for two or more forms, please fill in the total amount payable by the cheque and the total number of LBPs and SRPs covered by that amount. Example: 1 cheque for 2 forms, one form is for 1 set of plans and the other form for 2 sets, then the amount of HK$ to be filled in shall be **3 times the prescribed fee** and the number of sets of LBPs and SRPs to be filled in shall be 3.)*

Pursuant to section 30(5) of the LSO, I *enclose a cheque/*~~have sent an e-cheque~~^ (number [redacted]) for the amount of HK$ [redacted], being the fee prescribed in the Land Survey (Fees) Regulation (Cap. 473 sub. leg. A) for the deposit of four set(s) of land boundary plan(s) and survey record plan(s) under section 30(4) of the LSO.

☐ - Tick where appropriate
\# - https://www.iris.gov.hk/eservices/searchlandregister/search.jsp
* - Delete as appropriate
^ - The original softcopy of the e-cheque must have been sent by email to <echeque_lso@landsd.gov.hk> ***before*** deposit the plans with Legislation Section. Please read LSA Circular No. 3/2016 for detailed requirements if necessary.

Signature of Authorized Land Surveyor

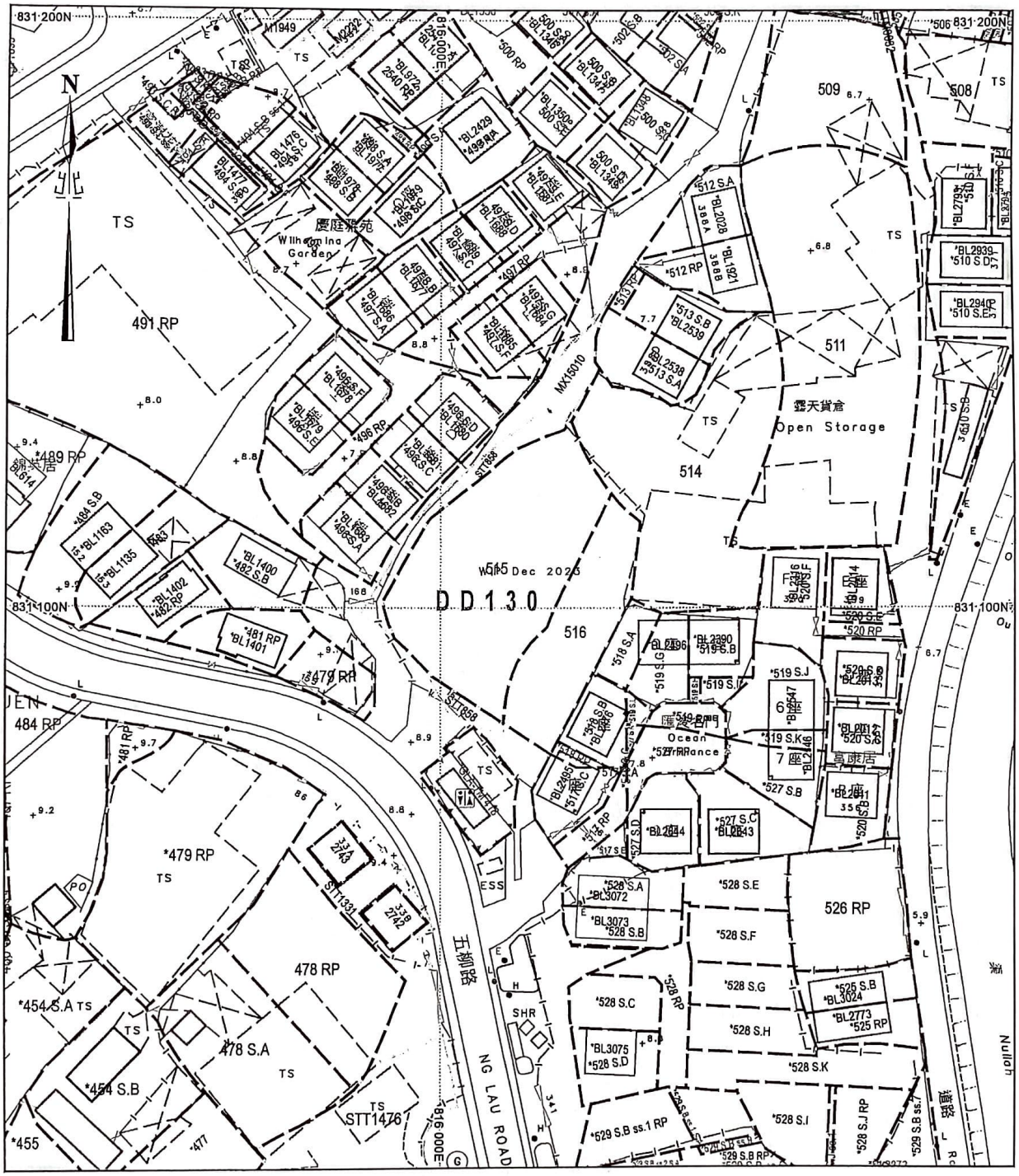
14 February 2025
Date

PART B- ACKNOWLEDGEMENT OF RECEIPT OF THE PLANS DEPOSITED

Receipt (number _____) has been issued for the payment of the amount stated in Part A above.

Legislation Section, SMO
Lands Department

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 米 metres

Locality :

Lot Index Plan No. : ags_S00000132054_0001

District Survey Office : Land Information Centre

Date : 28-Aug-2024

Reference No. : 6-NW-21B,6-NW-16D

SMO-P01 20240828112553 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

DISTRICT No. 130

Lot No.	Term of lease in years	Area	Description of Lot	Name of Owner: Chinese	Name of Owner: Transliteration	Address	Crown Rent: Class	$	¢	Remarks
499	75	.06	Dry Cultivation	陶丁姐	To Ting Tse	田子圍	1st		18	
500	"	.21	"	陶茂邦	To Mau Pang	"	"		63	
501	"	.02 / .10	Waste & House	陶作琼	To Chuk King	"	02 H and 10-3-34		50 / 10	
502	"	.36	Dry Cultivation	蕭富得	Siu Fu Tak	"	1st	1	08	
503	"	.06	"	陶耀盛	To Iu Shing	青磚圍	"		18	
504	"	.11	Padi	陶植福	To Tsik Fuk	田子圍	"		33	
505	"	.06	"	do	do	"	"		18	
506	"	.19	"	陶堂興	To Tong Hing	"	"		57	
507	"	.22	"	do	do	"	"		66	
508	"	.11	"	鄧南溪祖 / 鄧孔昌司理	Tang Nam Kai Tso / Tang Hung Kai trustee	錦田北邊	"		33	
509	"	.12	"	鄧南溪祖 / 鄧孔昌司理	do	"	"		36	
510	"	.38	"	陶如興	To Yu Hing	屯門圯圍	"	1	14	Mortgage to To [illegible] for $18 in K.S. 20 Mortgagee in possession
511	"	.44	"	陶淳翁祖 / 陶錦全司理	To Lau Yung Tso / To Kam Tsün trustee	"	"	1	32	
512	"	.09	Dry Cultivation	陶定山祖 / 陶金宗司理	To Ting Shan Tso / To Kam Tong trustee	青磚圍	"		27	
513	"	.10	"	陶丁姐	To Ting Tse	田子圍	"		30	
514	"	.29	Padi	鄧南溪祖 / 鄧孔昌司理	Tang Nam Kai Tso / Tang Hung Kai trustee	錦田北邊	"		69	
515	"	.25	"	李廣德堂 / 李世勳司理	Li Kwong Tak Tong / Li Sai Fan trustee	掃管笏村田	"		75	
516	"	.11	"	鄧聯桂	Tang Lun Kwai	子田圍	"		33	
517	"	.06	"	陶肇慶祖	To Siu Yu Tso	屯門圯圍	"		18	
518	"	.06	"	陶錦全司理 / 陶金崇	To Kam Tsün trustee / To Kam Tong	青磚圍	"		18	
519	"	.15	"	陶肇慶祖 / 陶錦全司理	To Siu Yu Tso / To Kam Tsün trustee	屯門圯圍	"		45	
520	"	.27	"	陶新貴	To San Kwai	田子圍	"		81	
521	"	.22	"	do	do	"	"		66	
522	"	.04	"	蕭嘉鄭	Siu Kin San / Tak Hing	"	"		12	
523	"	.05	"	李廣德堂 / 李世勳司理	Li Kwong Tak Tong / Li Sai Fan trustee	掃管笏村田	"		15	
524	"	.10	"	陶請河祖 / 陶金宗司理	To Tsing Hoo Tso / To Kam Tong trustee	青磚圍	"		90	

60 [illegible] 546
601 [illegible]
612 [illegible] 545 Padi

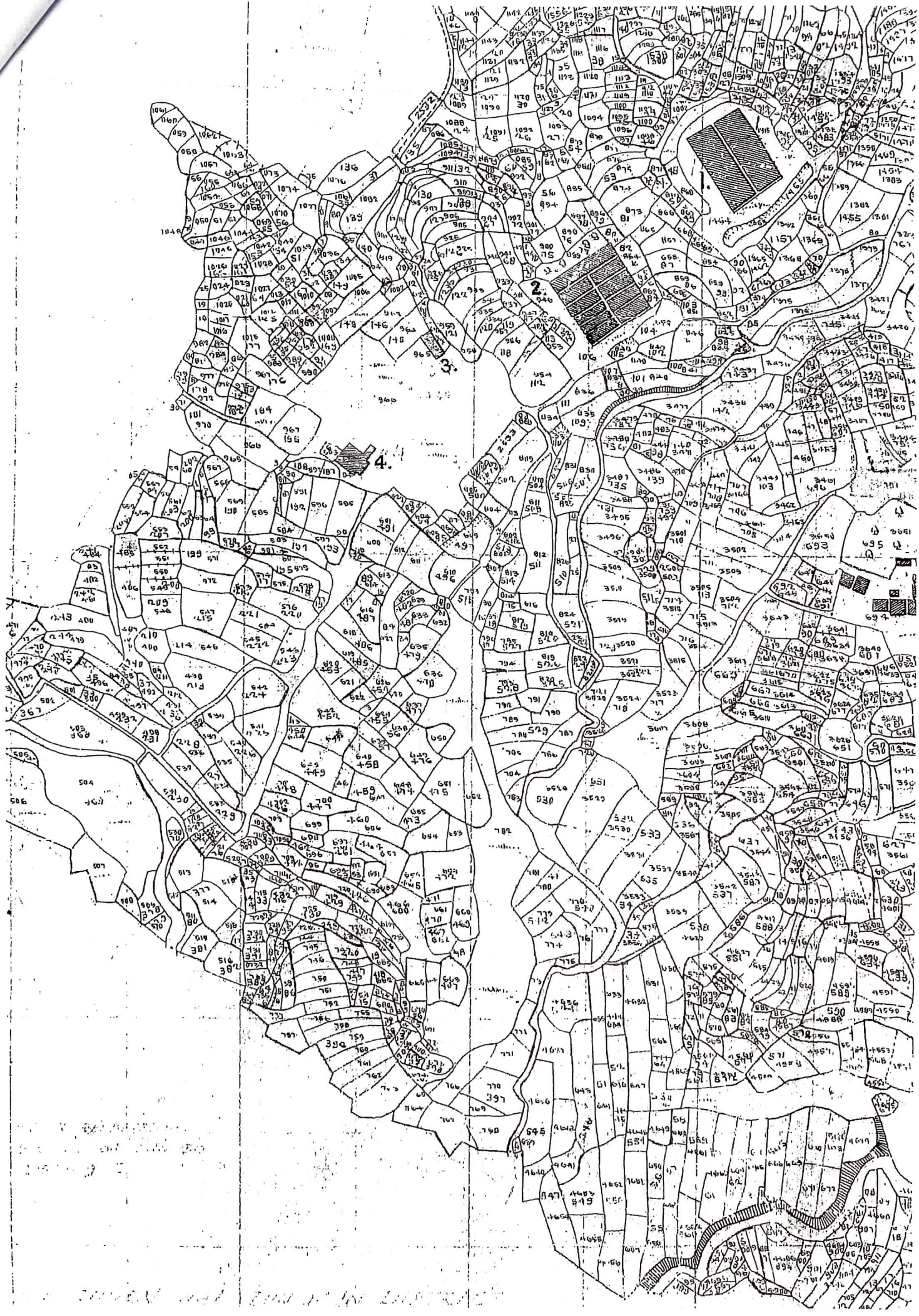
Survey of India Department.

Page 139

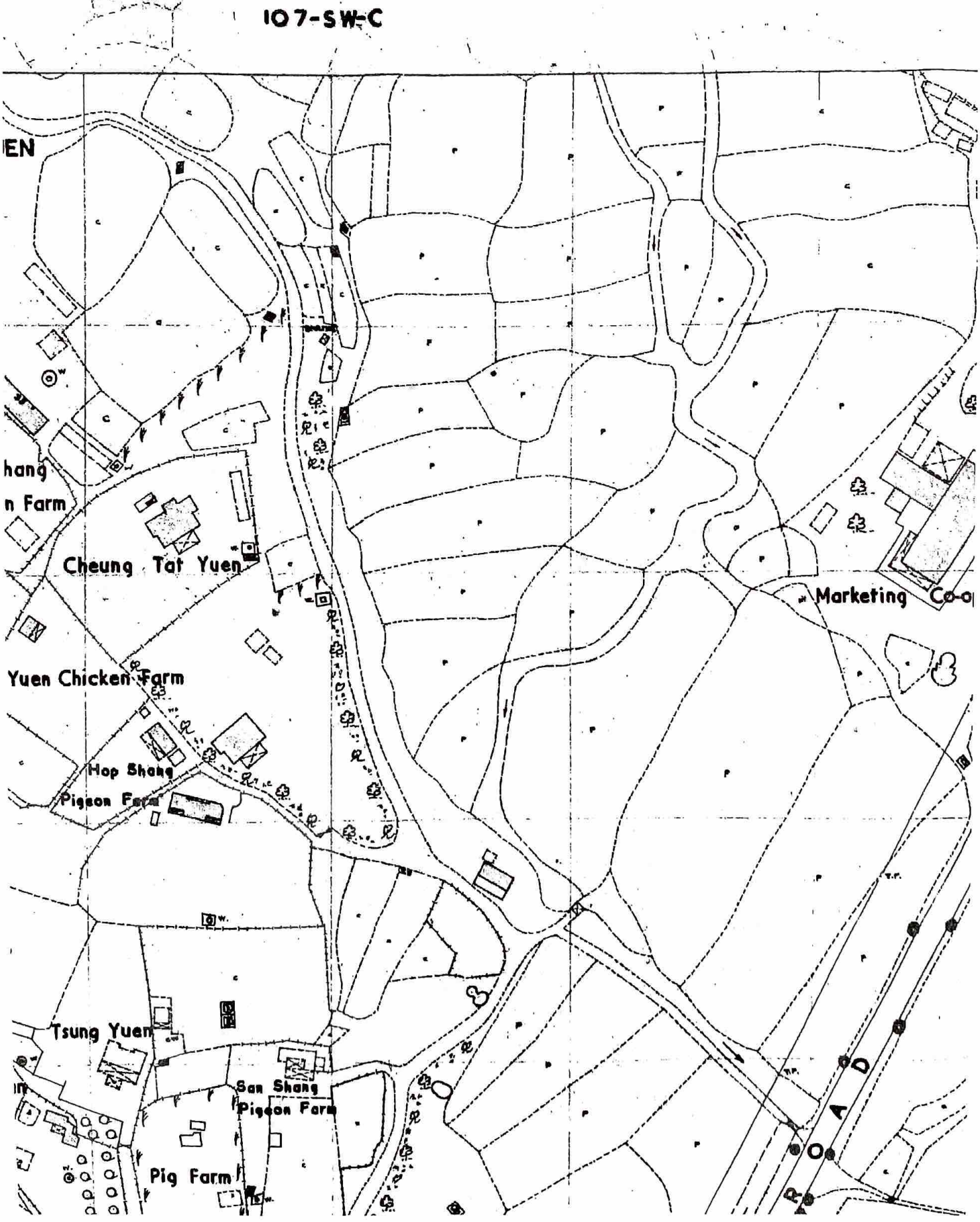
FIELD AREA STATEMENT.

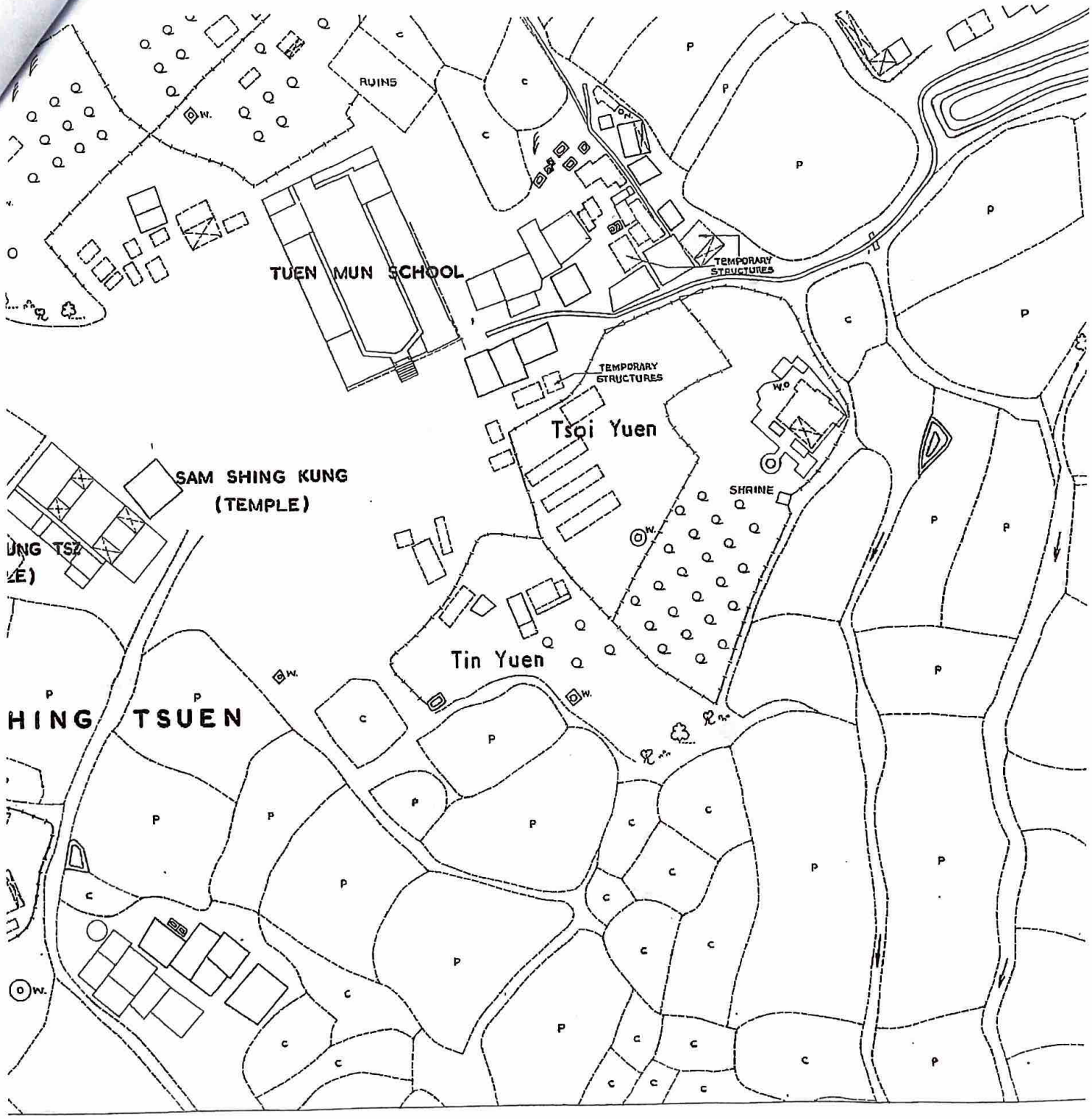
No. [illegible]uzah Pargana District

No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.	No. on Plan.	Area in Acres.	Area in Dec.	Record if otherwise than Cultivated.
1		0 1	Fallows	465 1		0 3	3rd	501	A	0 2	House Waste	551		5 6	1st
2		0 6	3rd	2		4 5	"	2		3 6	1st	2		6 3	"
3		0 6	"	3		3 2	"	3		0 6	"	3		5 4	"
4		0 1	"	4		3 9	"	4		1 1	"	4		4 1	Fallows
5		0 3	"	5		1 3	"	5		0 6	"	5		2 6	1st
6		0 7	"	6		1 5	"	6		1 9	"	6		2 8	"
7		4 7	"	7		1 4	"	7		2 2	"	7		3 7	"
8		0 2	2nd	8		2 5	"	8	D	1 1	"	8		1 2	"
9		0 2	"	9		3 0	"	9	D	1 2	"	9		4 5	"
10		0 4	"	466 0		3 4	"	510		3 8	"	560		2 4	"
1		0 4	3rd	1		2 0	House Waste	1		4 4	"	1		4 6	"
2		0 3	2nd	2		1 6	3rd	2		0 9	"	2		3 0	"
3		0 7	1st	3		1 2	"	3		1 0	"	3		3 3	"
4		0 3	"	4		2 9	"	4	D	2 3	"	4		0 1	"
5		0 7	"	5		1 5	"	5		2 5	"	5		6 2	"
6		0 3	"	6		4 1	"	6		1 1	"	6	1	5 0	"
7		1 4	"	7		1 3	3rd	7		0 6	"	7		0 8	L.R. 426/12
8		0 9	"	8		1 0	"	8		0 6	"	8		5 9	1st
9		1 0	"	9		2 8	"	9		1 5	"	9		3 0	"
20		1 2	"	470		1 4	"	520		2 7	"	570		1 1	"
1		0 8	"	1		0 5	"	1		2 2	"	1		6 6	"
2		1 3	"	2		0 5	"	2		0 4	"	2		0 6	"
3		0 5	2nd	3		1 7	"	3		0 5	"	3		0 8	"
4		0 4	"	4		2 7	"	4		1 0	"	4		1 1	"
5		1 2	3rd	5		6 1	"	5		1 4	"	5		0 5	"
6		3 2	3rd	6		3 6	"	6		2 1	"	6		2 0	"
7		3 3	2nd	7		1 0	"	7		1 7	"	7		2 2	"
8		0 3	"	8		2 7	"	8		5 0	"	8		0 2	"
9		1 0	"	9		2 6	"	9	1	3 9	"	9		1 3	"
30		1 8	1st	480		0 2	Fallows	530		4 9	"	580		1 0	"
1		0 2	2nd	1		1 0	3rd	1		8 4	"	1		1 9	"
2		1 5	1st	2		1 2	"	2		5 6	"	2		0 8	"
3		1 4	"	3		0 4	"	3		4 9	"	3		1 3	"
4		0 4	"	4		3 0	"	4		1 3	"	4		0 3	"
5		0 6	"	5		2 1	"	5		3 4	"	5		4 2	"
6		0 1	Fallows	6		2 3	"	6	1	5 6	"	6		1 1	"
7		0 6	1st	7		2 8	"	7		3 7	"	7		3 2	"
8		0 0	"	8		0 1	"	8		7 2	"	8		4 1	"
9		0 6	"	9		1 7	"	9		2 2	"	9		8 1	"
40		0 3	"	490		0 2	1st	640		5 8	"	590		9 7	3rd
1		0 6	3rd	1	D	8 4	"	1		3 7	"	1		0 5	Fallows
2		1 2	"	2		0 1	"	2		1 9	"	2		2 2	1st
3		0 6	"	3	D	0 5	Fallows	3		1 3	"	3		1 2	"
4		0 3	"	4		1 1	"	4		1 6	"	4		1 8	"
5		0 4	"	5		0 3	"	5		2 9	"	5		2 4	"
6		2 5	"	6		2 8	"	6	A	3 1	Fallows	6		0 3	3rd
7		3 5	"	7		2 0	1st	7		5 2	1st	7		1 9	"
8		1 8	"	8		1 0	"	8		1 1	"	8		4 1	"
9		0 7	"	9		0 6	"	9		1 1	"	9		2 3	"
50		1 0	"	630		2 6	"	660		6 2	"	610		2 7	"
	5	8 5			10	8 4			11	6 8			7	9 2	


1.
2.
3.
4.


PEAK
1
2
3
4
6
R.P.
RP
ARP
BRP
2800
D 132

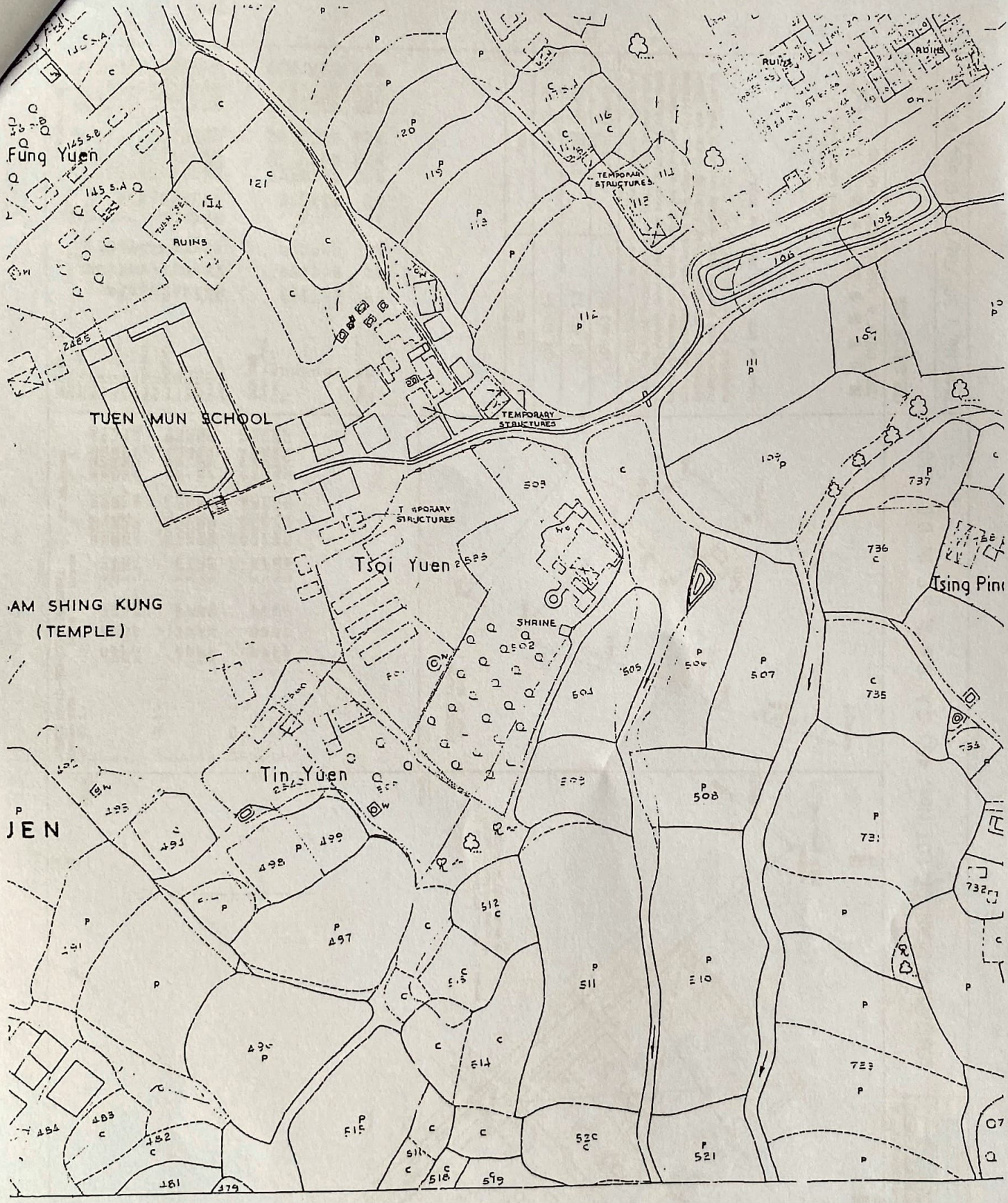

107-SW-C
EN
hang
n Farm
Cheung Tat Yuen
Marketing Co-o
Yuen Chicken Farm
Hop Shang
Pigeon Farm
Tsung Yuen
San Shang
Pigeon Farm
Pig Farm
ROAD



124-NW-A

SCALE 100 FEET TO ONE INCH

200 300 400 500 600 700 800 900



124-NW-A

SCALE 100 FEET TO ONE INCH

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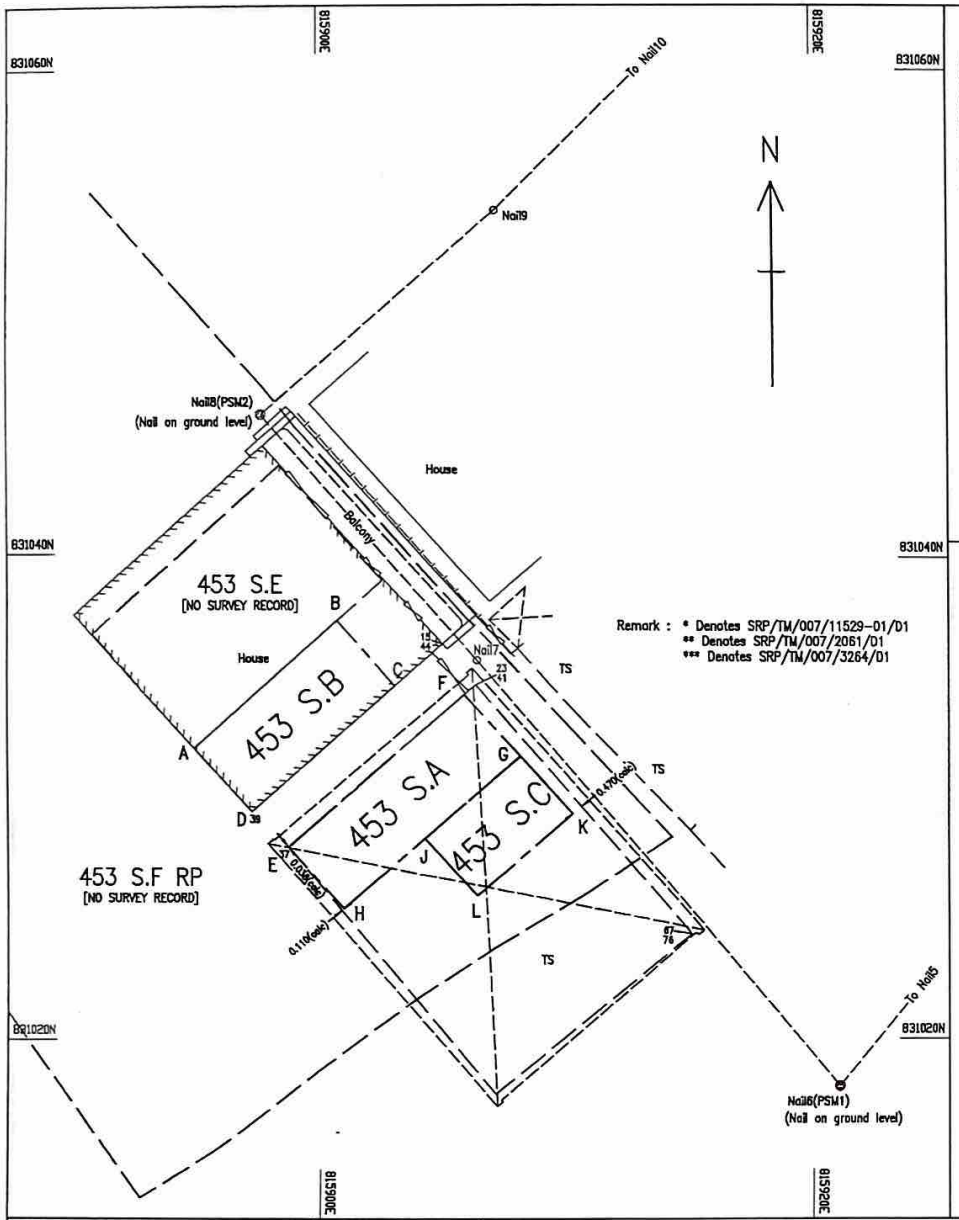
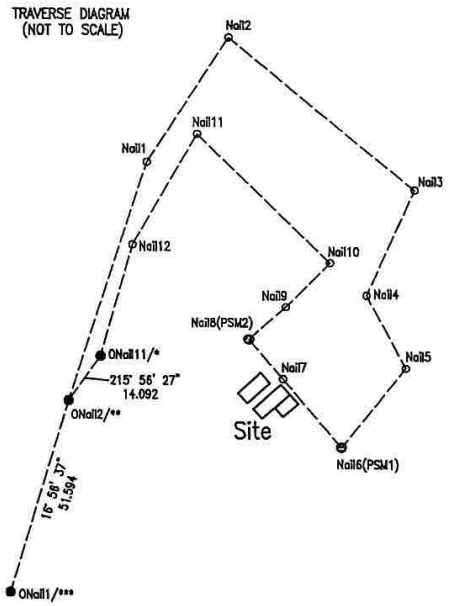


SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 453 S. A				
E			831027. 930	815898. 700
F	48° 40′ 15″	9. 540	831034. 230	815905. 864
G	138° 40′ 15″	3. 394	831031. 681	815908. 106
H	228° 40′ 15″	9. 540	831025. 381	815900. 942
E	318° 40′ 15″	3. 394	831027. 930	815898. 700
LOT 453 S. B				
A			831031. 999	815894. 880
B	48° 04′ 59″	7. 878	831037. 262	815900. 742
C	139° 07′ 42″	3. 544	831034. 582	815903. 061
D	228° 16′ 20″	7. 813	831029. 382	815897. 230
A	318° 04′ 59″	3. 517	831031. 999	815894. 880
LOT 453 S. C				
J			831028. 286	815904. 245
G	48° 40′ 15″	5. 142	831031. 681	815908. 106
K	138° 40′ 15″	3. 169	831029. 301	815910. 199
L	228° 40′ 15″	5. 142	831025. 906	815906. 338
J	318° 40′ 15″	3. 169	831028. 286	815904. 245

TRAVERSE DIAGRAM
(NOT TO SCALE)



TRAVERSE:

Station	Bearing	Distance	1980 Grid Geodetic N	E
ONail2/**			831029. 900	815851. 436
Nail1	18° 13′ 19″	65. 294	831091. 919	815871. 854
Nail2	33° 02′ 30″	38. 773	831124. 422	815892. 995
Nail3	129° 58′ 30″	61. 859	831084. 680	815940. 399
Nail4	204° 31′ 48″	30. 102	831057. 295	815927. 902
Nail5	152° 27′ 42″	21. 205	831038. 492	815937. 706
Nail6(PSM1)	219° 09′ 18″	26. 366	831018. 047	815921. 058
Nail7	320° 11′ 09″	22. 903	831035. 639	815906. 393
Nail8(PSM2)	319° 11′ 59″	13. 326	831045. 727	815897. 685
Nail9	48° 30′ 35″	12. 726	831054. 158	815907. 218
Nail10	44° 53′ 45″	16. 224	831065. 651	815918. 669
Nail11	314° 48′ 18″	47. 715	831099. 275	815884. 815
Nail12	210° 03′ 11″	33. 451	831070. 321	815868. 063
ONail11/*	196° 04′ 06″	30. 191	831041. 310	815859. 707

RADIATIONS:

Surveyed Point				
From Nail7			831035. 639	815906. 393
To 15	296° 00′ 03″	1. 544	831036. 316	815905. 005
23	183° 50′ 13″	1. 001	831034. 640	815906. 326
37	224° 44′ 23″	10. 895	831027. 900	815898. 724
39	235° 40′ 21″	11. 096	831029. 382	815897. 230
41	183° 47′ 01″	1. 000	831034. 641	815906. 327
44	296° 03′ 02″	1. 544	831036. 317	815905. 006
From Nail6(PSM1)			831018. 047	815921. 058
To 67	315° 59′ 06″	8. 720	831024. 318	815914. 999
76	315° 59′ 39″	8. 721	831024. 320	815914. 999

Lot No.	Area
LOT 453 S.A	32.4 m^2 (about)
LOT 453 S.B	27.7 m^2 (about)
LOT 453 S.C	16.3 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 26th day of July 2023.

Dated this 29th day of September 2023.

. . . . . .
Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

Survey District: TUEN MUN
Date of Survey: July 2023
Field Bk.: TCHK5580
Scale: 1:200
Survey Sheet No: S-NW-21B

Reference SRP's:
SRP/TM/007/11529-01/D1
SRP/TM/007/2061/D1
SRP/TM/007/3264/D1

DIMENSION PLAN OF LOT Nos. 453 S.A, S.B & S.C IN D.D. 130

FOR OFFICIAL USE

Plan No. : SRP/TM/007/05580/D1

80230929

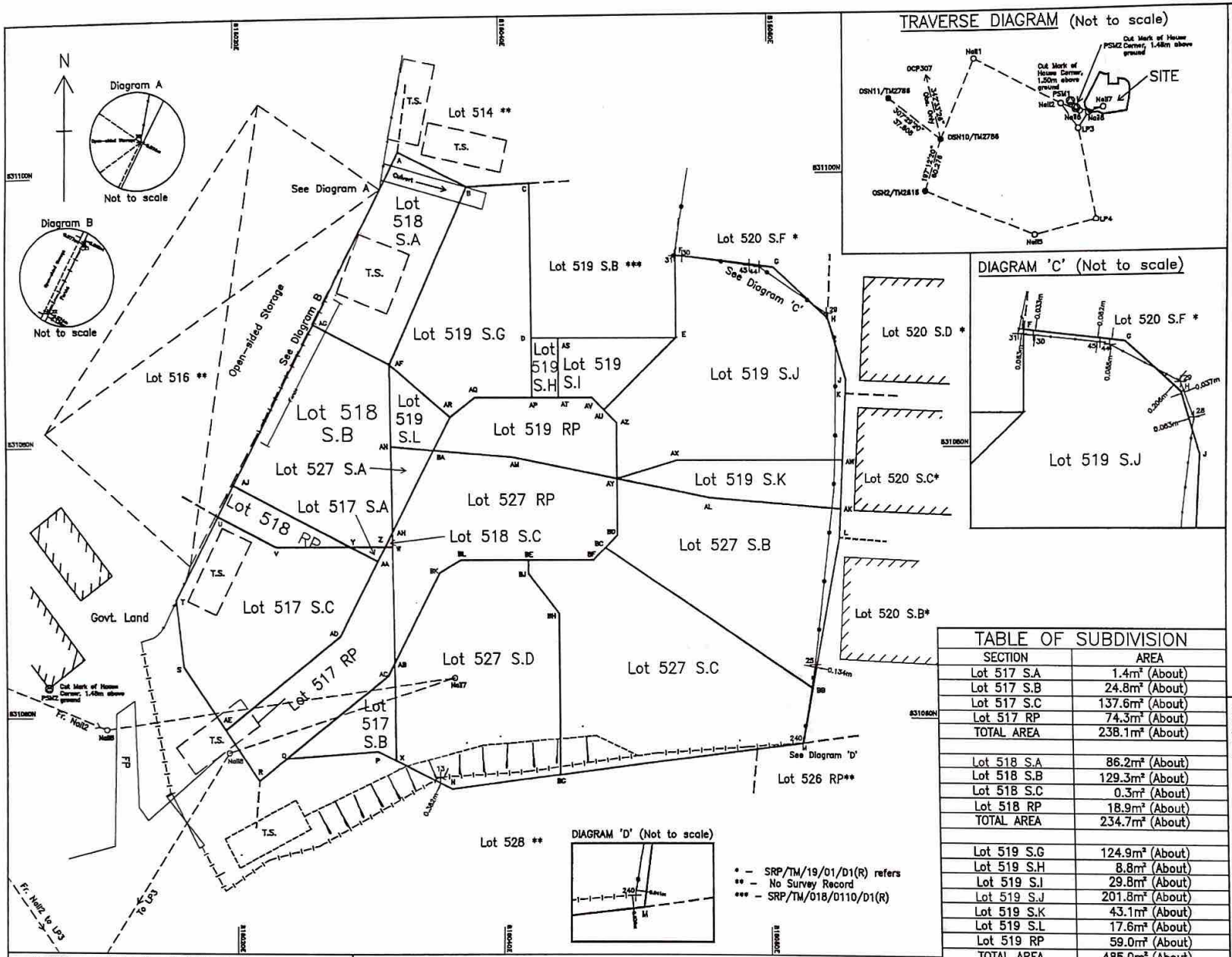


TABLE OF SUBDIVISION	
SECTION	AREA
Lot 517 S.A	1.4m² (About)
Lot 517 S.B	24.8m² (About)
Lot 517 S.C	137.6m² (About)
Lot 517 RP	74.3m² (About)
TOTAL AREA	238.1m² (About)
Lot 518 S.A	86.2m² (About)
Lot 518 S.B	129.3m² (About)
Lot 518 S.C	0.3m² (About)
Lot 518 RP	18.9m² (About)
TOTAL AREA	234.7m² (About)
Lot 519 S.G	124.9m² (About)
Lot 519 S.H	8.8m² (About)
Lot 519 S.I	29.8m² (About)
Lot 519 S.J	201.8m² (About)
Lot 519 S.K	43.1m² (About)
Lot 519 S.L	17.6m² (About)
Lot 519 RP	59.0m² (About)
TOTAL AREA	485.0m² (About)
Lot 527 S.A	10.0m² (About)
Lot 527 S.B	153.7m² (About)
Lot 527 S.C	217.8m² (About)
Lot 527 S.D	178.9m² (About)
Lot 527 RP	129.5m² (About)
TOTAL AREA	689.9m² (About)

SHEET 1 OF 2

I, Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 22nd day of November 2004.

Dated this 15th day of July 2005

Tang Wing Lun, FHKIS, FRICS
Authorized Land Surveyor

FOR OFFICIAL USE

Survey Record Plan No.: SRP/TM/053/0110/D1

Survey District : TUEN MUN
Date of survey : November 2004
Scale 1 : 200 Field Bk: LSC/TM0110
Survey Sheet No. : 6–NW–21B
Reference SRP's : SRP/TM/19/01/D1(R)
SRP/TM/018/0110/D1(R)

PLAN OF LOT Nos. 517 S.A, S.B, S.C & RP BEING SUBDIVISION OF LOT No. 517, LOT 518 S.A, S.B, S.C & RP BEING SUBDIVISION OF LOT No. 518, LOT Nos. 519 S.G, S.H, S.I, S.J, S.K, S.L & RP BEING RE–SUBDIVISION OF LOT No. 519 RP AFTER THE AMALGAMATION OF LOT Nos. 519 S.A, S.C, S.D, S.E, S.F & RP, LOT Nos. 527 S.A, S.B, S.C, S.D & RP BEING SUBDIVISION OF LOT No. 527 IN D.D.130

Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance (m)	Northing (m)	Easting (m)
Lot 517 S.A in D.D.130 (Area 1.4 m² About)				
Y			831972.940	810828.543
X	90 00 00	3.414	831972.940	810831.157
AA	197 21 40	1.288	831971.671	810830.994
Y	287 34 00	1.222	831973.049	810828.543
Lot 517 S.B in D.D.130 (Area 24.6 m² About)				
AB			831964.964	810837.736
X	178 23 40	7.286	831958.983	810831.041
P	206 26 00	1.628	831957.534	810828.298
Q	296 26 00	6.994	831967.020	810822.049
AC	81 32 10	9.798	831968.321	810831.995
AB	17 21 40	1.004	831964.964	810831.736
Lot 517 S.C in D.D.130 (Area 197.9 m² About)				
V			831974.996	810818.913
Y	117 23 20	4.804	831972.940	810822.957
Y	90 00 00	5.528	831972.940	810828.543
AA	117 34 00	2.222	831971.671	810830.994
AB	207 21 40	9.243	831968.025	810837.734
AE	251 32 10	11.863	831958.142	810831.979
S	296 14 20	2.613	831962.814	810819.949
Y	333 37 20	4.618	831968.791	810813.494
V	17 23 20	9.979	831974.996	810818.913
Lot 517 RP in D.D.130 (Area 76.9 m² About)				
X			831972.940	810831.157
V	90 00 00	6.893	831972.940	810821.726
AB	178 23 40	9.579	831964.964	810831.736
AC	207 21 40	1.004	831962.121	810831.988
R	251 32 10	12.499	831955.388	810821.979
AH	296 14 20	4.615	831958.143	810819.978
JH	61 32 10	11.085	831964.025	810827.734
X	17 21 40	7.648	831972.940	810831.157
Lot 518 S.A in D.D.130 (Area 36.2 m² About)				
A			831181.388	810822.433
b	114 14 20	6.096	831966.962	810827.833
AV	204 35 20	14.319	831958.989	810821.517
AC	297 32 20	9.611	831968.961	810813.925
A	27 23 20	14.186	831181.388	810822.433
Lot 518 S.B in D.D.130 (Area 228.3 m² About)				
AC			831968.961	810813.925
AV	117 23 20	6.611	831968.958	810821.517
AH	179 23 40	13.320	831972.122	810831.713
X	267 21 40	1.207	831972.648	810831.157
Y	270 00 00	2.614	831972.648	810828.543
AJ	297 32 20	9.983	831967.174	810819.798
AE	27 23 20	13.332	831968.961	810813.925
Lot 518 S.C in D.D.130 (Area 0.9 m² About)				
AH			831972.713	810831.713
V	179 23 40	1.972	831972.648	810831.730
X	270 00 00	0.986	831972.648	810831.157
AH	27 21 40	1.207	831972.713	810831.713
Lot 518 RP in D.D.130 (Area 118.0 m² About)				
AJ			831977.174	810819.798
Y	117 23 20	6.833	831972.648	810828.543
V	179 00 00	5.528	831972.648	810822.957
W	267 21 20	4.004	831974.988	810819.615
AJ	27 21 20	2.564	831977.174	810819.798
Lot 519 S.G in D.D.130 (Area 324.0 m² About)				
B			831988.981	810837.533
C	87 02 30	4.987	831988.333	810832.345
AP	158 00 00	18.983	831983.838	810823.346
AQ	179 00 00	4.237	831979.838	810837.987
JK	239 04 30	9.931	831982.326	810826.113
AV	314 21 00	5.000	831986.484	810821.917
B	34 20 30	34.519	831988.981	810837.533

Boundary Point	Bearing	Distance (m)	Northing (m)	Easting (m)
Lot 519 S.H in D.D.130 (Area 0.8 m² About)				
b			831988.484	810842.344
AS	90 00 00	2.000	831982.680	810844.344
AT	180 00 00	4.387	831982.680	810844.344
AF	270 00 00	2.000	831982.680	810842.344
b	00 00 00	4.387	831988.484	810842.344
Lot 519 S.I in D.D.130 (Area 28.8 m² About)				
AS			831988.680	810844.344
X	90 00 00	8.966	831988.680	810853.198
AH	225 45 00	7.894	831982.788	810847.984
AT	315 00 00	1.370	831982.680	810846.722
AC	270 00 00	2.613	831982.680	810844.344
AS	00 00 00	4.387	831988.484	810844.344
Lot 519 S.J in D.D.130 (Area 201.8 m² About)				
F			831984.970	810853.198
C	97 26 00	7.266	831983.138	810860.438
M	133 26 10	6.588	831980.438	810864.888
J	193 22 30	4.714	831984.813	810862.347
K	192 30 30	1.049	831985.813	810862.888
AH	193 30 30	4.998	831979.818	810865.578
AK	279 00 00	13.473	831979.818	810853.198
AT	353 11 30	4.791	831977.837	810849.981
AZ	98 00 00	4.184	831981.838	810848.981
AD	213 00 00	1.323	831982.788	810847.984
N	43 45 30	7.894	831988.680	810853.198
F	00 00 30	8.988	831984.970	810853.198
Lot 519 S.K in D.D.130 (Area 49.1 m² About)				
AK			831979.818	810853.181
AH	90 00 00	13.473	831979.818	810865.578
AL	132 30 30	3.612	831975.487	810865.899
AL	274 30 00	8.818	831978.243	810865.529
AY	282 32 40	7.982	831977.837	810849.981
AK	73 11 30	4.791	831979.818	810853.181
Lot 519 S.L in D.D.130 (Area 17.6 m² About)				
AY			831988.658	810831.517
AR	138 31 00	5.996	831982.238	810836.119
BA	267 21 40	9.732	831978.787	810824.948
AH	274 45 10	1.126	831988.884	810821.964
AY	338 32 40	8.867	831988.658	810831.517
Lot 519 RP in D.D.130 (Area 58.9 m² About)				
AQ			831983.838	810837.987
AV	90 00 00	5.996	831983.838	810843.783
AZ	133 00 00	2.828	831981.838	810841.981
AT	180 00 00	4.184	831977.837	810841.981
AH	221 32 40	8.011	831978.209	810849.733
BA	274 45 10	5.032	831978.787	810824.948
AR	27 21 00	2.732	831986.238	810836.119
AQ	63 04 30	2.321	831983.838	810837.987
Lot 527 S.A in D.D.130 (Area 38.8 m² About)				
AH			831988.884	810831.964
BA	94 45 10	3.126	831978.787	810824.948
AR	207 21 40	9.967	831972.713	810831.713
AH	289 32 40	8.213	831988.884	810831.964
Lot 527 S.B in D.D.130 (Area 228.7 m² About)				
AH			831977.057	810849.981
AL	181 32 40	7.966	831976.243	810865.529
AK	94 30 00	9.918	831972.407	810865.488
L	192 30 30	2.139	831972.221	810863.867
BB	138 31 00	11.996	831962.196	810865.341
BC	268 47 10	18.121	831973.078	810847.982
BD	45 00 00	1.998	831973.486	810849.981
AY	90 00 00	4.182	831977.057	810849.981

Boundary Point	Bearing	Distance (m)	Northing (m)	Easting (m)
Lot 527 S.C in D.D.130 (Area 217.9 m² About)				
BE			831971.557	810841.983
BF	90 00 00	4.378	831971.557	810846.782
BC	45 00 00	1.998	831972.378	810847.982
BH	138 47 10	19.721	831962.186	810865.341
H	139 31 30	4.139	831962.168	810862.888
BH	242 32 30	18.484	831963.798	810844.147
BE	00 00 00	11.988	831967.088	810844.147
BJ	322 34 30	3.725	831978.557	810841.983
BE	00 00 00	1.988	831971.557	810841.983
Lot 527 S.D in D.D.130 (Area 178.9 m² About)				
BK			831978.721	810852.221
BL	28 40 30	1.988	831971.557	810838.788
BE	90 00 00	5.115	831971.557	810841.983
BJ	138 00 00	1.988	831978.557	810841.983
BE	142 34 30	3.725	831967.088	810844.147
BG	180 00 00	11.988	831964.788	810844.147
I	242 48 30	8.171	831964.767	810838.948
X	296 30 00	4.801	831964.838	810831.961
AB	338 32 40	7.385	831964.964	810831.788
BK	27 21 40	7.486	831978.721	810852.221
Lot 527 RP in D.D.130 (Area 138.6 m² About)				
BA			831978.787	810824.948
AK	94 45 10	5.032	831978.208	810848.732
AY	181 32 40	9.611	831977.057	810849.981
BB	138 00 00	4.182	831972.486	810848.981
BF	228 00 00	2.988	831971.557	810846.782
BL	279 00 00	5.984	831971.557	810838.788
BK	338 40 30	1.988	831978.721	810852.221
AE	297 21 40	7.486	831964.964	810831.788
AK	338 32 40	9.648	831972.713	810831.713
BA	27 21 40	6.987	831978.757	810824.940

TRAVERSE:

Station	Bearing	Distance (m)	Northing (m)	Easting (m)
<SHIS/TSUEN			831833.929	810821.642
Mall1	22 46 25	97.384	831113.738	810888.162
Mall3	117 34 12	111.963	831967.916	810888.988
IP3	144 36 22	34.388	831898.974	810888.241
IP4	196 38 36	188.235	830822.778	810822.819
Mall6	238 24 24	71.519	830821.861	810858.183
<SHI/TSUEN	281 42 28	186.221	830972.945	810822.998
Mall2			831967.910	810888.988
Mall8	113 99 23	22.338	831958.171	810819.812
Mall7	81 47 12	28.648	831963.982	810828.388
Mall9	252 69 31	17.823	831957.438	810819.329
IP3	213 22 48	29.784	831898.974	810888.241

PSM RADIATIONS:

Surveyed point				Northing (m)	Easting (m)
Fr. Mall2				831967.918	810888.988
To PSM1	77 28 48		11.338	831978.318	810888.322
Fr. Mall2				831967.918	810888.988
To PSM2	198 13 44		19.988	831962.223	810864.575

RADIATIONS:

Surveyed point	Bearing	Distance (m)	Northing (m)	Easting (m)
Fr. Mall7			831962.982	810828.298
To 12	138 48 15	7.619	831965.948	810826.144
To 30	231 42 30	98.338	831988.981	810821.527
To 31	241 54 30	29.184	831967.982	810827.991
To 32	238 51 18	28.884	831988.988	810821.488
To 240	189 28 30	28.811	831828.168	810822.451
To 35	88 88 48	37.184	831962.988	810822.429
To 28	48 17 47	28.988	831987.764	810825.988
To 29	48 22 51	28.873	831988.778	810824.422
To 36	28 11 53	25.238	831982.974	810823.811
To 31	28 38 52	25.288	831984.913	810823.838
Fr. Mall8			831967.488	810819.329
To 44	48 18 18	53.982	831983.188	810829.488
To 45	47 38 48	53.197	831983.298	810823.841

SHEET 2 OF 2

I, Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 22nd day of November 2004.

Dated this 15th day of July 2005

Tang Wing Lun, FHKIS, FRICS
Authorized Land Surveyor

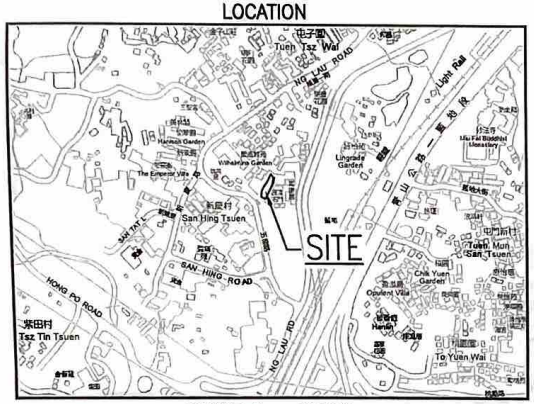
FOR OFFICIAL USE

Survey Record Plan No.: SRP/TM/053/0110/01

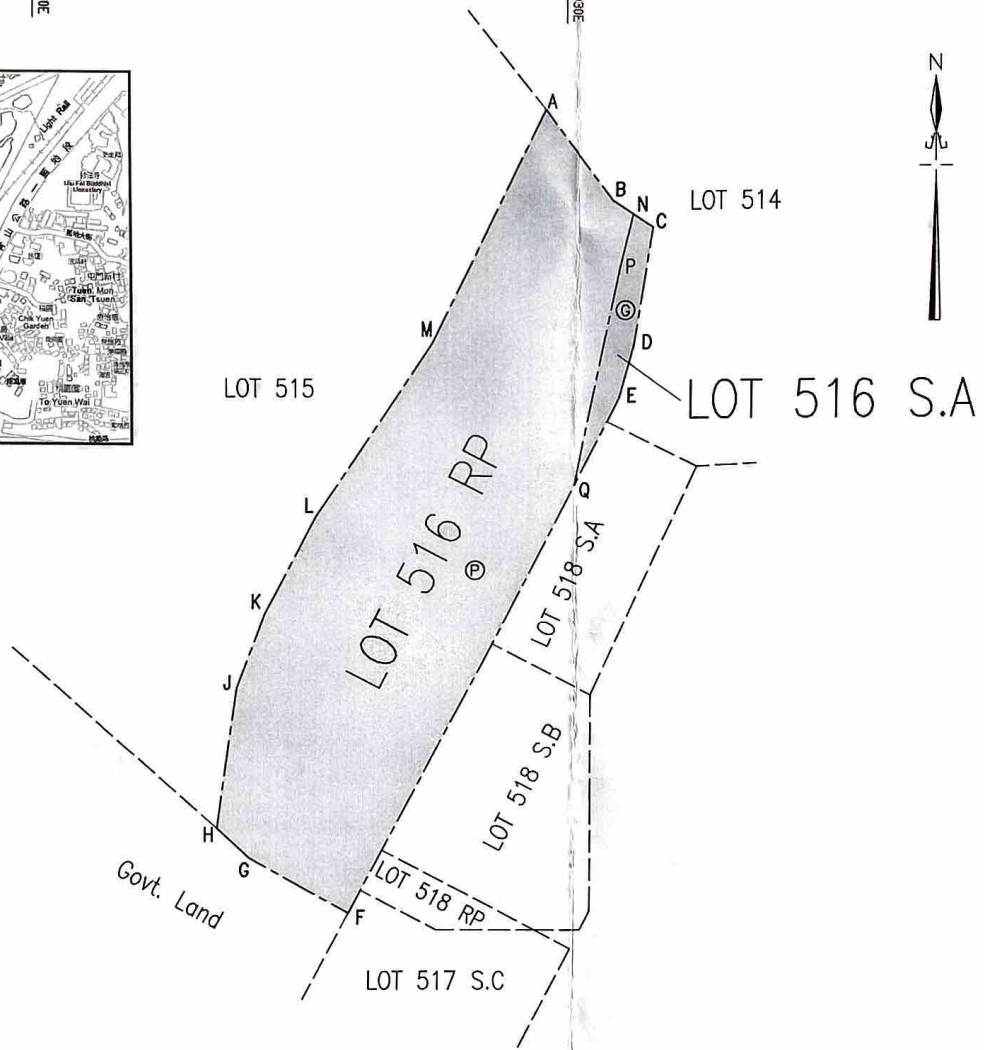
Survey District : TUEN MUN
Date of survey : November 2004
Scale 1 : 200 Field Bk: LSC/TM0110
Survey Sheet No. : 6–NW–21B
Reference SRP's : SRP/TM/19/01/D1(R)
SRP/TM/018/0110/D1(R)

PLAN OF LOT Nos. 517 S.A, S.B, S.C & RP BEING SUBDIVISION OF LOT No. 517,
LOT 518 S.A, S.B, S.C & RP BEING SUBDIVISION OF LOT No. 518,
LOT Nos. 519 S.G, S.H, S.I, S.J, S.K, S.L & RP BEING RE–SUBDIVISION OF LOT No.
519 RP AFTER THE AMALGAMATION OF LOT Nos. 519 S.A, S.C, S.D, S.E, S.F & RP,
LOT Nos. 527 S.A, S.B, S.C, S.D & RP BEING SUBDIVISION OF LOT No. 527
IN D.D.130

LOCATION



SCALE 1 : 10000



SCALE 1:300

METRES 6 0 6 12 18 24 30 METRES

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 516 S.A				
N			831113.279	816033.847
C	123° 26′ 31″	1.345	831112.538	816034.969
D	188° 46′ 15″	6.683	831105.933	816033.950
E	195° 21′ 46″	3.117	831102.927	816033.124
Q	207° 22′ 06″	5.506	831098.038	816030.593
P	11° 35′ 11″	12.566	831110.348	816033.117
N	13° 59′ 07″	3.021	831113.279	816033.847
LOT 516 RP				
A			831119.204	816028.809
B	143° 03′ 56″	6.454	831114.045	816032.688
N	123° 26′ 31″	1.389	831113.279	816033.847
P	193° 59′ 07″	3.021	831110.348	816033.117
Q	191° 35′ 11″	12.566	831098.038	816030.593
F	207° 22′ 06″	27.517	831073.601	816017.943
G	298° 46′ 08″	6.521	831076.739	816012.227
H	312° 29′ 32″	2.543	831078.457	816010.352
J	7° 03′ 21″	8.081	831086.476	816011.345
K	20° 08′ 19″	4.467	831090.670	816012.883
L	27° 26′ 48″	6.368	831096.321	816015.818
M	33° 52′ 56″	11.871	831106.176	816022.436
A	26° 04′ 04″	14.503	831119.204	816028.809

Table of Subdivisions

SECTION		AREA
LOT 516 S.A	(Coloured Green)	19.4 m^2 (about)
LOT 516 RP	(Coloured Pink)	459.5 m^2 (about)
Total Area		478.9 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 2nd day of October 2024.

Dated this 9th day of January 2025.

Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

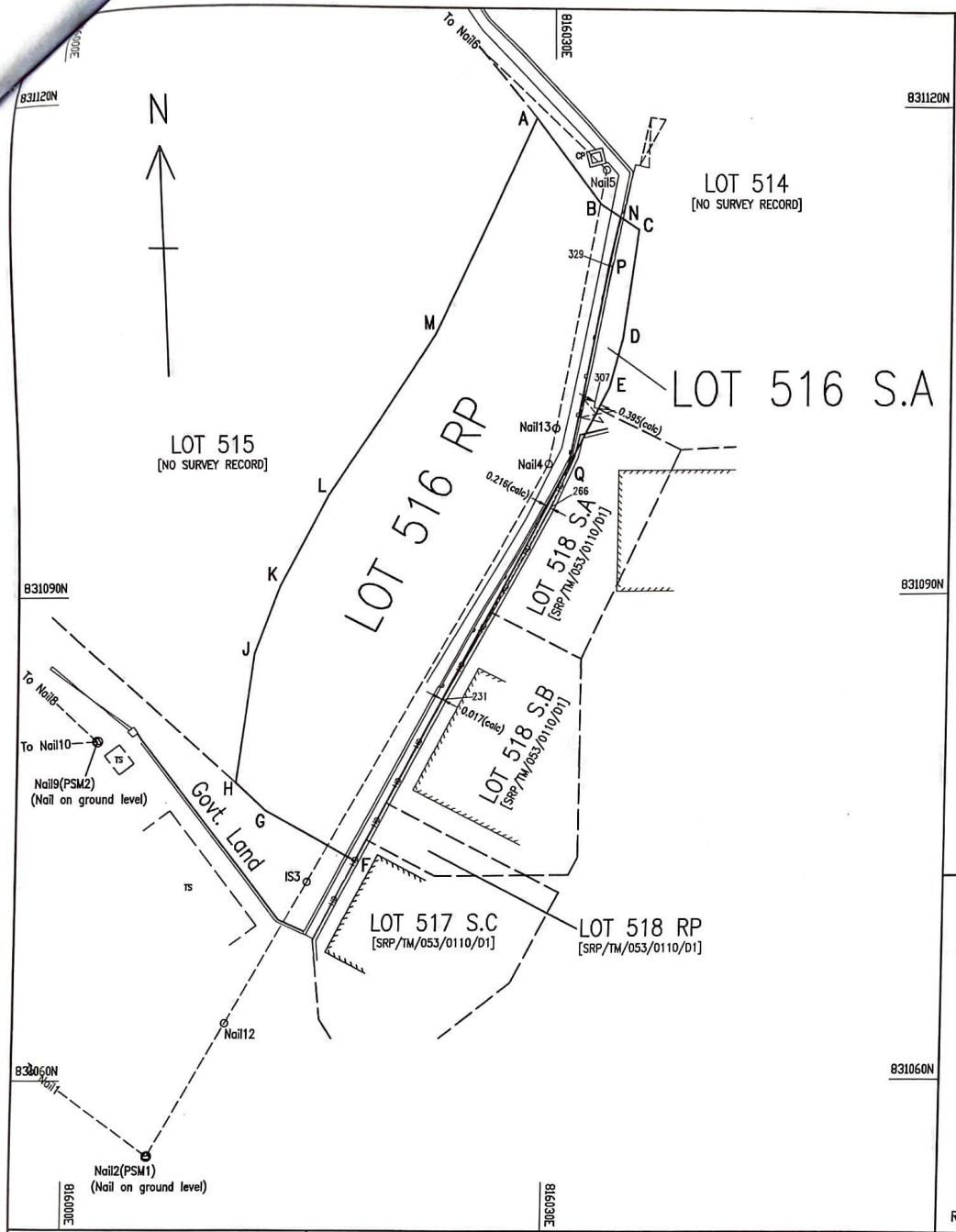
Survey District : TUEN MUN
Date of Survey : October 2024
Survey Sheet No. : 6-NW-21B
Survey Record Plan No.: SRP/TM/007/03999/D1

PLAN OF LOT Nos. 516 S.A & RP IN D.D. 130
BEING SUBDIVISION OF LOT No. 516 IN D.D. 130

FOR OFFICIAL USE

Land Boundary Plan No. : LBP/TM/007/03999/D1

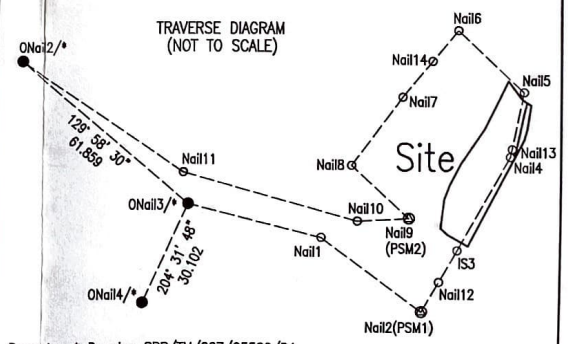
80250109



TRAVERSE: Station	Bearing	Distance	1980 Grid Geodetic N	E
ONail3/*			831084.680	815940.399
Nail1	103° 41′ 16″	38.219	831075.637	815977.532
Nail2(PSM1)	126° 10′ 40″	34.437	831055.309	816005.329
IS3	29° 31′ 40″	19.512	831072.287	816014.945
Nail4	29° 08′ 19″	29.664	831098.197	816029.389
Nail5	11° 30′ 07″	18.273	831116.104	816033.033
Nail6	313° 26′ 00″	24.876	831133.207	816014.968
Nail7	219° 12′ 04″	23.924	831114.668	815999.847
Nail8	216° 35′ 56″	23.678	831095.659	815985.730
Nail9(PSM2)	132° 26′ 46″	21.654	831081.045	816001.709
Nail10	266° 52′ 28″	14.284	831080.266	815987.446
Nail11	285° 10′ 59″	50.246	831093.426	815938.953
ONail2/*	303° 59′ 49″	55.432	831124.422	815892.995
Nail2(PSM1)			831055.309	816005.329
Nail12	29° 31′ 40″	9.462	831063.542	816009.992
IS3	29° 31′ 40″	10.050	831072.287	816014.945
Nail4			831098.197	816029.389
Nail13	11° 30′ 07″	2.239	831100.391	816029.835
Nail5	11° 30′ 07″	16.034	831116.104	816033.033
Nail6			831133.207	816014.968
Nail14	219° 12′ 04″	11.082	831124.619	816007.964
Nail7	219° 12′ 04″	12.842	831114.668	815999.847

RADIATIONS: Surveyed Point	Bearing	Distance	1980 Grid Geodetic N	E
From IS3			831072.287	816014.945
To 231	35° 47′ 49″	13.927	831083.583	816023.091
From Nail4			831098.197	816029.389
To 266	177° 23′ 06″	2.718	831095.482	816029.513
307	36° 22′ 16″	4.779	831102.045	816032.223
From Nail5			831116.104	816033.033
To 329	179° 09′ 50″	5.757	831110.348	816033.117

TRAVERSE DIAGRAM
(NOT TO SCALE)



Remark : * Denotes SRP/TM/007/05580/D1.

SUBJECT LOT CO-ORDINATES & DIMENSIONS: Boundary Point	Bearing	Distance	1980 Grid Geodetic N	E
LOT 516 S.A				
N			831113.279	816033.847
C	123° 26′ 31″	1.345	831112.538	816034.969
D	188° 46′ 15″	6.683	831105.933	816033.950
E	195° 21′ 46″	3.117	831102.927	816033.124
Q	207° 22′ 06″	5.506	831098.038	816030.593
P	11° 35′ 11″	12.566	831110.348	816033.117
N	13° 59′ 07″	3.021	831113.279	816033.847
LOT 516 RP				
A			831119.204	816028.809
B	143° 03′ 56″	6.454	831114.045	816032.688
N	123° 26′ 31″	1.389	831113.279	816033.847
P	193° 59′ 07″	3.021	831110.348	816033.117
Q	191° 35′ 11″	12.566	831098.038	816030.593
F	207° 22′ 06″	27.517	831073.601	816017.943
G	298° 46′ 08″	6.521	831076.739	816012.227
H	312° 29′ 32″	2.543	831078.457	816010.352
J	7° 03′ 21″	8.081	831086.476	816011.345
K	20° 08′ 19″	4.467	831090.670	816012.883
L	27° 26′ 48″	6.368	831096.321	816015.818
M	33° 52′ 56″	11.871	831106.176	816022.436
A	26° 04′ 04″	14.503	831119.204	816028.809

Table of Subdivisions

SECTION	AREA
LOT 516 S.A	19.4 m^2 (about)
LOT 516 RP	459.5 m^2 (about)
Total Area	478.9 m^2 (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 2nd day of October 2024.

Dated this 9th day of January 2025.

Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED

Survey District: TUEN MUN
Date of Survey: October 2024
Field Bk.: TCHK5639
Scale: 1:300
Survey Sheet No: 6-NW-21B

Reference SRP's:
SRP/TM/007/05580/D1
SRP/TM/053/0110/D1

PLAN OF LOT Nos. 516 S.A & RP IN D.D. 130
BEING SUBDIVISION OF LOT No. 516 IN D.D. 130

FOR OFFICIAL USE

Plan No. : SRP/TM/007/03999/D1

80250109

Notification to Authorized Land Surveyor Regarding Plans Deposited under Section 30(4) of the Land Survey Ordinance (Cap. 473) [3rd Re-submission]

From:	Land Survey Authority	*To:*	Sr Chan Tat Wing
Tel.:	2231 4027	*Fax:*	2967 1812 (Total 1 page)
Fax:	2783 8492	*Your Ref.:*	TCHK5639/M31689
Ref.:	(16) in SMO/Leg-WF-W21001toW21500-W21258-P001	*Date:*	13/5/2025

Subdivision of Lot 516 in D.D. 130

LBP No.:	**LBP/TM/007/03999/D1 (1 Sheet)** **LBP/TM/007/03999/D2 (1 Sheet)**	*SRP No.:*	**SRP/TM/007/03999/D1 (1 Sheet)** **SRP/TM/007/03999/D2 (1 Sheet)**

☑ The above land boundary plan ("LBP") and survey record plan ("SRP") will be forwarded to **DSO** to facilitate inspection and supply of copies of the plans in accordance with section 31 of the Land Survey Ordinance.

☐ You are requested under section 30(8) of the Land Survey Ordinance to rectify the following irregularities spotted on the above LBP/SRP to make them comply with the Code of Practice and resubmit the amended plans **within 4 weeks** from the date of this Notification:-

☐ Please provide the following information:-

☐ Please reconcile the conflicting boundary information in respect of the following lot(s) with the surveyor(s) concerned and advise us of the outcome:-

☑ Others:-

Please note that the fax service will be discontinued soon. This notification is also sent to your email. Kindly ensure the designated email address provided to the LSA is valid and capable of receiving our notifications successfully.

Nothing in this Notification shall be construed as having any connection with acceptance by the Land Survey Authority of the parent lot boundaries delineated by you. Acceptance of your submitted LBP and SRP is mainly for the purposes of providing the plan inspection and supply services stipulated in section 31 of the Land Survey Ordinance and updating the land boundary record of the Survey and Mapping Office with newly effected sectional boundaries. No power is vested in the Authority to approve LBP, SRP and lot boundaries submitted by an authorized land surveyor. Therefore the Authority cannot administer and in fact has not administered any form of approval of your submitted plans and lot boundaries and they may be subject to further challenges. The DSO may carry out further scrutiny of the submitted plans in processing development applications for the captioned lot(s) with a view to ensuring that any proposed development is within the actual extent of the lot(s).

Your attention is drawn to the provisions in sections 28 and 33 of the Land Survey Ordinance. Emphasis is placed on your duties and responsibilities to ensure full compliance with the Land Survey Ordinance.

(Ms FAN Chung-hei)
for Land Survey Authority

c.c. DSO/TM

GOVERNMENT LAND AREA : 121.0 + 52.2 = 173.2 m^2

PRIVATE LAND AREA : 1463.6 m^2

TOTAL SITE AREA : 1463.6 + 173.2 = 1636.8 m^2

SITE AREA	1636.8 m^2

PLAN OF LAND AREA

1:250

Client

Architect Structural & Geotechnical Engineer

Rev.	Date	Description	Drawn by	Checked by	Approved by

PROJECT TITLE PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN

DRAWING TITLE LAND AREA

DRAWING NO.

REV NO.

SCALE

PROJECT REF. A4261

CAD REF. 4261-GBP-001.dwg

B.D. REF.

FSD REF.

OFFICE USE:

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

Appendix IV

Compliance letters for Approval Conditions

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路 1 號
沙田政府合署 14 樓

Planning Dep
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYY/427
電話號碼 Tel. No.: 2158 6084
傳真機號碼 Fax No.: 2489 9711

26 November 2024

[redacted]

Dear Sir/Madam,

Proposed Temporary Shop and Services for a Period of 5 Years in "Village Type Development" Zone, at Lots 515 and 516 (Part) in D.D. 130 and Adjoining Government Land, San Hing Tsuen, Lam Tei, Tuen Mun
(Planning Application No. A/TM-LTYY/427)

Compliance with approval condition (a)

The submission of a drainage proposal

I refer to your submission of 20 November 2024 for compliance with the captioned approval condition on the submission of a drainage proposal.

The Chief Engineer/Mainland North of the Drainage Services Department (CE/MN, DSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with.

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

☐ Not acceptable. The captioned condition has **not** been complied with.

Galaxy S23 Ultra

規劃署
屯門及元朗西規劃處
新界沙田上禾輋路 1 號
沙田政府合署 14 樓

By Post and Fax [redacted]
Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYY/427
電話號碼 Tel. No.: 2158 6201
傳真機號碼 Fax No.: 2489 9711

7 August 2023

Intercept Fire & Security Technicians Ltd.
8/F., Block L, Phase 2,
Wah Fung Industrial Centre,
33-39 Kwai Fung Street,
Kwai Chung, N.T.

Dear Sir/Madam,

Planning Application No. A/TM-LTYY/427
Compliance with Approval Condition (d)

I refer to your submission of 31 July 2023 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **Appendix I**.

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

☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

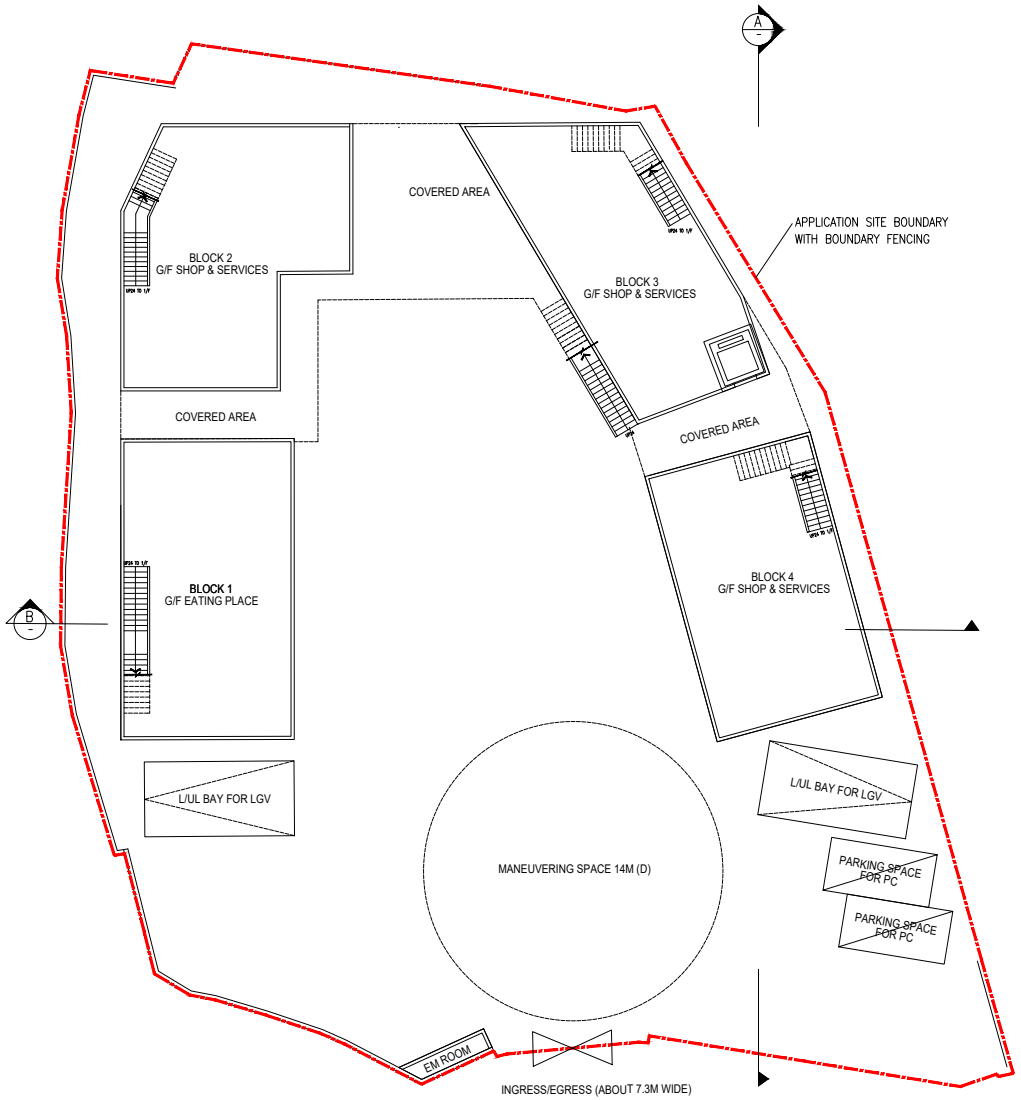
Yours faithfully,

(Danny NG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

cc.
D of FS (Attn.: Mr. CHEUNG Wing-hei)
[illegible]
CTP/TPB(2)
Site record

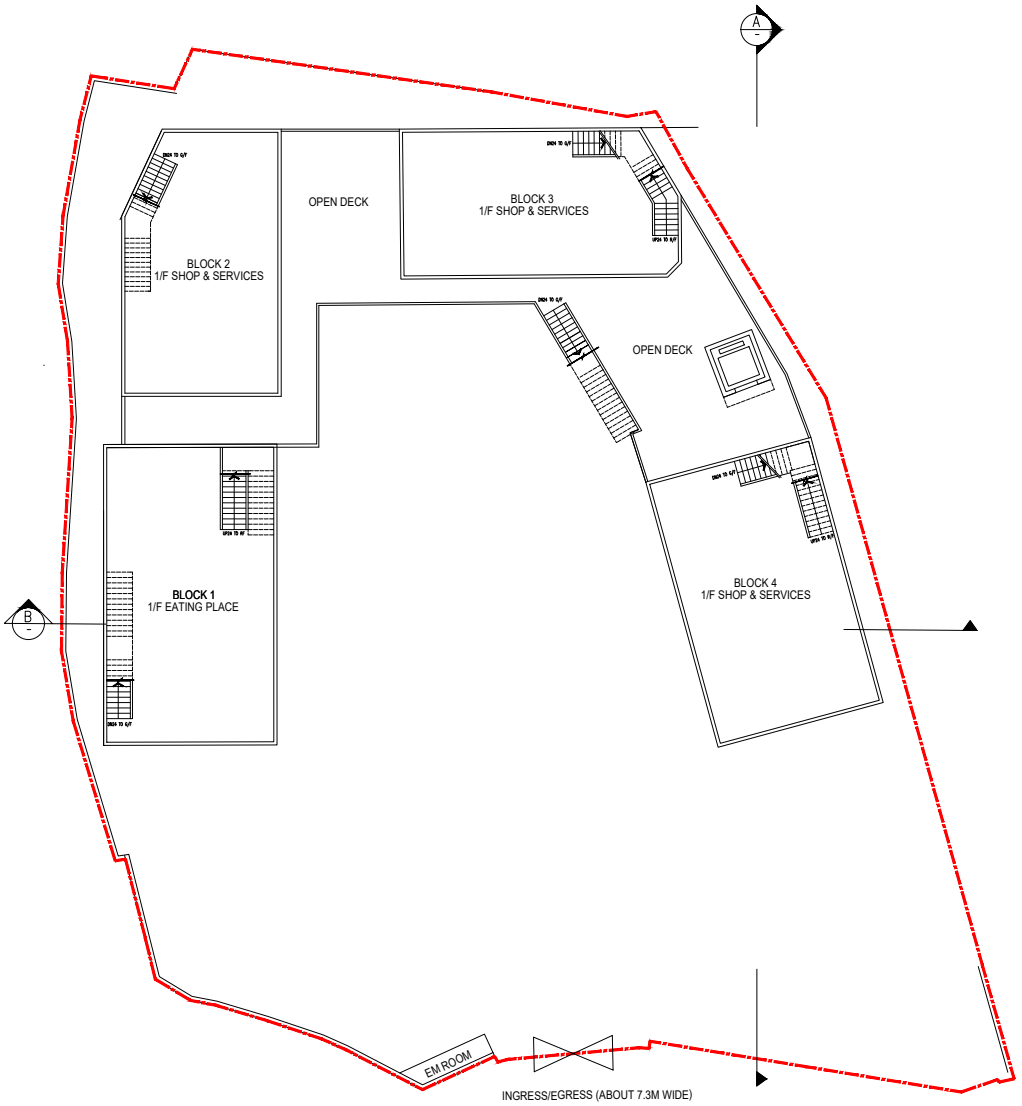
Appendix V

Layout Plan



MASTER LAYOUT PLAN (G/F)

1:250



MASTER LAYOUT PLAN (1/F)

1:250

Client

Architect Structural & Geotechnical Engineer

Rev.	Date	Description	Drawn by	Checked by	Approved by
–	02/2025	FIRST SUBMISSION	LKF	LKF	LKF
–	06/2025	SECOND SUBMISSION	LKF	LKF	LKF

PROJECT TITLE: PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN

DRAWING TITLE

DRAWING NO. 4261/GBP/001 REV NO. –

SCALE AS SHOWN

PROJECT REF. A4261

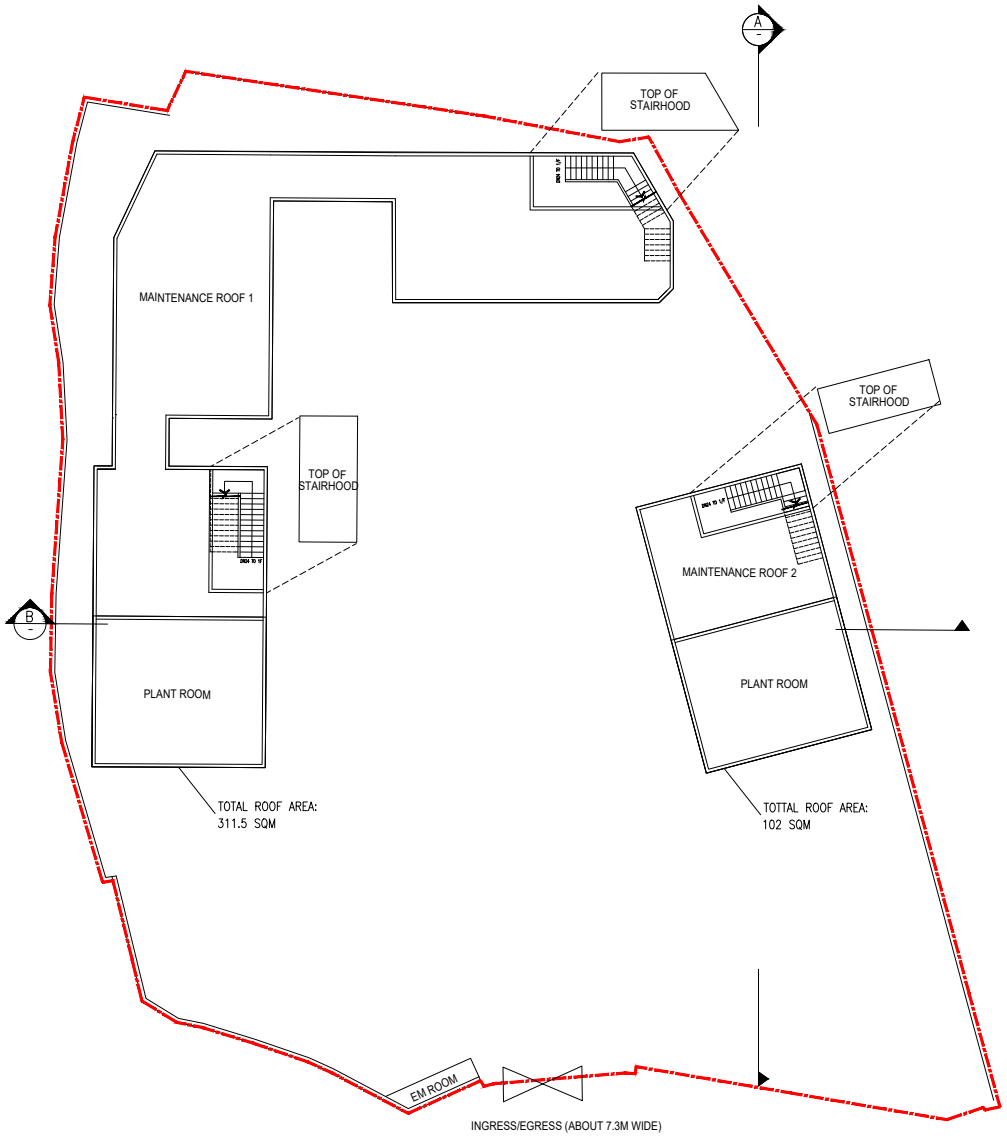
CAD REF. 4261-GBP-001.dwg

B.D. REF.

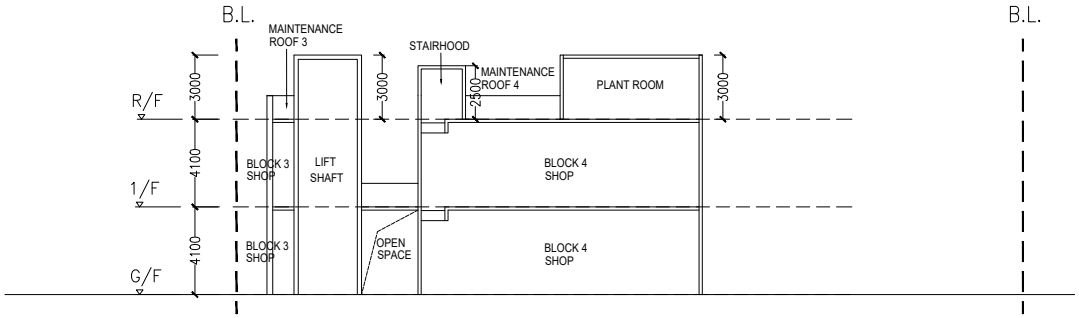
FSD REF.

OFFICE USE:

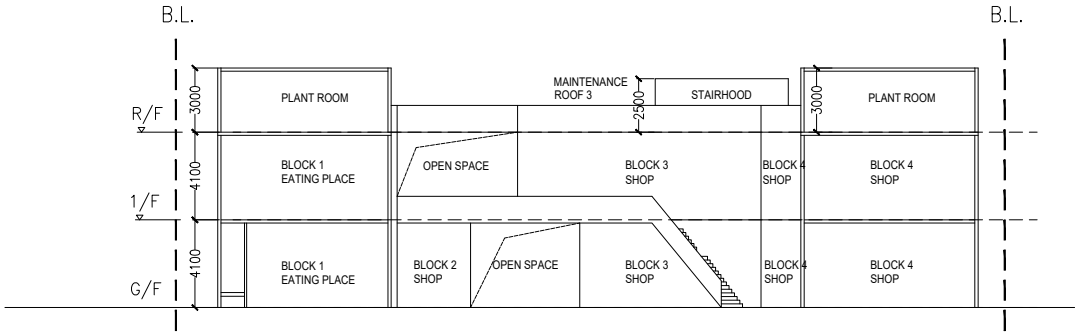
* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED



MASTER LAYOUT PLAN (R/F)
1:250



SECTION A
1:250



SECTION B
1:250

Client

Architect Structural & Geotechnical Engineer

Rev.	Date	Description	Drawn by	Checked by	Approved by
–	02/2025	FIRST SUBMISSION	LKF	LKF	LKF
–	06/2025	SECOND SUBMISSION	LKF	LKF	LKF

PROJECT TITLE: PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN

DRAWING TITLE

DRAWING NO. 4261/GBP/001 REV NO. –

SCALE AS SHOWN

PROJECT REF. A4261

CAD REF. 4261-GBP-001.dwg

B.D. REF.

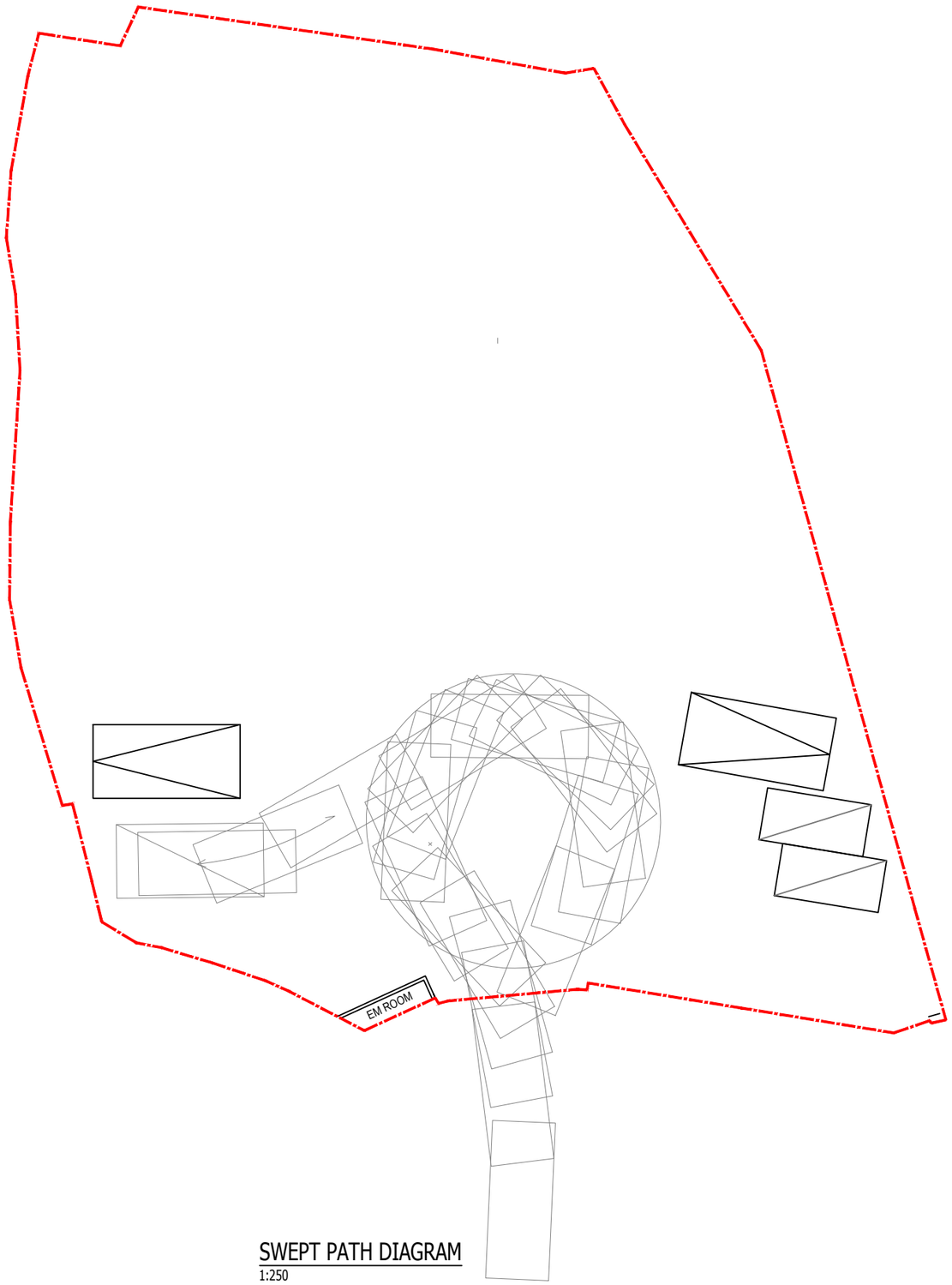
FSD REF.

OFFICE USE:

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

Appendix VI

Swept Path Analysis



SWEPT PATH DIAGRAM
1:250

Client

Architect Structural & Geotechnical Engineer

Rev.	Date	Description	Drawn by	Checked by	Approved by
–	02/2025	FIRST SUBMISSION	LKF	LKF	LKF

PROJECT TITLE PROPOSED TEMPORARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 5 YEARS, SAN HING TSUEN, LAM TEI, TUEN MUN

DRAWING TITLE
SWEPT PATH ANALYSIS

DRAWING NO. 4261/GBP/001 REV NO. –

SCALE AS SHOWN

PROJECT REF. A4261

CAD REF. 4261-GBP-001.dwg

B.D. REF.

FSD REF.

OFFICE USE:

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

Appendix VII

Accepted Drainage Proposal

Section 16 Planning Application for

Proposed Temporary Shops & Services

For a Period of 5 Years at Lot Nos. 515 & 516

In D.D. 130 and Adjoining Government Land

In San Hing Tsuen, Lam Tai, Tuen Mun

Supplementary Report for the Proposed Stormwater Drainage System for

The Application Site (Lot 515 & 516 & Adjoining Government Land)

(Updated Version No. 2)

October 2024

Prepared By: _____

Ir. Chiu Tai Shing

RPE & RGE (RP0406700)

TABLE OF CONTENTS

1. Introduction

1.1 Background & Briefing

Our application for the proposed temporary waiver for the use of Shop & Services has been submitted to the Town Planning Department for a period of 5 years at Lot 515 & 516 in DD130 and adjoining Government Land.

Submission of this Drainage Report is to further substantiate and make clarification on our previous drainage assessment report submitted on 15th August 2023 and DSD's letter of comment on 13 September 2023.

We have received DSD's letter with comments on 31st Mar 2023 Sept. 2023 in response to our submission on 31st January 2023 (Refer to Appendix B).

Further to DSD's letter as mentioned above, we have made re-submission of the drainage report on 15 August 2023 and subsequently received comments from DSD's letter dated 13 Sept. 2023 in response to our submission as mentioned above (Refer to Appendix F as attached).

It is noted that DSD's Stormwater Drainage Manual was revised in January 2018 and further supplemented by Corrigendum_No.1_2024_Stormwater_Drainage_Manual, and it is the base that we have revised our design calculations to suit. As advised, Table 3.1a – HKO Headquarter is adopted for our design calculation as shown in the Appendix C, D, E.

For clarification, the statement in previous submission "The runoff of 1 in 200 years return period rainstorm is calculated using rational method according to the TGN30 and latest Stormwater Drainage Manual, 2018" shall be clarified as follows:

a) TGN30 – Technical Guidance Notes is only applicable to "Slope Drainage" in extreme weather conditions which may not be applicable to our case.

b) Our application is only for short-term waivers; it may not be suitable for the return period of 200 years.

c) Clause 4.3.3 of the DD Manual was replaced by Corrigendum_No.1_2024, please refer to the Table 3a – Storm Constants of HKO Headquarters as attached in the Appendix B.

2. Stormwater Drainage Proposal for the Application Site

2.1 The Stormwater Design for our application lot can be separated into two main sources catchments such as

A. Catchment Area “A” marked in yellow color with catchment area estimated to be approximately 17,646m2 located at Northwest side of Ng Lau Road and San Hing Road which is reckoned as upstream stormwater flowing into the manholes named as “SCH1009267” and via SWD 600mm drainage pipe crossed under the Ng Lau Road and directly flowing into the “CP1” located within the Application site at the North-East side. The above stormwater flows from manhole “CP1” flowing further into “CP2” as the terminal Manhole at the east side of application lot and continue the water path toward the east side and flow directly into the Nullah as shown in the sketch in Appendix E.

B. Surface stormwater within the Application site including part of the adjoining government land would be collected by the surface U-channel (300mm) flowing gravitationally from south to north and then to the terminal manhole at “CP2”. The estimated catchment area is around 1700m2. Similarly, the stormwater would combine with the Upstream water from “Catchment A” and continue the water path toward the east side and flow directly into the Nullah as shown in sketch in Appendix E.

The proposed application site is generally a flat land with hard paved with either gravel or concrete. The proposed existing drainage system can accommodate the stormwater from the application site and the upstream water from Catchment Area “A” and discharge the water to the nearby Nullah which has experienced extreme storm conditions without flooding of the past 30 years or more.

3. Design of Peripheral Surface Drains within the Application Lot

3.1 Consideration of the Surface Drains Design Parameters

a) Assuming 1 in 50 years design period for basic design calculations, however the calculations will be checked against the design period of 1:100 years.

b) Coefficient of surface runoff is assumed to be 0.9 for concrete or hard paving surface

c) The peak runoff design calculation is based on the "Rational Method" of which Qp = 0.278 C i A

3.2 Since the application site is relatively flat land, the surface runoff is comparatively simple and refers to Section 4 for design calculations. For catering for the slope of drains, it is therefore easy to adopt 300mm U-Channel all over the application site.

Table 3.1 - Surface U-Channel Drain Design

Item Description	Catchment Area "A"	Catchment Area L1 & L3	Catchment Area L2
Estimated Catchment Area (m2)	17646	1250	668
Run-off Coefficient (C)	0.6	0.9	0.9
Longest Flow Path (m)	160	101	57
Catchment Area High Point Level	14.9	9.1	7.8
Catchment Area Low Point Level	10	7.3	7.3
Difference in Level	4.9	1.8	0.5
Average Fall in m per 100m distance	3.063	1.78	0.88
Rate of Water Flow	3.1%	1.8%	0.9%
Length of U-channel / Drainpipe (m)	175	101	57
High Point Level of U-channel / Drainpipe (I.L.)	10	8.8	7.6
Low Point Level of U-channel / Drainpipe (I.L.)	5.9	7.0	7.0
Gradient of U-channel / Drainpipe	0.023	0.0178	0.009
Time of Concentration (Brandsby William's Equation) tc (min.)	6.96	6.39	4.42
Mean Rainfall intensity (mm/hr) (ref. 4.3.3 of SDM) i (mm/hr) (1 in 50yrs)	221.27	225.83	244.84
Mean Rainfall intensity (mm/hr) (ref. 4.3.3 of SDM) i (mm/hr) (1 in 100 yrs)	230.93	235.42	254.05
Peak Runoff (Qp = C x i x A / 3600 in l. /sec)			
Qp for return period 1 in 50yrs	650.76	70.57	40.89
Qp for return period 1 in 100 yrs	679.16	73.57	42.43
Velocity of water flow	5.075	2.083	1.953
Design of U-channel / Drainpipe (mm)	600	300	300
U-channel / Drainpipe Capacity (l./sec)	1435 >679.2	147.3 >73.6	138 >42.43
	O.K.	O.K.	O.K.

4. Assessment of the Proposed Drainage of the Application Site (Taking into consideration of the Upstream Stormwater running toward the Application Lot)

Assuming the stormwater collecting from the Catchment Area “A” running downstream through the application site discharge to the Nullah nearby is correct, the discharge pipe 1200mm to 600mm to 1200mm from terminal manhole to the Nullah would be within the tolerance of the discharge flow as shown in Appendix E – Design Calculation.

The drainage design calculation is reference to DSD’s Stormwater Drainage Manual – Table 12 (Colebrook-White formula)

In addition, there is a significant time lap for surface water collecting from Catchment Area “A” travelling to the application site, therefore surface runoff from the application site catchment area L1+ L2+L3 will not have cumulative effect of the downstream pipe drains. Nevertheless, the calculation is taken into account of the cumulative effect and therefore the reserve of the designed drainpipe capacity shall be considered more than adequate.

5. Assessment of the Proposed Existing Outward Flow Drainage Capacity Discharge from Terminal Manhole to the Existing Nullah

In a conservative approach and simplified way, the maximum runoff flow from upstream Catchment “A” plus the maximum runoff flow from the application site and the cumulative maximum runoff flow is 0.762 litre/sec. In comparison with the maximum capacity of the 600mm is 0.936 liter/sec which is greater than 0.762 liter/sec. It is therefore considered to be satisfactory.

The discharge path started from “CP2” to “SMH4” to “SMH3” with 1200mm and continue the path from “SMH3” to “SMH1” with 600mm drainpipe and further to the Nullah outfall with 1200mm drainpipe.

With 1200mm diameter of the drainpipe on either side of the 600mm drainpipe, the flow capacity can be boosted up to 3.742 litre/sec. against the required capacity of 0.762 litre/sec. It is therefore considered a greater buffer for extreme weather conditions.

Refer to Table 5.1 for Summary of Drains Pipe Design Calculation.

Table 5.1 - U/G Drainage Design CP1 to CP2(Terminal Manhole) to SMH4 to Nullah

Item Description	CP1 to CP2	CPT3 to CP2	SMH3 to Nullah	SMH3 to Nullah
Catchment Area A (m2)	17646		17646	17646
Catchment Area L2 (m2)	668		668	668
Catchment Area L1 & L3 (m2)		1250	1250	1250
High Point I.L. of Drainpipe	5.85	6.5	5.56	5.56
Low Point I.L. of Drainpipe	5.56	6.3	4.78	4.78
Level Difference of Drainpipe	0.29	0.2	0.78	0.78
Drainpipe size	600	300	1200	600
Length of Drainpipe (m)	17	3	75	75
Gradient of Drainpipe	0.017	0.067	0.01	0.01
Peak Runoff (Qp = C x i x A / 3600 in l. /sec)				
Qp for return period 1 in 50yrs (l./sec)	650.8	40.89	650.8	650.8
Qp for return period 1 in 100 yrs (l./sec)	679.2	42.43	679.2	679.2
Catchment Area L2 for 1 in 100yrs Qp (l./sec)	40.89		40.89	40.89
Catchment Area L1 & L3 (1in 100 yrs)		73.57	73.57	73.57
Combined Qp (1 in 100 yrs) (l./sec)	720.1	116	793.66	793.66
Velocity of the Drainpipe Flow	4.296	5.726	3.309	3.309
Max. Capacity of Drainpipe 600mm (l./sec)	935.5 >676.4	404.8 >115.7	935.5 >794	3741.9 >794
Check the adequacy of Drainpipe	O.K.	O.K.	O.K.	O.K.

6. Response to Comments from DSD's Letter dated 31st March 2023

Specific Comments

i. Our comment had yet to be addressed. Regarding the proposed 225mm u-channel, the outlet I.L. of the u-channel at proposed catchpit "CP1" is same as its inlet I.L. at proposed catchpit "CP2". Please review.

Ans. Please refer to Section 3 of this report that a completed peripheral U-channel surface channel to collect the application site stormwater to either CP1 or CP2. The invert levels of CP1 & CP2 have been checked and CP1 Invert levels at +6.16 and CP2 at +5.56m PD.

ii. Our comment has yet to be addressed. Normally, peripheral drainage channels should be provided around the site to intercept the surface runoff. Please clarify the location of "Start Point 1" as shown in the drawing. Also, the calculation of drainage proposal is missing.

Ans. Please also refer to Section 3 of this report that a completed peripheral U-channel surface channel to collect the application site stormwater to either CP1 or CP2.

iii. The proposed stormwater terminal manhole is missing.

Ans. Please be clarified that CP2 is designated Terminal Manholes

General Comments

a. All drainage facilities to be completed under the proposed development whether within private lots shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. Please ensure that the applicants and the successive owners of the proposed development will be duly bound by such obligations and all other conditions related to drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.

Ans. Noted. The applicants and the successive owners of the proposed development will be duly bound by such obligations.

b. The applicants should obtain prior consent and agreement from the Lands Department and/or the relevant lot owners for drainage work to be undertaken outside the lot boundary including necessary statutory procedure and excavation permit prior to commencement of works.

Ans. Noted. The applicants acknowledged the obligation.

c. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

Ans. Noted. The applicants acknowledged the obligation.

d. All proposed drainage connection works should be carried out by the applicant in accordance with DSD Standard Drawings at the applicant's cost. The applicant is reminded to submit the HBP1 application form together with a cheque to DSD for a technical audit of the completed connection works. The applicant is required to submit the declaration form (form no. : HBP1_CC) before the inspection and to provide certified as-built drainage plans to DSD for record.

Ans. Noted. Action to Follow DSD's requirements.

e. It is the applicant's responsibility to identify/locate the existing government drains to which drainage connections from his site are to be proposed. The applicant should verify the existence of any public drains and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The applicant should also verify that the existing public drains, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site.

Ans. Noted. Action to Follow DSD's requirements.

f. The applicant shall monitor the internal conditions of the existing public drains running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of his/her works to our satisfaction. The applicant shall make the necessary arrangement/agreement with this Department for the scope of CCTV surveys (or other agreed alternatives). Nevertheless, such CCTV surveys (or other agreed alternatives) serve no intention to relieve the project proponent's liabilities on other drains that are not included in these surveys. The applicant should exercise extreme care when working in the vicinity of the public drainage facilities in order not to disturb, interfere with or cause damage to them. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the developer and to our satisfaction.

Ans. Noted. Action to Follow DSD's requirements.

g. The applicant is required to liaise with relevant utility undertakers to obtain the latest records, plans & alignments of their utilities in order to ensure the feasibility of the proposed drainage works. The applicant is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities shown in such utility records if considered necessary.

Ans. Acknowledge and Follow action as required.

h. Under the Water Pollution Control Ordinance (Cap. 358), discharge of wastewater into stormwater drains is not permitted. The applicant shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestice use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fitments, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewage network, the applicant shall

ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network.

Ans. Acknowledge and Follow action as required.

6a. Response to DSD's comments From DSD's Letter dated 13th September 2023

General Comments

(i) the proposed drainage works will not cause any adverse drainage or

environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream

drainage systems have adequate capacity and are in good condition to receive the flows

collected from his lot and all upstream catchments.

Ans. (i) With the above Drainage Design Analysis, it is confirmed that the Proposed Drainage works will not cause any adverse drainage or environmental impacts in the vicinity;

(ii) With the above Drainage Design Analysis, it is ensured that the proposed drainage works and the downstream drainage systems have adequate capacity and are in good condition to receive the flows collected from the application lot and all upstream catchments.

Ans. Acknowledge & Action to Follow as required.

Specific Comments

(i) Section 3.1

a. Hydraulic calculation to check whether the existing drains in which the captioned site

would be connected to, are capable of taking the discharge from the site is missing.

b. Design calculation of proposed 300mm pipe between CPT3 and manhole "CP2" is

missing.

(ii) CCTV survey report

a. The details and alignment of existing drains between manhole "CPI" to nullah are

missing in the report.

Ans. Please refer to Section 5 of this report.

b. The length between manhole "CP2" and nullah as shown in the report is shorter than

that as shown in Lands Department's base map. Please check.

Ans. Please refer to Section 5 of this report.

(iii) Appendix C

a. The gradient of proposed U-channel as shown in Figure 1 are inconsistent with

that as shown in the table. Please revise.

Ans. The design calculation has been revised and checked.

b. Design calculation of proposed 300mm pipe between CPT3 and manhole "CP2" is missing.

Ans. Included in Section 4 of this report.

(iv) The existing drainage system to which the proposed damage connection is to be made

is not maintained by his department, consent from the concerned parties/owners should

be obtained for the proposed connections to their drainage system.

Ans. Acknowledged and will take necessary precautions as required

(v) The applicants should obtain· prior consent and agreement from the Lands Department and/or the relevant lot owners for damaged works to be undertaken outside the lot

boundary including necessary statutory procedure and excavation permit prior to commencement of work; and

Ans. Acknowledged and will take necessary precautions and action as required

(vi) All drainage facilities to be completed under the proposed development whether within

private lots or Government Lands shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. Please ensure that the applicants and the successive owners of the proposed development would be duly bound by such obligations and all other conditions related to drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.

Ans. Acknowledged and will take necessary precautions and action as required.

7. CCTV Survey Record on the Downstream Discharge Pipe / Channel

Ching Kee Drainage Service Company was employed to carry out the CCTV Survey on the existing downstream pipeline from the terminal manhole at the application site to existing nullah on the east side of the application site. The CCTV Survey was carried out on 8 Nov. 2024.

It has been verified that the existing downstream pipeline / channel from the terminal manhole at lot 516 to the nullah outfall is in good running condition. Please refer to the CCTV Report attached in Appendix G.

8. Conclusion & Recommendation

8.1 In review of the detailed checking of the Proposed Drainage System, it is confirmed and assured that the Proposed Drainage Works will not cause any adverse drainage or environmental impacts in the vicinity which has been taken into account of the Upstream surface water runoff from Catchment “A” at the west side of the application lot distanced approximately 200m away. In addition, it has been checked the proposed drainage works and the downstream drainage systems have adequate capacity and are in good condition to receive the lows collected from the application lot and all upstream catchments.

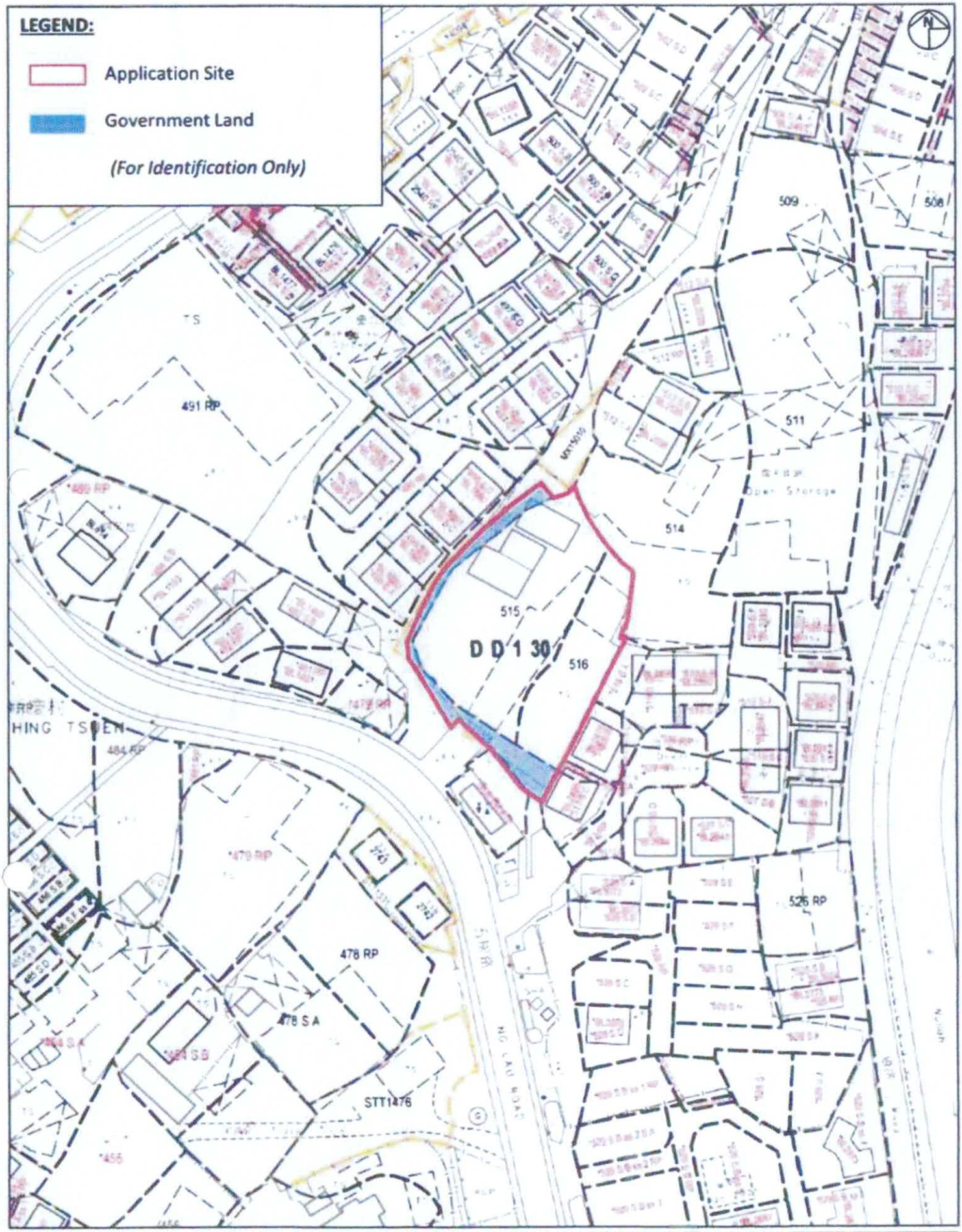
8.2 In the design calculations, the peak runoff is the cumulative maximum volume of the surface water runoff of each catchment zone. Since the surface runoff collected from Catchment “A” will require to travel approximately 200m from catchment “A” to “CP1” at the application site with the time of concentration of 7 minutes and therefore it will take more than 7 minutes to reach the application site at the peak runoff. The maximum runoff period will be lapped far behind the surface water collected from the application site. It is therefore the design calculation has sufficient spare capacity.

8.3 In addition to the above proposed drainage design, we confirm to clear the blockage of the downstream pipe to the Satisfaction of DSD with DSD permission.

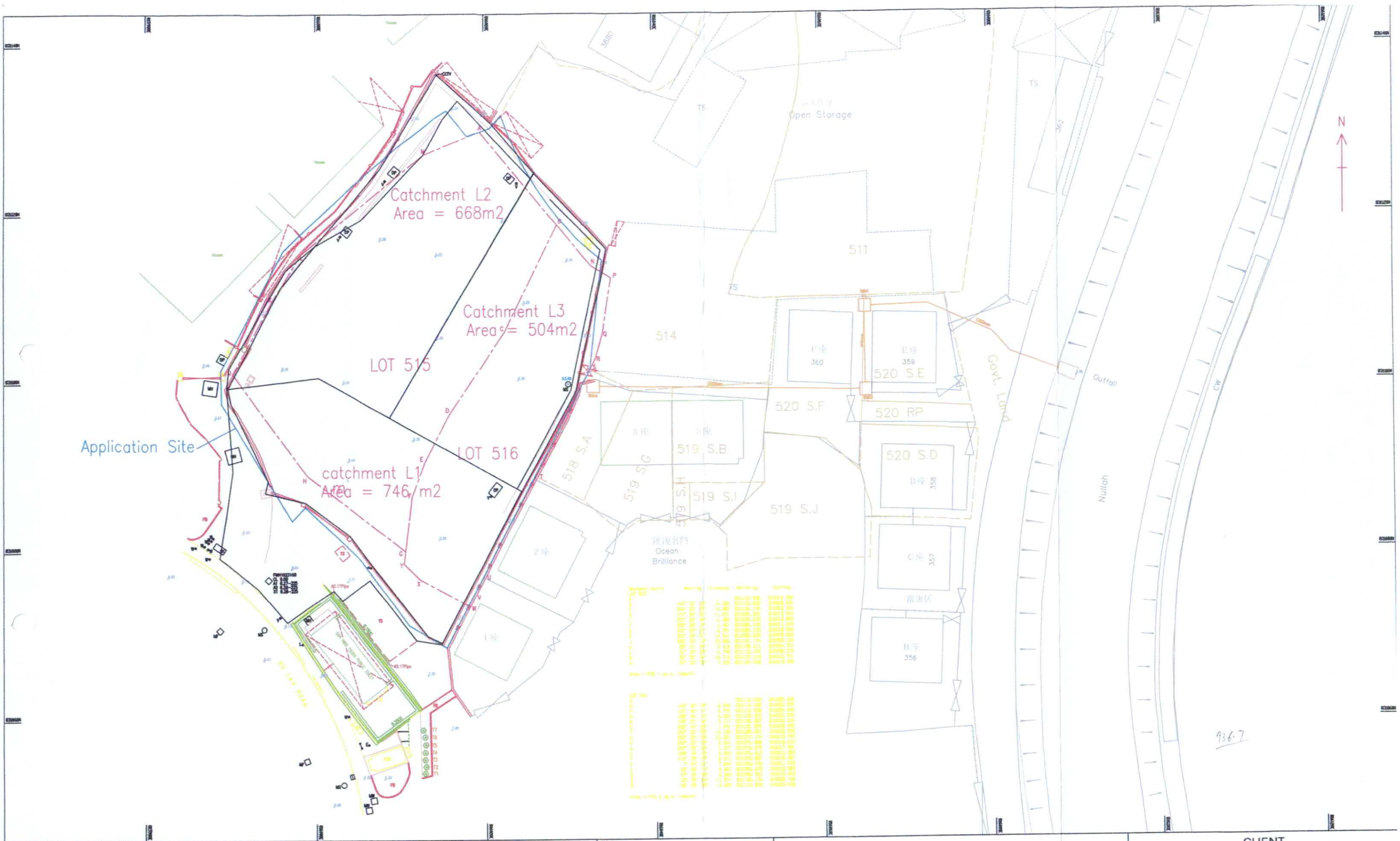
Appendix A – Application Site & Lot 515 /516 Boundary

A1.1 Lot Index Plan

A1.2 Survey Plan of Lot Boundary



Project: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 5 Years at Lot 515 and 516 (Part) in D.D. 130, and adjoining Government Land in San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	**Title:** Extract of Lot Index Plan (No.ags_S00000086932_0001) *Ref.: ADCL/PLG-10241-R002/F003*	**Figure:** 3 **Scale:** Not to Scale **Date:** May 2022	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司



LEGEND :-

CC COVERED CHANNEL	MH MANHOLE	CANOPY	POLE	BOUNDARY
CN CONCRETE	MS MANHOLE (STORM WATER)	ELECTRIC POLE	VALVE GAS	FENCE/RAILING
CO COLUMN	MT MANHOLE (TELEPHONE CO)	GATE	VALVE	HO HOARDING
CP CATCHPIT	MW MANHOLE (WATERWORKS)	GRATING	VALVE WATERWORKS	VERTICAL CUTTING / RETAINING WALL
DP DRAINPIT	PP PIPE LINE	LAMP POST	SIGN BOARD	EXISTING SLOPE
ESS ELECTRIC SUB-STATION	TS TEMPORARY STRUCTURE	SIGN POLE	TREE NO.	
ET ELECTRICAL TRANSFORMER	TV MANHOLE (CABLE TV)	TREE		
FB FLOWER BED	UC U CHANNEL			
IL INVERT LEVEL				
MF MANHOLE (FOUL WATER)				

NOTE :-

1. ALL SPOT LEVEL POSITIONS ARE INDICATED BY A CROSS.
2. THE BOUNDARY WAS DEFINED ACCORDING TO THE FIELD SURVEY, TOGETHER WITH THE INFORMATION OBTAINED FROM DISTRICT SURVEY OFFICE.

SCALE 1 : 200

10 8 6 4 2 0 10 20 30

HONG KONG 1980 GRID
PRINCIPAL DATUM HONG KONG
ALL UNITS ARE IN METRES

DATE OF SURVEY : SEPTEMBER 2024

CLIENT

LOT Nos. 515 & 516
IN D.D. 130
TOPOGRAPHICAL SURVEY

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

[redacted]

PLAN No.
TCHK5639/01

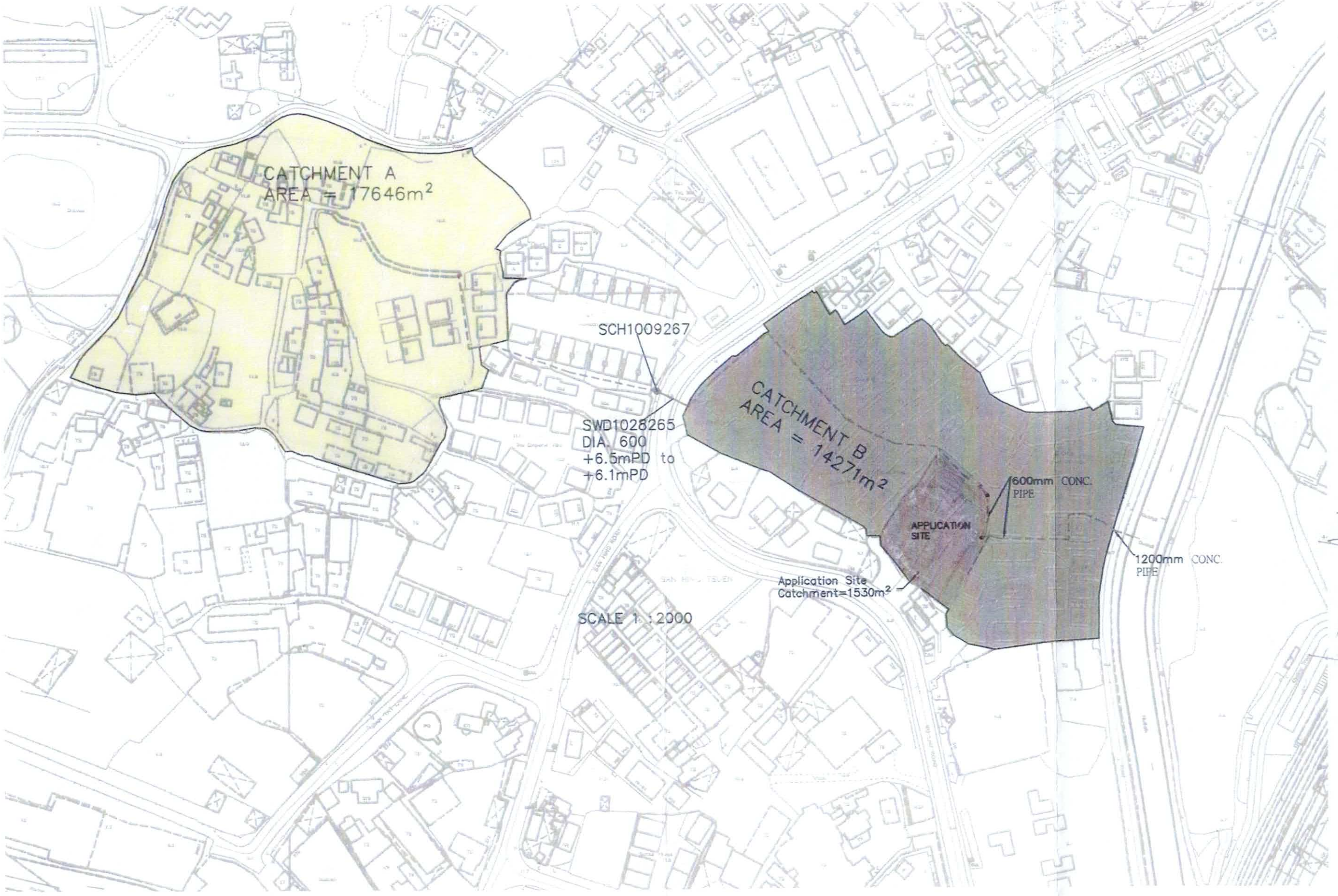
Appendix B – Stormwater Drains Design Parameters

B1.1 Catchment Area of Upstream

B1.2 Catchment Area of the Application Site

B1.3 Stormwater Drainage Manual (Jan. 2018)

B1.4 Corrigendum_No.1_2024_ Stormwater_Drainage_Manual


CATCHMENT A
AREA = 17646m²
SCH1009267
SWD1028265
DIA. 600
+6.5mPD to
+6.1mPD
CATCHMENT B
AREA = 14271m²
600mm CONC.
PIPE
APPLICATION
SITE
1200mm CONC.
PIPE
Application Site
Catchment=1530m²
SCALE 1 : 2000

STORMWATER DRAINAGE MANUAL

Update in the fifth edition highlighted in blue

Planning, Design and Management

Fifth Edition, January 2018

DRAINAGE SERVICES DEPARTMENT

Government of the Hong Kong
Special Administrative Region

4. RAINFALL ANALYSIS

4.1 GENERAL

Rainfall analysis is based on historic or synthetic rainstorms. Historic rainstorms are usually applied in flood investigation or model calibration and synthetic rainstorms are commonly used in the planning and design of drainage systems.

4.2 HISTORIC RAINSTORMS

4.2.1 Applications

Historic rainstorms are used in actual storm event simulations, which are carried out in conjunction mostly with the calibration/verification of hydrological/hydraulic models, and with flood-forecast and post-event flood evaluations.

4.2.2 Point Rainfall

There are 193 operational rain gauge stations in Hong Kong, as summarized in Table 1. The locations of automatic reporting rain gauge (i.e. telemetered) and other conventional rain gauges which include ordinary and autographic types are indicated in Figure 2a and Figure 2b respectively. Some of the gauging stations may contain both ordinary and autographic (monthly) gauges at the same location.

The density of rain gauges in Hong Kong, approximately 5.7km^2 per station, is higher than the World Meteorological Organization's minimum standards for urban areas of 10-20km^2 per station. Nevertheless, the variations of local rainfall are rather extreme both spatially and temporally, and additional rain gauges may still be needed for individual projects, either on long-term or short-term basis, for defining the areal rainfall.

4.2.3 Areal Rainfall

The areal rainfall of a sub-catchment or catchment should be derived from the records of a number of rain gauges based on an appropriate technique, such as the isohyetal method.

4.3 SYNTHETIC RAINSTORMS

4.3.1 Applications

For design purpose, synthetic rainstorms are recommended for adoption to simplify the planning, design and management of stormwater drainage systems. They are artificial design storms built upon statistics of the historic rainfall records. The commonly used

statistical distribution models include, but are not limited to, Log-normal, Pearson Type 3, Log-Pearson Type 3, Generalized Extreme Value (GEV), Generalized Pareto, Generalized Logistic and Gumbel.

4.3.2 Variation of Rainfall

The mean annual rainfall from 1981 to 2010 in Hong Kong is about 2400mm. However, there are some variations in extreme rainfall across the Territory. For instance, Tai Mo Shan acquired with the highest mean annual rainfall of more than 3000mm. For some areas such as in North District, a relatively lower annual rainfall is recorded. It is revealed that orographic effect is the major reason for the large spatial variation of rainfall in Hong Kong. Similar pattern of variation has also been observed on different rainstorm durations. It is therefore recommended to adopt different synthetic rainstorms to reflect rainfall characteristics at various rainfall zones. The rainfall statistics at HKO Headquarters* are recommended for application in the whole Territory except Tai Mo Shan area, West Lantau area and North District area. Different design rainfall profiles are established for Tai Mo Shan area, West Lantau area and North District area. Delineation of rainfall zones is presented in Figure 3 and digital files of the rainfall zones can also be downloaded at DSD webpage.

4.3.3 Intensity-Duration-Frequency (IDF) Relationship

The rainfall statistics at HKO Headquarters* are recommended for general application (except Tai Mo Shan area, West Lantau area and North District area) because of its long-term and good quality records. The recommended IDF Relationship is based on the GEV distribution model, which is the best-fit model for different rainstorm durations on average and also adopted by HKO, in the frequency analysis of the annual maximum rainfall recorded at HKO Headquarters*. The relationships are presented in Table 2a and Figure 4a for various durations not exceeding 4 hours.

For Tai Mo Shan, West Lantau and North District areas, it is recommended to adopt the annual maximum rainfall for various durations recorded by the local rain gauges within the 3 areas in the statistical analysis. The distribution models which fit the respective durations the best are applied and regional frequency analysis of extreme rainfall has also been employed to develop the IDF Relationships. These relationships are presented in Tables 2b, 2c and 2d and Figures 4b, 4c and 4d for various durations not exceeding 4 hours.

The IDF data can also be expressed by the following algebraic equation for easy application:

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

where i = extreme mean intensity in mm/hr,
t_d = duration in minutes ($t_d \leq 240$), and
a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

* See Notes 2 & 3 of Table 2a

For durations exceeding 4 hours, the rainfall depth instead of the mean intensity is normally used. The Depth-Duration-Frequency (DDF) Relationships for duration exceeding 4 hours are given in Tables 4a, 4b, 4c and 4d. The IDF data can be generated by dividing rainfall depth with duration.

4.3.4 Storm Duration

The design rainstorm duration should make reference to the time of concentration or time to peak water level of the catchment under consideration as appropriate. The time of concentration is defined as the time for a drop of water to flow from the remotest point in the catchment to its outlet. For computational modeling analysis, a longer storm duration may be required if the recess arm of the hydrograph is required.

4.3.5 Design Rainstorm Profile

The time distribution of the design rainstorm should be taken as:

(a) For the Rational Method of runoff estimation, a uniformly distributed rainfall with an intensity determined by the IDF relationship should be used.

(b) For other methods of runoff estimation and for storm durations equal to or shorter than 4 hours, a symmetrically distributed rainfall is recommended with the following formulation based on RO (1991):

$$F(t) = \begin{cases} \dfrac{a[b + 2(1-c)t]}{(2t+b)^{c+1}} & , \quad 0 \le t \le \dfrac{t_d}{2} \\ F(-t) & , \quad -\dfrac{t_d}{2} \le t \le 0 \end{cases}$$

where F(t) = rate of rainfall or instantaneous intensity in mm/hr at time t (in minutes)

t_d = rainstorm duration (in minutes) ($t_d \le 240$)

a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d, which are the same as those given for the algebraic equation of the IDF relationship

The recommended rainstorm profiles for various return periods are given in Figures 5a, 5b, 5c and 5d and tabulation of the relationships are shown in Tables 5a, 5b, 5c and 5d. The connection between the tabulated data in Tables 5a, 5b, 5c and 5d and the curves in Figures 5a, 5b, 5c and 5d is elaborated in Figure 6.

For storm durations longer than 4 hours, the rainstorm profile can be derived from the IDF or DDF relationship for the portions outside the middle 4 hours.

4.3.6 Areal Reduction Factor

The design rainstorm profile relates to point rainfall only. The areal rainfall of a catchment can be obtained by multiplying the point rainfall with an areal reduction factor (ARF). DSD (1990) gave the following ARF based on a Depth-Area-Duration (DAD) analysis on local rainstorms:

Catchment Area $A\ (km^2)$	ARF
≤ 25	1.00
> 25	$\frac{1.547}{(A+28)^{0.11}}$

4.3.7 Frequent Rainstorms

Sometimes, for the design of certain drainage components, rainfall with a frequency of more than once per year is used. The IDF data of such frequent rainstorms are given in Table 6**, according to Cheng & Kwok (1966).

** no recent research on frequent rainstorms has been carried out for updating

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	**Extreme Intensity x (mm/h) for various Return Periods T(year)**						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

Notes:

1. based on continuous rainfall recorded at GEO rain gauges N05 (31 years), N34 (15 years), N46 (15 years), N33 (15 years), N35 (15 years), N36 (15 years), N45 (15 years) and HKO rain gauges EPC (22 years), SSH (11 years), TKL (29 years), R24 (31 years), R29 (30 years), R30 (25 years), SEK (18 years) up to 2014
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

Table 3b – Storm Constants for Different Return Periods of Tai Mo Shan Area

Return Period T (years)	2	5	10	20	50	100	200
a	1743.9	2183.2	2251.3	2159.2	1740.1	1307.3	1005.0
b	22.12	27.12	27.46	25.79	19.78	12.85	7.01
c	0.694	0.682	0.661	0.633	0.570	0.501	0.434

Table 3c – Storm Constants for Different Return Periods of West Lantau Area

Return Period T (years)	2	5	10	20	50	100	200
a	2047.9	1994.1	1735.2	1445.6	1107.2	909.1	761.8
b	24.27	24.23	21.82	18.36	13.01	8.98	5.40
c	0.733	0.673	0.619	0.561	0.484	0.428	0.377

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

Stormwater Drainage Manual

CORRIGENDUM No. 1/2024 (26 March 2024)

(a) Section 4.3.3 Intensity-Duration-Frequency (IDF) Relationship

Replace the Section with the following:

The rainfall statistics at HKO Headquarters* are recommended for general application (except Tai Mo Shan area, West Lantau area and North District area) because of its long-term and good quality records. The recommended IDF Relationship is based on the GEV distribution model, which is the best-fit model for different rainstorm durations on average and also adopted by HKO, in the frequency analysis of the annual maximum rainfall recorded at HKO Headquarters*.

For Tai Mo Shan, West Lantau and North District areas, it is recommended to adopt the annual maximum rainfall for various durations recorded by the local rain gauges within the 3 areas in the statistical analysis. The distribution models which fit the respective durations the best are applied and regional frequency analysis of extreme rainfall has also been employed to develop the IDF Relationships.

Non-stationary extreme value analysis models accounting for climate change impacts on extreme rainfall[1] and consideration for stochastic nature of rainfall were taken into account when determining the IDF Relationships. These relationships are presented in Tables 2a, 2b, 2c and 2d and Figures 4a, 4b, 4c and 4d for various durations not exceeding 4 hours.

The IDF data can also be expressed by the following algebraic equation for easy application:

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

where i = extreme mean intensity in mm/hr,

t_d = duration in minutes ($t_d \leq 240$), and

a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

* See Notes 2 & 3 of Table 2a

[1]IPCC AR6 Projection Reference Period (1995- 2014) is adopted as the reference period

For durations exceeding 4 hours, the rainfall depth instead of the mean intensity is normally used. The Depth-Duration-Frequency (DDF) Relationships for duration exceeding 4 hours are given in Tables 4a, 4b, 4c and 4d. The IDF data can be generated by dividing rainfall depth with duration.

(b) Table 2a, Table 2d, Table 3a, Table 3d, Table 4a, Table 4d, Table 5a, Table 5d

Replace the listed tables below with the following pages:

Table 2a – Intensity-Duration-Frequency (IDF) Relationship of HKO Headquarters for durations not exceeding 240 minutes

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Table 3d – Storm Constants for Different Return Periods of North District Area

Table 4a – Depth-Duration-Frequency (DDF) Relationship of HKO Headquarters for durations of more than 4 hours

Table 4d – Depth-Duration-Frequency (DDF) Relationship of North District Area for durations of more than 4 hours

Table 5a – Design Rainstorm Profile Intensity-Duration-Frequency Relationships of HKO Headquarters

Table 5d – Design Rainstorm Profile Intensity-Duration-Frequency Relationships of North District Area

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

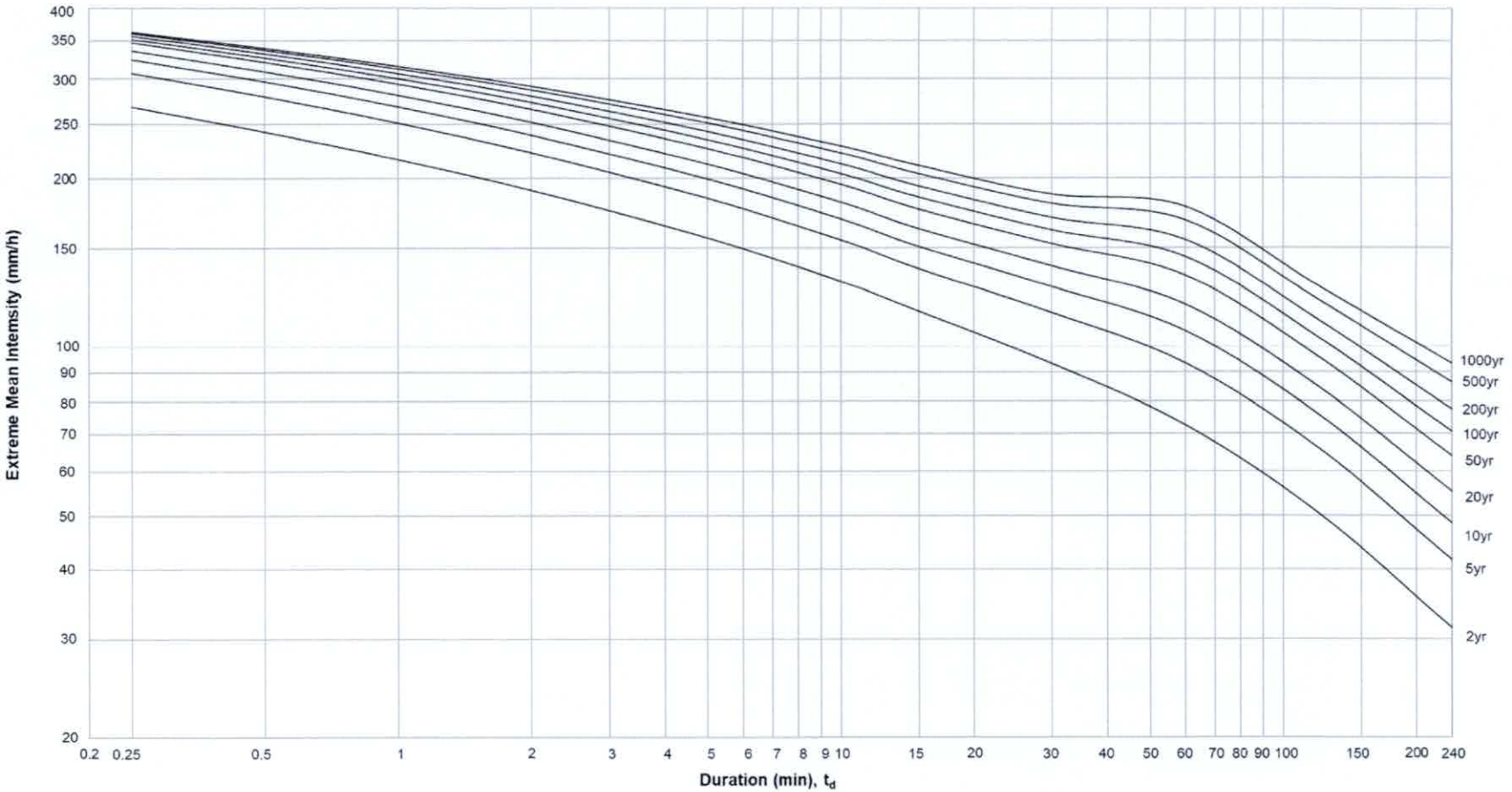


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters (for durations not exceeding 4 hours)

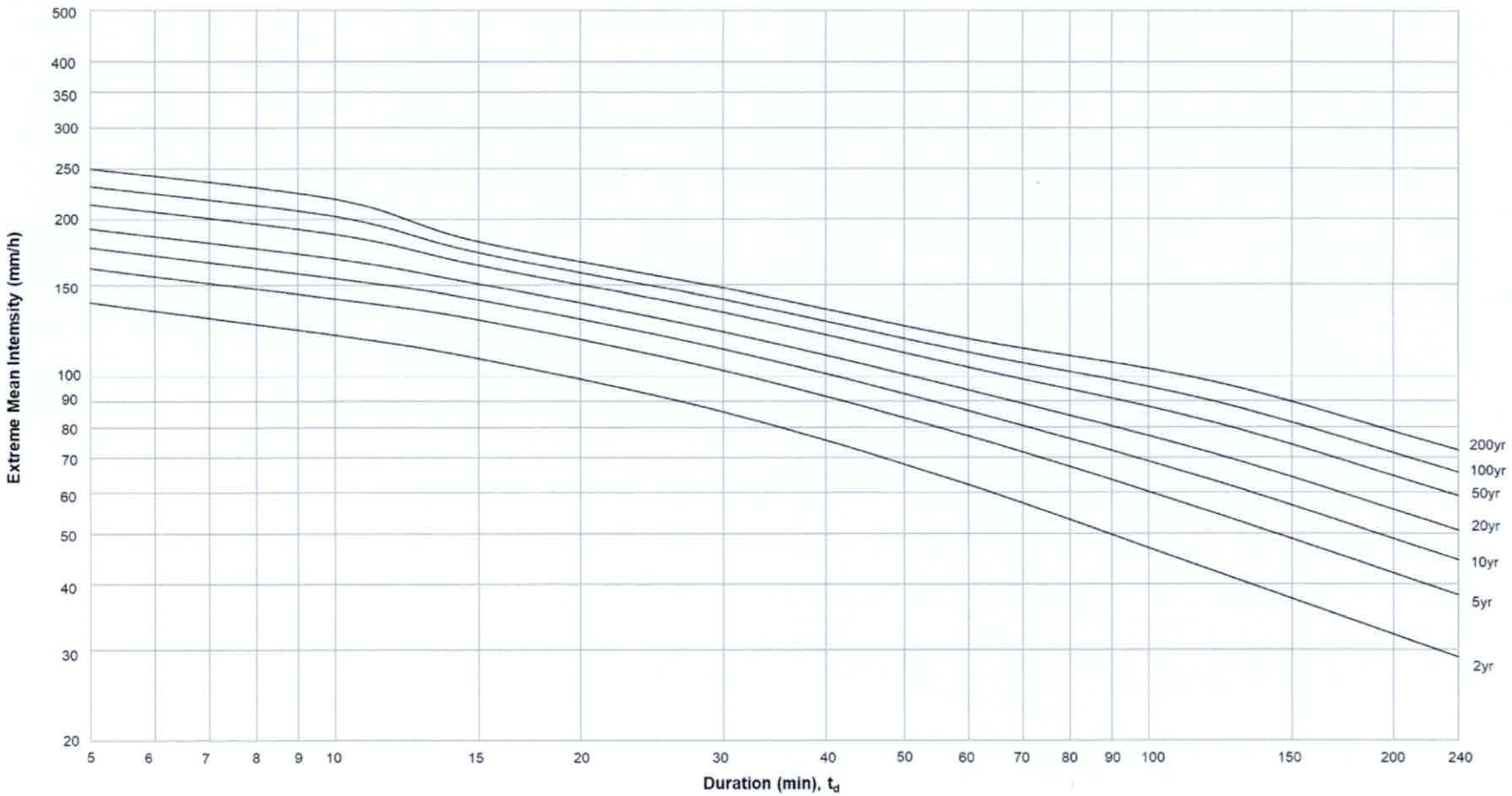


Figure 4d – Intensity-Duration-Frequency Curves of North District Area
(for durations not exceeding 4 hours)

Figure 5a – Synthetic Rainstorm Profiles of HKO Headquarters

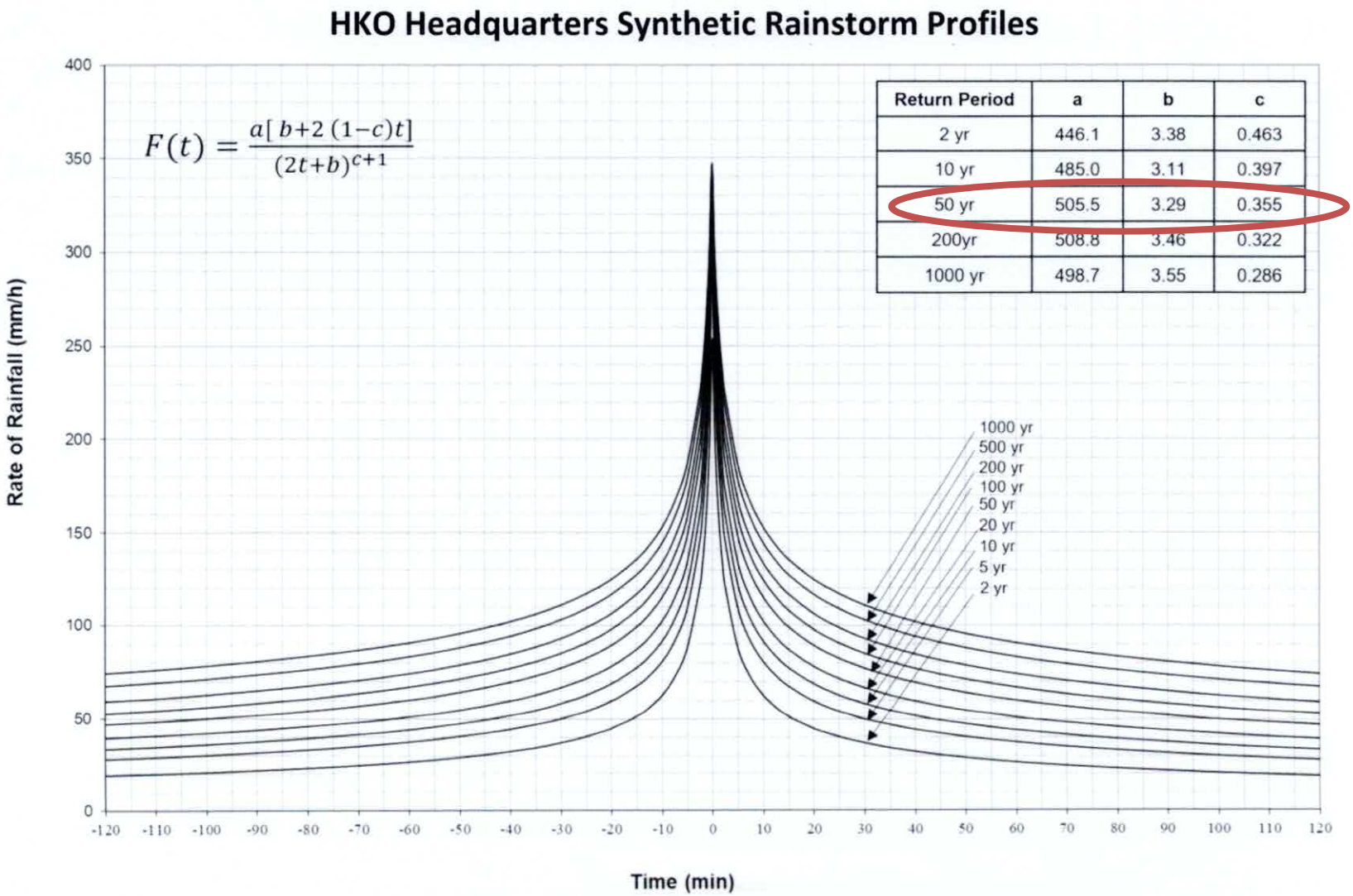
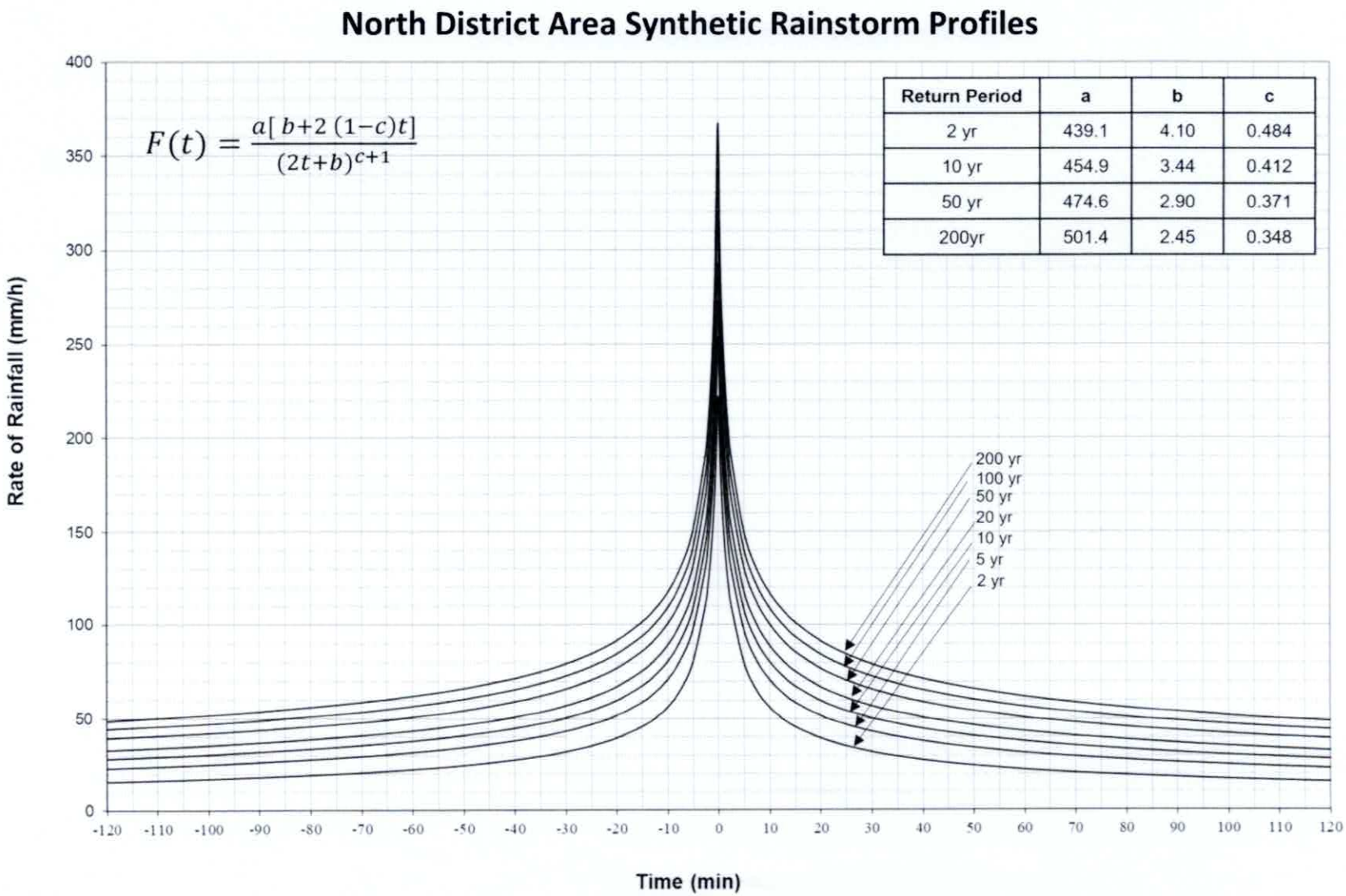


Figure 5d – Synthetic Rainstorm Profiles of North District Area



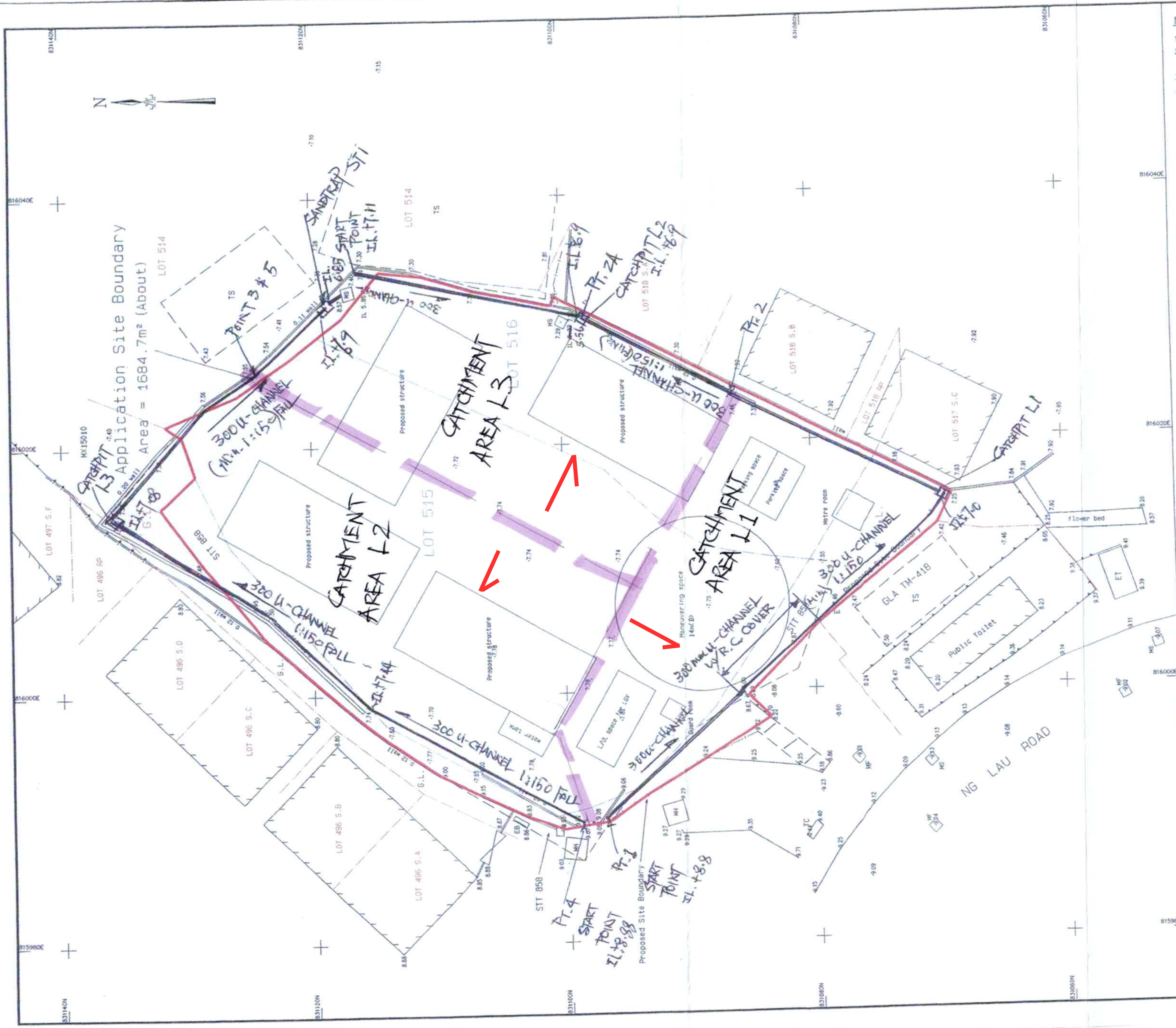
Appendix C – Design of the Surface Water Drains (Stormwater) of the Application Site

C1.1 Peripheral Drains Design of the Application Site

C1.2 Surface Water Design Calculation of the Application Site

C1.3 Design Chart of the Surface U-Channel

C1.4 Catchpit & Sandtrap Design Details



Notes:

1. Co-ordinates are in Hong Kong Metric Grid (1980).
2. All Levels are in metres above Hong Kong Principal Datum (HKPD).
3. Levels of kerb are referred to bottom of kerb.
4. Dimensions are in metres unless otherwise shown.

Abbreviation:

OS Open-side Structure
FP Footpath

Legends:

- 300mm UC — 300mm U-Channel
- Fence / Railing
- Vertical Cutting
- Lot Boundary
- Artificial Slope
- MF — Manhole Foul Water
- MS — Manhole Storm Water
- MH — Manhole (Unclassified)
- Gate
- T — Telephone Pole
- Building
- 11.84 — Spot Level
- 11.80 — Invert Level
- 12.88 — Top Level

Drawing Title:
TOPOGRAPHIC SURVEY AT
LOTS 515 & 516 IN D.D.130
SAN HING TSUEN, LAM TEI, TUEN MUN

Scale: 1 : 200 (A2)

Date of Survey : November, 2022

Drawing No.: CF0676/TM/TOPO-01

Rocky Fung Surveying Company

P.O.Box 406, Fanling Post Office, Fanling, N.T.
Tel: 9126 6612 Fax: 2646 3803

Job	Lot 515 & Lot 516 - Surface Water Draian Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Catchment Area L1			

Design of Open U-Channel

	Design Input	Input Data
A:	Catchment area, A (m2)= FOR Point 1 to Point 2	746
h1:	Highest Level in the catchment area (mPD)=	9.1
h2:	Lowest Level in the catchment area (mPD)=	7.1
H:	Level Diff. (h1 - h2) =	2
L:	Distance from h1 to h2 =	62.3
F:	Average Fall (m per 100m)=	3.210

C:	C Coeff. =	0.9
n:	Friction Coeff. For Concrete	0.013
	Friction Coeff. For Cast Iron Pipe	0.015
	Rainfall Design Period (Year)	50
G:	Gradient of the Drain Pipe (Length=)	62.3
	Gradient of the Drain Pipe (Fall)	0.016

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	3.21		
R	Rate of Water Flow	3.2%		
	(△H)^0.2	1.26		
	(Area)^0.1	1.94		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	3.68	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	253.69	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	262.67	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x i x A / 3600 in Litre/sec) (1 in 50 yrs)	47.313	2839	(litre/min.)
	Max. Runoff (m3/sec)	0.047		
	Max. Runoff (1 in 100 yrs)	48.988	2939	(litre/min.)

Use 300mm U-channel

Checked by	Date	Drawing No.	File Ref.	Page No.
Joseph Chiu				

FOR CATCHMENT AREA 1.1

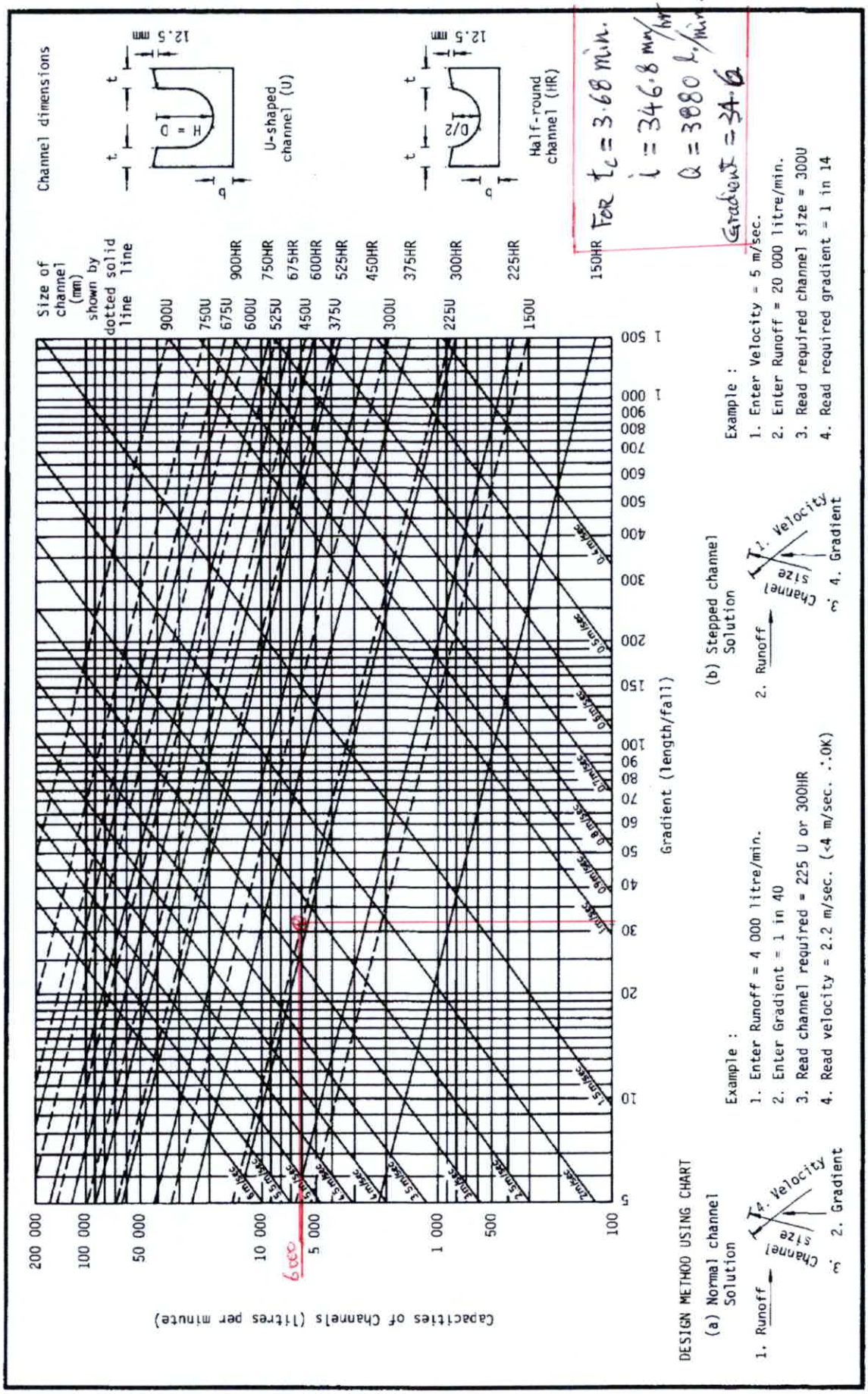


Figure 8.7 - Chart for the Rapid Design of Channels

Job	Lot 515 & Lot 516 - Surface Water Drain Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Catchment Area L1 & L3 From Point 1 to Point 3			

Design of Open U-Channel

	Design Input	Input Data	
A:	Catchment area, A (m2)= FOR Point 1 to Point 3	1250	
h1:	Highest Level in the catchment area (mPD)=	9.1	
h2:	Lowest Level in the catchment area (mPD)=	7.3	
H:	Level Diff. (h1 - h2) =	1.8	
L:	Distance from h1 to h2 =	101.1	
F:	Average Fall (m per 100m)=	1.780	

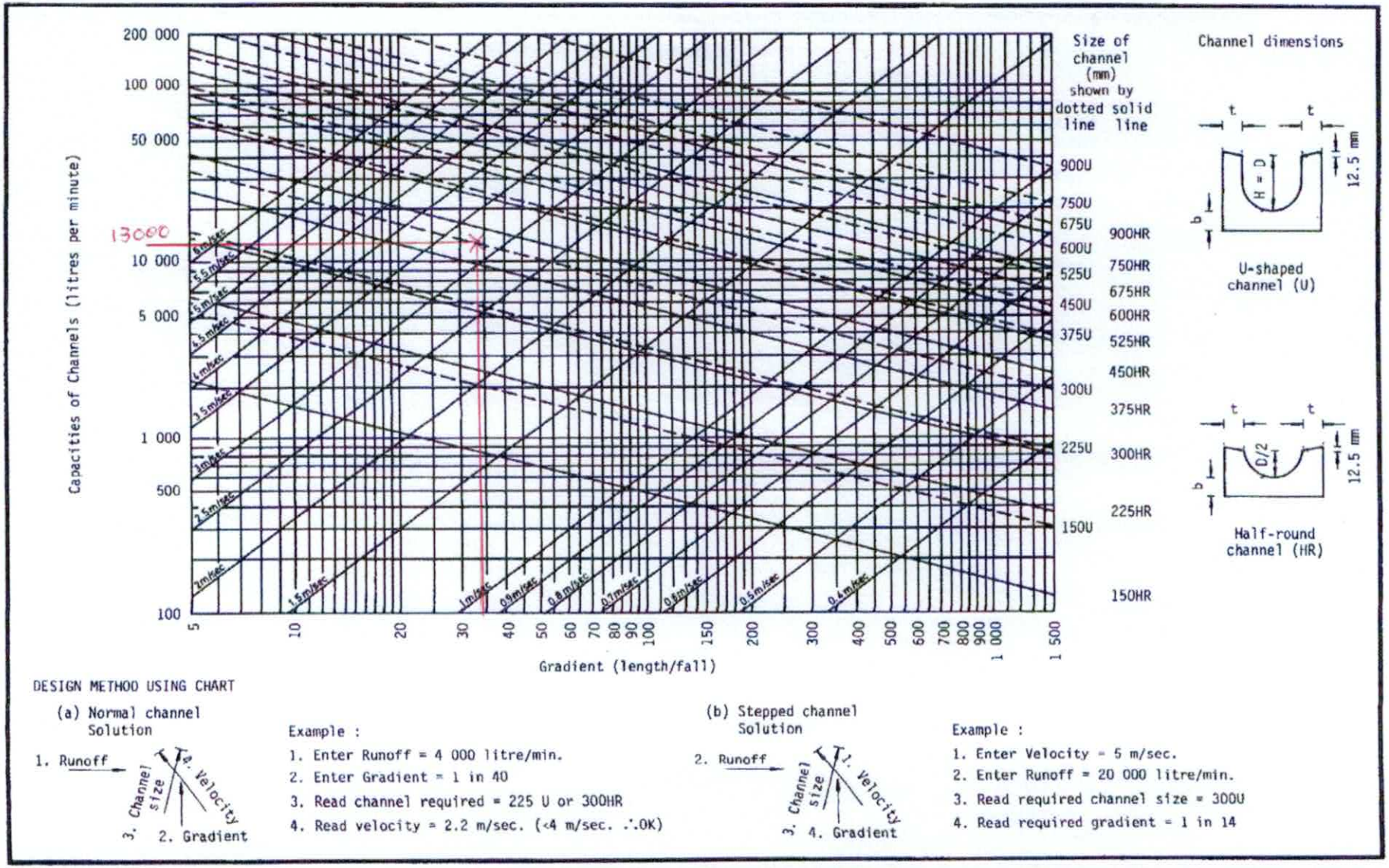
C:	C Coeff. =	0.9	
n:	Friction Coeff. For Concrete	0.013	
	Friction Coeff. For Cast Iron Pipe	0.015	
	Rainfall Design Period (Year)	50	
G:	Gradient of the Drain Pipe (Length=)	101.1	
	Gradient of the Drain Pipe (Fall)	0.010	

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	1.78		
R	Rate of Water Flow	1.8%		
	(△H)^0.2	1.12		
	(Area)^0.1	2.04		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	6.39	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	225.83	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	235.42	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x i x A / 3600 in Litre/sec) (1 in 50 yrs)	70.57	4234	(litre/min.)
	Max. Runoff (m3/sec)	0.07		
	Max. Runoff (1 in 100 yrs)	73.57	4414	(litre/min.)

	Colebrook-White Equation (for partial full pipes)	0.07		item1	0.4826
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))			item2	0.00001
	where vc=0.000001 and ks = 0.000015			item3	0.0000
	Velocity of the Drain Pipe Flow ()	2.083			
	Drain Pipe Flow Capacity = V*A (m3/sec)	0.1473	>	0.07	ok
	Use Surface U-Channel 300mm	0.3			

Checked by	Date	Drawing No.	File Ref.	Page No.

FOR CATCHMENT AREA L1 + L3



DESIGN METHOD USING CHART

(a) Normal channel
Solution

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

Example :

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

(b) Stepped channel
Solution

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

Example :

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

Figure 8.7 - Chart for the Rapid Design of Channels

Job	Lot 515 & Lot 516 - Surface Water Draian Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Catchment Area L2			
	From Point 4 to Point 5			

Design of Open U-Channel

	Design Input	Input Data
A:	Catchment area, A (m2)= FOR Point 4 to Point 5	668
h1:	Highest Level in the catchment area (mPD)=	7.8
h2:	Lowest Level in the catchment area (mPD)=	7.3
H:	Level Diff. (h1 - h2) =	0.5
L:	Distance from h1 to h2 =	57
F:	Average Fall (m per 100m)=	0.877

C:	C Coeff. =	0.9
n:	Friction Coeff. For Concrete	0.013
	Friction Coeff. For Cast Iron Pipe	0.015
	Rainfall Design Period (Year)	50
G:	Gradient of the Drain Pipe (Length=)	57
	Gradient of the Drain Pipe (Fall)	0.009

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	0.88		
R	Rate of Water Flow	0.9%		
	(ΔH)^0.2	0.97		
	(Area)^0.1	1.92		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	4.42	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	244.84	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	254.05	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x i x A / 3600 in Litre/sec) (1 in 50 yrs)	40.89	2453	(litre/min.)
	Max. Runoff (m3/sec)	0.04		
	Max. Runoff (1 in 100 yrs)	42.43	2546	(litre/min.)

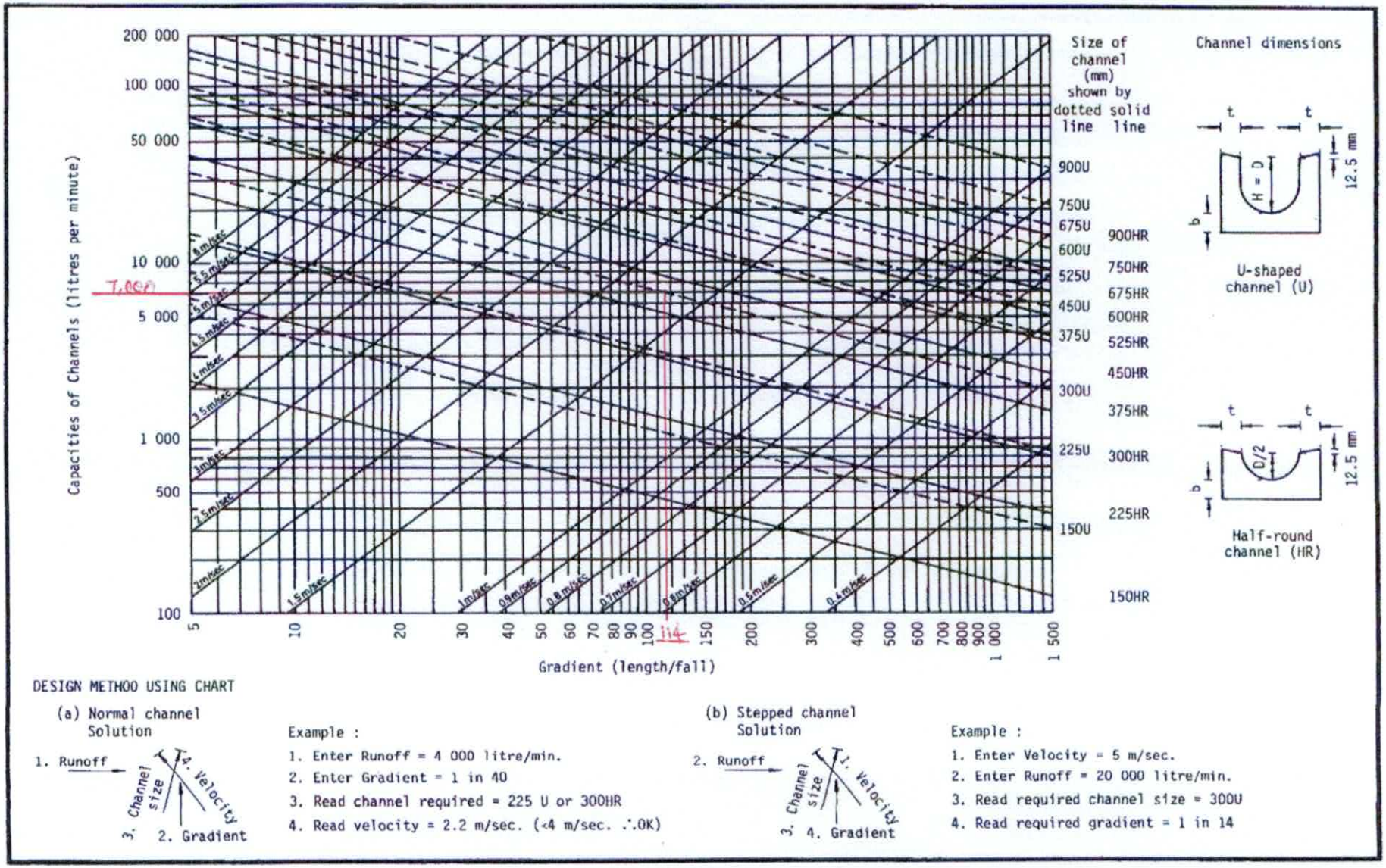
Use Surface U-Channel 300mm

Design Capacity of the Drain Pipe

	Colebrook-White Equation (for partial full pipes)	0.041		item1	0.4545
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))			item2	0.00001
	where vc=0.000001 and ks = 0.000015			item3	0.0000
	Velocity of the Drain Pipe Flow ()	1.953			
	Drain Pipe Flow Capacity = V*A (m3/sec)	0.1381	>	0.041	ok
	Use Drain Pipe - 300mm dia.	0.300			

Checked by Joseph Chiu	Date	Drawing No.	File Ref.	Page No.

FOR CATCHMENT AREA 12



DESIGN METHOD USING CHART

(a) Normal channel Solution

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

Example :

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

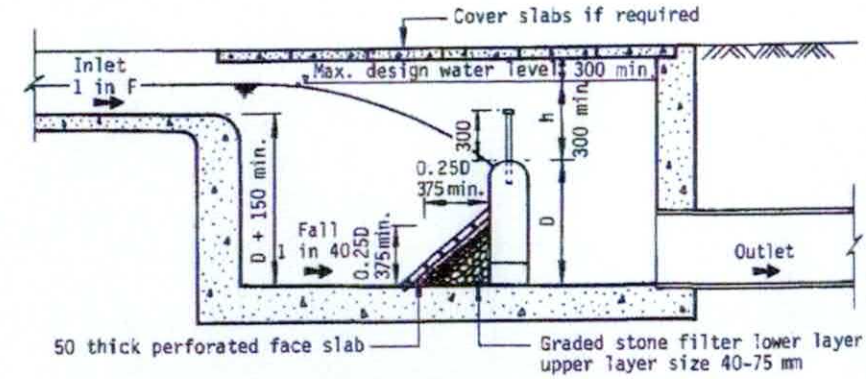
(b) Stepped channel Solution

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

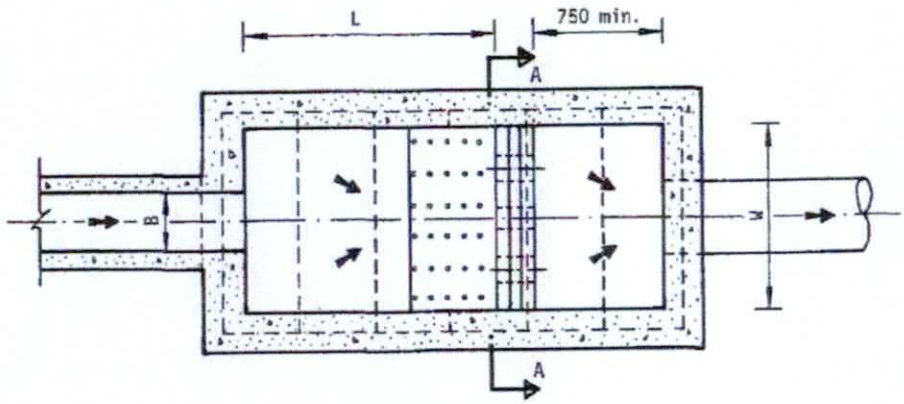
Example :

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

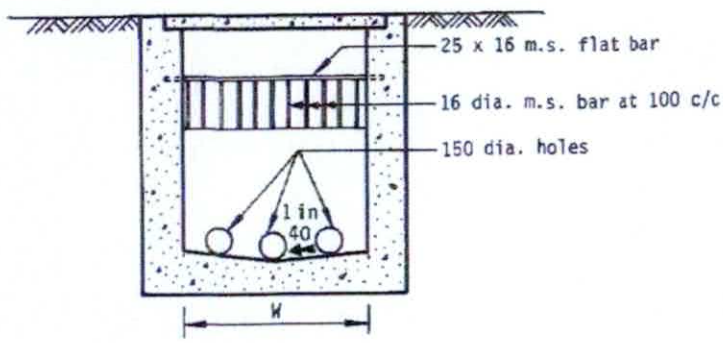
Figure 8.7 - Chart for the Rapid Design of Channels



SECTIONAL ELEVATION



SECTIONAL PLAN



SECTION A-A

Note :

(1) All dimensions in millimetres.
(2) Normally for drains of 900 mm dia. and below. For bigger drains and steep terrain, sand trap should be specially designed.
(3) Size
Depth : $D \neq 750$
Width : $W \geq 3B$
Length : $L = 4.8D^{0.67} h^{0.5} F^{-0.5} \geq 4B$
(4) Graded stone filter shall be crusher run granite aggregate.
(5) Capacity DWL to be according to size and nature of catchment, providing detention time not less than 5 minutes for max. design flow of inlet.

Figure 8.4 - Typical Sand Trap Arrangement

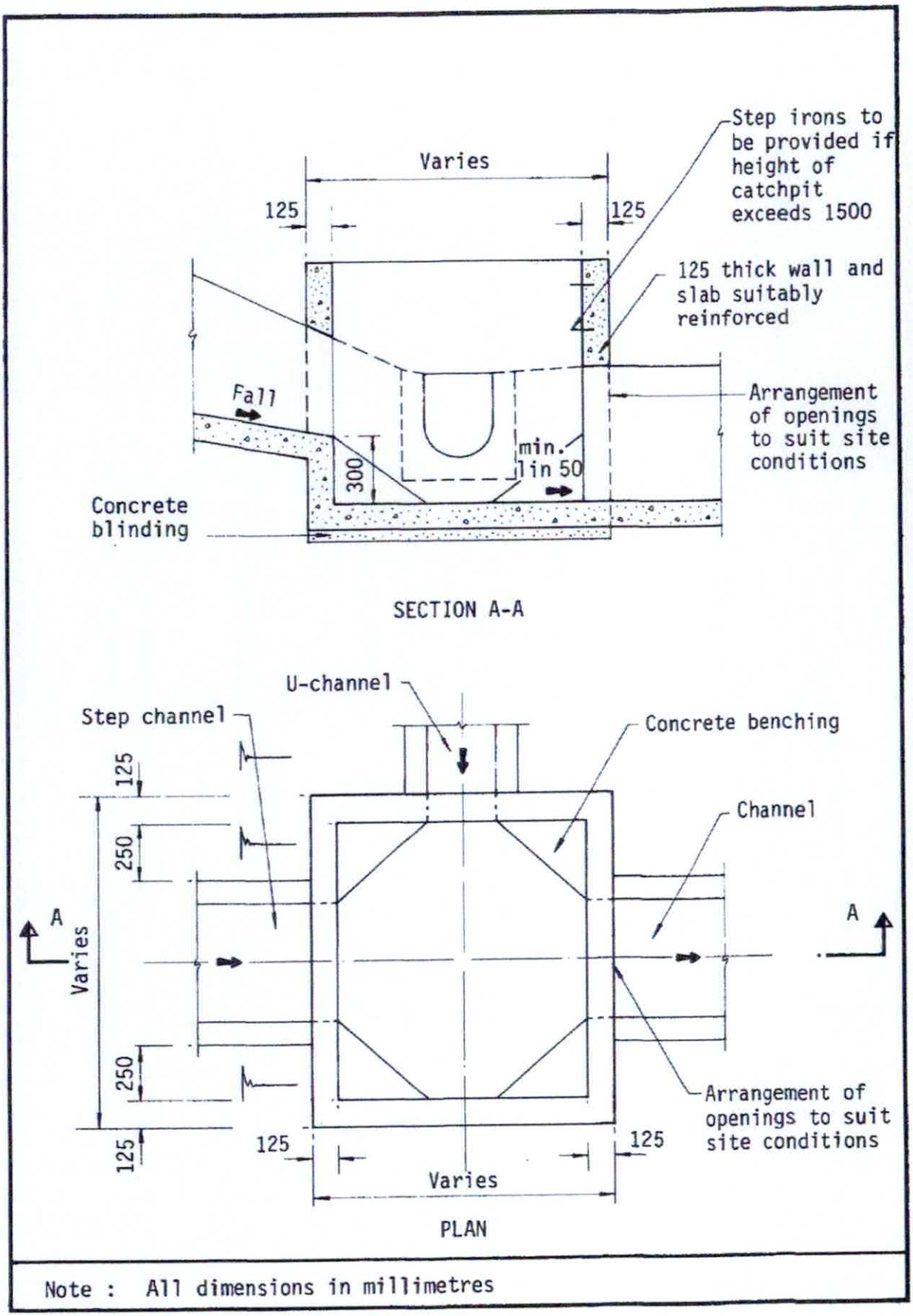


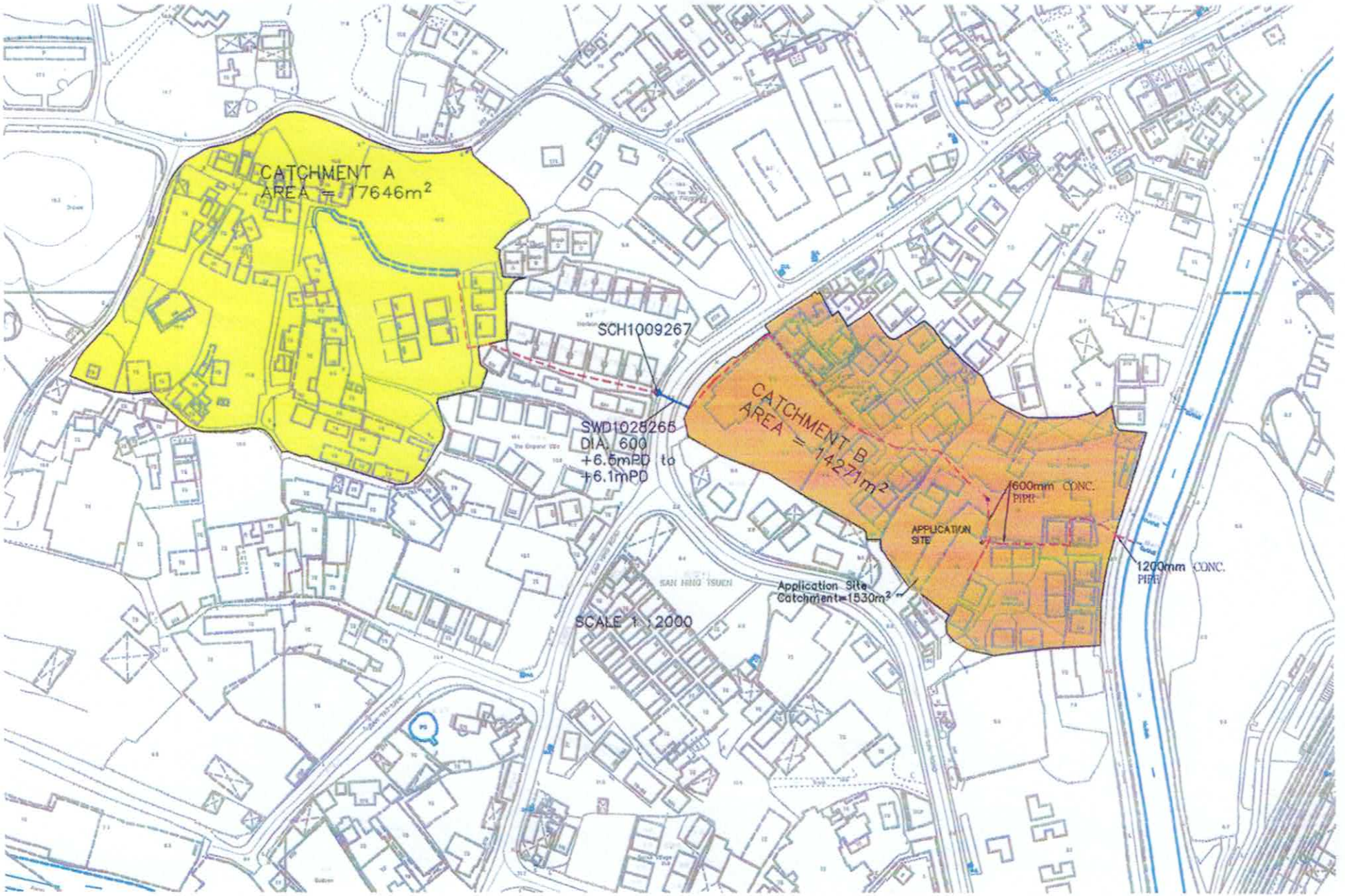
Figure 8.10 - Typical Details of Catchpits

Appendix D - Design consideration of the Upstream Catchment

D1.1 Topographic Plan of Catchment Area “A”

D1.2 Estimated Runoff Pathway from Catchment Area “A”

D1.3 Design Calculation of Surface Runoff – Maximum Flow


CATCHMENT A
AREA = 17646m²
SCH1009267
SWD1025265
DIA. 600
+6.5mPD to
+6.1mPD
CATCHMENT B
AREA = 14271m²
600mm CONC. PIPE
APPLICATION SITE
1200mm CONC. PIPE
Application Site
Catchment=1530m²
SAN HING TSUEN
SCALE 1 : 2000

Job	Lot 515 & Lot 516 - Stormwater Drainage System Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Catchment Area A Collecting Upstream Surface Water approximatly 200m Off Site Boundary			

Design of Open U-Channel & U/G Drainpipe

	Design Input	Input Data	
A:	Catchment area, A (m2)= FOR Point 4 to Point 5	17646	
h1:	Highest Level in the catchment area (mPD)=	14.9	
h2:	Lowest Level in the catchment area (mPD)=	10	
H:	Level Diff. (h1 - h2) =	4.9	
L:	Distance from h1 to h2 =	160	
F:	Average Fall (m per 100m)=	3.063	

C:	C Coeff. =	0.6	
n:	Friction Coeff. For Concrete	0.013	
	Friction Coeff. For Cast Iron Pipe	0.015	
	Rainfall Design Period (Year)	50	
G:	Gradient of the Drain Pipe (Length=)	175	
	Gradient of the Drain Pipe (Fall)	0.023	

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	3.06		
R	Rate of Water Flow	3.1%		
	(ΔH)^0.2	1.25		
	(Area)^0.1	2.66		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	6.96	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	221.27	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	230.93	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x I x A / 3600 in Litre/sec) (1 in 50 yrs)	650.76	39046	(litre/min.)
	Max. Runoff (m3/sec)	0.65		
	Max. Runoff (1 in 100 yrs)	679.16	40750	(litre/min.)
		0.68		

Design Capacity of the Drain Pipe

	Colebrook-White Equation (for partial full pipes)	0.65		item1	1.0503
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))			item2	0.00001
	where vc=0.000001 and ks = 0.000015			item3	0.0000
	Velocity of the Drain Pipe Flow ()	5.075			
	Drain Pipe Flow Capacity = V*A (m3/sec)	1.4350	>	0.68	ok
	Use Drain Pipe - 600mm dia.	0.600			

Checked by Joseph Chiu	Date	Drawing No.	File Ref.	Page No.

Appendix E – Analysis of the Underground Drains Pipe Capacity of the Proposed Outward Flow Discharge to the Existing Nullah

E1.1 Proposed Outward Flow Path from Terminal Manhole “CP2” to Existing Nullah

E1.2 Design Calculation of the Proposed Existing Outward Pipe Discharge to the Existing Nullah

E1.3 Photos of the Existing Outward Pipe Flow Conditions

CCTV SURVEY PLAN

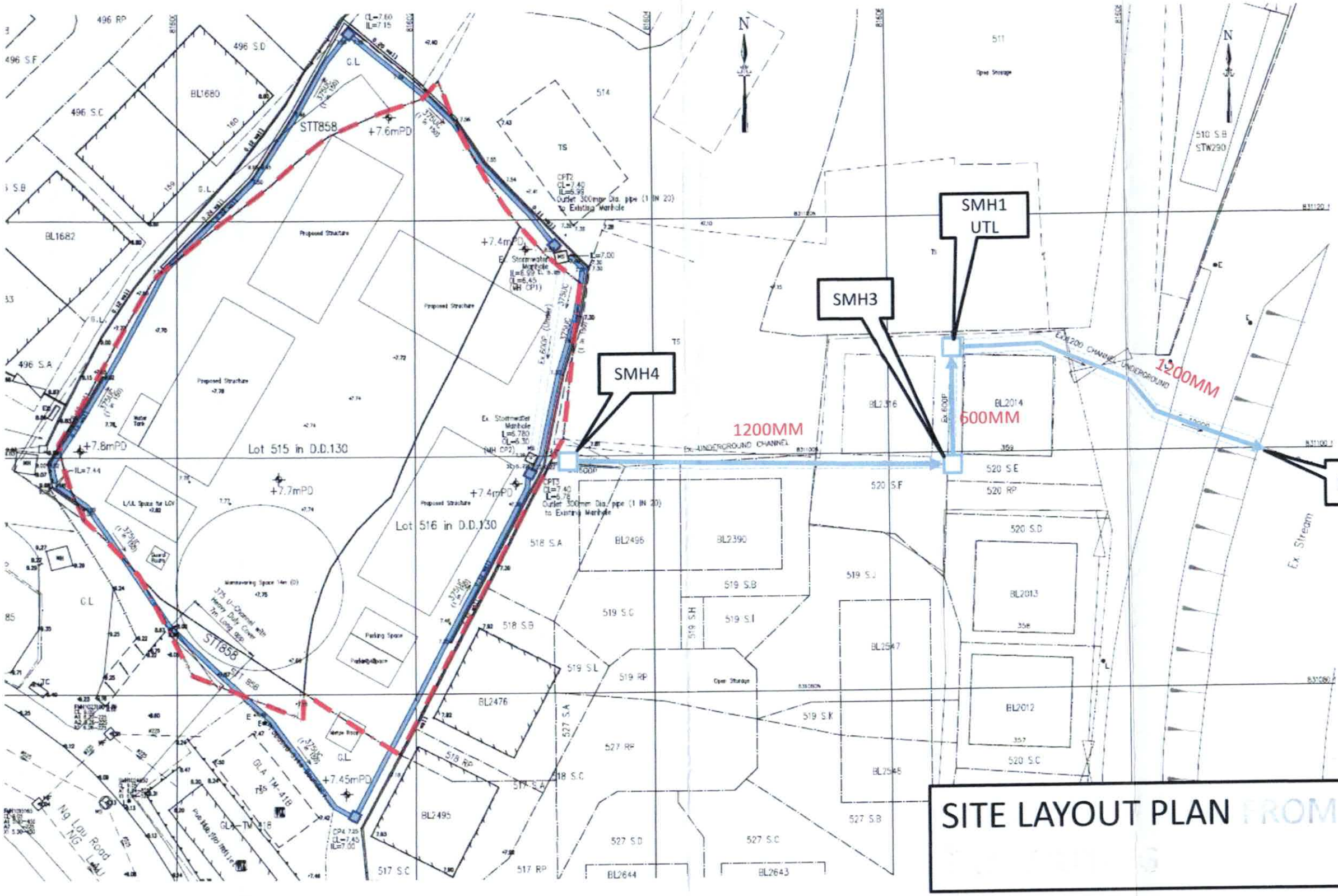
JOB NO : OCT23020

LOCATION : LOT NOS. 515, 516 IN D.D. 130

REPORT DATE : 27-OCT-2023

	STORM MANHOLE
	FOUL MANHOLE
	STORM DRAINAGE
	FOUL DRAINAGE
- - - - - -	NON-SURVEYED
UTR =	UNABLE TO RAISE
UTL =	UNABLE TO LOCATE
UTS =	UNABLE TO SURVEY
UTA =	UNABLE TO ACCESS

NOT TO SCALE DRAWING



SITE LAYOUT PLAN FROM CLIENT

Job	Lot 515 & Lot 516 - Stormwater Drainage System Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Design Capacity of 600mm Drain Pipe from CP1 to CP2 Manhole Collecting Upstream Surface Water Catchment Area A & L2 of Application Site			

Design of Open U-Channel

	Design Input	Input Data	
A:	Catchment area, A (m2)= FOR Point 4 to Point 5	17646	
h1:	Highest Level in the catchment area (mPD)=	14.9	
h2:	Lowest Level in the catchment area (mPD)=	10	
H:	Level Diff. (h1 - h2) =	4.9	
L:	Distance from h1 to h2 =	160	
F:	Average Fall (m per 100m)=	3.063	

C:	C Coeff. =	0.6	
n:	Friction Coeff. For Concrete	0.013	
	Friction Coeff. For Cast Iron Pipe	0.015	
	Rainfall Design Period (Year)	50	
G:	Gradient of the Drain Pipe (Length=)	17	
	Gradient of the Drain Pipe (Fall)	0.017	

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	3.06		
R	Rate of Water Flow	3.1%		
	(ΔH)^0.2	1.25		
	(Area)^0.1	2.66		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	6.96	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	221.27	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	230.93	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x i x A / 3600 in Litre/sec) (1 in 50 yrs)	650.76	39046	(litre/min.)
	Max. Runoff (m3/sec)	0.65		
	Max. Runoff (1 in 100 yrs) Catchment Area A	679.16	40750	(litre/min.)
		0.68		
	Max. Runoff (1 in 50 yrs) Catchment L2	37.90		
	Combined Max. Runoff (I in 50 yrs)	688.7	0.69	(litre/sec.)

Design Capacity of the Drain Pipe

	Colebrook-White Equation (for partial full pipes)	0.69	item1	0.8963
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))		item2	0.00001
	where vc=0.000001 and ks = 0.000015		item3	0.0000
	Velocity of the Drain Pipe Flow ()	4.296		
	Drain Pipe Flow Capacity = V*A (m3/sec)	1.2147	> 0.69	ok
	Use Drain Pipe - 600mm dia.	0.600		

Checked by Joseph Chiu	Date	Drawing No.	File Ref.	Page No.

Job	Lot 515 & Lot 516 - Stormwater Drainage System Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Design Capacity of 300mm Drain Pipe from CPT3 to Terminal Manhole			
	Collecting Surface Water Catchment Area L1 & L3 of Application Site to Terminal Manhole			

Design of Open U-Channel

	Design Input	Input Data	
A:	Catchment area, A (m2)= FOR Point 4 to Point 5	668	
h1:	Highest Level in the catchment area (mPD)=	7.8	
h2:	Lowest Level in the catchment area (mPD)=	7.3	
H:	Level Diff. (h1 - h2) =	0.5	
L:	Distance from h1 to h2 =	57	
F:	Average Fall (m per 100m)=	0.877	

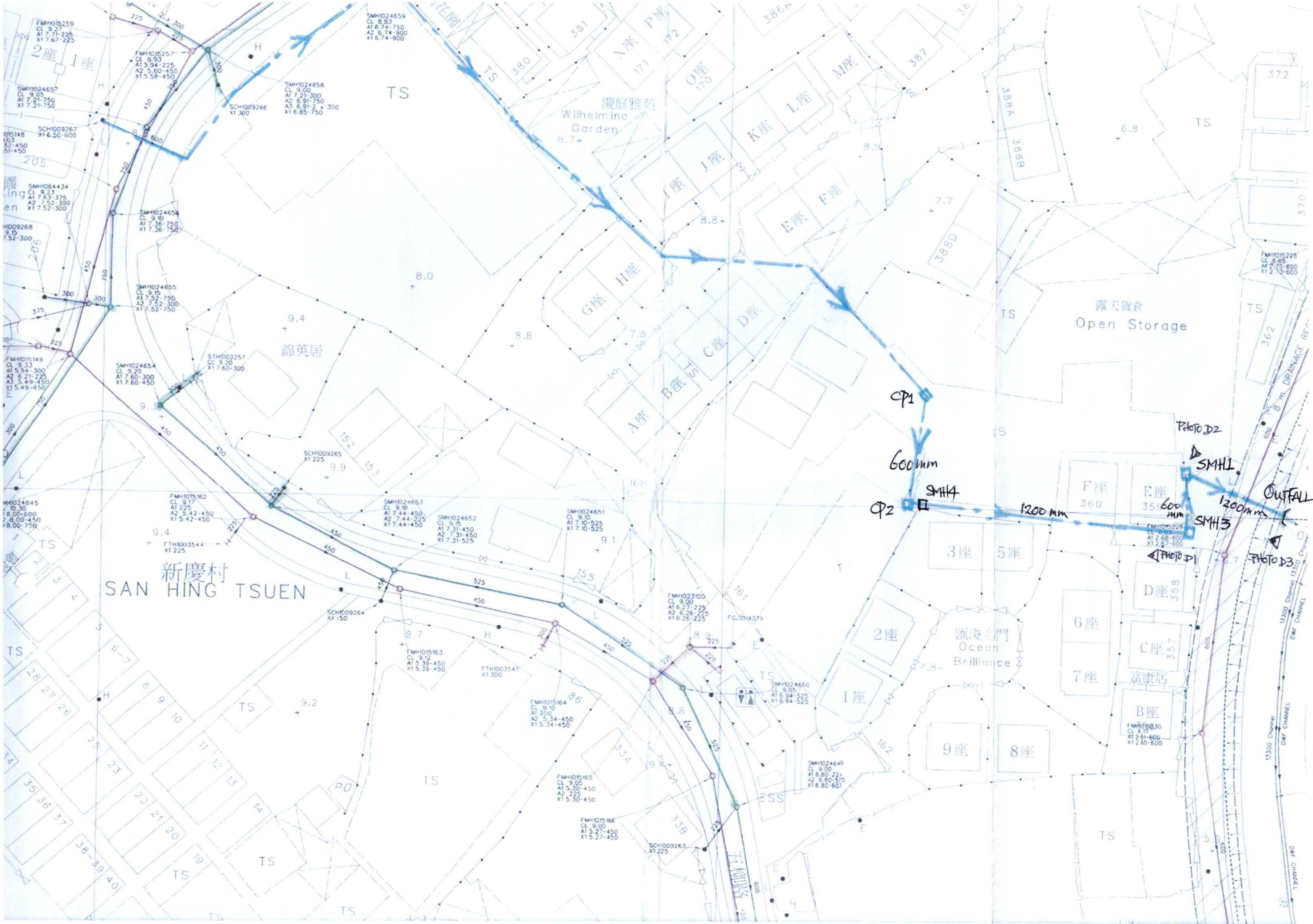
C:	C Coeff. =	0.9	
n:	Friction Coeff. For Concrete	0.013	
	Friction Coeff. For Cast Iron Pipe	0.015	
	Rainfall Design Period (Year)	50	
G:	Gradient of the Drain Pipe (Length=)	3	
	Gradient of the Drain Pipe (Fall)	0.067	

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	0.88		
R	Rate of Water Flow	0.9%		
	(ΔH)^0.2	0.97		
	(Area)^0.1	1.92		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	4.42	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	244.84	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	254.05	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x I x A / 3600 in Litre/sec) (1 in 50 yrs)	40.89	2453	(litre/min.)
	Max. Runoff (m3/sec)	0.04		
	Max. Runoff (1 in 100 yrs) Catchment Area A	42.43	2546	(litre/min.)
		0.04		
	Max. Runoff (1 in 50 yrs) Catchment L1 & L3	64.90		
	Combined Max. Runoff (I in 50 yrs)	105.8	0.11	(litre/sec.)

Design Capacity of the Drain Pipe

	Colebrook-White Equation (for partial full pipes)	0.11		item1	1.2528
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))			item2	0.00001
	where vc=0.000001 and ks = 0.000015			item3	0.0000
	Velocity of the Drain Pipe Flow ()	5.726			
	Drain Pipe Flow Capacity = V*A (m3/sec)	0.4048	>	0.11	ok
	Use Drain Pipe - 300mm dia.	0.300			

Checked by Joseph Chiu Date	Drawing No.		File Ref.	Page No.


SAN HING TSUEN
新慶村
Wilhelmina Garden
慶庭雅苑
Open Storage
露天貨倉
Ocean Brilliance
匯浚中心
錦英居
富康居
CP1
CP2
600mm
1200mm
SMH1
SMH3
SMH4
OUTFALL
PHOTO D1
PHOTO D2
PHOTO D3
8 m DRAINAGE RESERVE
1300 Channel
DWF CHANNEL

Job	Lot 515 & Lot 516 - Stormwater Drainage System Design	By	Joseph Chiu	Job No. 2024
		Date	2024-11-15	Sheet
Subject	Design Capacity of the Downstream 1200mm / 600mm Drain Pipe			
	Collecting Upstream Surface Water Catchment Area A & Application Site Area			

Design of U/G Drainpipe

	Design Input	Input Data	
A:	Catchment area, A (m2)= FOR Point 4 to Point 5	17646	
h1:	Highest Level in the catchment area (mPD)=	14.9	
h2:	Lowest Level in the catchment area (mPD)=	10	
H:	Level Diff. (h1 - h2) =	4.9	
L:	Distance from h1 to h2 =	160	
F:	Average Fall (m per 100m)=	3.063	

C:	C Coeff. =	0.6	
n:	Friction Coeff. For Concrete	0.013	
	Friction Coeff. For Cast Iron Pipe	0.015	
	Rainfall Design Period (Year)	50	
G:	Gradient of the Drain Pipe (Length=)	75	
	Gradient of the Drain Pipe (Fall)	0.010	

	Design Output	Output Data		
△H	Level Diff. of Water Flow in Catchmt Area	3.06		
R	Rate of Water Flow	3.1%		
	(ΔH)^0.2	1.25		
	(Area)^0.1	2.66		
tc	Time of Concentration(Brandsby William's Equation)			
	0.14465 x L / (H^0.2 x A^0.1)	6.96	min.	
i	Mean Rainfall Intensity (mm/hr) (ref. 4.3.3 of SDM)	221.27	(1 in 50 yrs)	
	i = a / (tc + b)^c where constant a, b, c from Table 3c	230.93	(1 in 100 yrs)	
	For return period of 1 in 50 yrs; a=505.5,b= 3.29,c=0.355			
	For return period of 1 in 100 yrs; a=508.6,b= 3.38,c=0.338			
Q	Max. Runoff (= C x I x A / 3600 in Litre/sec) (1 in 50 yrs)	650.76	39046	(litre/min.)
	Max. Runoff (m3/sec)	0.65		
	Max. Runoff (1 in 100 yrs) Catchment Area A	679.16	40750	(litre/min.)
		0.679		
	Max. Runoff (1 in 50 yrs) Catchment L1 & L3	70.57		
	Max. Runoff (1 in 50 yrs) Catchment L2	40.89		
	Combined Max. Runoff (I in 50 yrs)	762.2	0.762	(litre/sec.)

Design Capacity of the Drain Pipe

	Colebrook-White Equation (for partial full pipes)	0.762		item1	0.6998
	V = -sqrt(32 g R Sf) * log ((ks / 14.8 R + (1.255 vc / (R * sqrt(32 g R Sf))			item2	0.00001
	where vc=0.000001 and ks = 0.000015			item3	0.0000
	Velocity of the Drain Pipe Flow ()	3.309			
	Drain Pipe (600mm) Flow Capacity = V*A (m3/sec)	0.9355	>	0.762	ok
	Use Drain Pipe - 600mm dia.	0.600			
	For the Drainpipe of 1200mm dia.	1.2			
	Drain Pipe (1200mm)Flow Capacity = V*A (m3/sec)	3.7419	>	0.76	ok

Checked by	Joseph Chiu	Date	Drawing No.	File Ref.	Page No.

PHOTO D1

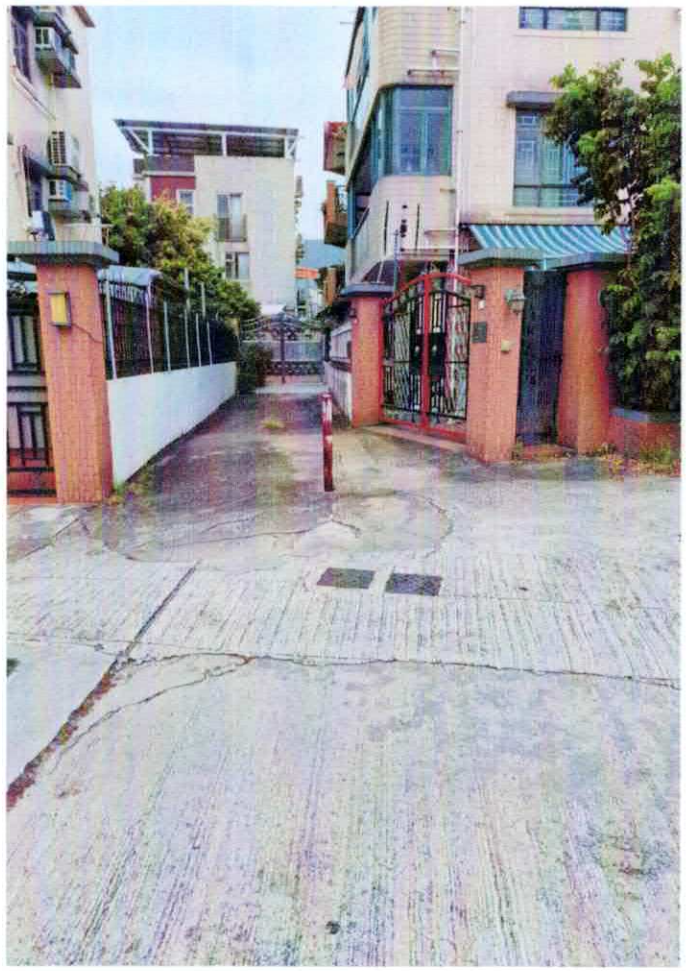


PHOTO D2

PHOTO D3

Appendix F – DSD's Letter of Comments

F1.1 DSD's Letter with Comments dated 31st March 2023

F1.2 DSD's Letter with Comments dated 13th September 2023

規 劃 署
屯門及元朗西規劃處
新界沙田上禾輋路 1 號
沙田政府合署 14 樓

By Post and Fax [redacted]

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYY/307
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

31 March 2023

[redacted]

Dear Sir/Madam,

Planning Application No. A/TM-LTYY/307
Compliance with Approval Condition (b)

I refer to your submission of 31 January 2023 for compliance with the captioned approval condition on the submission and implementation of drainage proposal.

Relevant department has been consulted. Your submission is considered:

☐ Acceptable. The captioned condition **has been complied** with.

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

☑ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix I**.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Danny NG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

cc.
CE/MN, DSD (Attn.: Ms. Alice FUNG)
Internal
CTP/TPB(2)
Site record

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact person: Ms. Alice FUNG, Tel: 2300 1630):

Specific Comments

i. Our comment had yet to be addressed. Regarding the proposed 225mm u-channel, the outlet I.L. of the u-channel at proposed catchpit "CP1" is same as its inlet I.L. at proposed catchpit "CP2". Please review.

ii. Our comment has yet to be addressed. Normally, peripheral drainage channels should be provided around the site to intercept the surface runoff. Please clarify the location of "Start Point 1" as shown in the drawing. Also, the calculation of drainage proposal is missing.

iii. The proposed stormwater terminal manhole is missing.

General Comments

a. All drainage facilities to be completed under the proposed development whether within private lots shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. Please ensure that the applicants and the successive owners of the proposed development would be duly bound by such obligations and all other conditions related to drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.

b. The applicants should obtain prior consent and agreement from Lands Department and/or the relevant lot owners for drainage works to be undertaken outside the lot boundary including necessary statutory procedure and excavation permit prior to commencement of works.

c. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

d. All proposed drainage connection works should be carried out by the applicant in accordance with DSD Standard Drawings at the applicant's cost. The applicant is reminded to submit the HBP1 application form together with a cheque to DSD for a technical audit of the completed connection works. The applicant is required to submit the declaration form (form no.: HBP1_CC) before the inspection and to provide certified as-built drainage plans to DSD for record.

e. It is the applicant's responsibility to identify/locate the existing government drains to which drainage connections from his site are to be proposed. The applicant should verify the existence of any public drains and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The applicant should also verify that the existing public drains, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site.

規 劃 署
屯門及元朗西規劃處
新界沙田上禾輋路 1 號
沙田政府合署 14 樓

By Post and Fax [redacted]

Planning Department
Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin , N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYY/427
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

13 September 2023

[redacted]

Dear Sir/Madam,

Planning Application No. A/TM-LTYY/427
Compliance with Approval Condition (a)

I refer to your submission of 15 August 2023 for compliance with the captioned approval condition on the submission of a drainage proposal.

Relevant department has been consulted. Your submission is considered:

☐ Acceptable. The captioned condition **has been complied** with.

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

☑ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix I**.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Danny NG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

cc.
CE/MN, DSD (Attn.: Ms. Alice FUNG)
Internal
CTP/TPB(2)
Site record

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact person: Ms. Alice FUNG, Tel: 2300 1630):

General Comments

The limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

Specific Comments

(i) Section 3.1

Hydraulic calculation to check whether the existing drains in which the captioned site would be connected to, are capable for taking the discharge from the site is missing.

(ii) CCTV survey report

a. The details and alignment of existing drains between manhole "CP1" to nullah are missing in the report.

b. The length between manhole "CP2" and nullah as shown in the report is shorter than that as shown in Lands Department's base map. Please check.

(iii) Appendix C

a. The gradient of proposed u-channel as shown in the Figure 1 are inconsistent with that as shown in the table. Please revise.

b. Design calculation of proposed 300mm pipe between CPT3 and manhole "CP2" is missing.

(iv) The existing drainage system to which the proposed drainage connection is to be made is not maintained by his Department, consent from the concerned parties/owners should be obtained for the proposed connections to their drainage system.

(v) The applicants should obtain prior consent and agreement from Lands Department and/or the relevant lot owners for drainage works to be undertaken outside the lot boundary including necessary statutory procedure and excavation permit prior to commencement of works; and

(vi) All drainage facilities to be completed under the proposed development whether within private lots or Government Lands shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. Please ensure that the applicants and the successive owners of the proposed development would be duly bound by such obligations and all other conditions related to drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.

Appendix G – CCTV Survey Report

G1.1 CCTV Survey Report

G1.2 Video Record of CCTV Survey (DVD format)

程記通渠服務工程公司

Ching Kee Drainage Services Company

CCTV Inspection of
Existing Drainage
At

Ng Lau Road Sun Hing Tsuen

Foul & Storm Water Pipe

CCTV Report

Inspection Undertaken by
Ching Kee Drainage Services Company

[redacted]

Table of Content

1.0 General Introduction

1.1 Inspection Details:

1.1.1 Date of appointment : 8-Nov-24

1.1.2 Location : Ng Lau Road Sun Hing Tsuen

1.1.5 Scope of Work:

1.1.5.1 Confirm inspection site area and its boundary.

1.1.5.2 Perform CCTV inspection works.

1.1.5.3 Analyze inspection result based on WRc UK International standard.

1.1.5.4 Report submission based on WRc UK International standard.

1.1.5.5 Suggestion/Recommendation on any following action if necessary.

This report provides a standard description for end user to understand various basic and important information so that appropriate action can be taken towards any defects found in the survey results.

2.0 Site Information

The location of the CCTV inspection works is located at Ng Lau Road Sun Hing Tsuen. Totally there is approximate xxx meters of pipe require to perform CCTV Inspection.

3.0 Inspection Field Work Details

The following information provides detail of the inspection field works perform by us.

3.1 CCTV Inspection Team:

The CCTV inspection team consists of 3 members for performing CCTV inspection works.

3.1.1 Team Leader/Site Supervisor: competent person (confined space) with 3+ Years CCTV inspection experience and trained by WRc UK standard; CCTV Equipment manufacturer and KIT program.

3.1.2 Assistant Team Leader: certified workers (confined space) with 3+ year CCTV inspection experience and trained by WRc UK standard and CCTV Equipment manufacturer KIT program.

3.1.3 Workers: certified workers (confined space) with 1 + year CCTV inspection Experience and trained by WRc UK standard and CCTV equipment Manufacturer KIT program.

3.2 Schedule For CCTV Inspection work:

The CCTV inspection work was performed on 6-Jan-12

3.3 Site inspection:

3.3.1 Obtain up-to-date drawing from clients/employers showing the layouts of the utility (i.e. Storm water Drainage, Foul-water Drainage, Manhole, Fresh water mains; Salt water mains and other non-water carrying utilities)

3.3.2 Site visit by foreman to confirm the inspection site conditions; site area boundary; arrange the accessibility of area and time to work.

3.3.3 Confirm the need of other service such as HPWJ; Manhole Survey etc.

3.3.4 Confirm the date of inspection work and expected completion date.

3.4 CCTV Inspection work:

3.4.1 Simplified CCTV equipment calibration on site to ensure the equipment function and meeting the HKHA standard.

3.4.2 Confirm the inspection area and its surrounding base on the site diagram.

3.4.3 Setup CCTV inspection system

a. Setup power generator and CCTV system

b. Setup tractor/crawler/camera unit for CCTV system

c. Input the survey details

(i.e. Date, location, manhole no., pipe size, Material and flow direction etc)

d. Adjust camera height to the center of pipe.

3.4.4 Remove manhole cover for CCTV inspection

3.4.5 Setup camera at the begin of pipe.

3.4.6 Begin CCTV inspection by recording the details continuously until the end of the pipe. Stop at any defects for 5 sec for further analysis.

3.4.7 Notice the employer for any major defects are found under the guidance of WRc standard.

3.4.8 Repeat 3.4.3.to 3.4.7 until completion of the site area.

3.4.9 Submit the daily worksheet and video tape to the office for report generation.

3.5 Equipment Used:

CCTV inspection system:	**Pearpoint P330 System Control Centre.**
Camera:	**Pearpoint P217 Camera PAL Version.**
Tractor/Crawler:	**Large Coiler with Metric Electric Rod Counter with 60m Cable**

4.0 Survey Result

4.1 See attached Drainage Schedule Sheet

4.2 Survey recommendation:

See attached Recommended Remedial Action Sheet

5.0 Conclusions

The CCTV inspection is completed successfully without encoutering any problems during the whole process.

程記通渠服務工程公司
Ching Kee Drainage Services Company

CCTV Survey Report

Location	:	Ng Lau Road Sun Hing Tsuen
Date of Survey	:	8-Nov-24
Duty	:	Storm Water
Page	:	1 to 4

Location : Ng Lau Road Sun Hing Tsuen

Date of Survey : 08/11/24

Statement of Conformity

This is to certify that qualified personnel have under taken the coding for this Variation Order and reports are compiled in accordance with the contract specification, MSCC (Fourth Edition), SPM and certified by the undersigned.

For and in behalf of

Mr. Cheng Ting Fung

MSCC4 Certificate No.1747/12

Appendix A

CCTV Survey Results

程記通渠服務工程公司
Ching Kee Drainage Services Company
Ng Lau Road Sun Hing Tsuen
CCTV Inspection Report

Recommended Remedial Action Sheet

Serial No.	Sheet No.	Manhole No. From	Manhole No. To	Faults Code	Faults Description	Faults %		Faults Chainage		SRM Grade Struct	SRM Grade Serv	Remedial Action Proposal
1	1	S1	S2	ID	Infiltration Dripper		at	0	m		2	Install Patch Lining
2	1	S1	S2	IS	Infiltration Seeper		at	9.07	m		2	Install Patch Lining
3	1	S1	S2	ESL	Encrustation Scale Light		at	0	m		1	Clean and Clearance by Mechanical or 10,000psi HPWJ
4	2	S2	S3	DE	Debris (non-silt/grease)	20	at	17.65	m		3	Clean and Clearance by Mechanical or 10,000psi HPWJ
5	3	S3	S4	DE	Debris (non-silt/grease)	40	at	15.12	m		3	Clean and Clearance by Mechanical or 10,000psi HPWJ
6	4	OUTLET	S4	DE.	Debris (Hard Material)	20	at	1.42	m		3	Clean and Clearance by Mechanical or 10,000psi HPWJ
7	4	OUTLET	S4	DE	Debris (non-silt/grease)	20	at	21.71	m		3	Clean and Clearance by Mechanical or 10,000psi HPWJ

FORM A

						Survey Date:			8-Nov-24
Sheet No.	**:**	1				**DRAINAGE SCHEDULE**			
Location	**:** Ng Lau Road Sun Hing Tsuen								
Survey ID	**MANHOLE NO:**		**PIPE**		**MANHOLE (FROM)**				**COMMENT**
	FROM	**TO**	**LENGTH (m)**	**SIZE (mm)**	**MATERIAL**	**Stream**	**C.L**	**DEPTH (mm)**	
1	S1	S2	13.69	1350	CO	DS			
2	S2	S3	20.52	1200	CO	DS			
3	S3	S4	15.12	600	CO	DS			
4	OUTLET	S4	22.11	1200	CO	US			
		Total:	71.44						

FORM B

Sheet No. : 1

Location : Ng Lau Road Sun Hing Tsuen

COLOUR CCTV DRAINAGE SURVEY

LOCATION						PIPE							SERVICE CONDITION								MISC						
Survey ID.	VIDEO URGENT		MANHOLE FROM	MANHOLE TO	Length	HOLE	CRACKED	FRACTURED	BROKEN	DEFORMED	COLLAPSED	JOINT DISPLACED	OPEN JOINT	ROOTS	INFILTRATION	ENCRUSTATION / SCALE	SILT	GREASE	OBSTRUCTION	DEBRIS	LINE	SURVEY ABANDONED	CAMERA UNDERWATER	**GRADE 1**	**GRADE 2**	**GRADE 3**	**GRADE 4**	**GRADE 5**
1			S1	S2	13.69										2	1								1	2			
2			S2	S3	20.52															1	1					1		
3			S3	S4	15.12															1						1		
4			OUTLET	S4	22.11															2						2		
				TOTAL =		0	0	0	0	0	0	0	0	0	2	1	0	0	0	4	1	0	0	1	2	4	0	0

W.O. 202411021 **SHEET NO.:** 1

PIPE SIZE	: 1350 mm	**DATE:**	**REFERENCE:**
MATERIAL	: Concrete	**LOCATION**	: Ng Lau Road Sun Hing Tsuen
DUTY	: Storm	**MANHOLE NO**	: S1 **TO** S2
SHAPE	: CIRCULAR	**MANHOLE I.L.**	: Down Stream

Video No.	Photo No.	Chainage (m)	Continous Defects & Extra Lines	LETTERS: Class	LETTERS: Type	LETTERS: Desc	NUMBERS: Dia of JN / CX (mm)	NUMBERS: Clock at	NUMBERS: Clock to	NUMBERS: Intrusion Etc %	NUMBERS: Intrusion Etc (mm)	REMARKS (Information in this column will not be input to computer)
1 3	5 7	9 # 13	15	17	19	21	23 25	27	29	32	34	Punch Column No.
2	6	10 12	16		18	20	24	28	30	33	35	
		0.00			ST							
		0.00			MH							S1
		0.00			WL					15		
	1	0.00			ID			12				Infiltration Dripper
	2	0.00			EL			1	3			Encrustation Light
	3	5.34			GP							General Photograph
	4	9.07			IS			9				Infiltration Seeper
		13.69			MH							Manhole/ node
					FH							Finish Survey

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 01

Location : Ng Lau Road Sun Hing Tsuen Date :

CCTV Survey Photographs

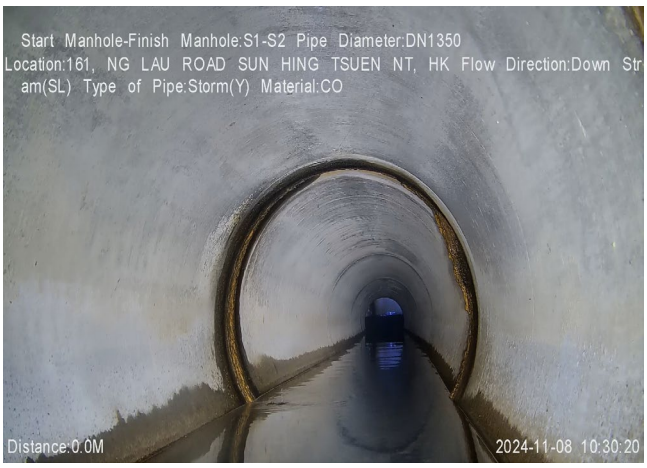


PHOTO NO.: 001

MANHOLE NO.: S1 to S2

DIA/SIZE: 1350 mm

CHAINAGE: 0 m

DESCRIPTION:

Infiltration (dripper) at 12

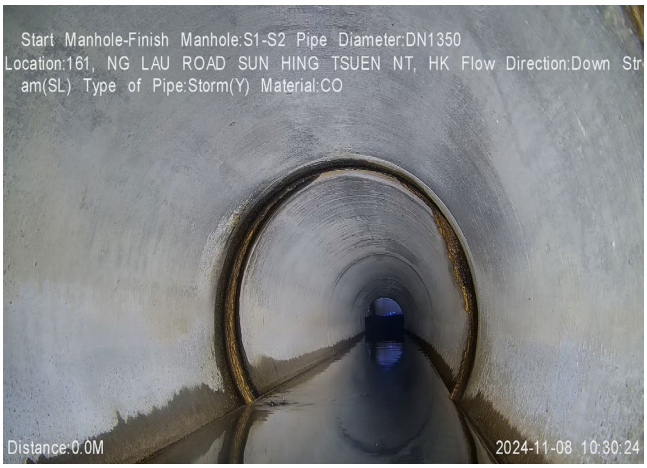


PHOTO NO.: 002

MANHOLE NO.: S1 to S2

DIA/SIZE: 1350 mm

CHAINAGE: 0 m

DESCRIPTION:

Light encrustation from 1 o'clock to 3 o'clock.0

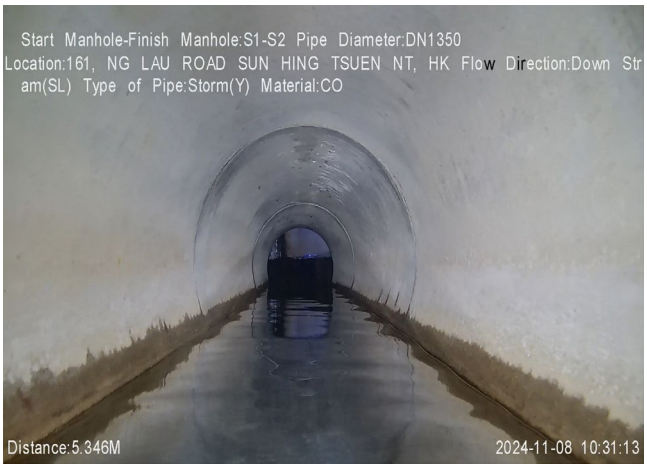


PHOTO NO.: 003

MANHOLE NO.: S1 to S2

DIA/SIZE: 1350 mm

CHAINAGE: 5.34 m

DESCRIPTION:

General Photograph

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 01

Location : Ng Lau Road Sun Hing Tsuen Date :

CCTV Survey Photographs

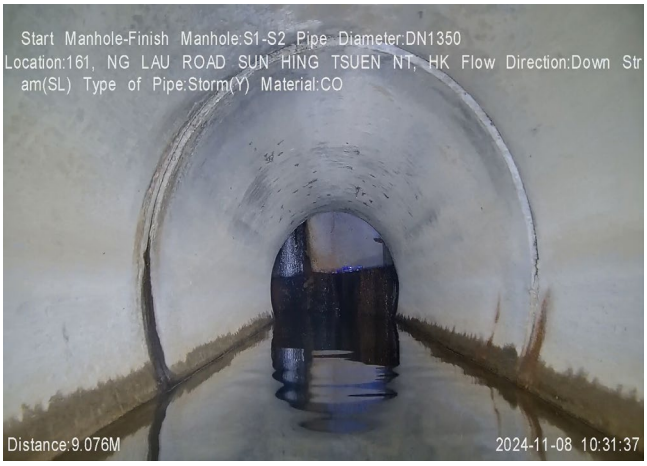


PHOTO NO.: 004

MANHOLE NO.: S1 to S2

DIA/SIZE: 1350 mm

CHAINAGE: 9.07 m

DESCRIPTION:

Infiltration (seeper) at 9 o'clock.

W.O. 202411021 **SHEET NO.:** 2

PIPE SIZE	: 1200 mm	**DATE:**		**REFERENCE:**	
MATERIAL	: Concrete	**LOCATION**	: Ng Lau Road Sun Hing Tsuen		
DUTY	: Storm	**MANHOLE NO**	: S2	**TO**	S3
SHAPE	: CIRCULAR	**MANHOLE I.L.**	: Down Stream		

Video No.	Photo No.	Chainage (m)	Continous Defects & Extra Lines	LETTERS			NUMBERS					REMARKS (Information in this column will not be input to computer)
				Class	Type	Desc	Dia of JN / CX (mm)	Clock		Intrusion Etc (mm)		
								at	to	%	(mm)	
1 3	5 7	9 # 13	15	17	19	21	23 25	27	29	32	34	Punch Column No.
2	6	10 12	16		18	20	24	28	30	33	35	
		0.00			ST							
		0.00			MH							S2
		0.00			WL					10		
	5	0.00			GP							General Photograph
	6	2.97			LL							Lining Deviates Left
	7	9.99			GP							General Photograph
	8	15.77			GP							General Photograph
	9	17.65			DE					20		Debris (non-silt/grease)
		17.65			MH							Manhole/ node
	10	18.45			GP							General Photograph
		20.52			MH							Manhole/ node
					FH							Finish Survey

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 02

Location : Ng Lau Road Sun Hing Tsuen Date :

CCTV Survey Photographs

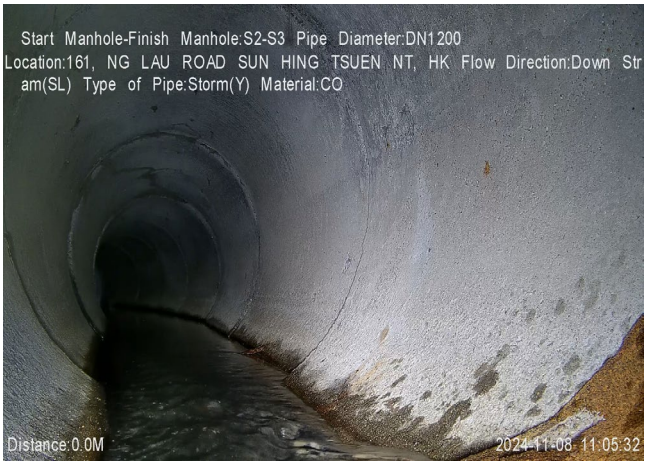


PHOTO NO.: 005

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 0 m

DESCRIPTION:

General Photograph

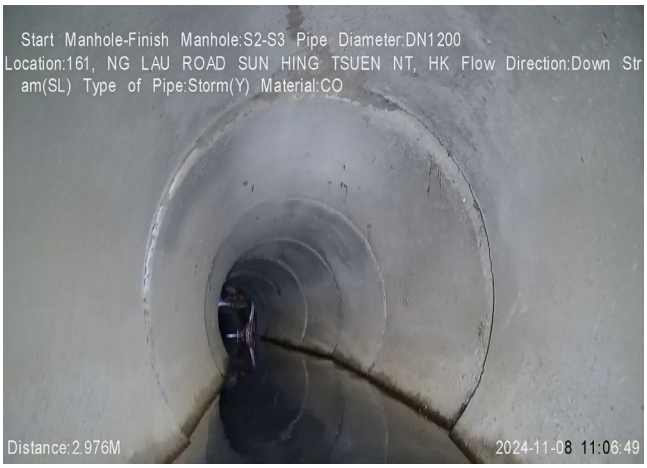


PHOTO NO.: 006

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 2.97 m

DESCRIPTION:

Line of sewer deviates left

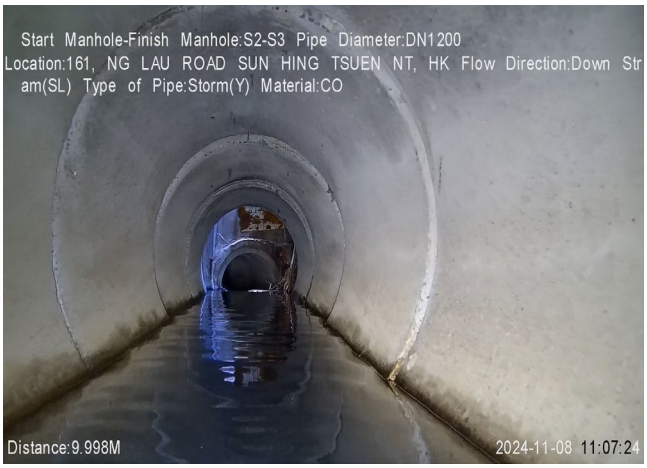


PHOTO NO.: 007

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 9.99 m

DESCRIPTION:

General Photograph

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 02

Location : Ng Lau Road Sun Hing Tsuen Date :

CCTV Survey Photographs

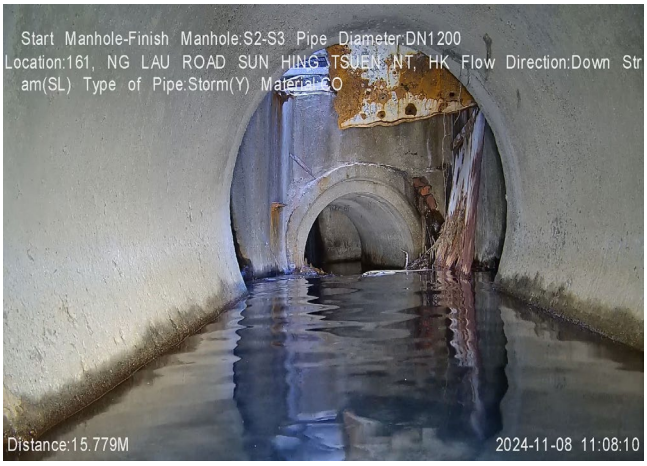


PHOTO NO.: 008

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 15.77 m

DESCRIPTION:

General Photograph 0

PHOTO NO.: 009

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 17.65 m

DESCRIPTION:

Debris 20 % height loss.

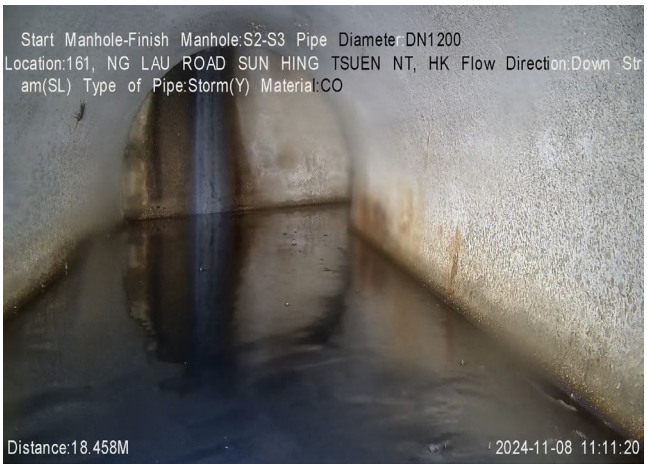


PHOTO NO.: 010

MANHOLE NO.: S2 to S3

DIA/SIZE: 1200 mm

CHAINAGE: 18.45 m

DESCRIPTION:

General Photograph

W.O. 202411021 **SHEET NO.:** 3

PIPE SIZE	: 600 mm	**DATE:**	0-Jan-00	**REFERENCE:**	
MATERIAL	: Concrete	**LOCATION**	: Ng Lau Road Sun Hing Tsuen		
DUTY	: Storm	**MANHOLE NO**	: S3	**TO**	S4
SHAPE	: CIRCULAR	**MANHOLE I.L.**	: Down Stream		

Video No.	Photo No.	Chainage (m)	Continous Defects & Extra Lines	LETTERS			NUMBERS					REMARKS (Information in this column will not be input to computer)
				Class	Type	Desc	Dia of JN / CX (mm)	Clock		Intrusion Etc (mm)		
								at	to	%	(mm)	
1 3	5 7	9 # 13	15	17	19	21	23 25	27	29	32	34	Punch Column No.
2	6	10 12	16		18	20	24	28	30	33	35	
		0.00			ST							
		0.00			MH							S3
		0.00			WL					10		
	11	0.00			GP							General Photograph
	12	4.67			GP							General Photograph
	13	10.37			WL					20		Water Level
	14	14.08			GP							General Photograph
	15	15.12			DE					40		Debris (non-silt/grease)
		15.12			MH							Manhole/ node
					FH							Finish Survey

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 03

Location : Ng Lau Road Sun Hing Tsuen Date : 0-Jan-00

CCTV Survey Photographs

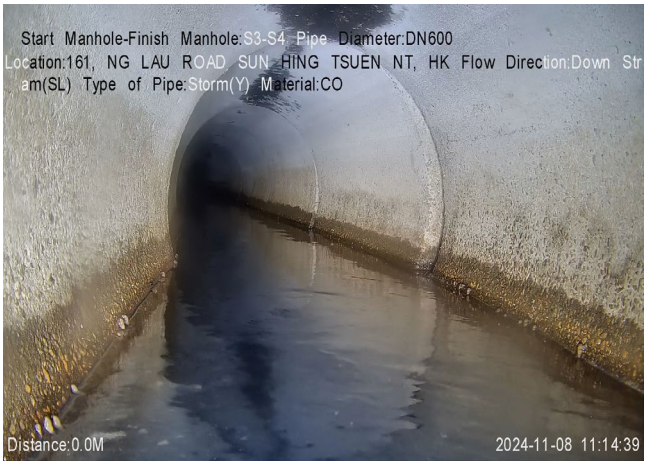


PHOTO NO.: 011

MANHOLE NO.: S3 to S4

DIA/SIZE: 600 mm

CHAINAGE: 0 m

DESCRIPTION:

General Photograph

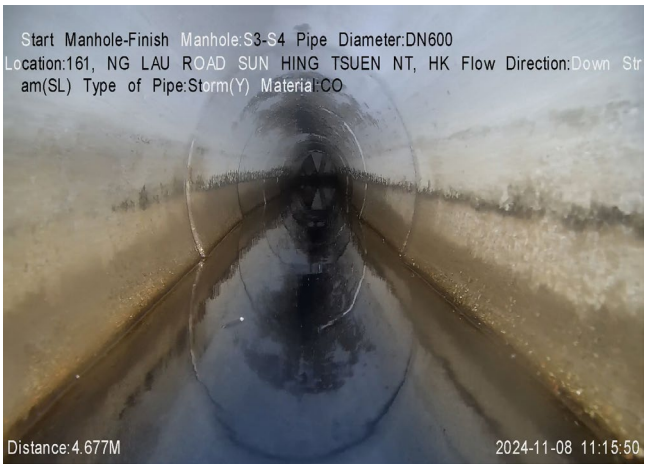


PHOTO NO.: 012

MANHOLE NO.: S3 to S4

DIA/SIZE: 600 mm

CHAINAGE: 4.67 m

DESCRIPTION:

General Photograph

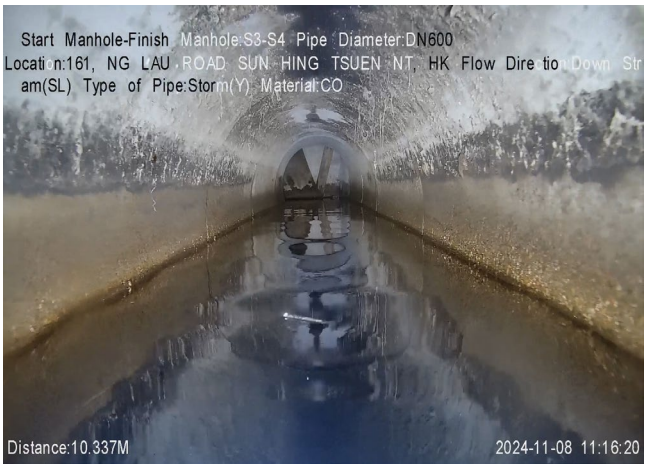


PHOTO NO.: 013

MANHOLE NO.: S3 to S4

DIA/SIZE: 600 mm

CHAINAGE: 10.37 m

DESCRIPTION:

Water level is 20 % height.

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 03

Location : Ng Lau Road Sun Hing Tsuen Date : 0-Jan-00

CCTV Survey Photographs

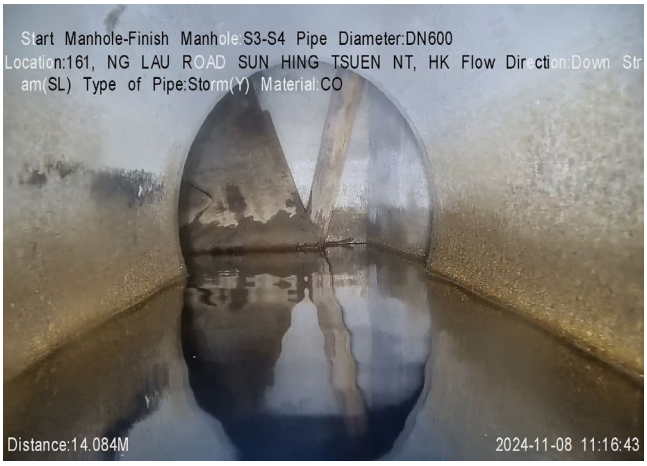


PHOTO NO.: 014

MANHOLE NO.: S3 to S4

DIA/SIZE: 600 mm

CHAINAGE: 14.08 m

DESCRIPTION:

General Photograph

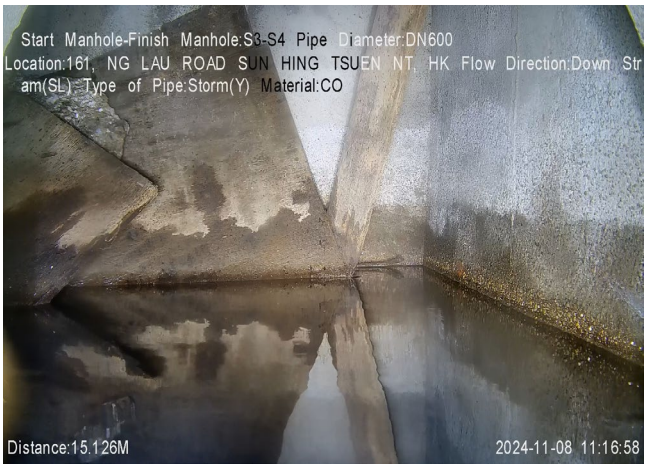


PHOTO NO.: 015

MANHOLE NO.: S3 to S4

DIA/SIZE: 600 mm

CHAINAGE: 15.12 m

DESCRIPTION:

Debris 40 % height loss.

W.O. 202411021 **SHEET NO.:** 4

PIPE SIZE	: 1200 mm	**DATE:**	0-Jan-00	**REFERENCE:**	
MATERIAL	: Concrete	**LOCATION**	: Ng Lau Road Sun Hing Tsuen		
DUTY	: Storm	**MANHOLE NO**	: OUTLET	**TO**	S4
SHAPE	: CIRCULAR	**MANHOLE I.L.**	: Up Stream		

Video No.	Photo No.	Chainage (m)	Continous Defects & Extra Lines	LETTERS			NUMBERS					REMARKS (Information in this column will not be input to computer)
				Class	Type	Desc	Dia of JN / CX (mm)	Clock		Intrusion Etc (mm)		
								at	to	%	(mm)	
1 3	5 7	9 # 13	15	17	19	21	23 25	27	29	32	34	Punch Column No.
2	6	10 12	16		18	20	24	28	30	33	35	
		0.00			ST							
		0.00			MH							OUTLET
		0.00			WL					15		
	16	0.00			GP							General Photograph
	17	1.42			DE.					20		Debris (Hard Material)
	18	8.00			GP							General Photograph
	19	11.76			MH							Manhole S5
	20	14.09			DC							Diameter Change to 600mm
	21	18.88			GP							General Photograph
	22	21.71			DE					20		Debris (non-silt/grease)
		22.11			MH							Manhole/ node
					FH							Finish Survey

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 04

Location : Ng Lau Road Sun Hing Tsuen Date : 0-Jan-00

CCTV Survey Photographs

PHOTO NO.: 016

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 0 m

DESCRIPTION:

General Photograph

PHOTO NO.: 017

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 1.42 m

DESCRIPTION:

Debris (Hard Material) 20 % height loss.

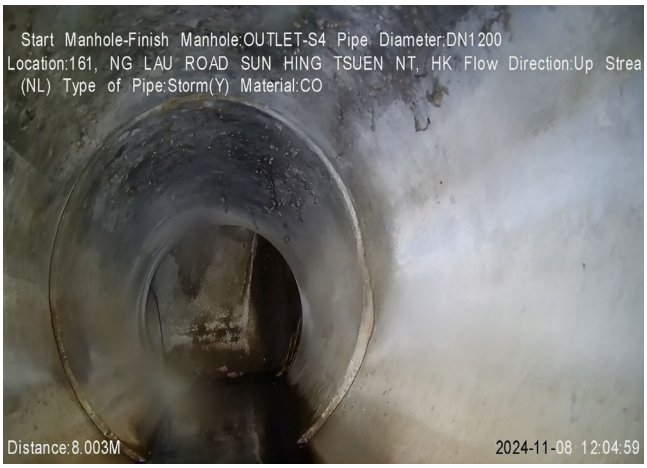


PHOTO NO.: 018

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 8 m

DESCRIPTION:

General Photograph

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 04

Location : Ng Lau Road Sun Hing Tsuen Date : 0-Jan-00

CCTV Survey Photographs

PHOTO NO.: 019

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 11.76 m

DESCRIPTION:

Manhole S5

PHOTO NO.: 020

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 14.09 m

DESCRIPTION:

Dimension of sewer changes at this point. New dimension 600 mm.

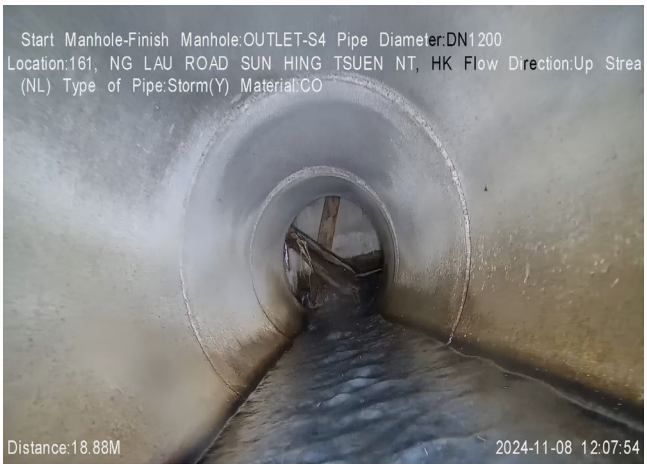


PHOTO NO.: 021

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 18.88 m

DESCRIPTION:

General Photograph

Initial

CCTV SURVEY-PHOTOGRAPHIC SHEET

W.O. 2.02E+08 Sheet no. 04

Location : Ng Lau Road Sun Hing Tsuen Date : 0-Jan-00

CCTV Survey Photographs

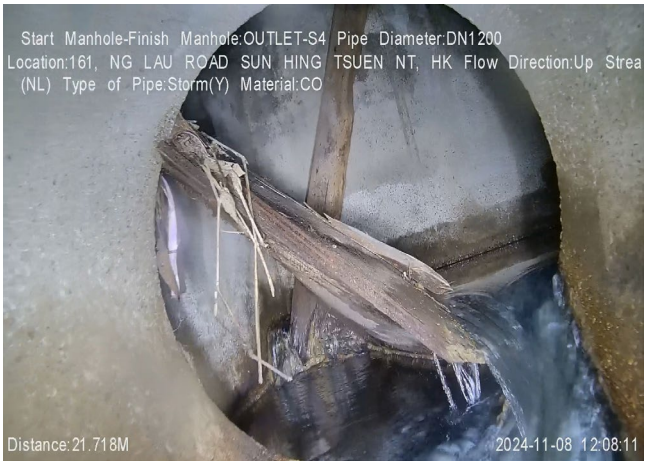


PHOTO NO.: 022

MANHOLE NO.: OUTLET to S4

DIA/SIZE: 1200 mm

CHAINAGE: 21.71 m

DESCRIPTION:

Debris 20 % height loss.

Appendix B

Sewer Condition Codes

STRUCTURAL DEFECTS - PIPE SEWERS (渠道結構的缺點)

Code	Description (說明)		Grade (分級)
B	Broken Pipe	渠筒有破壞或斷裂	4
BJ	Broken Pipe at Joint	渠筒接口位有破壞	4
BR	Branch (Major)	支管 (大分支)	0
CC	Crack Circumferential	圓向的裂紋	2
CCJ	Crack Circumferential at Joint	圓向的裂紋在接口位	2
CL	Crack Longitudinal	直向的裂紋	2
CLJ	Crack Longitudinal at Joint	直向的裂紋在接口位	2
CM	Cracks Multiple	不規則裂紋	3
CMJ	Cracks Multiple at Joint	不規則裂紋在接口位	3
CN	Connection	連結位	0
CNI	Connection Intruding	連結位凸出	4
CX	Connection Defective	連結位有缺陷	4
CXI	Connection Defective Intruding	連結位凸出缺陷	4
D	Deformation 5%	渠筒變形 5%	3
D	Deformation 10%	渠筒變形 10%	3
D	Deformation 15%	渠筒變形 15%	4
D	Deformation 20%	渠筒變形 20%	4
D	Deformation 25%	渠筒變形 25%	5
D	Deformation 30% or more	渠筒變形 30% 或以上	5
DC	Diameter Change	渠筒直徑改變	0
FC	Fracture Circumferential	圓向的裂縫	3
FCJ	Fracture Circumferential at Joint	圓向的裂縫在接口位	3
FL	Fracture Longitudinal	直向的裂縫	3
FLJ	Fracture Longitudinal at Joint	直向的裂縫在接口位	3
FM	Fractures Multiple	不規則裂縫	4
FMJ	Fractures Multiple at Joint	不規則裂縫在接口位	4
H	Hole	渠筒內有穿洞	4
HSH	Hydrogen Sulphide Heavy	嚴重硫化氫	4
HSL	Hydrogen Sulphide Light	輕微硫化氫	2
HSM	Hydrogen Sulphide Medium	中度硫化氫	3
JDL	Joint Displaced Large	嚴重接口位 (左右上下)移位	3
JDM	Joint Displaced Medium	中度接口位 (左右上下)移位	2

STRUCTURAL DEFECTS - PIPE SEWERS (渠道結構的缺點)

Code	Description (說明)		Grade (分級)
JN	Junction	連接位 (打針)	0
JX	Junction Defective	連接位有缺陷 (打針不平)	4
LC	Lining Change	內塗層改變	0
LD	Lining Deviates Down	渠筒方向偏移向下	0
LL	Lining Deviates Left	渠筒方向偏移向左	0
LR	Lining Deviates Right	渠筒方向偏移向右	0
LU	Lining Deviates Up	渠筒方向偏移向上	0
MC	Material Change	渠筒物料改變	0
MH	Manhole/ node	沙井	0
OJL	Open Joint Large	嚴重接口前後離開 (脫位)	3
OJM	Open Joint Medium	中度接口前後離開 (脫位)	2
PC	Pipe Length Change	渠筒長度改變	0
SC	Shape Change	渠筒形狀改變	0
SSS	Surface Damage Spalling Slight	輕微表面剝落	2
SSM	Surface Damage Spalling Medium	中度表面剝落	3
SSL	Surface Damage Spalling Large	嚴重表面剝落	4
SWS	Surface Damage Wear Slight	輕微表面磨損	2
SWM	Surface Damage Wear Medium	中度表面磨損	3
SWL	Surface Damage Wear Large	嚴重表面磨損	4
X	Collapse	渠筒崩塌	5

SERVICE DEFECTS - PIPE SEWERS (渠道服務的缺點)

Code	Description (說明)		Grade (分級)
CU	Carmera Underwater	鏡頭潛水	0
DE	Debris (non-silt/grease)	垃圾碎 (非淤泥/油脂)	1
DEJ	Debris at Joint (non-silt/grease)	垃圾碎在接口位 (非淤泥/油脂	1
DEG	Debris Grease 5%	垃圾碎, 油脂 5%	1
DEG	Debris Grease 5%-20%	垃圾碎, 油脂 5%-20%	2
DEG	Debris Grease 20%+	垃圾碎, 油脂 20%+	3
DEGJ	Debris Grease at Joint 5%	垃圾碎, 油脂在接口位 5%	1
DEGJ	Debris Grease at Joint 5%-20%	垃圾碎, 油脂在接口位 5%-20%	2
DEGJ	Debris Grease at Joint 20%+	垃圾碎, 油脂在接口位 20%+	3
DES	Debris Silt 5%	沙石, 淤泥 5%	1
DES	Debris Silt 5%-20%	沙石, 淤泥 5%-20%	2
DES	Debris Silt 20%+	沙石, 淤泥 20%+	3
DESJ	Debris Silt at Joint 5%	沙石, 淤泥在接口位 5%	1
DESJ	Debris Silt at Joint 5%-20%	沙石, 淤泥在接口位 5%-20%	2
DESJ	Debris Silt at Joint 20%+	沙石, 淤泥在接口位 20%+	3
EH	Encrustation Heavy	嚴重凝結物	5
EHJ	Encrustation Heavy at Joint	嚴重凝結物在接口位	5
EL	Encrustation Light	輕微凝結物	2
ELJ	Encrustation Light at Joint	輕微凝結物在接口位	2
EM	Encrustation Medium	中度凝結物	4
EMJ	Encrustation Medium at Joint	中度凝結物在接口位	4
ESH	Encrustation Scale Heavy	嚴重鐵銹	5
ESL	Encrustation Scale Light	輕微鐵銹	1
ESM	Encrustation Scale Medium	中度鐵銹	4
FH	Finish Survey	探測完成	0
GO	General Observation	一般觀察點	0
GP	General Photograph	一般相片點	0
ID	Infiltration Dripper	渠筒內發現有滴水	2
IDJ	Infiltration Dripper at Joint	在接口位有滴水	2
IG	Infiltration Gusher	渠筒內發現有水湧出	5
IGJ	Infiltration Gusher at Joint	在接口位有水湧出	5
IR	Infiltration Runner at Joint	渠筒內發現有水流出	4
IRJ	Infiltration Runner at Joint	在接口位有水流出	4

SERVICE DEFECTS - PIPE SEWERS (渠道服務的缺點)

Code	Description (說明)		Grade (分級)
IS	Infiltration Seeper	渠筒內發現有水滲出	2
ISJ	Infiltration Seeper at Joint	滲漏在接口位	2
OB	Obstruction 100%	阻塞物	5
OBJ	Obstruction at Joint	阻塞物在接口位	2
R	Remarks	註解	0
RF	Roots Fine	樹根鬚	1
RFJ	Roots Fine at Joint	樹根鬚在接口位	1
RM	Roots Mass 5%	樹根堆 5%	2
RM	Roots Mass 5%-20%	樹根堆 5%-20%	3
RM	Roots Mass 20%+	樹根堆 20%+	5
RMJ	Roots Mass at Joint 5%	樹根堆在接口位 5%	2
RMJ	Roots Mass at Joint 5%-20%	樹根堆在接口位 5%-20%	3
RMJ	Roots Mass at Joint 20%+	樹根堆在接口位 20%+	5
RT	Roots Tap	樹根束	3
RTJ	Roots Tap at Joint	樹根束在接口位	3
RS	Repaired Section	補渠位置	0
SA	Survey Abandoned	探測終止	0
ST	Start of Survey	開始進行探測	0
V	Vermin	渠道內發現有老鼠	3
WL	Water Level	水位	0

REMARK COMMENT (建議方法)

Code	Description (說明)	
HJ	HIGH PRESSURE JETTING(10000 PSI)	高壓通渠(10000 磅)
RL	RELINING	加裝纖維渠筒
RP	REPLACEMENT	更換渠筒
UTO	Unable to Open	井蓋未能開啟
UTS	Unable to Survey	未能檢測
S	Start	開始
C	Continue	繼續
F	Finish	完

Notes on CCTV Sewer Survey

GRADING SYSTEM

Each pipeline has a sewer grade after CCTV survey

The highest grade of each pipeline in the survey would be the action level of it.

Grade 0	**No defect was found**
Grade 1	**Normal Condition**
Grade 2	**Acceptable condition**
Grade 3	**Need to consider the area surrounding the sewer and the probability of environmental impact if no action taken**
Grade 4	**Fairly urgent, look at the sewer briefly, engineering and environmental improvement are needed**
Grade 5	**Urgent, look at the sewer, and add engineering and environmental improvements immediately**

Appendix C

Site Layout Plan