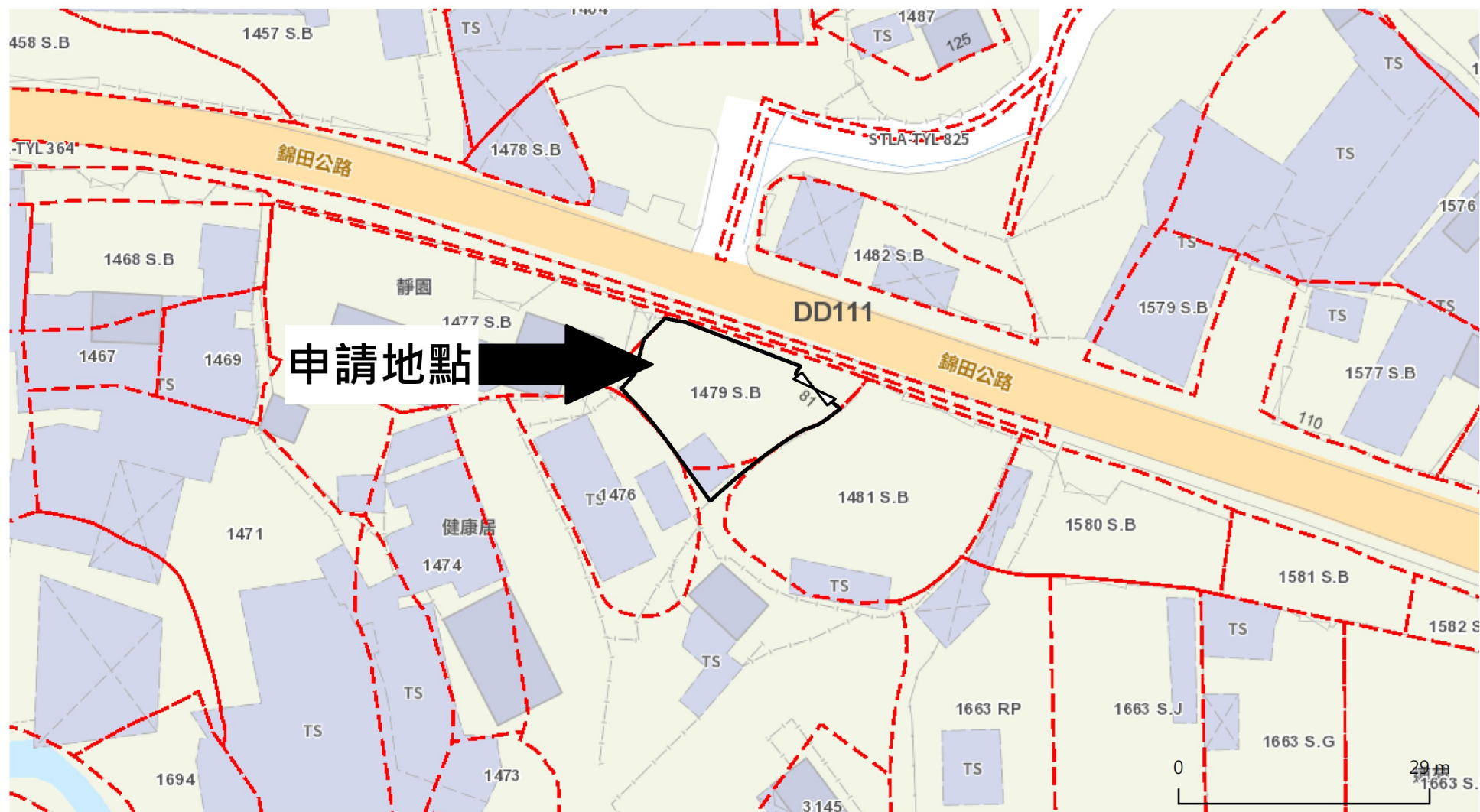




申請地段：新界元朗八鄉丈量約份第111約地段編號第1479號B分段(部份)
及毗連的政府土地

申請用途：臨時露天存放等售私家車及客貨車(為期三年)

位置圖

OZP No. : S/YL-PH/11



申請地段：新界元朗八鄉丈量約份第111約地段編號第1479號B分段(部份)
及毗連的政府土地

申請用途：臨時露天存放等售私家車及客貨車(為期三年)

布局設計圖

OZP No. : S/YL-PH/11

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

From: [REDACTED]
Sent: 2025-10-25 星期六 10:27:15
To: [REDACTED]
Subject: A/YL-PH/1093 補充資料及排水建議
Attachment: A_YL-PH_1093 補充資料.pdf; A_YL-PH_1093 排水建議.pdf; A_YL-PH_1093 消防裝置建議.pdf

現就相關規劃申請提交補充資料、排水建議及消防裝置建議，請查閱附件，謝謝。如有疑問請致電 [REDACTED]。

申請人 梁琮琮

2025 年 10 月 25 日

申請編號：A/YL-PH/1093

申請地點：DD111-LOT 1479 號 B 分段(部份)及毗連政府土地

致 城市規劃委員會：

補充資料

1. 申請地點只存放待售私家車及客貨車，不會進行拆卸、清洗及一切工場活動，亦只允許此兩類指定汽車出入及存放，其他類型如中型、重型或5.5噸貨車一律禁止駛入。
2. 營運方式與此前規劃申請（編號：A/YL-PH/945）一樣，但申請地點總面積從約306.13平方米減至約272平方米，構築物從1層改為2層、總高度約為4.4米，停車位從10個減至6個。
3. 申請地點內的所有停車位僅為展示用途。
4. 預計車輛流量：

時段	車輛駛入次數	車輛駛出次數	每小時車輛出入次數
09:00 – 10:00	0	0	0
10:00 – 11:00	2	0	2
11:00 – 12:00	1	1	2
12:00 – 13:00	0	2	2
13:00 – 14:00	2	0	2
14:00 – 15:00	1	1	2
15:00 – 16:00	0	0	0
16:00 – 17:00	0	0	0
17:00 – 18:00	0	2	2
合計	6	6	12

實際車輛出入次數會更少。

5. 路面情況：



6. 本人已聘請顧問為申請地點作出錦田公路的車輛進出口通道建議，但需時完成。

申請人 梁琮琮
2025 年 10 月 25 日

致 城規會及相關部門

申請編號：A/YL-PH/1093

申請地點：DD111-LOT 1479 號 B 分段(部份)及毗連政府土地

提議雨水渠務報告 (Proposed)

1. 提議雨水渠道（簡介）
2.
 - a. 申請人提議的渠管道建造是由申請人自費的。
 - b. 申請人提議的渠管道日後維修保養是申請人的責任。
 - c. 申請人提議的渠管道，也明白地權是政府/私人的。
 - d. 申請人承諾會得到政府部門同意/私人地段同意才會建設渠道工程。
 - e. 申請人聘任了 PERRY LEE BUILDING CONSULTANCY COMPANY 公司作此次渠務顧問。

申請人聯絡方式

電話：[REDACTED]

Email：[REDACTED]

地址：[REDACTED]

[REDACTED]

渠務顧問聯絡方式

電話：[REDACTED]

Email：[REDACTED]

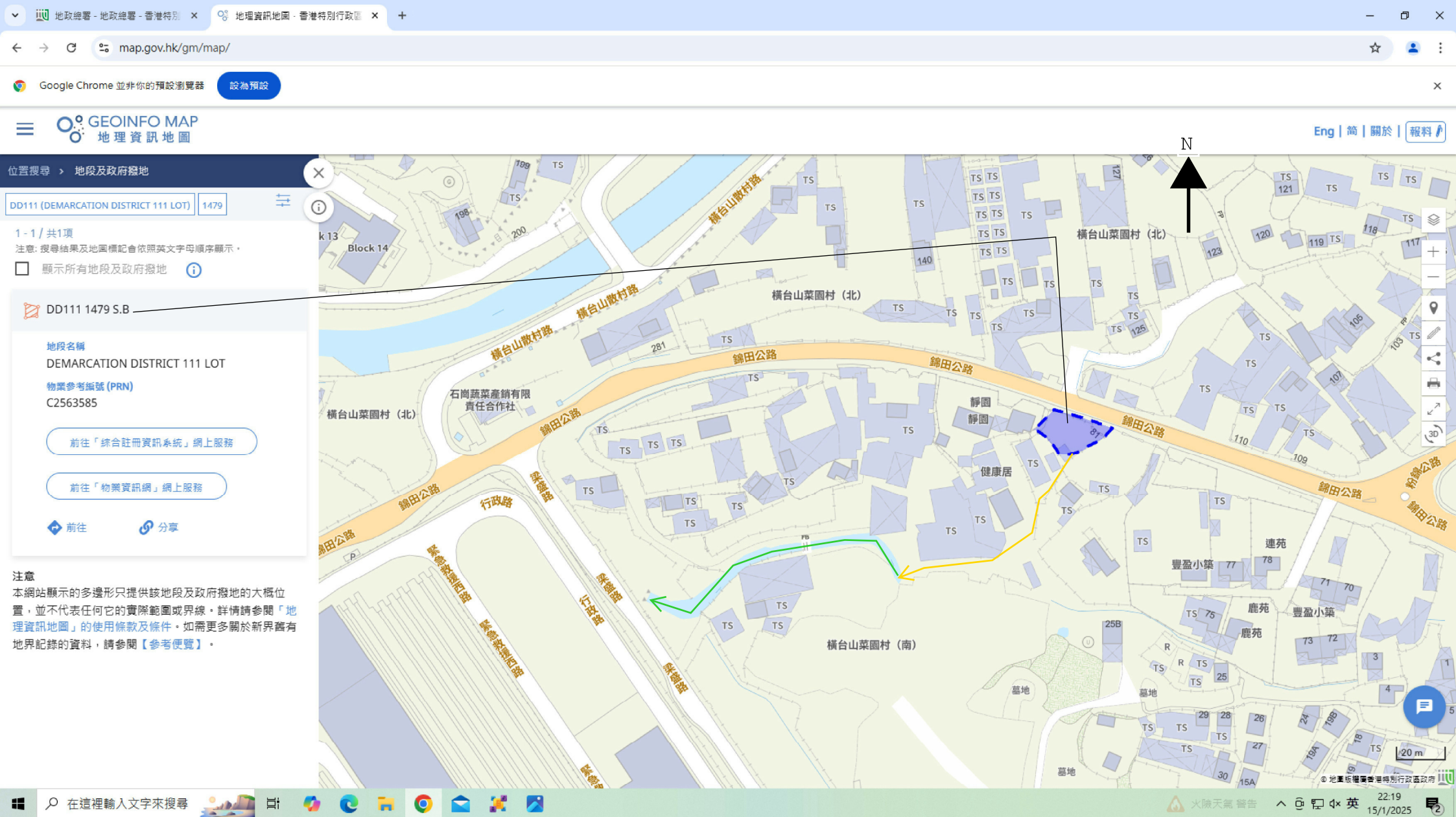
地址：[REDACTED]

2025 年 10 月 25 日

提議渠務報告(Proposed)

簡介

b1	EX Drainage Location & Site Location
b2	Site Proposed Drainage Plan
b3	Catchment Area Plan
b4	MH Schedule
b5	雨水計算
b6	簡易評估
b7~b9	Proposed UC, Proposed MH
c1~c2	現場相片和拍照位置
d1	Section Plan

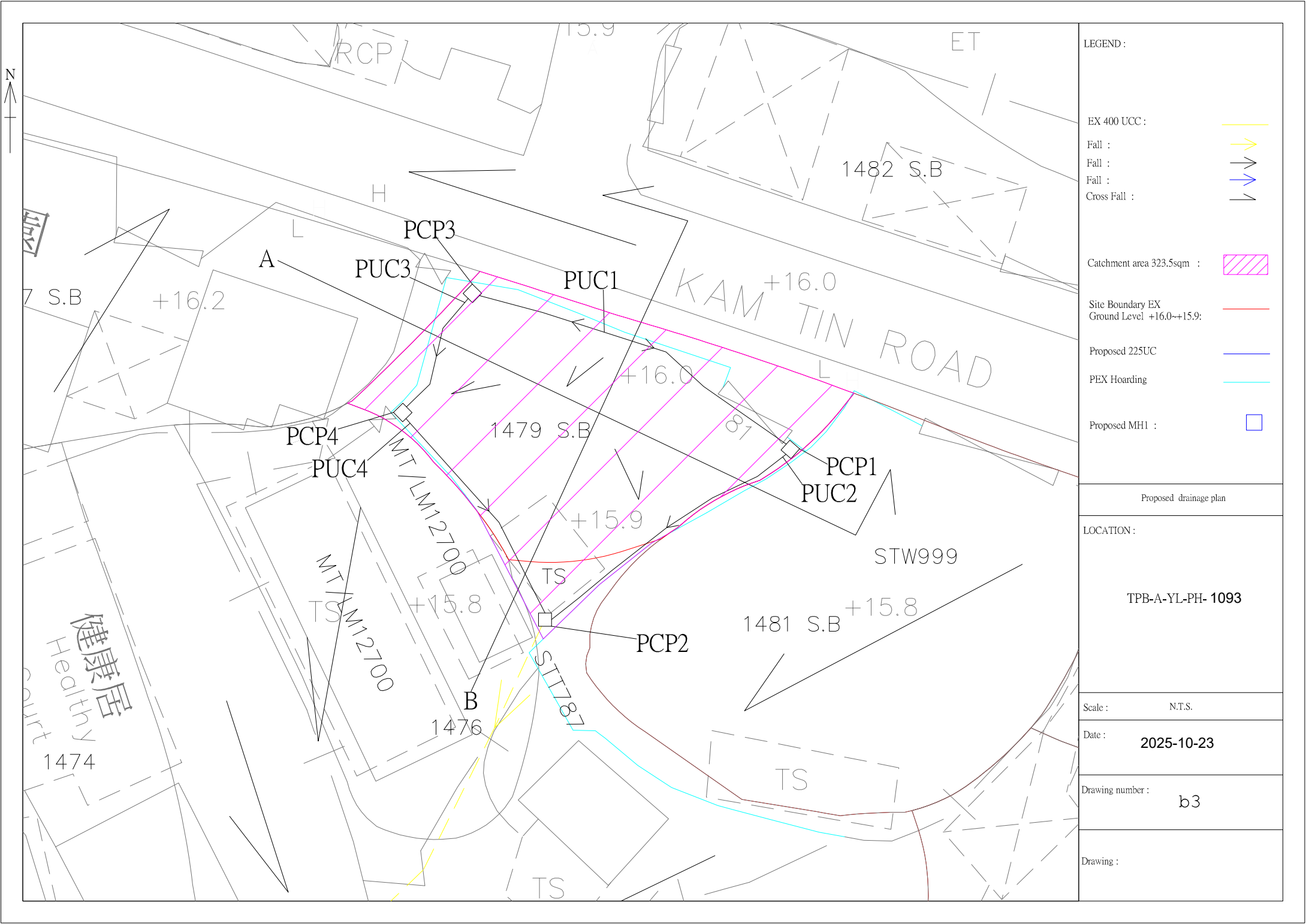


→ =EX 1500I Nullah & Fall

→ =EX 400UCC/Pipe & Fall 1 : 100

EX Out Site Drainage & Site Location

b1



A/YL-PH/1093

TYPE / DRAWING	MH no	GL	CL	A I.L	X I.L	TO MH / Existing	% Fall
C2405/1	PCP1	16.00	16.00	A1 15.68 - 225UC	X1 15.67 - 225UC	PCP2	1 : 150
C2406/1	PCP2	15.90	15.90	A1 15.52 - 225UC A2 15.52 - 225UC	X1 15.50 - 400UC	EX 400UC	1 : 150
C2405/1	PCP3	16.00	16.00	A1 15.68 - 225UC	X1 15.67 - 225UC	PCP4	1 : 150
C2405/1	PCP4	16.00	16.00	A1 15.62 - 225UC	X1 15.61 - 225UC	PCP2	1 : 150
C2412E	PUC1	16.00	16.00		X1 15.75 - 225UC	PCP1 / PCP3	1 : 150
C2412E	PUC2	15.90	15.90		X1 15.67 - 225UC	EX 400UC	1 : 100
C2412E	PUC3	15.90	15.90		X1 15.67 - 225UC	PCP4	1 : 150
C2412E	PUC4	15.90	15.90		X1 15.61 - 225UC	PCP2	1 : 150

Rational method

$$Q = C i A$$

i = rainfall intensity

$$t_0 = \frac{0.14465L}{H^{0.2}A^{0.1}}$$

A/YL-PH/1093
Proposed 225UC

L =	0.14465
H =	59.5
A =	0.3
	323.5

Concrete		0.14465	
L =		59.5	m
H =		0.3	m
A =		323.5	m ²
$t_0 =$		6.14	min

50 Year Rainwater Intensity	intensity	225	m/hr			16%
		0.225	/	3600	*	1.16
	intensity =	0.0000725	m/s			

$$Q_p = C \times i \times A$$

C =	0.95	
i =	7.25E-05	m/s
A =	323.5	m ²

$$Q_p = 0.022281 \text{ m}^3/\text{s}$$

A/YL-PH/1093

Q(m discharge of open channel) 0.04355 m³/s



Area	=	0.225 * 0.225	0.050625	
P	=	0.225 * 2 + 0.225	0.675	
R _h	=		0.075	
n	=		0.016	Concrete
S ₀ = H/L		0.006	1	0.006



A/YL-PH/1093

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

* Steady Uniform flow
* Momentum equation becomes the Manning Equation

A/YL-PH/1093

$$Q(\text{m}^3/\text{s}) = 0.04355 \text{ m}^3/\text{s}$$

50 Year Rainwater Intensity 225mm channel

$$\text{Concrete } Q(\text{m}^3/\text{s}) = 0.022281 \text{ m}^3/\text{s}$$

$$Q(\text{m}^3/\text{s}) = \frac{A}{n} R_h^{2/3} S_0^{1/2}$$

* where R_h = hydraulic radius = A/P ,
 P = wetted perimeter, S_0 = bottom slope, n = Mannings roughness coefficient.

A/YL-PH/1093

$$\% = 0.04355$$

$$\% = 0.022281$$

$$Q(\text{m}^3/\text{s}) = 51.2 \% \text{ OK}$$

Drainage Impact assessment report of 225 mm channel is Acceptable

EX 400UC

Q(m discharge of open channel) 0.341373 m³/s

$$H = \frac{0.01}{L = 1 \text{ m}}$$

Area	=	0.4 * 0.5	0.2
P	=	0.5*2+0.4	1.4
R _h	=		0.142857
n	=		0.016 Concrete
S ₀ = H/L		0.01	1 0.01



EX 400UC

Q(m³/s) = 0.341373 m³/s

* Steady Uniform flow
* Momentum equation becomes the Manning Equation

EX 400UC

Q(m³/s) = 0.341373 m³/s

50 Year Rainwater Intensity

Concrete Q(m³/s) = 0.022281 m³/s

TPB-A-YL-PH-945-1 to EX (400mm UCC)

% = 0.341373

% = 0.022281

Q(m³/s) = 6.5 % OK

$$Q(\text{m}^3/\text{s}) = \frac{A}{n} R_h^{2/3} S_0^{1/2}$$

* where R_h=hydraulic radius = A/P,
P=wetted perimeter, S₀=bottom
slope, n=Mannings roughness
coefficient.

Drainage Impact assessment report of 400mm U-channel is Acceptable

b5

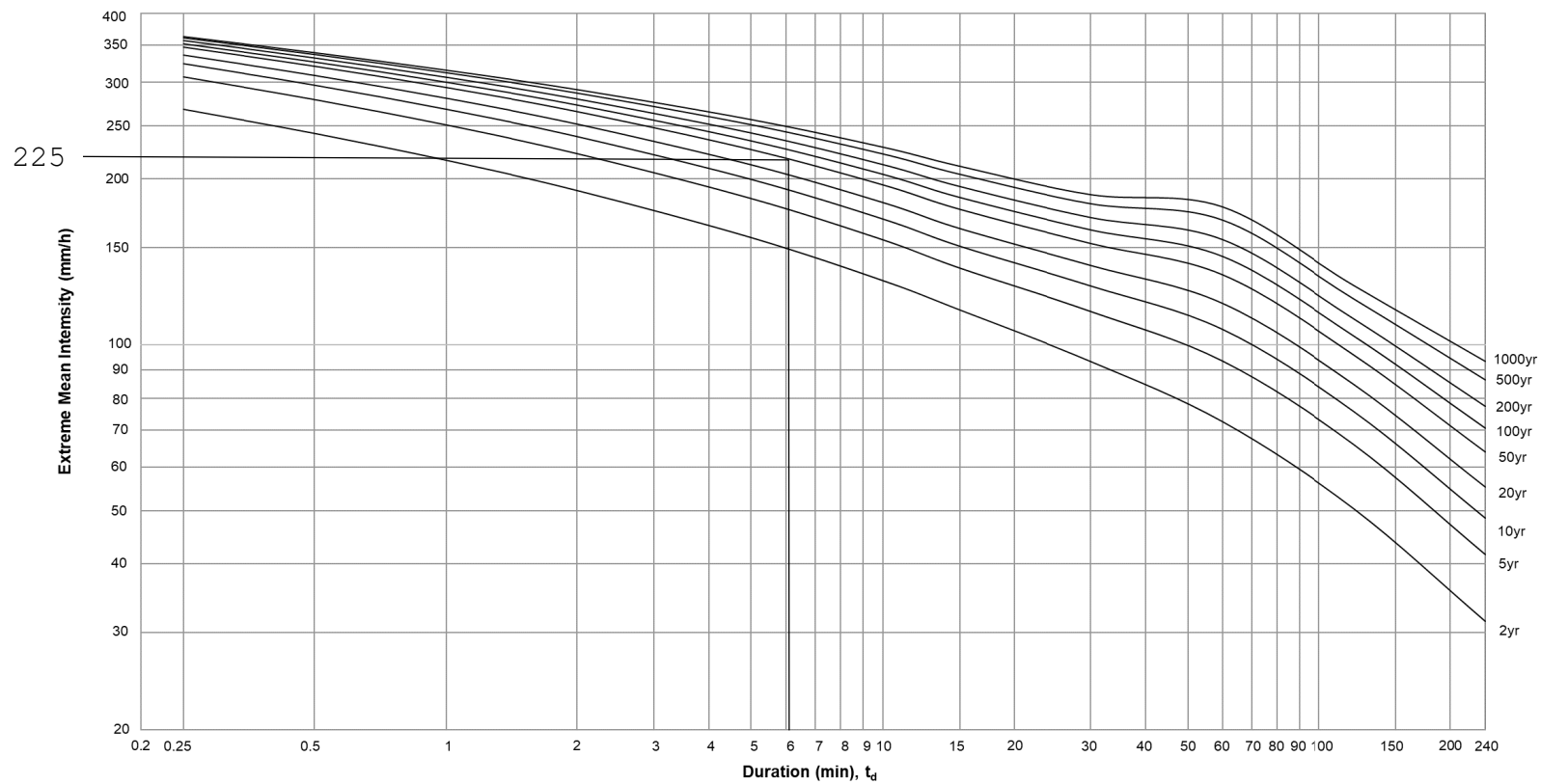


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

b5

Technical Note to prepare a

DRAINAGE SUBMISSION

Relating to applications for temporary change of land use
such as temporary storage areas, car parks, workshops, small factories etc.
under S.16 of the Town Planning Ordinance



DRAINAGE SERVICES DEPARTMENT

November 2001

streamcourse, □ etc. within and around his site and state clearly whether he would remove, modify or retain these drains.

The applicant can make use of these existing stormwater drains as part of his proposed drainage networks and include them in his drainage submission as long as their working conditions are satisfactory. In this case, records such as photographs and plans showing these drains shall be provided.

ii. Proposed drainage works

The applicant should indicate clearly the proposed drainage works for his site. Common measures include improvement of nearby drainage networks, construction of channels, choice of porous surface paving...etc. should be shown. However, the applicant should note that different measures may be required according to the type of development and the characteristic of each individual site.

Typical construction details of U-channel, catchpit, sandtrap and outfall are shown in the Appendix to this note.

iii. Plans and Sketches

Sketches showing the general information of the site such as topography, fall direction, proposed paving and formation level, position of the buildings or structure, size and alignment of existing and proposed drains, and nearby available discharge points within the vicinity of the site, etc., should be submitted.

A plan showing the common drainage mitigation measures applicable to a typical development site is enclosed in the Appendix to this note. The applicant should however note that the details of each site should be designed to cope with its own characteristics.

iv. Calculations

The applicant should also submit calculations according to DSD Stormwater Drainage Manual to show that the size of the proposed drainage systems is adequate for the rain water from the site. For small site, the applicant can make reference to the table for choosing the size of surface channels. However, the applicant should note that the following table only apply to sites having a gradient greater than 1 in 200. For flatter sites, the applicant should provide larger channel with supporting calculations.

Catchment area	size of U-channel at 1 in 200 gradient
150m ²	150mm
500m ²	225mm

1,200m ²	300mm
2,400m ²	375mm
4,000m ²	450mm

(b) Complicated Sites

As pointed out in Section 3(b), the drainage submission for complicated sites will be in the form of a DIA, in accordance with DSD Advice Note No. 1, which includes a drainage proposal to mitigate the adverse drainage impacts, instead of just a drainage proposal as for simple sites.

7. Forwarding drainage submissions and vetting time

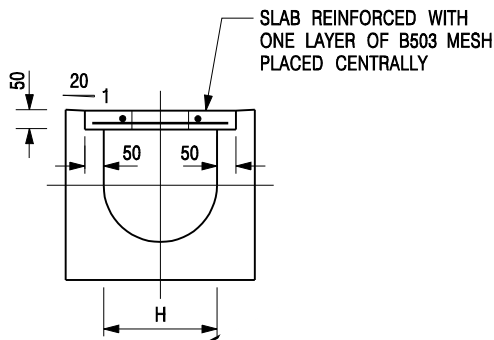
When the drainage submission is ready, the applicant should forward it to Plan D and DSD at the same time. DSD will comment on the submission and return comments to the applicant via Plan D. The normal vetting time is four weeks from the date of receipt of the drainage submissions.

8. Arrangements for final inspection of drainage works upon completion

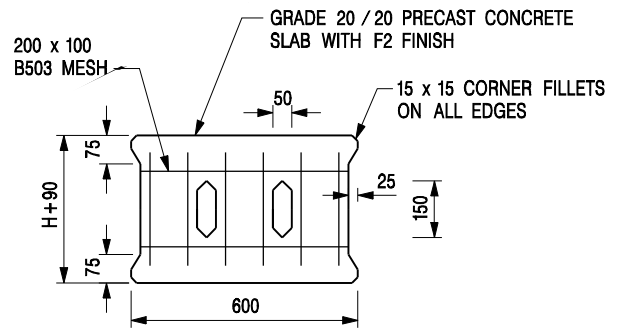
Upon the satisfactory drainage submission, the applicants should implement and complete the proposed drainage facilities as per their submissions as soon as possible. When they are completed on site, the applicant should serve a notice of completion of works (with photos showing the completed works) to Plan D and DSD at the same time. DSD will arrange a completion inspection, normally two weeks from the date of receipt of the notice, to check on site if they are in order. The applicant will be informed of the results of the inspections via Plan D. In view of the increasing public expectation on flood protection, the applicants should only operate the development site after the satisfactory completion of the final inspection.

9. Maintenance of completed drains

Regular maintenance such as routine desilting is essential for all drains, catchpits and streamcourses to avoid blockage and deterioration. Hence, the applicant should ensure and keep all drainage works proposed by him, after construction, under proper maintainance during occupancy of the site. In this connection, the applicant shall ensure during the design stage that those drains constructed under his drainage proposal are accessible and maintainable at all times.



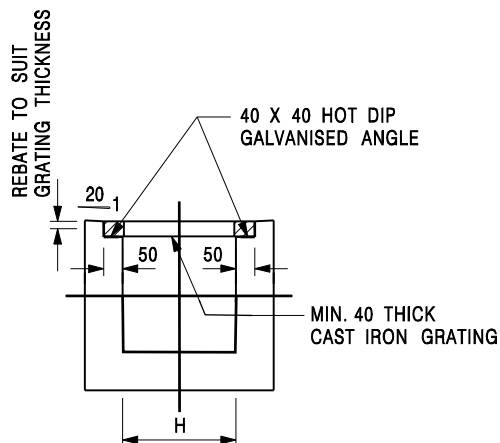
TYPICAL SECTION



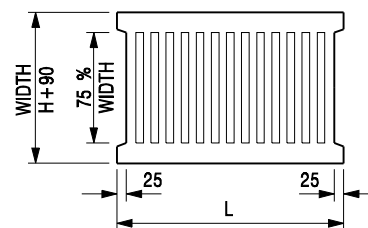
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

b7

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



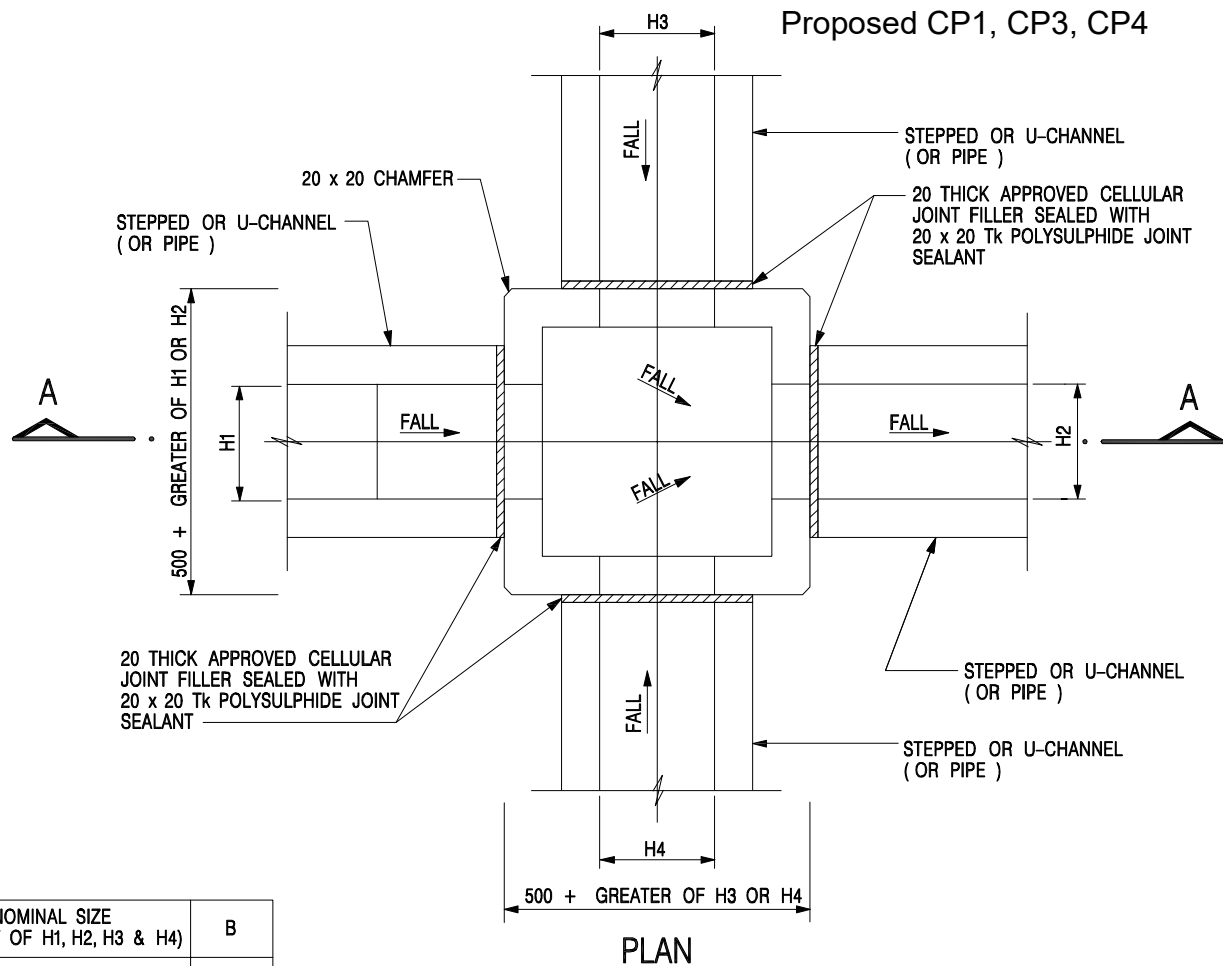
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

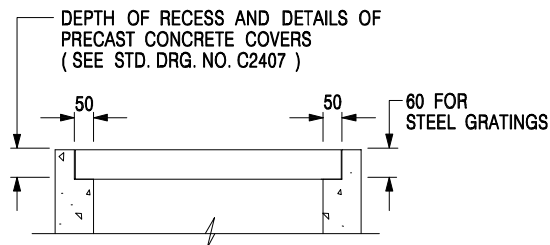
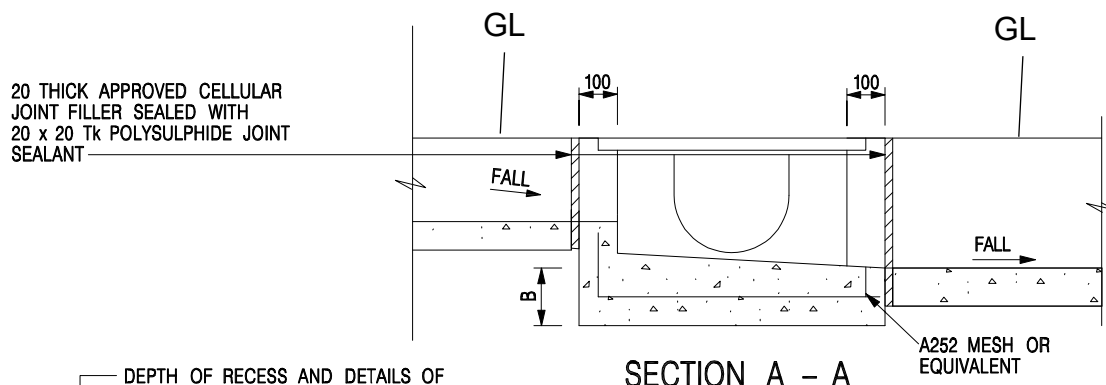
DATE JAN 1991

DRAWING NO.

C2412E



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
225 - 600	150
675 - 900	175



NOTES:

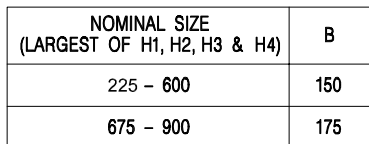
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS

b8

REF.	REVISION	Original Signed	SIGNATURE
SCALE 1 : 20		DRAWING NO. C2405 /1	

STANDARD CATCHPIT DETAILS
(SHEET 1)



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

b9

-		Original Signed	
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP

(SHEET 1)

SCALE 1 : 20

DATE

DRAWING NO.
C2406 /1

→ =EX 1500UC & Fall

→ =EX 400UCC/Pipe & Fall

1

Site



2

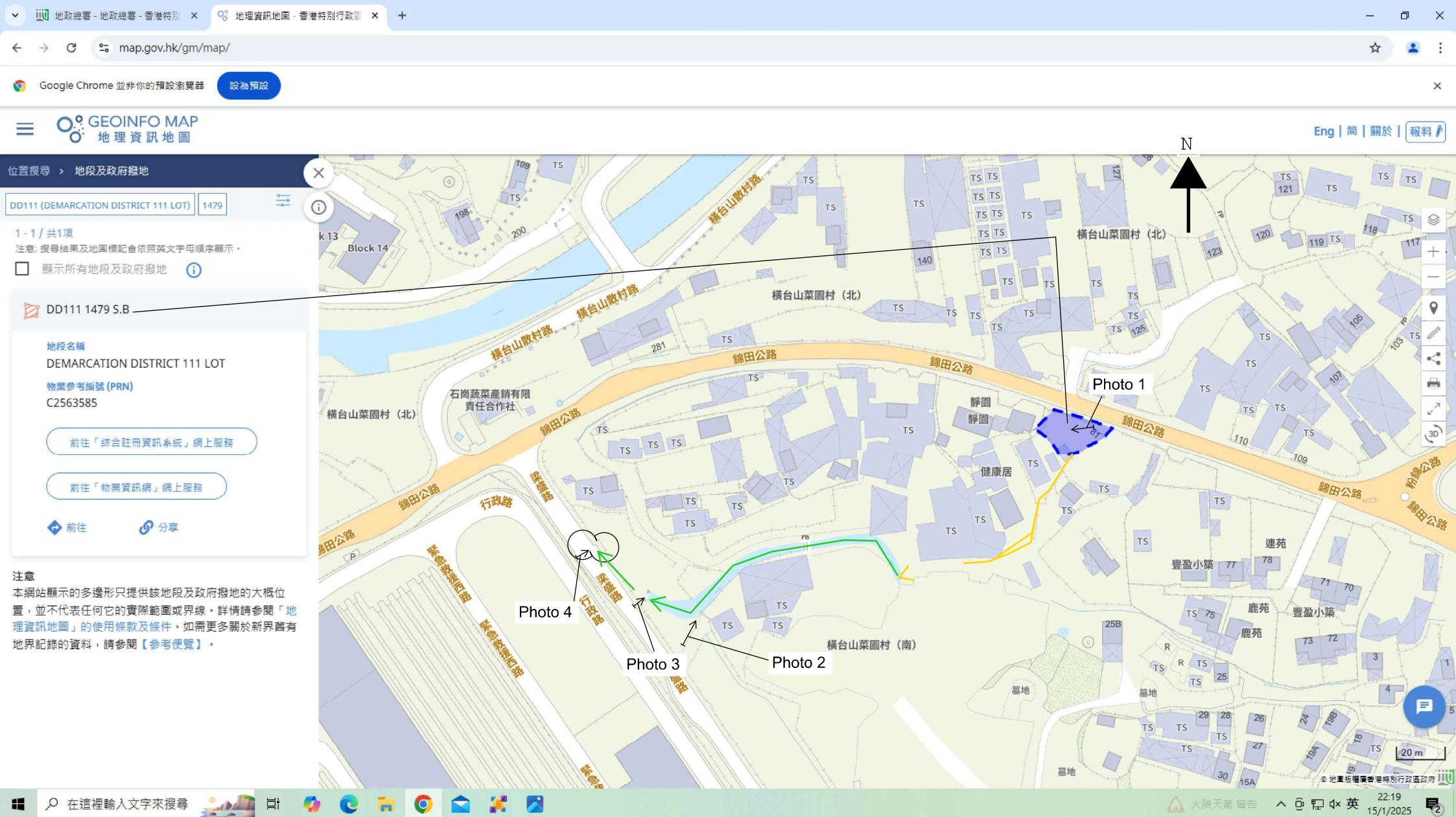


3



4

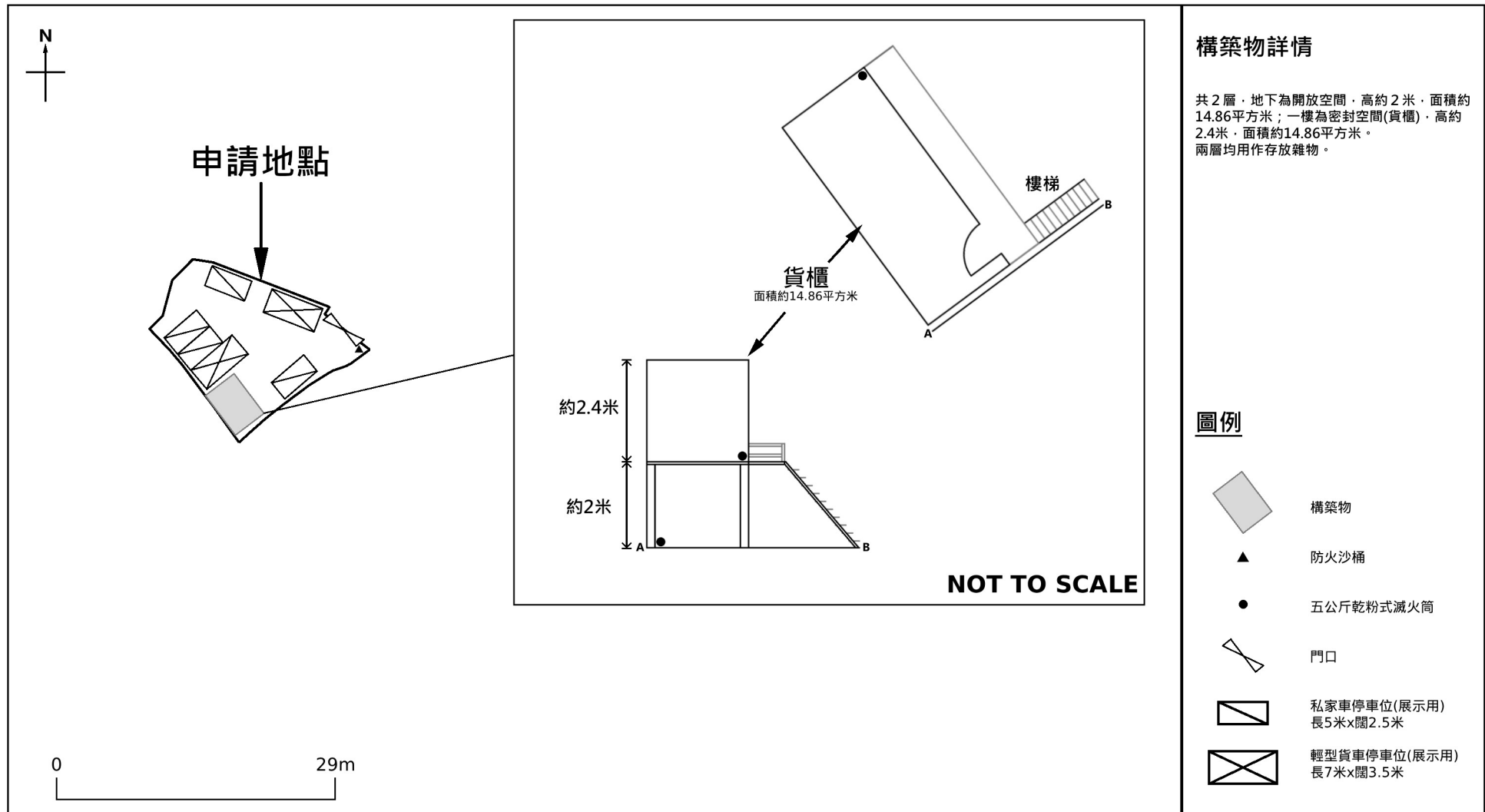




→ =EX 1500I Nullah & Fall

→ =EX 400UCC/Pipe & Fall 1 : 100

Photo Location Plan
c2



消防裝置建議圖

申請地段：新界元朗八鄉丈量約份第111約地段編號第1479號B分段(部份)
及毗連的政府土地

申請用途：臨時露天存放等售私家車及客貨車(為期三年)

OZP No. : S/YL-PH/11