附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉下輋 DD111 LOT NO. 1043(部份)，1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，HTL HLB(部份)和毗鄰政府土地，進行規劃申請。

地帶：　　「鄉村式發展」
用途：　　「擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)」
場地面積：「約 980 平方米」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉下輋 DD111 LOT NO. 1043(部份)，1046 S.A ss.1 RP(部份)，1046 S.A ss.1 S.A，HTL HLB(部份)和毗鄰政府土地，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「鄉村式發展」地帶內申請作為「擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)」用途。

申請地點位於八鄉分區計劃大綱核准圖編號 S/YL-PH/11「鄉村式發展」地帶內，申請用途屬於第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「公眾停車場(貨櫃車除外)」用途。

申請地點主要的服務對象是申請地點附近居住的村民，申請地點可以為附近屋宇中上層住戶和附近下輋村村民提供停車位，加上申請地點附近符合政府規範的公眾停車場數目不足，近年下輋村落人口又不斷增加，因此符合規範的公眾停車場有其增加的必要性。

申請地點不會進行任何工場作業，場地內不會進行拆卸、保養、修理、清潔、噴漆和其他工場活動，也不會停泊貨櫃車或重量超過 5.5 噸的車輛。

申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

是次申請是規劃許可編號A/YL-PH/997的重新申請，由於規劃許可編號A/YL-PH/997期間申請地點未克可以在規定期限內完成已獲批的排水建議設施建造，因此無奈需要進行重新申請。

倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱。在前次規劃許可編號A/YL-PH/997時，申請人已履行了大部份的附帶條件，因此希望貴署可以酌情處理是次申請。

詳情請參閱以下已履行的附帶條件通知信。

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

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building
388 Castle Peak Road, Tsuen Wan, N.T.

電郵函件
[redacted]

來函檔號	Your Reference:	
本署檔號	Our Reference:	TPB/A/YL-PH/997
電話號碼	Tel. No. :	3168 4044 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

[redacted]

先生／女士：

擬在劃為「鄉村式發展」地帶的元朗八鄉下輋丈量約份第 111 約地段第 1043 號（部分）、第 1046 號 A 分段第 1 小分段餘段（部分）、第 1046 號 A 分段第 1 小分段 A 分段及 HTL 屋地羣（部分）和毗連政府土地闢設臨時公眾停車場（貨櫃車除外）（為期三年），以及進行填土工程
（規劃申請編號：A/YL-PH/997）

履行規劃許可附帶條件(c)項 – 提交排水建議

本處收到你於二零二五年五月二十九日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

☑ 接受。因此，你**已經履行**上述附帶條件。部門詳細意見請見**附件**。

☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你**未有完全履行**有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。

☐ 不接受。因此，上述附帶條件**未能**被視作已履行。部門詳細意見請見**附件**。

抱歉我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡[redacted]。

規劃署
粉嶺、上水及元朗東規劃專員
（盧玉敏 盧玉敏 ）

二零二五年八月十一日

規　劃　署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	
本署檔號	Our Reference :	TPB/A/YL-PH/997
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

郵寄

[redacted]

先生/女士：

履行規劃許可附帶條件（f）項
-　落實已獲接納的消防裝置建議

擬在劃為「鄉村式發展」地帶的
新界元朗八鄉下輋丈量約份第 111 約地段第 1043 號（部分）、第 1046 號 A 分段第 1 小分段餘段（部分）、第 1046 號 A 分段第 1 小分段 A 分段及 HTL屋地羣（部分）和毗連政府土地闢設擬議臨時公眾停車場（貨櫃車除外）（為期 3 年）及填土工程

(規劃申請編號 ：A/YL-PH/997)

本處收到你於二零二四年六月十五日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

☑ 接受。因此，你**已經履行**上述附帶條件。

☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你**未有完全履行**有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。

☐ 不接受。因此，上述附帶條件**未能**被視作已履行。

如你對部門意見有疑問，請直接聯絡[redacted]

規劃署
粉嶺、上水及元朗東規劃專員

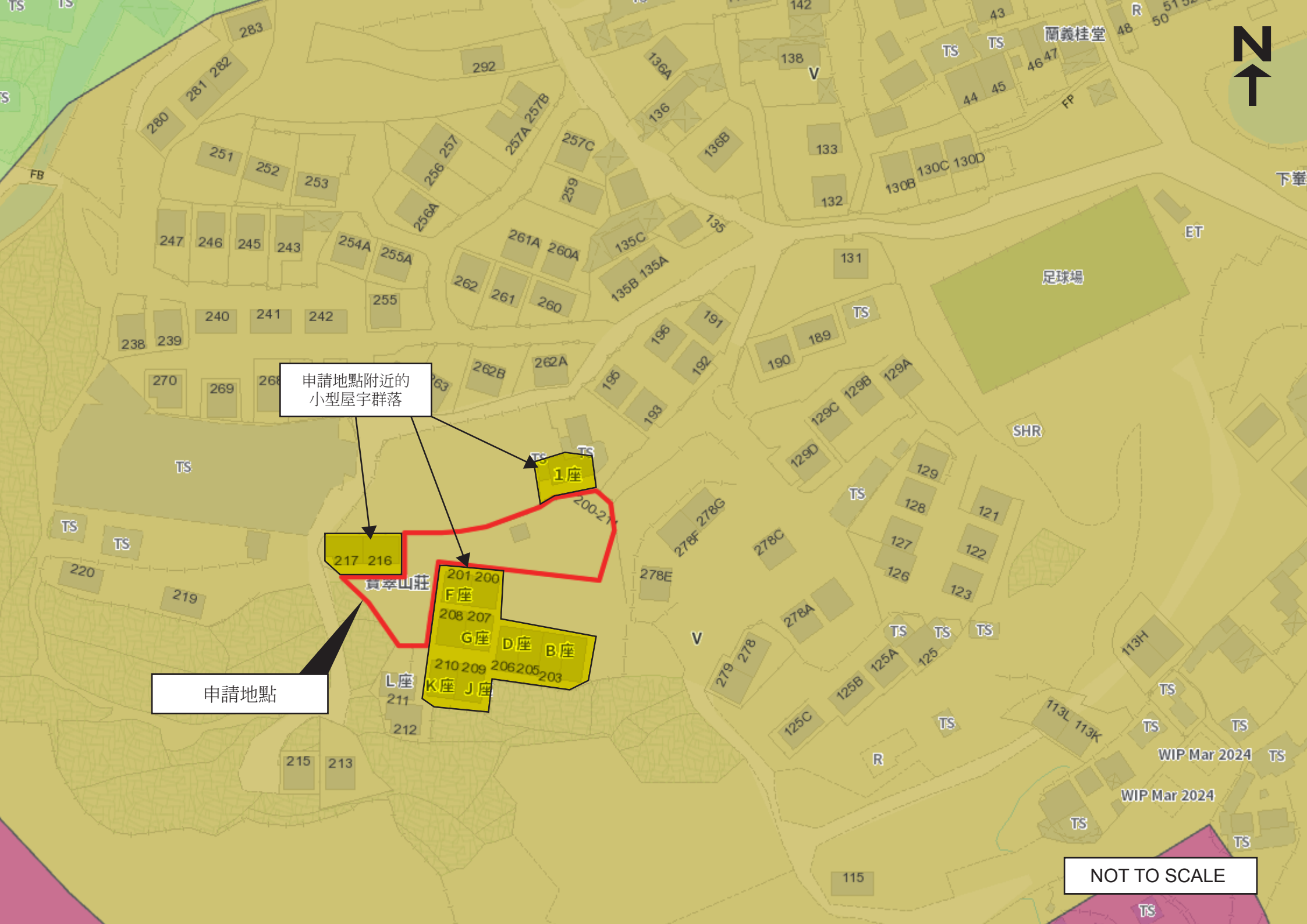
（盧玉敏）

二零二四年八月二十九日

副本抄送:
消防處處長 [redacted]

內部抄送:
總城市規劃師/城市規劃委員會

JL/AT/th


申請地點附近的
小型屋宇群落
申請地點
1座
217 216
賀幸山莊
201 200
F座
208 207
G座
D座
B座
210 209 206 205 203
K座
J座
L座
211
212
NOT TO SCALE
N

場地設計：

1. 申請地點內設有一個構築物作臨時更亭用途，樓面面積約16平方米，高度約2.5米，1層。

2. 申請地點內設有私家車停車位21個，每個車位長約5米，闊約2.5米。

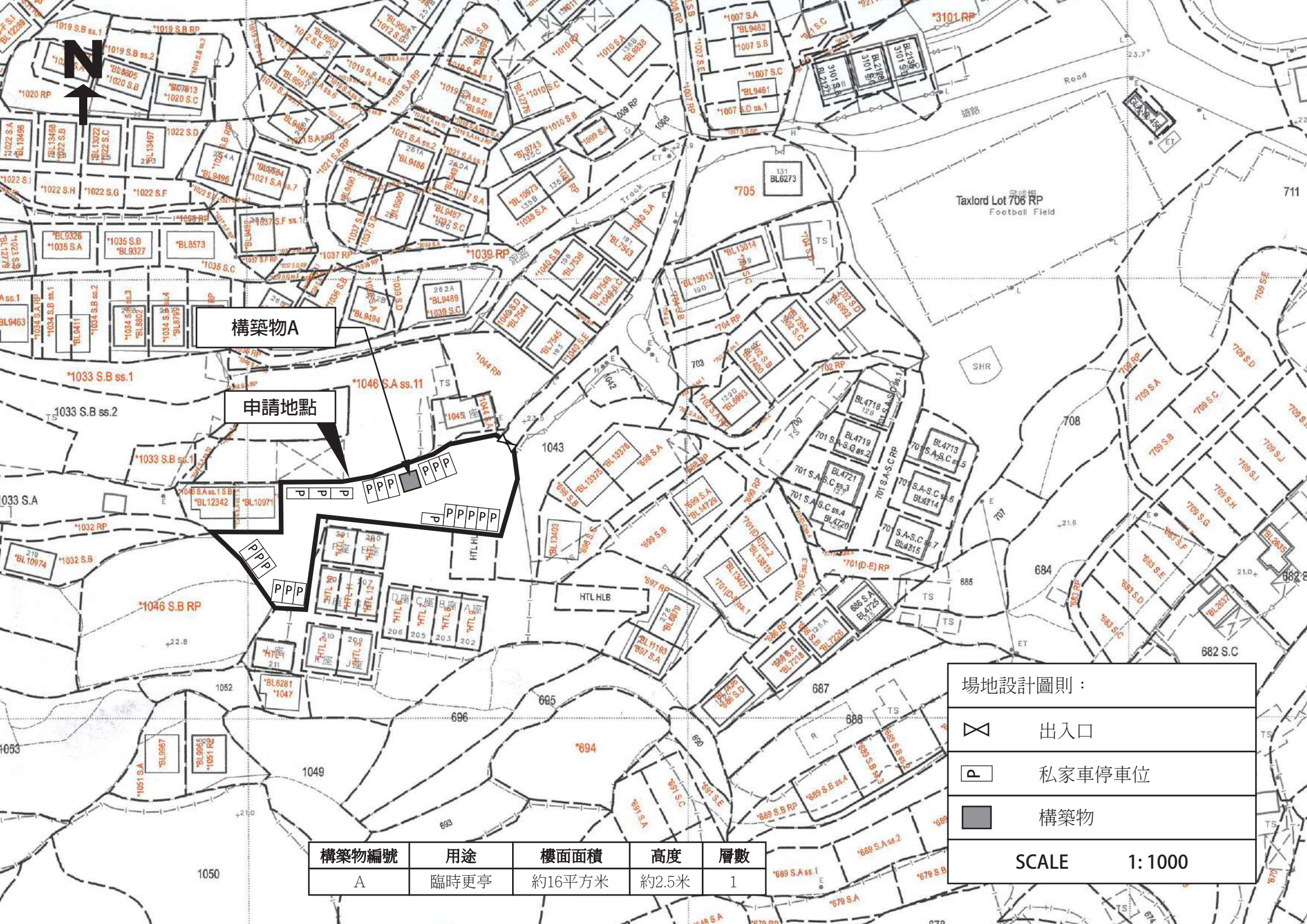
3. 申請場地的停車位只會停泊私家車或重量不超過5.5噸的車輛，不會停泊貨櫃車。

4. 申請地點只提供代步車輛進行停泊，不會提供電動車充電設施。

5. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。

6. 申請地點已於多年前完成了填土工作，填土是用作申請地點的場地平整和提供給車輛行駛，不會再有填土。填土厚度約0.1米，填土物料為水泥，場地內的香港主水平基准增加至現時的+23.10mPD。

詳情請參閱以下圖則。



構築物編號	用途	樓面面積	高度	層數
A	臨時更亭	約16平方米	約2.5米	1

渠務排水：

申請人會依照前次規劃許可編號 A/YL-PH/997 已獲批的排水建議，為申請地點設置適合的渠務排水設施。

詳細請參閱以下圖則。

Drainage Proposal

in compliance with the Planning Approval Condition (e) of the Planning Application No. A/YL-PH/997 for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land in "Village Type Development" Zone at Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot Blocks (Part) in D.D. 111 and adjoining Government Land (GL), Ha Che, Pat Heung, Yuen Long, New Territories

(HT24057B)

Drainage Proposal Report

May 2025

Prepared & Approved by:	K. C. LEE *MICE, MHKIE*

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED
[redacted]

Responses to Comments from Government Departments on Planning Application No. A/YL-PH/997 (refer to Planning Department's message of 23 May, 2025)

	COMMENTS	RESPONSES
	Drainage Service Department (DSD)	Applicant
(1)	Peripheral channels will be provided within the subject site boundary to collect surface runoff on the application site and to intercept the overland flow from adjacent lands. Channels at the north eastern side of the site should be provided.	Peripheral channel is added at the north eastern side of the subject site.
(2)	Minor Site leveling works will be carried out under this application. The applicant is required to ensure that the overland flow from the adjacent lands should not be affected.	Noted, agreed and will strictly follow.
(3)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted, agreed and will strictly follow.
(4)	There is no C2409I in the Civil Engineering and Development Department's standard list. The applicant is advised to check and clarify.	The updated Civil Engineering and Development Department's standard drawing no. C2409J is used.
(5)	The standard drawings of cover slab/cast iron grating etc., for the proposed channels should be included in the submission. The Drainage Services Department's approval shall be sought for decking over channels.	Civil Engineering and Development Department's standard drawing of 'cover slab and cast iron grating for channels' (no. C2409J) is incorporated into this amended report.

(6)	The columns showing the catchment area (A), average slope (H) and distance (L) for calculation of t_0 should be included in Appendix 2.	Columns showing the catchment area (A) [column (21)], average slope (H) [column (13)], and distance (L) [column (12)] for calculation of t_0 are added in Appendix 2.
(7)	The connection details at discharge point (drain pipe under planning application No. A/YL-PH/996) and indicate all C.L., I.L and catchpit bottom level should be shown in the drawing.	Details of outfall submitted and agreed under Planning Application No. A/YL-PH/996 is enclosed as Figure 4 in this amended report.
(8)	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for making connection/laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	Noted, agreed and will strictly follow.

CONTENT

1. Introduction

1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Drainage Proposal Report in compliance with the planning approval condition (e) of the Planning Application No. A/YL-PH/997 for Proposed Temporary Public Vehicle Park Excluding Container Vehicle ("the proposed development") for a Period of 3 Years and Filling of Land in "Village Type Development" Zone at Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot Blocks (Part) in D.D. 111 and adjoining Government Land (GL), Ha Che, Pat Heung, Yuen Long, New Territories (the 'subject site').

1.2 The objectives of this report are to:-

- indicate any changes/increase in drainage characteristics due to the proposed development;
- assess any potential drainage impacts of the existing/planned drainage facilities nearby due to the proposed development; and
- propose mitigation measures and drainage improvement work, if necessary, to minimize any potential adverse drainage impacts.

1.3 The scope of this report includes:-

- site description and existing land use;
- identification of stormwater flow pattern before and after the proposed development;
- assessment of impacts on existing drainage facilities due to the proposed development; and
- proposal of new drainage facilities for the proposed development if found necessary.

2. General Site Description and the Proposed Development

2.1 The subject site is located in Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot Blocks (Part) in D.D. 111 and adjoining Government Land (GL), Ha Che, Pat Heung, Yuen Long, New Territories, and is about 370m to the northwest of Fan Kam Road. It is situated within "Village Type Development" zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. The subject site area is about 980m^2 (including GL of about 217m^2) (22%). It is currently a piece of vacant hard paved flat land comprising one 1 storey structure with building height about 2.5m and a total floor

area of about 16m^2. Current conditions of the subject site are shown in **Plate Nos. 1**, **2** and **3** in the following. A Site Location Plan is shown in **Figure 1**.

	
Plate No. 1 – Entrance of the subject site	**Plate No. 2** – Current general conditions of the subject site (1)
	[BLANK]
Plate No. 3 – Current general conditions of the subject site (2)	

2.2 The proposed development at the subject site is for temporary public vehicle park (excluding container vehicle) for a period of 3 years. No structure nor building will be constructed. Total 21 nos. of private car parking spaces will be provided. The subject site would be maintained to be covered with concrete without disturbance.

3. Existing Drainage System of the Area

3.1 The subject site is irregular shaped with existing average ground level at about +23.1mPD which is also the proposed finished ground level of the proposed development. The existing ground levels of the subject site generally slope downward from the east to its west. The subject site is now generally bounded by scattered houses of which some have their

own fence walls. At present, there is no channel/drainage provision within the subject site, surface runoff basically flows from the subject site westward onto the surroundings areas.

4. Proposed Drainage Works

4.1 Levels of the subject site will be maintained similar to those of the existing ground levels. The subject site would be maintained to be covered with concrete as existing without disturbance.

4.2 Peripheral channels will be provided within the subject site boundary to intercept all overland flow crossing the boundary. Where fence wall / hoarding is required, the fence wall / hoarding will be constructed with at least 100mm high gap at the bottom in order to allow potential overland flow from the surroundings. The peripheral channels will discharge into a terminal catchpit with trap (refer to CEDD Standard Drawing Nos. C2406/1 and C2406/2A) on the west side of the subject site.

4.3 Flow inside the terminal catchpit with trap will be conveyed directly to a proposed catchpit at the west of the subject site to be constructed under the Planning Application No. A/YL-PH/996 of which the drainage proposal was accepted by Planning Department on 16 April 2025 (a copy of the relevant Planning Department's letter is enclosed in the **Appendix 1** in this report). Flow from the Planning Application No. A/YL-PH/996 will be conveyed directly to an existing public 5.5m wide trapezoidal open channel at about 110m to the west of the subject site.

4.4 The Applicant is committed to obtain consents from owners of adjacent relevant land/ lots and relevant authorities prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments.

4.5 Proposed Stormwater Drainage Layout Plan and Site Cross Sections is shown in **Figure 2** and **3** respectively. Details of outfall submitted and agreed under Planning Application No. A/YL-PH/996 is enclosed as **Figure 4** in this report.

4.6 Details of proposed drainage provisions shall follow relevant details shown in Government departments' Standard Drawings as follows:

Proposed Drainage Provisions	Standard Drawings	Drawing No. & Title
Catchpit with trap	CEDD Standard Drawings	C2406/1 and C2406/2A – Catchpit with trap
Catchpit		C2405/1 to /5 – Standard Catchpit Details
U-channel		C2409J – Details of Half-round and U-channels
Channel cover and grating		C2412E – Cover Slab and Cast Iron Grating for Channels

5. Hydraulic Calculation

5.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum Nos. 1/2022, 1/2024 and 2/2024 issued by DSD. Design Return Period of 50 years (recommended for 'Village Drainage' in SDM) is being adopted.

5.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3a - Storm Constants for different return periods of HKO Headquarters from SDM, the rainfall profiles are derived based on the following equation:

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

where i = mean rainfall intensity (mm/hr)
t = duration time of concentration (min)
a, b and c = storm constants given in Table below

Table : Storm Constants

Return Period (years)	50
a	505.5
b	3.29
c	0.355

A 16.0% rainfall increase is adopted in the hydraulic calculation to cater for effects due to climate change in accordance with the table 28 with projection to End of 21st Century (it is

very conservative, as the subject application is only for 3 years) as stipulated in the item (e) and (k) of the SDM - Corrigendum No. 1/2022. Besides, taking into consideration of design allowance in End of 21st Century, a further 12.1% rainfall increase is incorporated into the hydraulic assessment.

5.3 Hydraulic assessment is enclosed in the **Appendix 2**. 10% reduction in flow area has been incorporated to cater for potential deposition of sediment in stormwater channels and pipes as recommended in the SDM.

5.4 The proposed drainage is designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface runoff without causing any adverse drainage impacts on the subject site and its surroundings.

5.5 Since all drainage would have sufficient spare capacity, no water backup will occur at the upstream under rainstorms of 50-year (or lower) return periods.

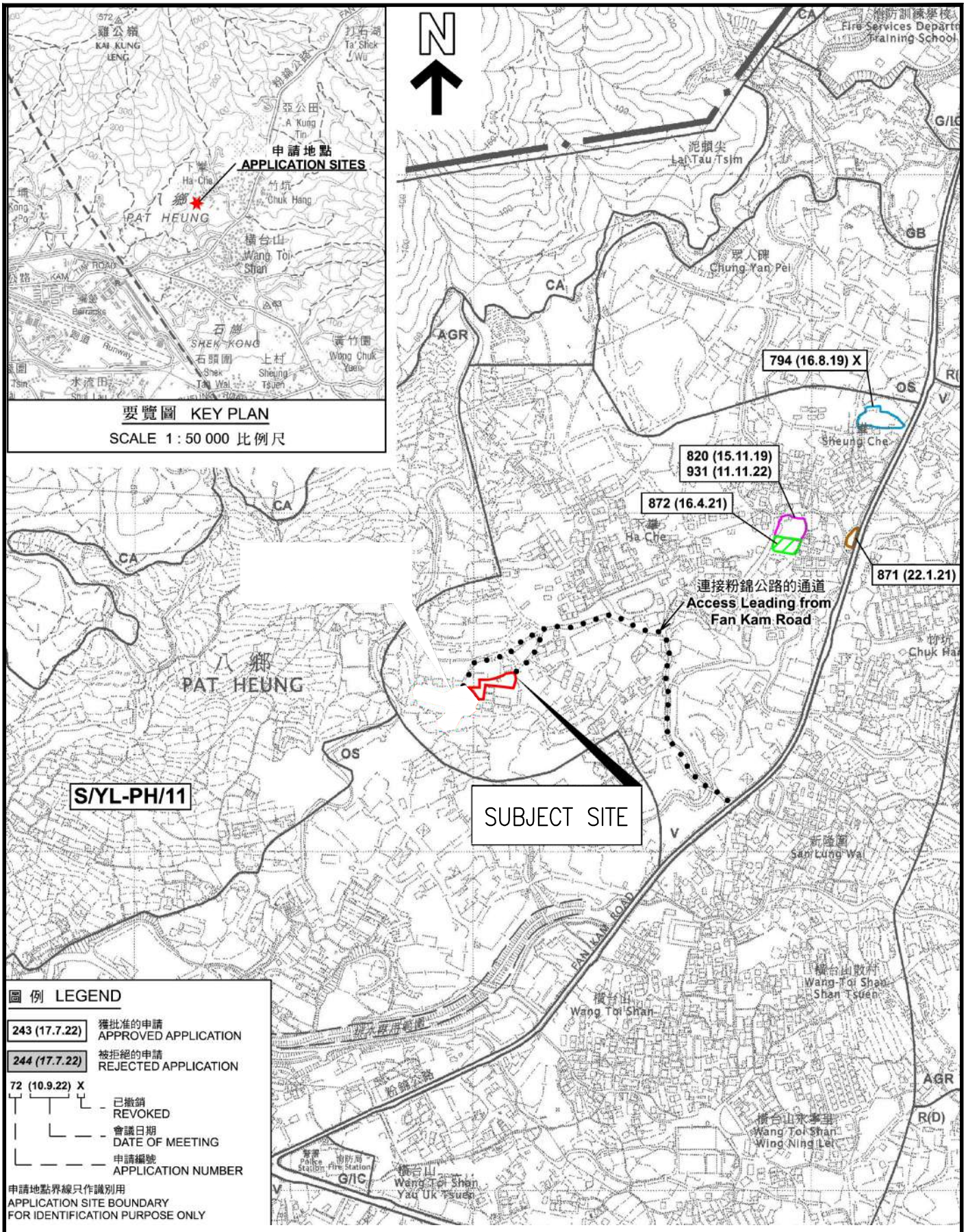
6. Conclusion

6.1 The subject site will be for Proposed Temporary Public Vehicle Park Excluding Container Vehicle for a Period of 3 Years and Filling of Land. The existing ground level would be same as the proposed finished ground level such that no site formation nor land filling at the subject site would be required.

6.2 Peripheral U-channels will be constructed along the subject site boundary to avoid surface runoff running across the subject site boundary from both sides. The flow inside the channels will be conveyed into a proposed terminal catchpit with trap of the proposed development. Flow inside the terminal catchpit with trap will be conveyed directly to a proposed catchpit to be constructed under the Planning Application No. A/YL-PH/996 of which the drainage proposal has already been accepted by Planning Department, at the west of the subject site. Flow from the Planning Application No. A/YL-PH/996 will be conveyed directly to an existing public 5.5m wide trapezoidal open channel at about 110m to the west of the subject site.

6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots and relevant authorities prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments.

6.4 In conclusion, the subject proposed development would not cause any adverse drainage impacts onto the area.



PROJECT

PLANNING APPLICATION NO. A/YL-PH/997 FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR A PERIOD OF THREE YEARS

何田顧問工程師有限公司
HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED

TITLE

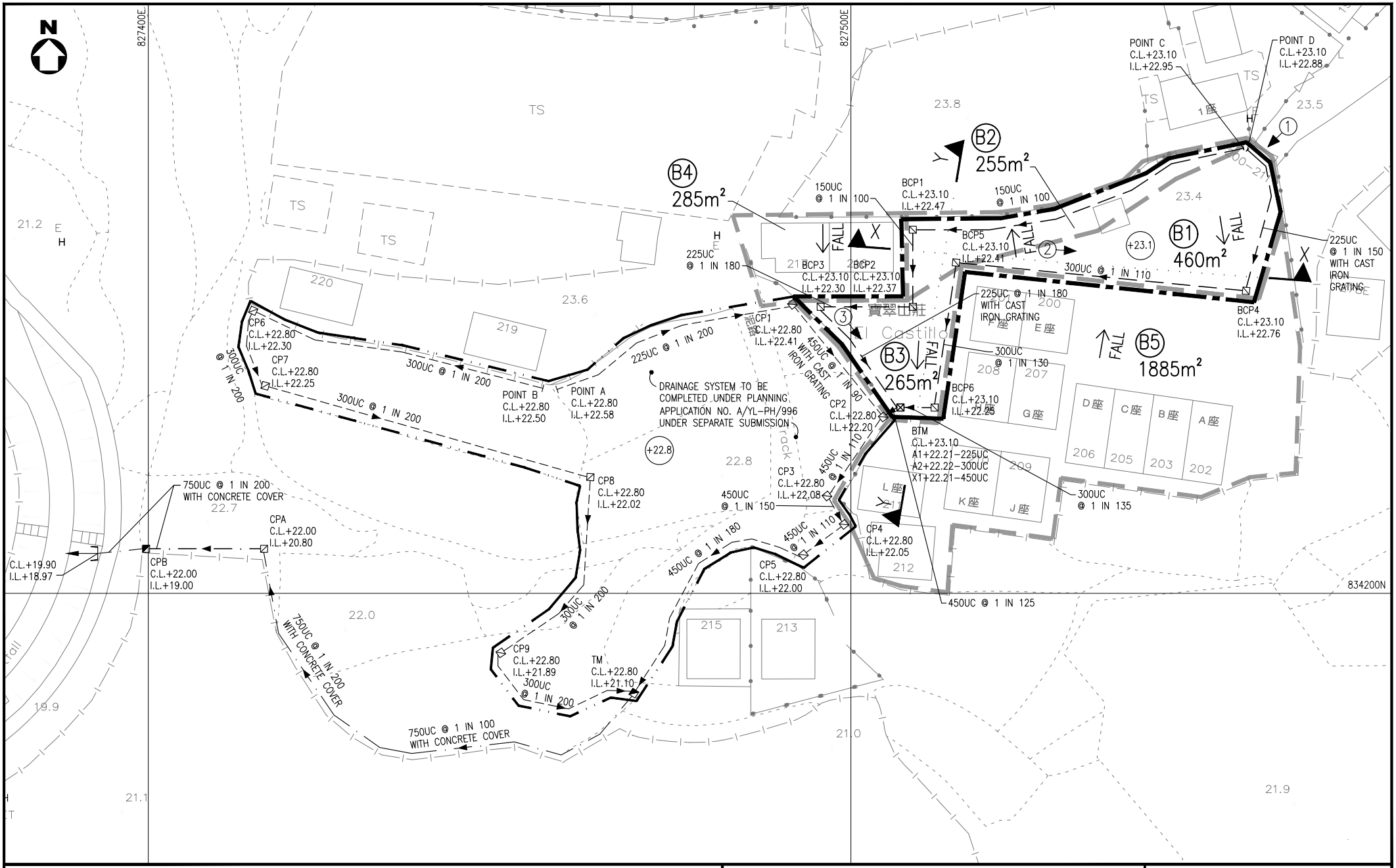
SITE LOCATION PLAN

SCALE

1 : 7500 – A4

DRAWING No.

FIGURE 1



LEGEND:

- (+23.1) PROPOSED FINISHED GROUND LEVEL
- (N)→ LOCATION OF PHOTO TAKEN
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH TRAP
- SUBJECT SITE BOUNDARY
- CATCHMENT BOUNDARY
- SITE BOUNDARY OF NO. A/YL-PH/996

PROJECT

PLANNING APPLICATION NO. A/YL-PH/997 FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR A PERIOD OF THREE YEARS

何田顧問工程師有限公司
HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED

TITLE

PROPOSED STORMWATER DRAINAGE LAYOUT PLAN

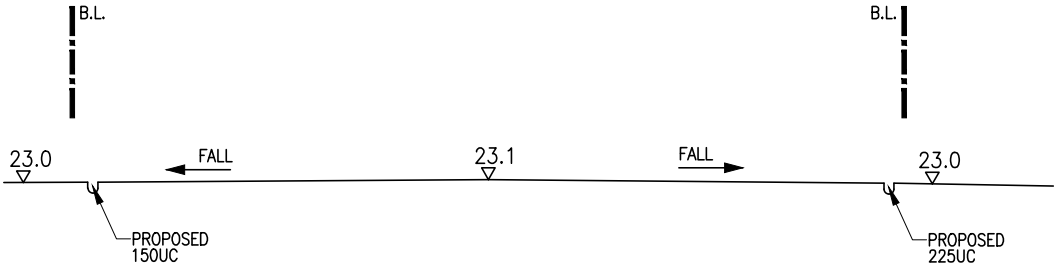
SCALE

1 : 500 – A3

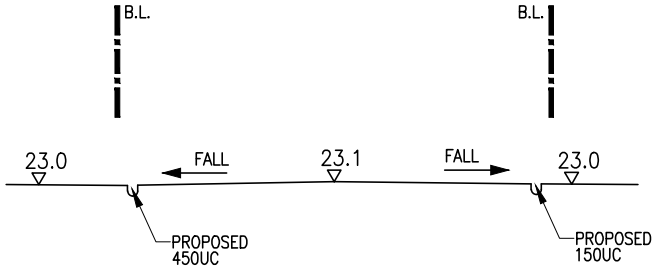
DRAWING No.

FIGURE 2

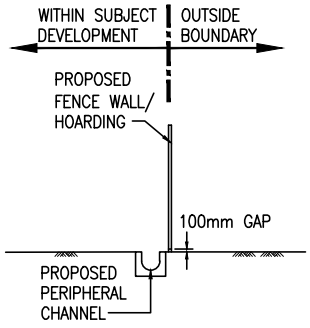
H:\24057_Lot 1031 Pat Heung\997\24057_FIG2_03.dwg, 29/5/2025 10:13:27



SECTION X–X



SECTION Y–Y



TYPICAL SECTION AT
SUBJECT SITE BOUNDARY
N.T.S.

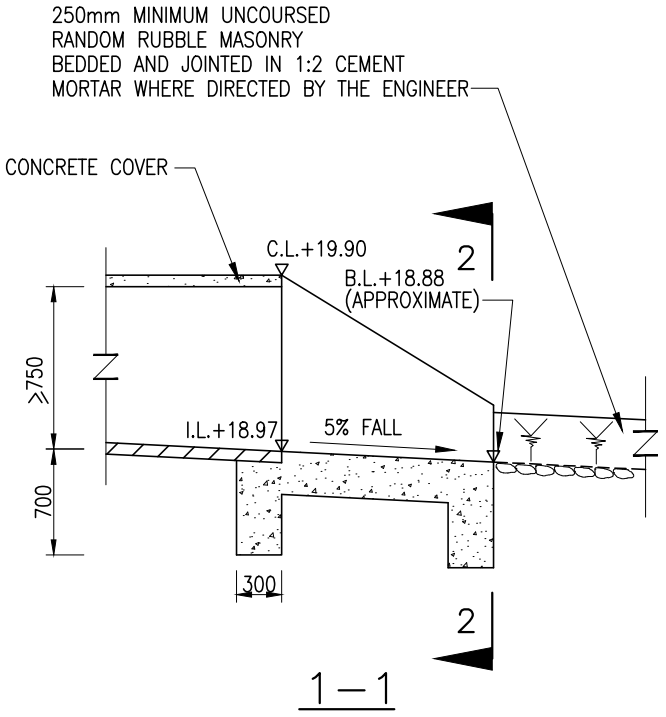
TITLE

SITE CROSS SECTIONS

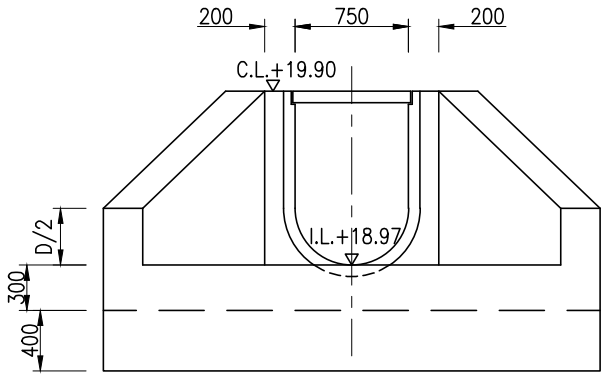
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE
1 : 500 – A4

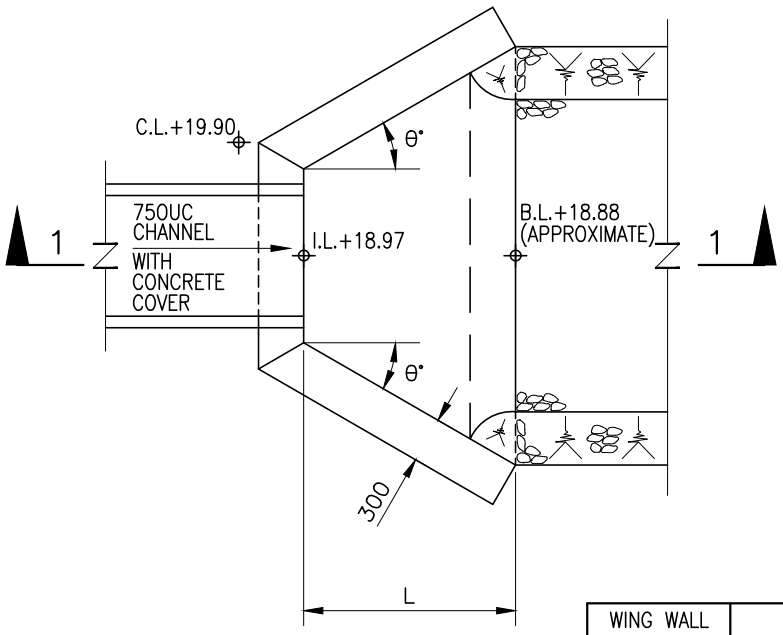
DRAWING No.
FIGURE 3



1—1



2—2



PLAN

NOTES :

1. CONCRETE : GRADE 30D/20

WING WALL FLARE θ°	DIAMETER OF CHANNEL H			
	450–750	900–1200	1350–1650	1800–1950
	L			
0°	1800	2400	3000	3600
30°	1400	1800	2300	2700
45°	1200	1500	1900	2300

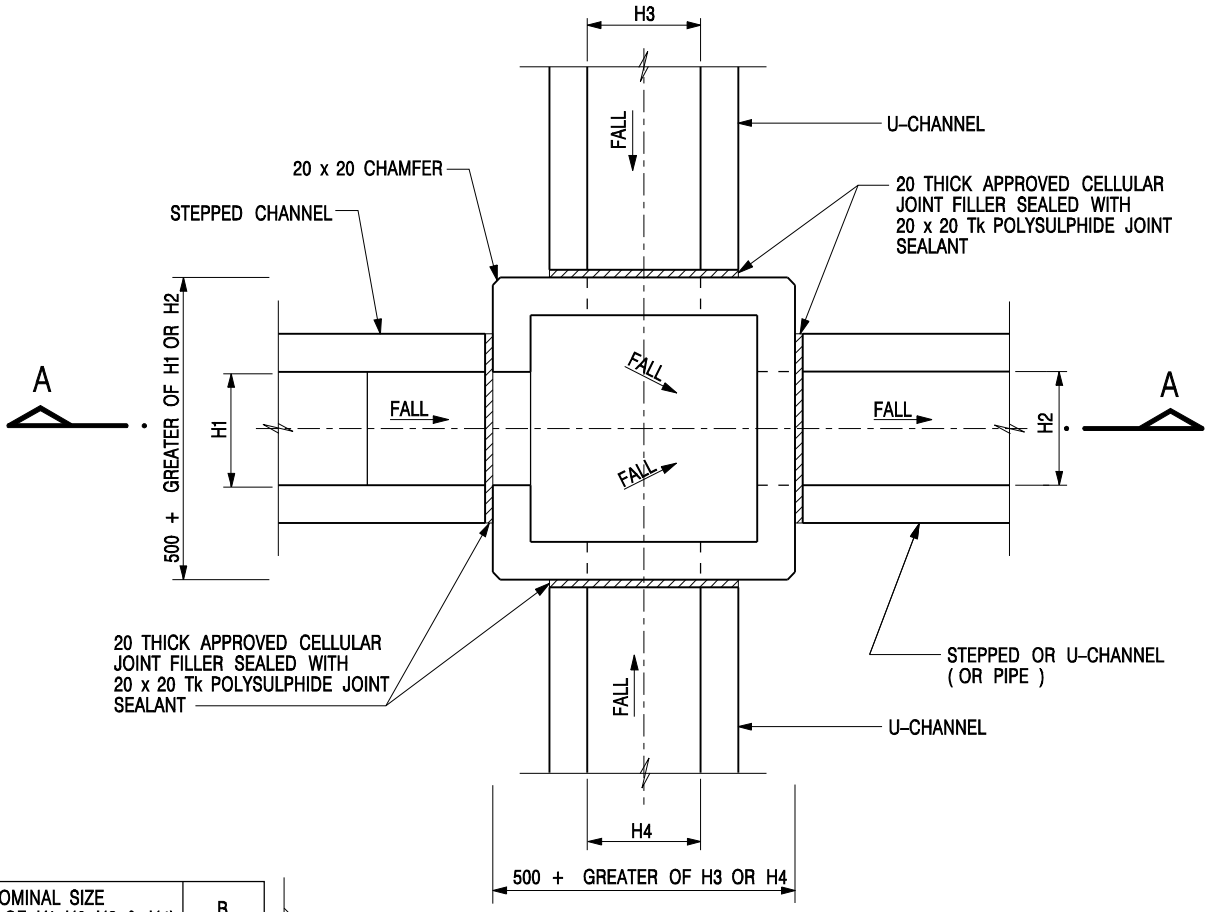
TITLE

DETAILS OF OUTFALL
(SUBMITTED & AGREED UNDER
PLANNING APPLICATION NO. A/YL–PH/996)

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

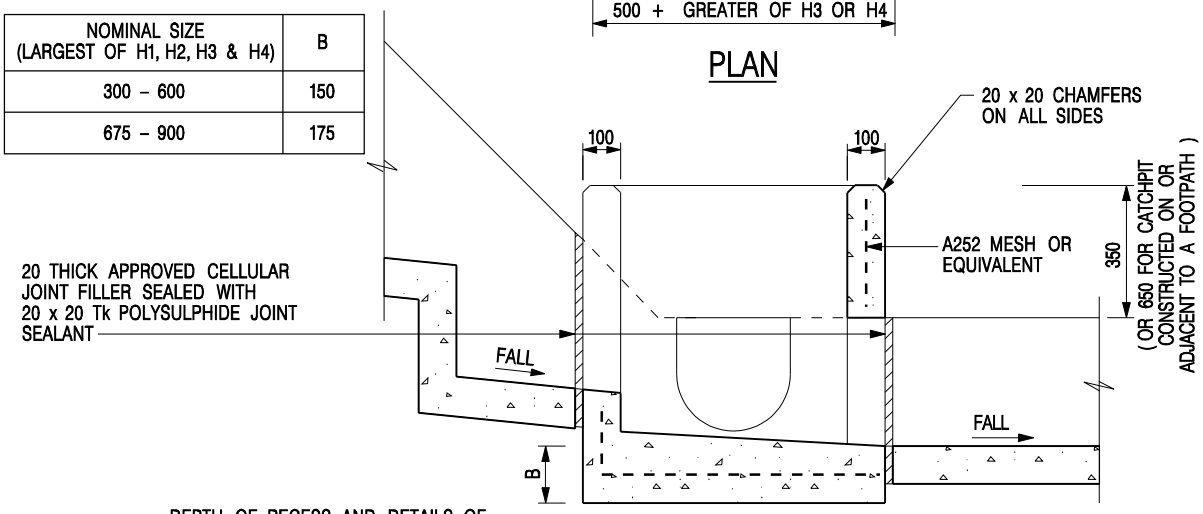
SCALE
N. T. S.

DRAWING No.
FIGURE 4

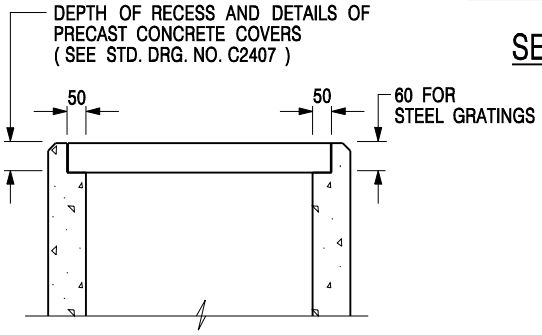


PLAN

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



SECTION A – A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

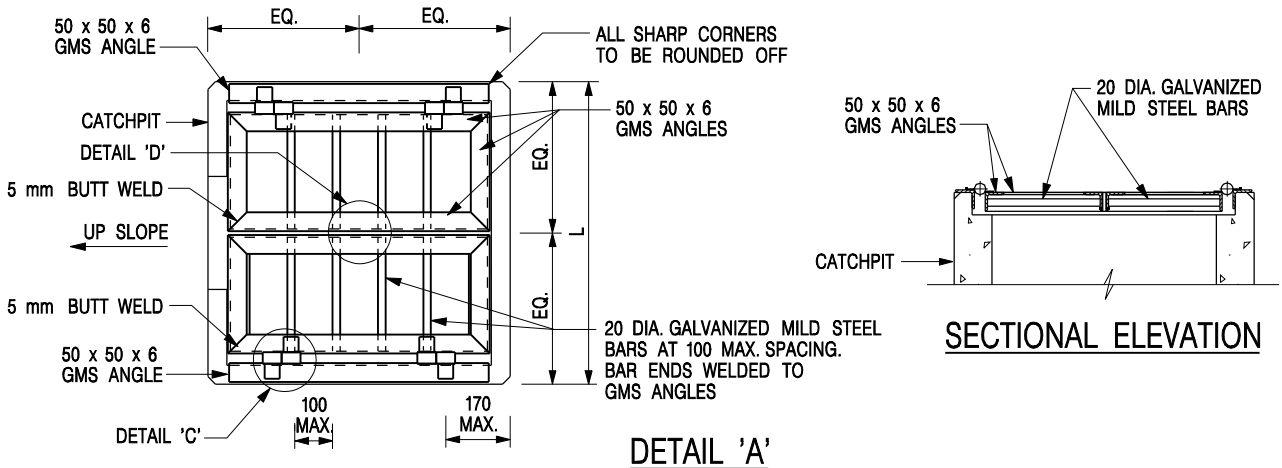
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 1 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

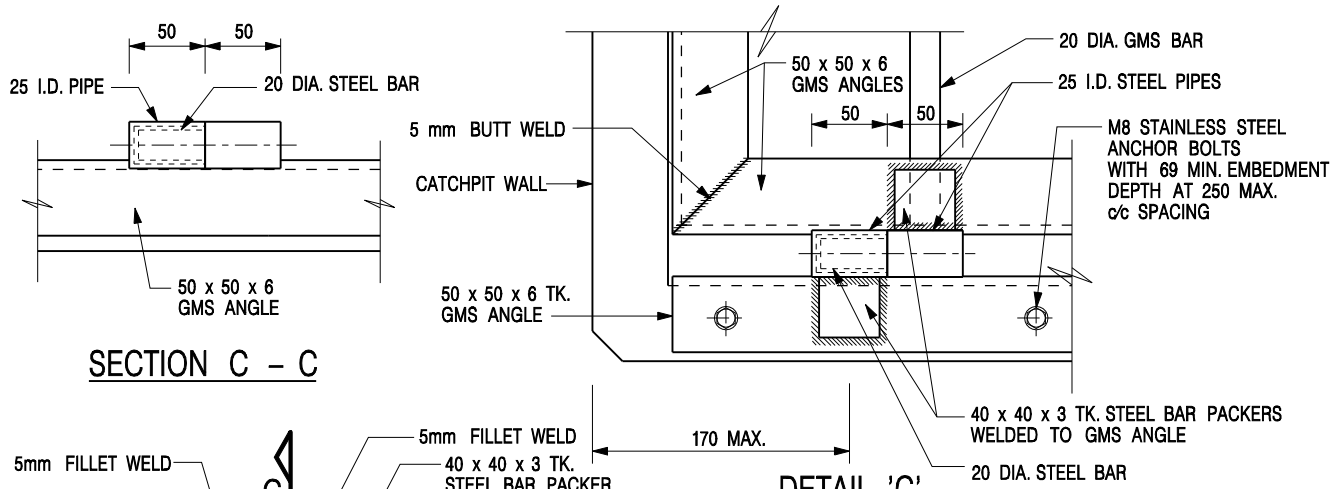
SCALE	1 : 20	DRAWING NO.
DATE	JAN 1991	C2405 /1



DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L>900mm)

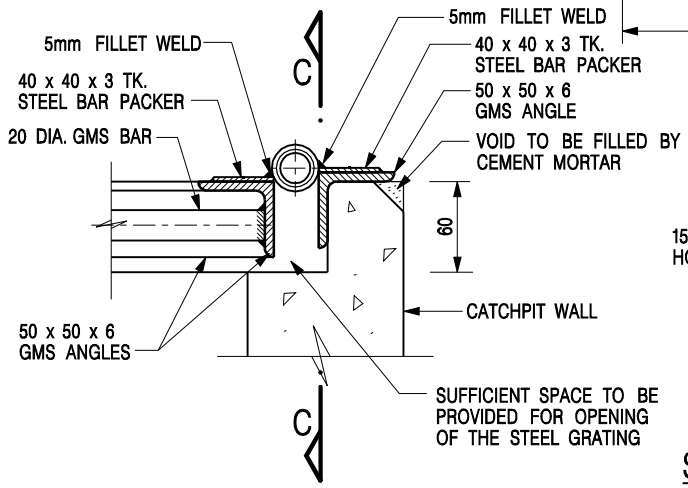
SCALE 1 : 20



DETAIL 'C'

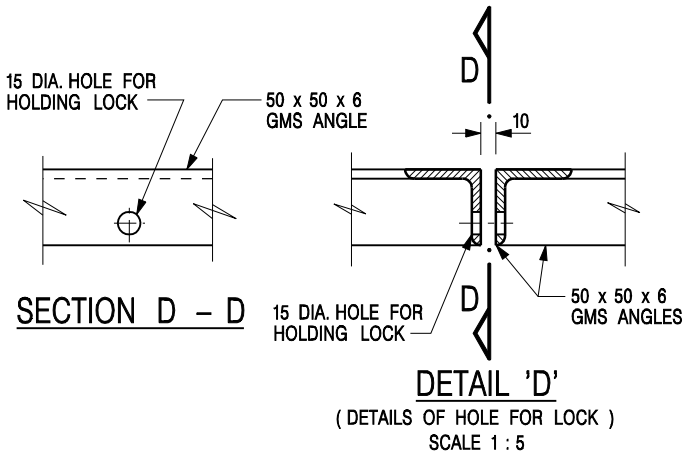
(DETAILS OF HINGE)

SCALE 1 : 5



SECTIONAL ELEVATION

(DETAIL 'C')



DETAIL 'D'

(DETAILS OF HOLE FOR LOCK)

SCALE 1 : 5

NOTES:

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

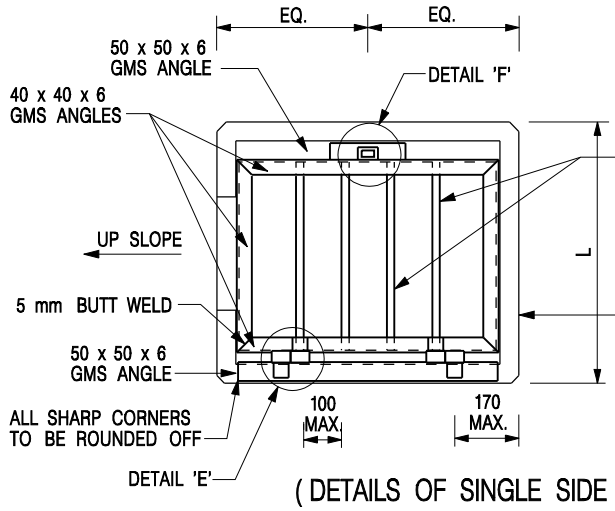
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

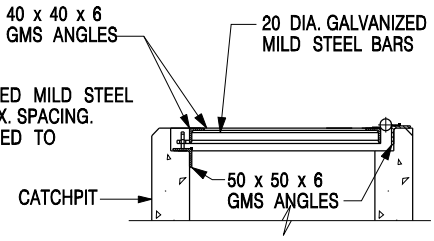
STANDARD CATCHPIT DETAILS

(SHEET 2 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN	DRAWING NO. C2405 /2
DATE JAN 1991	



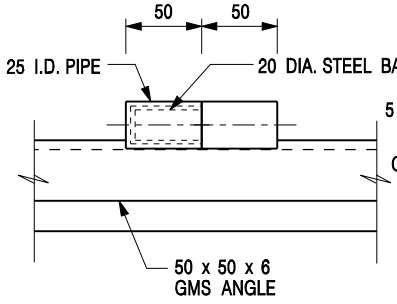


SECTIONAL ELEVATION

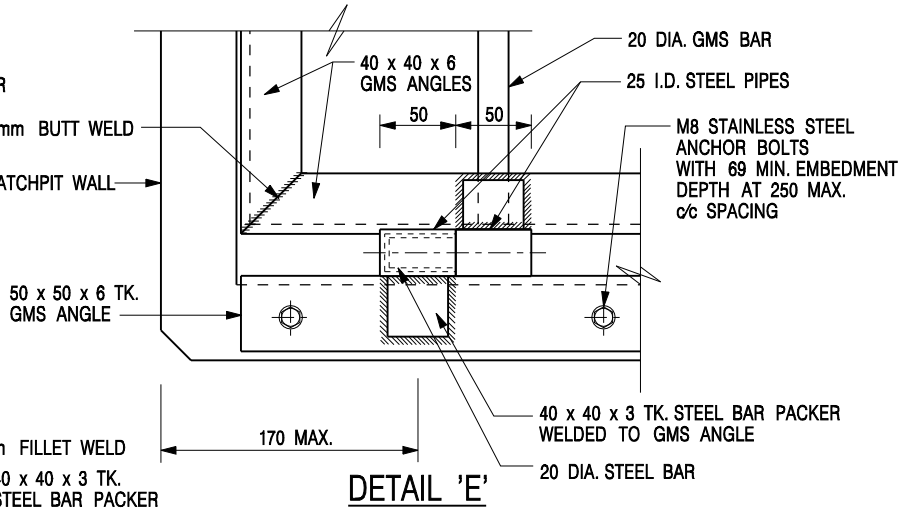
DETAIL 'B'

(DETAILS OF SINGLE SIDE OPENING STEEL GRATING FOR L≤900mm)

SCALE 1 : 20



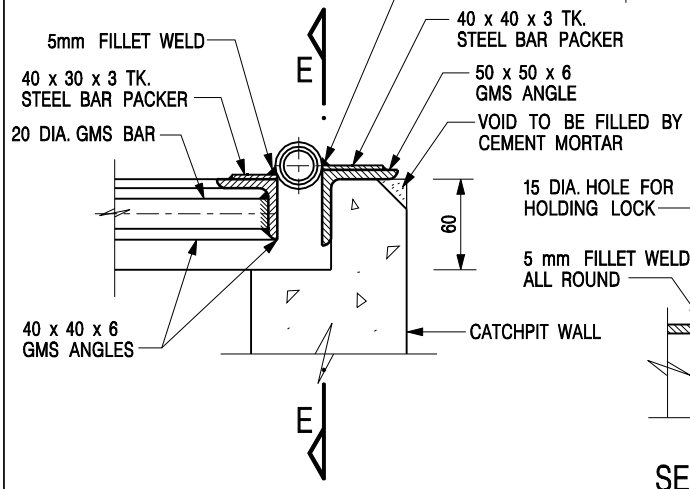
SECTION E – E



DETAIL 'E'

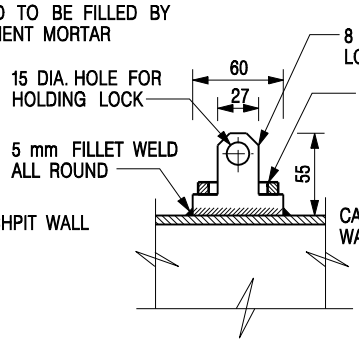
(DETAILS OF HINGE)

SCALE 1 : 5

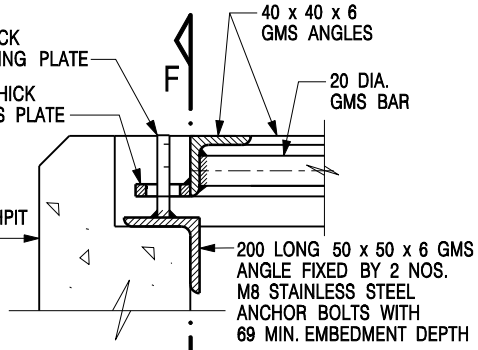


SECTIONAL ELEVATION

(DETAIL 'E')



SECTION F – F



DETAIL 'F'

(DETAILS OF LOCKING PLATE)

SCALE 1 : 5

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

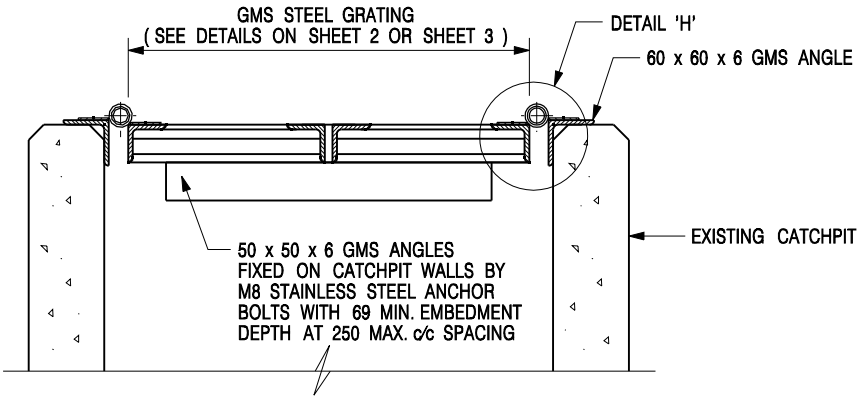
(SHEET 3 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN

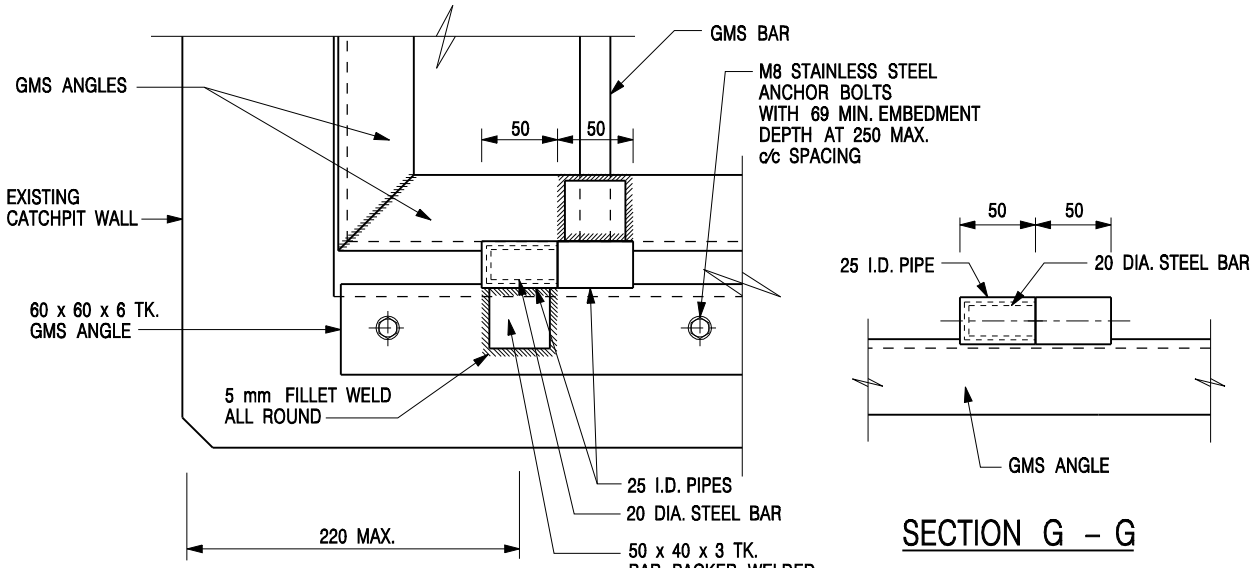
DATE JAN 1991

DRAWING NO. C2405 /3



DETAIL 'G' – DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10

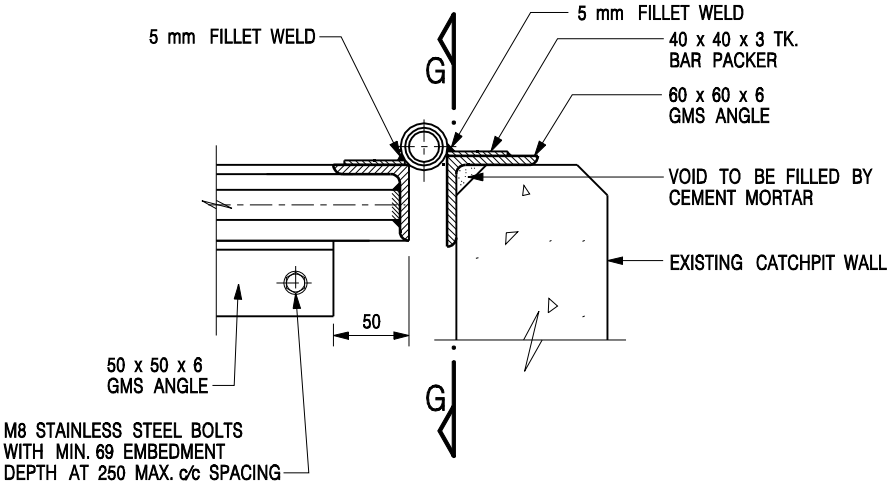


DETAIL 'H'

(DETAILS OF HINGE)

SCALE 1 : 5

SECTION G – G



SECTIONAL ELEVATION

(DETAIL 'H')

NOTES:

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

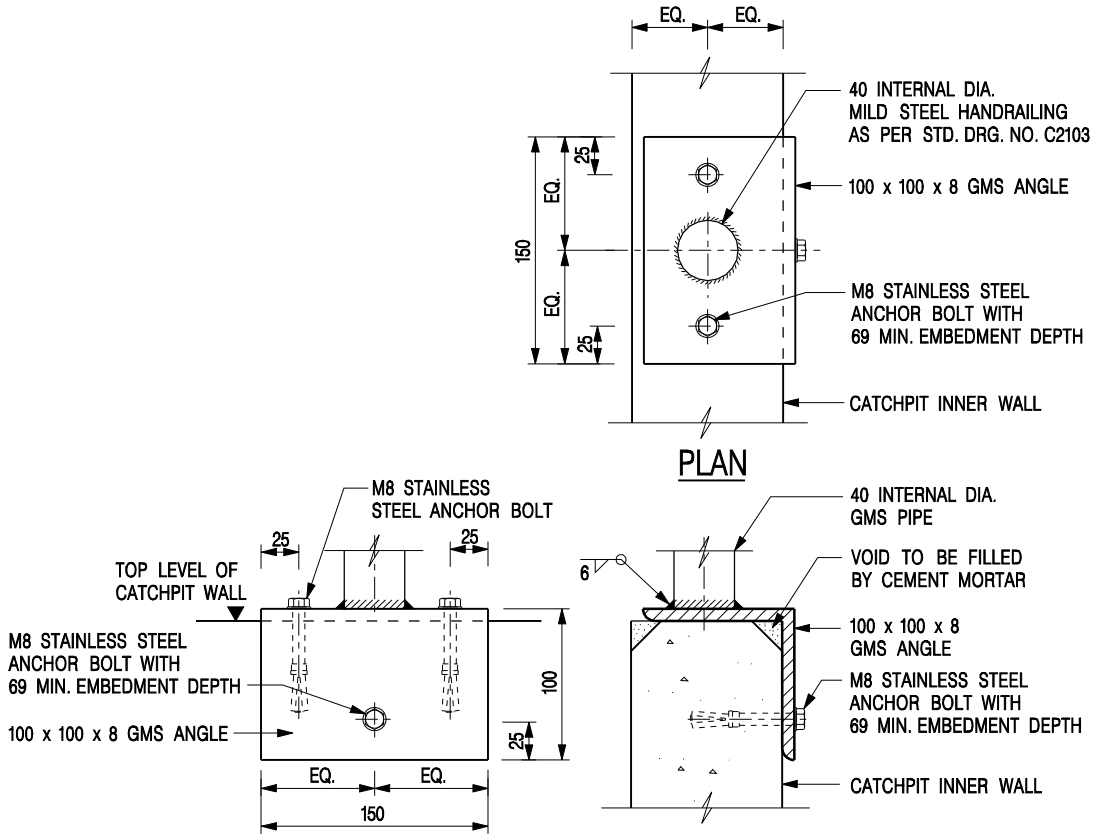
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 4 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN	DRAWING NO. C2405 /4
DATE JAN 1991	



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
7. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
8. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
9. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
10. ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
11. UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
12. ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
13. ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
14. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

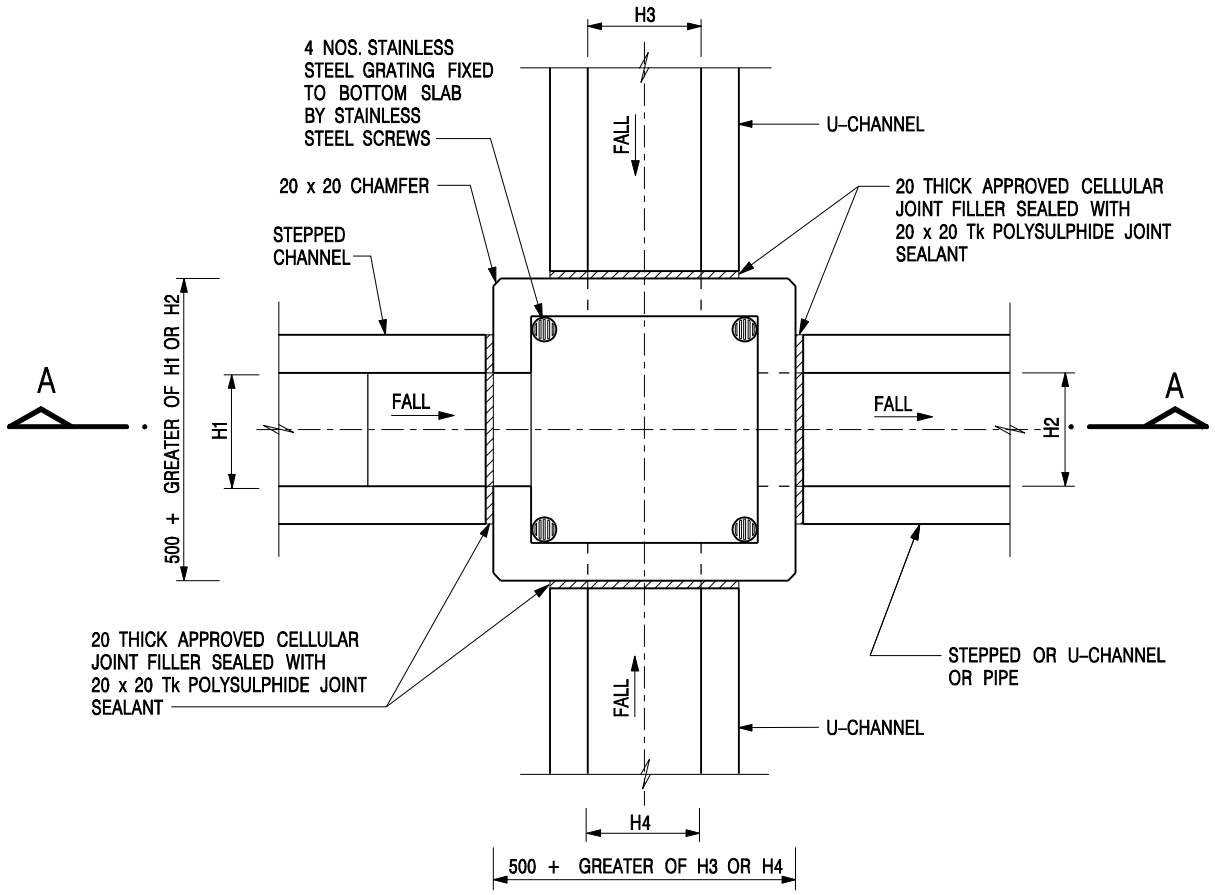
(SHEET 5 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN

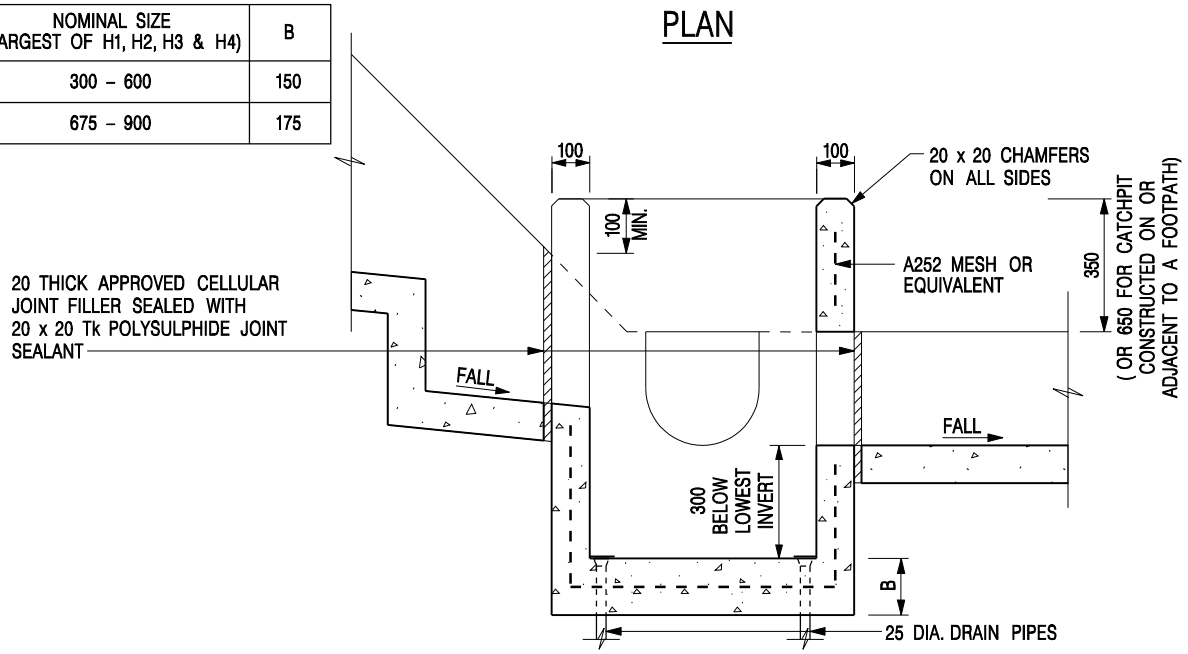
DATE JAN 1991

DRAWING NO. C2405 /5



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

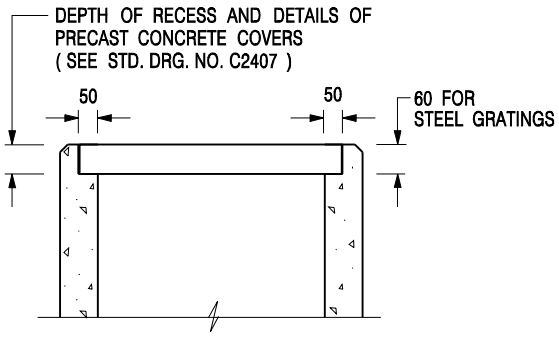
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

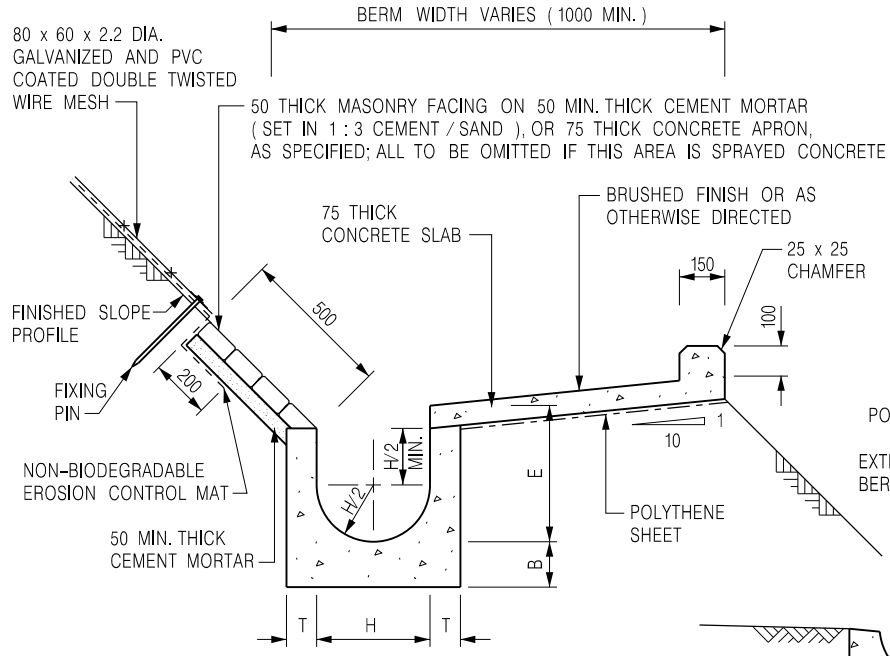
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

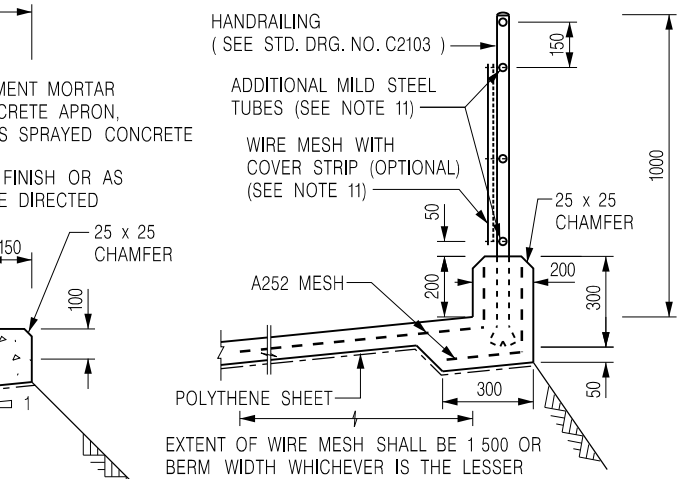
SCALE 1 : 20

DATE JAN 1991

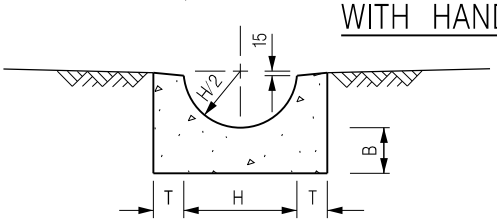
DRAWING NO. C2406 /2A



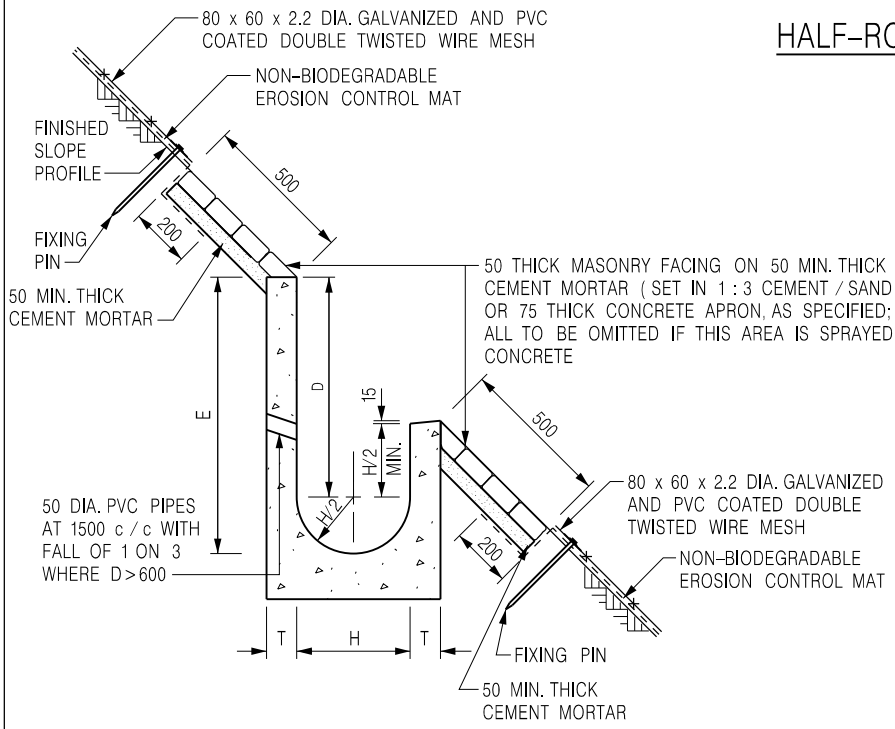
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)
11. THE WIRE MESH ON HANDRAILING IS OPTIONAL. THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO. C2103)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 – 600	100	150	
675 – 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
J	DETAILS OF HANDRAILING AMENDED.	Original Signed	08.2024
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002

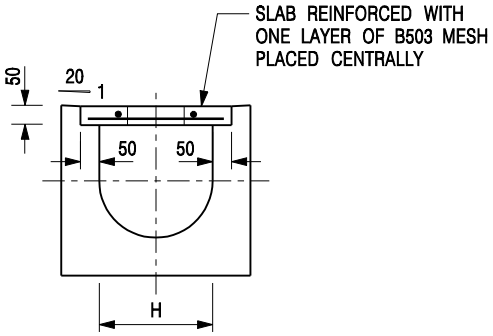
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A – WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

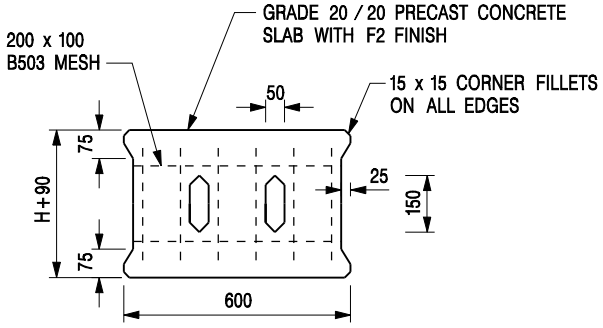
SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409J



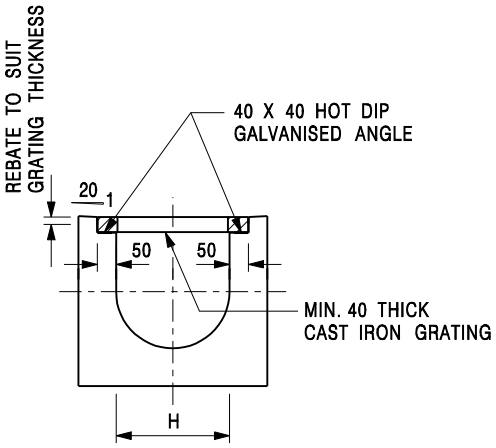
TYPICAL SECTION



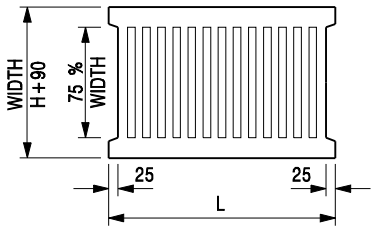
PLAN OF SLAB

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:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. 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.

REF.	REVISION	SIGNATURE	DATE
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

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

APPENDIX 1

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

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

電郵函件
[redacted]

來函檔號	Your Reference:	
本署檔號	Our Reference:	TPB/A/YL-PH/996
電話號碼	Tel. No. :	3168 4044 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

[redacted]

先生／女士:

擬在劃為「鄉村式發展」地帶的元朗八鄉下輋丈量約份第 111 約地段第 1031 號、第 1046 號 B 分段餘段、第 1052 號（部分）及第 1053 號（部分）闢設臨時公眾停車場（貨櫃車除外）（為期三年），以及進行填土工程
（規劃申請編號：A/YL-PH/996）

履行規劃許可附帶條件(c)項 – 提交排水建議

本處收到你於二零二五年一月七日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

☑ 接受。因此，你**已經履行**上述附帶條件。部門詳細意見請見**附件**。

☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你**未有完全履行**有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。

☐ 不接受。因此，上述附帶條件**未能**被視作已履行。部門詳細意見請見**附件**。

抱歉我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡[redacted]

規劃署
粉嶺、上水及元朗東規劃專員
（盧玉敏 盧玉敏 ）

二零二五年四月十六日

副本抄送:
渠務署總工程師／新界北 [redacted]

內部抄送:
總城市規劃師／城市規劃委員會(3)

附件

渠務署總工程師／新界北的詳細意見

The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 50 year design return period

Using Rational Method

Design Flow = 0.278CIA m^3/s for grassland (heavy soil) - steep, C = 0.35; for concrete surface, C = 0.95

Using Manning Equation

Design Mean Velocity = $R^{1/6}/n(RS_f)^{1/2}$ where n = 0.016 for concrete-lined open channel with fair surface; 0.040 for canals with rough stony beds, weeds on earth banks under bad condition (ref. Table13 in SDM)

Using Gumbel Solution in frequency analysis

Rainfall intensity = $a / (t_d+b)^c$ where a = 505.5, b= 3.29 and c= 0.355 in 50 year design return period

referenced from Table 3a in SDM - Storm Constants for Different Return Periods of HKO Headquarters

Using Bransby William's Equation (for channel flow)

Inlet time t_0 = $0.14465L/ (H^{0.2}A^{0.1})$ or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)

V = - Sqt (8gDs) x log [(k_s / 3.7D) + (2.51v / D x Sqt (2gDs))]

For precast concrete pipes with 'O' ring joints with poor condition,

k_s (mm) = 0.6 k_s (m) = 0.0006

v (m^2/s) = 1.00E-06

g (m^2/s) = 9.81

* - conservative, as the subject proposed development is for temporary use for 3 years only

	(1) USCP/USMH	(2) DSCP/DSMH	(3) Collected Runoff from Catchment (refer to Figure 3 and 4)	(4) USGL (mPD)	(5) DSGL (mPD)	(6) USIL (mPD)	(7) DSIL (mPD)	(8) INVERT DIFF. (m)	(9) LENGTH OF CHANNEL / DRAIN l (m)	(10) SLOPE s	(11) SLOPE 1 IN	(12) LENGTH FOR CALCULATION OF INLET TIME L (m)	(13) AVERAGE SLOPE OF GROUND FOR CALCULATION OF INLET TIME H (m per 100m)	(14) INLET TIME t_0 (min) = 0.14465 x $[L/(H^{0.2} \times A^{0.1})]$	(15) TIME OF FLOW INSIDE CHANNEL/ DRAIN t_f (min) = l/V (i.e. Column (9) ÷ Column (26) ÷ 60)	(16) TIME OF CONCENTRATION t_c (min) = $t_0 + t_f$	(17) RAINFALL INTENSITY i (mm/hr)	(18) RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/hr) [refer to item (e) and (k) in SDM Corrigendum No. 1/2022]	(19) ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	(20) RUNOFF COEF. C	(21) SUB-CATCHMENT AREA A (m^2)	(22) EFF. AREA (m^2)	(23) CUM. EFF. AREA (m^2)	(24) DESIGN FLOW (m^3/s)	(25) SIZE (mm)	(26) CHANNEL TYPE	(27) VELOCITY (m/s)	(28) FLOW CAPACITY (m^3/s)	(29) 90% FLOW CAPACITY (m^3/s) (to cater for potential deposition of sediment)	(30) SPARE CAPACITY (m^3/s)	(31) Occupancy of the Proposed Pipe / Channel	
Proposed Drainage System to be completed under Planning Application No. A/YL-PH/997 (under this submission)	Point C	BCP1	B2	23.10	23.10	22.95	22.47	0.48	48.00	0.010	100	3.00	0.36	0.31	0.77	1.07	299.68	347.62	389.69	0.95	255	242	242	0.026	150	UC	1.05	0.10	0.09	0.070	30.3%	OK!
	BCP1	BCP2	ditto	23.10	23.10	22.47	22.37	0.10	10.00	0.010	100	-	-	1.07	0.16	1.23	295.91	343.26	384.79	0.95	0	0	242	0.026	150	UC	1.05	0.11	0.10	0.087	25.5%	OK!
	BCP2	BCP3	B2 + B4	23.10	23.10	22.37	22.30	0.07	12.00	0.006	180	-	-	1.23	0.20	1.43	291.44	338.07	378.98	0.95	285	271	513	0.054	225	UC	1.01	0.18	0.16	0.122	34.2%	OK!
	BCP3	BTM	ditto	23.10	23.10	22.30	22.21	0.09	16.00	0.006	180	-	-	1.43	0.26	1.69	285.90	331.64	371.77	0.95	0	0	513	0.053	225	UC	1.02	0.20	0.18	0.144	29.9%	OK!
	Point D	BCP4	B1	23.10	23.10	22.88	22.76	0.11	17.00	0.007	150	10.00	0.36	0.96	0.28	1.24	295.58	342.87	384.36	0.95	460	437	437	0.047	225	UC	1.01	0.07	0.06	0.025	72.8%	OK!
	BCP4	BCP5	B1 + B5	23.10	23.10	22.76	22.41	0.35	39.00	0.009	110	-	-	1.24	0.43	1.67	286.20	332.00	372.17	0.95	1,885	1,791	2,228	0.230	300	UC	1.51	0.30	0.27	0.068	85.7%	OK!
	BCP5	BCP6	B1 + B3 + B5	23.10	23.10	22.41	22.25	0.15	20.00	0.008	130	-	-	1.67	0.24	1.91	281.53	326.57	366.09	0.95	265	252	2,480	0.252	300	UC	1.41	0.35	0.31	0.093	81.1%	OK!
	BCP6	BTM	ditto	23.10	23.10	22.25	22.22	0.03	4.00	0.007	135	-	-	1.91	0.05	1.96	280.62	325.51	364.90	0.95	0	0	2,480	0.252	300	UC	1.39	0.35	0.32	0.101	79.3%	OK!
	BTM	CP2 (under A/YL-PH/996)	B1 + B2 + B3 + B4 + B5 = A4 (under A/YL-PH/996)	23.10	22.80	22.21	22.20	0.02	2.00	0.008	125	-	-	1.96	0.02	1.98	280.25	325.09	364.42	0.95	0	0	2,993	0.303	450	UC	1.72	0.43	0.39	0.125	78.7%	OK!
Proposed Drainage System having been accepted by PlanD and to be completed under Planning Application No. A/YL-PH/996 (under separate submission)	Point A	CP1	A1	22.80	22.80	22.58	22.41	0.17	33.00	0.005	200	-		2.00	0.62	2.62	269.08	312.14	349.91	0.95	290	276	276	0.027	225	UC	0.89	0.07	0.07	0.047	40.6%	OK!
	CP1	CP2	A1 + A2 + A4	22.80	22.80	22.41	22.20	0.21	19.00	0.011	90	-		2.62	0.16	2.77	266.60	309.26	346.68	0.95	3,990	3,791	4,066	0.392	450	UC	2.03	0.50	0.45	0.112	86.4%	OK!
	CP2	CP3	ditto	22.80	22.80	22.20	22.08	0.12	13.00	0.009	110	-		2.77	0.11	2.89	264.83	307.20	344.38	0.95	0	0	4,066	0.389	450	UC	1.89	0.57	0.51	0.123	75.9%	OK!
	CP3	CP4	ditto	22.80	22.80	22.08	22.05	0.03	4.00	0.007	150	-		2.89	0.04	2.93	264.21	306.48	343.57	0.95	0	0	4,066	0.388	450	UC	1.62	0.51	0.46	0.122	84.6%	OK!
	CP4	CP5	A1 + A2 + A4 +A5	22.80	22.80	22.05	22.00	0.05	6.00	0.009	110	-		2.93	0.05	2.98	263.43	305.57	342.55	0.95	578	549	4,615	0.439	450	UC	1.92	0.65	0.58	0.144	75.3%	OK!
	CP5	TM	ditto	22.80	22.80	22.00	21.84	0.16	28.00	0.006	180	-		2.98	0.30	3.29	259.02	300.47	336.82	0.95	0	0	4,615	0.432	450	UC	1.53	0.63	0.56	0.131	76.8%	OK!
	Point B	CP6	A3	22.80	22.80	22.50	22.30	0.21	41.00	0.005	200	-		2.00	0.64	2.64	268.79	311.79	349.52	0.95	1,210	1,150	1,150	0.112	300	UC	1.08	0.15	0.14	0.041	81.3%	OK!
	CP6	CP7	ditto	22.80	22.80	22.30	22.25	0.05	9.00	0.005	200	-		2.64	0.14	2.77	266.60	309.26	346.68	0.95	0	0	1,150	0.111	300	UC	1.09	0.17	0.15	0.058	72.8%	OK!
	CP7	CP8	ditto	22.80	22.80	22.25	22.02	0.23	46.00	0.005	200	-		2.77	0.68	3.45	256.76	297.85	333.89	0.95	0	0	1,150	0.107	300	UC	1.13	0.25	0.23	0.122	46.7%	OK!
	CP8	CP9	ditto	22.80	22.80	22.02	21.89	0.13	26.00	0.005	200	-		3.45	0.38	3.83	251.84	292.14	327.49	0.95	0	0	1,150	0.105	300	UC	1.15	0.30	0.27	0.167	38.5%	OK!
	CP9	TM	ditto	22.80	22.80	21.89	21.76	0.13	26.00	0.005	200	-		3.83	0.37	4.20	247.31	286.88	321.59	0.95	0	0	1,150	0.103	300	UC	1.16	0.35	0.32	0.213	32.6%	OK!
	TM	CPA	A1 + A2 + A3 + A4 +A5 + A6	22.00	22.00	21.10	20.80	0.30	60.00	0.005	200	-		4.20	0.51	4.71	241.61	280.27	314.18	0.95	1,080	1,026	6,791	0.593	750	UC	1.97	1.65	1.49	0.893	39.9%	OK!
	CPA	CPB	ditto	22.00	22.00	20.80	20.72	0.08	16.00	0.005	200	-		4.71	0.13	4.84	240.18	278.61	312.33	0.95	0	0	6,791	0.590	750	UC	1.99	1.79	1.61	1.018	36.7%	OK!
	CPB	Proposed outfall	ditto	22.00	19.90	19.00	18.97	0.03	6.00	0.005	200	-		4.84	0.05	4.90	239.63	277.97	311.61	0.95	0	0	6,791	0.588	750	UC	1.88	1.20	1.08	0.492	54.4%	OK!

subcatchment

B1	460	The subject site area (this submission)	
B2	255		
B3	265		980
B4	285		
B5	1885		
total =	3,150		3,150

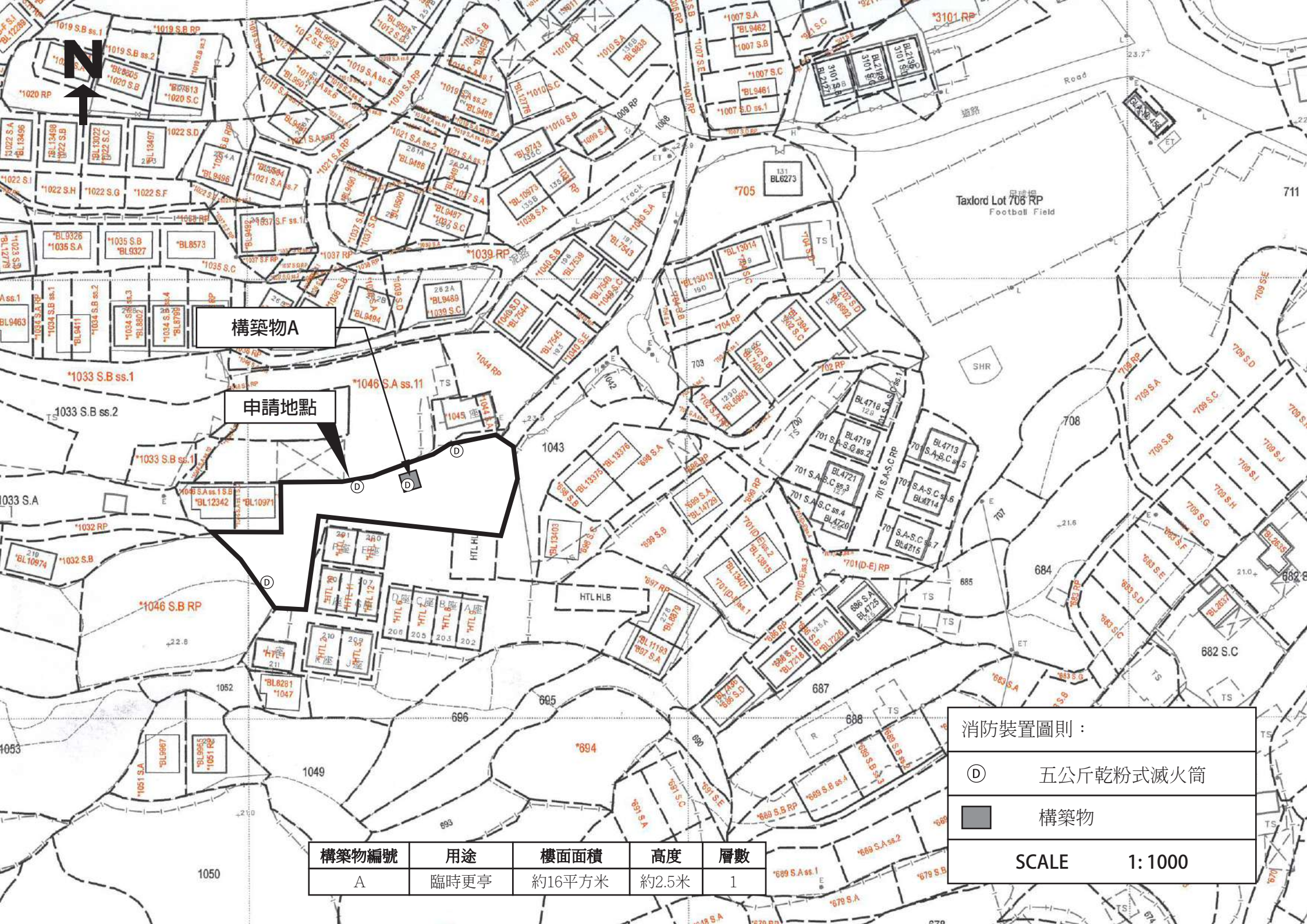
subcatchment

A1	290	site area of Planning Application No. A/YL-PH/996	
A2	840		
A3	1,210		2,340
A4	3150		
A5	578		
A6	1080		
total =	7,148		7,148

消防裝置：

申請人會依照消防處所提供的意見，為申請地點裝設適合的消防設備，並會定期為相關的消防裝置進行維護及保養。

詳情請參閱以下圖則。



構築物編號	用途	樓面面積	高度	層數
A	臨時更亭	約16平方米	約2.5米	1

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: 消防處檔號

Serial Number: 30229 008064

Name of Client 顧客姓名

Address 地址: 新界元朗八鄉下輋 DD111 LOT NO. 1043部份 1046 S.A. ss.1 RP(部份), 1046 S.A ss.1 S.A,HTL HLB部份和毗鄰政府土地

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

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	1 x 5kg Dry Powder type (F.E.)		Conforms with FSD requirements	16/12/2025	15/12/2026

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	Portable Fire Extinguishers		Supply & Install: 3 x 5kg Dry Powder type(F.E.)	Conforms with FSD requirements	16/12/2025

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 受權人簽署

Name: 姓名: NG SUET FUNG

FSD/RC No.: 消防處註冊號碼: RC 3 / 0229 RC /

Company Name: 公司名稱: 吳雪峰

Telephone: 聯絡電話: [redacted]

Date: 日期: 16/12/2025

For FSD use only
☐ Inspected
☐ Key-in
☐ Verified

F.S. 251 (Rev. 01/2012)
6a17-158d-2688-01ea-949b-1350-afe1-547e

交通運輸：

1. 申請地點東北面有一個明確的出入口，出入口寬度約 5 米，可以直通粉錦公路。

2. 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。

3. 申請地點內設有私家車停車位21個，每個車位長約5米，闊約2.5米。

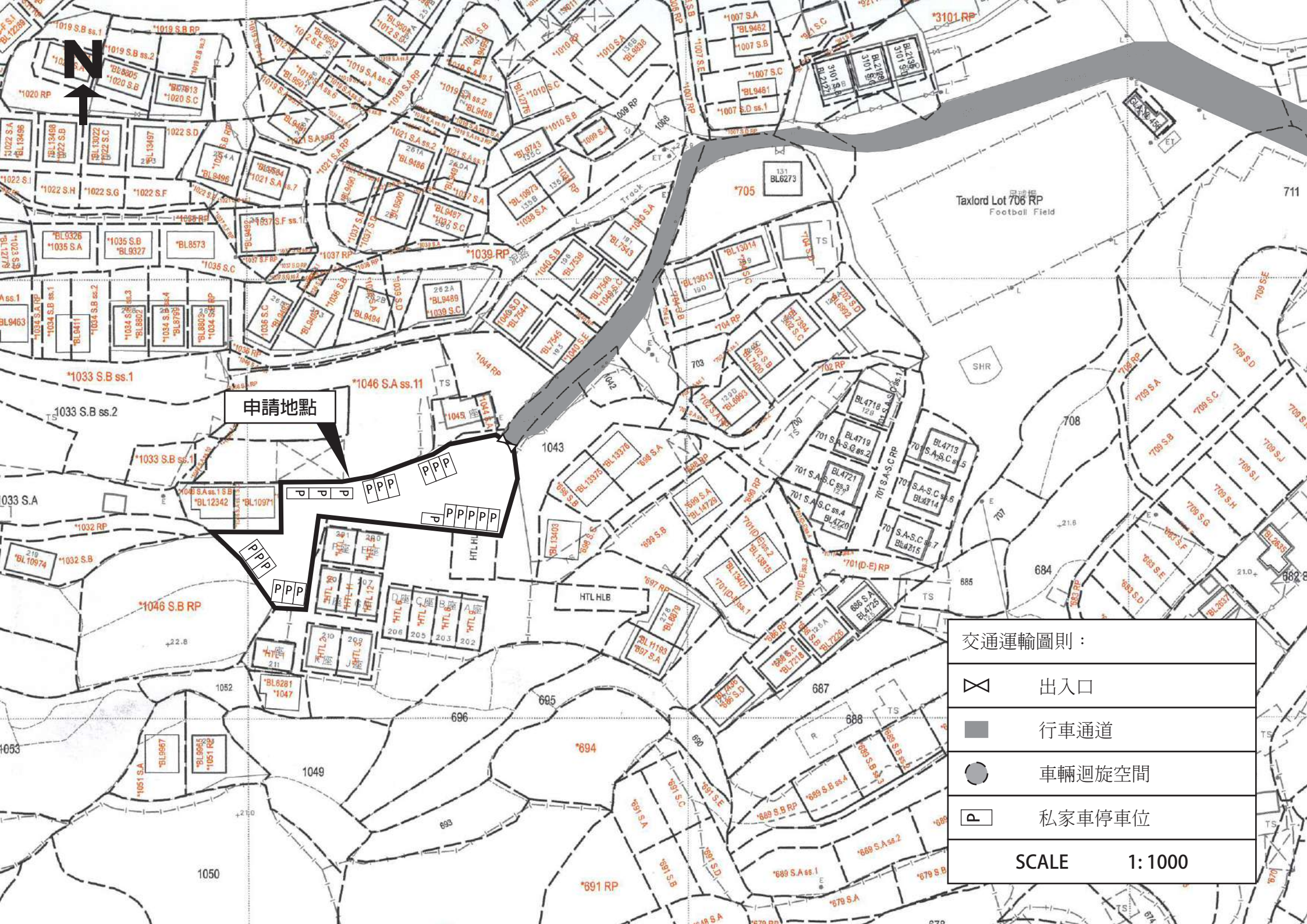
4. 申請地點預計平均每天進出約21輛私家車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

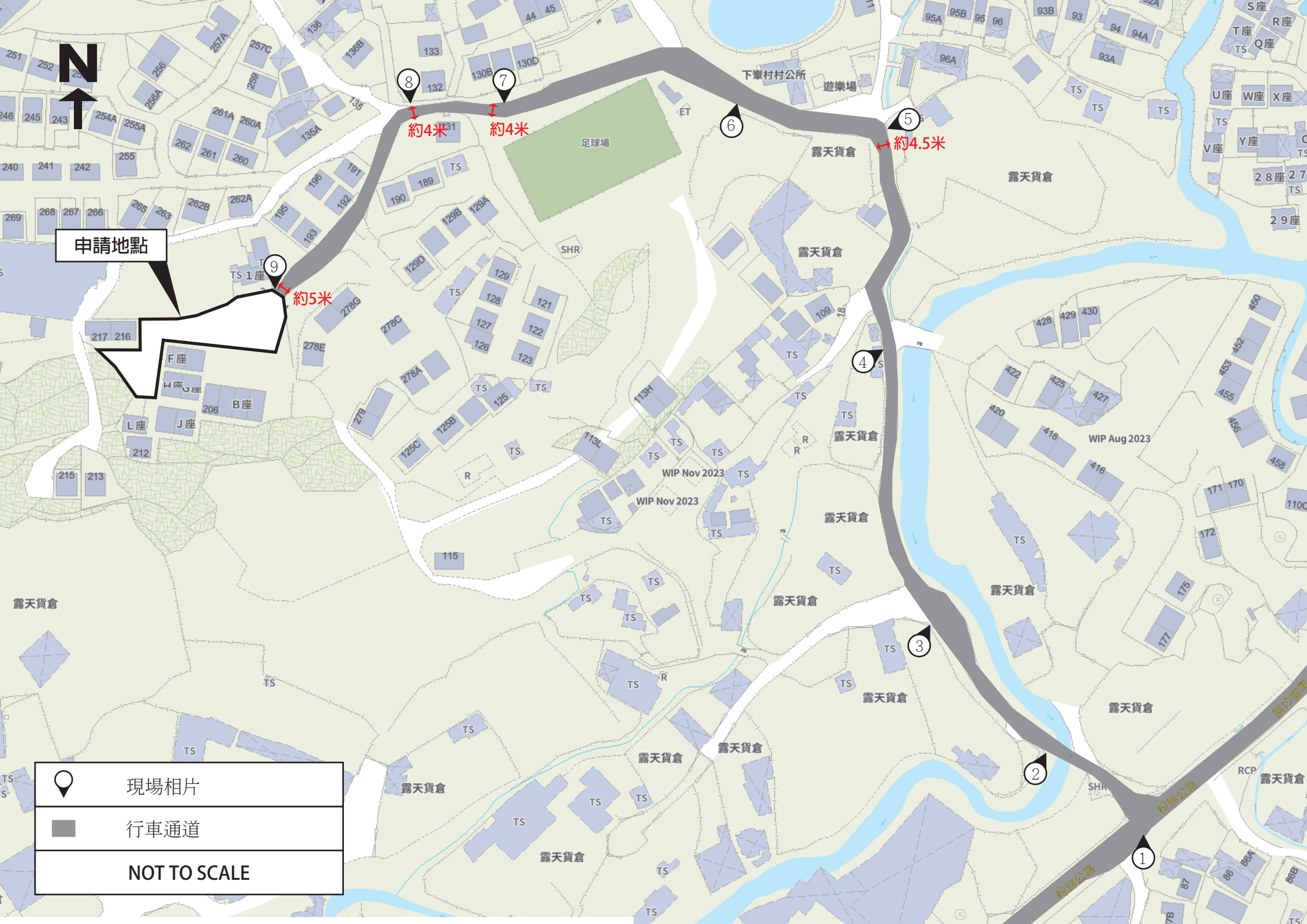
預計申請地點內私家車及輕型貨車車流量時間表																							
時間	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	0200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400
車輛數	0	0	0	0	0	0	0	5	8	8	0	0	0	0	0	0	8	8	5	0	0	0	0	0

5. 申請地點內不會停泊貨櫃車。

6. 申請人和土地使用人承諾在申請獲批准後，會自行維修和維護申請地點附近的道路。

詳情請參閱以下圖則。


N
申請地點
Taxlord Lot 706 RP
Football Field
HTL HLB
交通運輸圖則：
出入口
行車通道
車輛迴旋空間
私家車停車位
SCALE 1: 1000


N
申請地點
約4米
約4米
約4.5米
約5米
下輋村村公所
遊樂場
足球場
露天貨倉
WIP Nov 2023
WIP Aug 2023
粉錦公路
現場相片
行車通道
NOT TO SCALE


1
2025年12月30日 上午11:08


2
15
2025年12月30日 上午11:08


3
2025年12月30日 上午11:08


4
2025年12月30日 上午11:09


5
2488 2088
2476 3688
2476 3638
2025年12月30日 上午11:09


6
2025年12月30日 上午11:09


7
2025年12月30日 上午11:10


8
2025年12月30日 上午11:10


9
2025年12月30日 上午11:10

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1101
規劃申請補充資料

申請人現就近日政府部門/公眾人士的意見/查詢，作出以下補充/澄清：

1. 澄清申請地點主要的服務對象是附近下輋村居住的村民，申請地點中停泊的車輛都有車牌。
2. 修正申請表格 S16-III 部份內容。
3. 提供填土範圍圖則。
4. 提供申請地點最新的 FS251 消防證書。
5. 提供現有行車通道現場相片 。

申請人： 志科有限公司
通訊地址： [redacted]
傳真號碼： [redacted]
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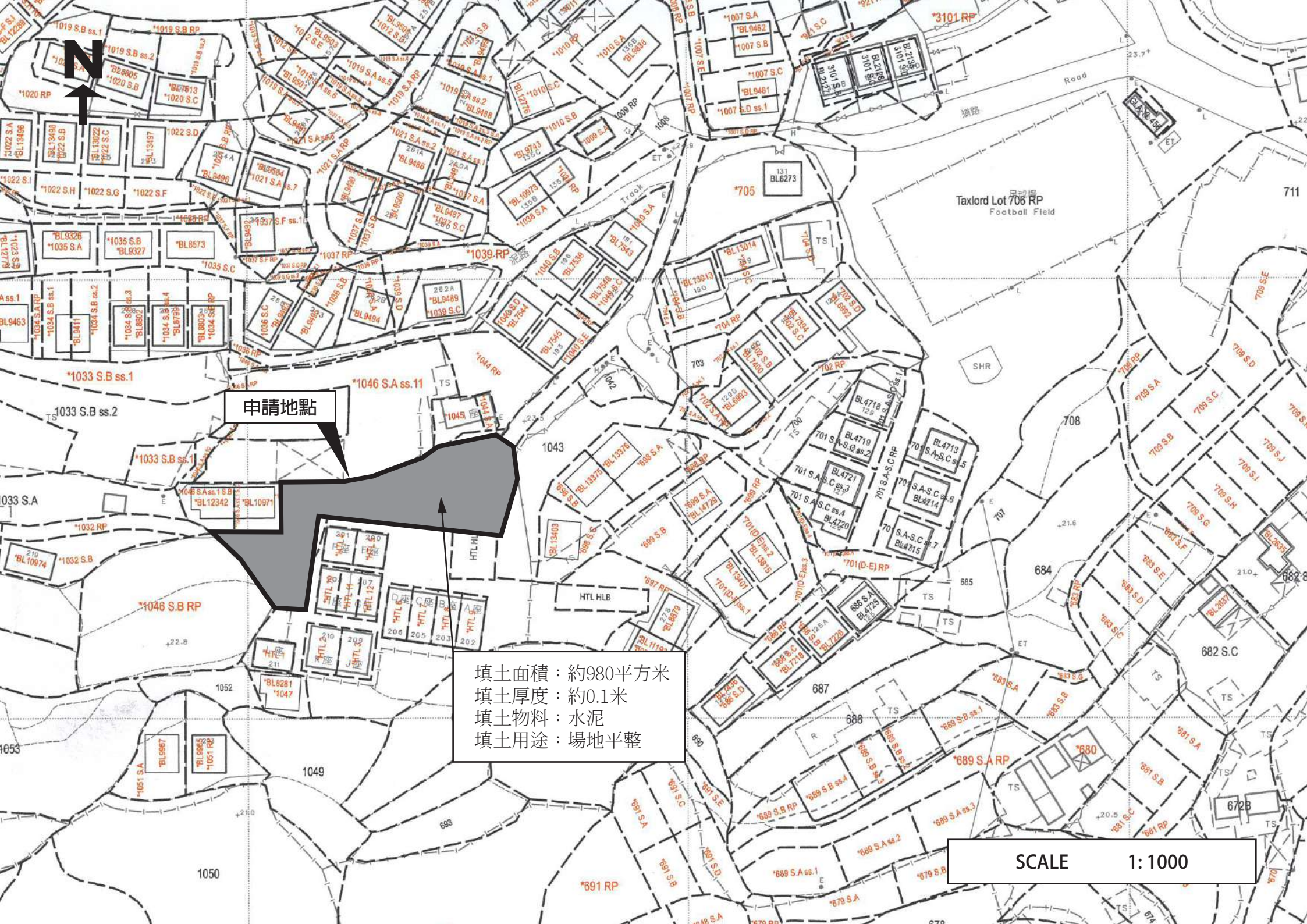
日期： 2026 年 01 月 09 日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申請地點
填土面積：約980平方米
填土厚度：約0.1米
填土物料：水泥
填土用途：場地平整
SCALE 1: 1000
Taxlord Lot 706 RP
Football Field
Road
Track
HTL HLB
*1033 S.B ss.1
*1046 S.A ss.11
*1046 S.B RP
*1039 RP
*705
*3101 RP
*689 S.A RP
*691 RP