

Our Ref.: DD116 Lot 4042 & 4043 RP  
Your Ref.: TPB/A/YL-TT/792

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

**By Email**

15 June 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)  
with Ancillary Electric Vehicle Charging Station and Office  
for a Period of 5 Years in “Village Type Development” Zone,  
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/792)**

We are writing to submit supplementary information in support of the subject application (enclosed).

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

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner

**Supplementary Information**

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)  
with Ancillary Electric Vehicle Charging Station and Office  
for a Period of 5 Years in “Village Type Development” Zone,  
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

**(Application No. A/YL-TT/792)**

The applicant provides the following supplementary information for the application:

- (i) The applicant would like to revise the applied use to ‘**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years**’. Revised application form, supplementary statement and plans are enclosed for the consideration of government departments (**Annexes I to II, Plans 1 to 5**).
- (ii) The structures proposed at the application site (the Site) will be subdivided and rented out for various types of shop and services (including but not limited to real estate agencies, service trades, retail shops, convenience stores, etc.) to bring convenience to nearby residents and create employment opportunities. The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development.
- (iii) The estimated number of staff working at the Site are 11. It is estimated that the Site would be able to accommodate 60 visitors per day.
- (iv) Only private car parking spaces will be fitted with electric vehicle (EV) chargers to facilitate the proposed development. Regarding the operation of the Smart Vehicle Parking System, visitors can locate, reserve and navigate to parking spaces equipped with EV chargers by using the mobile application. The parking fee covers both parking and EV charging, no separate charging fee will be applied for the applied use.
- (v) A drainage proposal is provided by the applicant to mitigate potential drainage impact arising from the proposed development (**Annex III**).

**Annex I**  
Revised Application Form



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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....2,464..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.39.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....20.21..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....11.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....7.5..... m 米	<input checked="" type="checkbox"/> About 約

Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米  About 約

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

Non-domestic part 非住用部分 GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約

hotel 酒店 ..... sq. m 平方米  About 約

(please specify the number of rooms  
請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約

shop and services 商店及服務行業 ..... sq. m 平方米  About 約

Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

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

Please refer to table at (c) below. ....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 ..... sq. m 平方米  Not less than 不少於

public open space 公眾休憩用地 ..... sq. m 平方米  Not less than 不少於

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	[Proposed use(s)]
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	[擬議用途]
B2	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B4	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
B7	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
B9	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
B11	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)	.....
<b>TOTAL</b>		<b>1,276 m<sup>2</sup> (ABOUT)</b>	<b>2,464 m<sup>2</sup> (ABOUT)</b>		.....
		*** GFA OF 1/F : 108 m <sup>2</sup> (ABOUT)			.....
		GFA OF G/F : 108 m <sup>2</sup> (ABOUT)			.....
		COVERED AREA OF STAIRCASE : 8 m <sup>2</sup> (ABOUT)			.....
		TOTAL GFA : 224 m <sup>2</sup> (ABOUT)			.....

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

parking and circulation areas .....

.....

.....

.....

.....

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	6,313	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong OZP No.: S/YL-TT/20		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,464	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	11	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7.5 (About)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	20.21 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

## **Annex II**

### **Revised Supplementary Statement**



## Supplementary Statement

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicles (EV) Charging Station and Office for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The proposed development is intended to serve as a shop and service for selling daily necessities and eating place with public vehicle park to bring convenience to nearby locals and business operators.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services', 'Eating Place' and 'Public Vehicle Park (excluding Container Vehicle)' are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is comparable to nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 Various similar applications for/partly for 'Shop and Service' and 'Public Vehicle Park' (Nos. A/YL-TT/657, 662 and 740) were approved by the Board on a temporary basis for a period of 3 to 5 years in the past 5 years within the "V" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

### 3) Development Proposal

- 3.1 The Site occupies an area of 6,313 m<sup>2</sup> (about) (**Plan 3**). 11 nos. of temporary structure are proposed for eating places, shop and services, offices with total gross floor area (GFA) of 2,464 m<sup>2</sup> (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking, loading/unloading (L/UL) and circulation area.
- 3.2 The operation hours of the shop and services and eating place will be 09:00 to 21:00 daily including public holidays, whereas the public vehicle park will operate 24-hour daily including public holidays. Detailed development parameters are shown at **Table 1** below:

**Table 1** – Major development parameters

<b>Site area</b>	6,313 m <sup>2</sup> (about)
<b>Covered area</b>	1,276 m <sup>2</sup> (about)
<b>Uncovered area</b>	5,037 m <sup>2</sup> (about)
<b>Plot ratio</b>	
	0.39 (about)
<b>Site coverage</b>	
	20.21% (about)
<b>No. of structure</b>	
	11
<b>GFA</b>	
- Domestic GFA	2,464 m <sup>2</sup> (about)
- Non-domestic GFA	Not applicable
	2,464 m <sup>2</sup> (about)
<b>Building height</b>	
	7.5 m (about)
<b>No. of storey</b>	
	2

- 3.4 The proposed shop and service and eating place could accommodate about 20 customers at the same time. Food and goods to support the daily operation of the proposed development will be transported by light goods vehicle (LGV) during non-peak hours. As the proposed development would mainly target at residents from nearby villages in Tai Tong and Kam Tin areas, it is expected that a large portion of the target customers would access the proposed development by private cars (PC).
- 3.5 As the operation hours of the proposed shop and services and eating place would last until 21:00, it is expected the nighttime traffic flow induced by the proposed development would be minimal. The potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.

- 3.6 As there is a lack of EV charging facilities in the area, all the proposed PC parking spaces will be equipped with electric vehicle charging facilities. A Smart Vehicle Parking System is implemented to minimize queuing of vehicle to the Site, i.e. EV drivers/owners are offered with a mobile application that provides real time parking and EV charger availability at the Site. Advanced reservations are required through the mobile app when using the parking spaces with EV charging facilities. The mobile app will integrate payment functionalities, which allows users to pay for charging services directly through the app (including options for adding payment methods, viewing charging session history and receiving electronic receipts).
- 3.7 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern boundary of the Site. 22 PC parking spaces fitted with EV chargers and 2 L/UL spaces for LGV are provided at the Site for staff and visitors. Details of their provisions are shown at **Table 2** below.

**Table 2 – Parking and L/UL provisions**

Type of space	No. of space
PC Parking space for staff - 2.5 m (W) x 5 m (L)	5
PC Parking space for visitor - 2.5 m (W) x 5 m (L)	17
Type of space	No. of space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.8 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3 – Estimated trip generation/attraction**

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	8	5	0	0	13
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	6	7	0	0	13
Average trip per hour (Beyond AM and PM Peaks)	2	2	1	1	6

- 3.9 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the approval period of the planning permission. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.10 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.11 The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 3.12 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department

(EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.13 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

#### **4) Conclusion**

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the submission of drainage and fire service installations proposal will be provided to mitigate any potential adverse impact that would have arisen from the proposed development after planning permission has been granted by the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years**'.

**R-riches Planning Limited**

**May 2026**

**Annex III**  
Drainage Proposal



Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years in “Village Type Development” Zone, Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

## Drainage Proposal

**Jun 2026**



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# 1 Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories (the Site) for ‘Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicles (EV) Charging Facility and Office for a Period of 5 Years’.
- 1.1.2 This report aims to support the development in drainage aspect.

## 1.2 Application Site

- 1.2.1 The application site is located to the west of Tai Shu Ha Road West. It has an area of approx. 6,313 m<sup>2</sup>. The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. Existing levels are various from approximately +10.4 to +11.0 mPD. The applicant intended to maintain the existing levels. No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing approx.. 14m width nullah at the east of the site which would eventually discharge to Kam Tin River. There are existing 600mm pipes connecting between the nullah and nearby area. The existing village roads surrounding the site are being served by the existing drainage system. **Figure 2** indicates the existing drainage system of the area.

## 2 Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 6,313 m<sup>2</sup>. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m <sup>2</sup> )	6,313
Paved Area after Development (m <sup>2</sup> )	6,313

**Table 1 – Site Development Area**

## 3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

**Table 2– Design Return Periods under SDM**

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 5 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method  
i.e.  $Q_p = 0.278CiA$

where	$Q_p$	=	peak runoff in $m^3/s$
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in $km^2$

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

k<sub>f</sub> = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

## 4 Proposed Drainage System

### 4.1. Proposed Channels

- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A**. The channels are proposed to be discharged to existing 14m (W) nullah at the east of the site by existing 600mm pipes. As the site is already fully paved and the runoff is proposed to be discharge to its original receiving body. No adverse drainage impact is anticipated.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

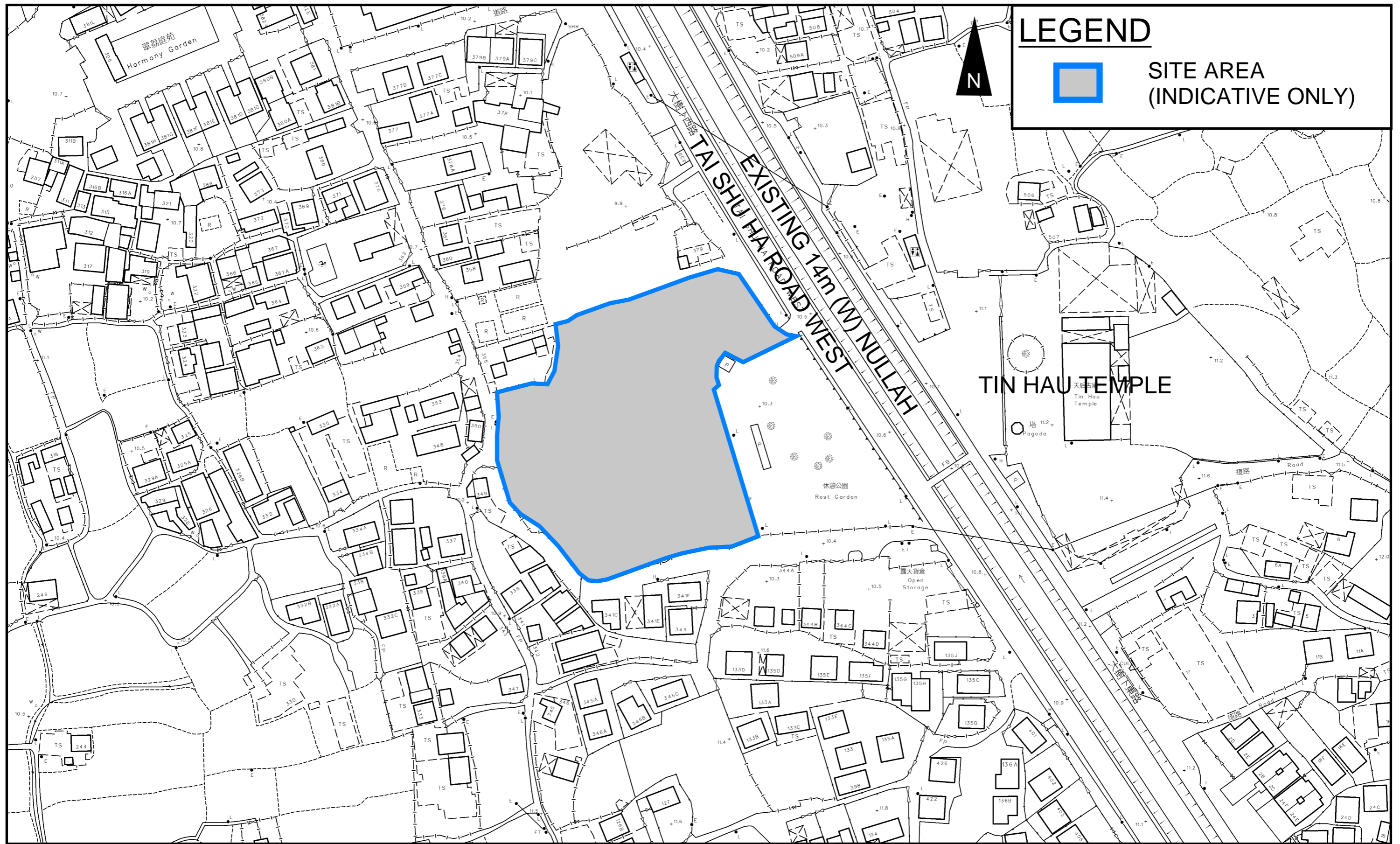
## 5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharge to 14m (W) watercourse at the east, which will eventually discharge to Kam Tin River.
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

# FIGURES

---



**LEGEND**

**SITE AREA (INDICATIVE ONLY)**

**PROJECT:**  
 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone

**TITLE**  
**SITE LOCATION PLAN**

**FIGURE NUMBER**  
**FIGURE 1**

**LOCATION:**  
 Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE



**PROJECT:**

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone

**TITLE**

**EXISTING DRAINAGE PLAN**

**FIGURE NUMBER**


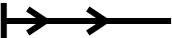


**FIGURE 2**

**LOCATION:**

Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

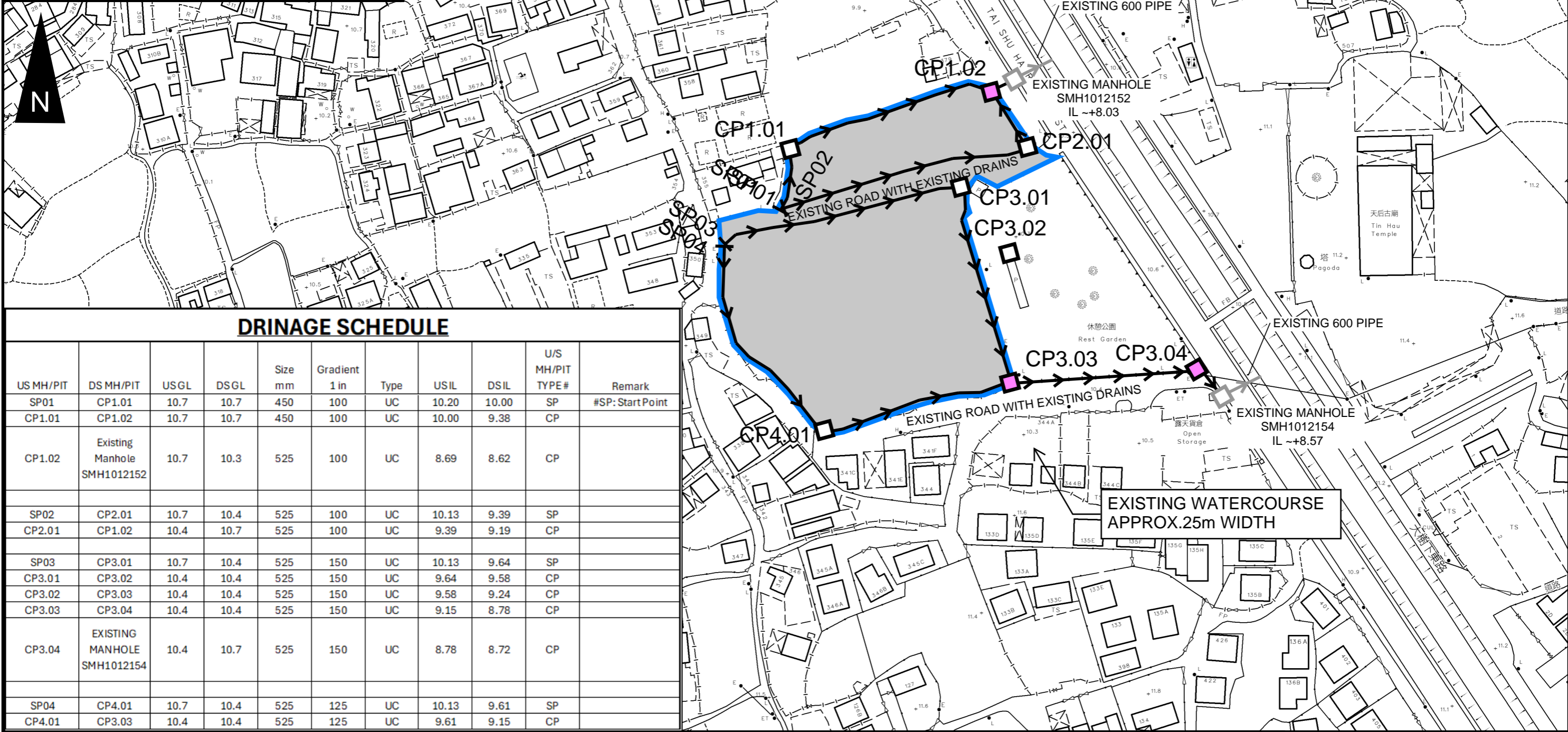
VER	DESCRIPTION	DATE

### LEGEND

-  SITE AREA (INDICATIVE ONLY)
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT w/TRAP

### NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.



### DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	USGL	DSGL	Size mm	Gradient 1 in	Type	USIL	DSIL	U/S MH/PIT TYPE#	Remark
SP01	CP1.01	10.7	10.7	450	100	UC	10.20	10.00	SP	#SP: Start Point
CP1.01	CP1.02	10.7	10.7	450	100	UC	10.00	9.38	CP	
CP1.02	Existing Manhole SMH1012152	10.7	10.3	525	100	UC	8.69	8.62	CP	
SP02	CP2.01	10.7	10.4	525	100	UC	10.13	9.39	SP	
CP2.01	CP1.02	10.4	10.7	525	100	UC	9.39	9.19	CP	
SP03	CP3.01	10.7	10.4	525	150	UC	10.13	9.64	SP	
CP3.01	CP3.02	10.4	10.4	525	150	UC	9.64	9.58	CP	
CP3.02	CP3.03	10.4	10.4	525	150	UC	9.58	9.24	CP	
CP3.03	CP3.04	10.4	10.4	525	150	UC	9.15	8.78	CP	
CP3.04	EXISTING MANHOLE SMH1012154	10.4	10.7	525	150	UC	8.78	8.72	CP	
SP04	CP4.01	10.7	10.4	525	125	UC	10.13	9.61	SP	
CP4.01	CP3.03	10.4	10.4	525	125	UC	9.61	9.15	CP	

**PROJECT:**  
 Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone

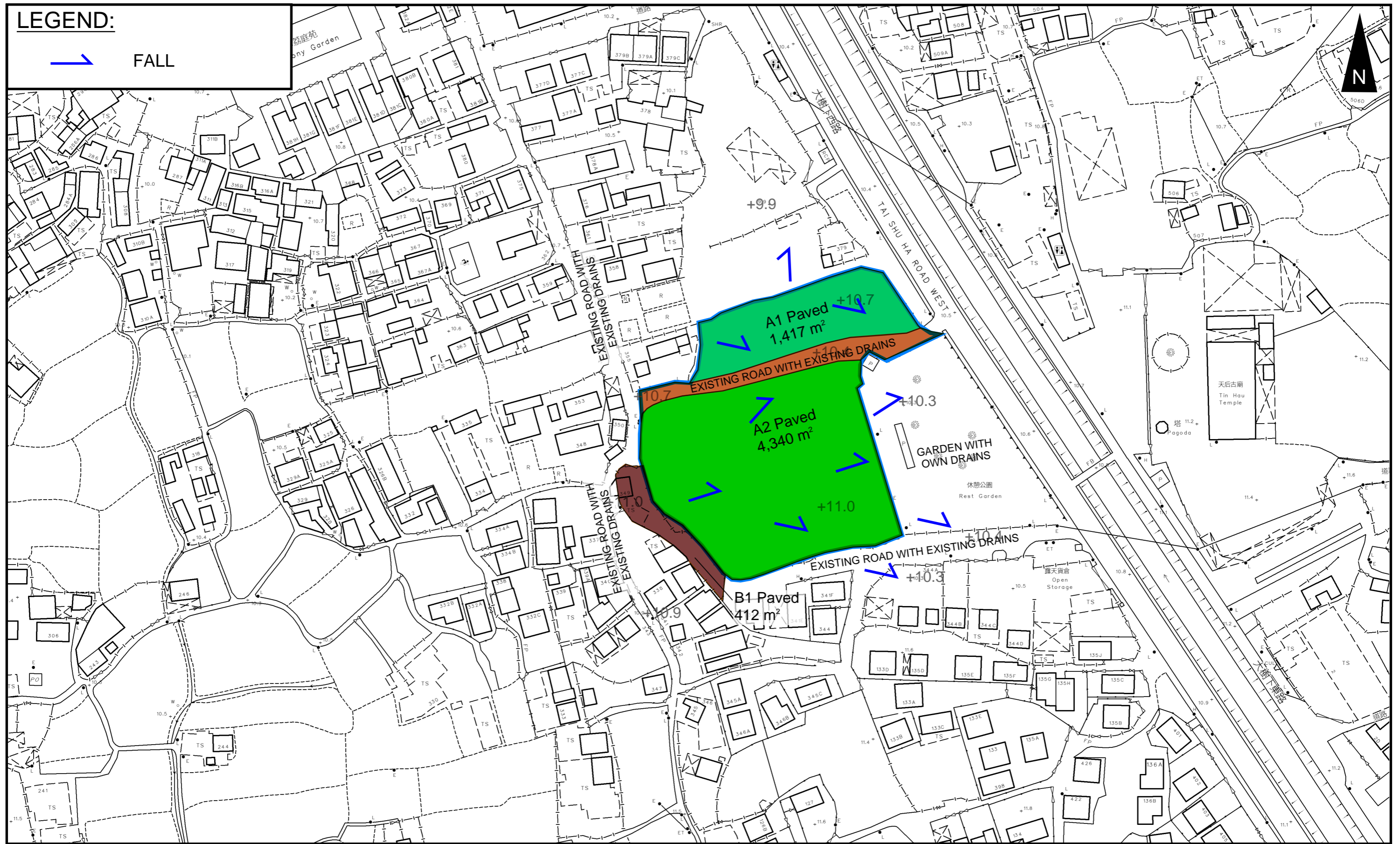
**TITLE**  
**PROPOSED DRAINAGE SYSTEM**

**FIGURE NUMBER**  
**FIGURE 3**

**LOCATION:**  
 Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE
-----	-------------	------

**LEGEND:**



**PROJECT:**

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone

**TITLE**

**CATCHMENT PLAN**

**FIGURE NUMBER**


**FIGURE 4**

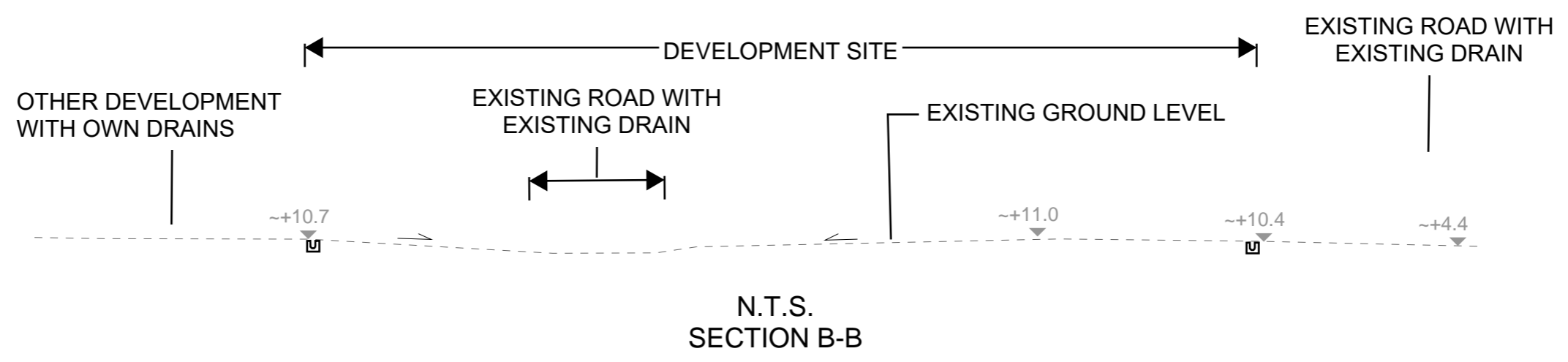
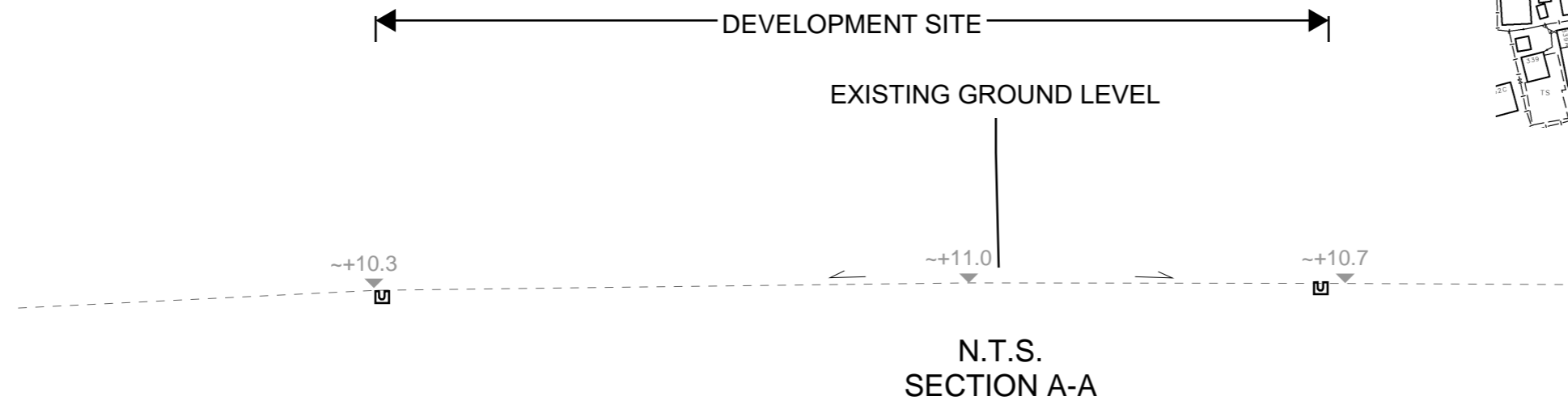
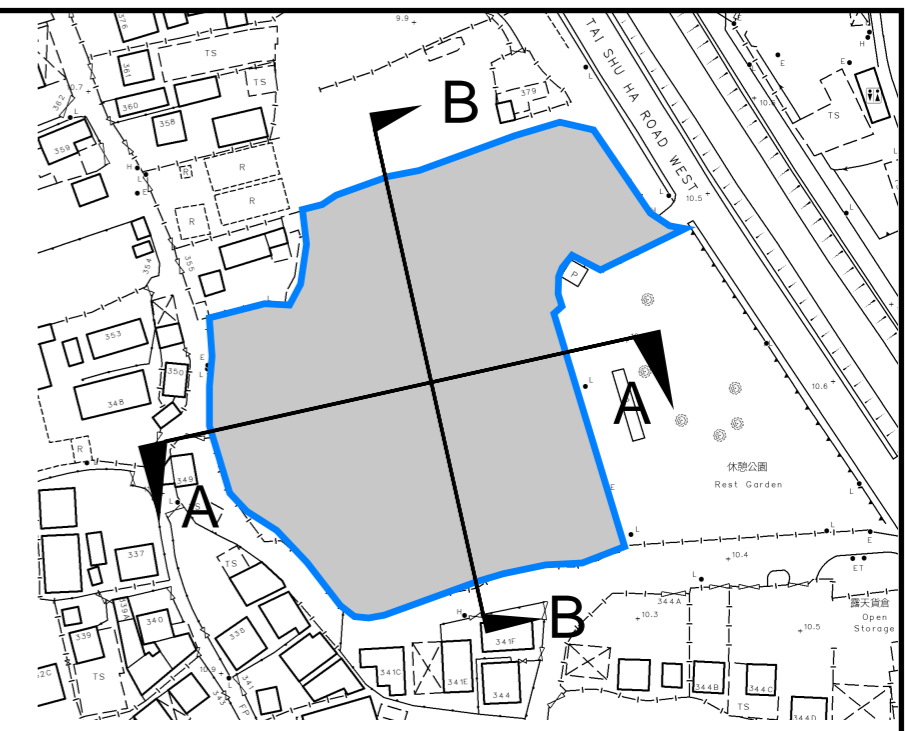
**LOCATION:**

Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE

**LEGEND**

 SITE AREA (INDICATIVE ONLY)



<p><b>PROJECT:</b> Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone</p>	<p><b>TITLE SECTIONS</b></p>	<p><b>FIGURE NUMBER</b> FIGURE 5</p>		
<p><b>LOCATION:</b> Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories</p>		<p>VER</p>	<p>DESCRIPTION</p>	<p>DATE</p>

# APPENDIX

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## Appendix A: Design Calculation

Zone

HKO
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Return Period	1 in	50	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

Catchment Area Table (Area in m<sup>2</sup>)

Catchment	A1	A2	B1															
Total Area	1417	4340	412															
Hard Paved Area	1417	4340	412															
Unpaved Area	0	0	0															
Equival. Area	1346.15	4123	391.4															

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE <sup>#</sup>	Length m	V m/s <sup>###</sup>	Capacity m <sup>3</sup> /s	Catchments	Total Equivalent Area m <sup>2</sup>	ToC min	Intensity mm/hr <sup>#</sup>	Total Discharge m <sup>3</sup> /s	Utilization	Remark
SP01	CP1.01	10.70	10.70	450	100	UC	10.20	10.00	SP	19.6	1.93	0.31	A1	1346.15	3.90	279	0.10	33.2%	
CP1.01	CP1.02	10.70	10.70	450	100	UC	10.00	9.38	CP	62.6	1.93	0.31	A1	1346.15	4.07	277	0.10	32.9%	
CP1.02	Existing Manhole SMH1012152	10.70	10.32	525	100	UC	8.69	8.62	CP	7.3	2.14	0.47	A1	1346.15	4.63	269	0.10	21.3%	
SP02	CP2.01	10.70	10.40	525	100	UC	10.13	9.39	SP	74	2.14	0.47	A1	1346.15	3.90	279	0.10	22.0%	
CP2.01	CP1.02	10.40	10.70	525	100	UC	9.39	9.19	CP	19.7	2.14	0.47	A1	1346.15	4.48	271	0.10	21.4%	
SP03	CP3.01	10.70	10.40	525	150	UC	10.13	9.64	SP	72.6	1.75	0.39	A2	4123.00	3.90	279	0.32	82.6%	
CP3.01	CP3.02	10.40	10.40	525	150	UC	9.64	9.58	CP	9.9	1.75	0.39	A2	4123.00	4.59	270	0.31	79.9%	
CP3.02	CP3.03	10.40	10.40	525	150	UC	9.58	9.24	CP	50	1.75	0.39	A2	4123.00	4.69	269	0.31	79.6%	
CP3.03	CP3.04	10.40	10.40	525	150	UC	9.15	8.78	CP	55.9	1.75	0.39	A2	4123.00	5.16	263	0.30	77.9%	
CP3.04	EXISTING MANHOLE SMH1012154	10.40	10.66	525	150	UC	8.78	8.72	CP	9.2	1.75	0.39	A2,B1	4514.40	5.70	258	0.32	83.5%	
SP04	CP4.01	10.70	10.40	525	125	UC	10.13	9.61	SP	64.7	1.91	0.42	A2,B1	4514.40	3.90	279	0.35	82.5%	
CP4.01	CP3.03	10.40	10.40	525	125	UC	9.61	9.15	CP	57.1	1.91	0.42	A2,B1	4514.40	4.46	271	0.34	80.3%	
Existing Manhole SMH1012152				600	50	UC					3.31	0.96	A1	1346.15	4.63	269	0.10	10.5%	
EXISTING MANHOLE SMH1012154				600	54	UC					3.19	0.92	A1	1346.15	5.70	258	0.10	10.5%	

#SP: Start Point  
 ## : With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.  
 ###: 10% flow area reduction considered as per DSD SDM section 9.3

### Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) =	tc =
A	L	H1	H2	=(H1-H2)/L x 100	0.14465L / (H <sup>1.485</sup> A <sup>0.1</sup> )	to + tf
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
162	28	4.6	4.5	0.357	3.0	3.0



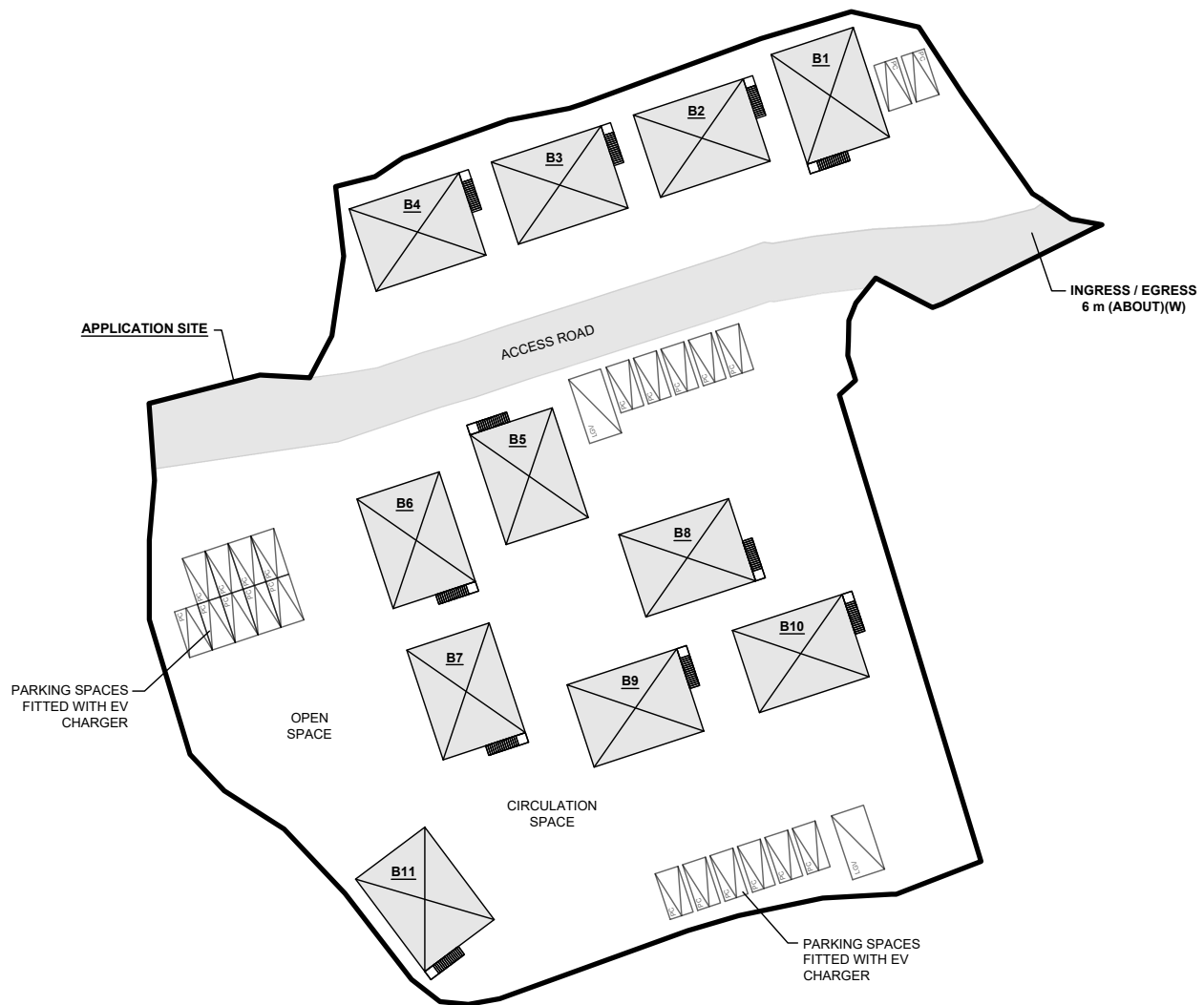
# APPENDIX B - PROPOSED SITE LAYOUT PLAN

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m <sup>2</sup> (ABOUT)
COVERED AREA	: 1,276 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 5,037 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.39 (ABOUT)
SITE COVERAGE	: 20.21% (ABOUT)
NO. OF STRUCTURE	: 11
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,464 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 2,464 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 7.5 m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>1,276 m<sup>2</sup> (ABOUT)</b>	<b>2,464 m<sup>2</sup> (ABOUT)</b>	

*** GFA OF 1/F	: 108 m <sup>2</sup> (ABOUT)
GFA OF G/F	: 108 m <sup>2</sup> (ABOUT)
COVERED AREA OF STAIRCASE	: 8 m <sup>2</sup> (ABOUT)
<b>TOTAL GFA</b>	<b>: 224 m<sup>2</sup> (ABOUT)</b>



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

## LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

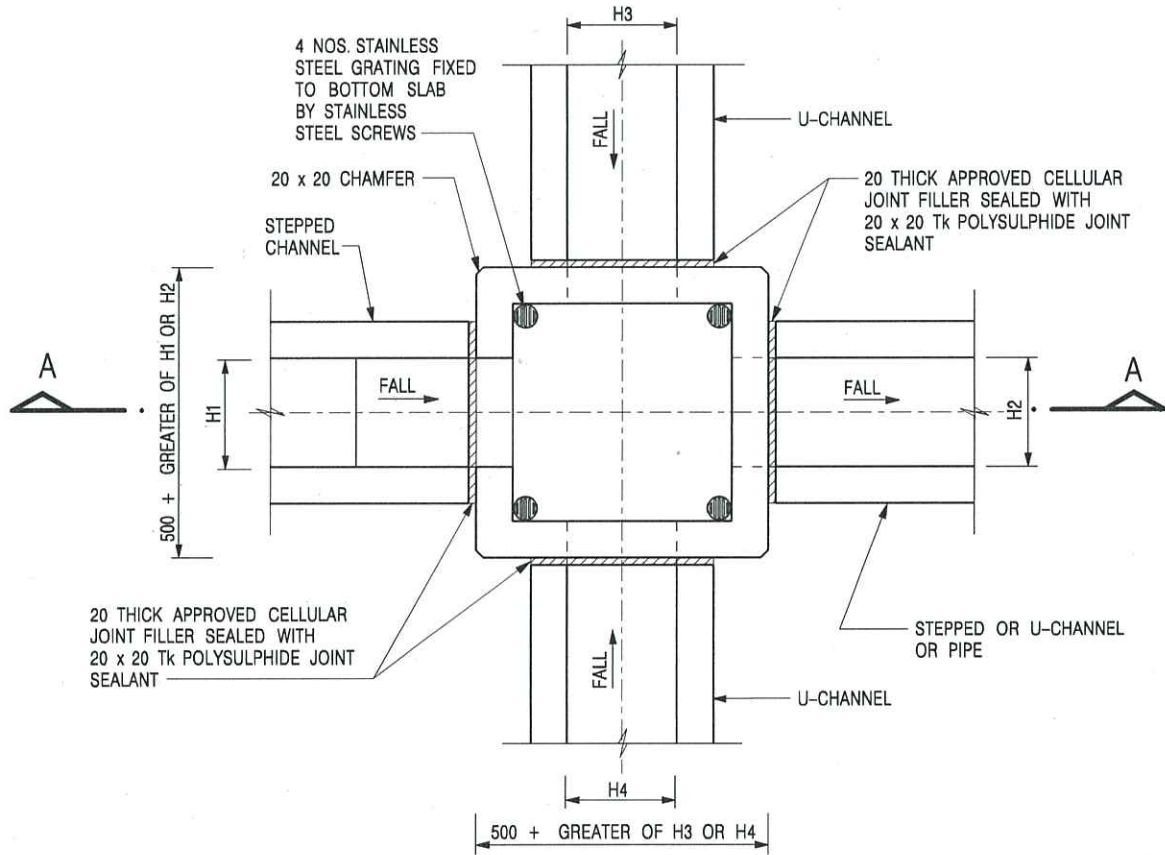
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

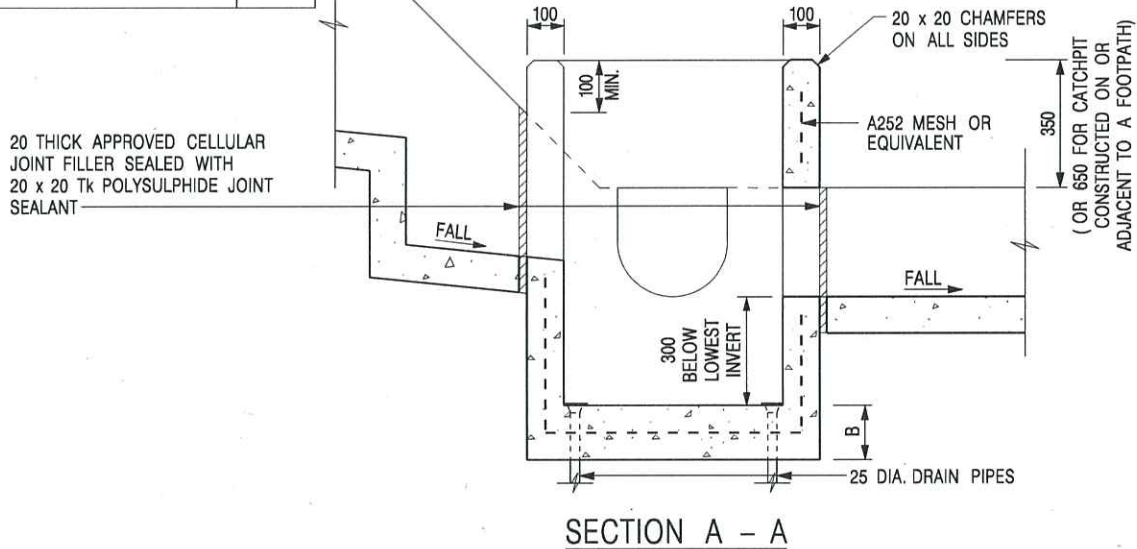
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4	TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 4	
			REVISED BY	DATE		

# Appendix C - Reference Drawings



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



**NOTES:**

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

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



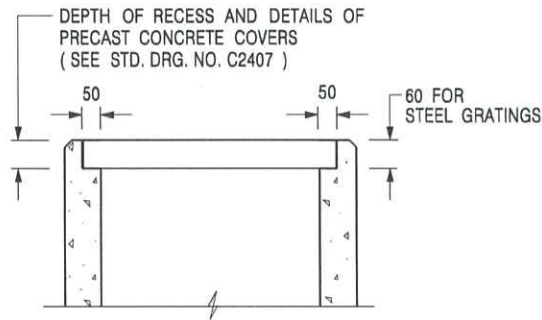
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /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.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



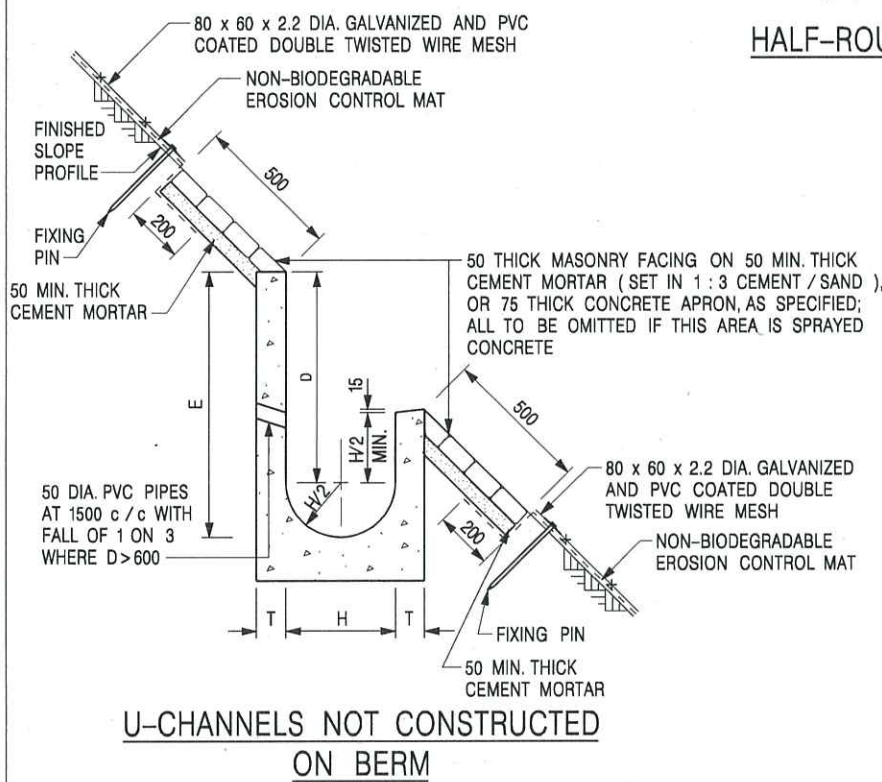
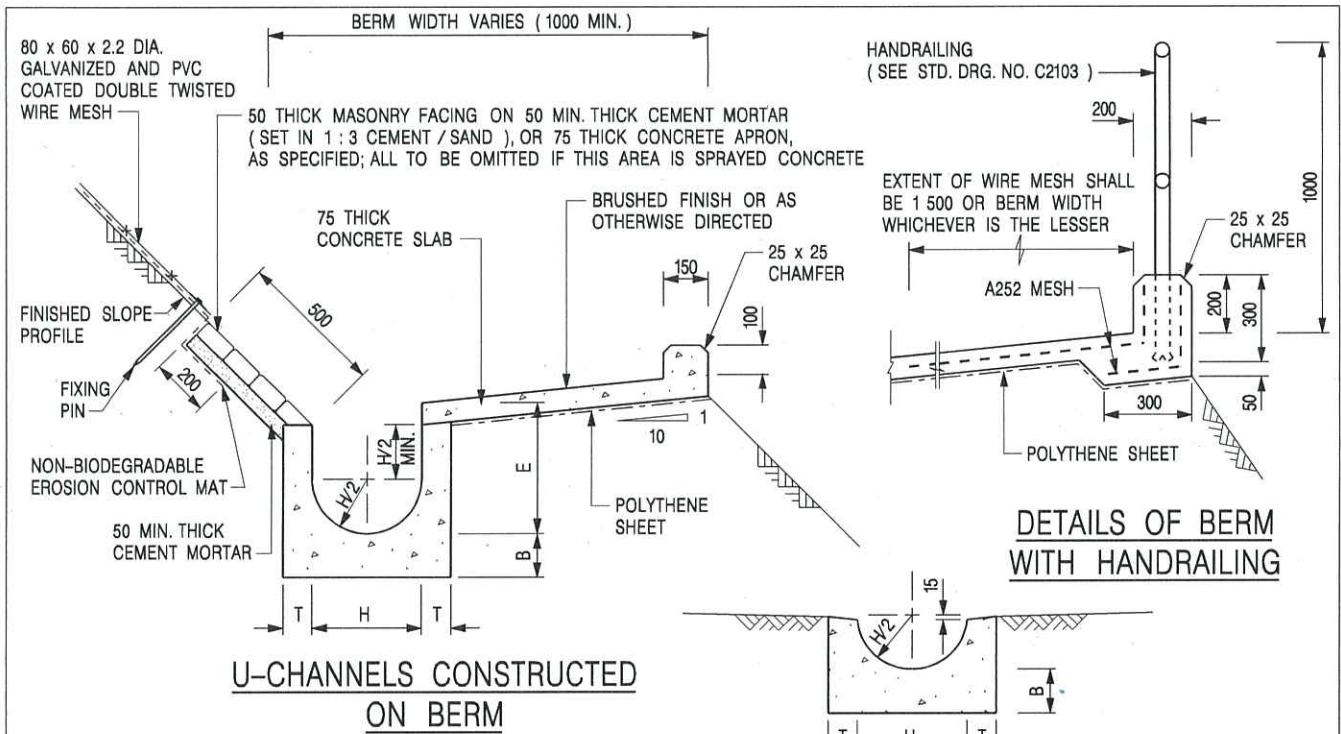
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



- 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/E.
  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/E)

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

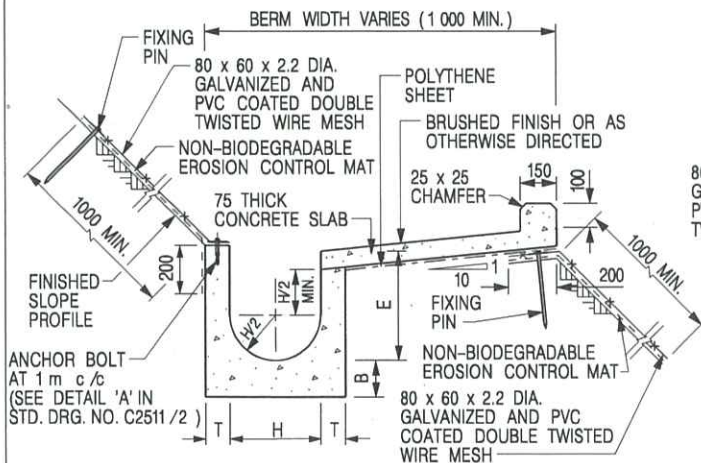
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

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

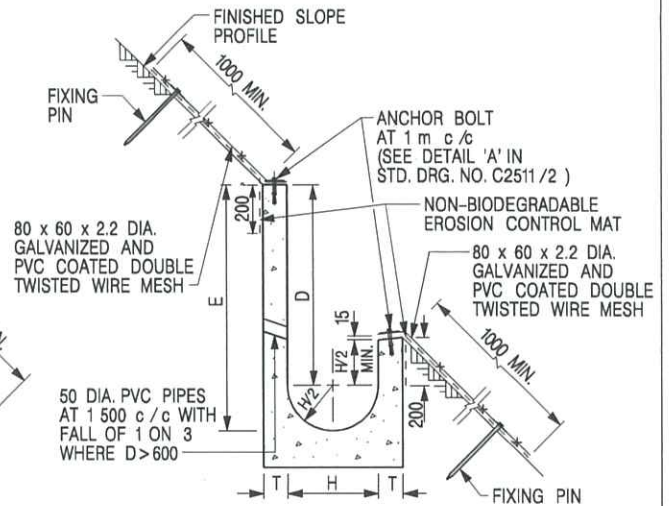
**CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE 1 : 25**      **DRAWING NO. C2409I**

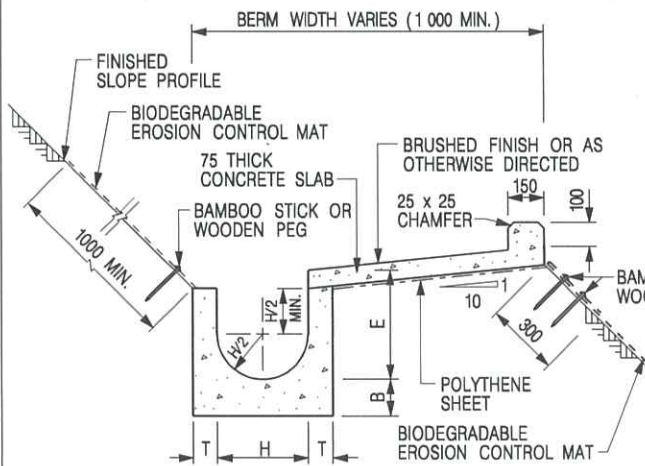
**DATE JAN 1991**



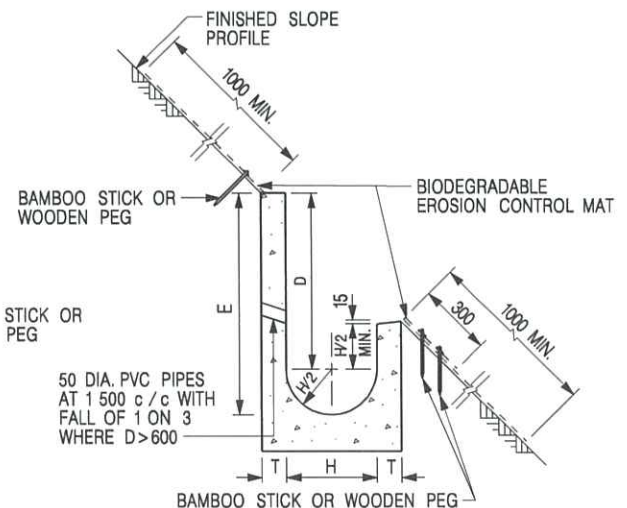
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**

**NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 / 20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)**



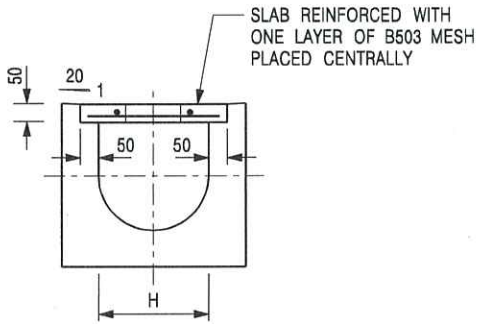
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

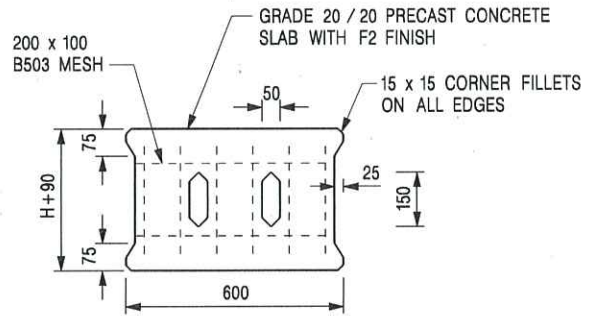
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



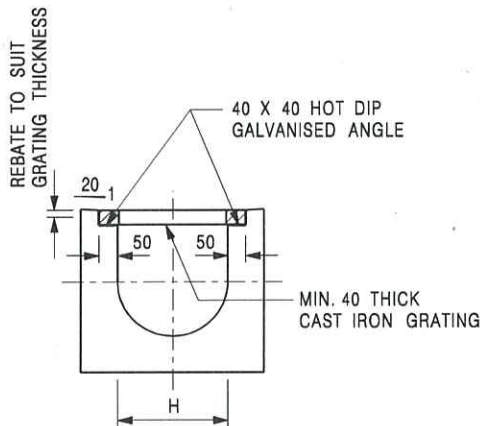
TYPICAL SECTION



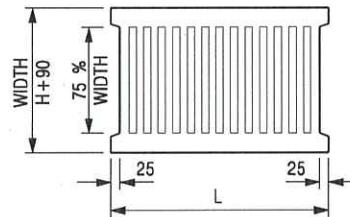
PLAN OF SLAB

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.

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

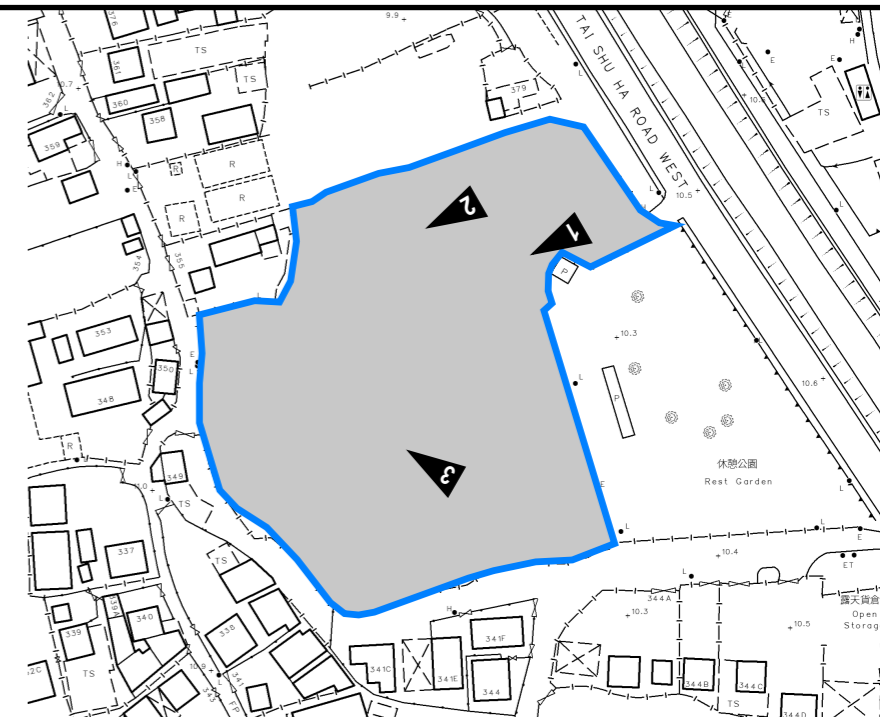
DRAWING NO.

DATE JAN 1991

C2412E



VIEW 1



VIEW 3



VIEW 2



**PROJECT:**  
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in "Village Type Development" Zone

**LOCATION:**  
Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D

VER	DESCRIPTION	DATE

## LIST OF PLANS

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Swept path analysis

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 6,313 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA  
A LOCAL ACCESS


ACCESSIBLE FROM TAI SHU HA  
ROAD WEST VIA A LOCAL ACCESS

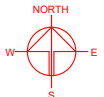
APPLICATION SITE

**LEGEND**

 APPLICATION SITE

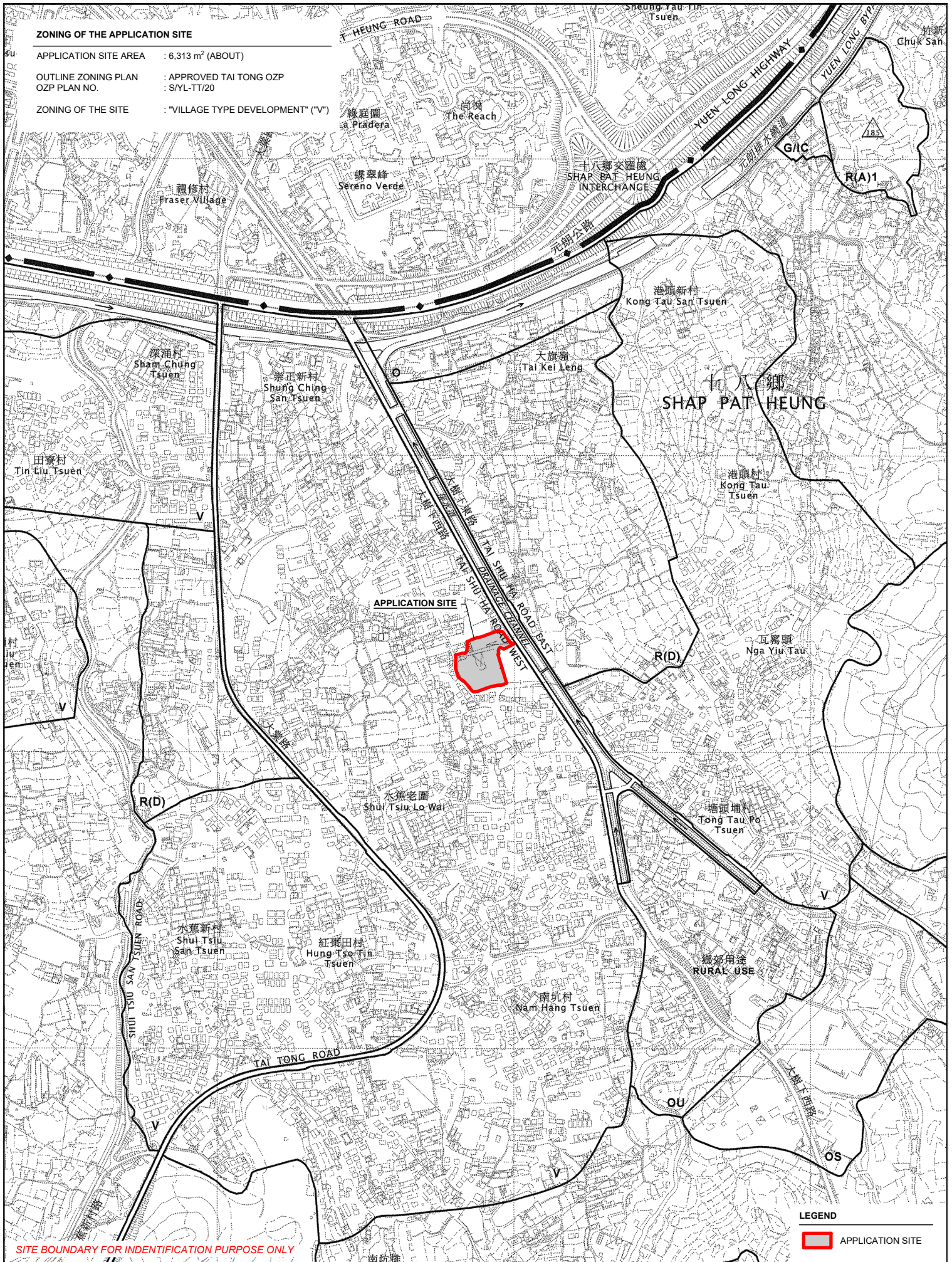
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 2500 @ A4		TITLE LOCATION PLAN	
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 1	VER. 001
			REVISED BY	DATE		



**ZONING OF THE APPLICATION SITE**


APPLICATION SITE AREA : 6,313 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
 OZP PLAN NO. : S/YL-TT/20  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")

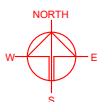


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

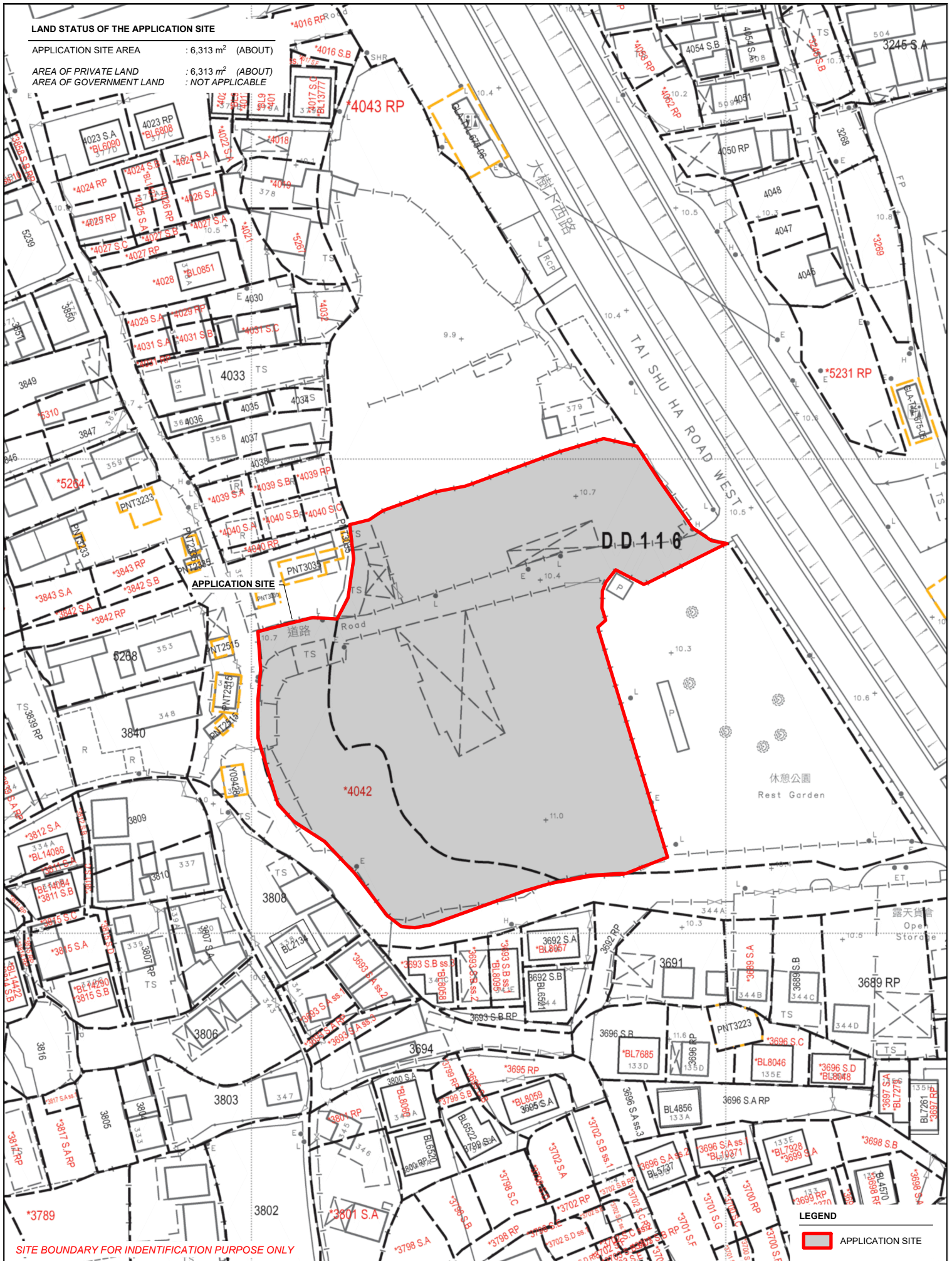
 APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN	
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 2	VER. 001



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 6,313 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 6,313 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

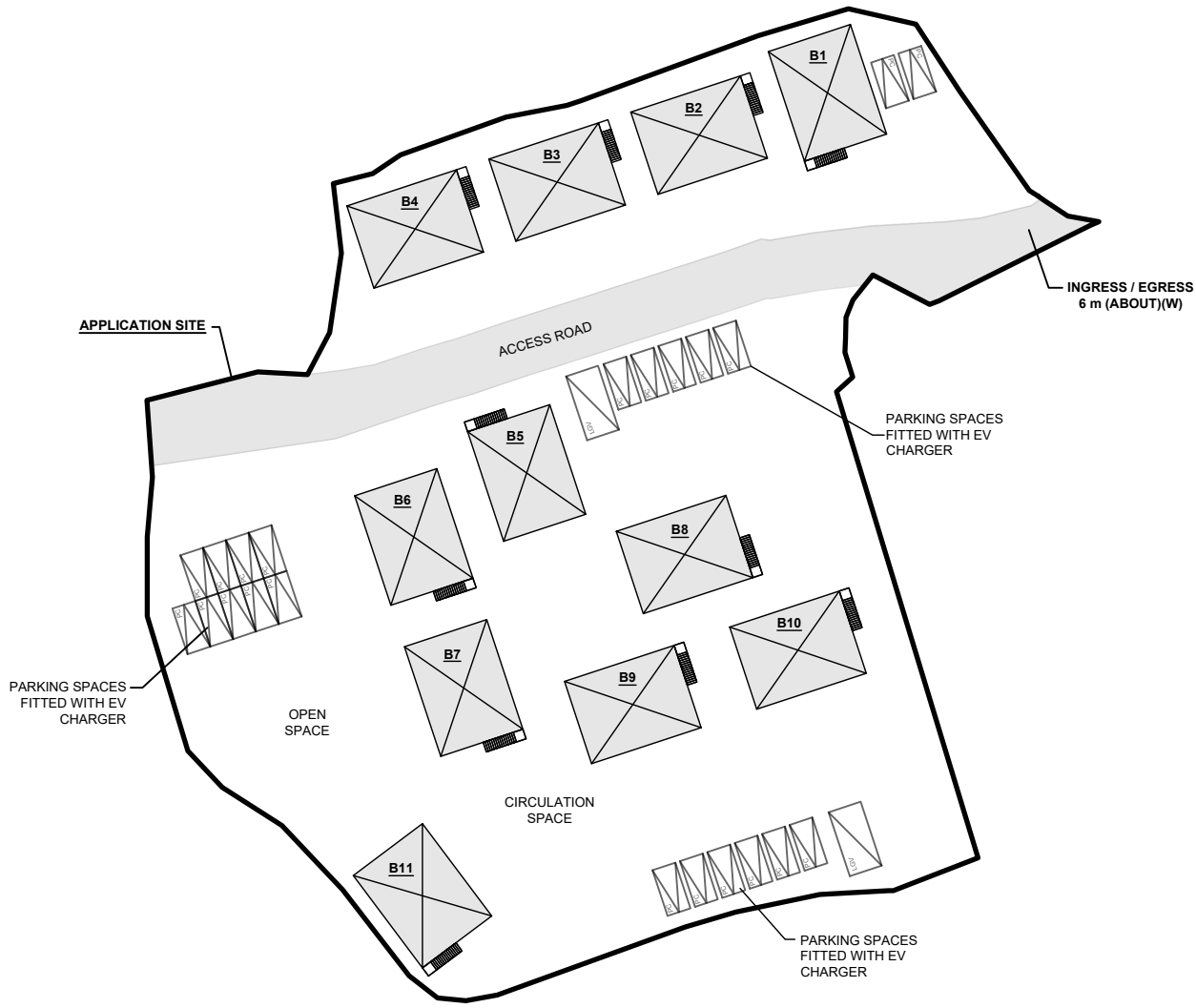
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE LAND STATUS	
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 3	VER. 001
REVISED BY			DATE			

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 6,313 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,276 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 5,037 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20.21%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,464 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m <sup>2</sup> (ABOUT)	224* m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>1,276 m<sup>2</sup> (ABOUT)</b>	<b>2,464 m<sup>2</sup> (ABOUT)</b>	

*** GFA OF 1/F	: 108 m <sup>2</sup>	(ABOUT)
GFA OF G/F	: 108 m <sup>2</sup>	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 224 m <sup>2</sup>	(ABOUT)



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING PROVISIONS**

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LUL SPACE (LGV)

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4	TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 4	
		REVISED BY		DATE		

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

INGRESS / EGRESS  
6 m (ABOUT)(W)

休憩公園  
Rest Garden

SHU HA ROAD WEST

APPLICATION SITE

INGRESS / EGRESS  
6 m (ABOUT)(W)

休憩公園  
Rest Garden

SHU HA ROAD WEST

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- INGRESS/EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE SWEEP PATH ANALYSIS	
			DRAWN BY MN	DATE 6.5.2026		DWG NO. PLAN 5
			REVISED BY	DATE		