

S.16 Planning Application

Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

1. Background and Site Context

- 1.1 The application site can be accessed via an existing local track leading from Tong Yan San Tsuen Road and Sha Tseng Road (**Figure 1** refers). The application site is divided into Site A and Site B (**Figure 2** refers), which is segregated by a local access. The total application site area is about 325m², including about 63m² of Government Land.
- 1.2 The applicant has commenced site and building works since previous planning approvals. There is a temporary structure of about 100m² at Site A, and a two-storey building with a gross floor area of about 130m², a water tank and pump room at Site B (**Illustration 1** refers). The applicant has applied to the Lands Department for Short-Term Waiver (STW No. 4678) for the structures erected and Short-Term Tenancy for the use of Government Land (STT No. 3068). It is intended to utilise the existing structures for the proposed use. No additional Government Land is involved and there will no change to the STT area.

2. Planning Context

- 2.1 The application site falls within an area zoned “Residential (Group B) 1” (“R(B)1”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (**Figure 3** refers). The applied use is ‘Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years, which requires planning permission from the Town Planning Board.
- 2.2 The application site is subject to previous planning approvals (**Table 1** refers). The latest planning approvals (No. A/YL-TYST/1218 and No. A/YL-TYST/1216) remain valid and the approved layout plans are presented in **Appendix 1** and **4**. The applicant has complied with relevant approval conditions (**Appendix 2** and **5** refers) and implemented drainage facilities and fire services installations on site.

Table 1: Previous Applications

	Application No.	Proposed Use	Date of Decision
Site A	A/YL-TYST/900	Proposed Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years	Approved with condition(s) on a temporary basis on 6.7.2018
	A/YL-TYST/1218	Renewal of Planning Approval for Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years	Approved with condition(s) on a temporary basis on 23.6.2023
Site B	A/YL-TYST/785	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 8.4.2016
	A/YL-TYST/859	Proposed Temporary Shop and	Approved with condition(s)

	Application No.	Proposed Use	Date of Decision
		Services (Real Estate Agency) for a Period of 3 Years	on a temporary basis on 10.11.2017
	A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 10.7.2020
	A/YL-TYST/1216	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis on 23.6.2023

3. Development Proposal

- 3.1 It is proposed to utilise the application site for the applied use (i.e. Temporary Shop and Services and Eating Place for a Period of 3 Years) with a view to providing an eating place and shop and services to serve local residents. It intends to utilise existing structures within Site A and Site B, which involves a total floor area of about 244m². Within the application site, there is provision of one L/UL bay for light goods vehicles (LGVs). The operation hours will be from 8:00 a.m. to 10:00 p.m. daily. The indicative layout is presented in **Figure 4** and development parameters are tabulated in **Table 2 and 3**.
- 3.2 The existing boundary fence, landscape works, on-site drainage facilities and fire services installations implemented under A/YL-TYST/900 and A/YL-TYST/857 (**Appendix 3 and 6** refers), would be well maintained under the current application.
- 3.3 Compared to the previous planning approvals, there is no significant change to the site configuration. Considering that landscape works are being implemented at the northern periphery of Site B, it is proposed to rearrange the L/UL bay at Site B and include additional private land in the application site. There are no changes to the total floor area, number of structures, or building heights compared to the previous planning approvals (**Table 4** refers).

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years
Operation Hours	From 8:00 a.m. to 10:00 p.m. daily.
Site Area	325m ² (including 63m ² of Government Land)
Site A	About 125m ²
Site B	About 200m ²
Covered Area	About 179m ² (About 55%)
Site A	About 100m ²
Site B	About 79m ²
Temporary Structure	
No(s).	4
No. of Storey	Not More Than 2 Storey
Maximum Height	Not More Than 7m
Total Floor Area	About 244m ²
No. of Loading/Unloading (L/UL) Bays	
LGVs (7m(L) x 3.5m(W))	1

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Gross Floor Area (Not More Than)	No. of Storey (Not More Than)	Building Height (Not More Than)
1	Eating Place/Shop and Services	100m ²	1	4.8m
2	Eating Place/Shop and Services	130m ²	2	7m
3	Water Tank	5m ²	1	5m
4	Pump Room	9m ²	1	5m
	Total	244m ²		

Table 4: Comparison Table

	Previously Approved Application No. A/YL-TYST/1218 (a)	Previously Approved Application No. A/YL-TYST/1216 (b)	Current Application (c)	Difference (a)+(b)-(c)
Applied Use	Renewal of Planning Approval for Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years	N.A.
Site Area	130m ²	158m ²	325m ²	+37m ²
Total Floor Area	100m ²	144m ²	244m ²	No Change
No. of Structure	1	3	4	No Change
Maximum Height	4.8m 1 storey	7m 2 Storey	7m 2 Storey	N.A.

Vehicular Access Arrangement

- 3.4 The Application Site is accessible from Tong Yan San Tsuen Road and Sha Tseng Road via a local track. One loading/unloading bay for LGV is reserved at Site B. No traffic impact arisen from the proposed development is anticipated.

Drainage Considerations

- 3.5 The application site is flat and paved and the applicant has implemented on-site drainage facilities since previous approvals (**Illustration 2** refers). Given that there will be no alteration to the existing site conditions, the applied use is not expected to cause any adverse drainage impacts. The applicant is committed to maintain the existing drainage facilities.

Environmental Considerations

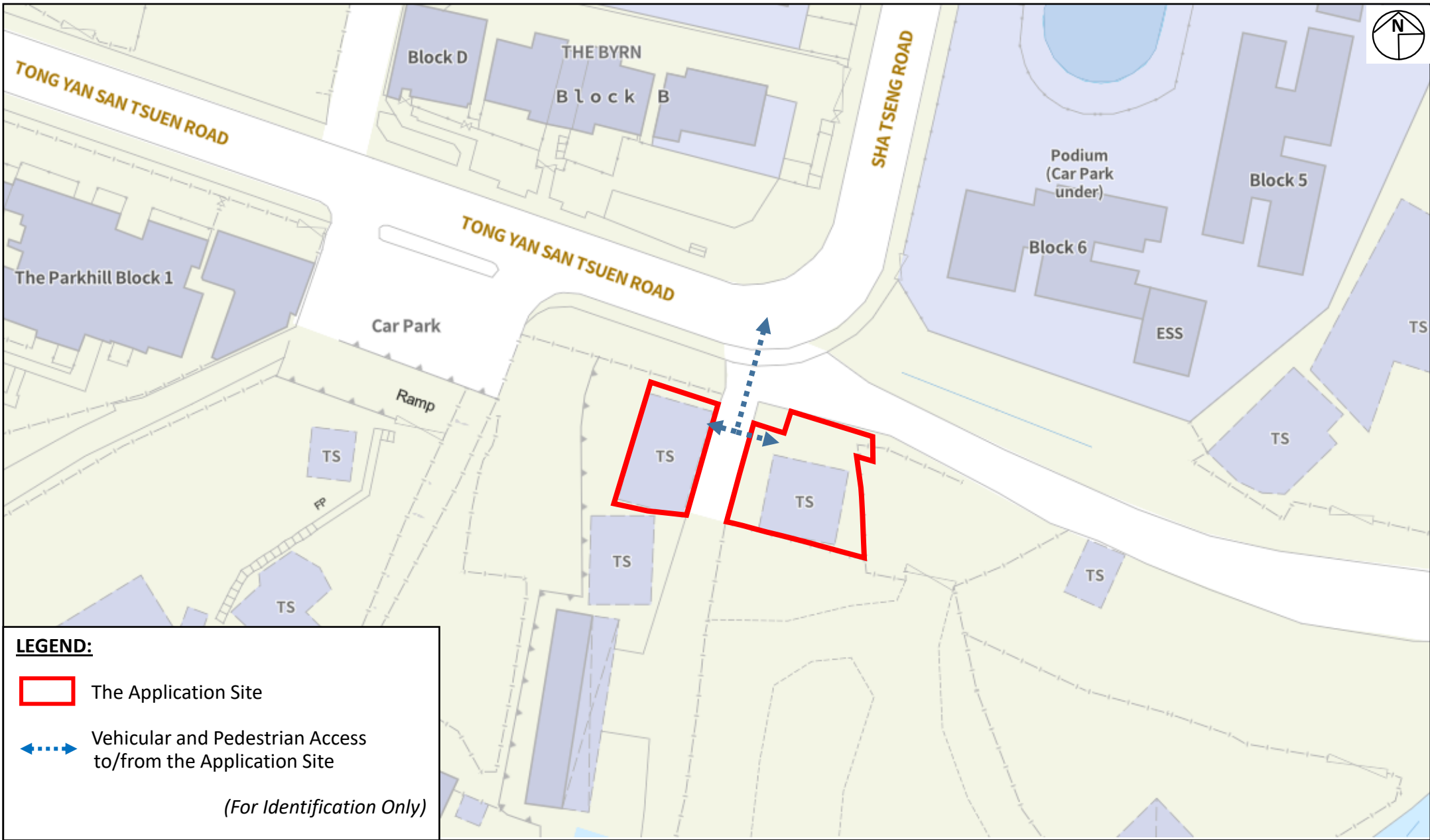
- 3.6 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during operation stage of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4. Justifications and Conclusion

- 4.1 The application site is subject to valid planning approvals for the same/similar use. The applicant has complied with relevant approvals conditions and implemented drainage facilities and fire services installations on site. There are no changes to the total floor area, number of structures, or building heights compared to the previous approvals.
- 4.2 The application site is situated in a residential area, and it is intended to provide additional catering facilities with shop and services to serve the dining needs and providing daily necessities to meet the daily needs of nearby residents. Compared to the approved use, the applied use should benefit a wider community.
- 4.3 There have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated. The applicant has complied with all the planning conditions under last approved application within specified time limits. In view of this, the current application shall be deemed capable of being considered favourably.
- 4.4 The applied use is not in contrary to the planning intention of "R(B)1", which are in accordance with the terms of the Plan. The temporary nature of the current application will by no means jeopardize the long-term planning intention of "R(B)1" zone.
- 4.5 The proposed use will not set an undesirable precedent as there are previous planning approvals and similar applications approved by the Board.
- 4.6 In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000111012_0001)
Figure 3	Extract of the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 4	Indicative Layout Plan



LEGEND:

- The Application Site
- Vehicular and Pedestrian Access to/from the Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

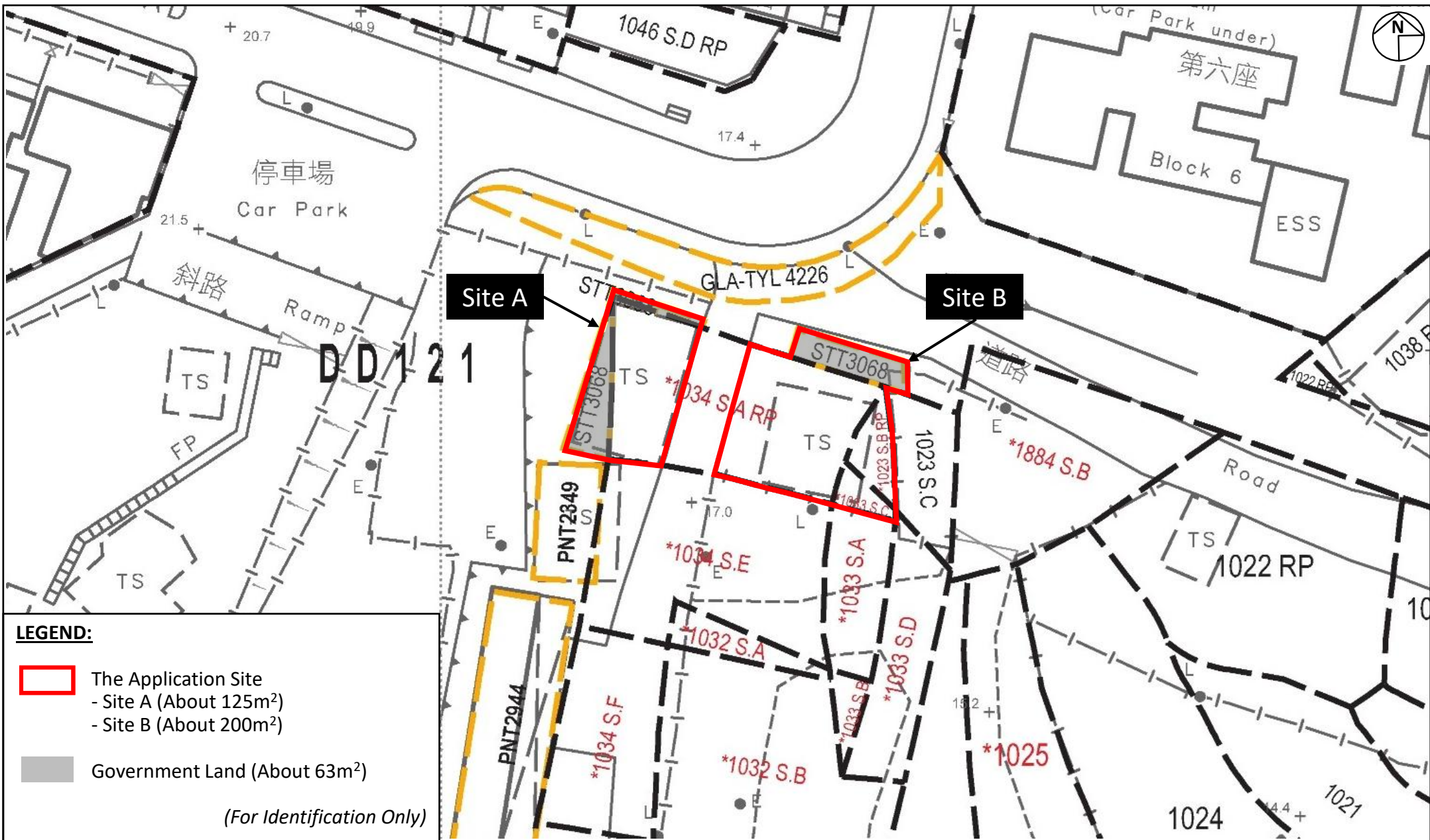
Date:

Mar 2026

Ref.: ADCL/PLG-10341/R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:
 Extract of Lot Index Plan
 (No. ags_S00000111012_0001)

Figure:
 2
Scale:
 Not to Scale
Date:
 Mar 2026

Ref.: ADCL/PLG-10341/R001/F002





LEGEND:

 The Application Site

(For Identification Only)

Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:
 Extract of the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Ref.: ADCL/PLG-10341/R001/F002

Figure:
 3
Scale:
 Not to Scale
Date:
 Mar 2026



DEVELOPMENT PARAMETERS

APPLICATION SITE	:	325 m ² (ABOUT)
SITE A	:	125 m ² (ABOUT)
SITE B	:	200 m ² (ABOUT)
COVERED AREA	:	179 m ² (ABOUT)
UNCOVERED AREA	:	146 m ² (ABOUT)
GROSS FLOOR AREA	:	244 m ² (ABOUT)

LOADING/UNLOADING PROVISION

L/UL SPACE (LGV)	:	1 NO. (7M(L) X 3.5 M(W))
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STRUCTURE

USE

1	EATING PLACE/SHOP AND SERVICES
2	EATING PLACE/SHOP AND SERVICES
3	WATER TANK
4	PUMP ROOM




**GFA
(NOT MORE THAN)**

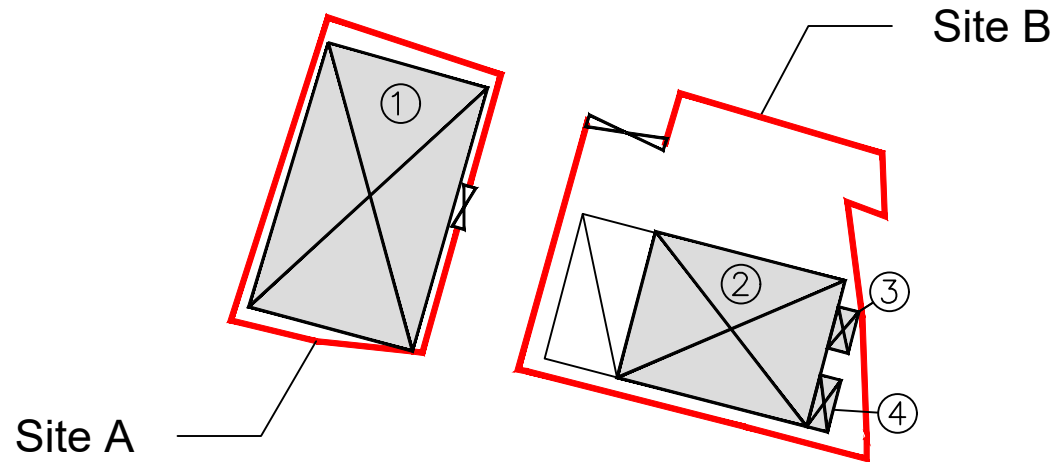
100 m ²
130 m ²
5 m ²
9 m ²

BUILDING HEIGHT

4.8m (NOT MORE THAN) (1-STOREY)
7m (NOT MORE THAN) (2-STOREY)
5m (NOT MORE THAN) (1-STOREY)
5m (NOT MORE THAN) (1-STOREY)

LEGEND

-  APPLICATION SITE BOUNDARY
-  EXISTING STRUCTURE
-  L/UL SPACE (LGV)

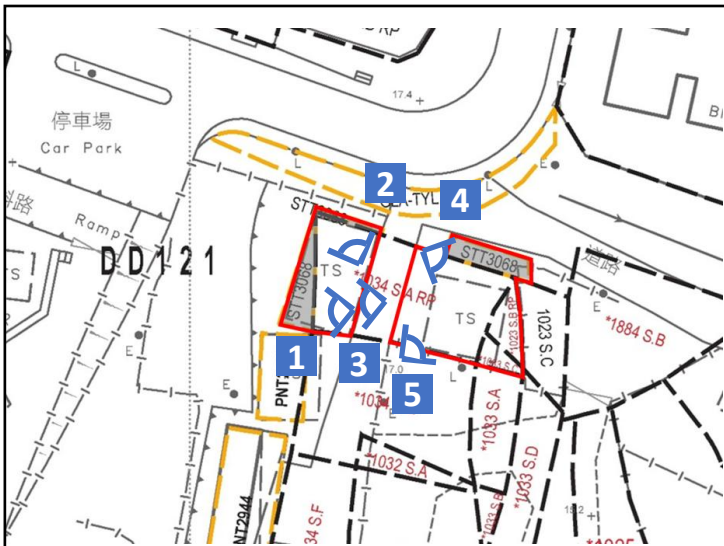


INDICATIVE LAYOUT PLAN
Figure 4





List of Illustrations

- | | |
|----------------|--|
| Illustration 1 | Existing Condition of the Application Site |
| Illustration 2 | Existing Drainage Facilities |



LEGEND:

 Site Boundary  Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Existing Condition of the Application Site

Illustration:

1

Scale:

Not to Scale

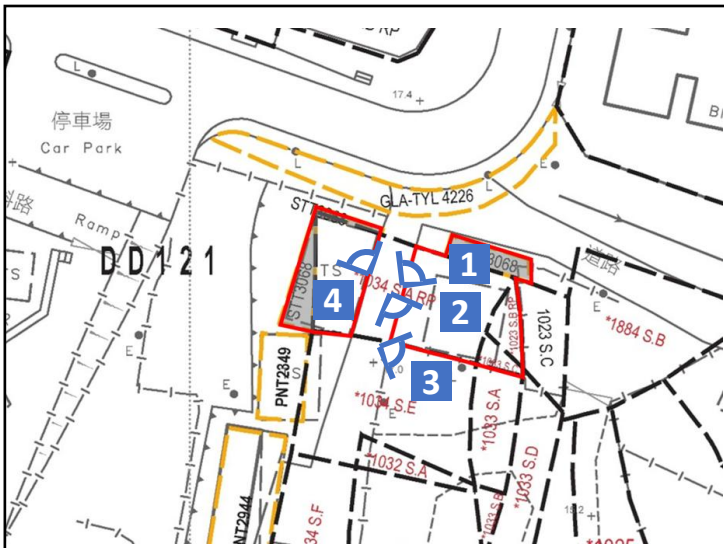
Date:

Mar 2026



Ref.: ADCL/PLG-10341/R001/I001



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LEGEND:

 Site Boundary  Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Existing Drainage Facilities

Illustration:

2

Scale:

Not to Scale

Date:

Mar 2026

Ref.: ADCL/PLG-10341/R001/I002



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

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Appendix 1

Approval Letters of the Previous Application No. A/YL-TYST/1218 and Approved Layout Plan

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

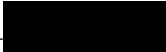
傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/1218

By Post & Fax 

14 July 2023

Aikon Development Consultancy Ltd.


(Attn.: Zoe Lau)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years in “Residential (Group B) 1” Zone, Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

I refer to my letter to you dated 21.6.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years and be renewed from 7.7.2023 to 6.7.2028 and is subject to the following conditions :

- (a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.10.2023;
- (c) the implementation of the accepted sewerage drainage proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.4.2024;
- (d) in relation to (c) above, the implemented sewerage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (f) if any of the above planning condition (a), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 7.7.2028. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/721_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 23.6.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.8.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application

within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

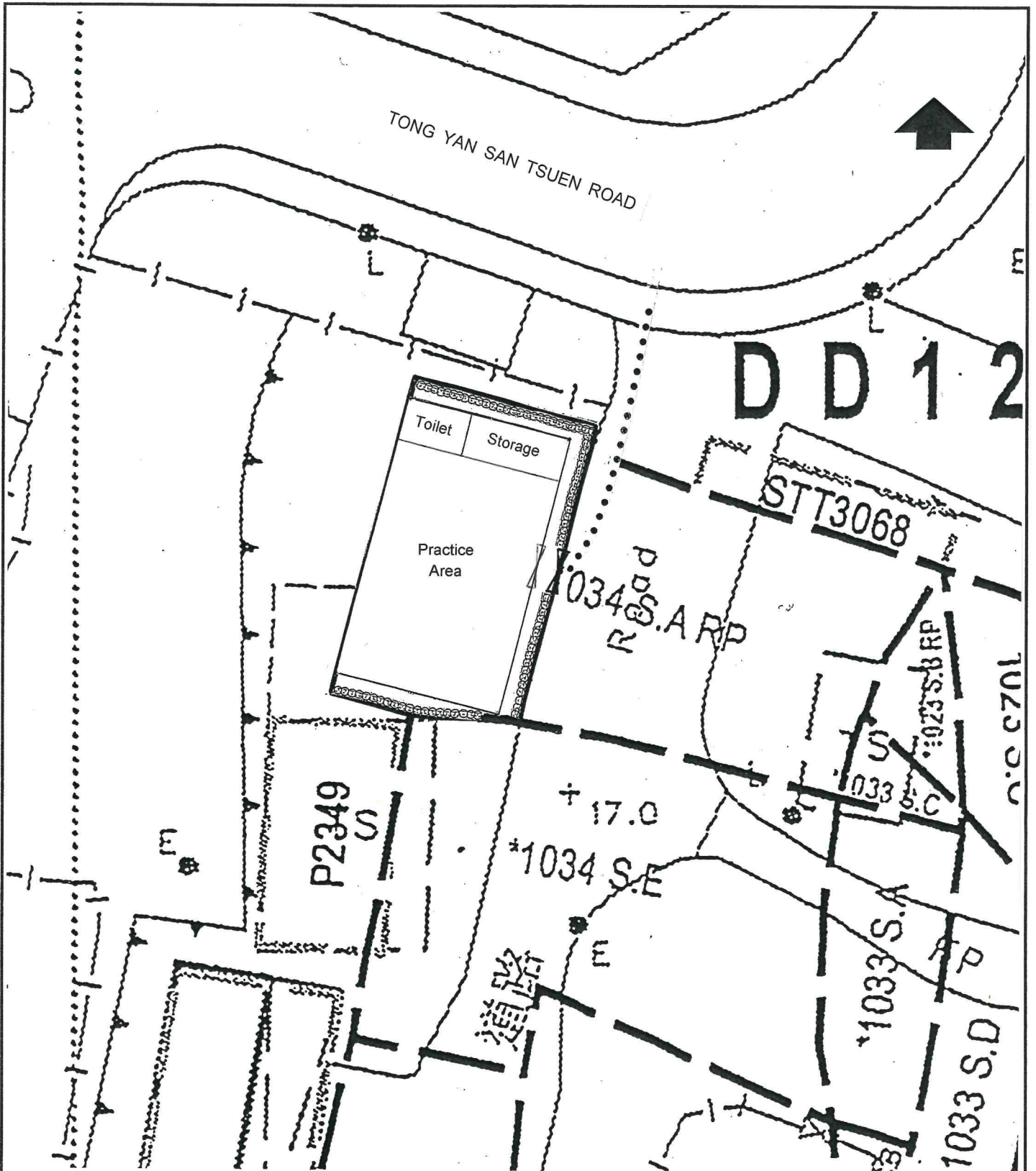
If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board



Legend

- The Application Site
- Peripheral Planting
- Ingress/Egress
- Pedestrian Access

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Temporary Place of Recreation & Sports
 (Martial Arts Training Ground) for a Period of 5 Years
 at Lot No. 1034 S.A. RP (Part) and
 Adjoining Government Land in DD121,
 Tong Yan San Tsuen, Yuen Long



Appendix 2

Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/1218

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax [REDACTED] **& Post**
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

12/4 Rec'd
P21012

來函檔號 Your Reference P21012/L/005
本署檔號 Our Reference () in TPB/A/YL-TYST/1218
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

5 April 2024

Wings & Associates Consulting Engineers Ltd.

[REDACTED]
(Attn.: Mr. Roy LO)

Dear Sir,

Compliance with Approval Condition (b) **Planning Application No. A/YL-TYST/1218**

I refer to your submission dated 26.9.2023 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities implemented on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of DSD.

Yours faithfully,

(Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Ms. Vicky SY)

Internal

CTP/TPB (2)



Drainage Services Department

Mainland North Division

11/F, Kowloon Government Offices,
405 Nathan Road, Kowloon

21/7 Recd
P21012

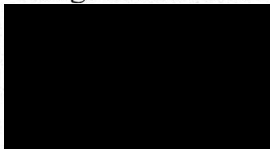
渠務署
新界北渠務部
九龍彌敦道 405 號
九龍政府合署 11 樓

本署檔號 Our Ref : (0165J8) in MN 10/YL/DD121
來函檔號 Your Ref : P21012/L/007
電話 Telephone : (852) 2300 1627
圖文傳真 Fax : (852) 2770 4761

By Post

25 July 2024

Wings & Associates Consulting Engineers Ltd.



(Attn.: Mr. Roy LO)

Dear Sir,

**Submission for Drainage Connection of Completion
for the Proposed Development at Lot Nos. 1023 S.B RP, 1033 S.C and 1034 S.A RP (Part) in
D.D.121 and Adjoining Government Land, Tong Yan San Tsuen, Sha Tseng Road, Yuen Long**

Upon satisfactory Technical Audit of HBP1 conducted on 13 March 2024, we have no objection to taking over the following drainage works located on government land:

- (i) a 9.5m long 250mm (O.D.) P.E. pipe connecting with FMH1009095.

Yours faithfully,

(Jeff C W TSE)

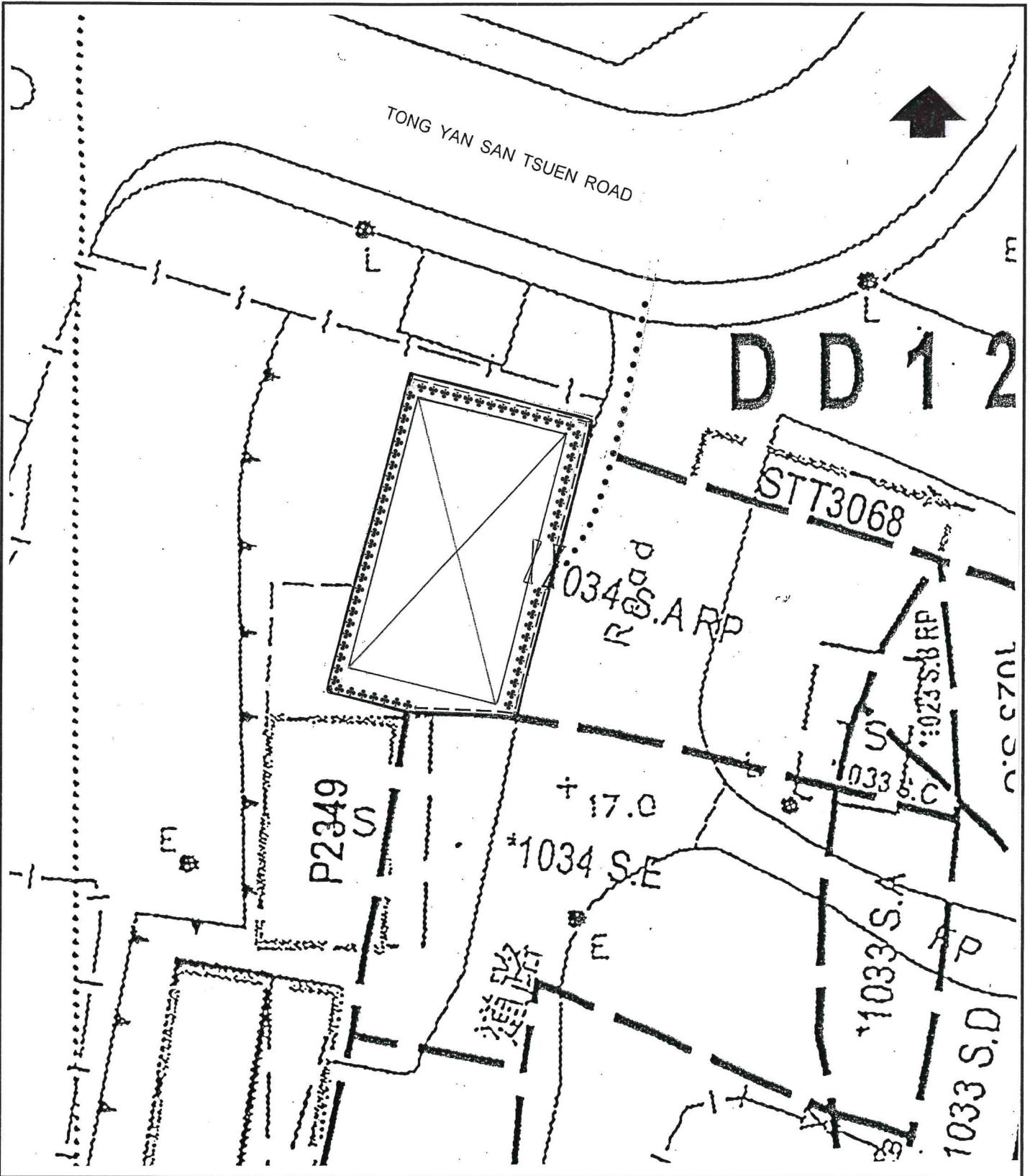
for Chief Engineer/Mainland North
Drainage Services Department

c.c.







CBS/NTW, BD	Fax: 2845 1559
SE/SS, DSD	Fax: 3104 6432
SEPO/SIG, EPD	Fax: 2519 0572
SEPO (Regional N)2, EPD	Fax: 2685 1155
E/YL1, IOW/YLE, STO(C)/MN3 – by EIMS	

Appendix 3

Approved Boundary Fence and Landscape Proposal, Drainage Proposal, Fire Service Installations Proposal and Sewerage Drainage Proposal under Planning Application No. A/YL-TYST/900



Legend

-  The Application Site
-  Rhododendron simsii 紅杜鵑
-  Proposed Fencing
-  Conopy
-  Ingress/Egress
-  Pedestrian Access

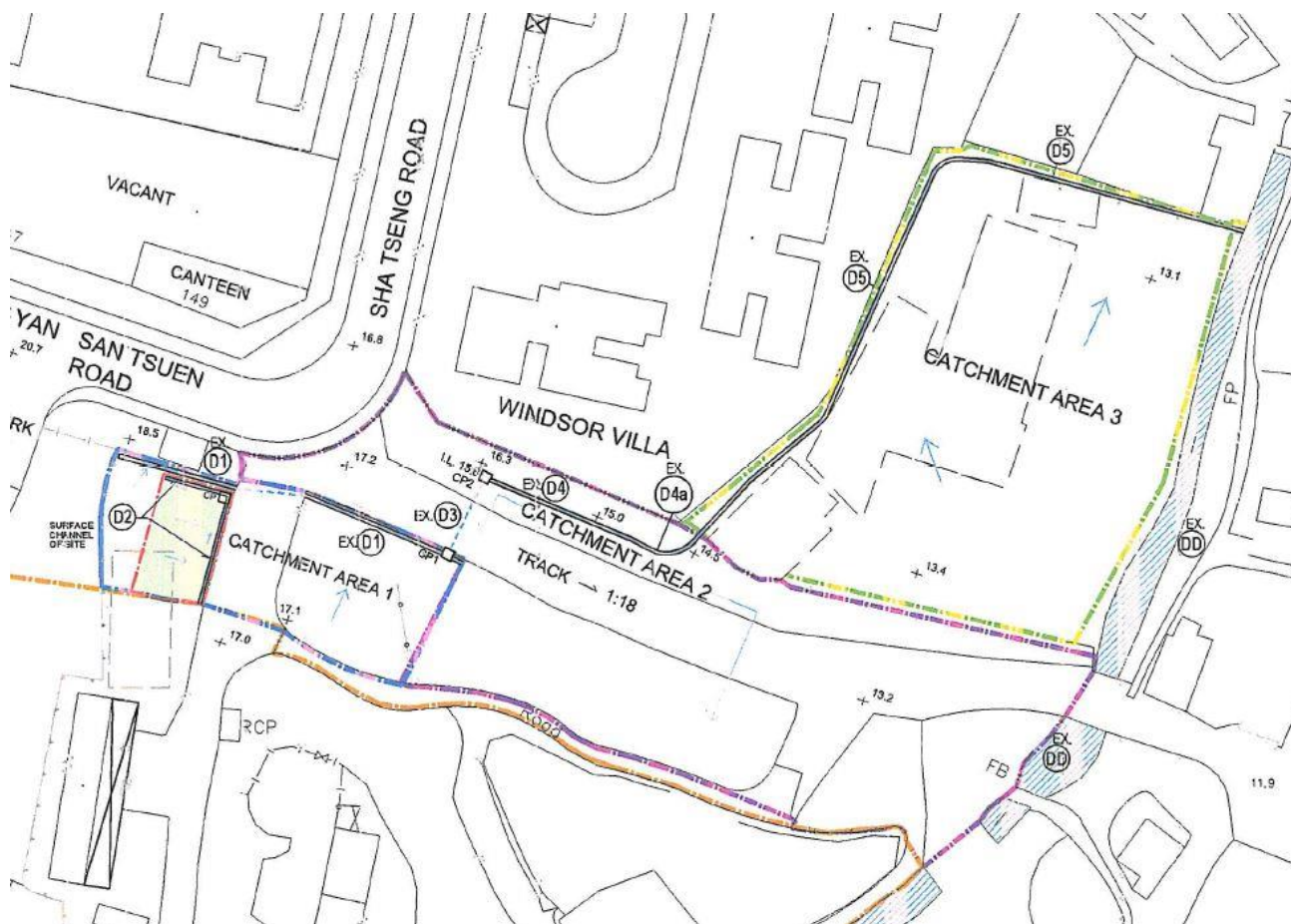
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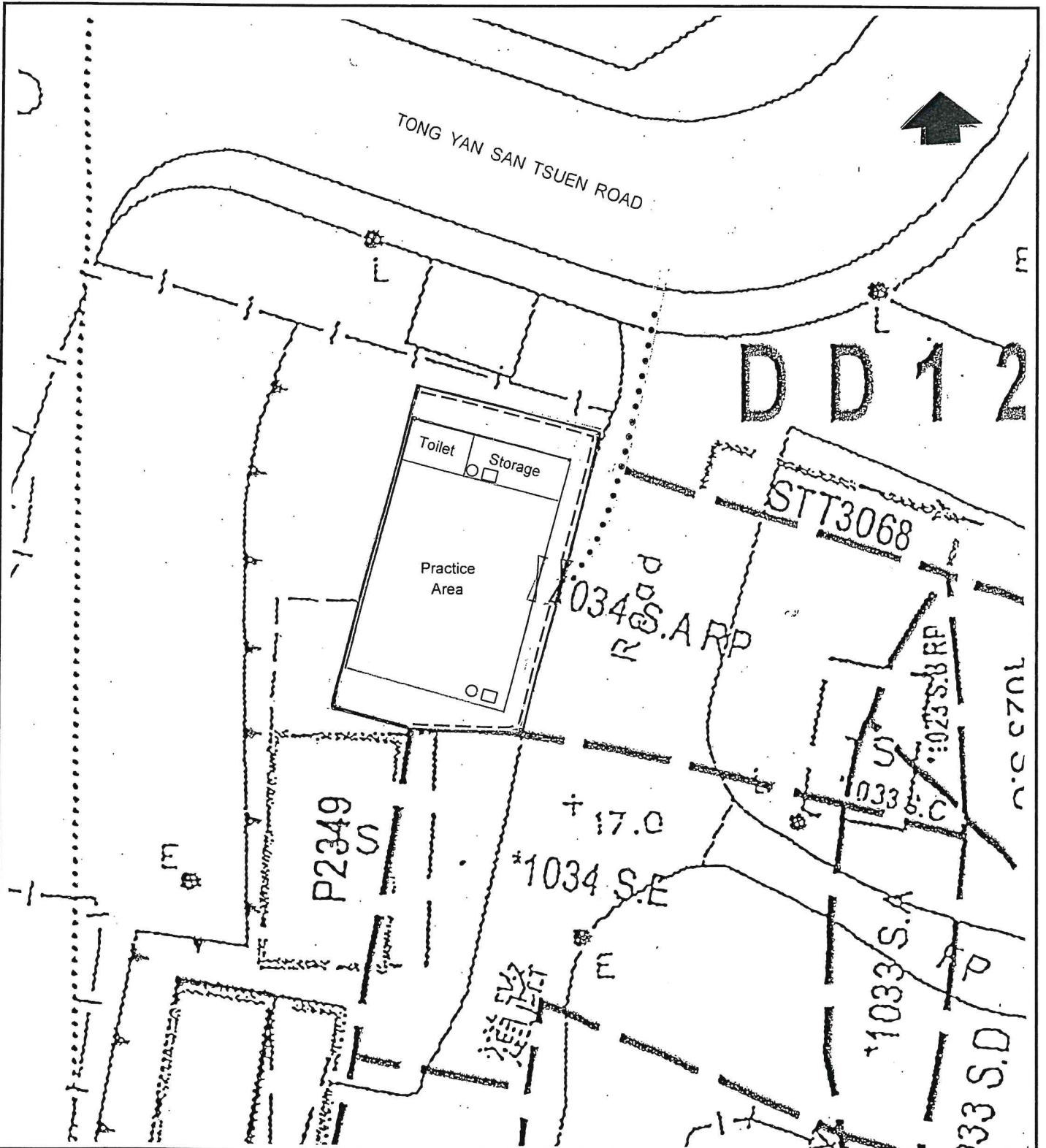
Temporary Place of Recreation & Sports
 (Martial Arts Training Ground) for a Period of 5 Years
 at Lot No. 1034 S.A. RP (Part) and
 Adjoining Government Land in DD121,
 Tong Yan San Tsuen, Yuen Long



**Temporary Place of Recreation & Sports
(Practice Venue of Martial Arts) for a Period of 5 Years at
Lot No. 1034 S.A RP (Part) & Adjoining Government Land in DD121
Tong Yan San Tsuen, Yuen Long**

**Cr r t q x g f ' F t c l p c i g ' R t q r q u e n i '
w p f g t ' R i e p p l p i ' C r r d e c v k p ' P q 0 C I N / V I U V 1 2 2**





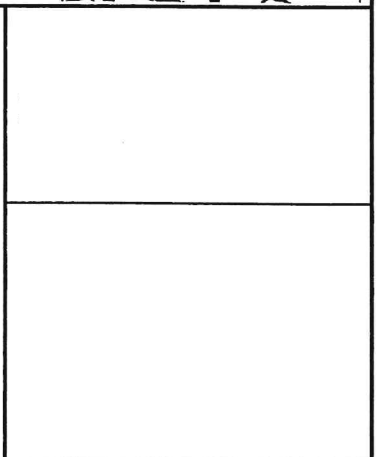
Legend

	The Application Site
	Proposed Fencing
	Conopy (about 89 sq.m)
	9 liter foam type fire extinguisher
	3 kg dry powder fire extinguisher
	Ingress/Egress
	Pedestrian Access

Crr tqxgf 'Htg' Ugtxleg' Kucmevkpu' Rtrq qucn'
 wpf gt' Rrcppkpi 'Crr rlecvkp' P q0'
 CII NVI UVI; 22

Temporary Place of Recreation & Sports
 (Martial Arts Training Ground) for a Period of 5 Years
 at Lot No. 1034 S.A. RP (Part) and
 Adjoining Government Land in DD121,
 Tong Yan San Tsuen, Yuen Long

0 5 10 15 METRES



GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
4. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).

NOTES FOR CONCRETE WORKS

1. ALL CONCRETE WORKS ARE DESIGNED IN ACCORDANCE WITH CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE 2013 AND BS8007:1987.
2. CONCRETE MIX SHALL BE GRADE 40/20 COMPLYING WITH CS1:2010 EXCEPT SECTION 7.1.
3. ALL REINFORCEMENT SHALL BE GRADE S275/JO CLASS 1 STEEL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL, 2011.
4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH BS5588:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

	HIGH TENSION STEEL
FULL TENSION ANCHORAGE/ LAP	35 DIA.
FULL COMPRESSION ANCHORAGE/ LAP	35 DIA.

8. DESIGN GROUND WATER LEVEL SHALL BE OF GROUND LEVEL.
9. DESIGN LOADING:
LIVE LOAD = 5kPa
BUILDING SURCHARGE LOAD = 10kPa
10. 75mm BLINDING LAYER SHALL BE PROVIDED

NOTES OF DRAINAGE WORKS:

- (1) ALL DRAINAGE SYSTEM, PIPEWORK INSTALLATION & CONNECTION SHALL FULFILL MANUFACTURER'S REQUIREMENTS, BUILDING DEPARTMENT & DRAINAGE SERVICES DEPARTMENT REQUIREMENTS AND ALL RELEVANT REGULATIONS.
- (2) WHETHER SHOWN ON THE DRAWING OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION SUCH ACCESS POINTS SHALL BE SO SITED AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD / TOOL.
- (3) ALL BENDS, BRANCHES OR TEE-JOINTS, ETC. SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS, BRANCHES OR TEE-JOINTS SHALL NOT CHANGE IN ANY WAY OF THE CROSS SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR SUCH JOINTS.
- (4) SUFFICIENT ANCHORAGE AND SUPPORT SHALL BE PROVIDED TO ALL PIPEWORKS TO TAKE UP THE WEIGHT OF THE PIPEWORK SYSTEM AND, IN ADDITION, THE THRUST DEVELOPED IN THE PIPEWORKS AND FITTINGS WHILE THE PIPES DISCHARGING RAIN WATER / SOIL AND WASTE WATER.
- (5) ALL PIPES PASSING THROUGH FIRE COMPARTMENT SHOULD COMPLY WITH FRC 10.5 & 10.6. PIPEWORKS RUN THROUGH WALL AND FLOOR SHALL BE PROVIDED WITH PIPE SLEEVES OF MIN. COMMERCIAL SIZE LARGER THAN THE PIPE LINES. AFTER INSTALLATION OF PIPEWORKS, THE SPACE / GAP IN BETWEEN SHALL BE SEALED OFF WITH APPROVED TYPE OF FIRE RESISTANT SEALANT.
- (6) THE CONTRACTOR SHALL ENSURE THAT NO WATER BORNE PIPING SHALL BE EMBEDDED IN ANY LOAD BEARING STRUCTURAL ELEMENT. NO DRAINAGE PIPING SHALL BE EMBEDDED IN STRUCTURAL ELEMENTS AS STATED ON PNAP 230.
- (7) ALL C.I. PIPES SHOULD COMPLY WITH PNAP 282. THE JOINTS OF C.I. SOCKETED PIPES SHALL BE MADE WITH A GASKET OF HEMP OR YARN, AND SHALL BE PROPERLY CAULKED WITH METALLIC LEAD OR OTHER APPROVED MATERIAL. YET, FLANGED PIPE JOINTS SHALL BE MADE BY BOLTING THE FLANGES TOGETHER SECURELY WITH A SUITABLE METALLIC GASKET.
- (8) ALL HORIZONTAL DRAINAGE PIPEWORK INSTALLATION SHALL RUN TO MIN. GRADIENT OF 1:40 (FOR $\phi \leq 100\text{mm}$ DIA.), 1:70 (150mm DIA.) UNLESS OTHERWISE SPECIFIED. ALSO, ALL PIPEWORK SHALL BE CONNECTED WITH SUFFICIENT CLEANING EYE AT ALL TURNS, BRANCHES AND WC POSITIONS FOR EASY MAINTENANCE IN FUTURE.
- (9) HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK. IT SHALL ALSO BE INSTALLED WITH A CONTINUOUS FALL BACK INTO THE DISCHARGE PIPE SYSTEM.
- (10) THE MANHOLE SHALL BE FITTED AT A LEVEL FLUSH WITH FLOOR LEVEL WITH A DOUBLE SEALED CAST IRON AIR TIGHT COVER OF ADEQUATE STRENGTH AND APPROVED DESIGN. THE MANHOLE COVER SHALL BE MED. DUTY TYPE DOUBLE SEAL.
- (11) SHORT FORMS OF DRAIN PIPEWORK: (12) ABBREVIATIONS:
SP - SOIL WATER DRAIN PIPE FD - FLOOR DRAIN & VG - VERTICAL GRATING
WP - WASTE WATER DRAIN PIPE F/A - FROM ABOVE & F/B - FROM BELOW
SWP - SOIL & WASTE WATER DRAIN PIPE T/A - TO ABOVE & T/B - TO BELOW
VP - VENT PIPE H/L - HIGH LEVEL & M/L - MID LEVEL & L/L - LOW LEVEL
F/L - FROM LOW LEVEL & F/HL - FROM HIGH LEVEL
T/LL - TO LOW LEVEL & T/HL - TO HIGH LEVEL
U/G - UNDERGROUND
- (13) DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

NOTES FOR FILLING MATERIALS AND COMPACTION:

1. ALL EARTH FILLING MATERIAL SHALL BE OBTAINED FROM EXCAVATION ON SITE OR APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE ENGINEER.
2. FILLING MATERIAL SHALL BE FREE FROM UNSUITABLE MATERIAL INCLUDING ORGANIC MATERIAL TOPSOIL (OR THE SURFACE LAYER OF SOIL WHICH CAN SUPPORT VEGETATION) SUPPLY, PERISHABLE MATERIALS, FROM MARSHES OR LOGS, STUMPS AND OTHER DELETERIOUS SUBSTANCES FILLING MATERIAL SHALL CONTAIN IN MATERIAL EXCEEDING 200mm IN SIZE.
3. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE A MEANS OF SCREENING THE MATERIAL TO ELIMINATE OVER-SIZED STONES.
4. UNLESS OTHERWISE SPECIFIED THE BACKFILLING MATERIAL SHALL BE GENERAL FILLING MATERIAL PLACED IN LAYERS NOT EXCEEDING 300mm THICK.
5. THE INSTU DENSITY OF COMPACTION MATERIAL FORMING THE FILL SHALL NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY.
6. THE RESULTS OF COMPACTED FILL SHALL BE SUBMITTED TO BD DURING BA14 APPLICATION.
7. FILLING WORKS SHALL COMPLY WITH APP-15.
8. SOIL TEST FOR BACKFILL MATERIALS SHALL COMPLY WITH APP-64.

NOTES ON DEWATERING: (FOR INFORMATION ONLY)

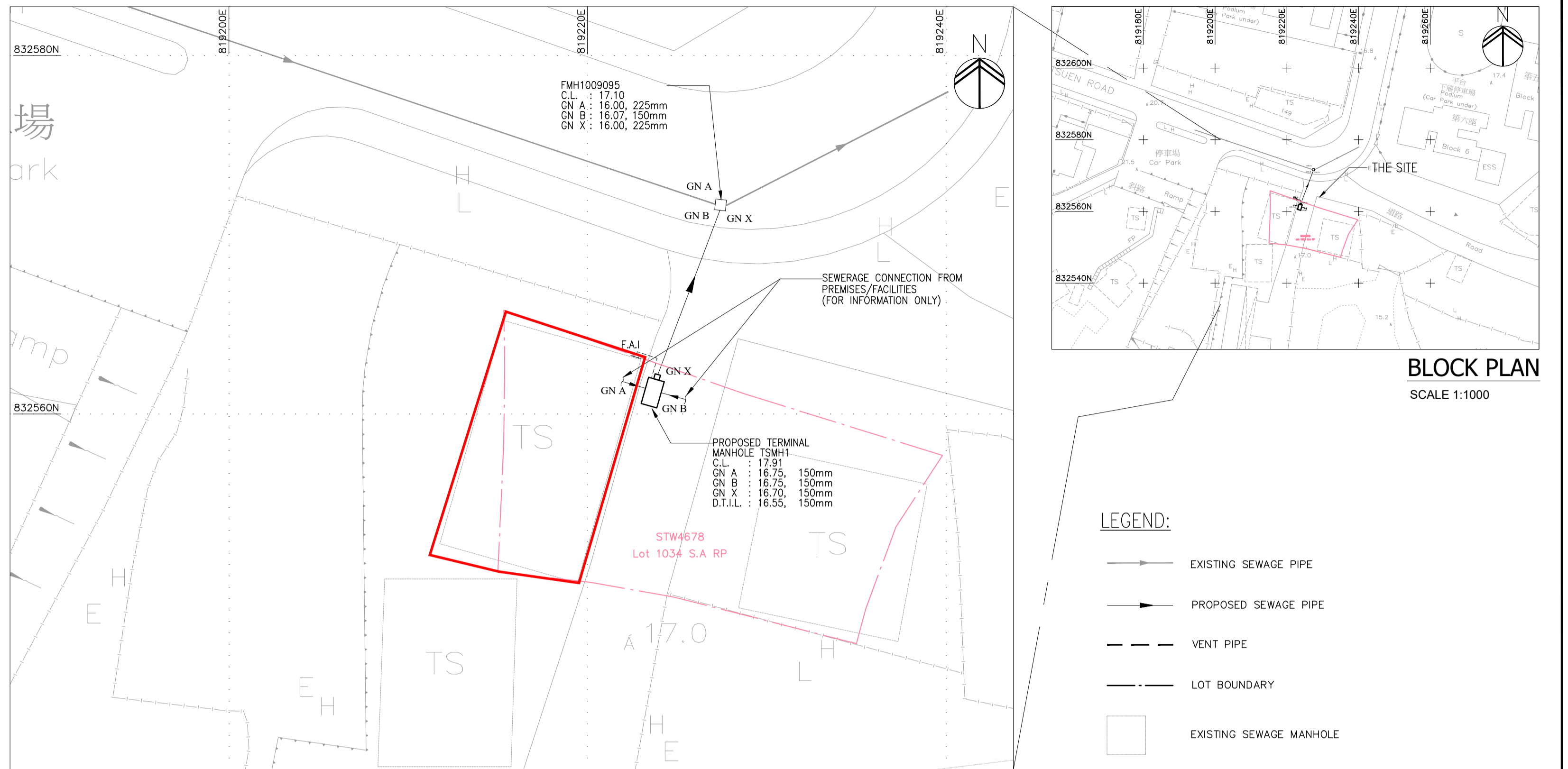
1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESLITED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE LOOSEN UP SOILS SHALL BE TOPPED WITH GRANULAR MATERIAL AND BE SEALED BY CEMENT MORTAR.

INITIAL DEFECT SURVEY:

1. PRIOR TO COMMENCEMENT OF EXCAVATION WORKS, A DEFECT SURVEY WILL BE CARRIED OUT ON EXISTING CARRIAGEWAY AND ADJACENT STRUCTURES WITHIN 25m FROM THE ALIGNMENT OF EXCAVATION WORKS, AND ANY DEFECTS FOUND WILL BE FULLY DOCUMENTED WITH COLOUR PHOTOGRAPHS.

NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

- THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM MEASURES TO SAFEGUARD AGAINST FLOODING IN HEAVY RAINFALL.
1. SURFACE WATER FLOWING INTO THE SITE FROM OUTSIDE SHALL BE INTERCEPTED AND CONDUCTED FROM THE SITE TO INDICATED SAFE DISCHARGE POINT, AT EACH INTERSECTION AND ABRUPT CHANGE IN DIRECTION OF SURFACE DRAINAGE CHANNELS AND ACCESSIBLE CATCHPIT SHALL BE PROVIDED. ALL DRAINAGE WORKS SHALL BE KEPT CLEAR OF DEBRIS.
 2. WHERE PRACTICALLY COMPLETED DRAINAGE WORKS DISCHARGE WITHIN THE SITE, A TEMPORARY CONDUIT SHALL BE PROVIDED TO THE DISCHARGE POINTS.
 3. ALL SURFACES SHALL BE GRADED AND SEALED TO ENSURE EFFICIENT RUN-OFF AND TO AVOID PONDING.
 4. A METHOD OF WORKING SHALL BE ADOPTED IN WHICH THE MINIMUM OF BARE SOIL IS EXPOSED AT ANY TIME. EARTHWORK TO FORM THE FINAL FACE SHALL BE FOLLOWED UP IMMEDIATELY WITH SURFACE PROTECTION AND DRAINAGE WORKS.
 5. WHERE TEMPORARY BARE SLOPE FACES ARE UNAVOIDABLE THEY SHALL BE PROTECTED WITH SHEETING WELL SECURED AGAINST THE WIND. WHERE SLOPE FACE IS TO BE TEMPORARILY EXPOSED FOR MORE THAN TWO WEEKS, TEMPORARY HARD SURFACE SHALL BE PROVIDED AND TEMPORARY DRAINS SHALL BE INSTALLED.
 6. PRECAUTIONS SHALL ALWAYS BE TAKEN TO PREVENT WATER FROM ENTERING AND COLLECTING IN THE TRENCH OR SHAFT.



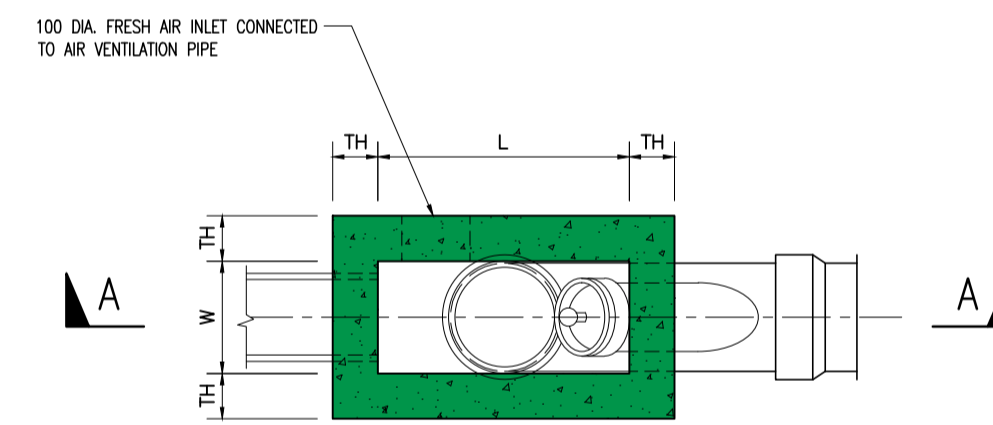
DRAINAGE LAYOUT

1:200

BLOCK PLAN
SCALE 1:1000

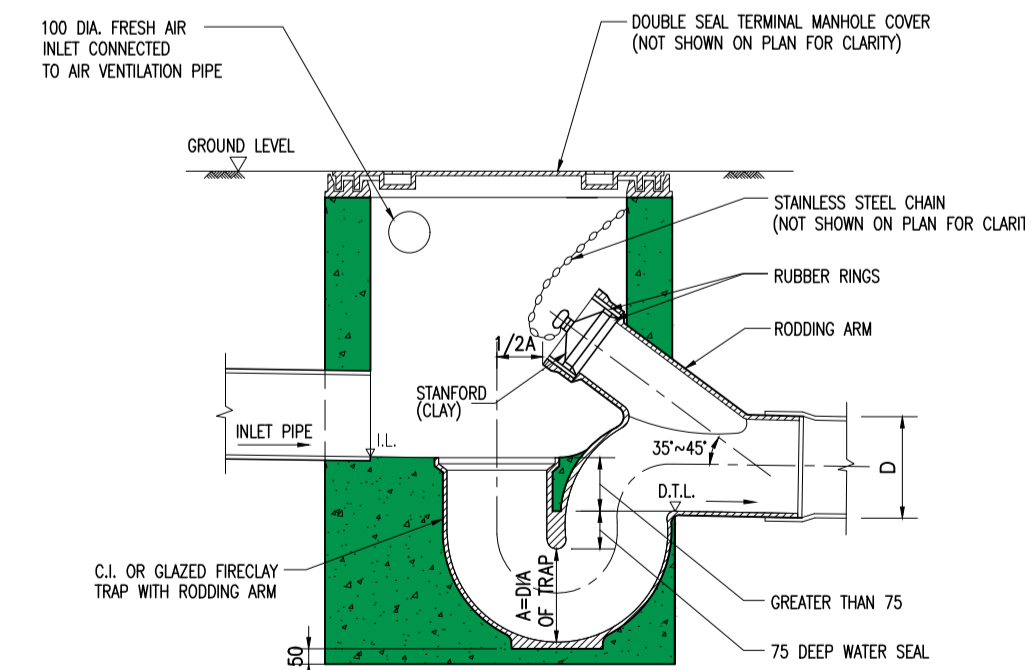
LEGEND:

- EXISTING SEWAGE PIPE
- PROPOSED SEWAGE PIPE
- - - VENT PIPE
- - - LOT BOUNDARY
- EXISTING SEWAGE MANHOLE
- PROPOSED SEWAGE TERMINAL MANHOLE
- - - SITE BOUNDARY
- APPLICATION SITE



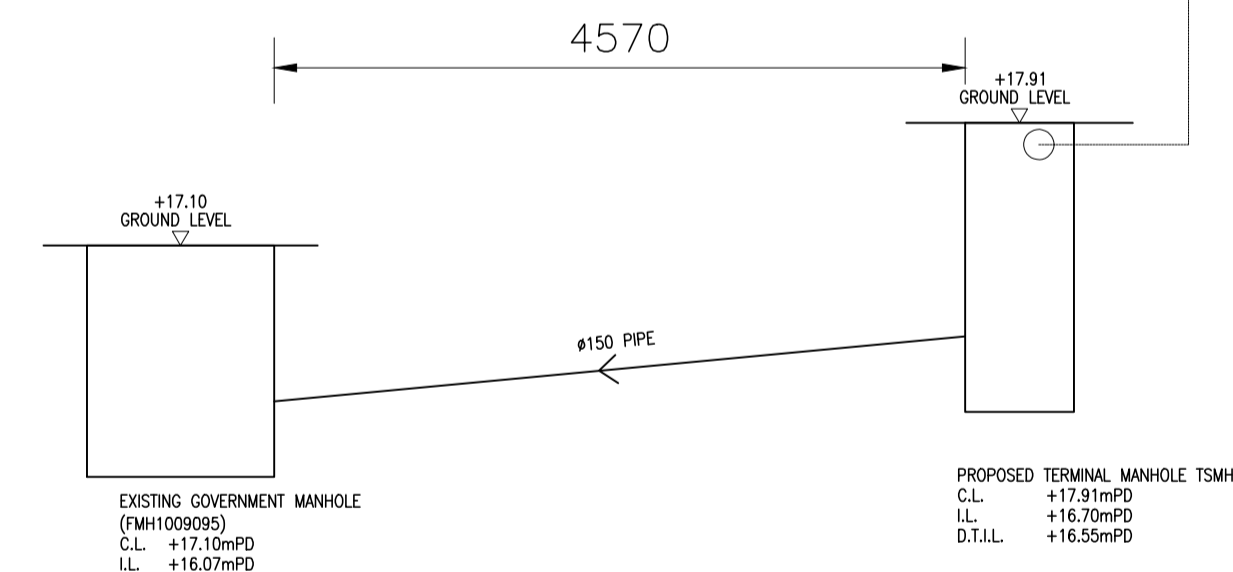
PLAN VIEW OF TERMINAL MANHOLE

N.T.S.
ALL VERT. BARS & HOR. BARS TO BE T12-150
PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450mm.



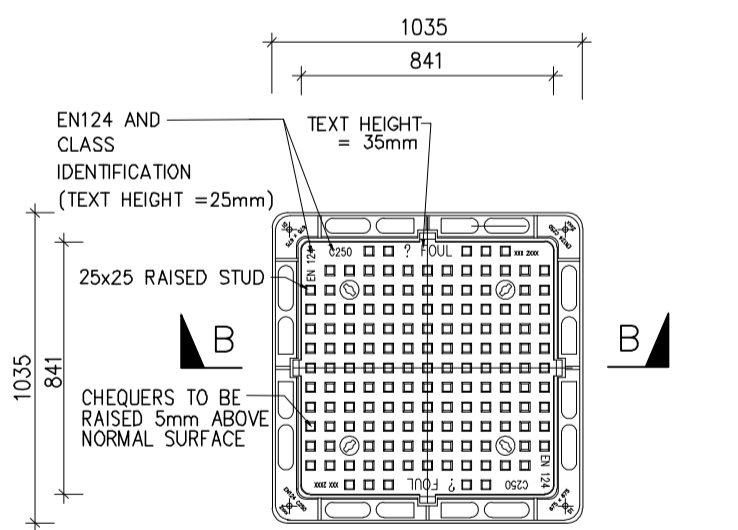
SECTION A-A

N.T.S.
ALL VERT. BARS & HOR. BARS TO BE T12-150

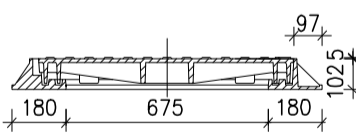


LONGITUDINAL SECTION

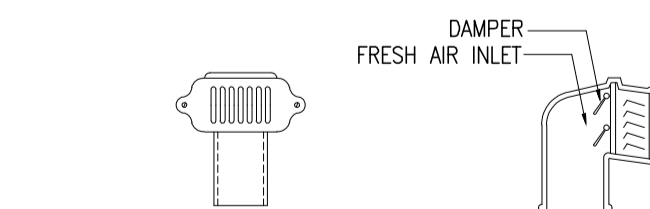
N.T.S.



PLAN OF SEWER MANHOLE COVER



SECTION B-B



FRONT ELEVATION SECTION DETAILS OF FRESH AIR INLET

PIPE MATERIAL SCHEDULE

TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD CAULKED.
SOIL AND WASTE WATER PIPE CONNECTION TO EX. PUBLIC SEWAGE MANHOLE	80 & ABOVE	POLYETHYLENE PIPE PE100 SDR 17, ELECTRO FUSION JOINT, EXTERNAL BLACK COLOUR, INTERNAL LIGHT COLOUR.

MANHOLE SCHEDULE

FOUL WATER MANHOLE						
MANHOLE NO.	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)	OUTLET PIPE SIZE (mm)
TSMH 1	17.91	16.70	16.55	T1	1.36	150

Client	Architect	Structural & Geotechnical Engineer	Rev.	Date	Description	Drawn by	Checked by	Approved by	PROJECT TITLE	DRAWING NO.	REV NO.	OFFICE USE:
			-	05.2023	1ST SUBMISSION	KT	RM	VT	EXTERNAL SEWERAGE DRAINAGE WORKS AT TONG YAN SAN TSUEN, YUEN LONG LOT 1034 S.A. RP IN DD121	P21012/DR/101	-	
									DRAWING TITLE	SCALE	PROJECT REF.	
									GENERAL NOTE, BLOCK PLAN, LOCATION PLAN, SECTION, DETAILS	AS SHOWN	P21012	
										CAD REF.		
										External Drainage Drawing.dwg		
										B.D. REF.	FSD REF.	



* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY FCC (UK) CAN
WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.

Appendix 4

Approval Letters of the Previous Application No. A/YL-TYST/1216 and Approved Layout Plan

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.


傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/1216

By Post & Fax 

14 July 2023

Aikon Development Consultancy Ltd.


(Attn.: Zoe Lau)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years in "Residential (Group B) 1" Zone, Lots 1023 S.B RP, 1033 S.C and 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

I refer to my letter to you dated 21.6.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 11.7.2023 to 10.7.2026 and is subject to the following conditions :

- (a) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities implemented on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.10.2023;
- (c) the implementation of the accepted sewerage drainage proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.4.2024;
- (d) in relation to (c) above, the implemented sewerage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (f) if any of the above planning condition (a), (d) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 11.7.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/721_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 23.6.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.8.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application

within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

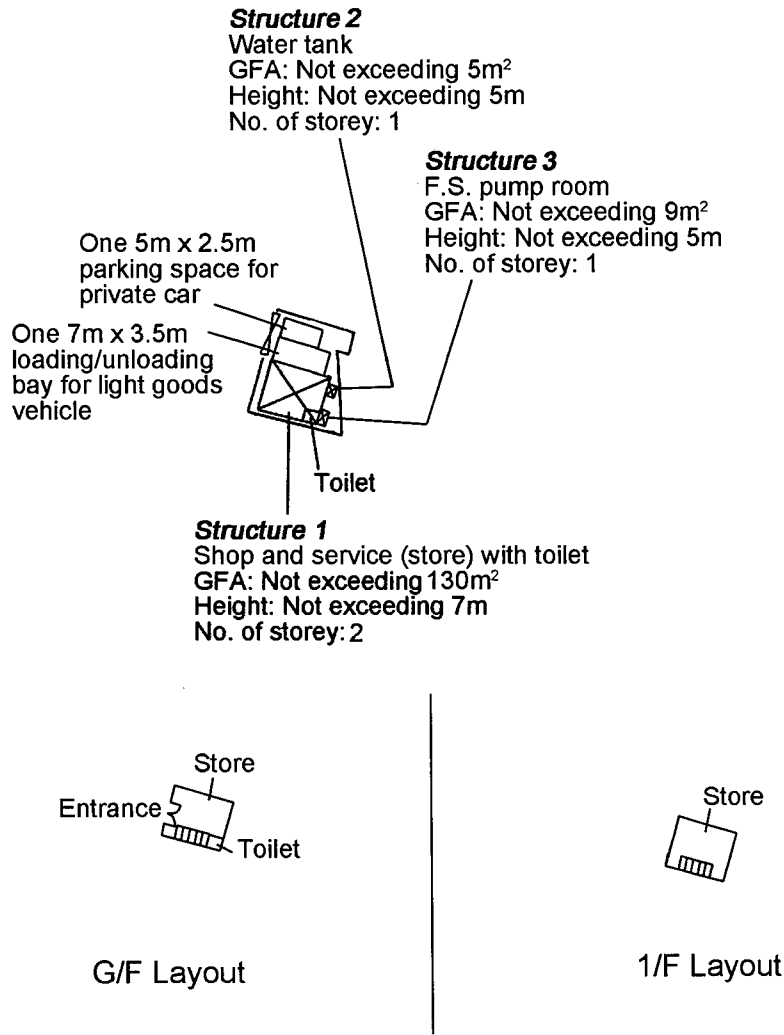
If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board



<p>Project 項目名稱: Proposed Temporary Shop and Services (Store) for a Period of 3 Years at Lots 1023 S.B RP, 1033 S.C & 1034 S.A RP (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: [Illegible Chinese characters]</p> <p>Drawing No. 圖號:</p>	<p>Remarks 備註:</p> <p>Scale 比例 1:1000</p>
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Appendix 5

Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/1216

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax [REDACTED] & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P21012/L/005
本署檔號 Our Reference () in TPB/A/YL-TYST/1216
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

11 April 2024

Wings & Associates Consulting Engineers Ltd.

[REDACTED]
(Attn.: Mr. Roy LO)

Dear Sir,

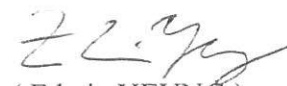
Compliance with Approval Condition (b)
Planning Application No. A/YL-TYST/1216

I refer to your submission dated 26.9.2023 and your subsequent email dated 11.4.2024 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities implemented on the site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **APPENDIX**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of DSD.

Yours faithfully,


(Edwin YEUNG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Ms. Vicky SY)

Internal

CTP/TPB (2)



Drainage Services Department

Mainland North Division

11/F, Kowloon Government Offices,
405 Nathan Road, Kowloon

21/7 Recd
P21012

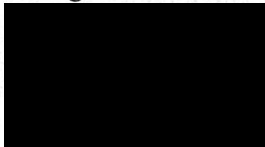
渠務署
新界北渠務部
九龍彌敦道 405 號
九龍政府合署 11 樓

本署檔號 Our Ref : (0165J8) in MN 10/YL/DD121
來函檔號 Your Ref : P21012/L/007
電話 Telephone : (852) 2300 1627
圖文傳真 Fax : (852) 2770 4761

By Post

25 July 2024

Wings & Associates Consulting Engineers Ltd.



(Attn.: Mr. Roy LO)

Dear Sir,

**Submission for Drainage Connection of Completion
for the Proposed Development at Lot Nos. 1023 S.B RP, 1033 S.C and 1034 S.A RP (Part) in
D.D.121 and Adjoining Government Land, Tong Yan San Tsuen, Sha Tseng Road, Yuen Long**

Upon satisfactory Technical Audit of HBP1 conducted on 13 March 2024, we have no objection to taking over the following drainage works located on government land:

- (i) a 9.5m long 250mm (O.D.) P.E. pipe connecting with FMH1009095.

Yours faithfully,

(Jeff C W TSE)

for Chief Engineer/Mainland North
Drainage Services Department

c.c.

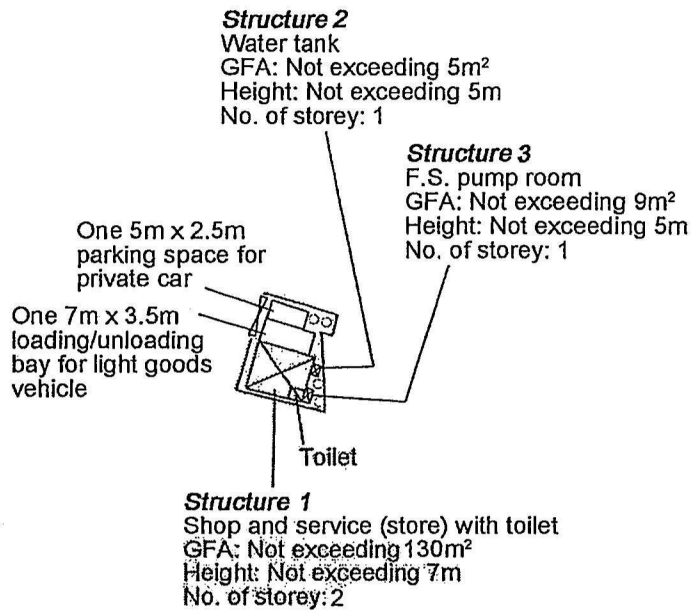
CBS/NTW, BD	Fax: 2845 1559
SE/SS, DSD	Fax: 3104 6432
SEPO/SIG, EPD	Fax: 2519 0572
SEPO (Regional N)2, EPD	Fax: 2685 1155
E/YL1, IOW/YLE, STO(C)/MN3 – by EIMS	

Appendix 6

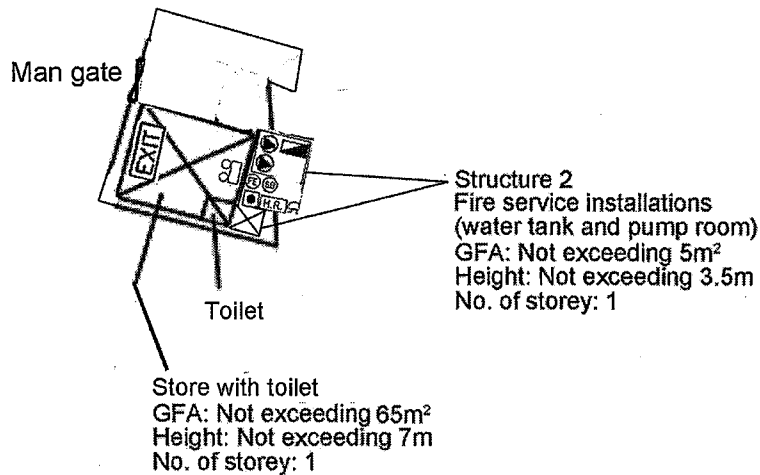
Approved Boundary Fence and Landscape Proposal, Drainage Proposal, Fire Service Installations Proposal and Sewerage Drainage Proposal under Planning Application No. A/YL-TYST/859



Tree	Approximate Height	Spacing
○ Existing <i>Ficus microcarpa</i> To be preserved	2.75m	4m



Project 項目名稱: Proposed Temporary Shop and Services (Store) for a Period of 3 Years at Lots 1023 S.B RP, 1033 S.C & 1034 S.A RP (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	Drawing Title 圖目: 暫設臨時店舖及服務中心 位於新界元朗同安山 第1023號地段、第1033號地段 及第1034號地段(部分) 附屬政府土地	Remarks 備註: Scale 比例: 1:1000
	Drawing No. 圖號: 1023/1033/1034/121/1000	



F.S Note :

1. Sufficient Emergency lighting shall be provided throughout the entire building / Structures in accordance with BS 5266: Part 1 and BS EN 1838.
2. Sufficient directional and Exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
3. Fire Alarm system shall be provided to the entire building in accordance with BS 5839: Part 1: 2002 + A2: 2008 and FSD Circular Letter No: 1/2009. One actuation point and one audio warning advice to be located at each Hose reel point. This actuation point should include facilities for the start and / visual warning device initiation.
4. Hose reel system supplied by 2m³ FS Water tank shall be provided. There shall be sufficient Hose reel to ensure that every part of each building / Structure can be reached by a length of not more than 30m of Hose reels tubing.
5. Portable hand-operate approved appliance shall be provided as required by occupancy.

Legend:

	消防泵	Hose Reel Pump
	消防水缸	2m ³ FS Water Tank
	消防喉泵控制箱	Fire Alarm Hosereel Pump Control Panel
	消防喉轆	Hosereel
	5.0公斤二氧化碳氣體滅火筒	5.0kg CO ² Gas type Fire Extinguisher
	沙筒	Sand Bucket
	警鐘	Fire Alarm Bell
	手動報警按鈕	Manual Fire Alarm Call Point
	視像火警警報器	Visual Fire Alarm
	出口	Exit Sign
	緊急照明燈	Emergency Light

Project 項目名稱: Proposed Temporary Shop and Services (Store) for a Period of 3 Years at Lots 1023 S.B RP, 1033 S.C & 1034 S.A RP (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	Drawing Title 圖目: 7 @ h 'Ou' ou V	Remarks 備註:
	Drawing No. 圖號:	Scale 比例: 1:500

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
4. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).

NOTES FOR CONCRETE WORKS

1. ALL CONCRETE WORKS ARE DESIGNED IN ACCORDANCE WITH CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE 2013 AND BS8007:1987.
2. CONCRETE MIX SHALL BE GRADE 40/20 COMPLYING WITH CS1:2010 EXCEPT SECTION 7.1.
3. ALL REINFORCEMENT SHALL BE GRADE S275/JO CLASS 1 STEEL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL, 2011.
4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH BS5588:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

	HIGH TENSION STEEL
FULL TENSION ANCHORAGE/ LAP	35 DIA.
FULL COMPRESSION ANCHORAGE/ LAP	35 DIA.

8. DESIGN GROUND WATER LEVEL SHALL BE OF GROUND LEVEL.
9. DESIGN LOADING:
LIVE LOAD = 5kPa
BUILDING SURCHARGE LOAD = 10kPa
10. 75mm BLINDING LAYER SHALL BE PROVIDED.

NOTES OF DRAINAGE WORKS:

- (1) ALL DRAINAGE SYSTEM, PIPEWORK INSTALLATION & CONNECTION SHALL FULFILL MANUFACTURER'S REQUIREMENTS, BUILDING DEPARTMENT & DRAINAGE SERVICES DEPARTMENT REQUIREMENTS AND ALL RELEVANT REGULATIONS.
- (2) WHETHER SHOWN ON THE DRAWING OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION SUCH ACCESS POINTS SHALL BE SO SITED AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD / TOOL.
- (3) ALL BENDS, BRANCHES OR TEE-JOINTS, ETC. SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS, BRANCHES OR TEE-JOINTS SHALL NOT CHANGE IN ANY WAY OF THE CROSS SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR SUCH JOINTS.
- (4) SUFFICIENT ANCHORAGE AND SUPPORT SHALL BE PROVIDED TO ALL PIPEWORKS TO TAKE UP THE WEIGHT OF THE PIPEWORK SYSTEM AND, IN ADDITION, THE THRUST DEVELOPED IN THE PIPEWORKS AND FITTINGS WHILE THE PIPES DISCHARGING RAIN WATER / SOIL AND WASTE WATER.
- (5) ALL PIPES PASSING THROUGH FIRE COMPARTMENT SHOULD COMPLY WITH FRC 10.5 & 10.6. PIPEWORKS RUN THROUGH WALL AND FLOOR SHALL BE PROVIDED WITH PIPE SLEEVES OF MIN. COMMERCIAL SIZE LARGER THAN THE PIPE LINES. AFTER INSTALLATION OF PIPEWORKS, THE SPACE / GAP IN BETWEEN SHALL BE SEALED OFF WITH APPROVED TYPE OF FIRE RESISTANT SEALANT.
- (6) THE CONTRACTOR SHALL ENSURE THAT NO WATER BORNE PIPING SHALL BE EMBEDDED IN ANY LOAD BEARING STRUCTURAL ELEMENT. NO DRAINAGE PIPING SHALL BE EMBEDDED IN STRUCTURAL ELEMENTS AS STATED ON PNAP 230.
- (7) ALL C.I. PIPES SHOULD COMPLY WITH PNAP 282. THE JOINTS OF C.I. SOCKETED PIPES SHALL BE MADE WITH A GASKET OF HEMP OR YARN, AND SHALL BE PROPERLY CAULKED WITH METALLIC LEAD OR OTHER APPROVED MATERIAL. YET, FLANGED PIPE JOINTS SHALL BE MADE BY BOLTING THE FLANGES TOGETHER SECURELY WITH A SUITABLE METALLIC GASKET.
- (8) ALL HORIZONTAL DRAINAGE PIPEWORK INSTALLATION SHALL RUN TO MIN. GRADIENT OF 1:40 (FOR $\phi \leq 100\text{mm}$ DIA.), 1:70 (150mm DIA.) UNLESS OTHERWISE SPECIFIED. ALSO, ALL PIPEWORK SHALL BE CONNECTED WITH SUFFICIENT CLEANING EYE AT ALL TURNS, BRANCHES AND WC POSITIONS FOR EASY MAINTENANCE IN FUTURE.
- (9) HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK. IT SHALL ALSO BE INSTALLED WITH A CONTINUOUS FALL BACK INTO THE DISCHARGE PIPE SYSTEM.
- (10) THE MANHOLE SHALL BE FITTED AT A LEVEL FLUSH WITH FLOOR LEVEL WITH A DOUBLE SEALED CAST IRON AIR TIGHT COVER OF ADEQUATE STRENGTH AND APPROVED DESIGN. THE MANHOLE COVER SHALL BE MED. DUTY TYPE DOUBLE SEAL.
- (11) SHORT FORMS OF DRAIN PIPEWORK:
SP - SOIL WATER DRAIN PIPE
WP - WASTE WATER DRAIN PIPE
SWP - SOIL & WASTE WATER DRAIN PIPE
VP - VENT PIPE
- (12) ABBREVIATIONS:
FD - FLOOR DRAIN & VG - VERTICAL GRATING
F/A - FROM ABOVE & F/B - FROM BELOW
T/A - TO ABOVE & T/B - TO BELOW
H/L - HIGH LEVEL & M/L - MID LEVEL & L/L - LOW LEVEL
F/L - FROM LOW LEVEL & F/HL - FROM HIGH LEVEL
T/LL - TO LOW LEVEL & T/HL - TO HIGH LEVEL
U/G - UNDERGROUND
- (13) DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

NOTES FOR FILLING MATERIALS AND COMPACTION:

1. ALL EARTH FILLING MATERIAL SHALL BE OBTAINED FROM EXCAVATION ON SITE OR APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE ENGINEER.
2. FILLING MATERIAL SHALL BE FREE FROM UNSUITABLE MATERIAL INCLUDING ORGANIC MATERIAL TOPSOIL (OR THE SURFACE LAYER OF SOIL WHICH CAN SUPPORT VEGETATION) SUPPLY, PERISHABLE MATERIALS, FROM MARSHES OR LOGS, STUMPS AND OTHER DELETERIOUS SUBSTANCES FILLING MATERIAL SHALL CONTAIN IN MATERIAL EXCEEDING 200mm IN SIZE.
3. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE A MEANS OF SCREENING THE MATERIAL TO ELIMINATE OVER-SIZED STONES.
4. UNLESS OTHERWISE SPECIFIED THE BACKFILLING MATERIAL SHALL BE GENERAL FILLING MATERIAL PLACED IN LAYERS NOT EXCEEDING 300mm THICK.
5. THE IN-SITU DENSITY OF COMPACTION MATERIAL FORMING THE FILL SHALL NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY.
6. THE RESULTS OF COMPACTIONED FILL SHALL BE SUBMITTED TO BD DURING BA14 APPLICATION.
7. FILLING WORKS SHALL COMPLY WITH APP-15.
8. SOIL TEST FOR BACKFILL MATERIALS SHALL COMPLY WITH APP-64.

NOTES ON DEWATERING: (FOR INFORMATION ONLY)

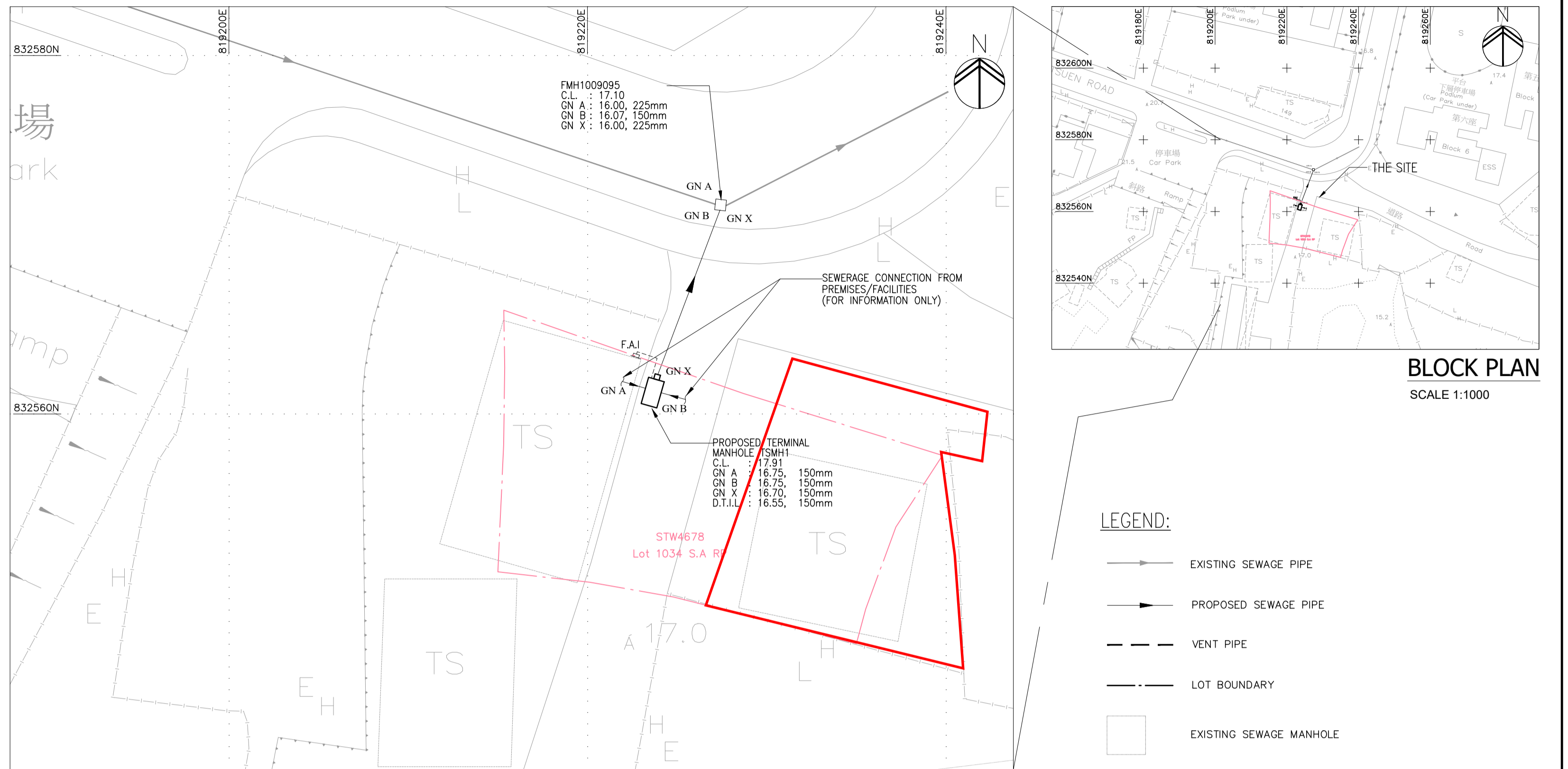
1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESLITED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE LOOSEN UP SOILS SHALL BE TOPPED WITH GRANULAR MATERIAL AND BE SEALED BY CEMENT MORTAR.

INITIAL DEFECT SURVEY:

1. PRIOR TO COMMENCEMENT OF EXCAVATION WORKS, A DEFECT SURVEY WILL BE CARRIED OUT ON EXISTING CARRIAGEWAY AND ADJACENT STRUCTURES WITHIN 25m FROM THE ALIGNMENT OF EXCAVATION WORKS, AND ANY DEFECTS FOUND WILL BE FULLY DOCUMENTED WITH COLOUR PHOTOGRAPHS.

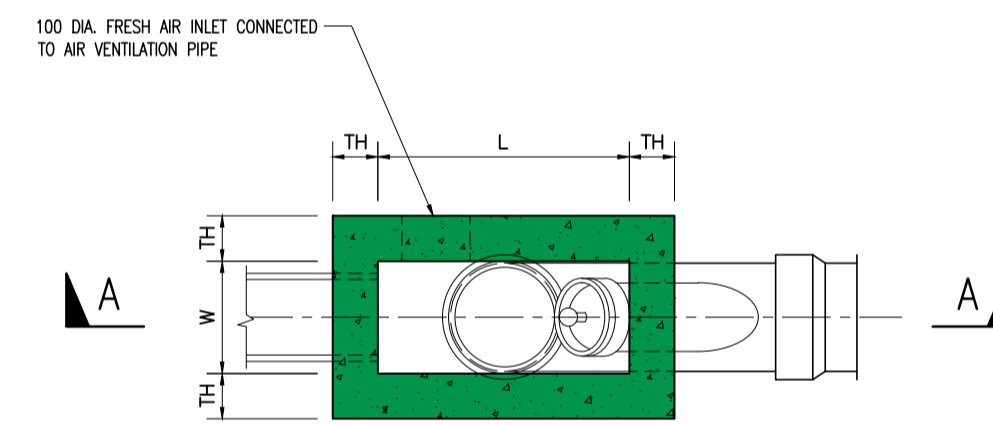
NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

- THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM MEASURES TO SAFEGUARD AGAINST FLOODING IN HEAVY RAINFALL.
1. SURFACE WATER FLOWING INTO THE SITE FROM OUTSIDE SHALL BE INTERCEPTED AND CONDUCTED FROM THE SITE TO INDICATED SAFE DISCHARGE POINT, AT EACH INTERSECTION AND ABRUPT CHANGE IN DIRECTION OF SURFACE DRAINAGE CHANNELS AN ACCESSIBLE CATCHPIT SHALL BE PROVIDED. ALL DRAINAGE WORKS SHALL BE KEPT CLEAR OF DEBRIS.
 2. WHERE PRACTICALLY COMPLETED DRAINAGE WORKS DISCHARGE WITHIN THE SITE, A TEMPORARY CONDUIT SHALL BE PROVIDED TO THE DISCHARGE POINTS.
 3. ALL SURFACES SHALL BE GRADED AND SEALED TO ENSURE EFFICIENT RUN-OFF AND TO AVOID PONDING.
 4. A METHOD OF WORKING SHALL BE ADOPTED IN WHICH THE MINIMUM OF BARE SOIL IS EXPOSED AT ANY TIME. EARTHWORK TO FORM THE FINAL FACE SHALL BE FOLLOWED UP IMMEDIATELY WITH SURFACE PROTECTION AND DRAINAGE WORKS.
 5. WHERE TEMPORARY BARE SLOPE FACES ARE UNAVOIDABLE THEY SHALL BE PROTECTED WITH SHEETING WELL SECURED AGAINST THE WIND. WHERE SLOPE FACE IS TO BE TEMPORARILY EXPOSED FOR MORE THAN TWO WEEKS, TEMPORARY HARD SURFACE SHALL BE PROVIDED AND TEMPORARY DRAINS SHALL BE INSTALLED.
 6. PRECAUTIONS SHALL ALWAYS BE TAKEN TO PREVENT WATER FROM ENTERING AND COLLECTING IN THE TRENCH OR SHAFT.



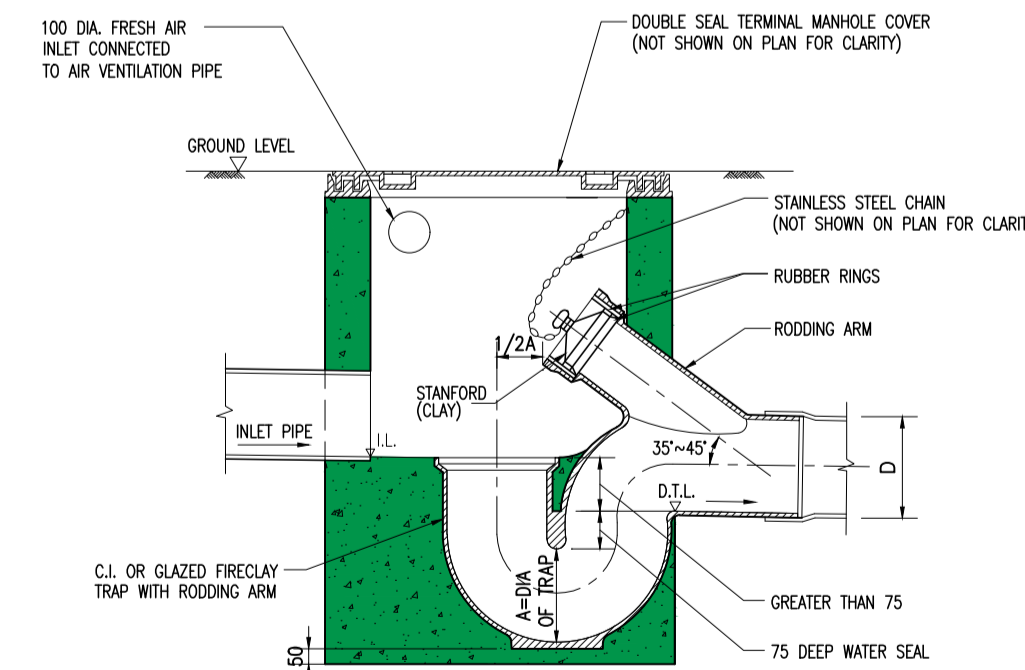
DRAINAGE LAYOUT

1:200



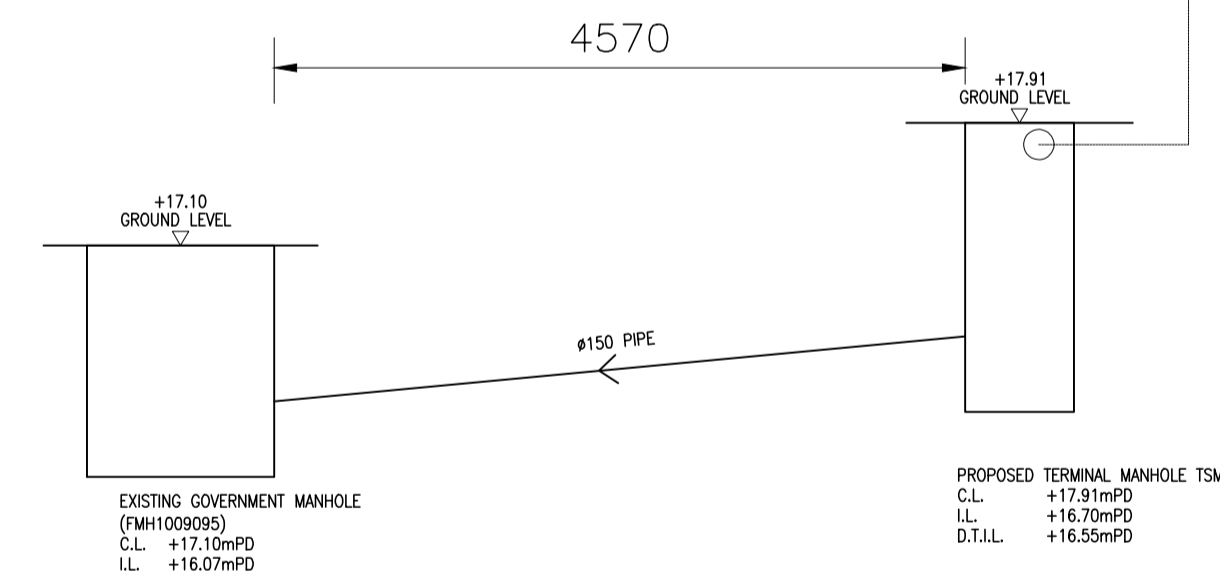
PLAN VIEW OF TERMINAL MANHOLE

N.T.S.
ALL VERT. BARS & HORR. BARS TO BE T12-150
PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450mm.



SECTION A-A

N.T.S.
ALL VERT. BARS & HORR. BARS TO BE T12-150



LONGITUDINAL SECTION

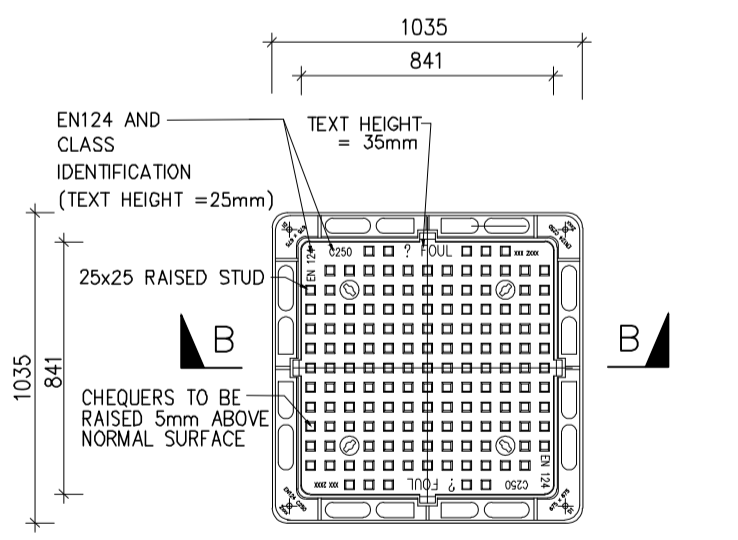
N.T.S.

PIPE MATERIAL SCHEDULE

TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD CAULKED.
SOIL AND WASTE WATER PIPE CONNECTION TO EX. PUBLIC SEWAGE MANHOLE	80 & ABOVE	POLYETHYLENE PIPE PE100 SDR 17, ELECTRO FUSION JOINT, EXTERNAL BLACK COLOUR, INTERNAL LIGHT COLOUR.

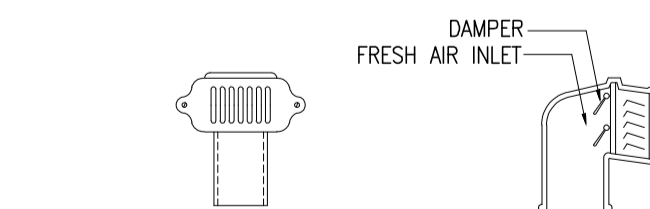
MANHOLE SCHEDULE

FOUL WATER MANHOLE						
MANHOLE NO.	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)	OUTLET PIPE SIZE (mm)
TSMH 1	17.91	16.70	16.55	T1	1.36	150

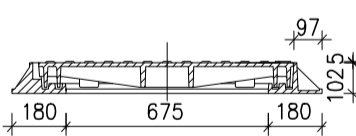


PLAN OF SEWER MANHOLE COVER

N.T.S.



FRONT ELEVATION SECTION DETAILS OF FRESH AIR INLET



SECTION B-B

N.T.S.

Client: Architect Structural & Geotechnical Engineer



Rev.	Date	Description	Drawn by	Checked by	Approved by
-	05.2023	1ST SUBMISSION	KT	RM	VT

PROJECT TITLE: **EXTERNAL SEWERAGE DRAINAGE WORKS AT TONG YAN SAN TSUEN, YUEN LONG LOT 1034 S.A. RP IN DD121**

DRAWING TITLE: **GENERAL NOTE, BLOCK PLAN, LOCATION PLAN, SECTION, DETAILS**

DRAWING NO. P21012/DR/101	REV NO. -
SCALE AS SHOWN	
PROJECT REF. P21012	
CAD REF. External Drainage Drawing.dwg	
B.D. REF.	FSD REF.

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