e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***

****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。***

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof　請夾附證明文件

^ Please insert number where appropriate　請在適當地方註明編號

Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient　如所提供的空間不足，請另頁說明

Please insert a「✓」at the appropriate box　請在適當的方格內上加上「✓」號

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

TAM Kwok Chu (Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

海願規劃發展公司 (Company 公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	元朗大棠丈量約份第 120 約地段第 3307 號和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 710 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 135 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	56 sq.m 平方米 ☑About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	大棠分區計劃大綱核准圖編號 S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of "current land owner(s) "#.
根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.

已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明）

☐ has notified ..... "current land owner(s)"#

已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明）

☑ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)"#& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises& on 03/12/2024 (DD/MM/YYYY)
於 03/12/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on 02/01/2025 (DD/MM/YYYY)
於 02/01/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

.....

Note: May insert more than one「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時私人停車場和商店及服務行業（為期 3 年） (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	635	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	75	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	135	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	135	sq.m ☑About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

詳情可參閱設計圖

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	7
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期日及公眾假期 24 小時

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 深涌路
		☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐	Please provide details 請提供詳情 .....
		No 否 ☑	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 ..... m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 ..... m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 ..... m 米 ☐ About 約
		No 否 ☑	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
		On traffic 對交通	Yes 會 ☐ No 不會 ☑
		On water supply 對供水	Yes 會 ☐ No 不會 ☑
		On drainage 對排水	Yes 會 ☐ No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
		Others (Please Specify) 其他 (請列明) _____	Yes 會 ☐ No 不會 ☐

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) .....

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	**A/ /**
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ Reason(s) for non-compliance: 仍未履行的原因： _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

可參閱附頁申請理由

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署: Signed with recognised e-signature
Signer: HUI HANG YU

☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Name 姓名: 文員

Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格: ☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
Others 其他 .....

On behalf of 代表: 海願規劃發展公司

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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	元朗大棠丈量約份第 120 約地段第 3307 號和毗連政府土地
Site area 地盤面積	710 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 56 sq. m 平方米 ☑ About 約)
Plan 圖則	大棠分區計劃大綱核准圖編號 S/YL-TT/20
Zoning 地帶	「鄉村式發展」
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時私人停車場和商店及服務行業（為期 3 年）

(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	☐About 約 ☐Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	135 ☑About 約 ☐Not more than 不多於	0.19 ☑About 約 ☐Not more than 不多於

(ii)	No. of blocks 幢數	Domestic 住用	
		Non-domestic 非住用	2
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	7 m 米 ☑ (Not more than 不多於)
			2 Storeys(s) 層 ☑ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		10.56 % ☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	7
		Private Car Parking Spaces 私家車車位	7
		Motorcycle Parking Spaces 電單車車位	
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
		Others (Please Specify) 其他 (請列明)	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
		Taxi Spaces 的士車位	
		Coach Spaces 旅遊巴車位	
		Light Goods Vehicle Spaces 輕型貨車車位	
		Medium Goods Vehicle Spaces 中型貨車位	
		Heavy Goods Vehicle Spaces 重型貨車車位	
		Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☑	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、消防裝置建議計劃圖	☑	☐
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☑	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Air Ventilation Assessment 空氣流通評估	☐	☐
Management Plan 管理計劃	☐	☐
Social Impact Assessment 社會影響評估	☐	☐
Heritage Impact Assessment	☐	☐
Ecological Impact Assessment 生態影響評估	☐	☐
Conservation Management Plan 保育管理計劃	☐	☐
Others (please specify) 其他（請註明）		
_____	☐	☐

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申 請 理 由

申請由譚國柱（TAM Kwok Chu）先生提出，申請地點總面積約 710 平方米（包括 56 平方米政府土地），總樓面面積為 135 平方米，位於元朗大棠丈量約份第 120 約地段第 3307 號和毗連政府土地，發展作臨時私人停車場和商店及服務行業（為期 3 年）。申請地點位於大棠分區計劃大綱核准圖編號 S/YL-TT/20 內的「鄉村式發展」，申請地點涉及一幅私人土地及毗連政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。

場地共設 2 個構築物：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	60	120	7	2	金屬搭建	商店
TS2	15	15	4	1	金屬搭建	洗手間

申請人希望為附近居民提供合法停車位，以方便出入。 臨時私人停車場開放時間為星期一至星期日及公眾假期 24 小時，商店的開放時間為星期一至星期日及公眾假期，每日上午九時至下午七時。

商店屬小規模經營並非大集團的加盟連鎖商店，以銷售飲品及零食為主，主要客人為附近村民及客人，他們都是踩單車或以步行的方式購買貨品。當中提及的零食及飲品全是獨立包裝，例如：餅乾、薯片、朱古力、紙包檸檬茶、樽裝水等等。商店員工約 1-2 人，由附近原居民經營，均步行或踏單車上班。

至於臨時私人停車場屬必須的生活配套設施，提供泊車位以利村民，選址方面亦不可能太遠離民居，提供了快捷，安全及方便的好處。居民只需步行約 2 - 5 分鐘路程便可到達，是理想而難得的合適地點。 另外，申請地點位處鄉郊，外人不容易知道，亦不可能吸引區外的車輛使用，也不會增加現有道路的既有車輛流量。 臨時私人停車場的出現，能有秩序及集中地安置居民車輛，改善胡亂泊車情況，加強道路安全保障。

臨時私人停車場除了可改善交通問題，由於有專人管理，亦可加強汽車安全保障，相對地降低車輛被偷竊的機會。新界區偷竊車輛的情況一向嚴重，倘申請獲接納，由於有專人管理，可增強汽車保安條件，對田心村居民的財產會有更大的保障。居民亦樂意見到一個管理完善且安全的停車場出現。

場地的私家車泊車位共 7 個，每個面積 5 米 x 2.5 米。申請地點開放時間為：星期一至日，每天 24 小時，公眾假期照常開放。申請人會以月租形式出租車位予申請地點附近居民，所有使用臨時私人停車場的車輛駕次都在預期之內。按日常汽車使用情況，停車場的繁忙時間，會在早晚的上下班時間，其他時間只會有極少量的汽車使用。總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算			
	星期一至日		
	私家車		
	入	出	每小時車輛出入次數
00:00 - 01:00	0	0	0
01:00 - 02:00	0	0	0
02:00 - 03:00	0	0	0
03:00 - 04:00	0	0	0
04:00 - 05:00	0	0	0
05:00 - 06:00	0	0	0
06:00 - 07:00	0	2	2
07:00 - 08:00	0	2	2
08:00 - 09:00	0	3	3
09:00 - 10:00	0	0	0
10:00 - 11:00	1	0	1
11:00 - 12:00	2	0	2
12:00 - 13:00	0	0	0
13:00 - 14:00	0	0	0
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0

16:00 - 17:00	1	0	1
17:00 - 18:00	2	0	2
18:00 - 19:00	1	0	1
19:00 - 20:00	0	0	0
20:00 - 21:00	0	0	0
21:00 - 22:00	0	0	0
22:00 - 23:00	0	0	0
23:00 - 24:00	0	0	0
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

申請場地位於元朗大棠，經深涌路進入申請場地，透過大棠路貫通新界道路網。場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 6 米，可供消防車之類的緊急車輛進入。行車通道部分地段部分屬私人物業，已使用多年。申請人已取得上述業主同意獲准許使用。一如以往，申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。

深涌路實況照片	
	

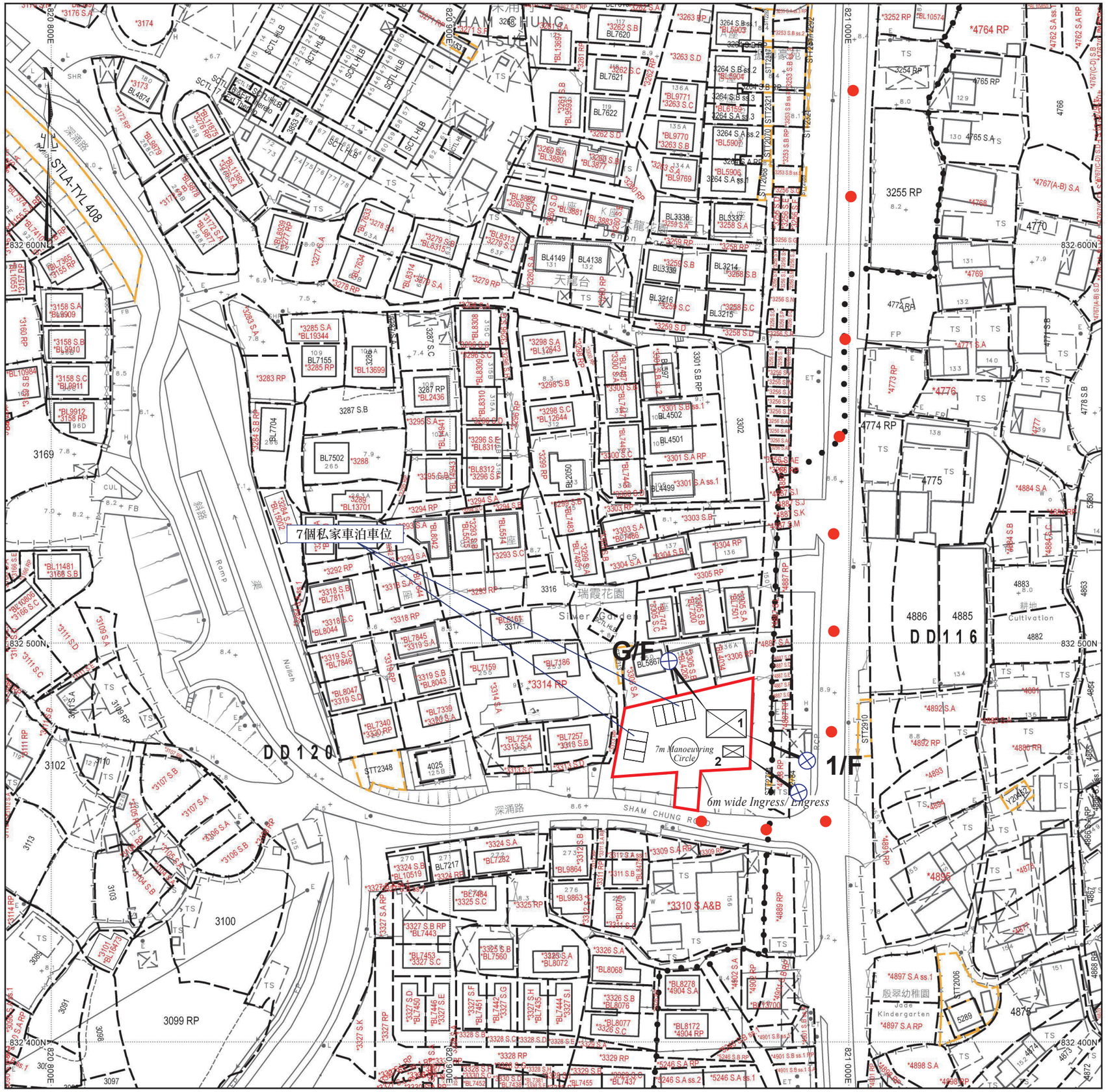
同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了部分場地範圍作緩衝空間。車輛會於場內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。

申請發展屬臨時性質，從事工作整齊，設施簡單容易還完，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區或有工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。



消防裝置建議計劃圖

構築物(1)
用途：商店
建築物料：以金屬搭建
高度：約7米
層數：2層
面積：約60平方米
總樓面面積：約120平方米

構築物(2)
用途：洗手間
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約15平方米
總樓面面積：約15平方米

⊗ 四公斤乾粉滅火筒

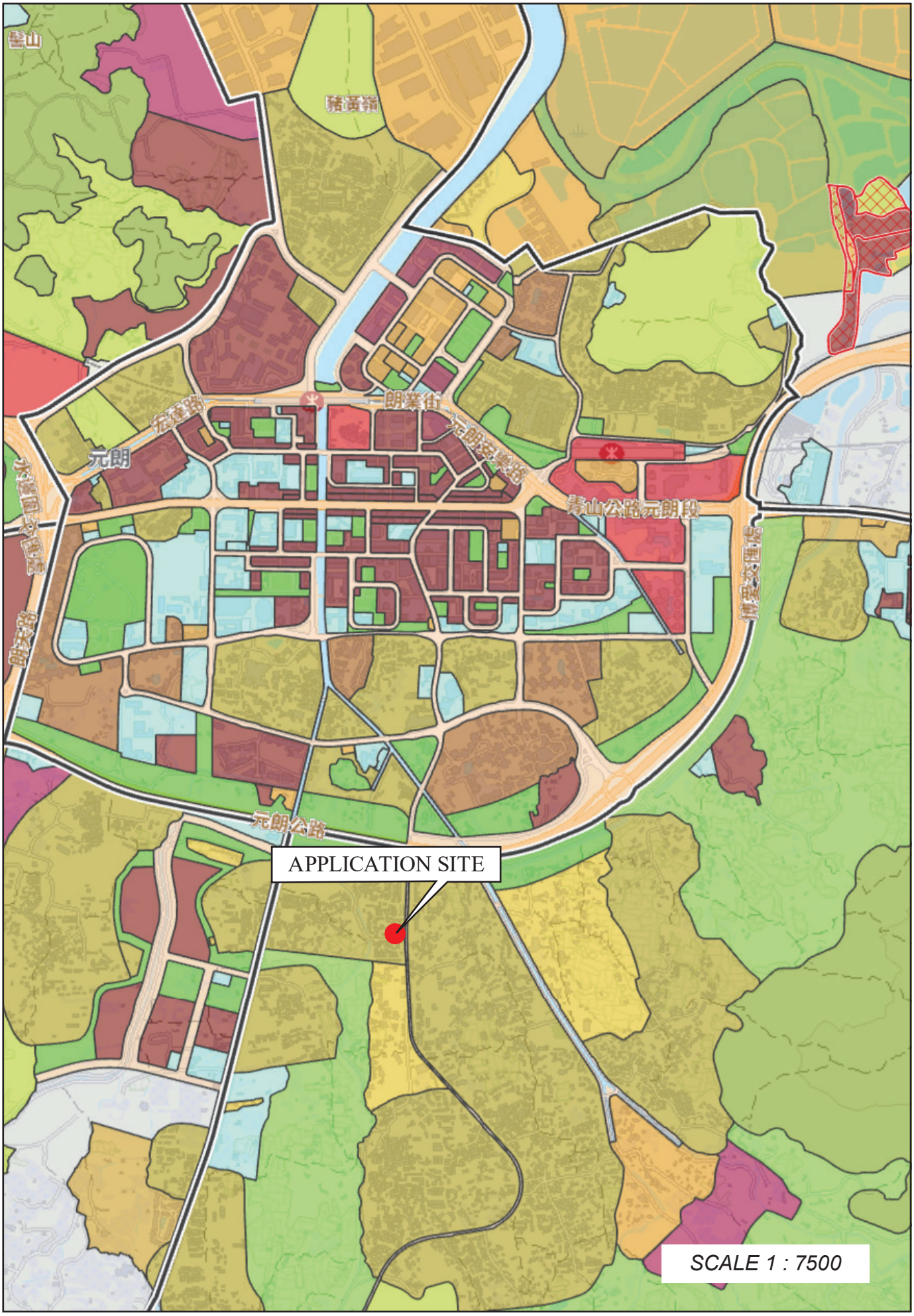
共安裝三支四公斤乾粉滅火筒，分別安裝於每層的構築物內，其中一支會安裝於構築物1的G/F(地下)，另一支則安裝於構築物1的1/F(第一層)，最後一支會安裝於構築物2。

申請場地面積約710平方米，只作臨時私人停車場和商店及服務行業。基於以上條件，申請人建議在申請範圍內安裝三支四公斤乾粉滅火筒。

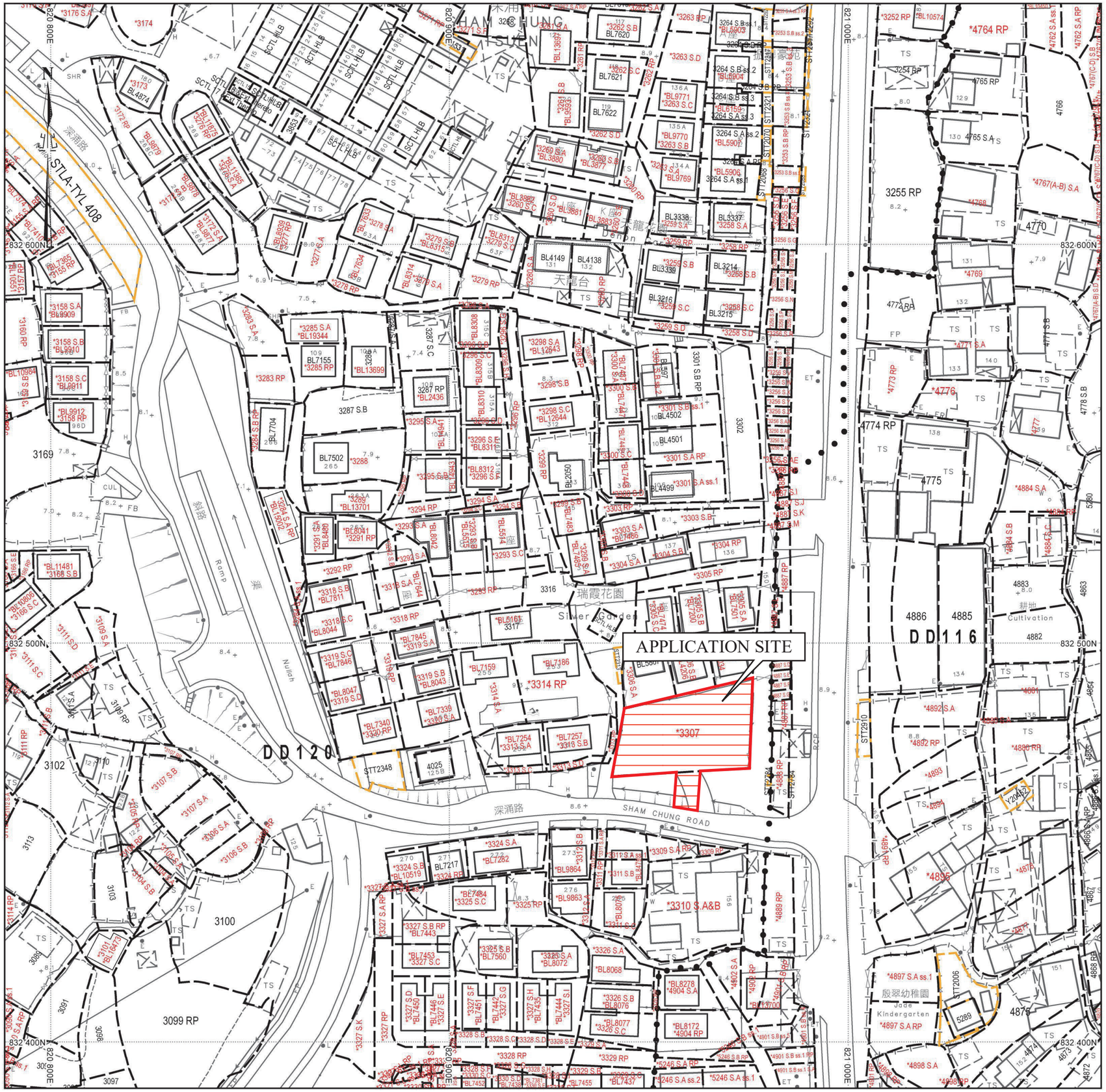
● ● ● 行車路線

SCALE 1 : 1000

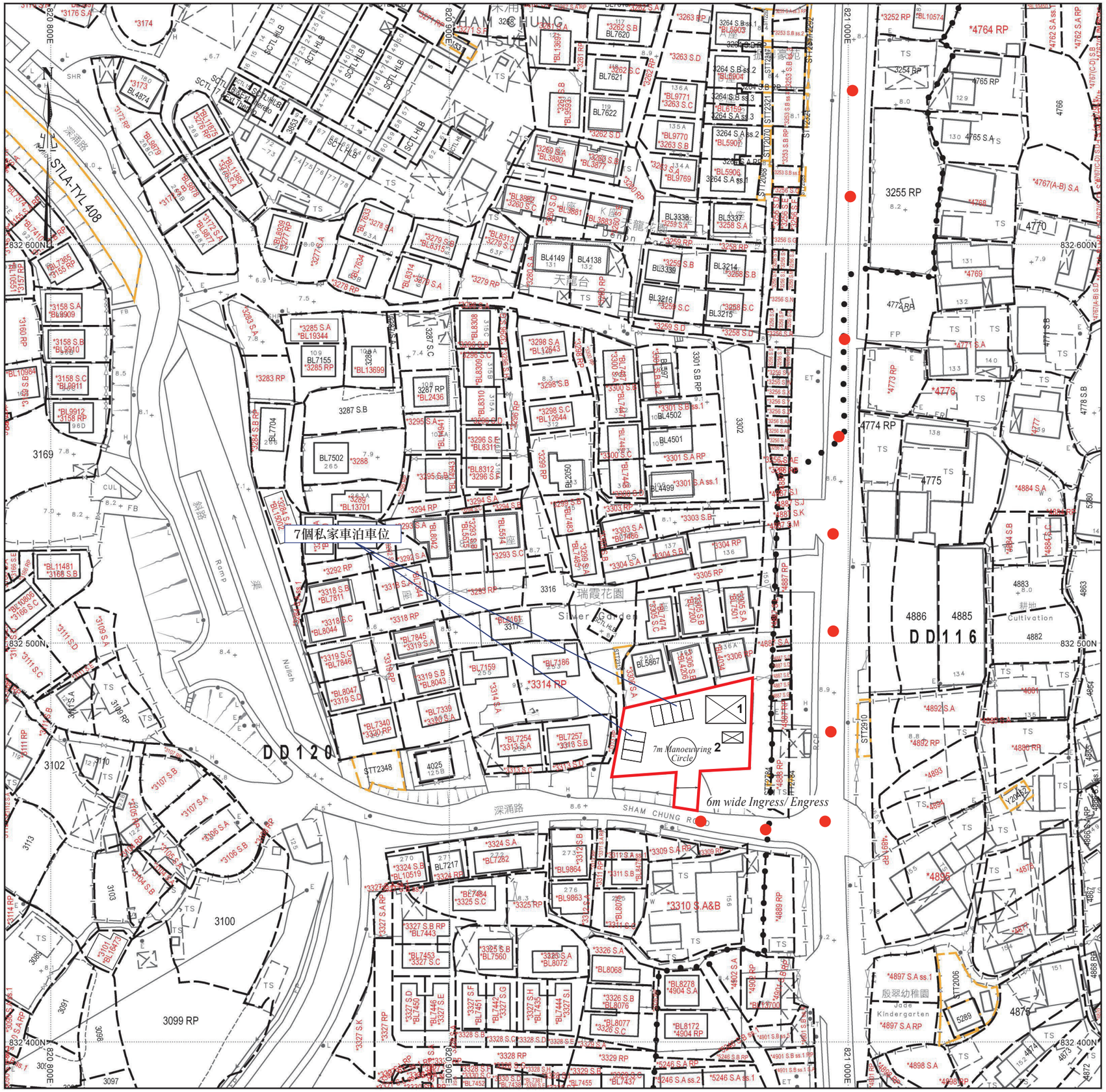
場地大綱圖



場地位置圖



SCALE 1 : 1000



場地設計圖

構築物(1)
用途：商店
建築物料：以金屬搭建
高度：約7米
層數：2層
面積：約60平方米
總樓面面積：約120平方米

構築物(2)
用途：洗手間
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約15平方米
總樓面面積：約15平方米

● ● ● 行車路線

SCALE 1 : 1000

Approved Section 16 Planning Application for the Proposed Temporary Private Vehicle Park and Shop & Services for a Period of 3 Years in "Village Type Development" zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Drainage Proposal

Job number 277952

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ARUP

Contents

1 Introduction

1.1 Background

Ove Arup & Partners Hong Kong Ltd is conducting a Drainage Proposal to comply with the planning conditions of the Approved Section 16 Planning Application for the Proposed Temporary Private Vehicle Park and Shop & Services at Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long . This Planning Application also includes a proposed access road at government land next to the proposed car park for connecting the car park to Sham Chung Road.

The Application Site is located within a "Village Type Development" ("V") zone on the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/20.

1.2 Objectives

The objective of this report is to provide an assessment of the impact of storm water flow generation as a result of the proposed temporary private vehicle park at the Application Site on the connecting public drainage system adjacent to the Application Site and to propose mitigation measures (if any). This report is also to provide drainage design of the proposed drainage works for the Application Site.

This Drainage Proposal is prepared referring to the DSD guideline: *Technical Note to prepare a "Drainage Submission" relating to applications for temporary change of land use such as temporary storage area, car parks, workshops small factories…etc. under S.16 of the Town Planning Ordinance* ("The Guideline").

2 Project Outline

2.1 Subject Development

The Application Site is located at Tai Tong, Yuen Long, bounded by Tai Tong Road at east, a vacant government land at south. The north and west boundary of the Application Site is next to private village land. Site location plan is shown in **Appendix A - Plan 1** and basic development parameters are appended in below **Table 2.1**:

Development Parameters	**Existing Site (Lot 3307, for proposed Private Vehicle Park)**	**Government Land (for proposed Access Road)**	**Proposed Private Vehicle Park**	**Proposed Access Road at Government Land**
Area (m^2)	650	60	650	60
% of Hard-paved Area/ Unpaved Area	Hard-paved Area: 0% Unpaved Area: 100%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%
Statutory Land Use Zoning	"V"	"V"	"V"	"V"

Table 2.1 Summary of Development Parameters

Satellite Photograph of the Application Site

2.2 Project Interface

No foreseeable interaction or conflict with other development projects in the vicinity of the Application Site was identified when this drainage proposal was conducted.

3 Existing Drainage

3.1 Existing Drainage Network

The Application Site is a vacant land with vegetation. Surface run-off from the Application Site is collected by a 600D U-channel within the vacant government land next to the Application Site south boundary. This 600D U-channel is running along the Application Site south boundary towards west and it is collecting stormwater from existing village houses and finally discharge to a nullah along Sham Chung Road via a flap valve.

Detailed existing drainage network information is shown in **Plan 2 of Appendix A.**

The site investigation photo record of the existing drainage condition is presented in **Appendix A**.

The catchment associated with the existing drainage system were identified based on the existing topography. Catchment Plans of existing Site and proposed development are shown in **Appendix B**.

The capacity checking of existing drainage system is presented in **Appendix C Table 1**.

4 Assumptions and References

4.1 Climate Change

Climate change is taken into account in existing drainage system capacity check calculation. 10.4% Rainfall intensity increase for mid 21st century (2041-2060) is included referring to SDM 2018, table 28.

4.2 Desilting

Referring to SDM 2018 section 9.3(a), 10% reduction in flow area is adopted in capacity checking of pipe/channel for taking into account of the effects to flow capacity due to materials deposited on the pipe/channel bed.

5 Local Drainage Impact Assessment for the Proposed Development

5.1 Assessment Results

The whole site area will be changed from unpaved to hard paved for the Proposed Temporary Private Vehicle Park and Shop & Services Development. The capacity of existing 600D U-channel on the south of the Application Site has been checked to include additional surface run-off from the Application Site due to the increase of hard paved area of the Site. The capacity checking of existing 600D U-channel is presented in **Appendix C Table 2** and the checking result shows that there is no adverse impact by the change in catchment characteristic.

5.2 Proposed Drainage System

Surface run-off from the private vehicle park is intercepted by a 150mm kerb along car park perimeter and discharge to a proposed 300D U-channel at private vehicle park entrance via 1： 80 fall at ground level and finally discharges to the existing 600D U-channel via a 300ø connection pipe. The proposed 300D U-channel is covered with heavy duty grating at the run-in/out. Capacity checking of the proposed 300D perimeter U-channel is presented in **Appendix C Table 3**.

The proposed drainage system is presented in **Appendix D**.

5.3 Flooding Susceptibility

The proposed site ground level is approximately around +8.6mPD which is much higher than the design extreme sea level of 1 in 200 return period which is +4.77mPD referring to DSD storm drainage manual Table 8. On the other hand,

there is no record of flood blackspot found for the Application Site or the adjacent area. There is slim chance of the Application Site been affected by backwater effect under extreme weather .

6 Conclusion

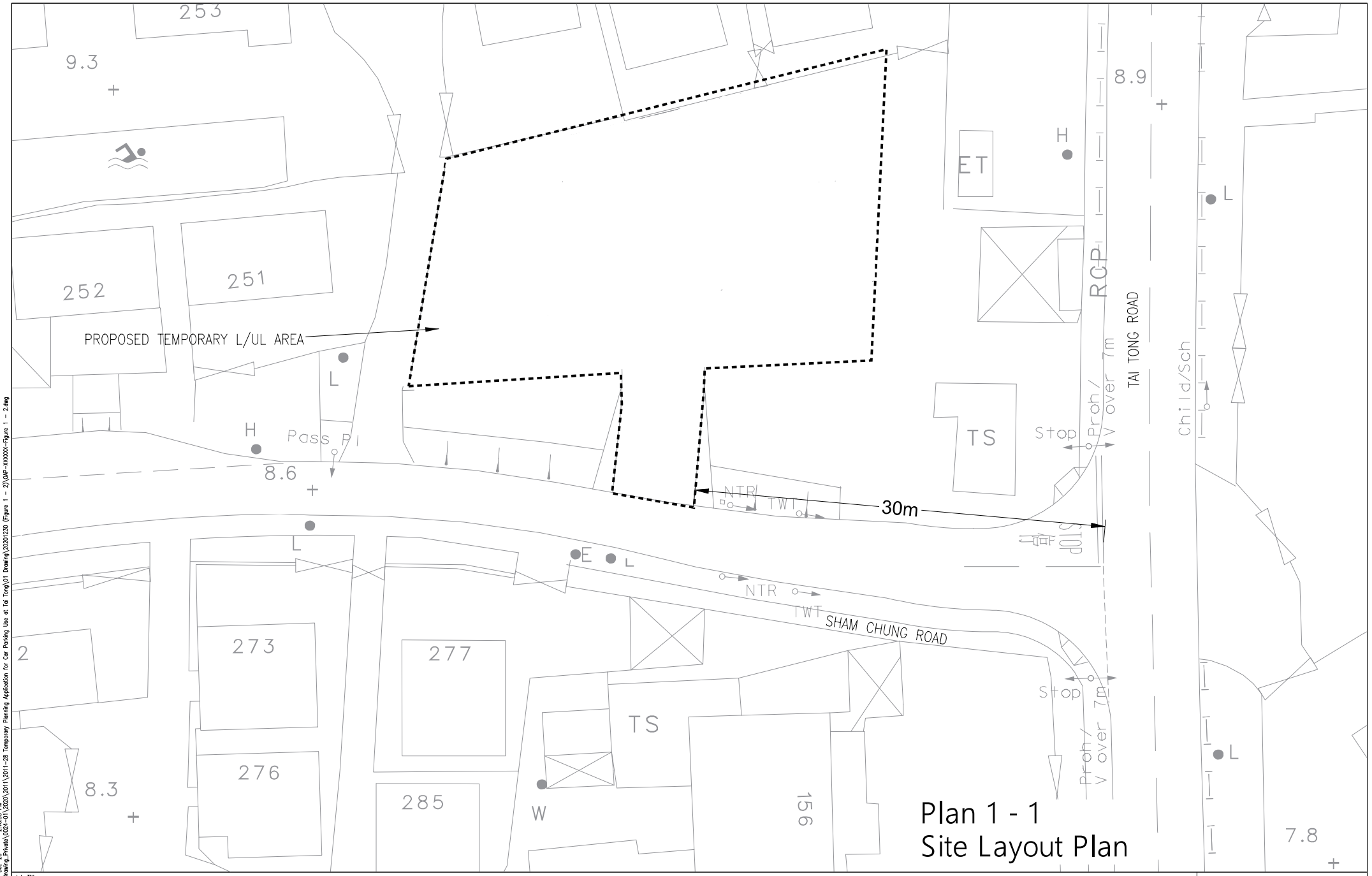
Capacity of the existing public drainage system adjacent to the Proposed Temporary Private Vehicle Park and Shop and Services has been checked. The hydraulic capacity of the existing 600D U-channel on the south of the Application Site along Sham Chung Road is sufficient.

A 300D U-channel is proposed to collect surface run-off from the Application Site and connects to the existing 600D U-channel via a proposed 300ø precast concrete pipe.

There is slim chance of the Application Site been affected by backwater effect under extreme weather.

Appendix A

Plans



Job Title
Temporary Planning Application for Car Parking Use at Tai Tong

FIGURE 1

Date	Scale
30DEC20	1:250 @ A3
Drawn	Job No.
KPHW	

Drawing Title
REVISED LAYOUT PLAN

ARUP

PRINTED By: henry.lo.wang 30-Dec-20 2:48:53 PM
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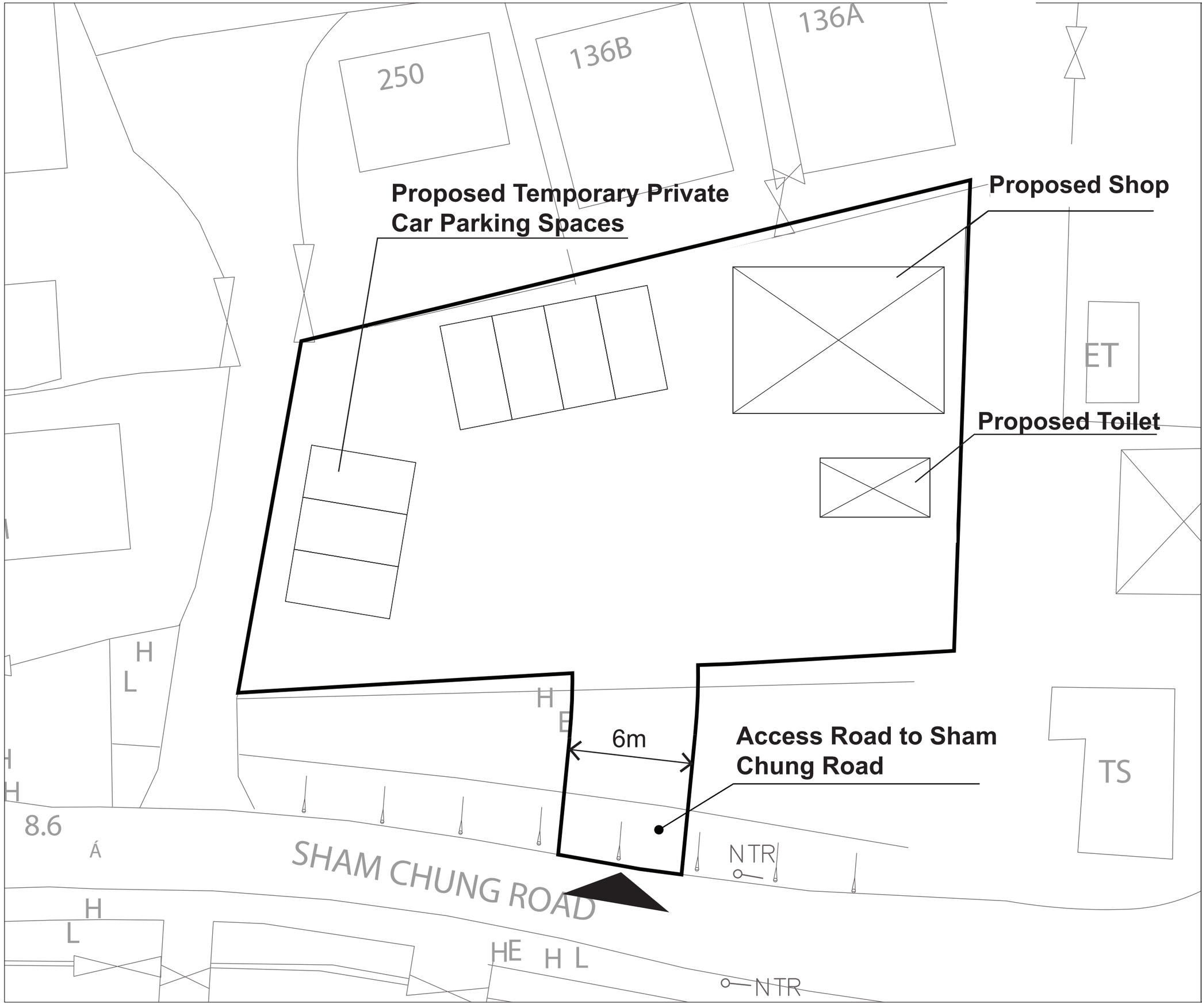


Lengend:

- Application Site
- Access from Sham Chung Road
- Proposed Ticket Office & Shop

N

0 1 2 3 4 5 6m

Rev	Description	By	Date

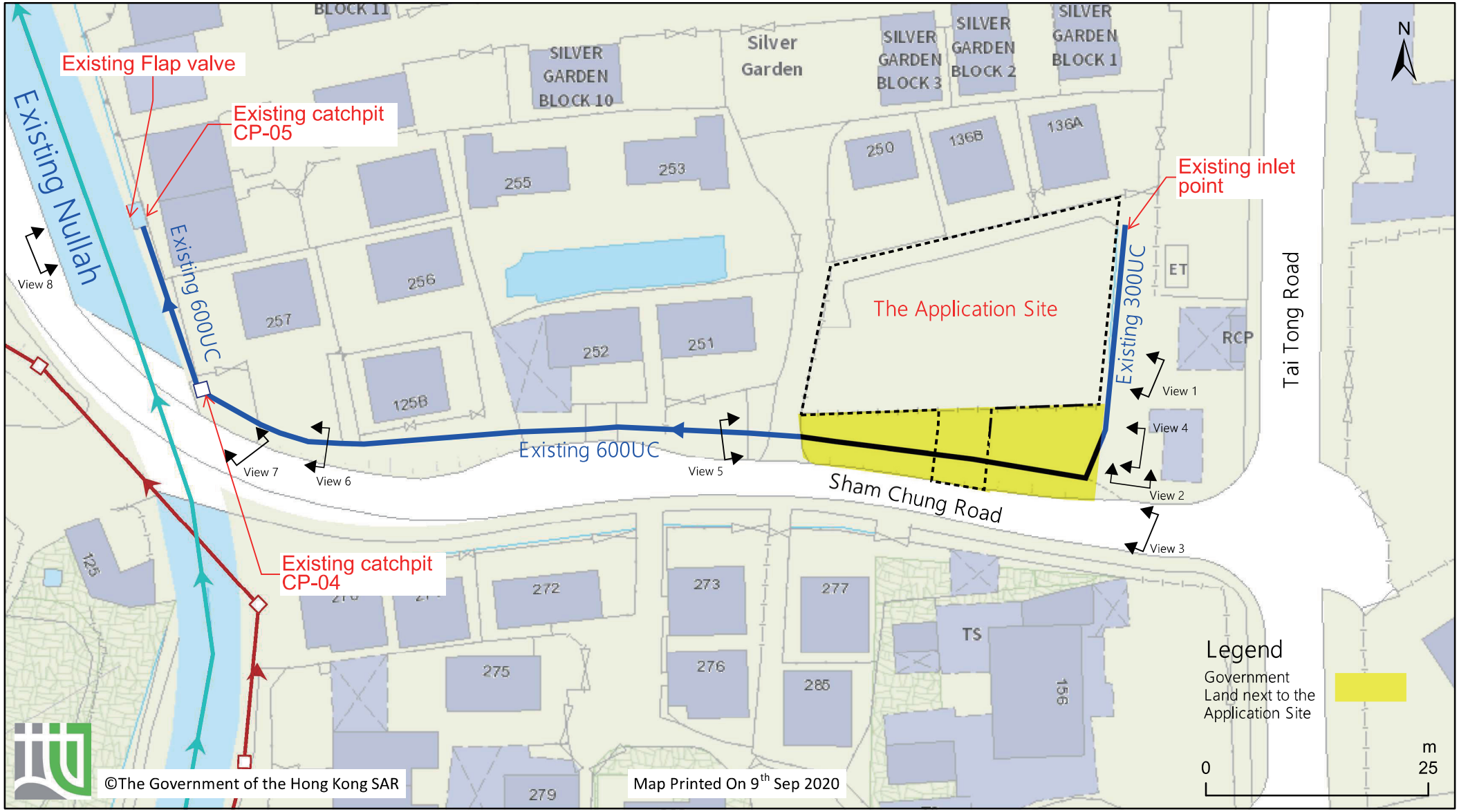
Consultant

ARUP

Contract No. and Title

Drawing title

Drawing no.			Rev.
Drawn	Date	Checked	Approved
Scale 1:500 @ A3		Status	



Plan 2
Existing Drainage Network


View 1


View 2
GOVERNMENT LAND


View 3


View 4


View 5

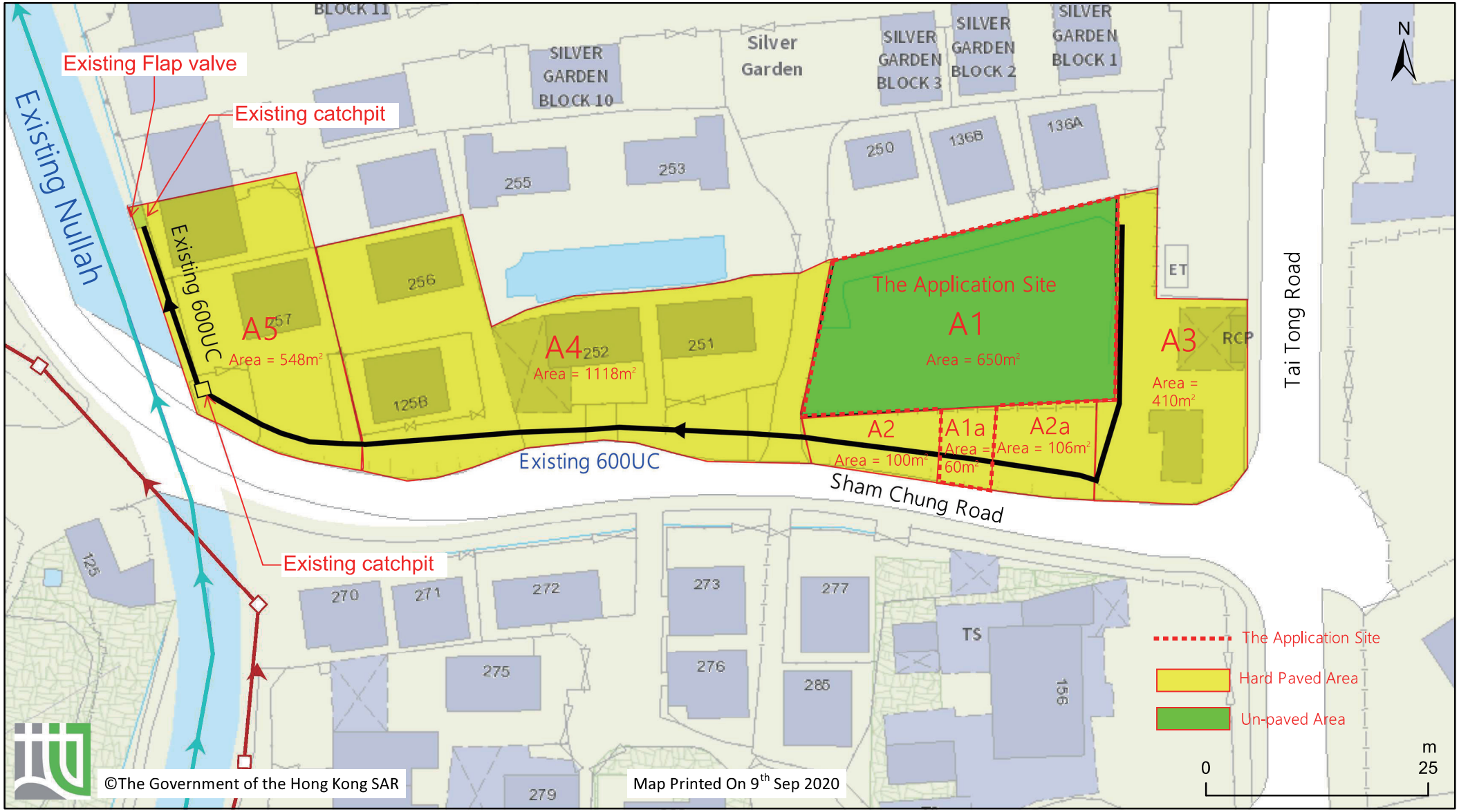

View 6


View 7
257 號

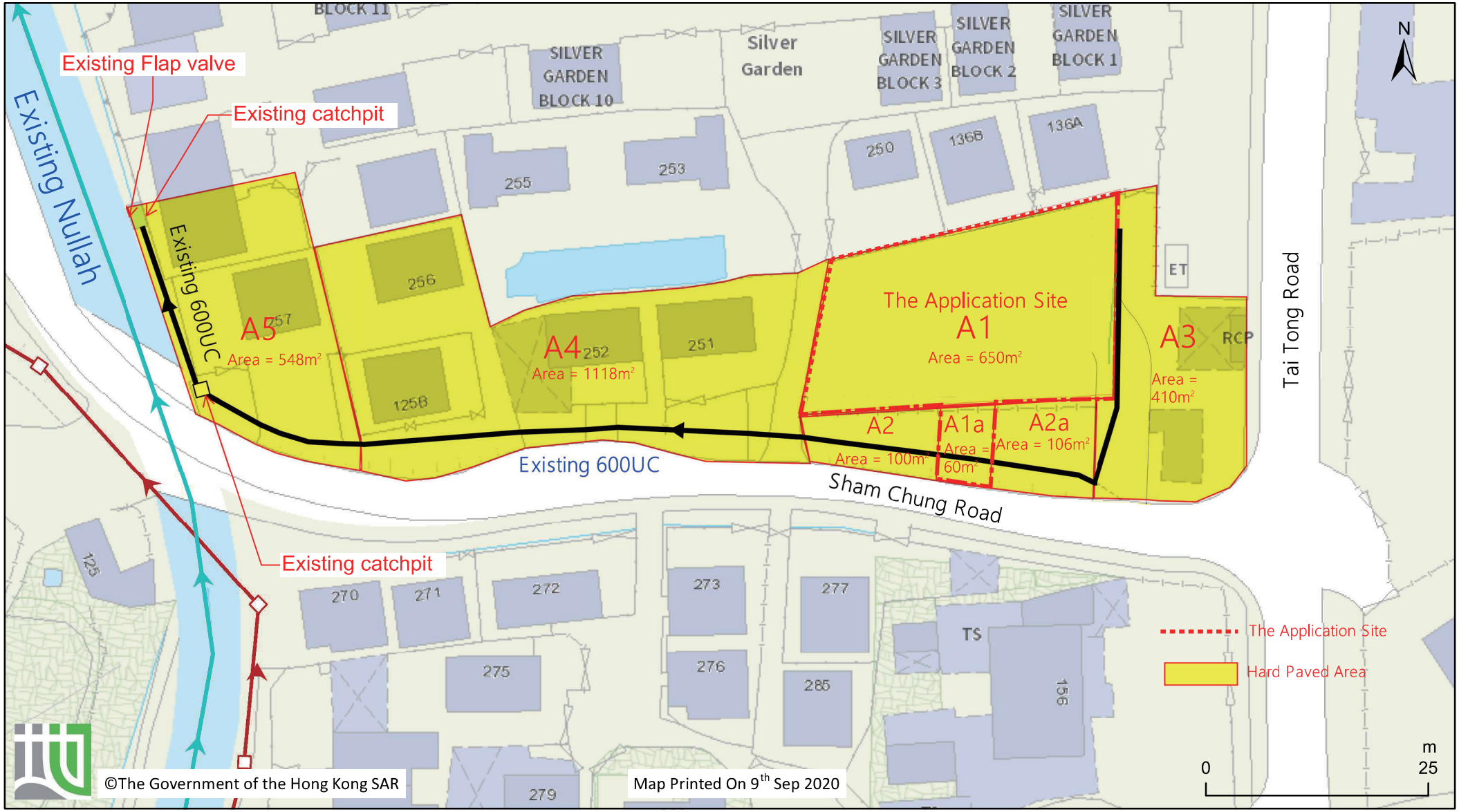

View 8

Appendix B

Catchment Plan



Existing Drainage Catchment Plan



Proposed Drainage Catchment Plan

Appendix C

Drainage Capacity Checking Calculation

Appendix D

Proposed Drainage Scheme

ARUP Ove Arup & Partners Calculation Sheet

Job Title: Proposed Temporary Private Vehicle Park and Shop & Services, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Job No. : Sheet :

Made by : CW Date :

Drainage Proposal

Capacity Checking for Existing Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, $I = a / (T_c + b)^c$ (Gumbel solution)
T = 50 years
where : a = 451.3 (Table 3, Stormwater Drainage Manual, Fifth Edition)
b = 2.46
c = 0.337

Inlet Time, $T_0 = 0.14465\ L / H^{0.2} / A^{0.1}$ (Bransby Williams Equation)
where : L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)
H = Average slope (m per 100m)
A = Sub-catchment area (m2)

Peak Runoff ,Q = IA

Pipe Capacity $Q_p = VA$

$$\overline{V} = -\sqrt{32gRS_f}\,\log\left[\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}}\right]$$

Climate Change Factor (%) = 10.40% (Table 28, Stormwater Drainage Manual, for rainfall increase at Mid 21st Century 2041 – 2060)

(By Colebrook-White Equation)

Roughness Coeff., Ks = 0.60 mm (Circular Box culvert / pre-cast concrete pipe)

Ks = 3.30 mm (channel, Trowel finish)

Kinematic Viscosity, u = 0.0000012 m^2/s

Acceleration due to gravity g = 9.81 m/s^2

Table 1 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Existing Site (T = 50 years)

Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_0)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	Flow %
A3			410	390	-	-	2.00	0.24	2.24	267.95	295.82	0.03	Exisitng inlet point	CP-01a(EX.)	0.30	-	30.00	8.700	8.400	7.800	0.0200	0.07	0.72	0.10	0.63	0.15	2.11	21%
A1		650		2387	-	-	2.24	0.16	2.39	265.01	292.57	0.19	CP-01a(EX.)	CP-04 (EX.)	0.60	-	18.00	8.100	7.500	7.380	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	35%
A1a			60												(Existing U-channel)												
A2			100																								
A2a			106																								
A4			1,118																								
A5			548																								
				2387	-	-	2.39	0.73	3.12	252.78	279.07	0.19			0.60	-	84.00	8.500	7.380	6.820	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	33%
															(Existing U-channel)												
				2387	-	-	3.12	0.17	3.30	250.18	276.20	0.18	CP-04 (EX.)	CP-05 (EX.)	0.60	-	20.00	8.500	6.820	6.687	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	33%
															(Existing U-channel)												

Drainage Proposal

Capacity Checking for Proposed Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, $I = a / (T_c + b)^c$ (Gumbel solution)
T = 50 years
where : a = 451.3 (Table 3, Stormwater Drainage Manual, Fifth Edition)
b = 2.46
c = 0.337

Inlet Time, $T_0 = 0.14465\ L / H^{0.2} / A^{0.1}$ (Bransby Williams Equation)
where : L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)
H = Average slope (m per 100m)
A = Sub-catchment area (m2)

Peak Runoff ,Q = IA

Pipe Capacity Q_p=VA

$$\overline{V} = -\sqrt{32gRS_f}\,\log\left[\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}}\right]$$

Climate Change Factor (%) = 10.40% (Table 28, Stormwater Drainage Manual, for rainfall increase at Mid 21st Century 2041 – 2060)

(By Colebrook-White Equation)

Roughness Coeff., Ks = 0.60 mm (Circular Box culvert / pre-cast concrete pipe)

Ks = 3.30 mm (channel, Trowel finish)

Kinematic Viscosity, u = 0.0000012 m^2/s

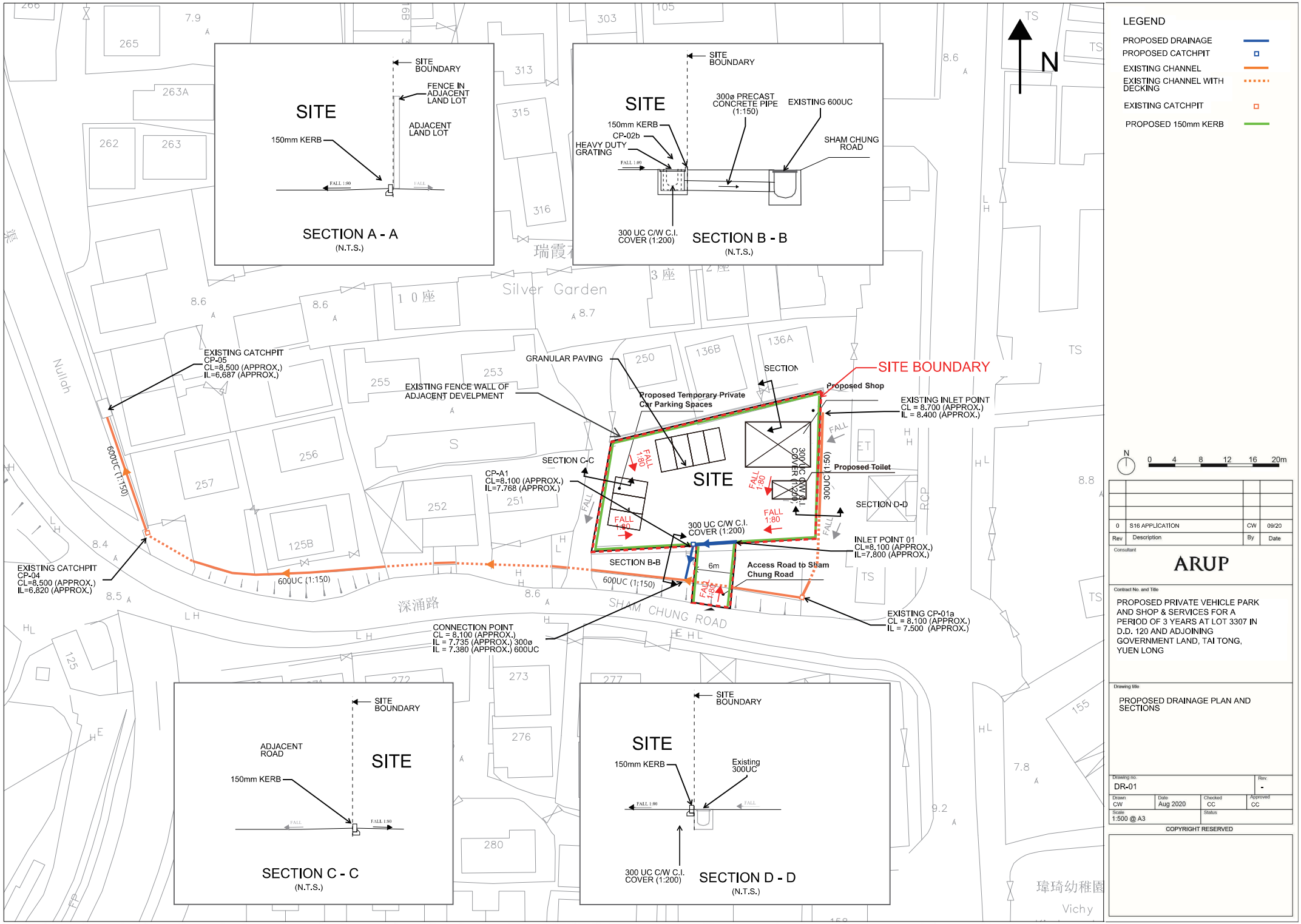
Acceleration due to gravity g = 9.81 m/s^2

Table 2 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Proposed Temporary Car Park (T = 50 years)

Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														Flow %
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_f)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	
A3			410	390	-	-	2.00	0.24	2.24	267.95	295.82	0.03	Exisitng inlet point	CP-01a(EX.)	0.30	-	30.00	8.700	8.400	7.800	0.0200	0.07	0.72	0.10	0.63	0.15	2.11	21%
A1 A1a A2 A2a A4 A5			650 60 100 106 1,118 548	2842	-	-	2.24	0.16	2.39	265.01	292.57	0.23	CP-01a(EX.)	Connection point	0.60 (Existing U-channel)	-	18.00	8.100	7.500	7.380	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	42%
				2842	-	-	2.39	0.73	3.12	252.78	279.07	0.22	Connection point	CP-04 (EX.)	0.60 (Existing U-channel)	-	84.00	8.500	7.380	6.820	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	40%
				2842	-	-	3.12	0.17	3.30	250.18	276.20	0.22	CP-04 (EX.)	CP-05 (EX.)	0.60 (Existing U-channel)	-	20.00	8.500	6.820	6.687	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	39%

Table 3 Capacity Checking of Proposed Drainage System in the Proposed Tempoary Car Park (T = 50 years)

Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														Flow %
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_f)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	
A1			650	618	-	-	2.00	0.10	2.10	270.58	298.72	0.05	Inlet point 01	CP-A1	0.30 (Proposed U-Channel)	-	6.50	8.100	7.800	7.768	0.0050	0.07	0.72	0.10	0.16	0.08	1.05	67%
				618	-	-	2.10	0.08	2.18	268.98	296.95	0.05	CP-A1	Connection point	0.30 (Proposed PC pipe)	-	6.50	8.100	7.768	7.735	0.0050	0.07	0.72	0.10	0.16	0.10	1.33	53%


SECTION A - A
(N.T.S.)
SITE
SITE BOUNDARY
FENCE IN ADJACENT LAND LOT
ADJACENT LAND LOT
150mm KERB
FALL 1:80
SECTION B - B
(N.T.S.)
SITE
SITE BOUNDARY
300ø PRECAST CONCRETE PIPE (1:150)
EXISTING 600UC
SHAM CHUNG ROAD
150mm KERB
CP-02b
HEAVY DUTY GRATING
300 UC C/W C.I. COVER (1:200)
SECTION C - C
(N.T.S.)
SITE
SITE BOUNDARY
ADJACENT ROAD
150mm KERB
SECTION D - D
(N.T.S.)
SITE
SITE BOUNDARY
150mm KERB
Existing 300UC
300 UC C/W C.I. COVER (1:200)
Silver Garden
SITE BOUNDARY
EXISTING CATCHPIT CP-05 CL=8.500 (APPROX.) IL=6.687 (APPROX.)
EXISTING FENCE WALL OF ADJACENT DEVELPMENT
GRANULAR PAVING
Proposed Temporary Private Car Parking Spaces
Proposed Shop
EXISTING INLET POINT CL = 8.700 (APPROX.) IL = 8.400 (APPROX.)
SECTION C-C
CP-A1 CL=8.100 (APPROX.) IL=7.768 (APPROX.)
SITE
Proposed Toilet
SECTION D-D
300 UC C/W C.I. COVER (1:200)
INLET POINT 01 CL=8.100 (APPROX.) IL=7.800 (APPROX.)
SECTION B-B
6m
Access Road to Sham Chung Road
EXISTING CP-01a CL = 8.100 (APPROX.) IL = 7.500 (APPROX.)
EXISTING CATCHPIT CP-04 CL=8.500 (APPROX.) IL=6.820 (APPROX.)
600UC (1:150)
CONNECTION POINT CL = 8.100 (APPROX.) IL = 7.735 (APPROX.) 300ø IL = 7.380 (APPROX.) 600UC
SHAM CHUNG ROAD
Nullah
FALL 1:80
N
LEGEND
PROPOSED DRAINAGE
PROPOSED CATCHPIT
EXISTING CHANNEL
EXISTING CHANNEL WITH DECKING
EXISTING CATCHPIT
PROPOSED 150mm KERB
0 4 8 12 16 20m
0 S16 APPLICATION CW 09/20
Rev Description By Date
Consultant
ARUP
Contract No. and Title
PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG
Drawing title
PROPOSED DRAINAGE PLAN AND SECTIONS
Drawing no. DR-01
Rev. -
Drawn CW
Date Aug 2020
Checked CC
Approved CC
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Status
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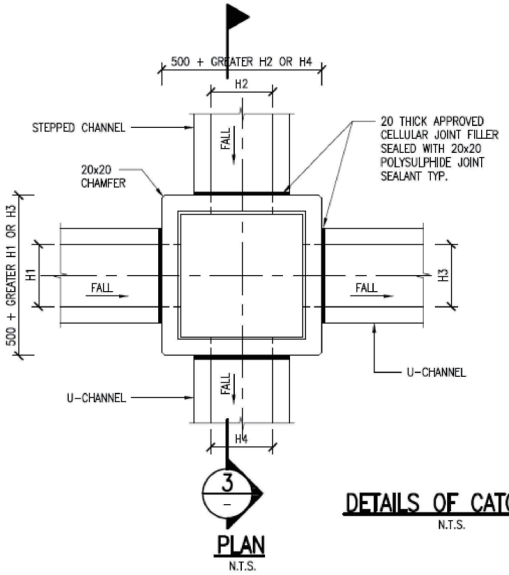
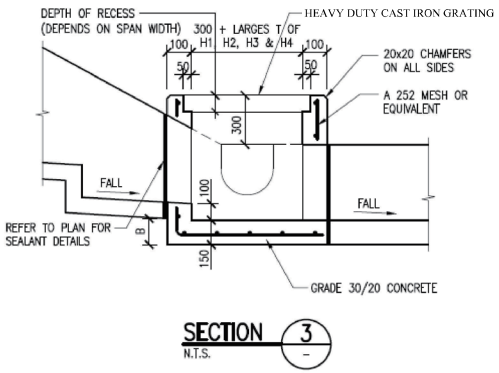


PLAN
N.T.S.

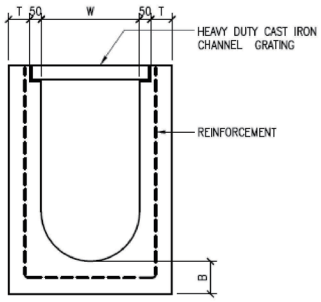
DETAILS OF CATCHPIT
N.T.S.



SECTION 3
N.T.S.

DIMENSIONS FOR CATCHPIT

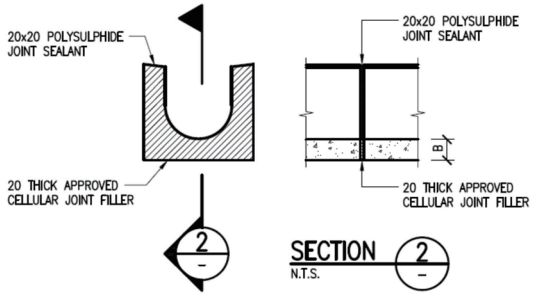
NOMINAL SIZE (LARGEST OF H1, H2, H3, & H4)	B
300–600	150
675–900	175
1000	200



DETAILS FOR U-CHANNEL
N.T.S.

DIMENSIONS AND REINFORCEMENT FOR U-CHANNELS

NOMINAL SIZE H	T	B	REINFORCEMENT
≤ 300	75	100	A252 MESH PLACED CENTRALLY AND
375 - 600	100	150	T=100 WHEN E>650
675 - 900	100	175	A252 MESH PLACED CENTRALLY
1000	100	200	A252 MESH PLACED CENTRALLY



SECTION 2
N.T.S.

EXPANSION JOINT FOR U-CHANNELS/ STEPPED CHANNELS
N.T.S.

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISHED AS APPROPRIATE.
3. ALL MESH REINFORCEMENT SHALL COMPLY WITH RELEVANT BRITISH STANDARDS INCLUDING BS4482, BS4483, BS4466 AND BS4102.
4. CONCRETE GRADE OF ALL CATCHPITS TO BE GRADIE 30D/20.
5. CONCRETE GRADE OF ALL CAHNNELS TO BE GRADE 20D/20.
6. SPACING OF EXANSION JOINT IN CHANNELS, TO BE 10 METERS MAXIMUM.
7. JOINTS FOR CHANNELS TO BE ON THE SAME ALIGNMENT.

N 0 4 8 12 16 20m

Rev	Description	By	Date
0	S16 APPLICATION	CW	09/20

Consultant
ARUP

Contract No. and Title
PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

Drawing title
PROPOSED DRAINAGE DETAILS

Drawing no. DR-02 | Rev. -

Drawn	Date	Checked	Approved
CW	Aug 2020	CC	CC

Scale: 1:500 @ A3 | Status:

寄件者: Eva Ka Yan TAM/PLAND
寄件日期: 2025年04月10日星期四 14:47
收件者: tpbpd/PLAND
副本: Momo Hei Ching CHOW/PLAND; 陳灝然
主旨: Fw: A/YL-TT/697補充資料
附件: DRD Proposal.pdf; 排水設施狀況記錄.pdf

From: [redacted]
Sent: Thursday, April 10, 2025 2:15 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
Subject: A/YL-TT/697補充資料

敬啟者

就上述檔案，現提交補充資料。

前規劃申請 A/YL-TT/625 於27/11/2024 被撤銷，由於申請人未能在 27/11/2024 或以前履行附帶條件 (b)項，提交排水設施的狀況記錄。

當時申請人已提交過兩次排水設施的狀況記錄，但都被渠務署拒絕。是次規劃已做好有關排水設施的狀況記錄，可參閱附件。

Approved Section 16 Planning Application for the Proposed Temporary Private Vehicle Park and Shop & Services for a Period of 3 Years in "Village Type Development" zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Drainage Proposal

Job number 277952

Ove Arup & Partners Hong Kong Ltd
Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
www.arup.com

ARUP

Contents

1 Introduction

1.1 Background

Ove Arup & Partners Hong Kong Ltd is conducting a Drainage Proposal to comply with the planning conditions of the Approved Section 16 Planning Application for the Proposed Temporary Private Vehicle Park and Shop & Services at Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long (Planning Application No. A/YL-TT/509). This Planning Application also includes a proposed access road at government land next to the proposed car park for connecting the car park to Sham Chung Road.

The Application Site is located within a "Village Type Development" ("V") zone on the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17.

1.2 Objectives

The objective of this report is to provide an assessment of the impact of storm water flow generation as a result of the proposed temporary private vehicle park at the Application Site on the connecting public drainage system adjacent to the Application Site and to propose mitigation measures (if any). This report is also to provide drainage design of the proposed drainage works for the Application Site.

This Drainage Proposal is prepared referring to the DSD guideline: *Technical Note to prepare a "Drainage Submission" relating to applications for temporary change of land use such as temporary storage area, car parks, workshops small factories…etc. under S.16 of the Town Planning Ordinance* ("The Guideline").

2 Project Outline

2.1 Subject Development

The Application Site is located at Tai Tong, Yuen Long, bounded by Tai Tong Road at east, a vacant government land at south. The north and west boundary of the Application Site is next to private village land. Site location plan is shown in **Appendix A - Plan 1** and basic development parameters are appended in below **Table 2.1**:

Development Parameters	**Existing Site (Lot 3307, for proposed Private Vehicle Park)**	**Government Land (for proposed Access Road)**	**Proposed Private Vehicle Park**	**Proposed Access Road at Government Land**
Area (m^2)	650	60	650	60
% of Hard-paved Area/ Unpaved Area	Hard-paved Area: 0% Unpaved Area: 100%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%
Statutory Land Use Zoning	"V"	"V"	"V"	"V"

Table 2.1 Summary of Development Parameters

Satellite Photograph of the Application Site

2.2 Project Interface

No foreseeable interaction or conflict with other development projects in the vicinity of the Application Site was identified when this drainage proposal was conducted.

3 Existing Drainage

3.1 Existing Drainage Network

The Application Site is a vacant land with vegetation. Surface run-off from the Application Site is collected by a 600D U-channel within the vacant government land next to the Application Site south boundary. This 600D U-channel is running along the Application Site south boundary towards west and it is collecting stormwater from existing village houses and finally discharge to a nullah along Sham Chung Road via a flap valve.

Detailed existing drainage network information is shown in **Plan 2 of Appendix A.**

The site investigation photo record of the existing drainage condition is presented in **Appendix A**.

The catchment associated with the existing drainage system were identified based on the existing topography. Catchment Plans of existing Site and proposed development are shown in **Appendix B**.

The capacity checking of existing drainage system is presented in **Appendix C Table 1**.

4 Assumptions and References

4.1 Climate Change

Climate change is taken into account in existing drainage system capacity check calculation. 10.4% Rainfall intensity increase for mid 21st century (2041-2060) is included referring to SDM 2018, table 28.

4.2 Desilting

Referring to SDM 2018 section 9.3(a), 10% reduction in flow area is adopted in capacity checking of pipe/channel for taking into account of the effects to flow capacity due to materials deposited on the pipe/channel bed.

5 Local Drainage Impact Assessment for the Proposed Development

5.1 Assessment Results

The whole site area will be changed from unpaved to hard paved for the Proposed Temporary Private Vehicle Park and Shop & Services Development. The capacity of existing 600D U-channel on the south of the Application Site has been checked to include additional surface run-off from the Application Site due to the increase of hard paved area of the Site. The capacity checking of existing 600D U-channel is presented in **Appendix C Table 2** and the checking result shows that there is no adverse impact by the change in catchment characteristic.

5.2 Proposed Drainage System

Surface run-off from the private vehicle park is intercepted by a 150mm kerb along car park perimeter and discharge to a proposed 300D U-channel at private vehicle park entrance via 1： 80 fall at ground level and finally discharges to the existing 600D U-channel via a 300ø connection pipe. The proposed 300D U-channel is covered with heavy duty grating at the run-in/out. Capacity checking of the proposed 300D perimeter U-channel is presented in **Appendix C Table 3**.

The proposed drainage system is presented in **Appendix D**.

5.3 Flooding Susceptibility

The proposed site ground level is approximately around +8.6mPD which is much higher than the design extreme sea level of 1 in 200 return period which is +4.77mPD referring to DSD storm drainage manual Table 8. On the other hand,

there is no record of flood blackspot found for the Application Site or the adjacent area. There is slim chance of the Application Site been affected by backwater effect under extreme weather .

6 Conclusion

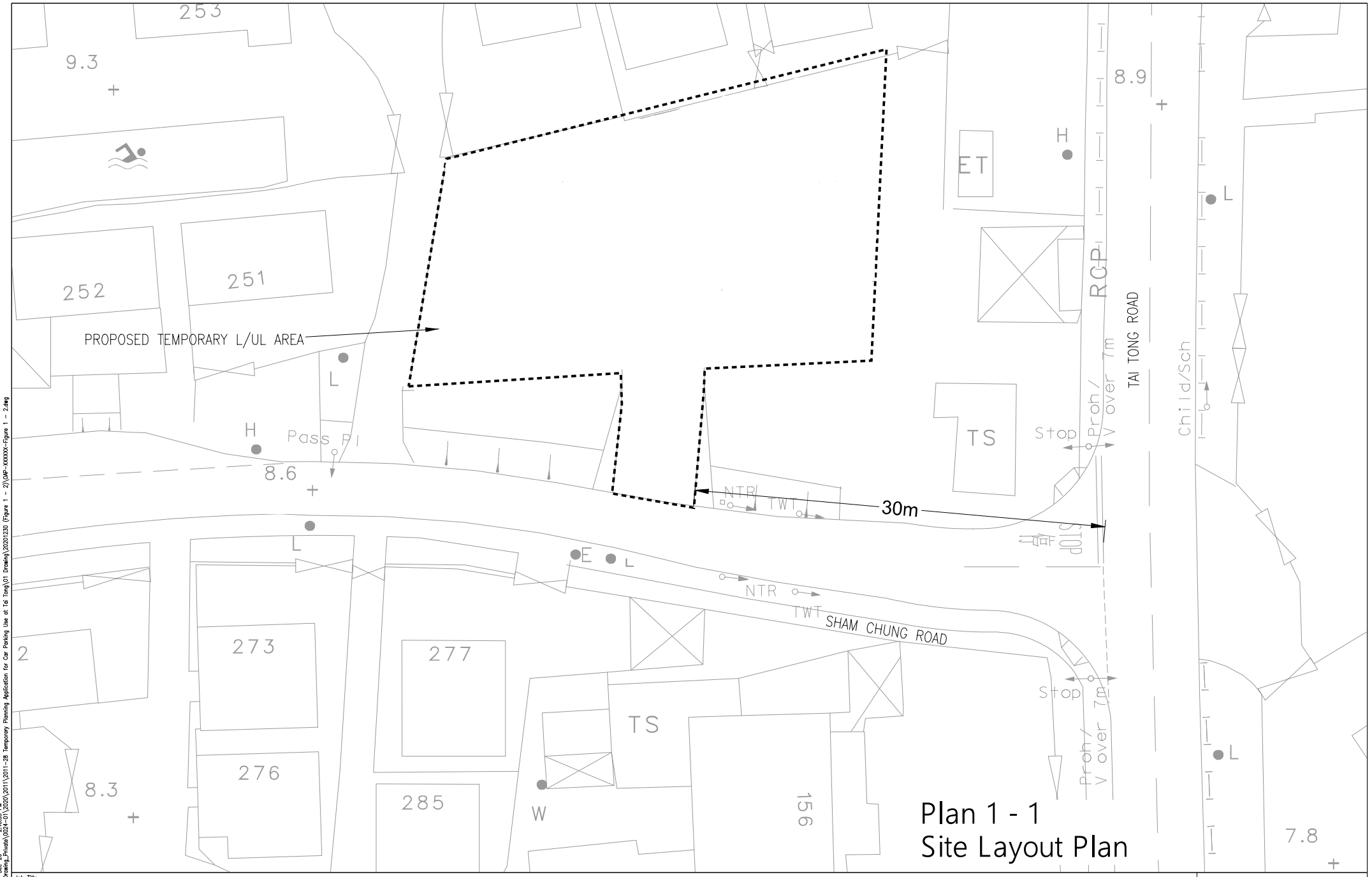
Capacity of the existing public drainage system adjacent to the Proposed Temporary Private Vehicle Park and Shop and Services has been checked. The hydraulic capacity of the existing 600D U-channel on the south of the Application Site along Sham Chung Road is sufficient.

A 300D U-channel is proposed to collect surface run-off from the Application Site and connects to the existing 600D U-channel via a proposed 300ø precast concrete pipe.

There is slim chance of the Application Site been affected by backwater effect under extreme weather.

Appendix A

Plans



Job Title

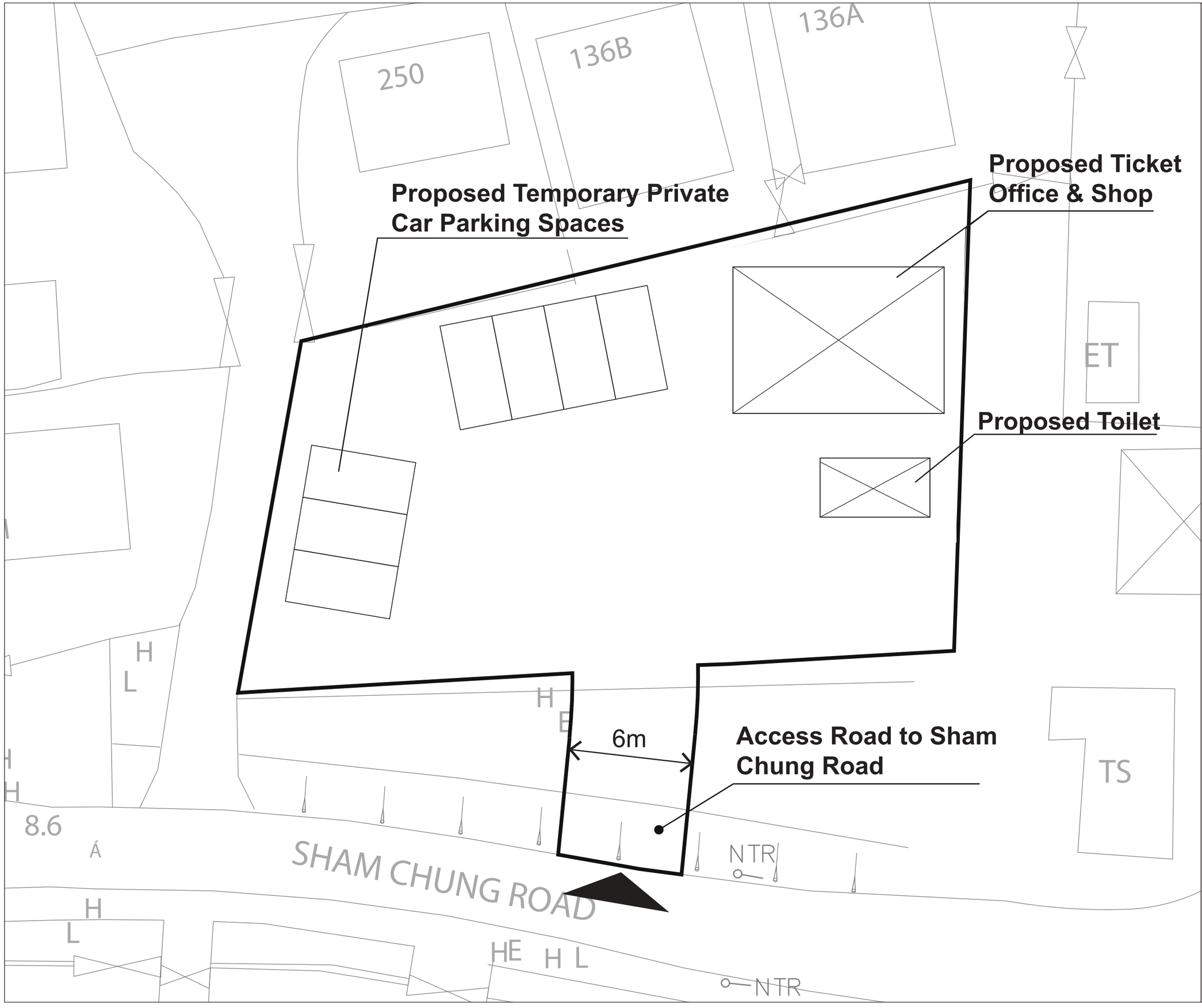
Temporary Planning Application for Car Parking Use at Tai Tong

FIGURE 1

Date	Scale	Drawing Title
30DEC20	1:250 @ A3	REVISED LAYOUT PLAN
Drawn: KPHW	Job No.	

ARUP

PRINTED By: henry.ho.wang 30-Dec-20 2:48:53 PM
FILE NAME: \\Mgmfile9\Traffic\Drawing_Private\0024-031\2000\2011\2011-28 Temporary Planning Application for Car Parking Use at Tai Tong\01 Drawing\20201230 (Figure 1 - 2)\CMP-XXXXX-Figure 1 - 2.dwg



Lengend:

- Application Site
- Access from Sham Chung Road
- Proposed Ticket Office & Shop

N

0 1 2 3 4 5 6m

Rev	Description	By	Date

Consultant

ARUP

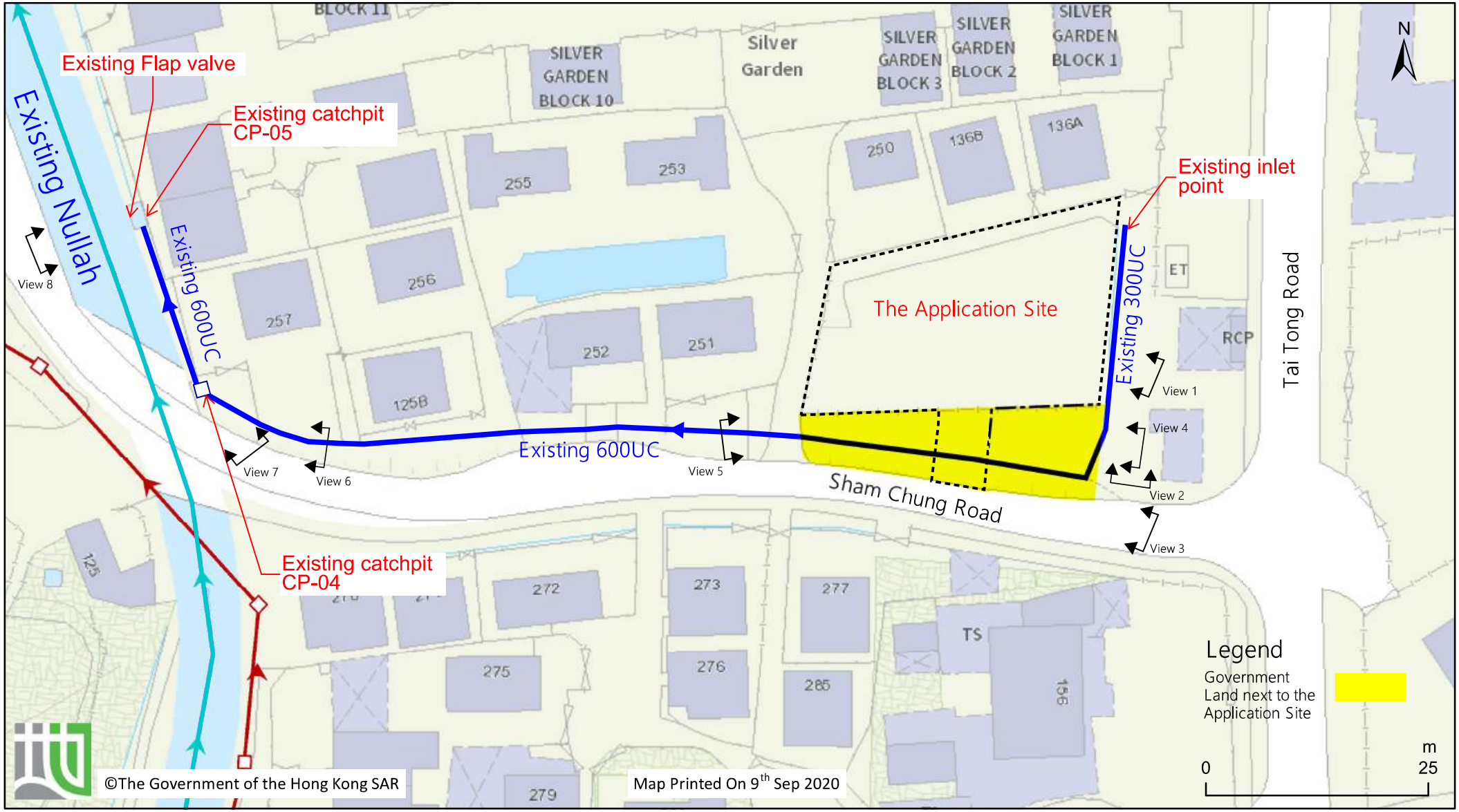
Contract No. and Title

Drawing title

Drawing no. | Rev.

Drawn | Date | Checked | Approved

Scale 1:500 @ A3 | Status



Plan 2
Existing Drainage Network


View 1


View 2
GOVERNMENT LAND


View 3


View 4


View 5

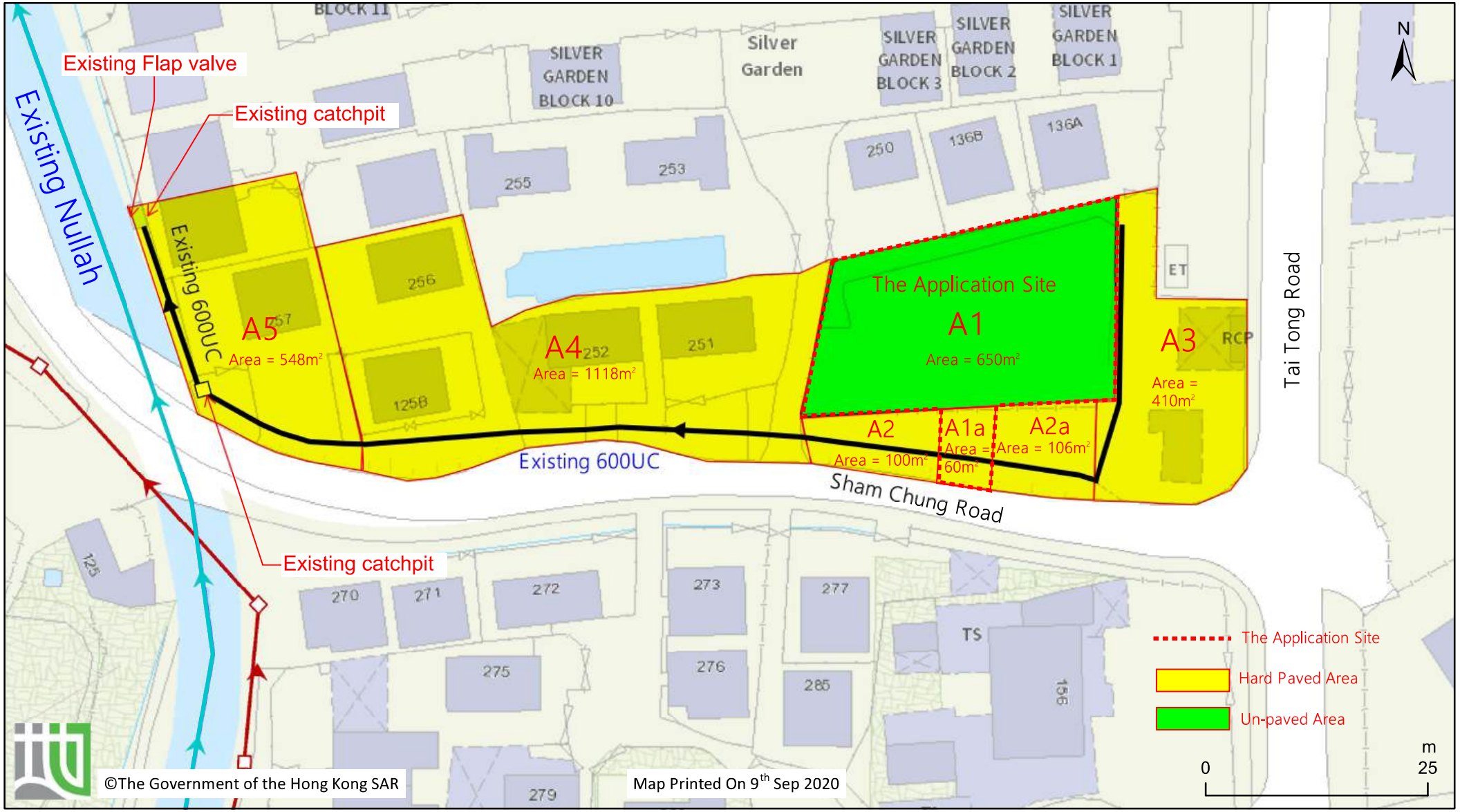

View 6


View 7
257 號

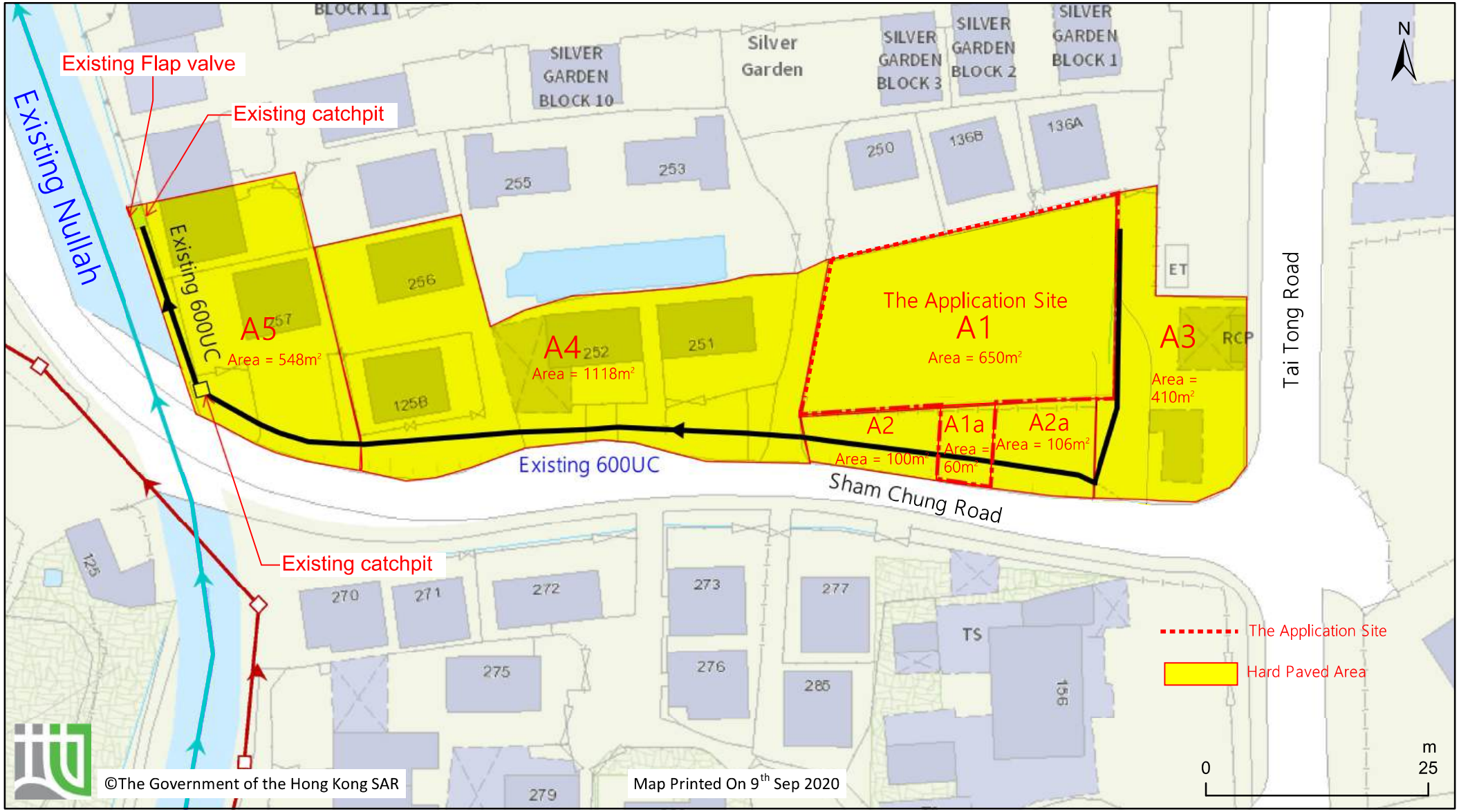

View 8

Appendix B

Catchment Plan



Existing Drainage Catchment Plan



Proposed Drainage Catchment Plan

Appendix C

Drainage Capacity Checking Calculation

Appendix D

Proposed Drainage Scheme

ARUP Ove Arup & Partners Calculation Sheet

Job Title: Proposed Temporary Private Vehicle Park and Shop & Services, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Job No. : Sheet :

Made by : CW Date : 5-Aug-2021

Drainage Proposal

Capacity Checking for Existing Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, $I = a / (T_c + b)^c$ (Gumbel solution)
T = 50 years
where : a = 451.3 (Table 3, Stormwater Drainage Manual, Fifth Edition)
b = 2.46
c = 0.337

Inlet Time, $T_0 = 0.14465 L / H^{0.2} / A^{0.1}$ (Bransby Williams Equation)
where : L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)
H = Average slope (m per 100m)
A = Sub-catchment area (m2)

Peak Runoff ,Q = IA

Pipe Capacity $Q_p=VA$

$$V = -\sqrt{32gRS_f}\,\log\left[\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}}\right]$$

(By Colebrook-White Equation)

Climate Change Factor (%) = 10.40% (Table 28, Stormwater Drainage Manual, for rainfall increase at Mid 21st Century 2041 – 2060)

Roughness Coeff., Ks = 0.60 mm (Circular Box culvert / pre-cast concrete pipe)
Ks = 3.30 mm (channel, Trowel finish)

Kinematic Viscosity, u = 0.0000012 m^2/s

Acceleration due to gravity g = 9.81 m/s^2

Table 1 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Existing Site (T = 50 years)

Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_f)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	Flow %
A3			410	390	-	-	2.00	0.24	2.24	267.95	295.82	0.03	Exisitng inlet point	CP-01a(EX.)	0.30	-	30.00	8.700	8.400	7.800	0.0200	0.07	0.72	0.10	0.63	0.15	2.11	21%
A1		650		2387	-	-	2.24	0.16	2.39	265.01	292.57	0.19	CP-01a(EX.)	CP-04 (EX.)	0.60	-	18.00	8.100	7.500	7.380	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	35%
A1a			60												(Existing U-channel)												
A2			100																								
A2a			106																								
A4			1,118																								
A5			548																								
				2387	-	-	2.39	0.73	3.12	252.78	279.07	0.19			0.60	-	84.00	8.500	7.380	6.820	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	33%
															(Existing U-channel)												
				2387	-	-	3.12	0.17	3.30	250.18	276.20	0.18	CP-04 (EX.)	CP-05 (EX.)	0.60	-	20.00	8.500	6.820	6.687	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	33%
															(Existing U-channel)												

Drainage Proposal

Capacity Checking for Proposed Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, $I = a / (T_c + b)^c$ (Gumbel solution)
T = 50 years
where : a = 451.3 (Table 3, Stormwater Drainage Manual, Fifth Edition)
b = 2.46
c = 0.337

Inlet Time, $T_o = 0.14465\ L / H^{0.2} / A^{0.1}$ (Bransby Williams Equation)
where : L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)
H = Average slope (m per 100m)
A = Sub-catchment area (m2)

Peak Runoff ,Q = IA

Pipe Capacity Q_p=VA

$$V = -\sqrt{32gRS_f}\,\log\left[\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}}\right]$$

(By Colebrook-White Equation)

Roughness Coeff., Ks = 0.60 mm (Circular Box culvert / pre-cast concrete pipe)

Ks = 3.30 mm (channel, Trowel finish)

Kinematic Viscosity, u = 0.0000012 m^2/s

Acceleration due to gravity g = 9.81 m/s^2

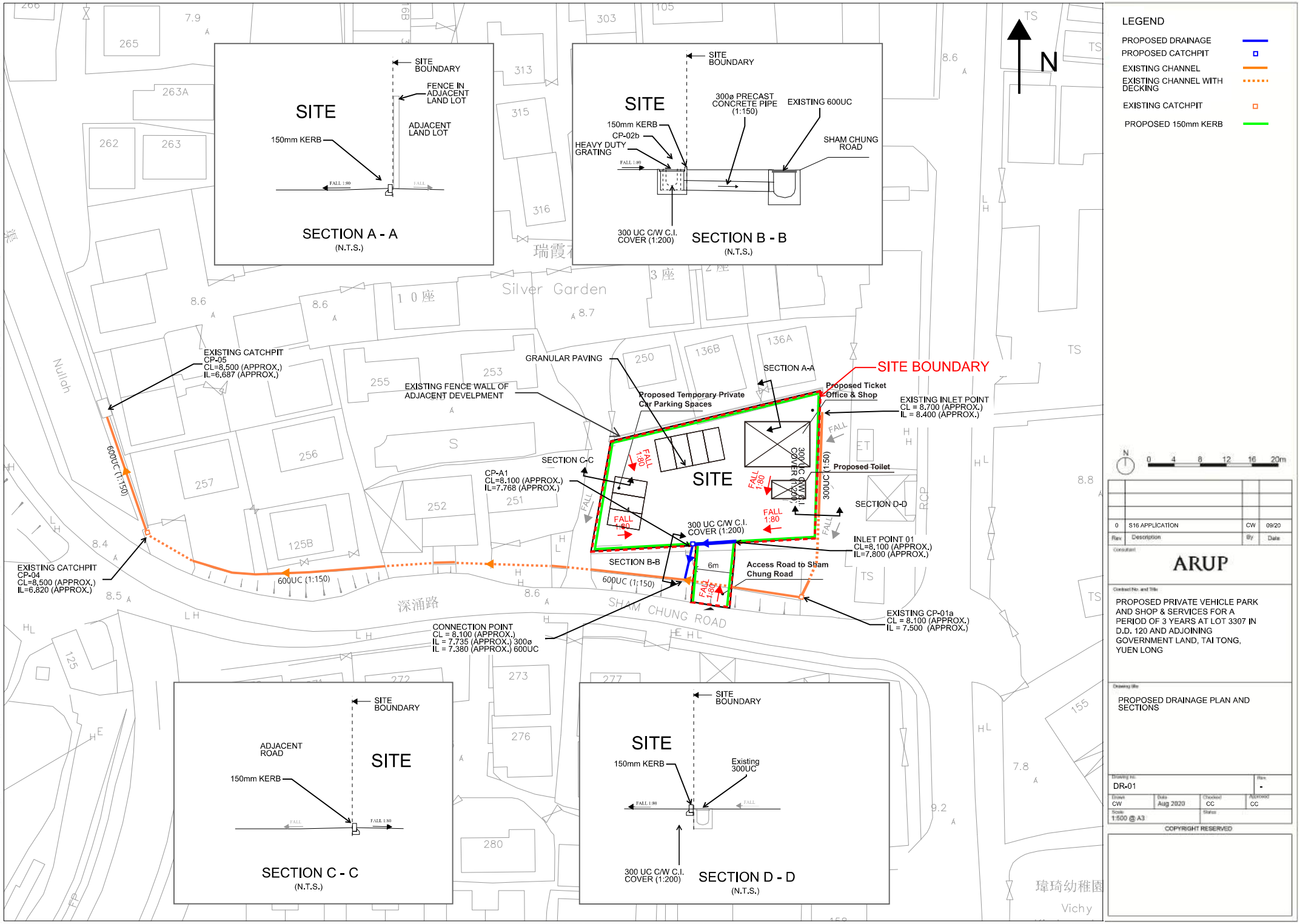
Climate Change Factor (%) = 10.40% (Table 28, Stormwater Drainage Manual, for rainfall increase at Mid 21st Century 2041 – 2060)

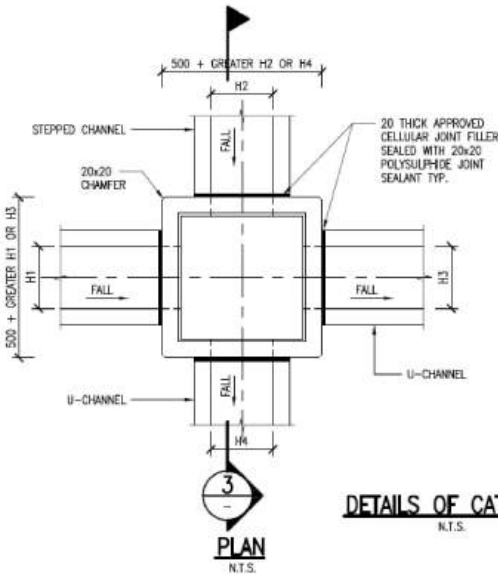
Table 2 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Proposed Temporary Car Park (T = 50 years)

Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														Flow %
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_f)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	
A3			410	390	-	-	2.00	0.24	2.24	267.95	295.82	0.03	Exisitng inlet point	CP-01a(EX.)	0.30	-	30.00	8.700	8.400	7.800	0.0200	0.07	0.72	0.10	0.63	0.15	2.11	21%
A1 A1a A2 A2a A4 A5			650 60 100 106 1,118 548	2842	-	-	2.24	0.16	2.39	265.01	292.57	0.23	CP-01a(EX.)	Connection point	0.60 (Existing U-channel)	-	18.00	8.100	7.500	7.380	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	42%
				2842	-	-	2.39	0.73	3.12	252.78	279.07	0.22	Connection point	CP-04 (EX.)	0.60 (Existing U-channel)	-	84.00	8.500	7.380	6.820	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	40%
				2842	-	-	3.12	0.17	3.30	250.18	276.20	0.22	CP-04 (EX.)	CP-05 (EX.)	0.60 (Existing U-channel)	-	20.00	8.500	6.820	6.687	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	39%

Table 3 Capacity Checking of Proposed Drainage System in the Proposed Tempoary Car Park (T = 50 years)

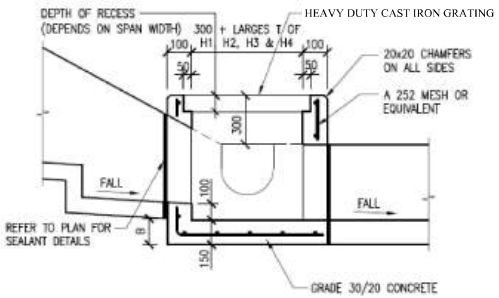
Contributing Catchment	Area (m^2)			Accumulated Factored Area A, (m^2)	L (m)	H (m/100m)	T_o (min.)	T_f (min.)	T_c (min.)	I (mm/hr)	I (mm/hr) incl. Climate C	Q (m^3/s) incl. Climate C	Existing Downstream Drainage														Flow %
	steep natural slope	flat grassland	Paved										Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe width (m)	height (m)	Length (m)	US GL (mPD)	Invert Level US (mPD)	Invert Level DS (mPD)	Slope (S_f)	A (m^2)	P (m)	R = A/P (m)	$32gRS_f$ m^2/s^2	Capacity (m^3/s)	Velocity (m/s)	
A1			650	618	-	-	2.00	0.10	2.10	270.58	298.72	0.05	Inlet point 01	CP-A1	0.30 (Proposed U-Channel)	-	6.50	8.100	7.800	7.768	0.0050	0.07	0.72	0.10	0.16	0.08	1.05	67%
				618	-	-	2.10	0.08	2.18	268.98	296.95	0.05	CP-A1	Connection point	0.30 (Proposed PC pipe)	-	6.50	8.100	7.768	7.735	0.0050	0.07	0.72	0.10	0.16	0.10	1.33	53%


SECTION A - A
(N.T.S.)
SITE BOUNDARY
FENCE IN ADJACENT LAND LOT
SITE
ADJACENT LAND LOT
150mm KERB
FALL 1:80
SECTION B - B
(N.T.S.)
SITE BOUNDARY
SITE
300ø PRECAST CONCRETE PIPE (1:150)
EXISTING 600UC
SHAM CHUNG ROAD
150mm KERB
CP-02b
HEAVY DUTY GRATING
300 UC C/W C.I. COVER (1:200)
SECTION C - C
(N.T.S.)
SITE BOUNDARY
ADJACENT ROAD
SITE
150mm KERB
SECTION D - D
(N.T.S.)
SITE BOUNDARY
SITE
150mm KERB
Existing 300UC
300 UC C/W C.I. COVER (1:200)
Silver Garden
Nullah
SITE BOUNDARY
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
GRANULAR PAVING
EXISTING FENCE WALL OF ADJACENT DEVELPMENT
Proposed Temporary Private Car Parking Spaces
Proposed Ticket Office & Shop
Proposed Toilet
EXISTING INLET POINT
CL = 8.700 (APPROX.)
IL = 8.400 (APPROX.)
EXISTING CATCHPIT
CP-05
CL=8.500 (APPROX.)
IL=6.687 (APPROX.)
600UC (1:150)
CP-A1
CL=8.100 (APPROX.)
IL=7.768 (APPROX.)
300 UC C/W C.I. COVER (1:200)
INLET POINT 01
CL=8.100 (APPROX.)
IL=7.800 (APPROX.)
Access Road to Sham Chung Road
6m
EXISTING CATCHPIT
CP-04
CL=8.500 (APPROX.)
IL=6.820 (APPROX.)
CONNECTION POINT
CL = 8.100 (APPROX.)
IL = 7.735 (APPROX.) 300ø
IL = 7.380 (APPROX.) 600UC
EXISTING CP-01a
CL = 8.100 (APPROX.)
IL = 7.500 (APPROX.)
深涌路
SHAM CHUNG ROAD
FALL 1:80
N
LEGEND
PROPOSED DRAINAGE
PROPOSED CATCHPIT
EXISTING CHANNEL
EXISTING CHANNEL WITH DECKING
EXISTING CATCHPIT
PROPOSED 150mm KERB
0 4 8 12 16 20m
0 S16 APPLICATION CW 09/20
Rev Description By Date
ARUP
PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG
PROPOSED DRAINAGE PLAN AND SECTIONS
DR-01
Drawn CW
Date Aug 2020
Checked CC
Approved CC
Scale 1:500 @ A3
COPYRIGHT RESERVED



PLAN
N.T.S.

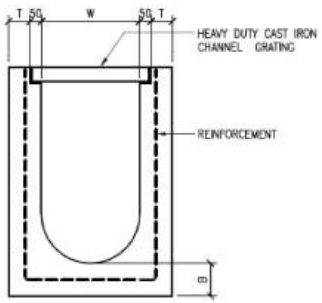
DETAILS OF CATCHPIT
N.T.S.



SECTION 3
N.T.S.

DIMENSIONS FOR CATCHPIT

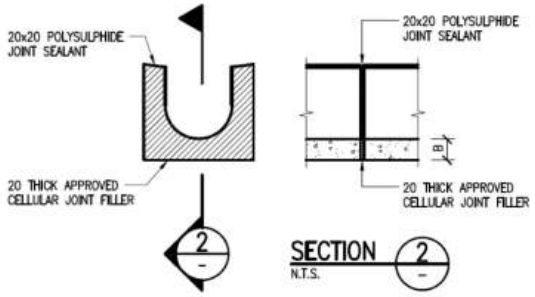
NOMINAL SIZE (LARGEST OF H1, H2, H3, & H4)	B
300–600	150
675–900	175
1000	200



DETAILS FOR U-CHANNEL
N.T.S.

DIMENSIONS AND REINFORCEMENT FOR U-CHANNELS

NOMINAL SIZE H	T	B	REINFORCEMENT
≤ 300	75	100	A252 MESH PLACED CENTRALLY AND
375 - 600	100	150	T=100 WHEN E>650
675 - 900	100	175	A252 MESH PLACED CENTRALLY
1000	100	200	A252 MESH PLACED CENTRALLY



SECTION 2
N.T.S.

EXPANSION JOINT FOR U-CHANNELS/ STEPPED CHANNELS
N.T.S.

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISHED AS APPROPRIATE.
3. ALL MESH REINFORCEMENT SHALL COMPLY WITH RELEVANT BRITISH STANDARDS INCLUDING BS4482, BS4483, BS4466 AND BS4102.
4. CONCRETE GRADE OF ALL CATCHPITS TO BE GRADIE 30D/20.
5. CONCRETE GRADE OF ALL CAHNNELS TO BE GRADE 20D/20.
6. SPACING OF EXANSION JOINT IN CHANNELS, TO BE 10 METERS MAXIMUM.
7. JOINTS FOR CHANNELS TO BE ON THE SAME ALIGNMENT.

N 0 4 8 12 16 20m

Rev	Description	By	Date
0	S16 APPLICATION	CW	09/20

Consultant
ARUP

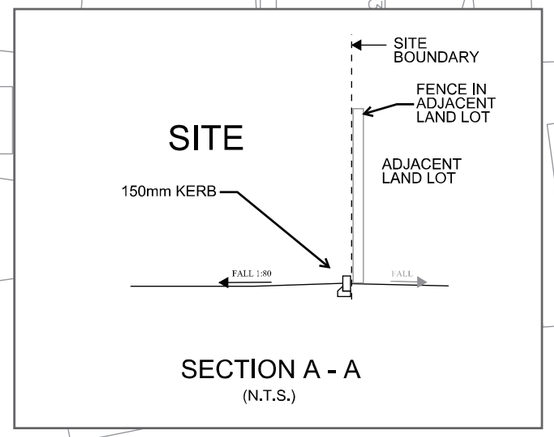
Contract No. and Title
PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

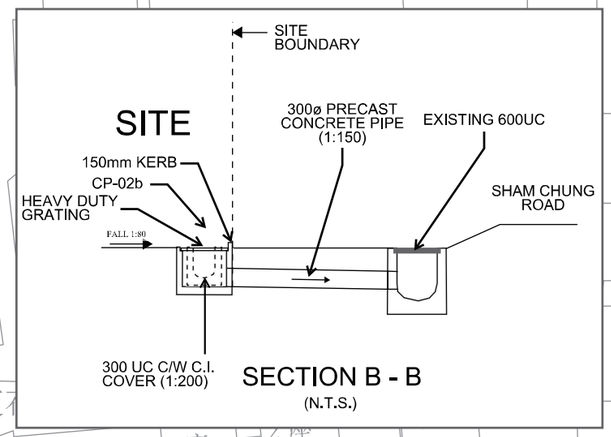
Drawing title
PROPOSED DRAINAGE DETAILS

Drawing no.	Rev.
DR-02	-

Drawn	Date	Checked	Approved
CW	Aug 2020	CC	CC

Scale: 1:500 @ A3
Status:





LEGEND

- PROPOSED DRAINAGE
- PROPOSED CATCHPIT
- EXISTING CHANNEL
- EXISTING CHANNEL WITH DECKING
- EXISTING CATCHPIT
- PROPOSED 150mm KERB

N 0 4 8 12 16 20m

Rev	Description	By	Date
0	S16 APPLICATION	CW	09/20

Consultant

ARUP

Contract No. and Title

PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

Drawing title

排水設施狀況記錄

Drawing no.	Rev.
DR-01	-

Drawn	Date	Checked	Approved
CW	Aug 2020	CC	CC

Scale: 1:500 @ A3

Status:

1

2

3

3

4

5

Previous Applications Covering the Application Site

Approved Applications

No.	Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)
1	A/YL-TT/509	Temporary Private Vehicle Park and Shop and Services Use for a Period of 3 Years	26.2.2021
2	A/YL-TT/625	Renewal of Planning Approval for Temporary Private Vehicle Park and Shop and Services for a Period of 3 Years	27.11.2024 [revoked on 27.11.2024]

Similar Applications within the Subject "Village Type Development" Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC)
1	A/YL-TT/541	Temporary Shop and Services Use (Real Estate Agency) for a Period of 3 Years	26.2.2021
2	A/YL-TT/686	Renewal of Planning Approval of Temporary Shop and Services Use (Real Estate Agency) for a Period of 3 Years	24.1.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved or under processing for the Site.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaint concerning the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No objection to the application from the public drainage point of view and no adverse comment on the submitted existing drainage record.
- Conditions should be stipulated in the approval letter requiring the applicant to (i) to maintain the drainage facilities implemented under Application No. A/YL-TT/509 and (ii) to submit an updated records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

- Advisory comments as detailed in **Appendix IV**.

5. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations (FSIs) being provided to the Site and his detailed comments on the submitted FSIs proposal are in **Appendix IV**.

- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.

- Advisory comments as detailed in **Appendix IV**.

7. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

8. Other Departments

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;

- Project Manager (West), Civil Engineering and Development Department;

- Director of Electrical and Mechanical Services;

- Director of Agriculture, Fisheries and Conservation; and

- Commissioner of Police.

Recommended Advisory Clauses

(a) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;

(b) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);

(c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

(i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lot 3307 in D.D. 120 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

(ii) Lot 3307 in D.D. 120 is covered by Short Term Waiver ("STW") No. 5402 for the purpose of "Temporary Vehicle Park and Shop and Services";

(iii) GL within the Site is a non-exclusive right of way (ROW) in respect of STW No. 5402; and

(iv) the STW holder(s) will need to apply to LandsD for modification of the STW and the lot owner(s) shall apply to LandsD for a Short Term Tenancy (STT) to permit the occupation of the GL where appropriate. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;

(d) to note the comments of the Commissioner for Transport that:

sufficient manoeuvring space should be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;

(e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

(i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(ii) HyD should not be responsible for maintaining any access connecting the Site with Sham Chung Road; and

(iii) the applicant should ensure that a run-in/out at Sham Chung Road is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement;

(f) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements stipulated in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding areas;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) according to Photos 4 and 5, it is found that the discharge pipe with 300mm size is at grade one, which is not matched with the original design as shown in Section B-B of Drawing No. DR-01 (underground one). To rectify the above and submit updated photos for his office's further inspection; and

(ii) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;

(h) to note the comments of the Director of Fire Services that:

(i) all accessible areas on 1/F are gross floor area accountable. Detailed layout plans and section drawings shall be provided; and

(ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations (B(P)R);

(ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

(iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;

(iv) two structures are proposed. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;

(v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and

(vi) detailed checking under the BO will be carried out at building plan submission stage.

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

From:
Sent: 2025-02-14 星期五 03:26:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/697 DD 120 Tai Tong

Dear TPB Members,

Again drainage condition not fulfilled and 625 revoked.

There is no justification to continue to roll over the application, installing an adequate drainage system on a small site is not rocket science.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 27 December 2023 2:22 AM HKT
Subject: Re: A/YL-TT/625 DD 120 Tai Tong

A/YL-TT/625

Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 710sq.m Includes Government Land of about 60sq.m

Zoning : "VTD"

Applied use: 19 Vehicle Parking and Shop

Dear TPB Members,

Conditions for 625 have never been fulfilled. Solution, new application with 50sq.mts less government land.

Why was approval not revoked? Members should not tolerate or reward operators who fail to fulfil basic conditions and thereby pose a hazard to both the good health and safety of nearby residents.

The far too lenient approach of both Lands Dept in granting multiple extensions of time and PlanD in recommending that members roll over applications is one of the prime causes for abuse of regulations.

If conditions are not considered to be necessary, then do not apply them in the first place.

Mary Mulvihill

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

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 30 November 2020 4:04 AM HKT
Subject: A/YL-TT/509 DD 120 Tai Tong

A/YL-TT/509
Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long
Site area : About 760sq.m Includes Government Land of about 110sq.m
Zoning : "VTD"
Applied use: 19 Vehicle Parking and Shop

Dear TPB Members,

This is clearly an application to legitimize an existing parking operation.

What is the status of the 110 sq.m government land? As this can no longer be used for small house construction, re 2019 JR that "private treaty grants" and "exchanges" were unconstitutional, it should be used for community purposes, this village does not appear to have any GIC facilities.

These parking facilities are a most inefficient use of land. NT villagers should be encouraged to open car ports on the ground floor of their spacious 2,100sq.ft homes as it common practice in private villa style developments.

Mary Mulvihill