

2025-05-09
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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
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	A/YL-PH/1068
	Date Received 收到日期	2025-05-09

- 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- 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。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

- CHEUNG MUK WING 張木榮
- CHEUNG FOOK HING 張福興

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☒ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

WAI SIU YIU 韋小堯

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)	元朗八鄉丈量約份第111約, 地段第741號(部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1265 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	八鄉分區計劃大綱核准圖編號S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	(V) 鄉村式發展
(f) Current use(s) 現時用途	空置吉地 (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)

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 年 月 日的記錄，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 _____ (DD/MM/YYYY)[&]
於 19/03/25-02/04/25 (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 _____ (DD/MM/YYYY)[&]
於 20/03/2025 (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

擬議私人停車場及相關填土工程為期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 1255sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 10sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

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 10sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 10sq.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)

構築物A: 臨時更亭 (面積約10平方米及不高於3米) 一層高

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 37

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 每天24小時，包括公眾假期。.....			
(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	<input checked="" type="checkbox"/> 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)) 粉錦公路 <input type="checkbox"/> 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	<input type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ...1265..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.5 至 1.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> No 否	
	No 否	<input type="checkbox"/>	
(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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> _____ _____		

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

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）。

1. 擬議改為私人停車場用地，不涉及任何形式的月租或時租。由於村內居民增加，車位少供不應求，申請位置在入村大路邊，車輛由粉錦公路轉入村口一百米左右就到達停車場入口，對村民來說很方便。
2. 申請位置現在是荒廢的草地，改為停車場之後可以減少蚊蟲滋生，及防止蛇蟲鼠蟻聚居，令村民可安心居住。
3. 申請成功後會平整土地，改善排水渠道暢通，可以防止雨季時水浸。
4. 申請後增加了停車位置，增加車位後村民不用隨處泊車，令村內通道暢通無阻。
5. 申請場地是雜草叢生，改為停車場後得以善用土地，並且改善環境又美觀是一舉兩得。
6. 最重要一點是申請場地在過往已經多次收到附近村民的投訴，指場地長滿雜草及滋生蚊蟲，環境衛生惡劣，並已轉介到地政總署跟進。
7. 最後持份者經過開會後得到共識，一致通過決定向城規會申請規劃做停車場及平整土地，土地得以善用，並且改善環境讓附近的村民都感到開心。
8. 以上的理由都是很合理對環境及衛生都正面的，規劃申請編號：TPB/A/YL-PH/1003已得到城規會的批准，並已進行施工清除雜草後，回填泥土由0.5米至1.3米，泥面覆蓋150mm混凝土，現場是由一片高低不平是相差很遠的土地，修整至符合導流雨水之用。
9. 申請場地現狀已經鋪設水泥，基本上可以說是接近完工，只欠落實U渠排水設施。希望將此恰當高度被認受為合乎完成面高度，現場排水斜面要求及符合法例準則。
10. 另一方面希望可以根據申請場地的現狀，已由專業人士設計出排水建議，把雨水平均引向兩邊走，流入預設的U渠，收集雨水經過沙井後排出北面的河流，這樣三面的村民不用擔心會水浸。再講申請場地周邊做U渠的同時其實即是周邊圍牆腳有了保護，更加鞏固不怕泥土流失失去支撐。
11. 申請人同時都願意聽取政府各部門的意見及接受監督和作出更正。

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


.....
WAI SIU YIU 韋小堯

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

Name in Block Letters
姓名（請以正楷填寫）

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

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

03/04/2025

..... (DD/MM/YYYY 日/月/年)

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 be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗八鄉丈量約份第111約，地段第741號(部份)
Site area 地盤面積	1265 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	八鄉分區計劃大綱核准圖編號S/YL-PH/11
Zoning 地帶	(V) 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議私人停車場及相關填土工程為期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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	10 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.79 % <input checked="" type="checkbox"/> 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		37
	Private Car Parking Spaces 私家車車位 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) _____ _____		37
	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) _____ _____		

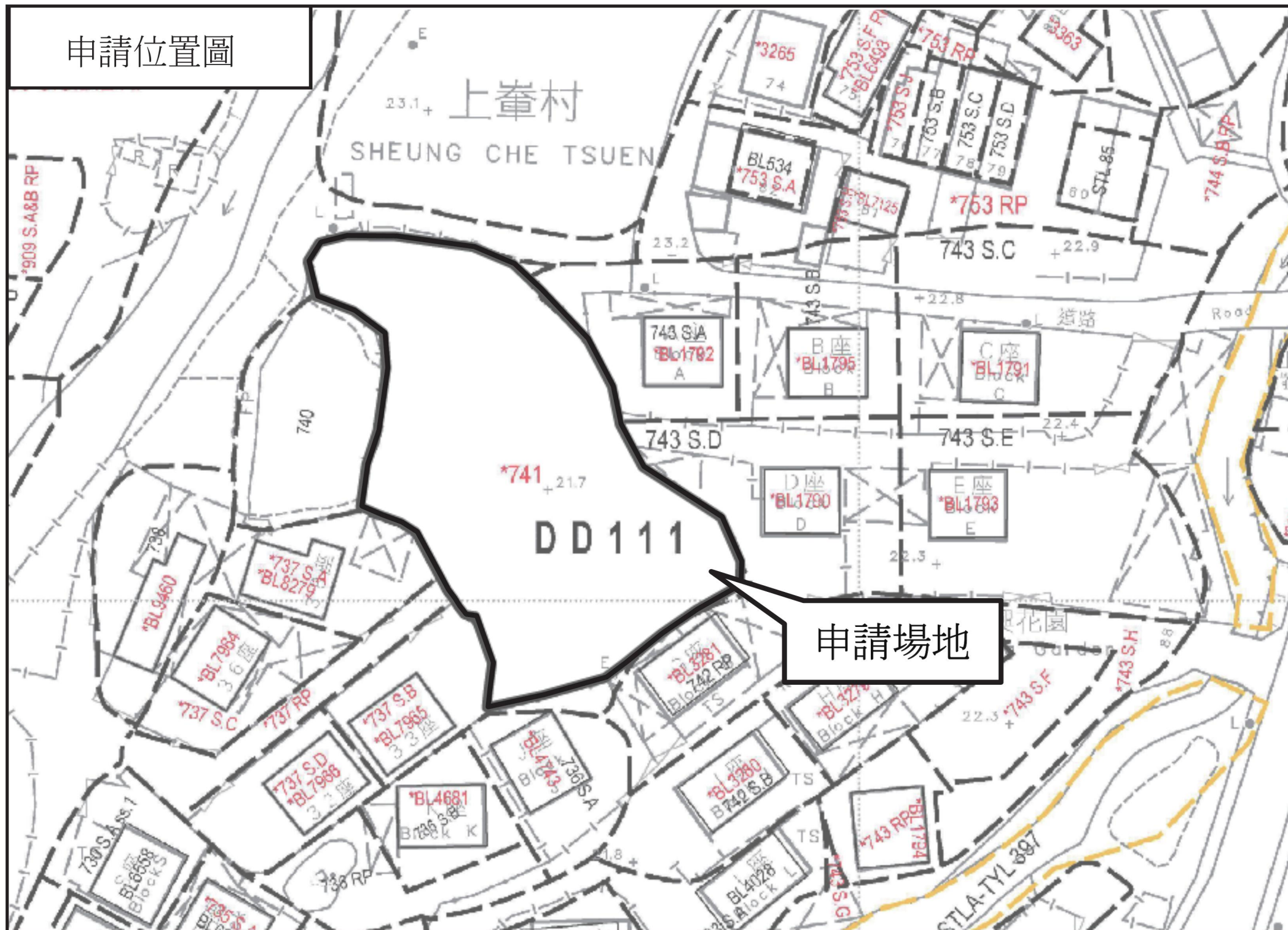
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

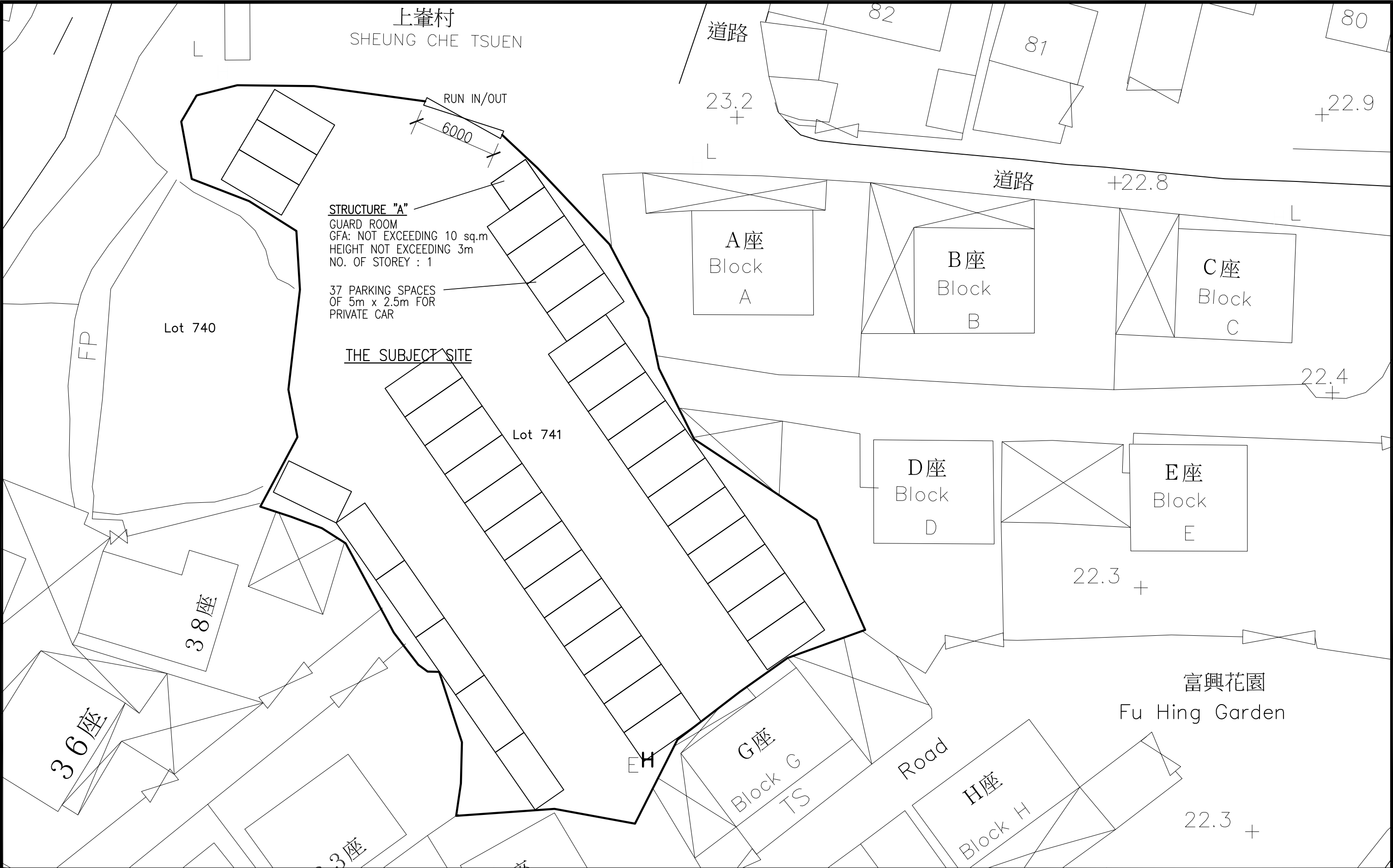
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請位置圖		
FIRE SERVICE INSTALLATION LAYOUT PLAN, PROPOSED SWEEPED PATH PLAN		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		


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。

申請位置圖





 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT LOT 741 IN D.D. 111, SHEUNG CHE TSUEN, NORTH, N.T.	TITLE PROPOSED CAR PARK PLAN	DRAWN BY	CHECKED BY	DATE
				PT	PT	April 2025
				SCALE	JOB NO.	
				1 : 250	LD/ -	
				CAD / FILE	DWG NO.	
				LD-L741-CP01(R2)	LD/L741/CP01B	

Dear Sir/Madam,

Proposed Temporary Private Vehicle Park for a Period of 3 Years and Filling of Land in “Village Type Development” Zone, Lot 741 (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Further to your letter dated 8th November 2024 and I regarding the drainage proposal submitted on 10th October 2024 for compliance with approval condition (c), and the site inspection conducted on 4th November 2024, it has been noted that the proposed site formation level of the application site has been raised to +23 mPD, which involves an increase in the depth of land filling. According to the approved scheme, the vehicle park and land filling were to be raised by 0.5m (from +21.7 mPD to +22.2 mPD).

Upon reviewing the existing site conditions, it is observed that the original survey plan for the application site shows the lowest point of the site marked on index plan. This level represents the lowest point within the site, and the rest of the site does not show any specific levels. Additionally, based on the existing site photo (Appendix – 1), it is clear that the ground level along the boundary wall differs from the lowest point, indicating a variation in the ground profile.

This discrepancy in the site formation level and the raised filling depth can be attributed to the irregular topography of the application site, where the existing level does not correspond to the actual elevation of the surrounding areas. Consequently, the site formation level has been adjusted to +23 mPD, which exceeds the approved filling depth of 0.5m (from +21.7 mPD to +22.2 mPD).

We acknowledge this difference and was submitted the revised actual site level of drainage proposal on 4th November 2024, including a detailed of site sport levels which was prepared by land surveyor for supporting, to address the raised site formation level and comply with the necessary approvals. We will ensure that all actions are in line with the requirements of the approval conditions and seek further clarification or approval as required.

This response clearly addresses the discrepancy in the site formation level, provides context based on the existing survey data, and outlines the steps to resolve the issue.

Appendix - 1



EXISTING GROUND PROFILE BEFORE SITE FORMATION

Stormwater Drainage Design

For

Proposed Temporary Private Vehicle Part Associated and Filling of Land
for a Period of 3 Years of Land Lot 741 (Part) in D.D. 111 in “Village
Type Development” Zone, Pat Heung, Yuen Long, N.T.

Report No.: **LD/L741/DS01**
Date: **10/10/2024**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

Eqn. 8.2
Geotechnical
Manual for Slopes

where t_e = time of entry (min) ,
 A = area of catchment (m^2) ,
 H = average fall (m per 100m) from the summit of catchment to the point of design,
 L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,

w = measured water flow length in channel (m) ,

v = assumed water flow velocity (m/s)

Geotechnical
Manual for
Slopes (p. 96)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for [vegetated ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

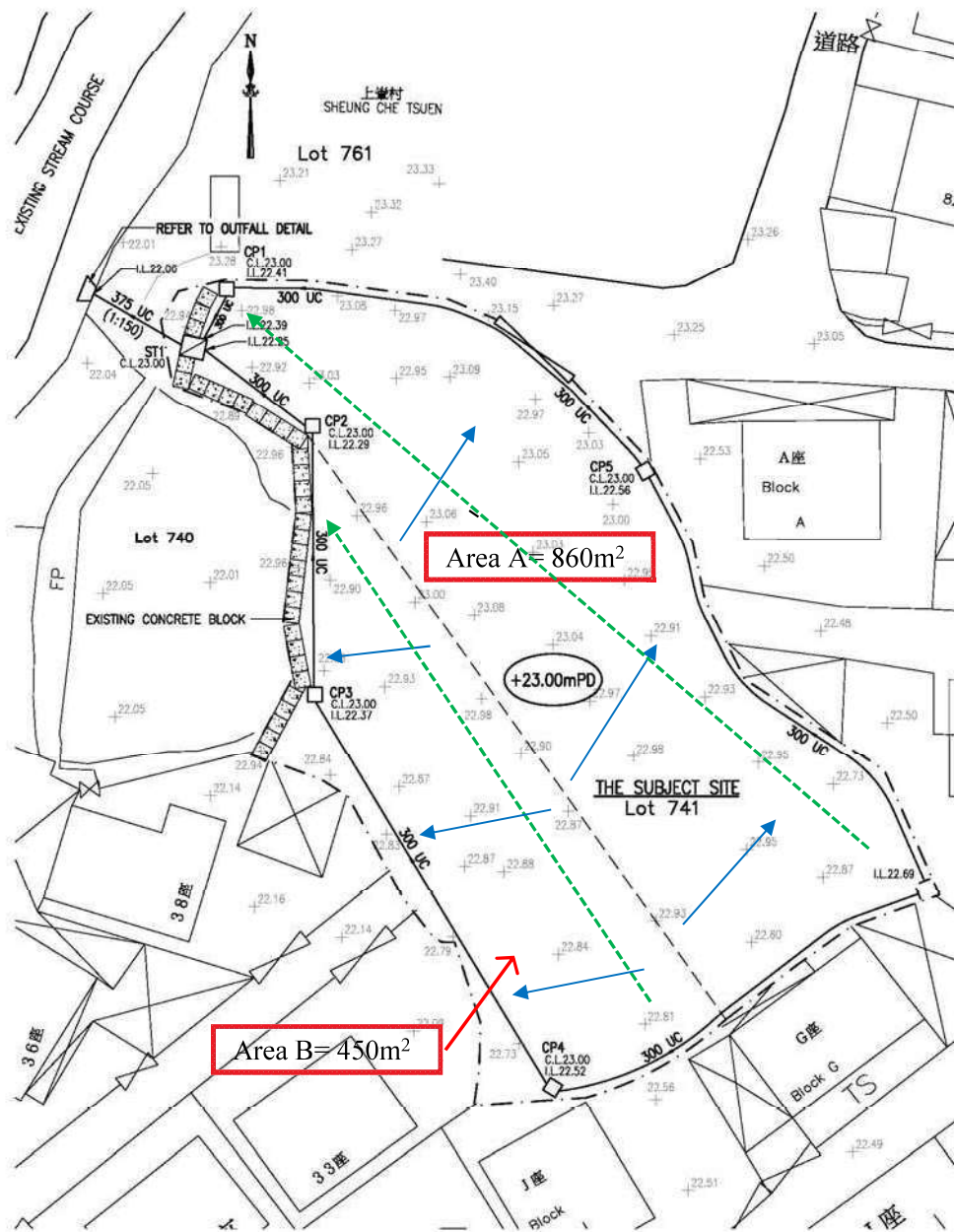
$$Q = KiA/60$$

Eqn. 8.7
Geotechnical
Manual for Slopes

where Q = maximum runoff (litres/min) ,
 K = runoff coefficient ($K = 1.0$) ,
 i = design mean intensity of rainfall (mm/hr) ,
 A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the design of surface channels is shown below :



Plan of Catchment Areas

NTS

3. Checking requirement width by rainwater through between CP5 to ST1

a. Catchment Area A to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Area } A &= 860 \text{ m}^2 \\ L &= 55 \text{ m} \end{aligned}$$

$$\delta h = 23.08 - 22.91 = 0.17 \text{ m}$$

$$H = 0.17 * 100 / 55 = 0.31 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 55 / (0.31^{0.2} \times 860^{0.1}) = 5.116 \text{ min}$$

$$\text{For } t_f, \quad w = 14 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 14 / (3 \times 60) = 0.078 \text{ min}$$

$$t_l = 5.116 + 0.078 = 5.194 \text{ min}$$

$$\text{From rainfall curve, use } t = 5.2 \text{ min}$$

$$\begin{aligned} i_{200} &= 360 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 360 \times 860 / 60 = 5160 \text{ litres/min}$$

$$\text{Drop of channel} = 22.690 - 22.390 = 0.30 \text{ m}$$

$$\text{Gradient} = 0.3 / 14 = 1 \text{ in } 47$$

$$\text{Proposed channel size} = 225 \text{ UC}$$

$$\text{Capacity} = 10400 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.5 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of A.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

4. Checking requirement width by rainwater through between CP4 to ST1

b Catchment Area B to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Total Area} &= 450 \text{ m}^2 \\ L &= 43 \text{ m} \end{aligned}$$

$$\delta h = 23 - 22.87 = 0.13 \text{ m}$$

$$H = 0.13 * 100 / 43 = 0.30 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 43 / (0.3^{0.2} \times 450^{0.1}) = 4.296 \text{ min}$$

$$\text{For } t_p, w = 12 \text{ m, } v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 12 / (3 \times 60) = 0.067 \text{ min}$$

$$t_l = 4.296 + 0.067 = 4.363 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$\begin{aligned} i_{200} &= 370 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 370 \times 450 / 60 = 2775 \text{ litres/min}$$

$$\text{Drop of channel} = 22.520 - 22.290 = 0.23 \text{ m}$$

$$\text{Gradient} = 0.23 / 12 = 1 \text{ in } 53$$

$$\text{Proposed channel size} = 300 \text{ UC}$$

$$\text{Capacity} = 10300 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of B.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

5. Checking requirement width by rainwater through between ST1 to existing channel

c Catchment Area $A + B$ to Proposed Drainage (375 UC)

$$\text{Area A} = 860 \text{ m}^2$$

$$\text{Area B} = 450 \text{ m}^2$$

$$\text{Total Area} = 1310 \text{ m}^2$$

$$t_{\text{total}} = 4.400 \text{ min}$$

$$\text{For } t_f, w = 6.5 \text{ m, } v = 3 \text{ m/s (assumed)}$$

$$t_{f1} = 6.5 / (3 \times 60) = 0.036 \text{ min}$$

$$t_{\text{total}} = 4.4 + 0.036 = 4.436 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$i_{200} = 370 \text{ mm/hr}$$

$$K = 1$$

Flow for 200 years return periods,

$$Q_{200} = 1 \times 370 \times 1310 / 60 = 8078 \text{ litres/min}$$

$$\text{Drop of channel} = 22.250 - 22.060 = 0.19 \text{ m}$$

$$\text{Gradient} = 0.19 / 6.5 = 1 \text{ in } 35$$

$$\text{Proposed channel size} = 375 \text{ UC}$$

$$\text{Capacity} = 25000 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\text{max}} = 3.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 375mm UC is adequate for catchment area of the application site.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

**GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design**

Issue No.: 1 Revision: - Date: 21.3.2011 Page: 3 of 4

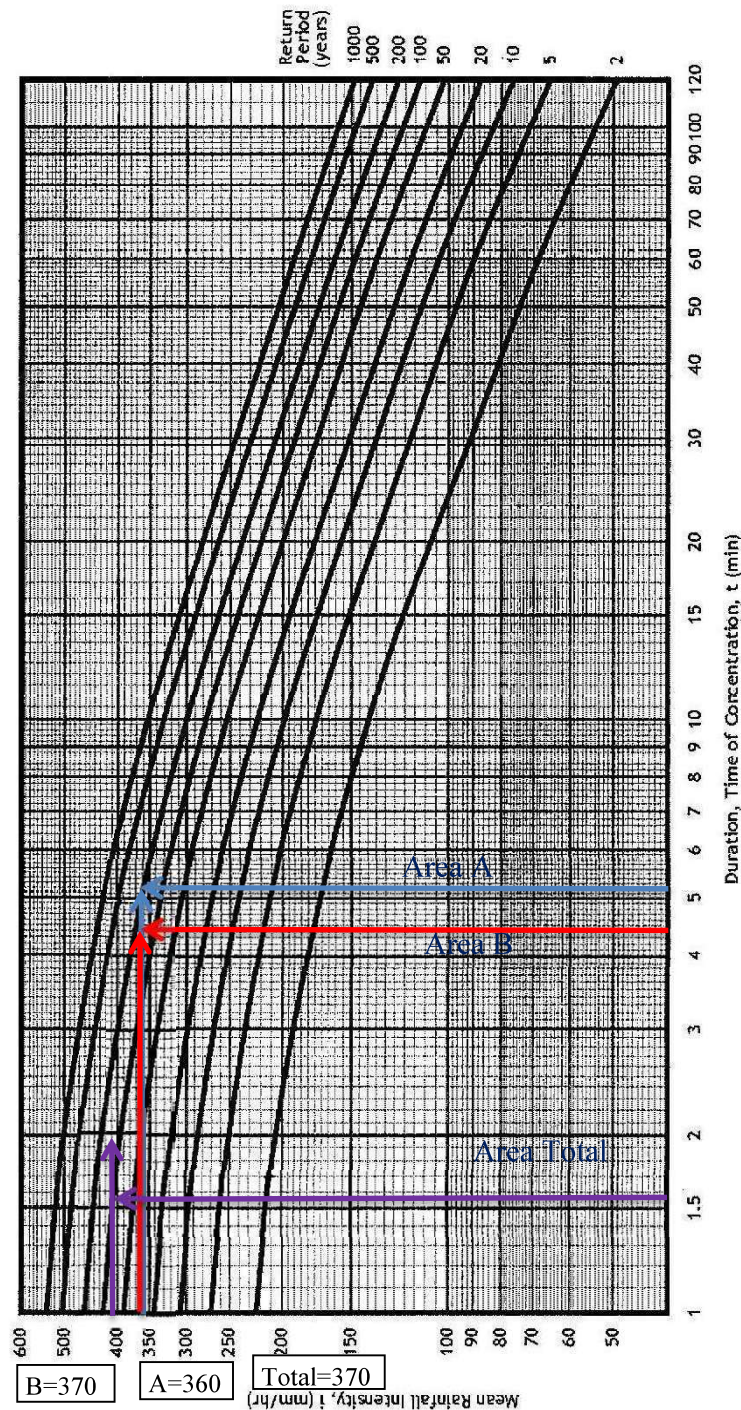


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

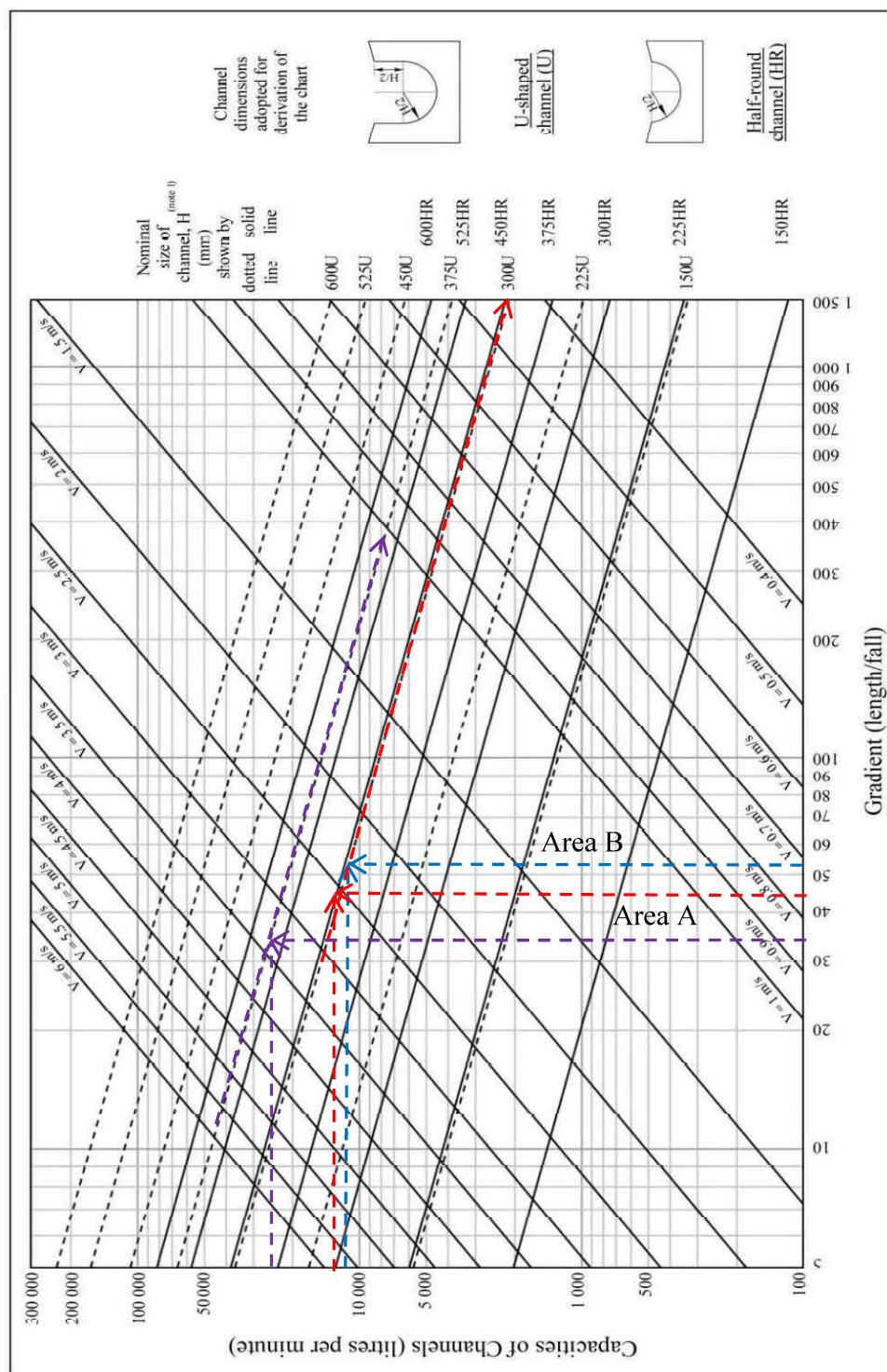
Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

GEO Technical Guidance Note No. 43 (TGN 43)

Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

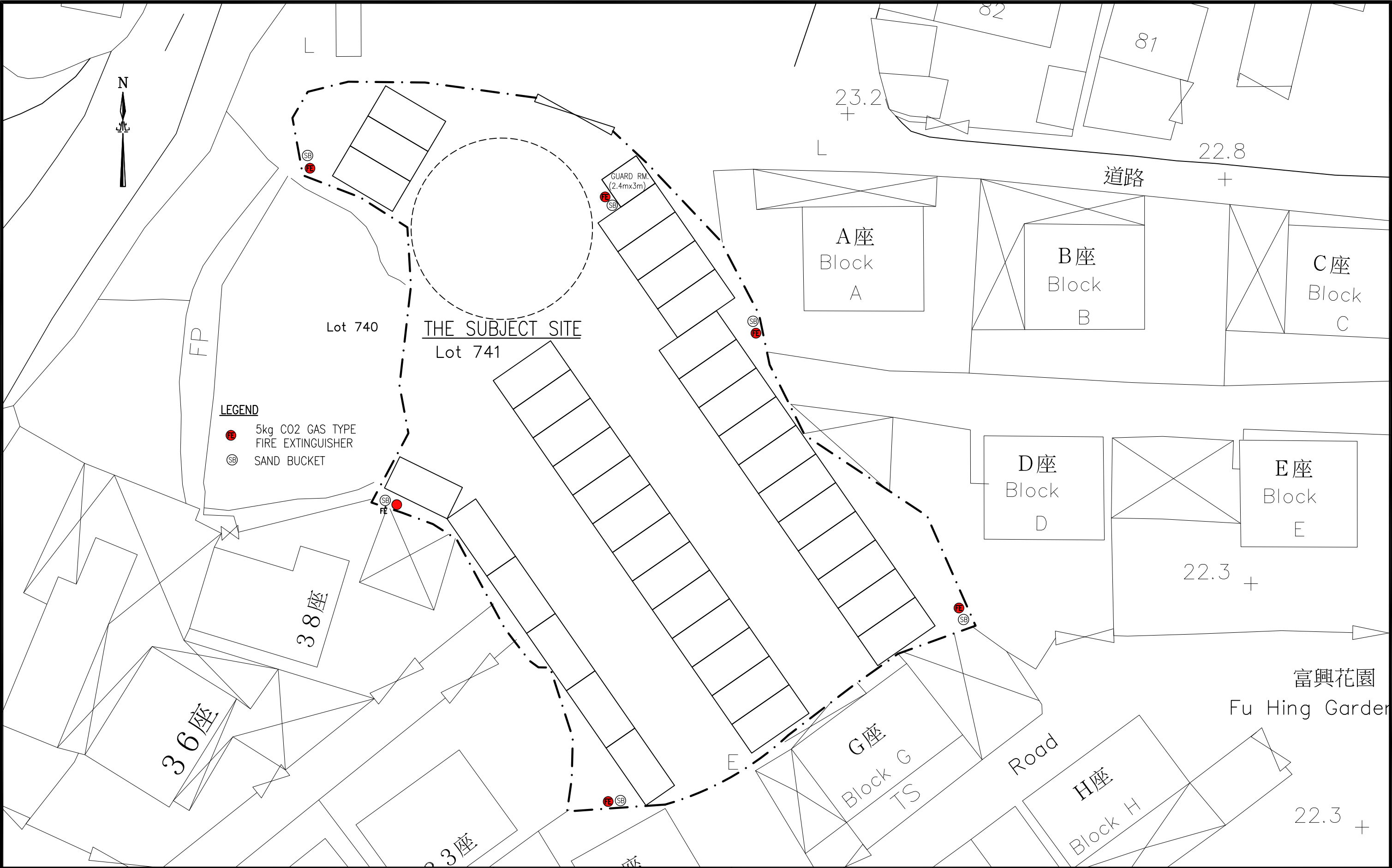



(1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

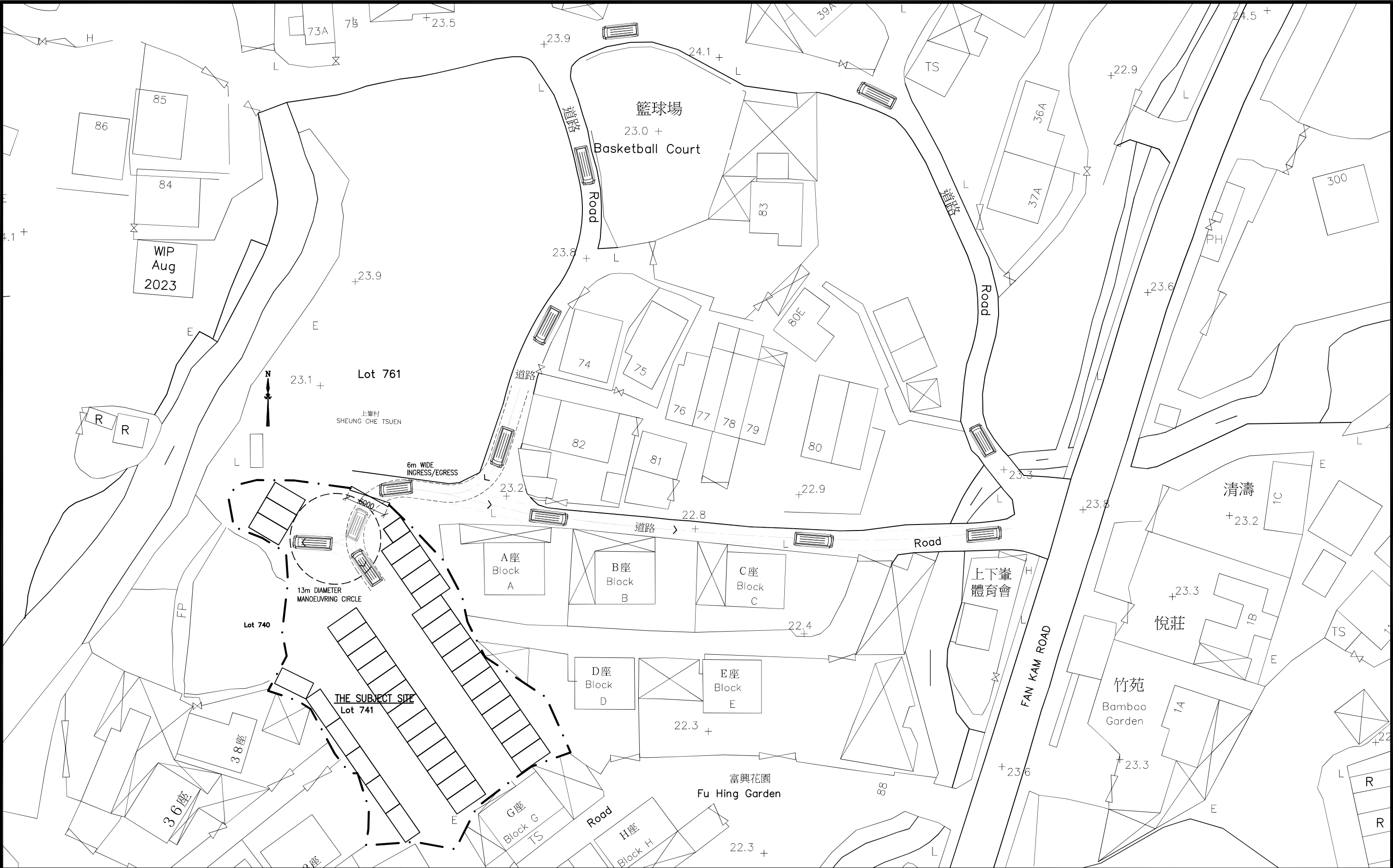
Responses to Comments for Drainage Services Department


Responses to Comments for Drainage Services Department

- | | |
|---|----------------|
| (a) Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photo taken location and angle should be shown on the layout plan. | See attachment |
| (b) 300 UC with gradient of 1:200 are proposed by the applicant. Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to the overland flow intercepted from the adjacent lands. Please also indicate the gradient of the proposed 375 UC and showing its C.L. and I.L. at outfall detail. | See attachment |
| (c) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | See attachment |
| (d) The proposed finished G.L. of the subject site is 22.3 which is about 0.6m higher than the existing G.L. of 21.7. Please demonstrate the proposed site formation works will not affect the overland flow from the adjacent lands. | See attachment |
| (e) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. | Noted |
| (f) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. | Noted |
| (g) The existing watercourse, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, District Office / Yuen Long should be consulted. | Noted |
| (h) The applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains / channels and/or modifying / upgrading existing ones in other private lots or on Government land outside the application site. | Noted |



 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	PROJECT LOT 741 IN D.D. 111, SHEUNG CHE TSUEN, NORTH, N.T.	TITLE FIRE SERVICE INSTALLATION LAYOUT PLAN	DRAWN BY PT	CHECKED BY PT	DATE April 2025
				SCALE 1 : 250	JOB NO. LD/ -	
				CAD / FILE LD-L741-FS01(R2)	DWG NO. LD/L741/FS01(B)	



 利安設計工程有限公司 LEON Design Engineering Limited	This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.		PROJECT LOT 741 IN D.D. 111, SHEUNG CHE TSUEN, NORTH, N.T.	TITLE PROPOSED SWEEP PATH PLAN	DRAWN BY	CHECKED BY	DATE
					PT	PT	April 2025
					SCALE	JOB NO.	
					1 : 300	LD/ -	
					CAD / FILE	DWG NO.	
					LD-L741-SP01(R2)	LD/L741/SP01(B)	

申請編號：A/TL-PH/1069

回應運輸署：

現附上一張擬議行車路徑圖。申請這個停車場不會對入村的道路做成太大的影響，由粉錦公路轉入路經一條現有的車路可直達申請場地，場內有足夠空間給車輛轉彎掉頭，由場內右轉出來轉再左轉可以行另一條道路轉出粉錦公路，因為有兩條路可以進出，對現有的道路不會做成阻塞。由粉錦公路轉入申請場地是經過一條現有入村必經的私人道路，這條道路不是運輸署所管轄的路段。

(附加相片)

日期: 2025 年 5 月 13 日



入

出



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

From: [REDACTED]
Sent: 2025-09-04 星期四 12:12:59
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Planning Application No. A/YL-PH/1069 - Departmental Comments
Attachment: LD-L741-SD01(R7).pdf

梁小姐,

請幫忙轉交有關部門負責人跟進,謝謝!

韋小堯
[REDACTED]

Stormwater Drainage Design

For

Proposed Temporary Private Vehicle Part Associated and Filling of Land
for a Period of 3 Years of Land Lot 741 (Part) in D.D. 111 in “Village
Type Development” Zone, Pat Heung, Yuen Long, N.T.

Report No.: **LD/L741/DS01**
Date: **10/10/2024**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

Eqn. 8.2
Geotechnical
Manual for Slopes

where t_e = time of entry (min) ,
 A = area of catchment (m^2) ,
 H = average fall (m per 100m) from the summit of catchment to the point of design,
 L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,

w = measured water flow length in channel (m) ,

v = assumed water flow velocity (m/s)

Geotechnical
Manual for
Slopes (p. 96)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for [vegetated ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

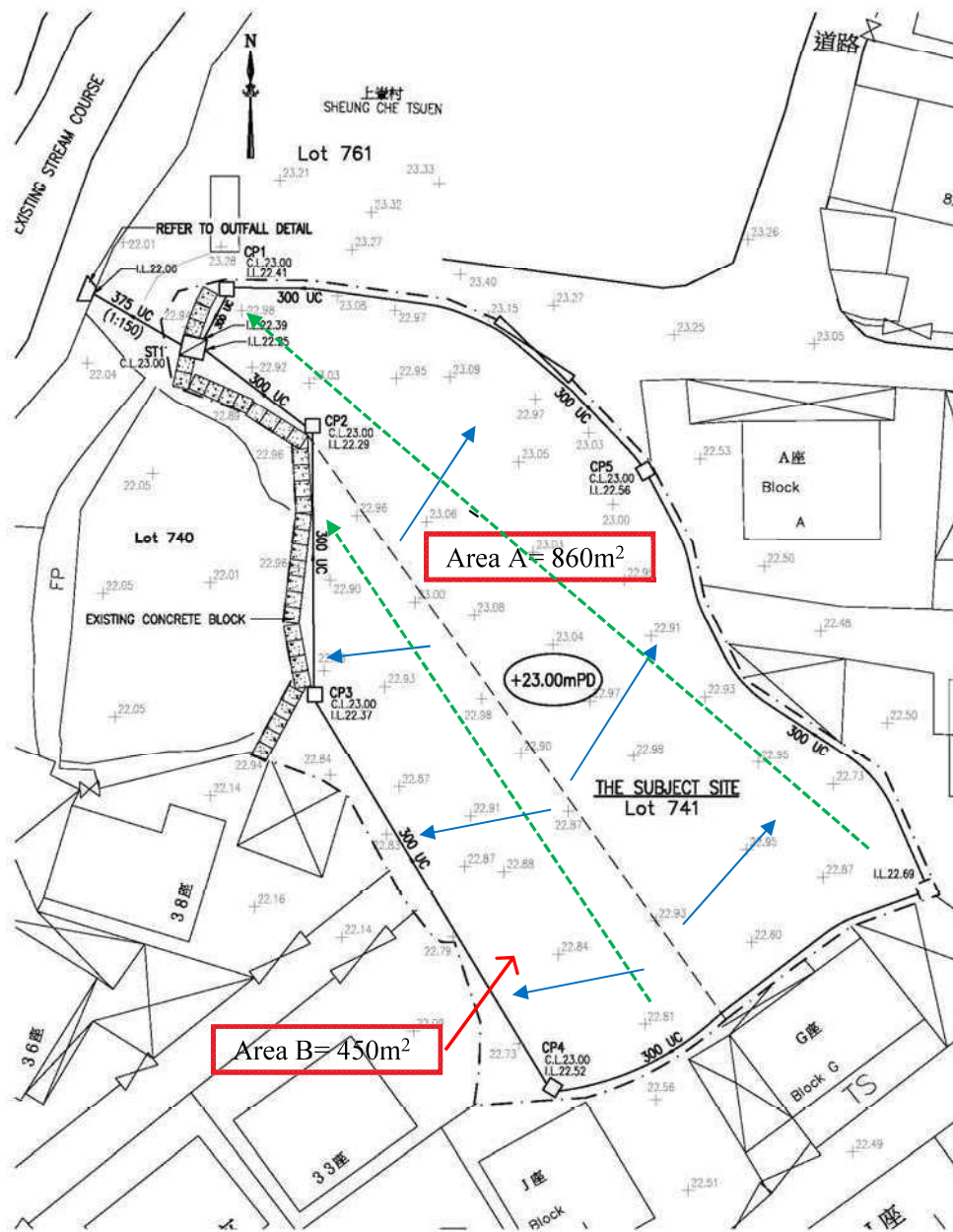
$$Q = KiA/60$$

Eqn. 8.7
Geotechnical
Manual for Slopes

where Q = maximum runoff (litres/min) ,
 K = runoff coefficient ($K = 1.0$) ,
 i = design mean intensity of rainfall (mm/hr) ,
 A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the design of surface channels is shown below :



3. Checking requirement width by rainwater through between CP5 to ST1

a. Catchment Area A to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Area } A &= 860 \text{ m}^2 \\ L &= 55 \text{ m} \end{aligned}$$

$$\delta h = 23.08 - 22.91 = 0.17 \text{ m}$$

$$H = 0.17 * 100 / 55 = 0.31 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 55 / (0.31^{0.2} \times 860^{0.1}) = 5.116 \text{ min}$$

$$\text{For } t_f, \quad w = 14 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 14 / (3 \times 60) = 0.078 \text{ min}$$

$$t_l = 5.116 + 0.078 = 5.194 \text{ min}$$

$$\text{From rainfall curve, use } t = 5.2 \text{ min}$$

$$\begin{aligned} i_{200} &= 360 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 360 \times 860 / 60 = 5160 \text{ litres/min}$$

$$\text{Drop of channel} = 22.690 - 22.390 = 0.30 \text{ m}$$

$$\text{Gradient} = 0.3 / 14 = 1 \text{ in } 47$$

$$\text{Proposed channel size} = 225 \text{ UC}$$

$$\text{Capacity} = 10400 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.5 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of A.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

4. Checking requirement width by rainwater through between CP4 to ST1

b Catchment Area B to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Total Area} &= 450 \text{ m}^2 \\ L &= 43 \text{ m} \end{aligned}$$

$$\delta h = 23 - 22.87 = 0.13 \text{ m}$$

$$H = 0.13 * 100 / 43 = 0.30 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 43 / (0.3^{0.2} \times 450^{0.1}) = 4.296 \text{ min}$$

$$\text{For } t_p, w = 12 \text{ m, } v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 12 / (3 \times 60) = 0.067 \text{ min}$$

$$t_l = 4.296 + 0.067 = 4.363 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$\begin{aligned} i_{200} &= 370 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 370 \times 450 / 60 = 2775 \text{ litres/min}$$

$$\text{Drop of channel} = 22.520 - 22.290 = 0.23 \text{ m}$$

$$\text{Gradient} = 0.23 / 12 = 1 \text{ in } 53$$

$$\text{Proposed channel size} = 300 \text{ UC}$$

$$\text{Capacity} = 10300 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of B.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

5. Checking requirement width by rainwater through between ST1 to existing channel

c Catchment Area $A + B$ to Proposed Drainage (375 UC)

$$\text{Area A} = 860 \text{ m}^2$$

$$\text{Area B} = 450 \text{ m}^2$$

$$\text{Total Area} = 1310 \text{ m}^2$$

$$t_{\text{total}} = 4.400 \text{ min}$$

$$\text{For } t_f, w = 6.5 \text{ m, } v = 3 \text{ m/s (assumed)}$$

$$t_{f1} = 6.5 / (3 \times 60) = 0.036 \text{ min}$$

$$t_{\text{total}} = 4.4 + 0.036 = 4.436 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$i_{200} = 370 \text{ mm/hr}$$

$$K = 1$$

Flow for 200 years return periods,

$$Q_{200} = 1 \times 370 \times 1310 / 60 = 8078 \text{ litres/min}$$

$$\text{Drop of channel} = 22.250 - 22.060 = 0.19 \text{ m}$$

$$\text{Gradient} = 0.19 / 6.5 = 1 \text{ in } 35$$

$$\text{Proposed channel size} = 375 \text{ UC}$$

$$\text{Capacity} = 25000 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\text{max}} = 3.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 375mm UC is adequate for catchment area of the application site.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design

Issue No.: 1 Revision: - Date: 21.3.2011 Page: 3 of 4

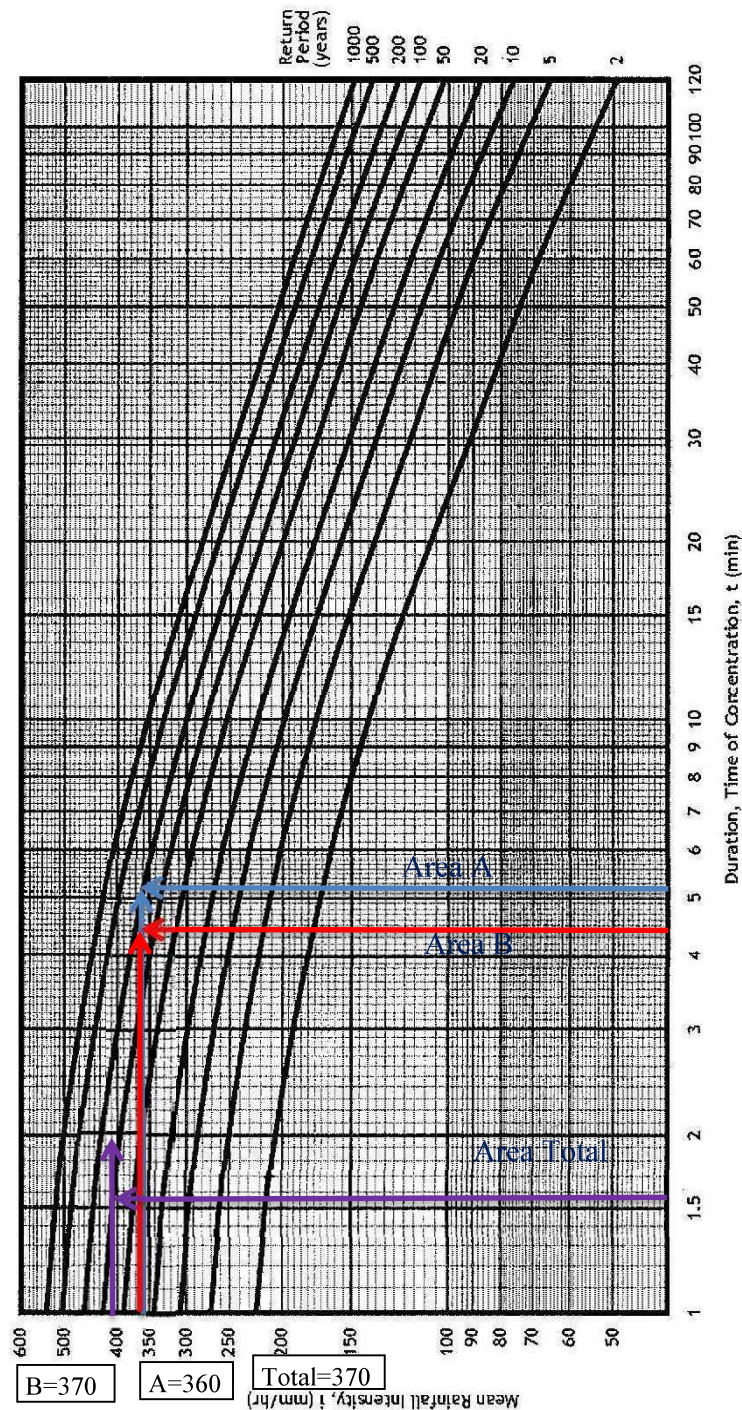


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

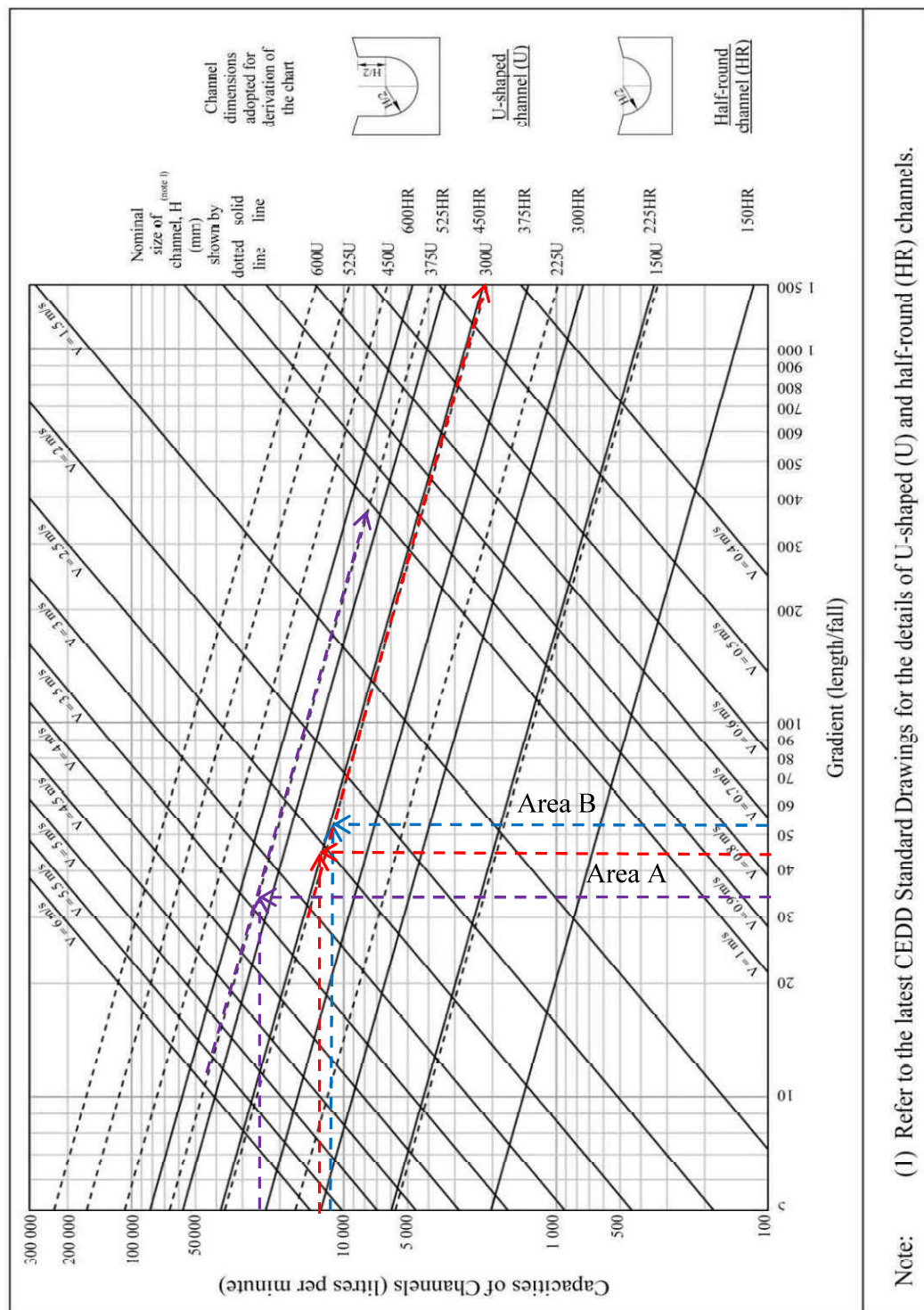
Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

**GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

Responses to Comments for Drainage Services Department

Responses to Comments for Drainage Services Department

- | | |
|---|----------------|
| (a) Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photo taken location and angle should be shown on the layout plan. | See attachment |
| (b) 300 UC with gradient of 1:200 are proposed by the applicant. Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to the overland flow intercepted from the adjacent lands. Please also indicate the gradient of the proposed 375 UC and showing its C.L. and I.L. at outfall detail. | See attachment |
| (c) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | See attachment |
| (d) The proposed finished G.L. of the subject site is 22.3 which is about 0.6m higher than the existing G.L. of 21.7. Please demonstrate the proposed site formation works will not affect the overland flow from the adjacent lands. | See attachment |
| (e) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. | Noted |
| (f) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. | Noted |
| (g) The existing watercourse, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, District Office / Yuen Long should be consulted. | Noted |
| (h) The applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains / channels and/or modifying / upgrading existing ones in other private lots or on Government land outside the application site. | Noted |

Responses to Comments for Drainage Services Department
Planning Application No. TPB/A/YL-PH/1069

- | | |
|--|---|
| 1. The applicant is advised to response to his comments given on 5 June 2025. | 1. The existing Manhole was constructed beside the fence wall, please see appendix -1 |
| 2. The applicant revised the I.L.s. at the channels start points near Lot no. 743 S.D in D.D. 111, proposed catchpit CP5 and catchpit CP1. However, the I.L.s. of the proposed catchpits CP4, CP3, CP2 and ST1 are not tally with the I.L. of the channel starting point i.e. +22.21mPD. please check and revise. | 2. See attachment drawing |
| 3. He supposes the proposed drainage system will intercept the drains discharged from the adjacent area. Please provide connection details including all C.L., I.L. and B.L. for the drains, and all other drains affected by the proposed development, as shown in the attached photos for our consideration. | 3. The adjacent area was collected by existing manhole (see appendix-1) |
| 4. Please note that the above comments are provided from drainage point of view. Since the site formation levels and any associated works proposed by the applicant may 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. | 4. Adjacent land may not be affected during the existing pipes to be connected the adjacent area and carried water away |

APPENDIX - 1



LOCATION OF THE EXISTING MANHOLE

APPENDIX - 1(Con't)



DETAILS OF THE EXISTING MANHOLE (OUTSIDE)

APPENDIX - 1(Con't)



DETAILS OF THE EXISTING MANHOLE (INSIDE)

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

From: Vivian Wai [REDACTED]
Sent: 2025-12-18 星期四 14:30:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: 申請延期：TPB/A/YL-PH/1069
Attachment: 回應_運輸署(18Dec2025).pdf; LD-L741-SD01(18Dec2025).pdf

各位大家好：

以下是回應有關部門意見及排水建議，請跟進，謝謝！

韋小堯

Tel [REDACTED]

申請編號：A/TL-PH/1069

回應規劃署的議問：(運輸署)

申請這個停車場不會對入村的道路做成太大的影響，由停車場進出的車輛繁忙時間(07:00-08:30, 18:00-19:00)平均每小時估計只有 8 至 10 架車，其他時段均為非繁忙時間，非繁忙時間每小時大約進出車輛 2 至 3 架；由粉錦公路轉入路經一條現有的車路可直達申請場地，場內有足夠空間給車輛轉彎掉頭，由場內右轉出來轉再左轉可以行另一條道路轉出粉錦公路，因為有兩條路可以進出，對現有的道路不會做成阻塞。由粉錦公路轉入申請場地是經過一條現有入村必經的私人道路，這條道路不是運輸署所管轄的路段。申請場地只會停泊有牌的車輛。

日期: 2025 年 12 月 18 日

Stormwater Drainage Design

For

Proposed Temporary Private Vehicle Part Associated and Filling of Land
for a Period of 3 Years of Land Lot 741 (Part) in D.D. 111 in “Village
Type Development” Zone, Pat Heung, Yuen Long, N.T.

Report No.: **LD/L741/DS01**
Date: **17/11/2025**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

Eqn. 8.2
Geotechnical
Manual for Slopes

where t_e = time of entry (min) ,
 A = area of catchment (m^2) ,
 H = average fall (m per 100m) from the summit of catchment to the point of design,
 L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$

where t_f = time of flow (min) ,
 w = measured water flow length in channel (m) ,
 v = assumed water flow velocity (m/s)

Geotechnical
Manual for
Slopes (p. 96)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for [vegetated ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

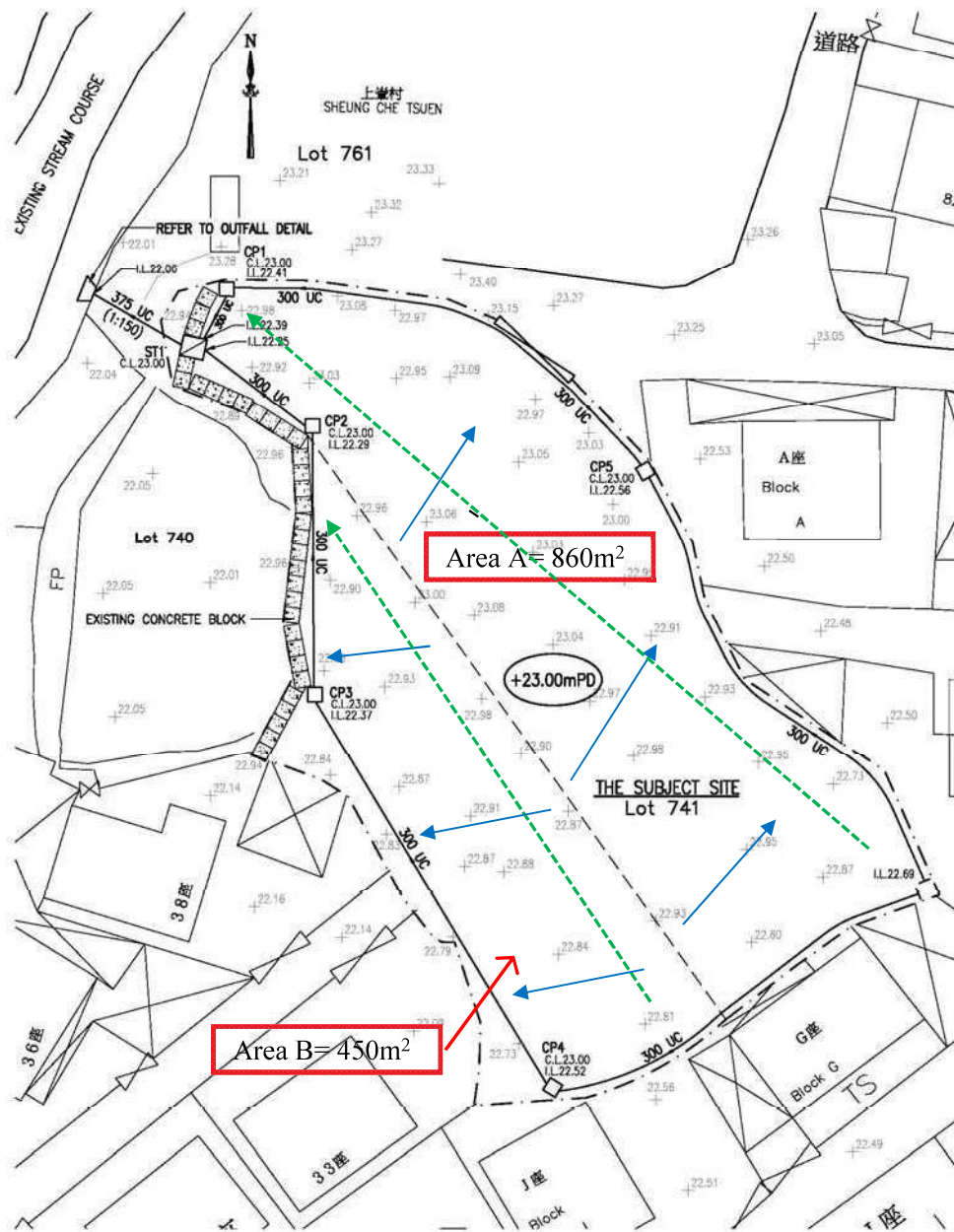
$$Q = KiA/60$$

Eqn. 8.7
Geotechnical
Manual for Slopes

where Q = maximum runoff (litres/min) ,
 K = runoff coefficient ($K = 1.0$) ,
 i = design mean intensity of rainfall (mm/hr) ,
 A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the design of surface channels is shown below :



Plan of Catchment Areas

NTS

3. Checking requirement width by rainwater through between CP5 to ST1

a. Catchment Area A to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Area } A &= 860 \text{ m}^2 \\ L &= 55 \text{ m} \end{aligned}$$

$$\delta h = 23.08 - 22.91 = 0.17 \text{ m}$$

$$H = 0.17 * 100 / 55 = 0.31 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 55 / (0.31^{0.2} \times 860^{0.1}) = 5.116 \text{ min}$$

$$\text{For } t_f, \quad w = 14 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 14 / (3 \times 60) = 0.078 \text{ min}$$

$$t_l = 5.116 + 0.078 = 5.194 \text{ min}$$

$$\text{From rainfall curve, use } t = 5.2 \text{ min}$$

$$\begin{aligned} i_{200} &= 360 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 360 \times 860 / 60 = 5160 \text{ litres/min}$$

$$\text{Drop of channel} = 22.690 - 22.390 = 0.30 \text{ m}$$

$$\text{Gradient} = 0.3 / 14 = 1 \text{ in } 47$$

$$\text{Proposed channel size} = 225 \text{ UC}$$

$$\text{Capacity} = 10400 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.5 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of A.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

4. Checking requirement width by rainwater through between CP4 to ST1

b Catchment Area B to Proposed Drainage (300 UC)

$$\begin{aligned} \text{Total Area} &= 450 \text{ m}^2 \\ L &= 43 \text{ m} \end{aligned}$$

$$\delta h = 23 - 22.87 = 0.13 \text{ m}$$

$$H = 0.13 * 100 / 43 = 0.30 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 43 / (0.3^{0.2} \times 450^{0.1}) = 4.296 \text{ min}$$

$$\text{For } t_p, \quad w = 12 \text{ m}, \quad v = 3 \text{ m/s} \quad (\text{assumed})$$

$$t_{fl} = 12 / (3 \times 60) = 0.067 \text{ min}$$

$$t_l = 4.296 + 0.067 = 4.363 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$\begin{aligned} i_{200} &= 370 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Flow for 200 years return periods,

$$Q_{200} = 1 * 370 \times 450 / 60 = 2775 \text{ litres/min}$$

$$\text{Drop of channel} = 22.520 - 22.290 = 0.23 \text{ m}$$

$$\text{Gradient} = 0.23 / 12 = 1 \text{ in } 53$$

$$\text{Proposed channel size} = 300 \text{ UC}$$

$$\text{Capacity} = 10300 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 2.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 300mm UC is adequate for catchment area of B.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

5. Checking requirement width by rainwater through between ST1 to existing channel

c Catchment Area $A + B$ to Proposed Drainage (375 UC)

$$\text{Area A} = 860 \text{ m}^2$$

$$\text{Area B} = 450 \text{ m}^2$$

$$\text{Total Area} = 1310 \text{ m}^2$$

$$t_{\text{total}} = 4.400 \text{ min}$$

$$\text{For } t_f, w = 6.5 \text{ m, } v = 3 \text{ m/s (assumed)}$$

$$t_{f1} = 6.5 / (3 \times 60) = 0.036 \text{ min}$$

$$t_{\text{total}} = 4.4 + 0.036 = 4.436 \text{ min}$$

$$\text{From rainfall curve, use } t = 4.4 \text{ min}$$

$$i_{200} = 370 \text{ mm/hr}$$

$$K = 1$$

Flow for 200 years return periods,

$$Q_{200} = 1 \times 370 \times 1310 / 60 = 8078 \text{ litres/min}$$

$$\text{Drop of channel} = 22.250 - 22.060 = 0.19 \text{ m}$$

$$\text{Gradient} = 0.19 / 6.5 = 1 \text{ in } 35$$

$$\text{Proposed channel size} = 375 \text{ UC}$$

$$\text{Capacity} = 25000 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\text{max}} = 3.4 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 375mm UC is adequate for catchment area of the application site.

Fig. 1, TGN 30

Fig. 8.7
Geotechnical
Manual for Slopes

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

**GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design**

Issue No.: 1 Revision: - Date: 21.3.2011 Page: 3 of 4

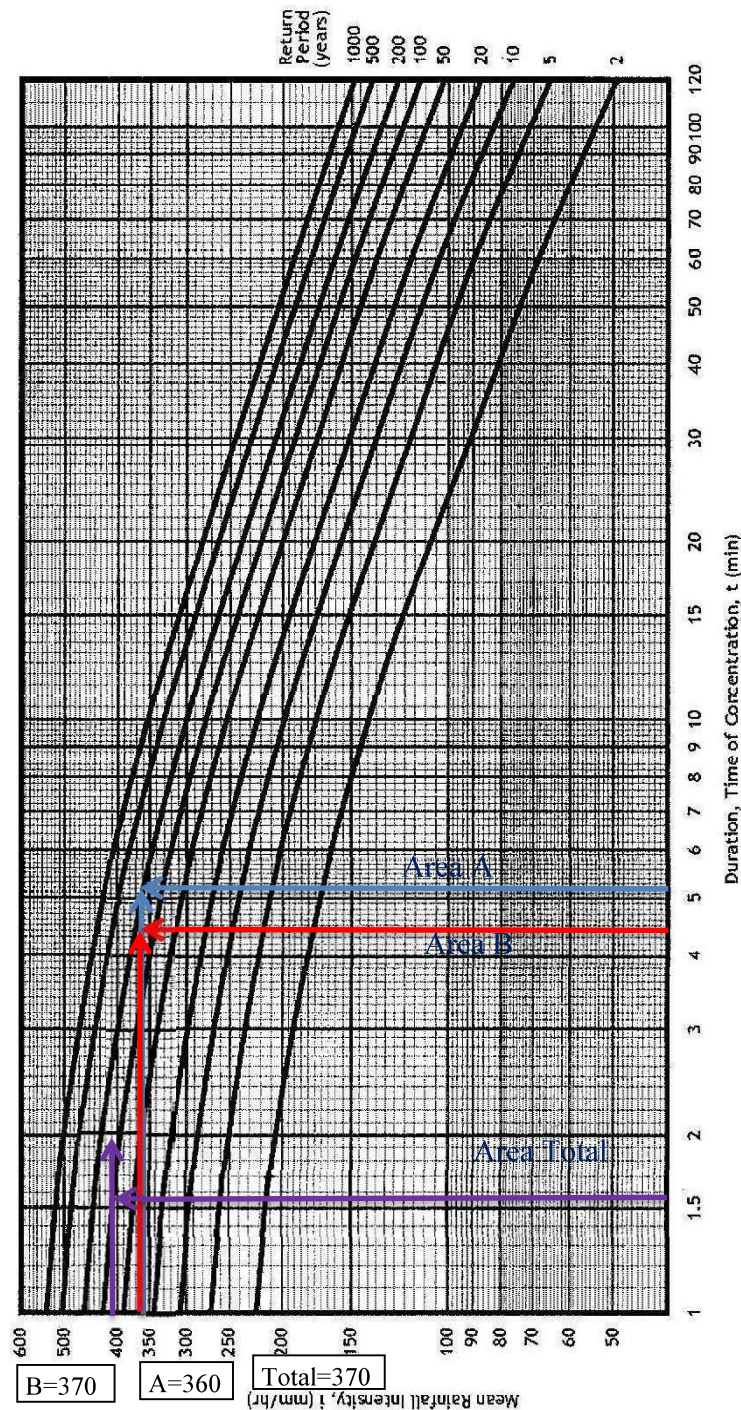


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

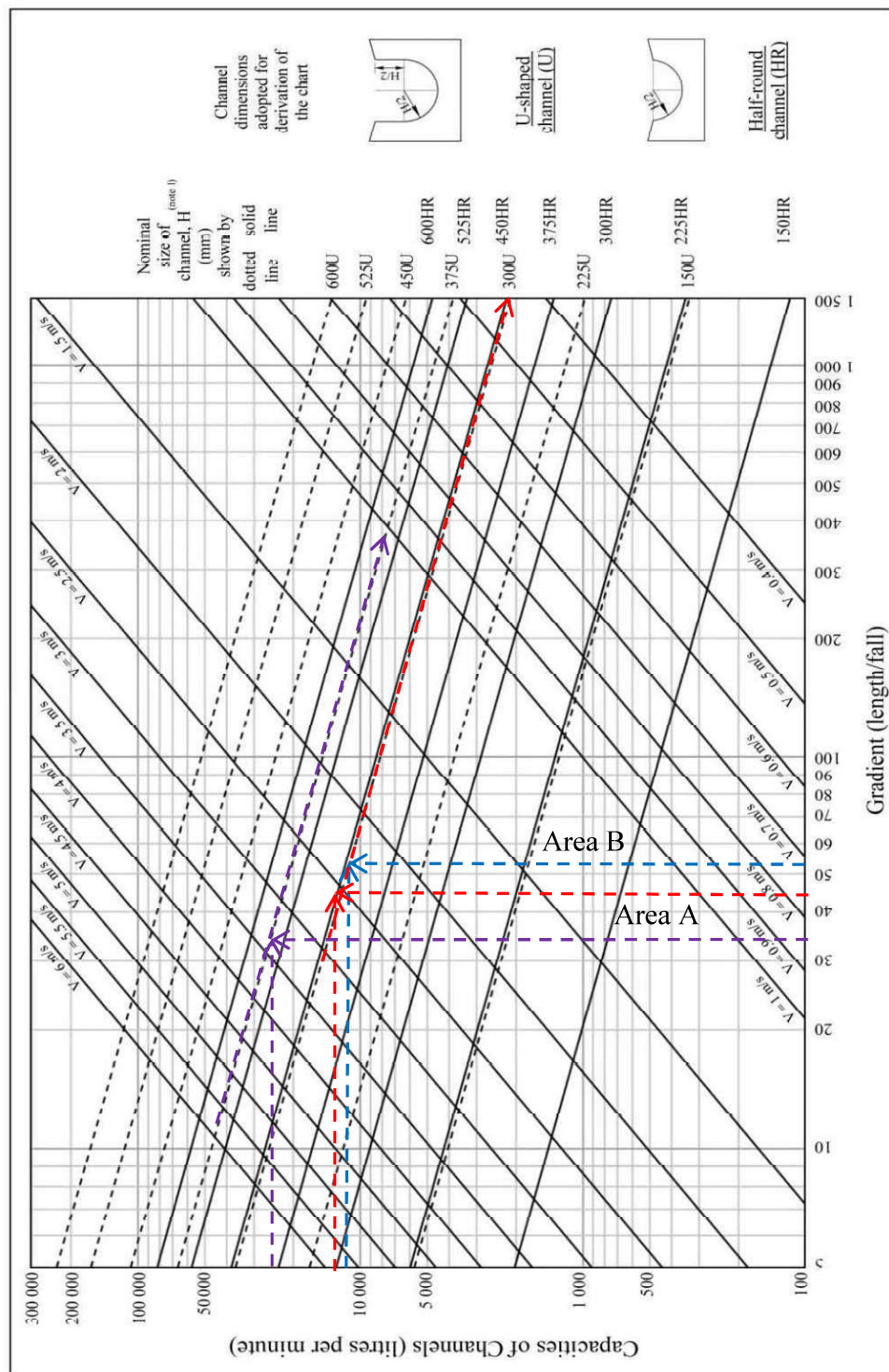
Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

**Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region**

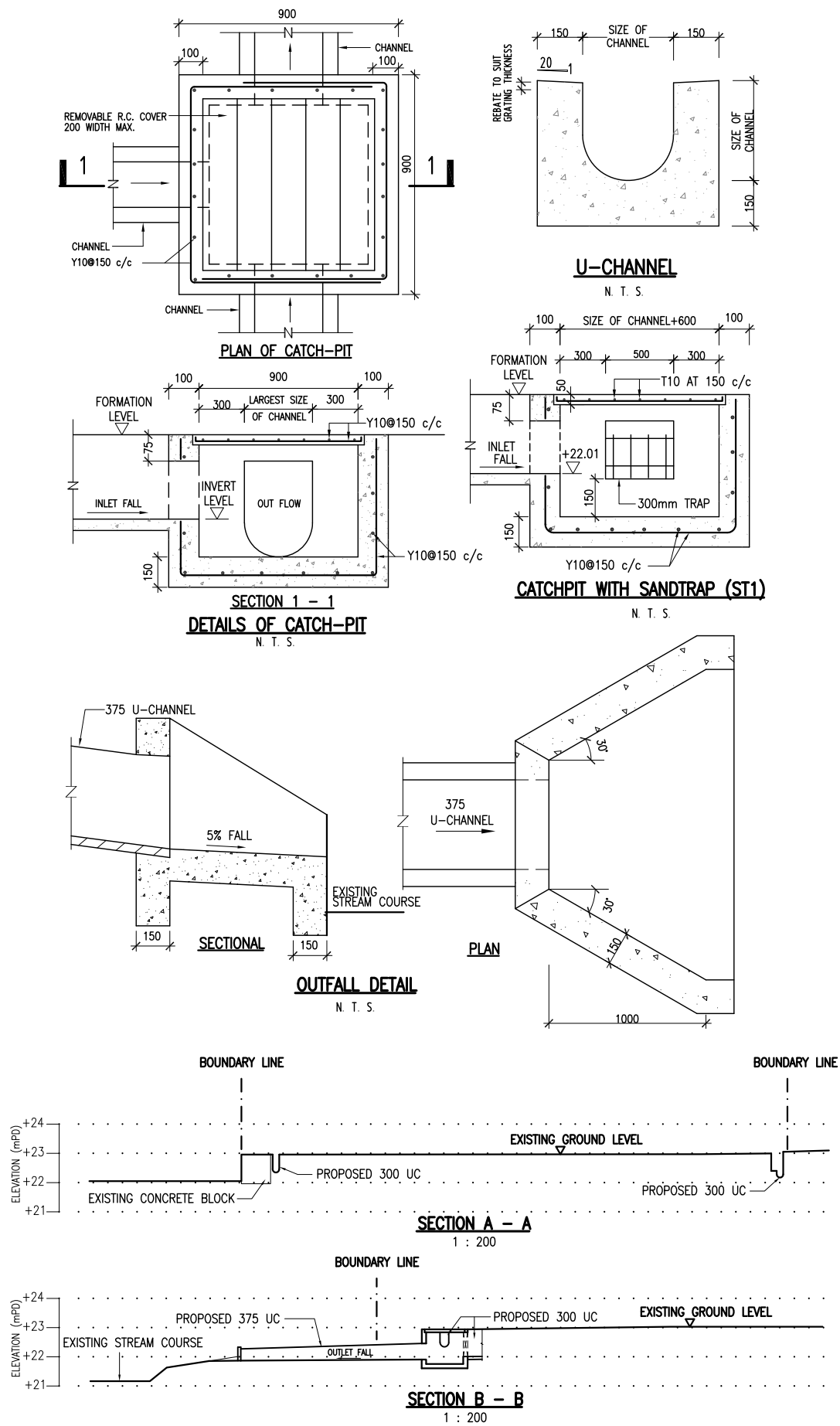
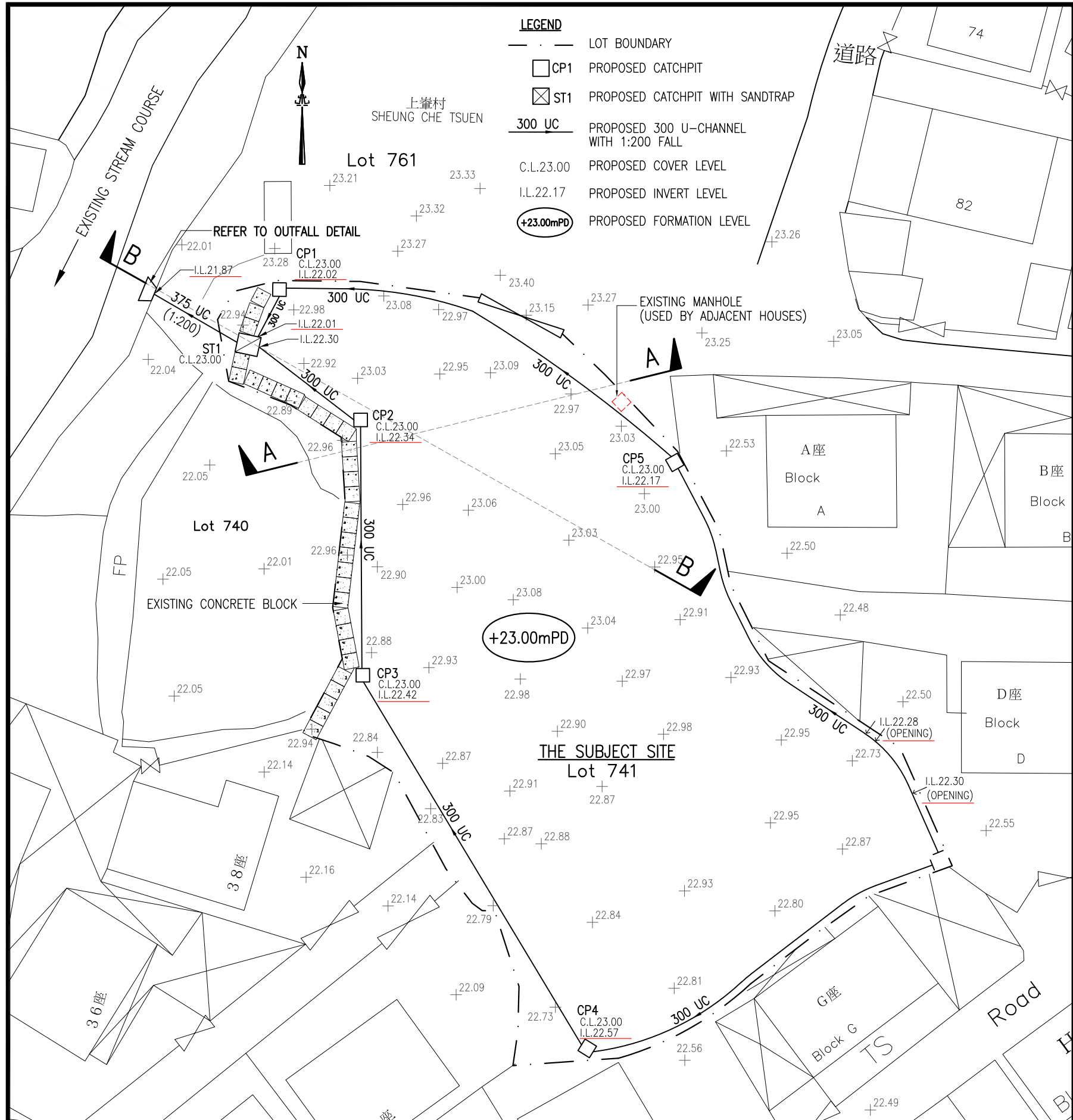
**GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**


Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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				<p>SCALE</p> <p>1 : 300</p>	<p>JOB NO.</p> <p>LD/ -</p>	
				<p>CAD / FILE</p> <p>LD-L741-D01(F)</p>	<p>DWG NO.</p> <p>LD/L741/D01(F)</p>	

Previous Application involving the Site

Approved Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/1003	Proposed Temporary Private Vehicle Park and Filling of Land for a Period of 3 Years and Filling of Land	24.5.2024 (Revoked on 24.11.2025)

**Similar Applications within the “Village Type Development” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/872	Proposed Temporary Private Car Park for a Period of 3 Years	16.4.2021
2.	A/YL-PH/931	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	11.11.2022
3.	A/YL-PH/996	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	19.4.2024 (Revoked on 19.1.2026)
4.	A/YL-PH/997	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	19.4.2024 (Revoked on 19.1.2026)

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 741 in D.D. 111 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;
- there is no Small House application approved or under processing within the Site; and
- advisory comments are at **Appendix V**.

2. Traffic

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

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

4. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage facilities for the development should be

included in the planning permission.

5. Fire Safety

Comments of the Director of Fire Services:

- no specific comment on the application;
- the submitted fire service installations proposal is considered acceptable; and
- as temporary open carpark would pose an acceptable fire risk level with minimal risk in openground environments, provision of fire service installations is not required.

6. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within an area zoned “Village Type Development” which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed use is anticipated.

7. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

8. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) should the applicants fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Fan Kam Road including the local track; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicants shall follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicants shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ including completion of percolation test and certification by Authorized Person;

- (iii) the applicants shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicants shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that one structure and associated filling of land are proposed in the application. 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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO) (Cap. 123). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) 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;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings 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 the building plan submission stage.