

此文件在 \_\_\_\_\_ 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的資料。

The \_\_\_\_\_ is received on 2025 -12- 2 日  
The \_\_\_\_\_ Board will formally acknowledge  
the \_\_\_\_\_ 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](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](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

2502938 22/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-PH/1100
	Date Received 收到日期	2025-12-29

- 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)

CHIEF FORCE LIMITED 志科有限公司

### 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)

### 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)	新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031, 1046 S.B RP, 1052(部份), 1053(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 ..... 2340 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... 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	S/YL-PH/11
(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	臨時公眾停車場(貨櫃車除外)  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 28/11/2025 (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 11/12/2025 (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）

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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

擬議臨時公眾停車場(貨櫃車除外)和相關填土工程(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	2340	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A	.....	
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	N/A	.....sq.m	<input type="checkbox"/> 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)

N/A

## 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	53	.....
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，全天24小時，公眾假期照常開放。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>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)) 粉錦公路經鄉村道路進入。</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2340 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.1 m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>..... .....</p>	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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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>



**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



鄭嘉翔

 Applicant 申請人 /  Authorised Agent 獲授權代理人

文員

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

志科有限公司

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

Date 日期

17/12/2023

(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	新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031, 1046 S.B RP, 1052(部份), 1053(部份)		
Site area 地盤面積	2340	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11		
Zoning 地帶	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 type="checkbox"/> Year(s) 年 <u>3</u> <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	擬議臨時公眾停車場(貨櫃車除外)和相關填土工程(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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(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		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		%	<input 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		53
	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) _____ _____		53
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**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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"/>
填土範圍圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則，場地接駁圖則。		
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 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"/>
<hr/>		
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。

# 附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031，1046 S.B RP，1052(部份)，1053(部份)，進行規劃申請。

地帶： 「鄉村式發展」

用途： 「擬議臨時公眾停車場(貨櫃車除外)和相關填土工程(為期 3 年)」

場地面積： 「約 2340 平方米」

## 行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉下輦丈量約份 DD111 LOT NO. 1031，1046 S.B RP，1052(部份)，1053(部份)，八鄉分區計劃大綱核准圖編號：S/YL-PH/11，「鄉村式發展」地帶內申請作為「擬議臨時公眾停車場(貨櫃車除外)和相關填土工程(為期 3 年)」用途。

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

申請地點中所停泊的車輛預計大多數是屬於下輦居民擁有，並不會對現時申請地點附近地區的車輛數目構成增多或減少。申請地點可以為附近屋宇中上層住戶、附近下輦村村民、訪客提供停車位，加上下輦村中符合政府規範的公眾停車場數目不足，近年下輦村落人口又不斷增加，為減少附近地區的車輛違泊情況，符合規範的公眾停車場有其增加的必要性。

申請地點內不會進行拆卸、保養、修理、清潔、噴漆或其他工場活動。申請地點只為臨時性質，不會取代該區作「鄉村式發展」用途的永久規劃意向。

是次申請是規劃許可編號A/YL-PH/996的重新申請，由於規劃許可編號A/YL-PH/996期間申請地點依照已獲批的排水建議附帶條件進行工程時，被鄰近居民和村民提出強烈意見，不容許申請人在某些位置進行排水設施建造工程，在經過多番商討無果後，申請人無奈對相關已獲批的排水設施建議部份範圍進行技術性調整，在獲得部門批准時已未克可以在規定期限內完成相關排水設施建造，因此無奈需要進行重新申請。

申請地點中的車位數目和運作模式和上次規劃許可編號A/YL-PH/996一樣，沒有任何改變。

倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱。在前次規劃許可編號A/YL-PH/996時，申請人已履行了大部份的附帶條件，因此希望貴署可以酌情處理是次申請。

詳情請參閱以下已履行的附帶條件通知信。

## 規劃署

粉嶺、上水及元朗東規劃處  
新界荃青青山公路388號  
中環大廈22樓2202室



## Planning Department

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

電郵函件

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

(經辦人：鄭嘉翔)

先生／女士：

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

### 履行規劃許可附帶條件(c)項 – 提交排水建議

本處收到你於二零二五年八月十九日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- 接受。因此，你已經履行上述附帶條件。部門詳細意見請見附件。
- 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附件。

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

規劃署  
粉嶺、上水及元朗東規劃專員

( 盧玉敏



)

二零二五年十月二十七日



規劃署35周年  
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇  
Planning a Future of Boundless Opportunities

# 規 劃 署

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



# Planning Department

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

來函檔號 Your Reference :

本署檔號 Our Reference : TPB/A/YL-PH/996

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

電郵函件

(經辦人: 鄭嘉翔先生)

先生/女士 :

## 履行規劃許可附帶條件 (f) 項 - 落實消防裝置建議

為批給在劃為「鄉村式發展」地帶的元朗八鄉  
下輦七星崗第 111 約地段第 1031 號、第 1046 號 B 分段餘段、  
第 1052 號 (部分) 及第 1053 號 (部分)  
臨時公眾停車場 (貨櫃車除外) (為期三年), 以及進行填土工程  
(規劃申請編號: A/YL-PH/996)

本處收到你於二零二四年五月二十一所提交的資料, 以履行上述規劃許可附帶條件。就你提交的資料, 本處已諮詢有關部門, 有關意見如下:

- 接受。因此, 你已經履行上述附帶條件。
- 接受。由於上述附帶條件要求提交及落實建議, 因此, 你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- 不接受。因此, 上述附帶條件未能被視作已履行。

如你對題述附帶條件有疑問, 請直接聯絡消防處

規劃署

粉嶺、上水及元朗東規劃專員

( 吳劍偉



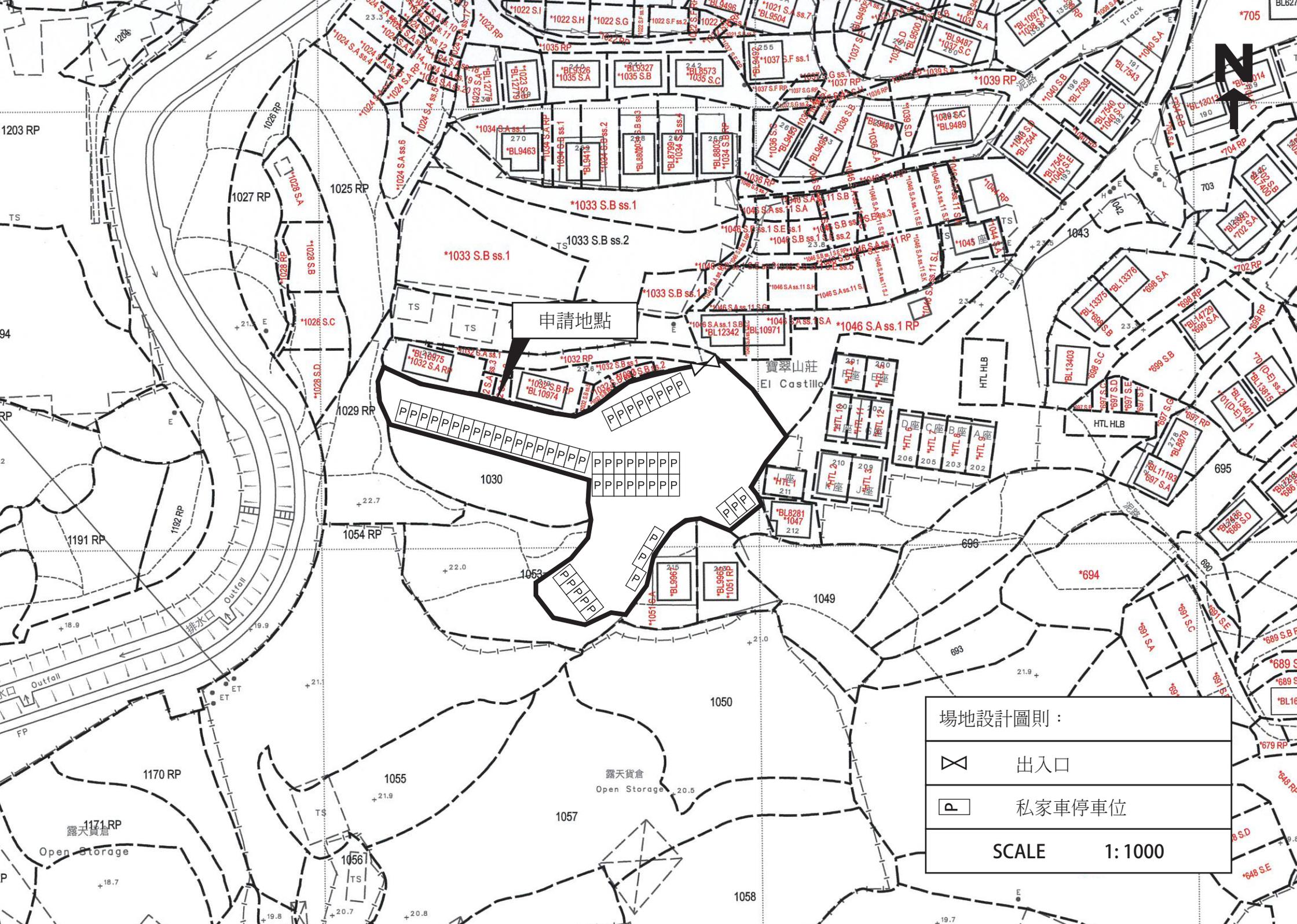
)

二零二四年七月九日

## 場地設計

1. 申請地點用途的臨時公眾停車場(貨櫃車除外)，主要的服務對象是申請地點附近居住的村民，申請地點附近有小型屋宇群落，有明確的行車通道，申請用途亦和附近環境互融，不會對附近環境和居民造成負面影響，不會對附近治安和居民個人安全構成負面影響。
2. 申請地點內設有私家車停車位53個，每個車位長約5米，闊約2.5米。
3. 申請地點的停車位只會停泊私家車或重量不超過5.5噸的車輛，不會停泊貨櫃車。
4. 申請地點只提供代步車輛進行停泊，不會提供電動車充電設施。
5. 申請地點開放時間為星期一至星期日，全天24小時，公眾假期照常開放。
6. 申請地點會進行填土，填土厚度約0.1米，填土材料為瀝青，場地內不涉及挖土，場地內的香港主水平基准將會由+22.70mPD 增加至+22.80mPD。

詳情請參閱以下圖則。



申請地點

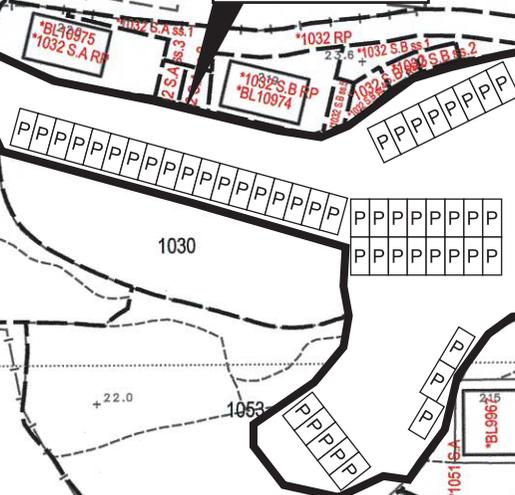
寶翠山莊  
El Castilla

露天貨倉  
Open Storage

露天貨倉  
Open Storage

場地設計圖則：

	出入口
	私家車停車位
SCALE 1: 1000	



1030

1050

1057

1058

1027 RP

1025 RP

1029 RP

1054 RP

1055

1056

1170 RP

1191 RP

1192 RP

1171 RP

1027 RP

1025 RP

1029 RP

1054 RP

1055

1056

1170 RP

1191 RP

1192 RP

1171 RP

1027 RP

1025 RP

1029 RP

1054 RP

1055

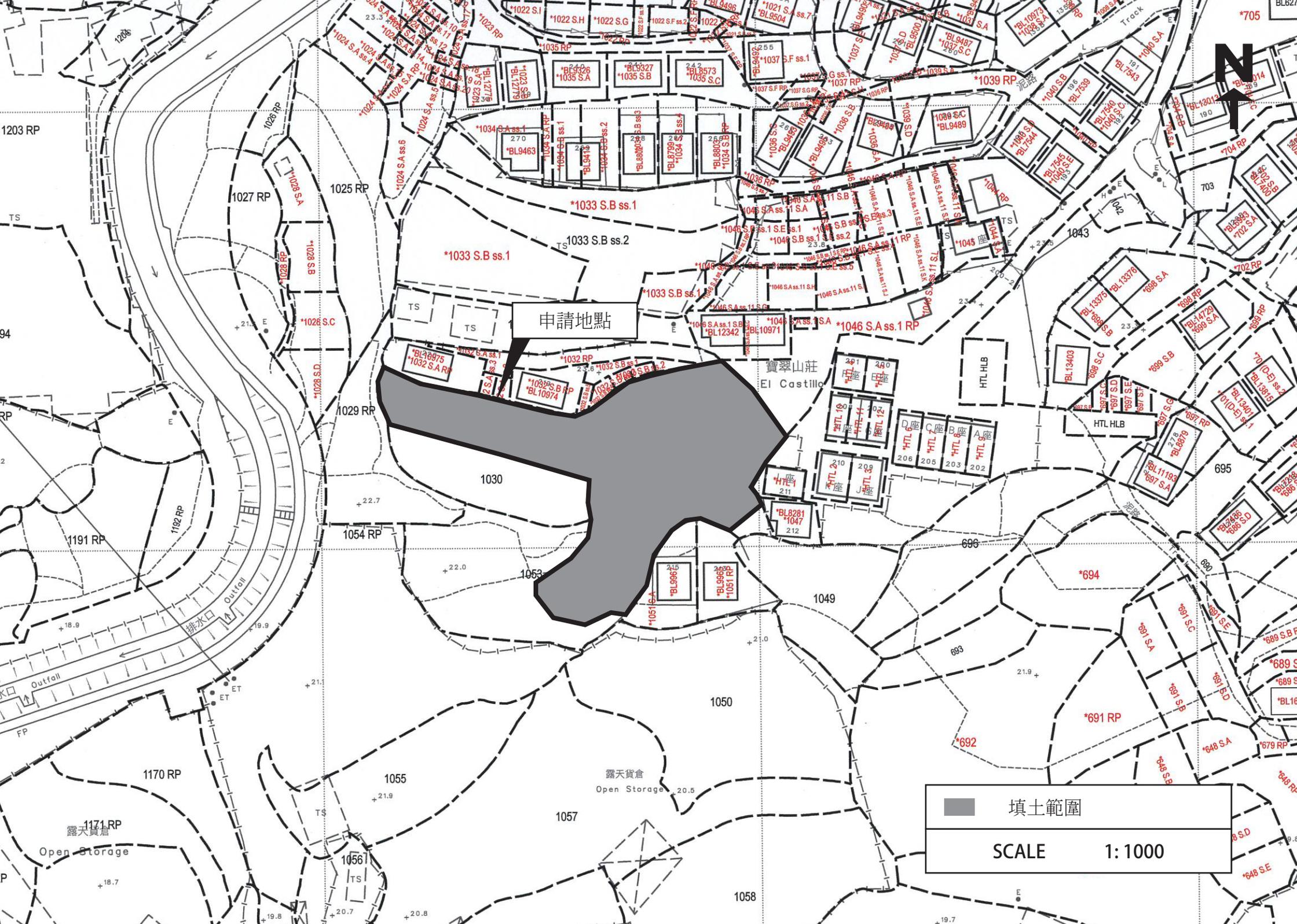
1056

1170 RP

1191 RP

1192 RP

1171 RP



## 渠務排水

申請人會依照前次規劃許可編號 A/YL-PH/996 已獲批的排水建議，為申請地點設置適合的渠務排水設施。

詳細請參閱以下圖則。

## **Drainage Proposal**

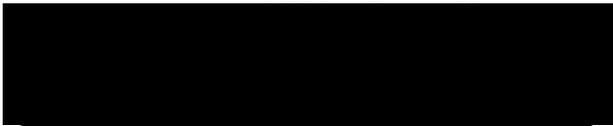
**in compliance with the Planning Approval Condition (e) of the  
Planning Application No. A/YL-PH/996  
for Proposed Temporary Public Vehicle Park (Excluding Container  
Vehicle) for a Period of 3 Years and Filling of Land in “Village Type  
Development” Zone at Lots 1031, 1046 S.B RP, 1052 (Part) and 1053  
(Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long, New Territories  
(HT24057A)**

## **Drainage Proposal Report**

**January 2025**

Prepared & Approved by:	LEE Kwok Cheung <i>RPE (Civil)</i>
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**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED



**Responses to Comments from Government Departments on Planning Application No. A/YL-PH/996 (refer to Planning Department letter of 2 January, 2025)**

COMMENTS	RESPONSES
<i>Drainage Service Department (DSD)</i>	<i>Applicant</i>
(1) The applicant is reminded to refer to the Stormwater Drainage Manual Corrigendum No. 1/2024 (26 March 2024) for the design calculations.	The design calculations are updated accordingly in this resubmission.
(2) Storm constants adopted for calculation should refer to the return period of Hong Kong Observatory headquarters.	The adopted Storm Constants are amended accordingly.
(3) The applicant is required to provide breakdown for calculation of time of concentration “t <sub>c</sub> ” and include column for “t <sub>r</sub> ” in assessment table.	Added accordingly.
(4) The applicant is required to consider to replace the proposed 150 u-channel from point A to CP1 by a 225 u-channel.	Amended accordingly.
(5) The C.L. of channels/catchpits should be indicated in Figure 2.	Added accordingly.
(6) The C.L., I.L. and B.L. at discharge point should be shown in Figure 4.	Added accordingly.

<p>(7) The applicant is required to ensure that the overland flow from the adjacent lands will not be affected by the proposed site and the proposed 750 u-channel.</p>	<p>Noted, agreed and will strictly follow.</p>
<p>(8) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek the Land 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.</p>	<p>Noted, agreed and will strictly follow.</p>
<p>(9) The applicant should submit form HBP1 to the Mainland North Division (新界北渠務部) for application of technical audit for any proposed connection to the Drainage Services Department's drainage facilities.</p>	<p>Noted, agreed and will strictly follow.</p>

## **CONTENT**

1. Introduction
2. General Site Description and the Proposed Development
3. Existing Drainage System of the Area
4. Proposed Drainage Works
5. Hydraulic Calculation
6. Conclusion

### **FIGURE**

- |                 |   |
|-----------------|---|
| <b>Figure 1</b> | <b>Site Location Plan</b>                       |
| <b>Figure 2</b> | <b>Proposed Stormwater Drainage Layout Plan</b> |
| <b>Figure 3</b> | <b>Site Cross Sections</b>                      |
| <b>Figure 4</b> | <b>Details of Proposed Outfall</b>              |

- |                 |   |
|-----------------|---|
| <b>APPENDIX</b> | <b>Assessment of Hydraulic Capacities of the Proposed Drainage System</b> |
|-----------------|---|

## 1. Introduction

1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Drainage Proposal Report in compliance with the planning approval condition (e) of the Planning Application No. A/YL-PH/996 for Proposed Temporary Public Vehicle Park Excluding Container Vehicle (“the proposed development”) for a Period of 3 Years and Filling of Land in “Village Type Development” Zone at Lots 1031, 1046 S.B RP, 1052 (Part) and 1053 (Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long, New Territories (the ‘subject site’).

1.2 The objectives of this report are to:-

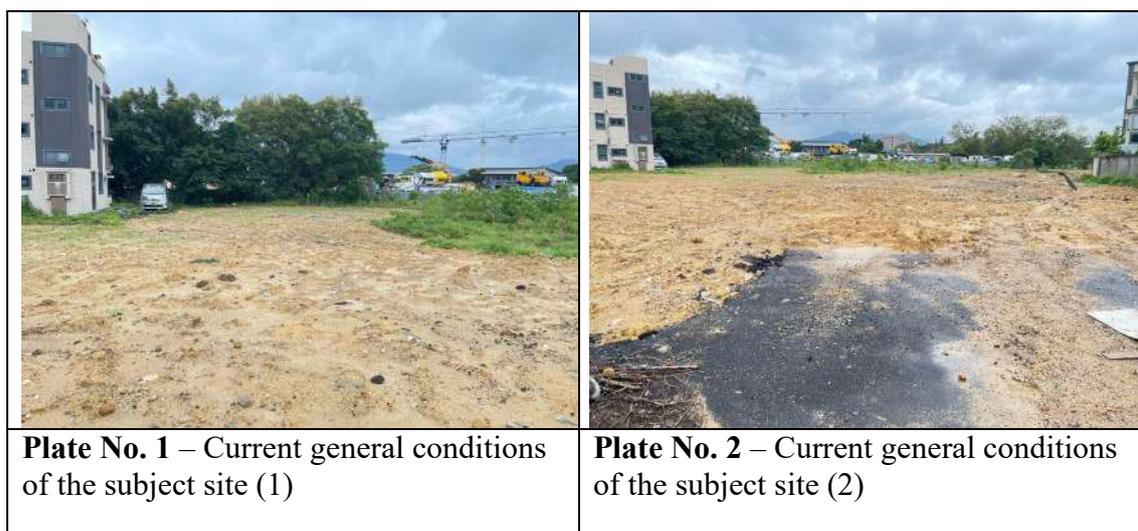
- indicate any changes/increase in drainage characteristics due to the proposed development;
- assess any potential drainage impacts of the existing/planned drainage facilities nearby due to the proposed development; and
- propose mitigation measures and drainage improvement work, if necessary, to minimize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

1.3 The scope of this report includes:-

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

## 2. General Site Description and the Proposed Development

2.1 The subject site is located in Lots 1031, 1046 S.B RP, 1052 (Part) and 1053 (Part) in D.D. 111, Ha Che, Pat Heung, Yuen Long, New Territories, and is about 370m to the northwest of Fan Kam Road. It is situated within “Village Type Development” zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. The subject site area is about 2,340m<sup>2</sup>. It is currently a piece of vacant generally bare flat land (refer to **Plate Nos. 1** and **2** of which the locations of photo taken refer to **Figure 2**). A Site Location Plan is shown in **Figure 1**.



- 2.2 The proposed development at the subject site is for temporary public vehicle park (excluding container vehicle) for a period of 3 years. No structure nor building will be constructed. Total 53 nos. of private car parking spaces will be provided. The subject site will be covered with asphalt of about 100mm thick after regularization of minor filling of land for the whole subject site.

### 3. Existing Drainage System of the Area

- 3.1 The subject site is irregular shaped with existing average ground level at about +22.8mPD which is also the proposed finished ground level of the proposed development. The existing ground levels of the subject site generally slope downward from the east to its west. The subject site is bounded by different developments/fence walls at the east, south and north sides in general (refer to **Plate Nos. 3 and 4**). There is an existing public 5.5m wide trapezoidal open channel at about 30m to the west of the subject site (refer to **Plate No. 5**). At present, there is no channel/drainage provision within the subject site, surface runoff on the subject site would flow toward the afore-mentioned 5.5m wide trapezoidal open channel in the form of overland flow.

	
<p><b>Plate No. 3</b> – Existing adjacent developments/fence walls at the east and south sides of the subject site</p>	<p><b>Plate No. 4</b> – Existing adjacent developments/fence walls at the north sides of the subject site</p>
	<p>[BLANK]</p>
<p><b>Plate No. 5</b> – Existing public 5.5m wide trapezoidal open channel at about 30m to the west of the subject site</p>	

#### 4. Proposed Drainage Works

- 4.1 Levels of the subject site will be maintained similar to those of the existing ground levels. Ground surfaces of the subject site would be generally paved with asphalt of about 100mm thick to avoid potential nuisance caused by dust.
- 4.2 Peripheral channels will be provided within the subject site boundary to intercept all overland flow crossing the boundary. Where fence wall / hoarding is required, the fence wall will be constructed with at least 100x100mm square openings at the bottom at 3m centre to centre in order to allow potential overland flow from the surroundings. The peripheral channels will discharge into a terminal catchpit with trap (refer to CEDD Standard Drawing Nos. C2406/1 and C2406/2A) on the west side of the subject site.

- 4.3 Flow inside the terminal catchpit with trap will be conveyed directly to the existing public 5.5m wide trapezoidal open channel at about 30m to the west of the subject site.
- 4.4 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots and relevant authorities prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments.
- 4.5 Proposed Stormwater Drainage Layout Plan and Site Cross Sections is shown in **Figure 2** and **3** respectively. Details of Proposed Outfall at the existing watercourse is shown in **Figure 4**.
- 4.6 Details of proposed drainage provisions shall follow relevant details shown in Government departments' Standard Drawings as follows:

Proposed Drainage Provisions	Standard Drawings	Drawing No. & Title
Catchpit with trap	CEDD Standard Drawings	C2406/1 and C2406/2A – Catchpit with trap
Catchpit		C2405/1 to /5 – Standard Catchpit Details
U-channel		C2409I – Details of Half-round and U-channels

## 5. Hydraulic Calculation

- 5.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum Nos. 1/2022, 1/2024 and 2/2024 issued by DSD. Design Return Period of 50 years (recommended for 'Village Drainage' in SDM) is being adopted.
- 5.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3a - Storm Constants for different return periods of HKO Headquarters from SDM, the rainfall profiles are derived based on the following equation:

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

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

**Table : Storm Constants**

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

A 16.0% rainfall increase is adopted in the hydraulic calculation to cater for effects due to climate change in accordance with the table 28 with projection to End of 21st Century (it is very conservative, as the subject application is only for 3 years) as stipulated in the item (e) and (k) of the SDM - Corrigendum No. 1/2022. Besides, taking into consideration of design allowance in End of 21st Century, a further 12.1% rainfall increase is incorporated into the hydraulic assessment.

- 5.3 Hydraulic assessment is enclosed in the **Appendix**. 10% reduction in flow area has been incorporated to cater for potential deposition of sediment in stormwater channels and pipes as recommended in the SDM.
- 5.4 The proposed drainage is designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface runoff without causing any adverse drainage impacts on the subject site and its surroundings.
- 5.5 Since all drainage would have sufficient spare capacity, no water backup will occur at the upstream under rainstorms of 50-year (or lower) return periods.

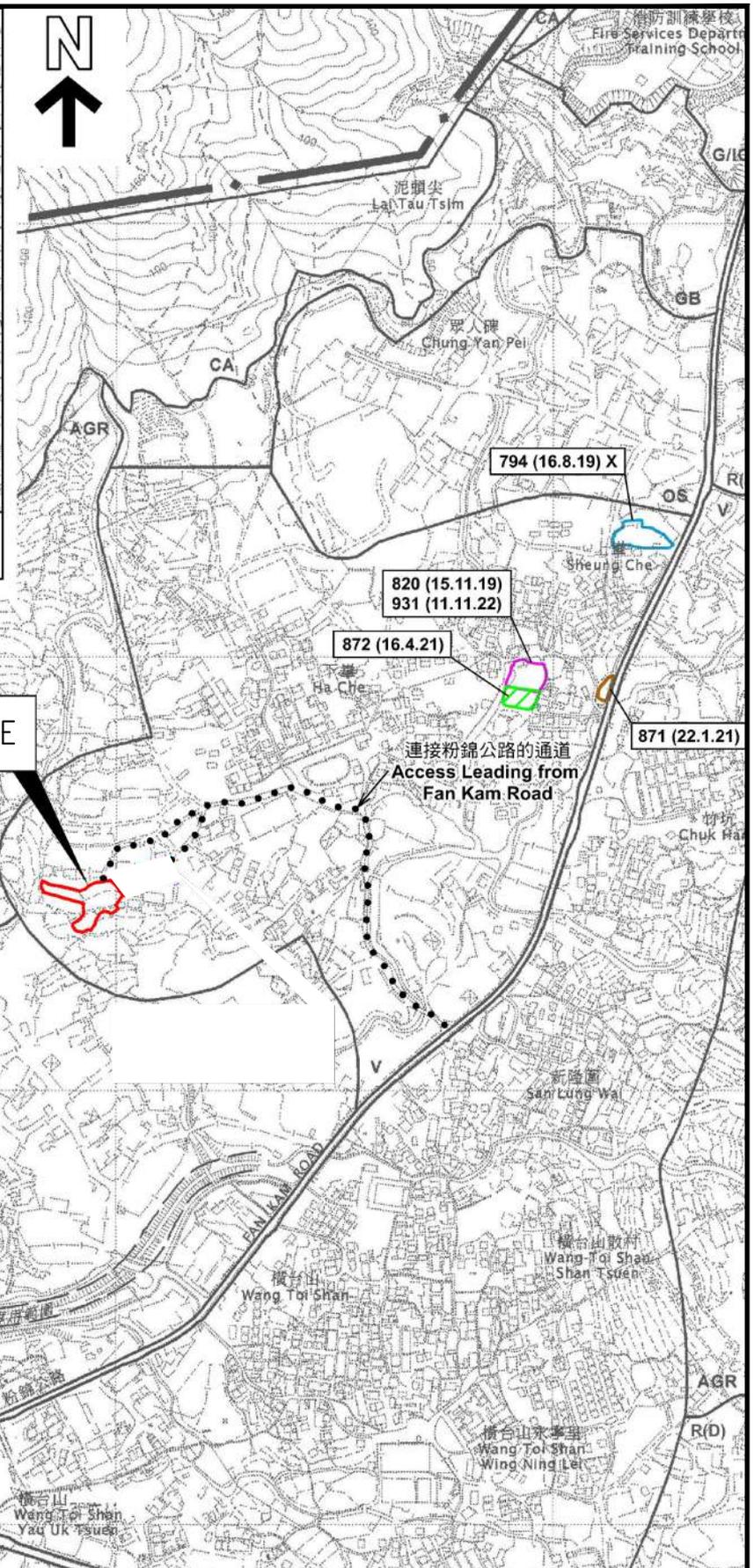
## 6. Conclusion

- 6.1 The subject site will be for Proposed Temporary Public Vehicle Park Excluding Container Vehicle for a Period of 3 Years and Filling of Land. The existing ground level would be close to the proposed finished ground level such that only minor land filling at the subject site might be required.

- 6.2 Peripheral U-channels will be constructed along the subject site boundary to avoid surface runoff running across the subject site boundary from both sides. The flow inside the channels will be conveyed into a proposed terminal catchpit with trap of the proposed development. Flow inside the terminal catchpit with trap will be conveyed directly to an existing public 5.5m wide trapezoidal open channel at about 30m to the west of the subject site.
- 6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots and relevant authorities prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments.
- 6.4 In conclusion, the subject proposed development would not cause any adverse drainage impacts onto the area.



要覽圖 KEY PLAN  
SCALE 1 : 50 000 比例尺



圖例 LEGEND

- 243 (17.7.22) 獲批准的申請 APPROVED APPLICATION
- 244 (17.7.22) 被拒絕的申請 REJECTED APPLICATION
- 72 (10.9.22) X 已撤銷 REVOKED
- 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PROJECT

PLANNING APPLICATION NO. A/YL-PH/996 FOR PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR A PERIOD OF THREE YEARS

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

TITLE

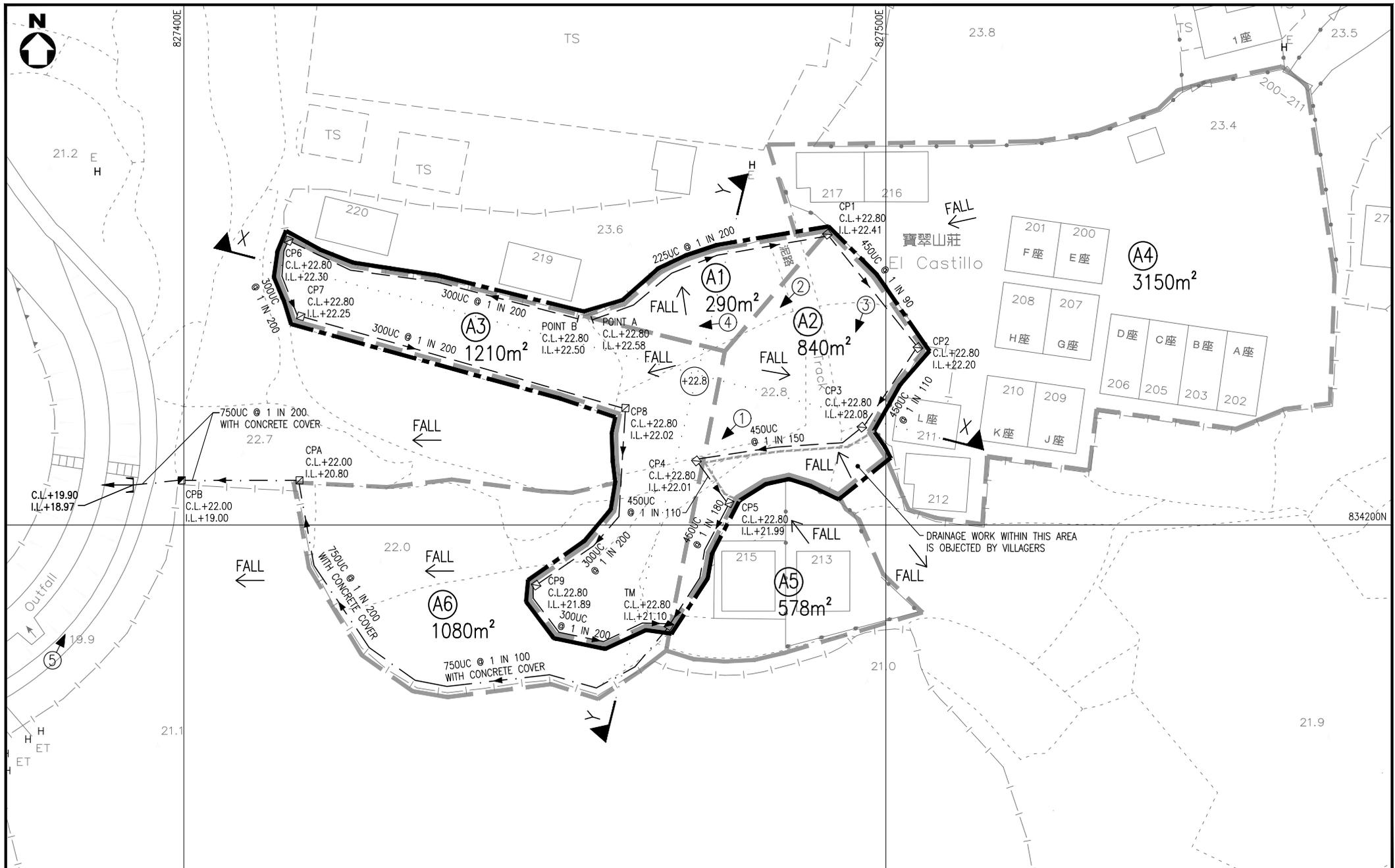
SITE LOCATION PLAN

SCALE

1 : 7500 - A4

DRAWING No.

FIGURE 1



**LEGEND:**

- +22.8 PROPOSED FINISHED GROUND LEVEL
- CATCHMENT BOUNDARY
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT WITH TRAP
- PROPOSED OUTFALL
- N LOCATION OF PHOTO TAKEN

**PROJECT**

PLANNING APPLICATION NO. A/YL-PH/996 FOR PROPOSED  
TEMPORARY PUBLIC VEHICLE PARK FOR A PERIOD OF THREE YEARS

**TITLE**

PROPOSED STORMWATER DRAINAGE LAYOUT PLAN

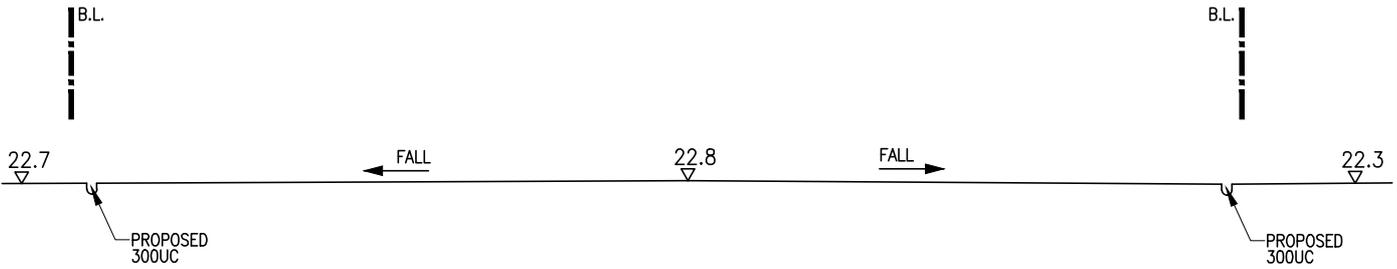
何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

**SCALE**

1 : 500 - A3

**DRAWING No.**

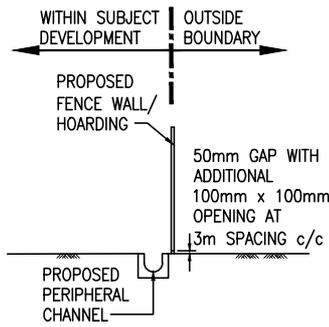
FIGURE 2



SECTION X-X



SECTION Y-Y



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

TITLE

SITE CROSS SECTIONS

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

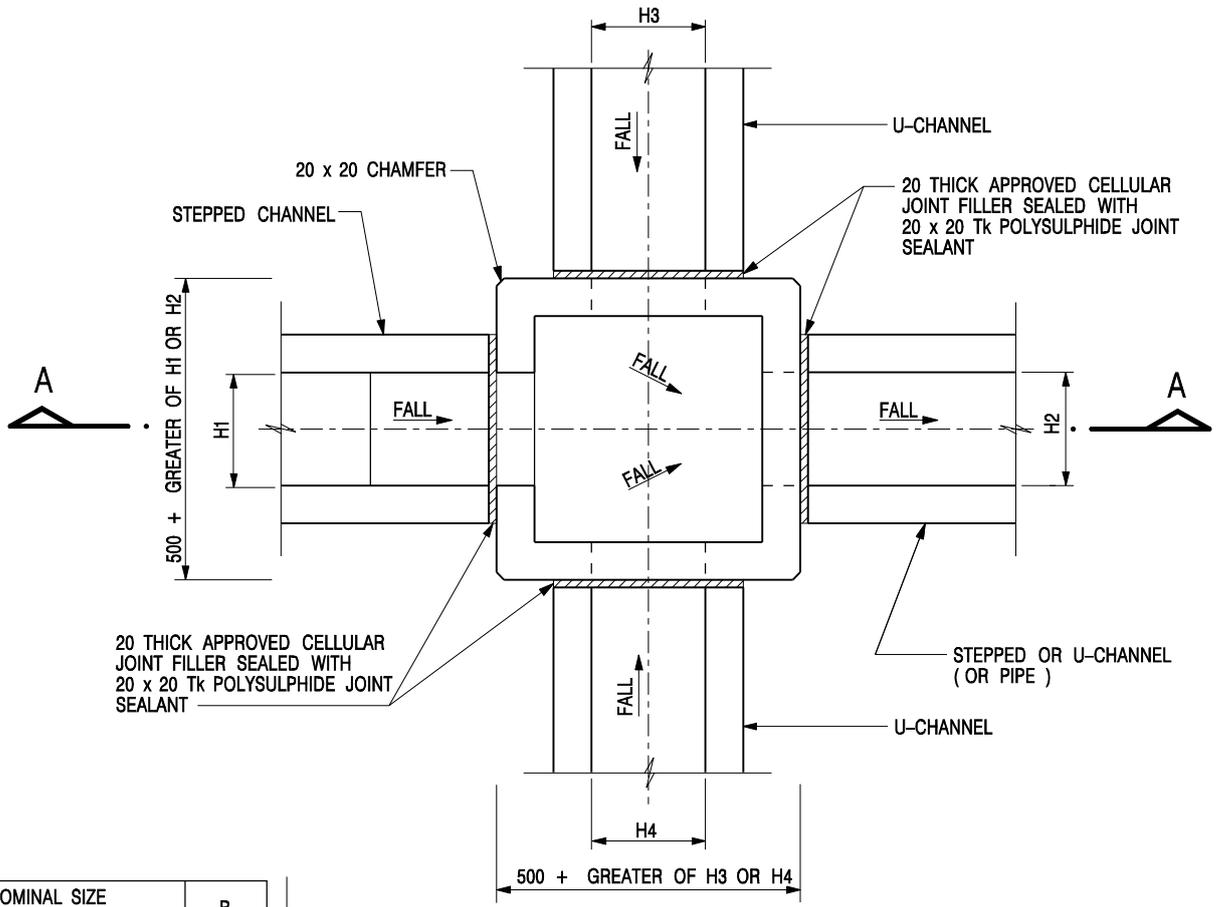
SCALE

1 : 500 - A4

DRAWING No.

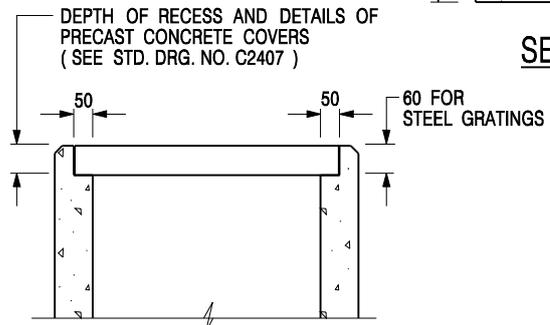
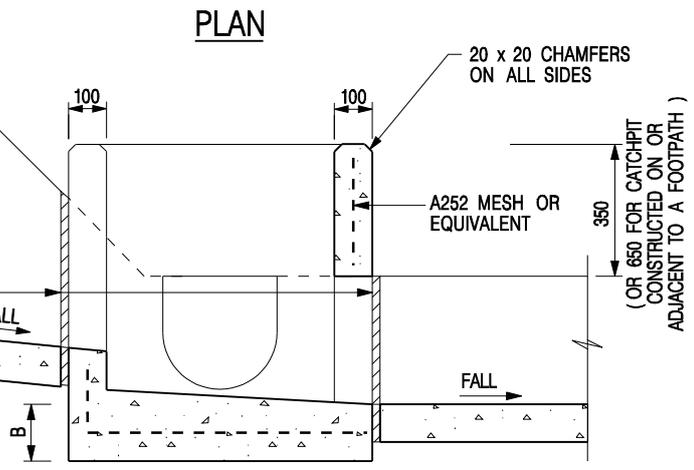
FIGURE 3





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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

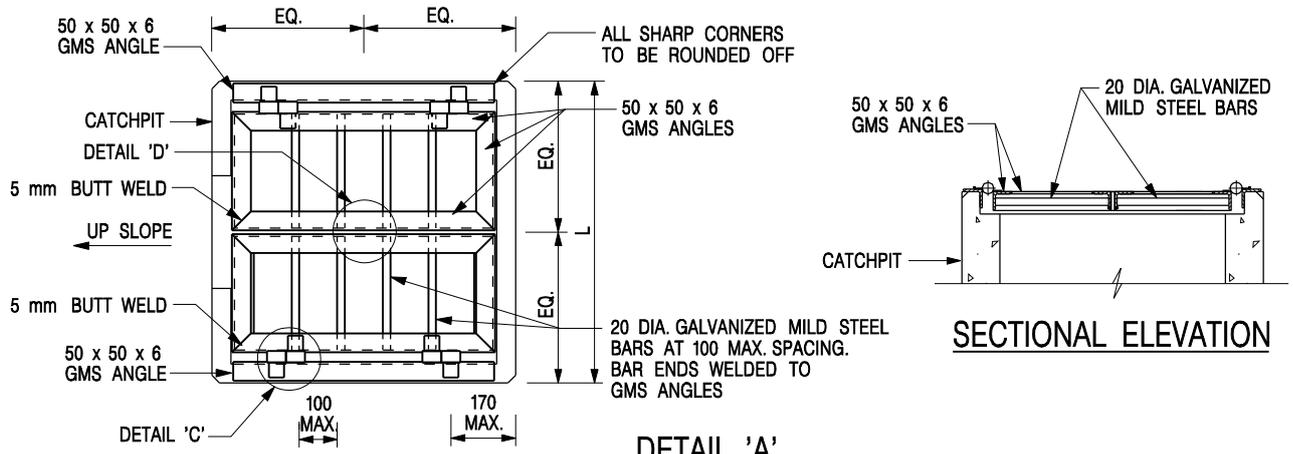


- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 5 FOR OTHER NOTES.

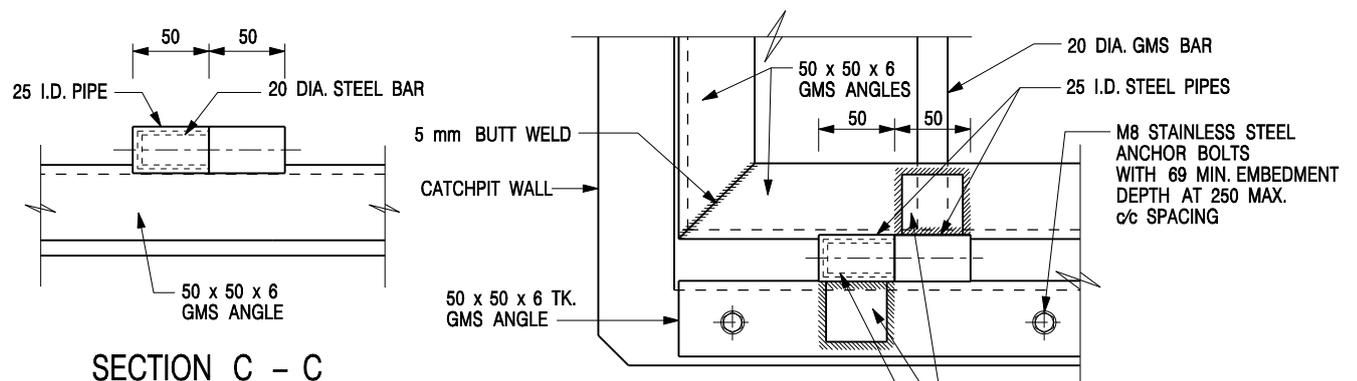
**ALTERNATIVE TOP SECTION FOR  
PRECAST CONCRETE COVERS / GRATINGS**

**STANDARD CATCHPIT DETAILS  
(SHEET 1 OF 5)**

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE 1 : 20</b> <b>DATE JAN 1991</b>	

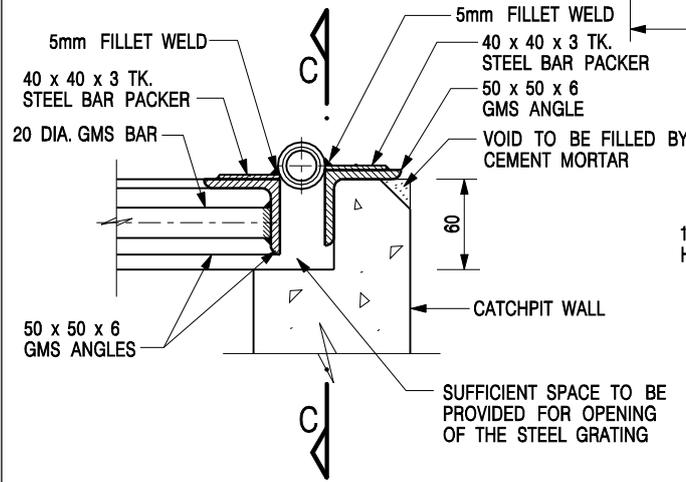


**DETAIL 'A'**  
 (DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm )  
 SCALE 1 : 20

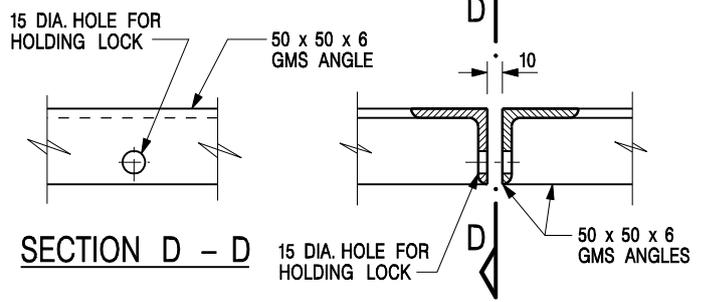


**SECTION C - C**

**DETAIL 'C'**  
 (DETAILS OF HINGE )  
 SCALE 1 : 5



**SECTIONAL ELEVATION**  
 (DETAIL 'C')



**SECTION D - D**

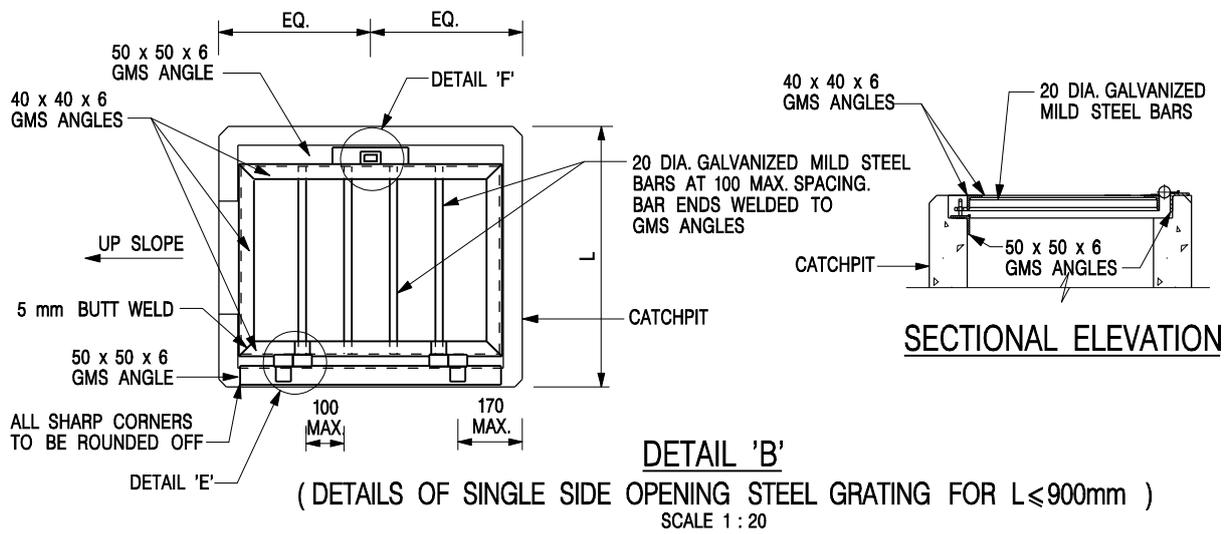
**DETAIL 'D'**  
 (DETAILS OF HOLE FOR LOCK )  
 SCALE 1 : 5

**NOTES:**

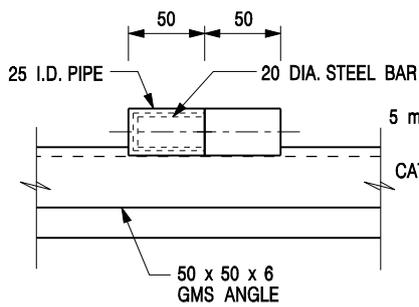
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

**STANDARD CATCHPIT DETAILS**  
 (SHEET 2 OF 5)

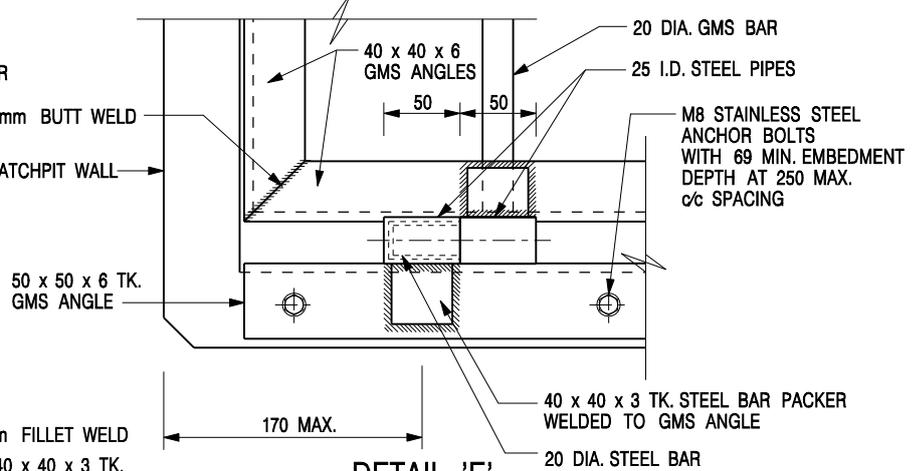
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
		<b>SCALE AS SHOWN</b>	
		<b>DRAWING NO. C2405 / 2</b>	
<b>DATE JAN 1991</b>			



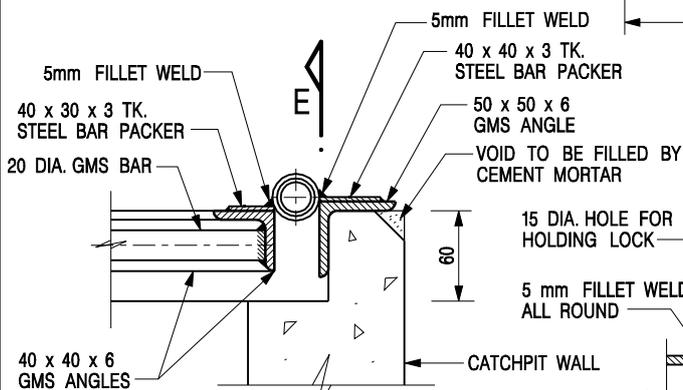
**DETAIL 'B'**  
 (DETAILS OF SINGLE SIDE OPENING STEEL GRATING FOR  $L \leq 900\text{mm}$ )  
 SCALE 1 : 20



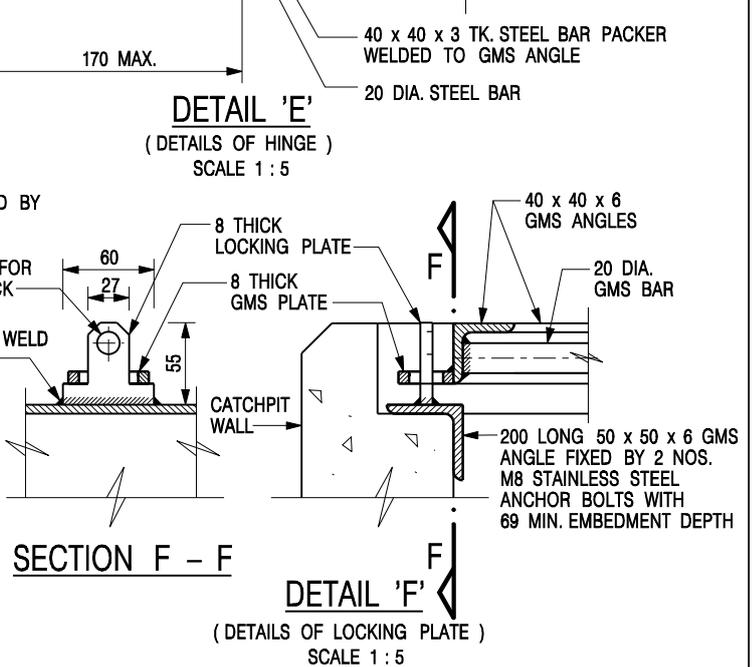
**SECTION E - E**



**DETAIL 'E'**  
 (DETAILS OF HINGE)  
 SCALE 1 : 5



**SECTIONAL ELEVATION**  
 (DETAIL 'E')



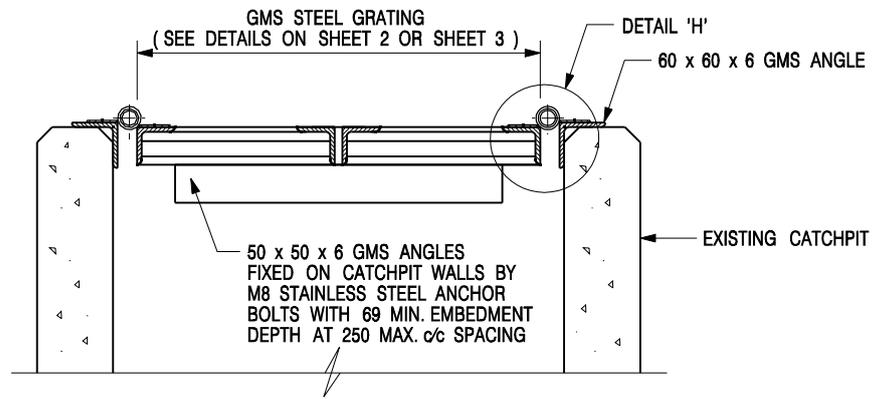
**SECTION F - F**  
**DETAIL 'F'**  
 (DETAILS OF LOCKING PLATE)  
 SCALE 1 : 5

**NOTES:**

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

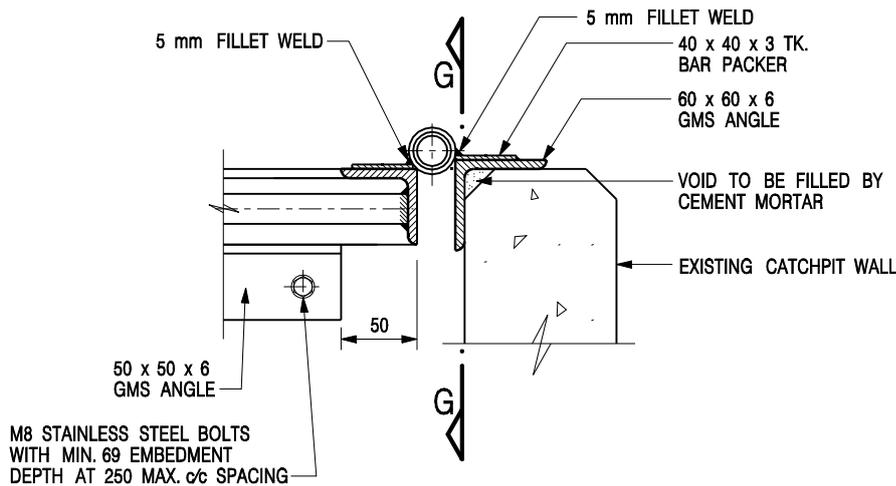
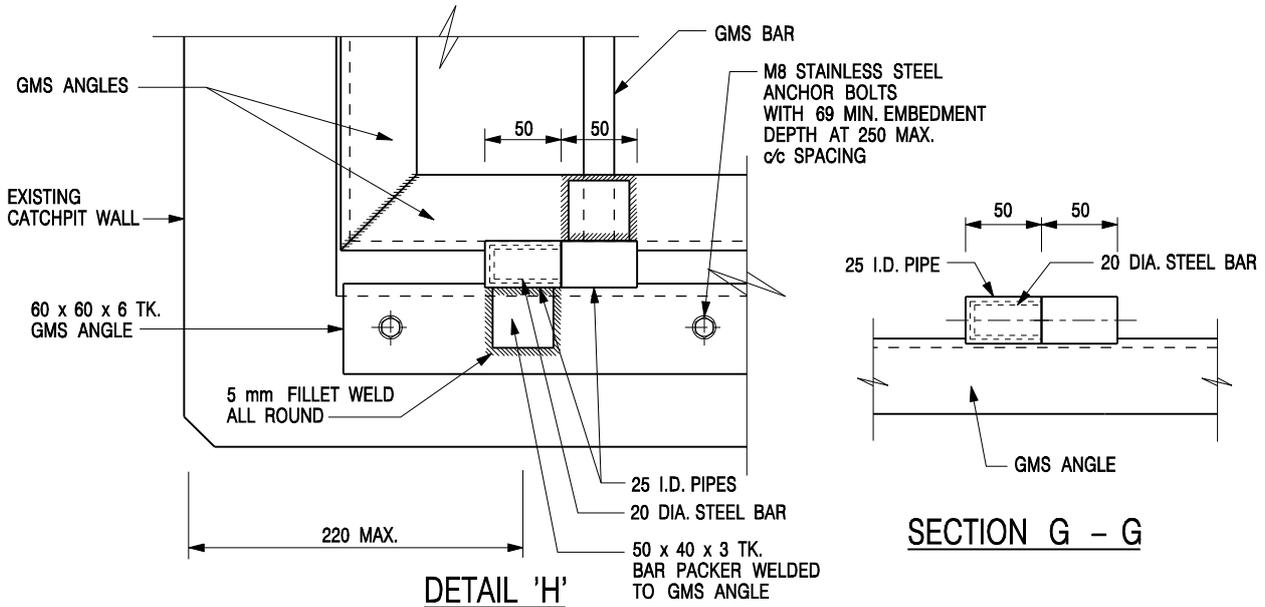
**STANDARD CATCHPIT DETAILS**  
 (SHEET 3 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE AS SHOWN</b> <b>DATE JAN 1991</b>	



**DETAIL 'G' - DETAILS OF STEEL GRATING  
CONSTRUCTED ON EXISTING CATCHPIT**

SCALE 1 : 10

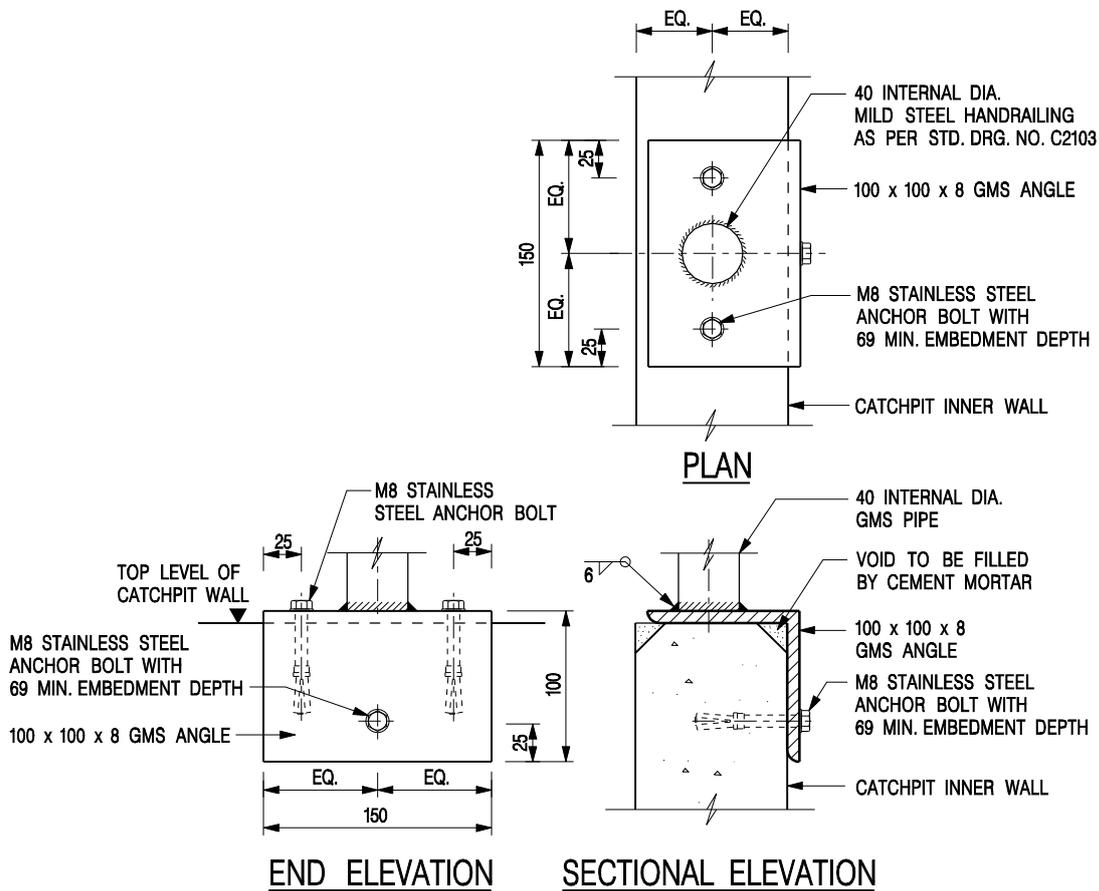


**NOTES:**

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

**STANDARD CATCHPIT DETAILS**  
(SHEET 4 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE AS SHOWN</b>	
		<b>DRAWING NO. C2405 / 4</b>	
<b>DATE</b> JAN 1991			



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

SCALE 1 : 5

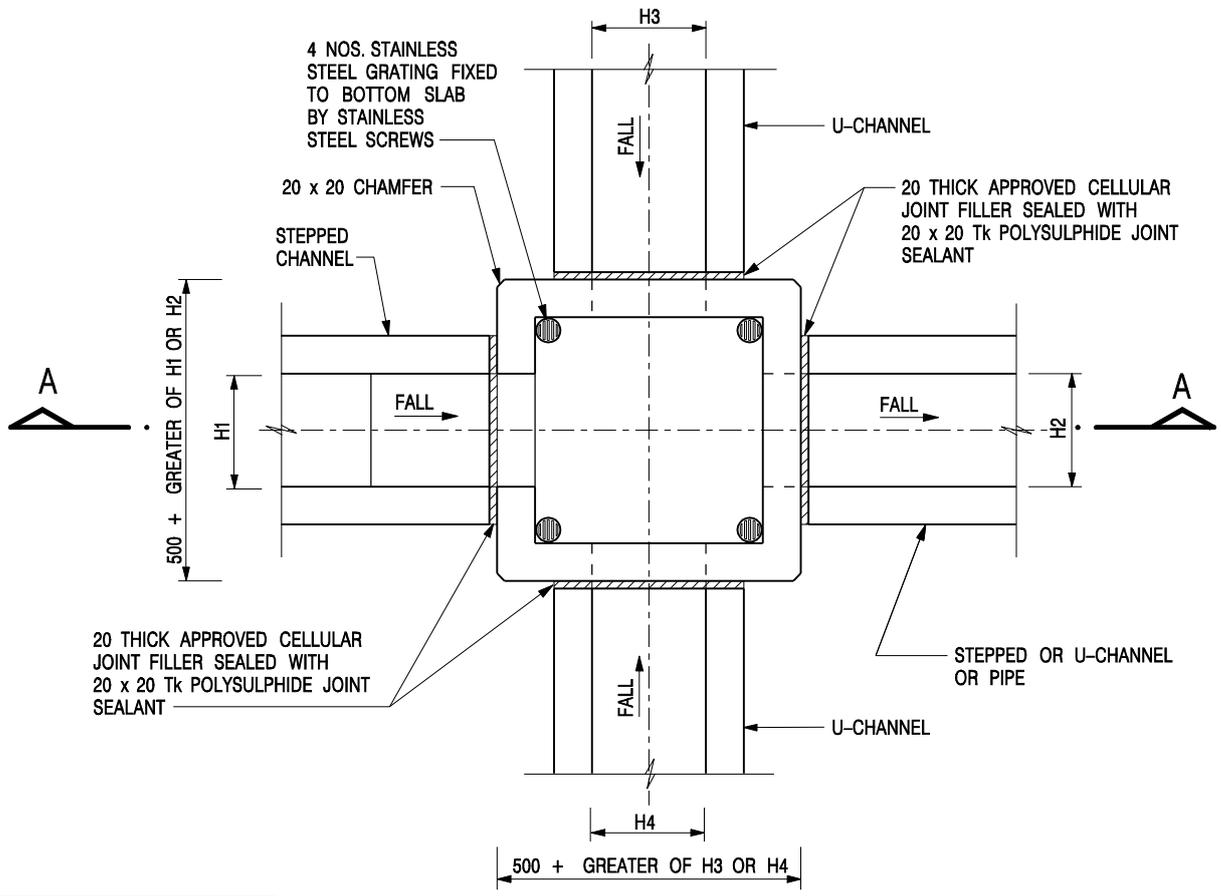
**NOTES:**

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

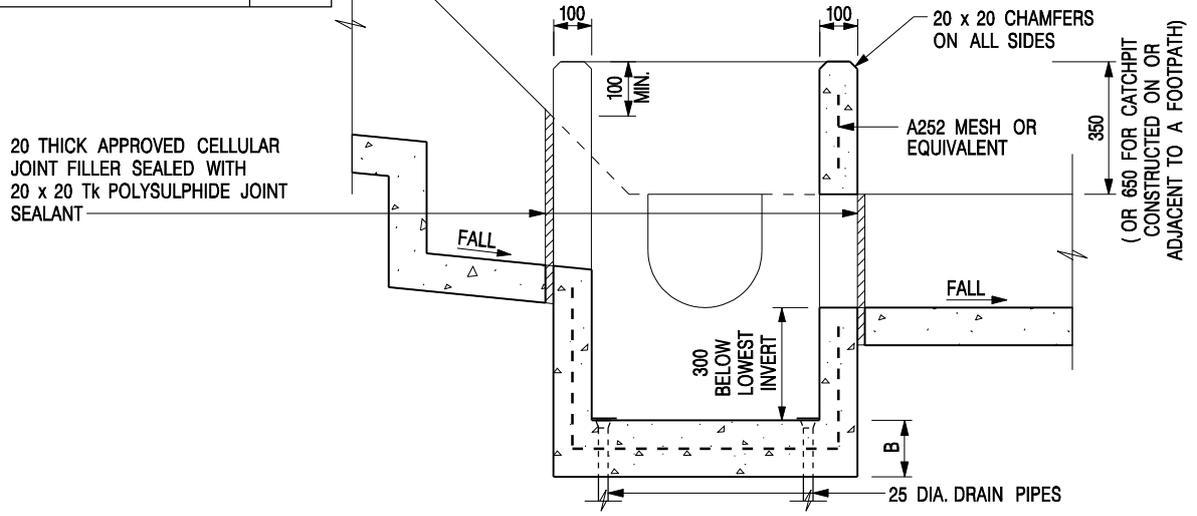
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**STANDARD CATCHPIT DETAILS  
(SHEET 5 OF 5)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> AS SHOWN	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2405 /5</b>



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



**SECTION A - A**

**NOTES:**

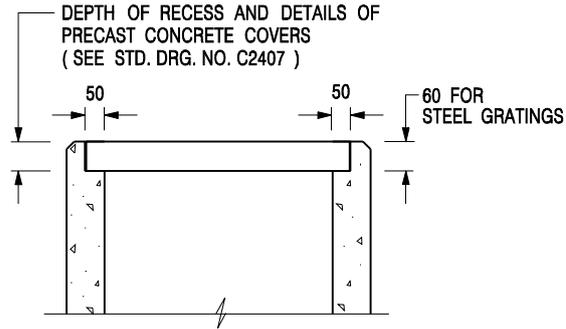
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP  
(SHEET 1 OF 2)**

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

**CEDD** **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2406 /1</b>



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

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

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

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> 1 : 20	<b>DRAWING NO.</b> C2406 /2A
<b>DATE</b> JAN 1991	



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

**Using Rational Method**  
 Design Flow = 0.278CA m<sup>3</sup>/s for grassland (heavy soil) - steep, C = 0.55  
 for concrete surface, C = 0.95

**Using Manning Equation**  
 Design Mean Velocity =  $R^{16}/n(RS)^{1/2}$  where n = 0.016 for concrete-lined open channel with fair surface  
 (ref. Table13 in SDM) 0.040 for canals with rough stony beds, weeds on earth banks under bad condition

**Using Gumbel Solution in frequency analysis**  
 Rainfall intensity =  $a / (t_c + b)^c$  where a = 505.5, b = 3.29 and c = 0.355 in 50 year design return period  
 referenced from Table 3a in SDM - Storm Constants for Different Return Periods of HKO Headquarters

**Using Bransby William's Equation (for channel flow)**  
 Inlet time  $t_c$  = 0.14468L / (H<sup>1.48</sup>A<sup>0.78</sup>) or 2 when the distance is too short

**Using Colebrook's White Equation (for pipe flow)**  
 $V = \text{Sqt} [(8gDs) \times \log \{ (k_s / 3.7D) + (2.51v / D) \times \text{Sqt} (2gDs) \}]$   
 For precast concrete pipes with 'O' ring joints with poor condition,  
 $k_s$  (mm) = 0.6,  $k_s$  (m) = 0.0006  
 $v$  (m<sup>2</sup>/s) = 1.00E-06  
 $g$  (m<sup>2</sup>/s) = 9.81

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	
USCP/USMH	DSCP/DSMH	Collected Runoff from Catchment (refer to Figure 3 and 4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSL (mPD)	INVERT DIFF. (m)	LENGTH OF CHANNEL / DRAIN l (m)	SLOPE s	SLOPE 1 IN	LENGTH FOR CALCULATING OF INLET TIME L (m)	INLET TIME $t_c$ (min)	TIME OF FLOW INSIDE CHANNEL/ DRAIN $t_f$ (min) (i.e. Column (9) + Column (26) + 60)	TIME OF CONCENTRATION $t_c$ (min) = $t_c + t_f$	RAINFALL INTENSITY I (mm/hr)	RAINFALL INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) (mm/hr) (refer to item (e) and (k) in SDM Corrigendum No. 12022)	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) (refer to item (e), (k) and (n) in SDM Corrigendum No. 12022)	RUNOFF COEF. C	SUB-CATCHMENT AREA (m <sup>2</sup> )	EFF. AREA (m <sup>2</sup> )	CUM. EFF. AREA (m <sup>2</sup> )	DESIGN FLOW (m <sup>3</sup> /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	FLOW CAPACITY (m <sup>3</sup> /s)	90% FLOW CAPACITY (m <sup>3</sup> /s) (to cater for potential deposition of sediment)	SPARE CAPACITY (m <sup>3</sup> /s)	Occupancy of the Proposed Pipe / Channel	
Point A	CP1	A1	22.80	22.80	22.58	22.41	0.17	33.00	0.005	200	-	2.00	0.62	2.62	269.08	312.14	349.91	0.95	290	276	276	0.027	225	UC	0.89	0.07	0.07	0.047	36.5%	OK!
	CP1	CP2	22.80	22.80	22.41	22.20	0.21	19.00	0.011	90	-	2.62	0.16	2.77	266.60	309.26	346.68	0.95	3,990	3,791	4,066	0.392	450	UC	2.03	0.50	0.45	0.112	77.8%	OK!
	CP2	CP3	22.80	22.80	22.20	22.08	0.12	13.00	0.009	110	-	2.77	0.11	2.89	264.83	307.20	344.38	0.95	0	0	4,066	0.389	450	UC	1.89	0.57	0.51	0.123	75.9%	OK!
	CP3	CP4	22.80	22.80	22.08	22.01	0.07	11.00	0.007	150	-	2.89	0.11	3.00	263.15	305.25	342.19	0.95	0	0	4,066	0.387	450	UC	1.64	0.55	0.49	0.162	70.5%	OK!
	CP4	CP5	22.80	22.80	22.01	21.99	0.02	2.00	0.009	110	-	3.00	0.02	3.02	262.89	304.95	341.85	0.95	578	549	4,615	0.439	450	UC	1.92	0.66	0.59	0.154	74.0%	OK!
	CP5	TM	22.80	22.80	21.99	21.85	0.14	25.00	0.006	180	-	3.02	0.27	3.29	258.97	300.41	336.76	0.95	0	0	4,615	0.432	450	UC	1.53	0.62	0.56	0.126	77.4%	OK!
Point B	CP6	A3	22.80	22.80	22.50	22.30	0.21	41.00	0.005	200	-	2.00	0.64	2.64	268.79	311.79	349.52	0.95	1,210	1,150	1,150	0.112	300	UC	1.08	0.15	0.14	0.041	73.2%	OK!
	CP6	CP7	22.80	22.80	22.30	22.25	0.05	9.00	0.005	200	-	2.64	0.14	2.77	266.60	309.26	346.68	0.95	0	0	1,150	0.111	300	UC	1.09	0.17	0.15	0.058	65.5%	OK!
	CP7	CP8	22.80	22.80	22.25	22.02	0.23	46.00	0.005	200	-	2.77	0.68	3.45	256.76	297.85	333.89	0.95	0	0	1,150	0.107	300	UC	1.13	0.25	0.23	0.122	46.7%	OK!
	CP8	CP9	22.80	22.80	22.02	21.89	0.13	26.00	0.005	200	-	3.45	0.38	3.83	251.84	292.14	327.49	0.95	0	0	1,150	0.105	300	UC	1.15	0.30	0.27	0.167	38.5%	OK!
	CP9	TM	22.80	22.80	21.89	21.76	0.13	26.00	0.005	200	-	3.83	0.37	4.20	247.31	286.88	321.59	0.95	0	0	1,150	0.103	300	UC	1.16	0.35	0.32	0.213	32.6%	OK!
TM	CPA	A1 + A2 + A3 + A4 + A5 + A6	22.00	22.00	21.10	20.80	0.30	60.00	0.005	200	-	4.20	0.51	4.71	241.61	280.27	314.18	0.95	1,080	1,026	6,791	0.593	750	UC	1.97	1.65	1.49	0.893	39.9%	OK!
CPA	CPB	ditto	22.00	22.00	20.80	20.72	0.08	16.00	0.005	200	-	4.71	0.13	4.84	240.18	278.61	312.33	0.95	0	0	6,791	0.590	750	UC	1.99	1.79	1.61	1.018	36.7%	OK!
CPB	Proposed outfall	ditto	22.00	19.90	19.00	18.97	0.03	6.00	0.005	200	-	4.84	0.05	4.90	239.63	277.97	311.61	0.95	0	0	6,791	0.588	750	UC	1.88	1.20	1.08	0.492	54.4%	OK!

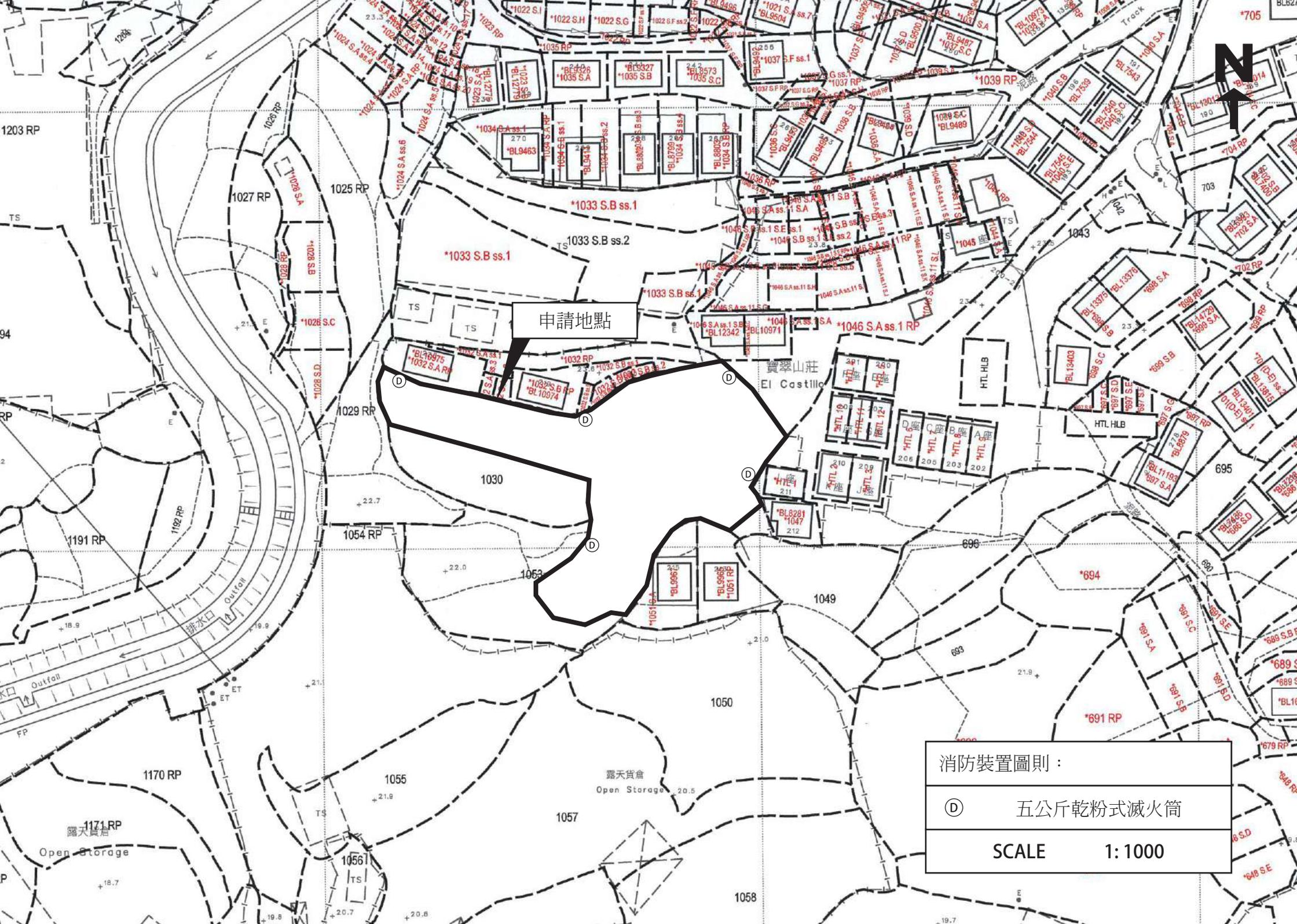
subcatchment	
A1	290
A2	840
A3	1,210
A4	3,150
A5	578
A6	1,080

2,340

## 消防裝置

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

詳情請參閱以下圖則。



申請地點

消防裝置圖則：

Ⓓ 五公斤乾粉式滅火筒

SCALE 1:1000

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例  
(Regulation 9(1))  
(第九條(1)款)

Serial Number

FSD Ref.:   
消防處編號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Address 地址

新界元朗八鄉 下輦DD111 LOT NO. 1031, 1046 S.B RP, 1052(部份), 1053(部份)



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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	5 x 5kg Dry Powder type (F.E.)		Conforms with FSD requirements	11/12/2025	10/12/2026

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

**Part 3 第三部 Defects 損壞事項**

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

Remark 備註

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:   
受權人簽署  
Name:   
姓名  
FSD/RC No.: RC3 / 0229 RC   
消防處註冊號碼  
Company Name: 吳雪峰  
公司名稱  
Telephone:   
聯絡電話  
Date: 11/12/2025  
日期

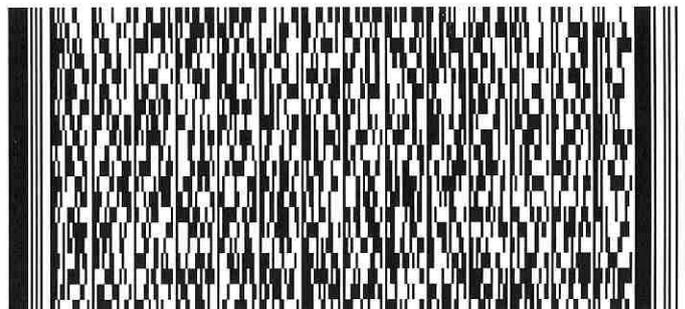
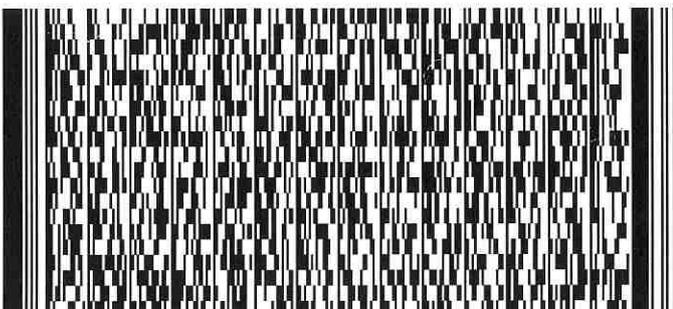
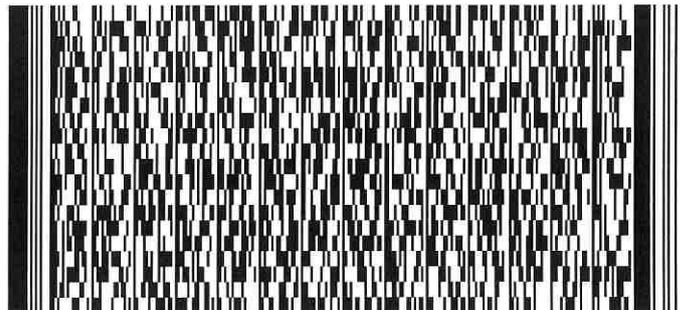
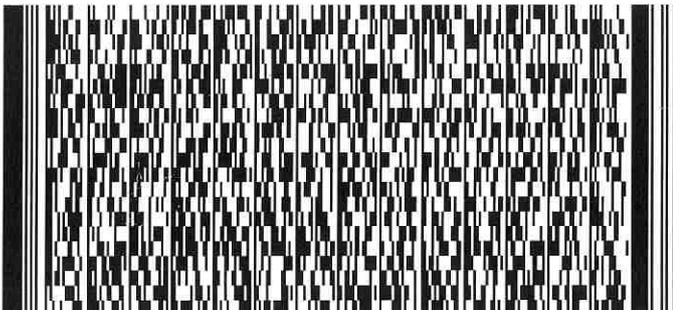
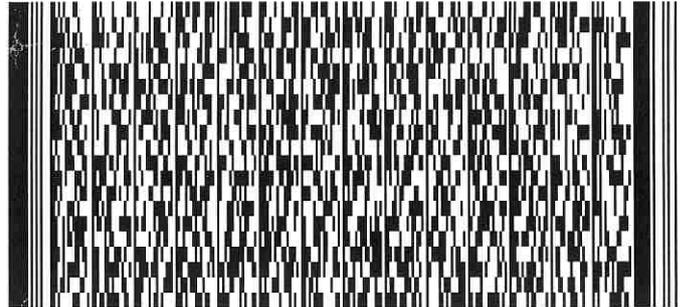
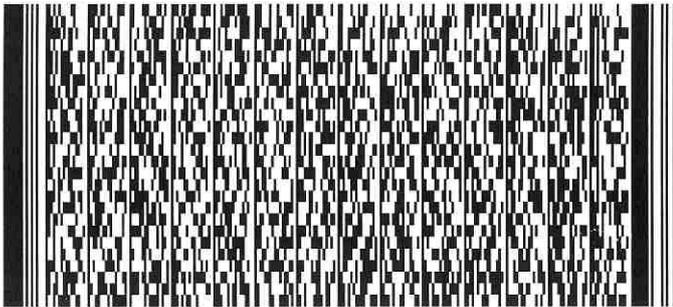
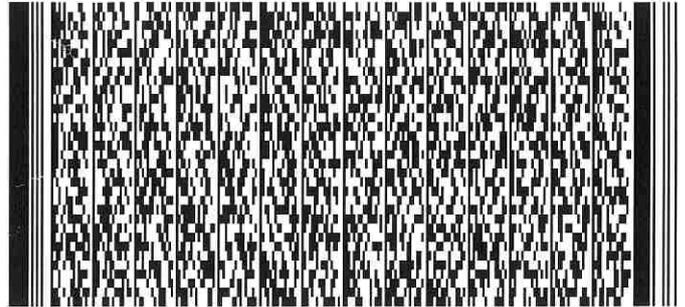
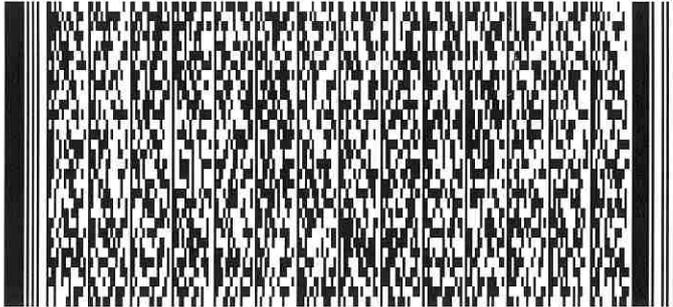
For FSD use only  
 Inspected  
 Key-in  
 Verified



Serial Number

30229008063

Name of Client 顧客姓名



## 交通運輸

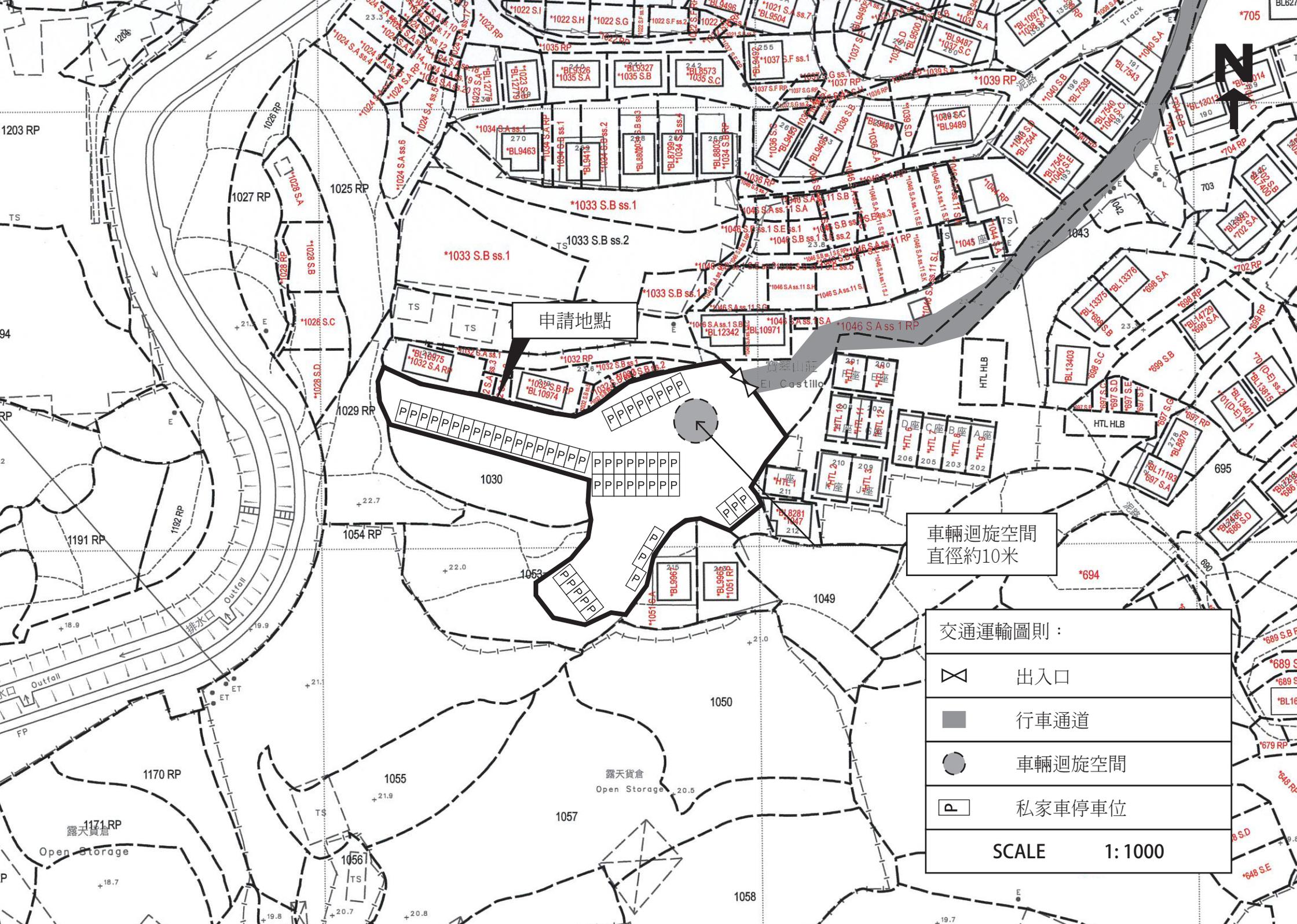
1. 申請地點東北面有一個明確的出入口，出入口寬度約 5 米，可以直通粉錦公路。
2. 申請地點的行車通道，路面寬度約 4 米至 5 米，足夠應付申請地點和附近地區的車輛正常出入。
3. 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。
4. 申請地點內設有私家車停車位53個，每個車位長約5米，闊約2.5米。
5. 申請地點預計平均每天進出約53輛私家車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內私家車及輕型貨車車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	11	10	15	17	0	0	0	0	0	5	10	16	10	12	0	0	0	0

6. 申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。
7. 申請人和土地使用人承諾在申請獲批准後，會自行維修和維護申請地點附近的道路。

詳情請參閱以下圖則。



申請地點

車輛迴旋空間  
直徑約10米

交通運輸圖則：

	出入口
	行車通道
	車輛迴旋空間
	私家車停車位

SCALE 1:1000

露天貨倉  
Open Storage

露天貨倉  
Open Storage

排水口  
Outfall

El Castillo

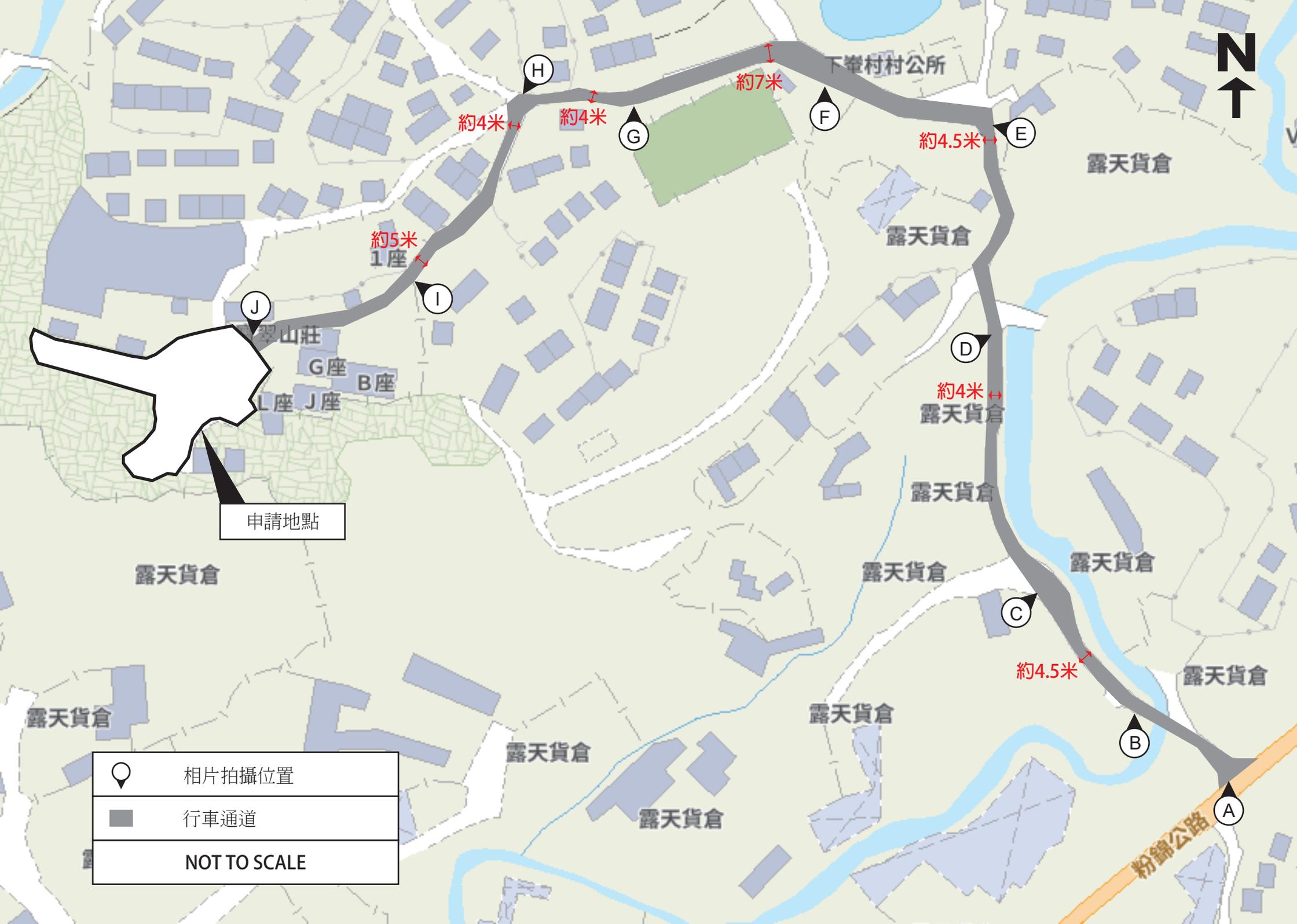


Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:** Cheng Johnny [REDACTED]  
**Sent:** 2025-12-31 星期三 16:18:12  
**To:** [REDACTED]  
**Subject:** 有關 A/YL-PH/1100 規劃申請補充資料  
**Attachment:** PH1100\_S16-III\_page.3.pdf

煩請閣下檢閱，謝謝。



下峯村村公所

露天貨倉

露天貨倉

約4米  
露天貨倉

露天貨倉

露天貨倉

露天貨倉

露天貨倉

露天貨倉

露天貨倉

露天貨倉

翠山莊

G座

B座

L座

J座

申請地點

露天貨倉

露天貨倉



相片拍攝位置



行車通道

NOT TO SCALE

B

A

約4.5米

約4.5米

約7米

約4米

約4米

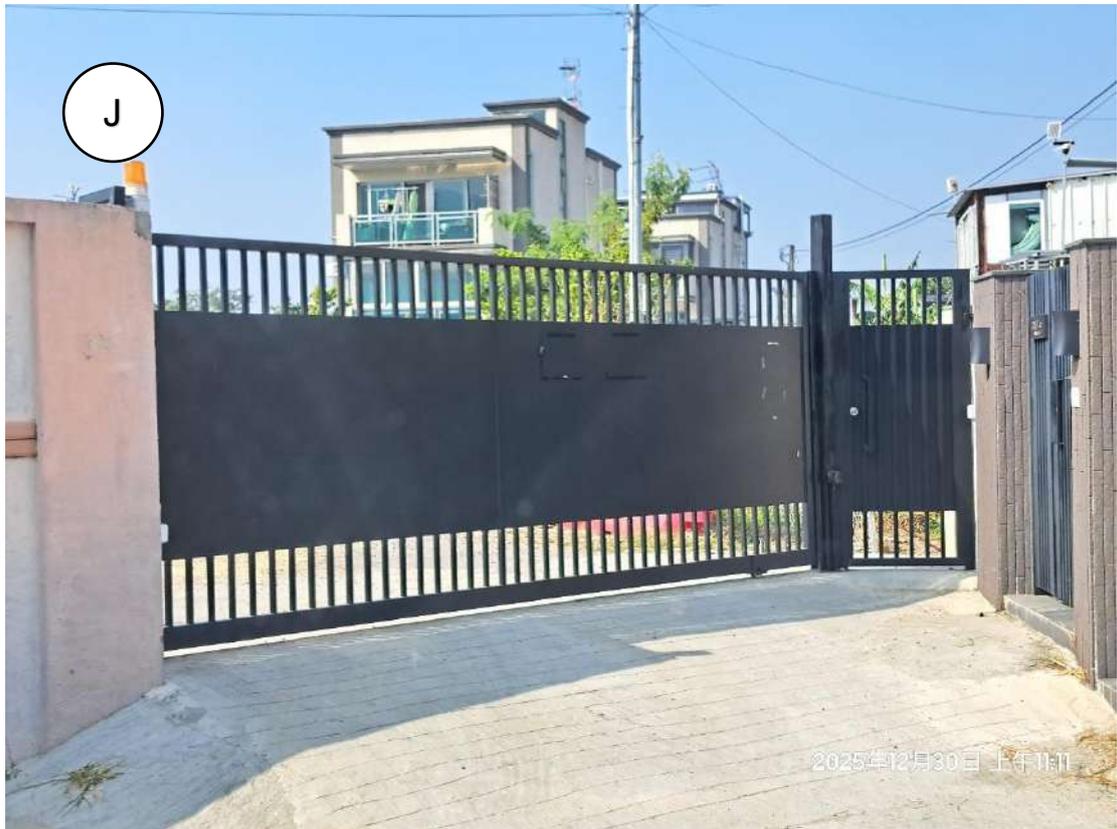
約5米  
1座





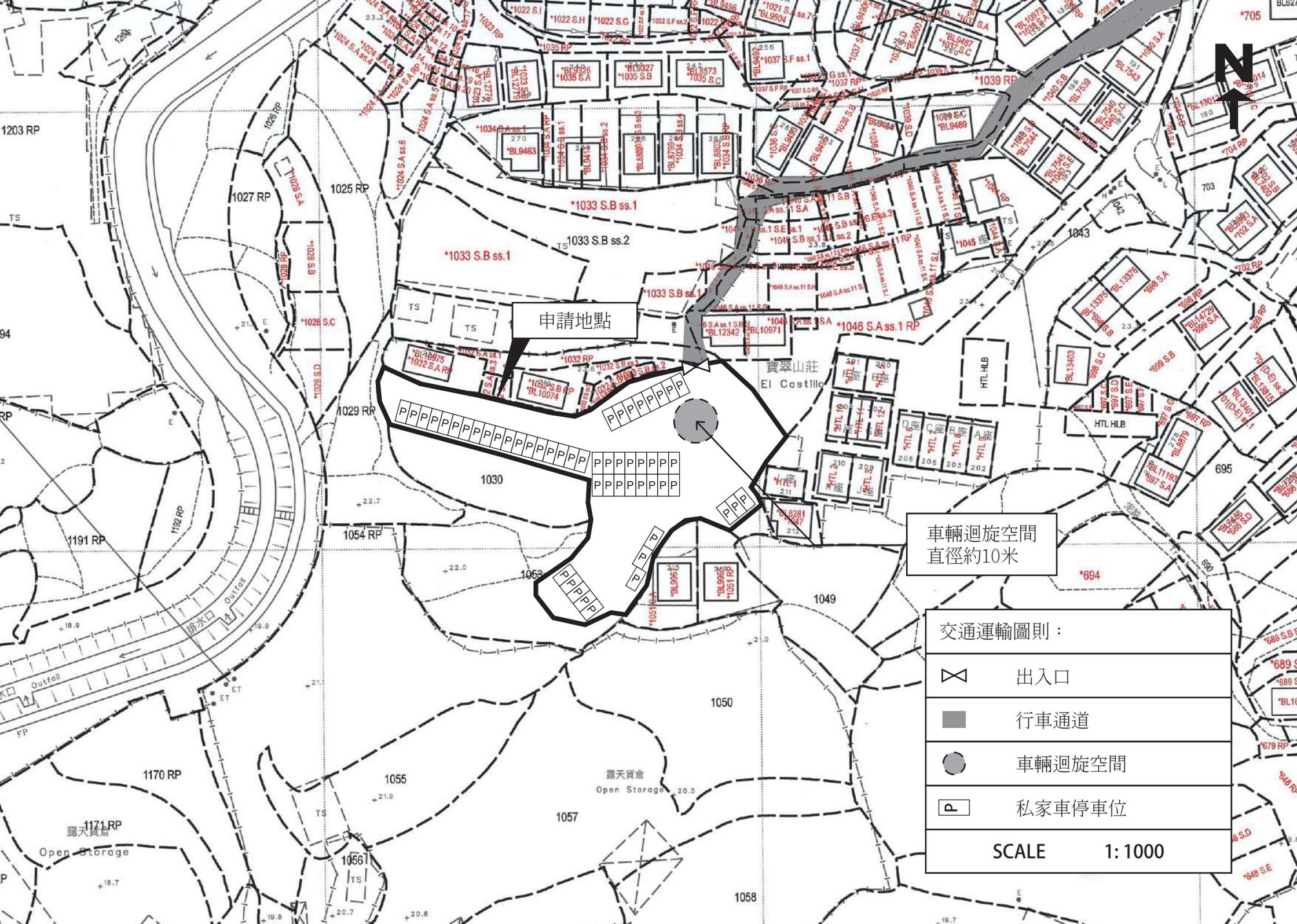












申請地點

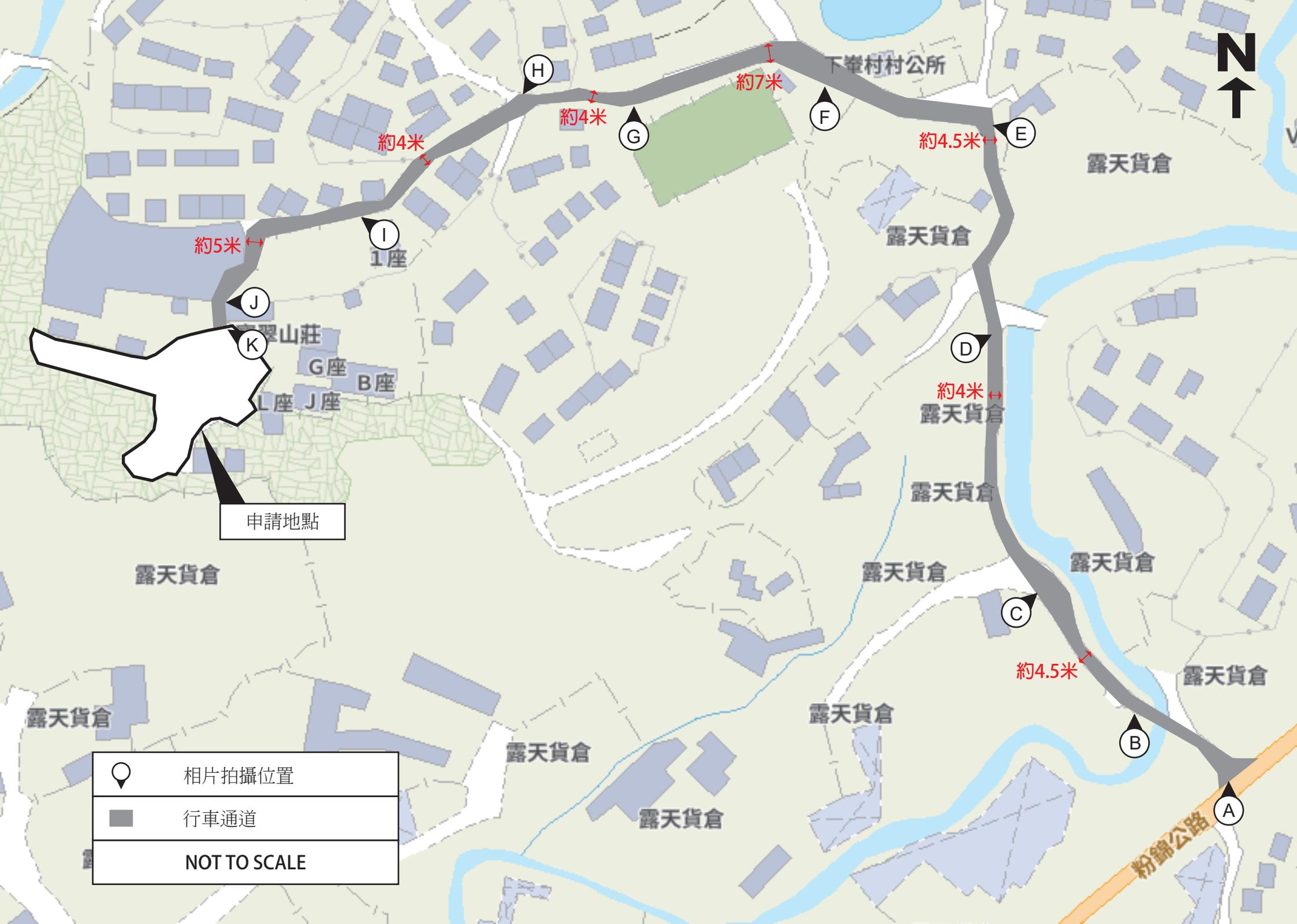
車輛迴旋空間  
直徑約10米

交通運輸圖則：

-  出入口
-  行車通道
-  車輛迴旋空間
-  私家車停車位

SCALE 1:1000





下峯村村公所

露天貨倉

申請地點

翠山莊

G座

B座

L座

J座

1座

約4.5米

約7米

約4米

約4米

約5米

約4.5米

約4米

	相片拍攝位置
	行車通道
NOT TO SCALE	

H

G

F

E

I

J

K

D

C

B

A

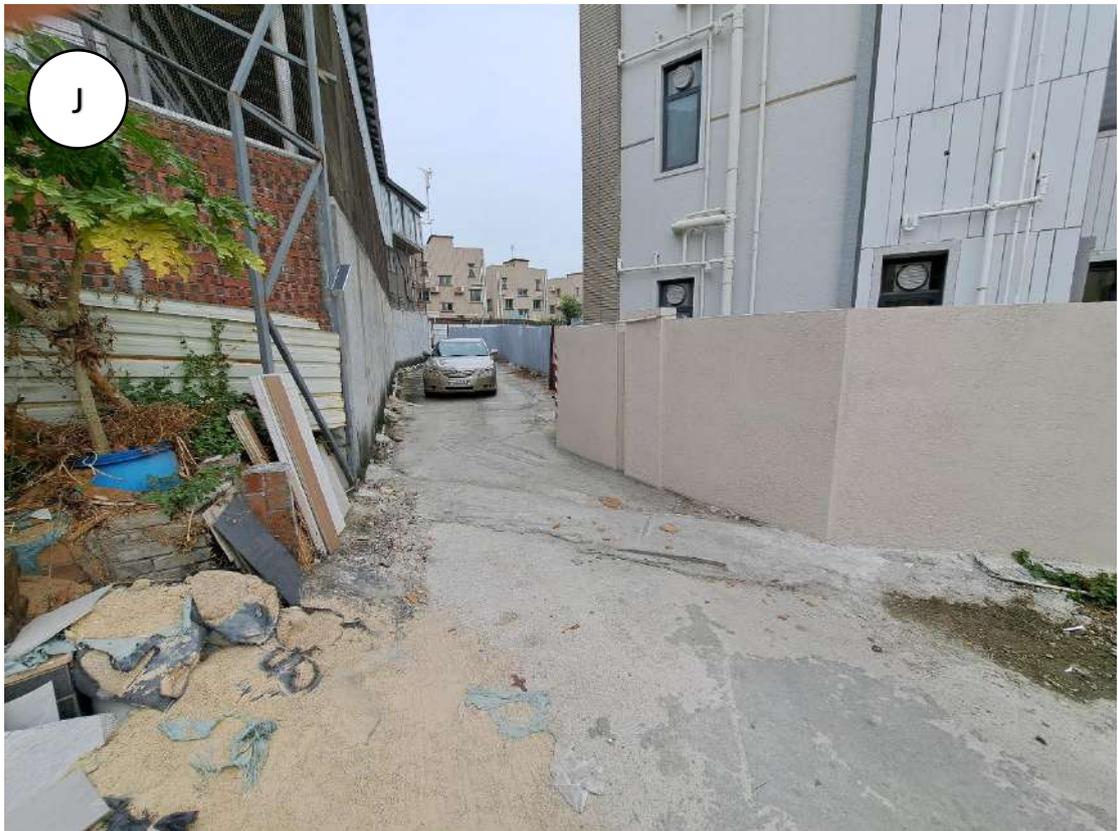
粉錦公路













**Previous Application involving the Site**

**Approved Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
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)

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

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
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/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)
4.	A/YL-PH/1003	Proposed Temporary Private Vehicle Park for a Period of 3 Years and Filling of Land	24.5.2024 (Revoked on 24.11.2025)
5.	A/YL-PH/1069	Proposed Temporary Private Vehicle Park and Associated Filling of Land for a Period of 3 Years	6.2.2026

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- the application site (the Site) comprises Lots 1031, 1046 S.B RP, 1052 and 1053 all in D.D. 111 which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government. It is noted that no structure was proposed in the application; and
- there is no Small House application approved or under processing within the Site.

**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;
- should the application be approved, approval conditions requiring the implementation and maintenance of the agreed drainage facilities for the applied use should be

included in the planning permission; and

- advisory comments are at **Appendix V**.

## 5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site is located in an area of rural inland plain landscape character comprising temporary structures, open storage, small houses and scattered tree groups. The applied use is not entirely incompatible with the surrounding environment; and
- with reference to the site photos taken in January 2026, the Site is vacant, mainly paved and no trees were observed. It is noted that the applicant applies for regularisation of associated filling of land of the entire Site and no tree felling is involved. Significant adverse landscape impact arising from the applied use is not anticipated.

## 6. **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**.

## 7. **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.

## 8. **Other Departments**

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

- Director of Fire Services;
- 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 applicant 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 applied use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) 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 flowing from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
  - (ii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) it is noted that associated filling of land is involved 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.

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A/YL-PH/1100

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月27日星期二 3:29  
收件者: tpbpd/PLAND  
主旨: A/YL-PH/1100 - 1101 DD 111 Ha Che, Pat Heung  
類別: Internet Email

Dear TPB Members,

Both applications, 996 and 997, were streamlined and rubber stamped on 19 Apr 2024. Conditions not fulfilled.

This is not acceptable as the operations are adjacent to residential units.

THE APPLICANT FOR BOTH IS THE SAME SO THIS SHOULD BE CONSIDERED AS A SINGLE OPERATION.

Members have a duty to properly consider the impact of filling in over 3,000sq.mts on a residential community.

Any approval should at most be for ONE YEAR ONLY in order to concentrate minds of both operator and govt depts on the primary consideration, that the health and safety of the community should take precedence.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 21 March 2024 4:02 AM HKT  
**Subject:** A/YL-PH/996 - 997 DD 111 Ha Che, Pat Heung

A/YL-PH/997

Lots 1043 (Part), 1046 S.A ss.1 RP (Part), 1046 S.A ss.1 S.A and HTL House Lot

Blocks (Part) in D.D. 111 and Adjoining Government Land in D.D. 111, Ha Che, Pat Heung,

Site area: About 980sq.m

Zoning: "VTD"

Applied use: Warehouse / 21 Vehicle Parking / **Filling of Land**

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A/YL-PH/996

Location/address: Lots 1031, 1046 S.B RP, 1052 (Part) and 1053 (Part) in D.D. 111, Ha Che, Pat Heung,

Site area: About 2,340sq.m

Zoning: "VTD"

Applied use: Warehouse / 53 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The Applications will be considered together as clearly one parking lot.

Objections to such a large car park when there are existing facilities in the district. The villa development "El Castillo" on "V" should have parking bays at ground floor.

The 997 site is already a parking lot but part of 996 has trees. There is no mention of how many in the documents provided. In addition, 3,000+sq.mts of land to be filled in with asphalt. This will have an impact on the residences when there is heavy rain.

This at grade parking is a most inefficient and destructive land use. It is time that these operations use stack parking. Also no mention of EV charging provision.

Mary Mulvihill