

2026年 3月 27日

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
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TYST/1351

Form No. S16-III
表格第 S16-III 號

This document is received on 2026-03-27.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

Previous: 2600638

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2600741

2026.3.26

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1351
	Date Received 收到日期	2026-03-27

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Well Vision Holdings Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Aikon Development Consultancy Limited

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)	Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(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 325 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 244 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)	..... 63 sq.m 平方米 <input checked="" 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	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP)No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B) 1" ("R(B)1")
(f) Current use(s) 現時用途	Temporary Place for Recreation and Sports (Martial Arts Training Venue) and Shop and Services (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 05/03/2026 (DD/MM/YYYY), this application involves a total of 2 "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 1 "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)
1	Lots 1023 S.B RP, 1033 S.C, 1034 S.A RP in D.D. 121	10/03/2026

(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_____ (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_____ (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	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 146 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 179 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4
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	..... 244 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 244 .....sq.m <input checked="" 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) Please refer to the attached Planning Statement	
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	.....
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	..... 1 (LGV)
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 From 8:00a.m. to 10:00 p.m. daily																															
.....																															
.....																															
(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)) An existing local track leading from Tong Yan San Tsuen Road and Sha Tseng Road</p> <p>No 否 <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><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>.....</p> <p>.....</p> <p>.....</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 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input 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> <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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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"/>																													

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

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

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
Thomas LUK

.....
Planning Consultant

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

AIKON DEVELOPMENT CONSULTANCY LIMITED



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

Date 日期

20/3/2026

..... (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	Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第121約地段第1023號B分段餘段、1023號C分段、1034號A分段餘段(部分)和毗連政府土地
Site area 地盤面積	325 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 63 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
Zoning 地帶	"Residential (Group B) 1" ("R(B)1") 「住宅(乙類)1」
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 <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	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years 擬議臨時商店及服務行業及食肆(為期三年)

(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	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	244 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
		N.A. <input type="checkbox"/> (Not more than 不多於) m 米	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
		2 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	55	%	<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 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) _____ _____		
	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) _____ _____		1 1 (LGV)

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
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan extract, Outline Zoning Plan extract, Site photos		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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/>		
<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。

S.16 Planning Application

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

1. Background and Site Context

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

2. Planning Context

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

Table 1: Previous Applications

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

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

3. Development Proposal

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

Table 2: Key Development Parameters

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

Table 3: Key Development Parameters for the Proposed Structures

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

Table 4: Comparison Table

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

Vehicular Access Arrangement

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

Drainage Considerations

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

Environmental Considerations

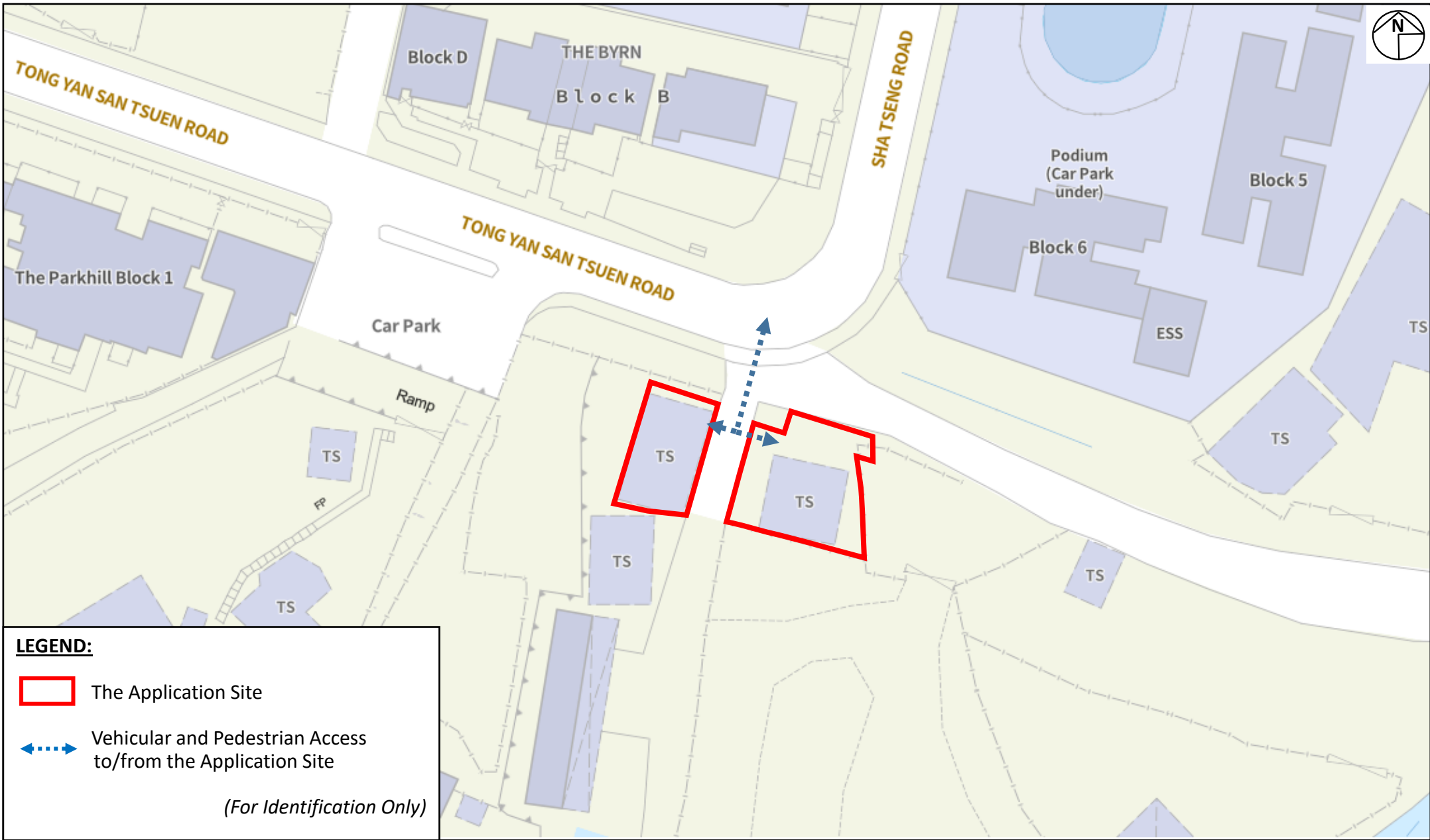
- 3.6 The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during operation stage of the proposal,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

4. Justifications and Conclusion

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


List of Figures

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



LEGEND:

 The Application Site

 Vehicular and Pedestrian Access to/from the Application Site

(For Identification Only)

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

Title:
Location Plan

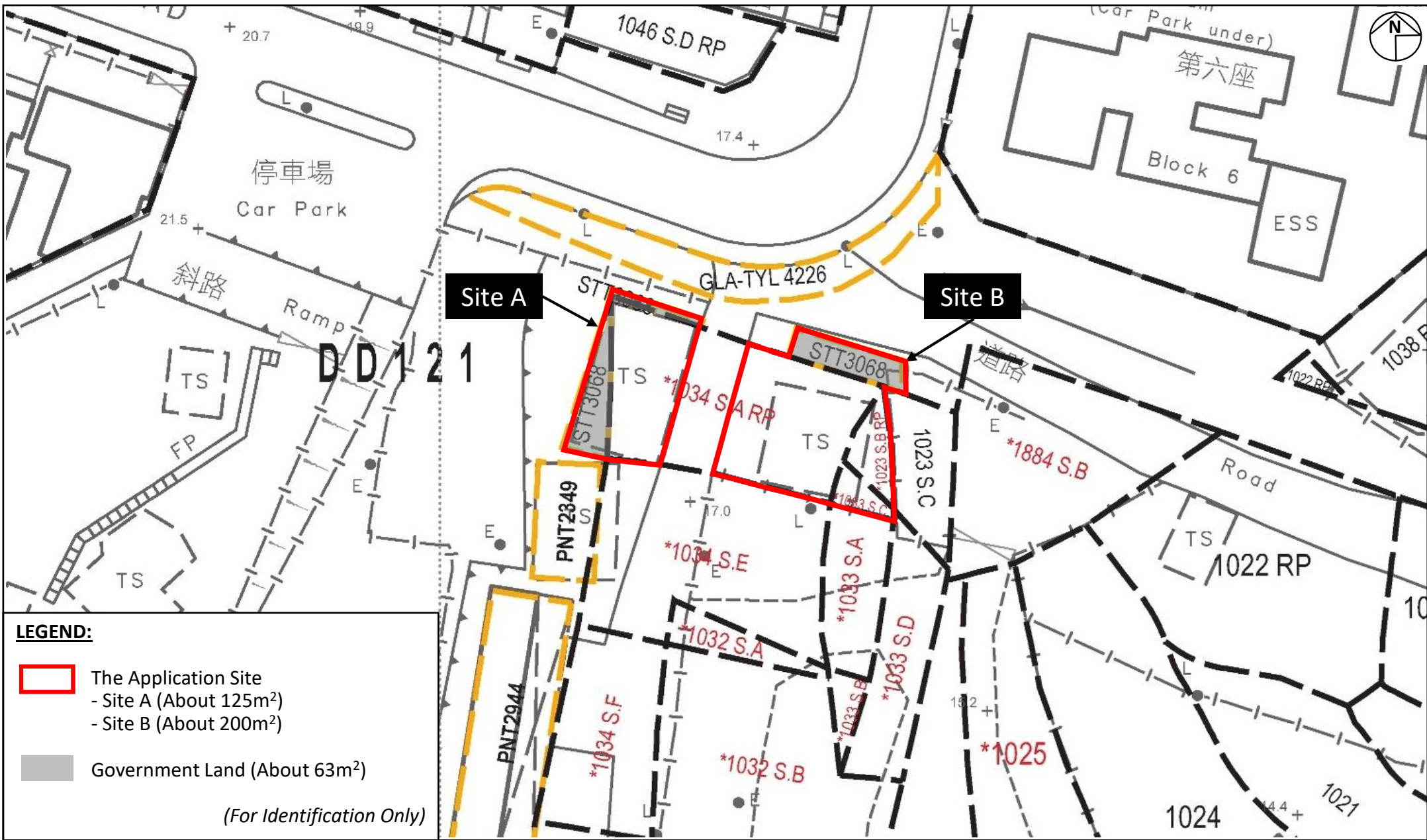
Ref.: ADCL/PLG-10341/R001/F001

Figure:
1

Scale:
Not to Scale

Date:
Mar 2026





LEGEND:

- The Application Site
 - Site A (About 125m²)
 - Site B (About 200m²)

Government Land (About 63m²)

(For Identification Only)

Project:

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

Title:

Extract of Lot Index Plan
(No. ags_S00000111012_0001)

Figure:

2

Scale:

Not to Scale

Date:

Mar 2026

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



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

 The Application Site

(For Identification Only)

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

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

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

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



DEVELOPMENT PARAMETERS

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

LOADING/UNLOADING PROVISION

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

USE

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




**GFA
(NOT MORE THAN)**

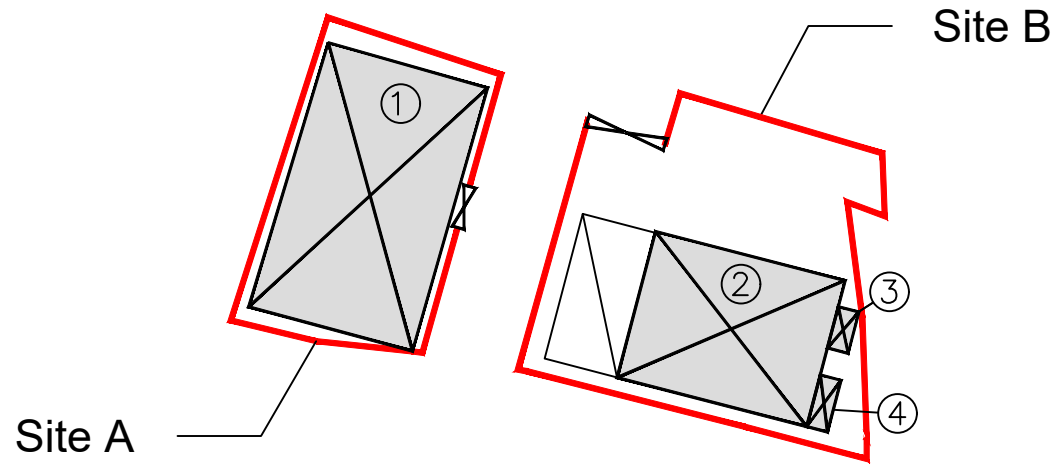
100 m ²
130 m ²
5 m ²
9 m ²

BUILDING HEIGHT

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

LEGEND

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

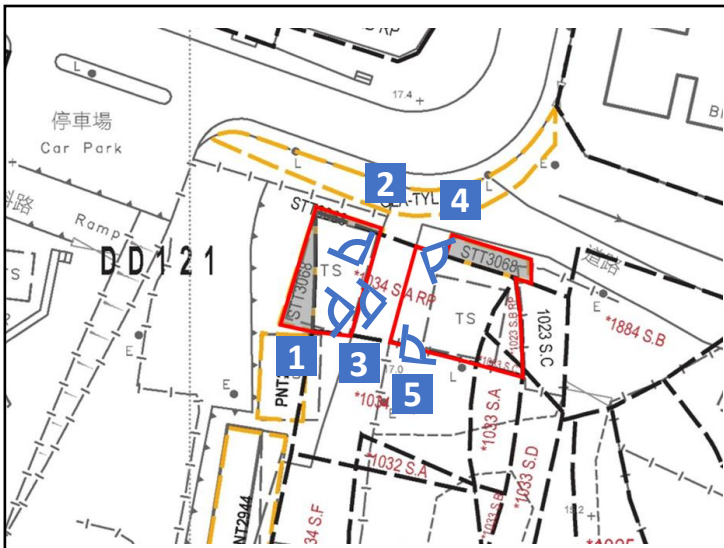


INDICATIVE LAYOUT PLAN
Figure 4





List of Illustrations

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



LEGEND:

 Site Boundary  Viewpoint

(For Identification Only)



Project:

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

Title:

Existing Condition of the Application Site

Illustration:

1

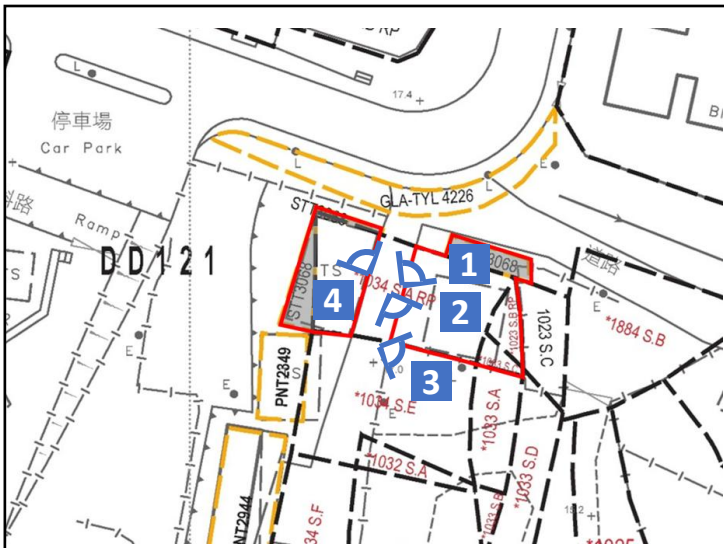
Scale:
Not to Scale

Date:
Mar 2026


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



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

 Site Boundary  Viewpoint

(For Identification Only)



Project:

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

Title:

Existing Drainage Facilities

Illustration:

2

Scale:

Not to Scale

Date:

Mar 2026

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



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

Appendix 1	Approval Letters of the Previous Application No. A/YL-TYST/1218 and Approved Layout Plan
Appendix 2	Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/1218
Appendix 3	Approved Boundary Fence and Landscape Proposal, Drainage Proposal, Fire Service Installations Proposal and Sewerage Drainage Proposal under Planning Application No. A/YL-TYST/900
Appendix 4	Approval Letters of the Previous Application No. A/YL-TYST/1216 and Approved Layout Plan
Appendix 5	Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/1216
Appendix 6	Approved Boundary Fence and Landscape Proposal, Drainage Proposal, Fire Service Installations Proposal and Sewerage Drainage Proposal under Planning Application No. A/YL-TYST/859

Appendix 1

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

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

By Post & Fax (3180 7611)

14 July 2023

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Zoe Lau)

Dear Sir/Madam,

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

I refer to my letter to you dated 21.6.2023.

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

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

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

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

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

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

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

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

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

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

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

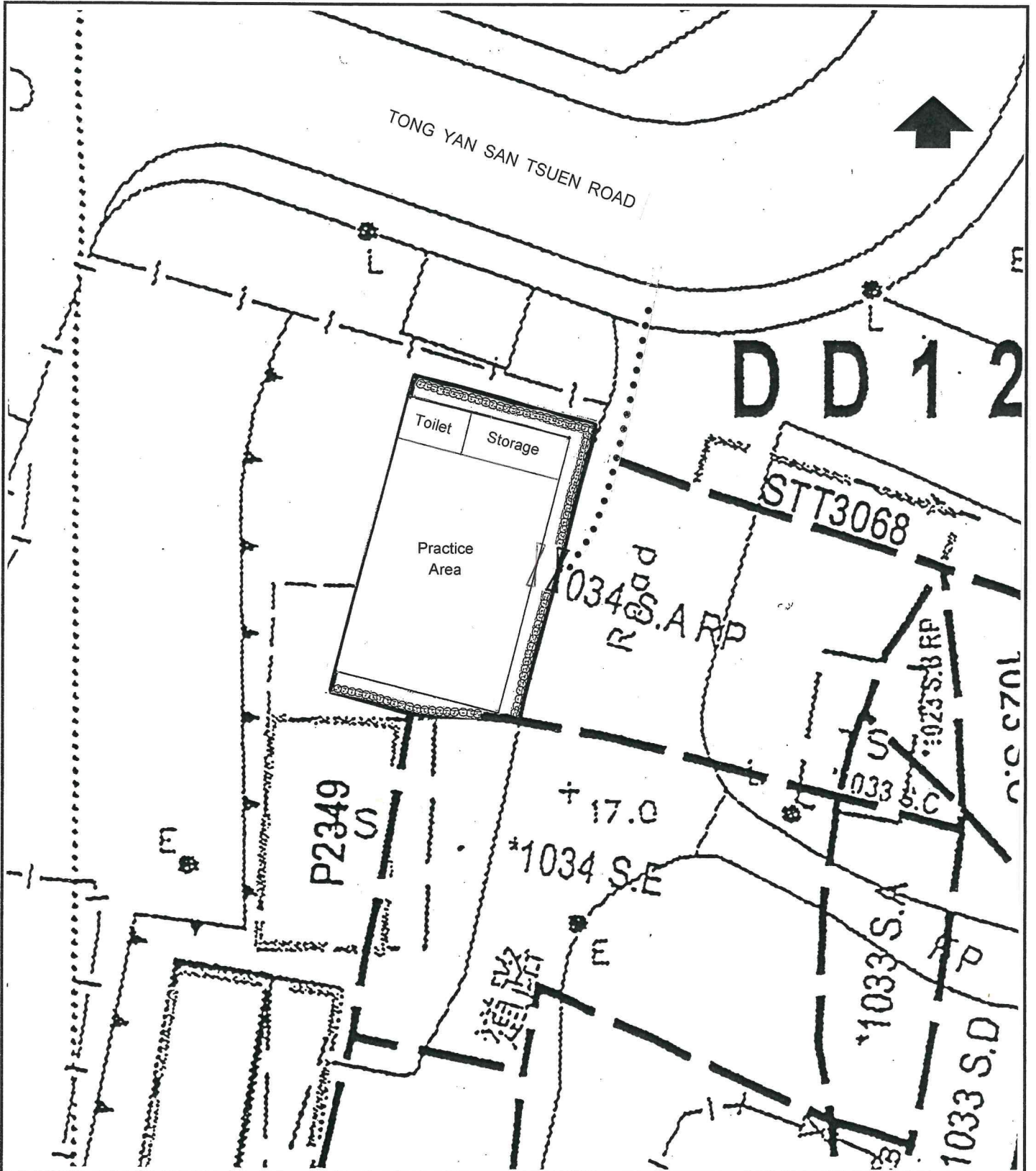
If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned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

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board



Legend

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

Cr r tqxgf "Nc { qw'Rmp'w'pf gt'Rrppkpi "
 Cr r rlec'kq'P'q0C I[N/V[UVi; 22

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



Appendix 2

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

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2682 8130) & Post Planning Department

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

12/4 Rec'd

P21012

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

5 April 2024

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre
22 Hung To Road
Kwun Tong, Kowloon, Hong Kong
(Attn.: Mr. Roy LO)

Dear Sir,

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

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

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

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

Yours faithfully,

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

c.c.

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

Internal

CTP/TPB (2)



Drainage Services Department

Mainland North Division

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

21/7 Recd
P21012

渠務署
新界北渠務部
九龍彌敦道 405 號
九龍政府合署 11 樓

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

By Post

25 July 2024

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre
22 Hung To Road,
Kwun Tong,
Kowloon
(Attn.: Mr. Roy LO)

Dear Sir,

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

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

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

Yours faithfully,

(Jeff C W TSE)

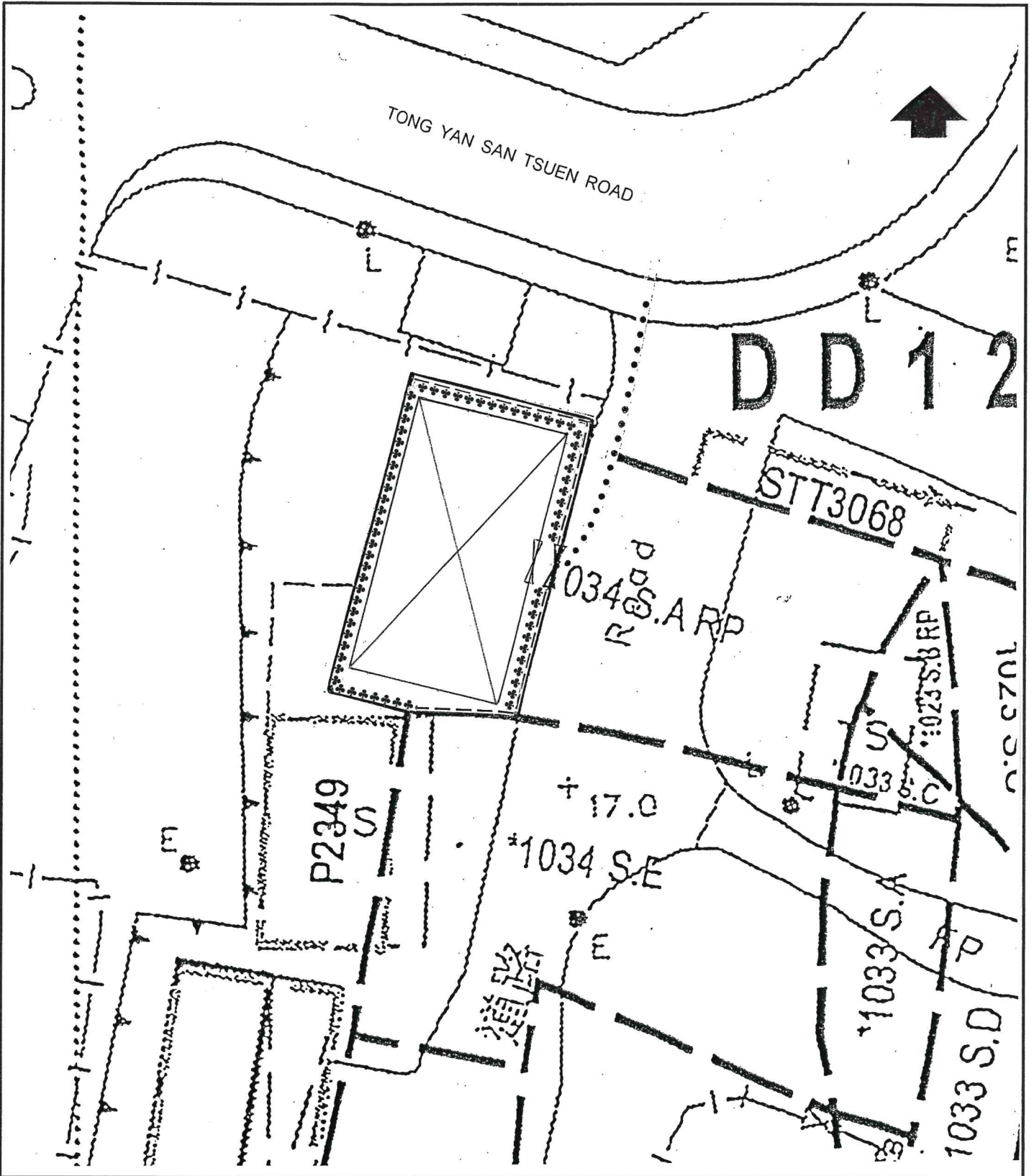
for Chief Engineer/Mainland North
Drainage Services Department

c.c.







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

Appendix 3

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



Legend

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

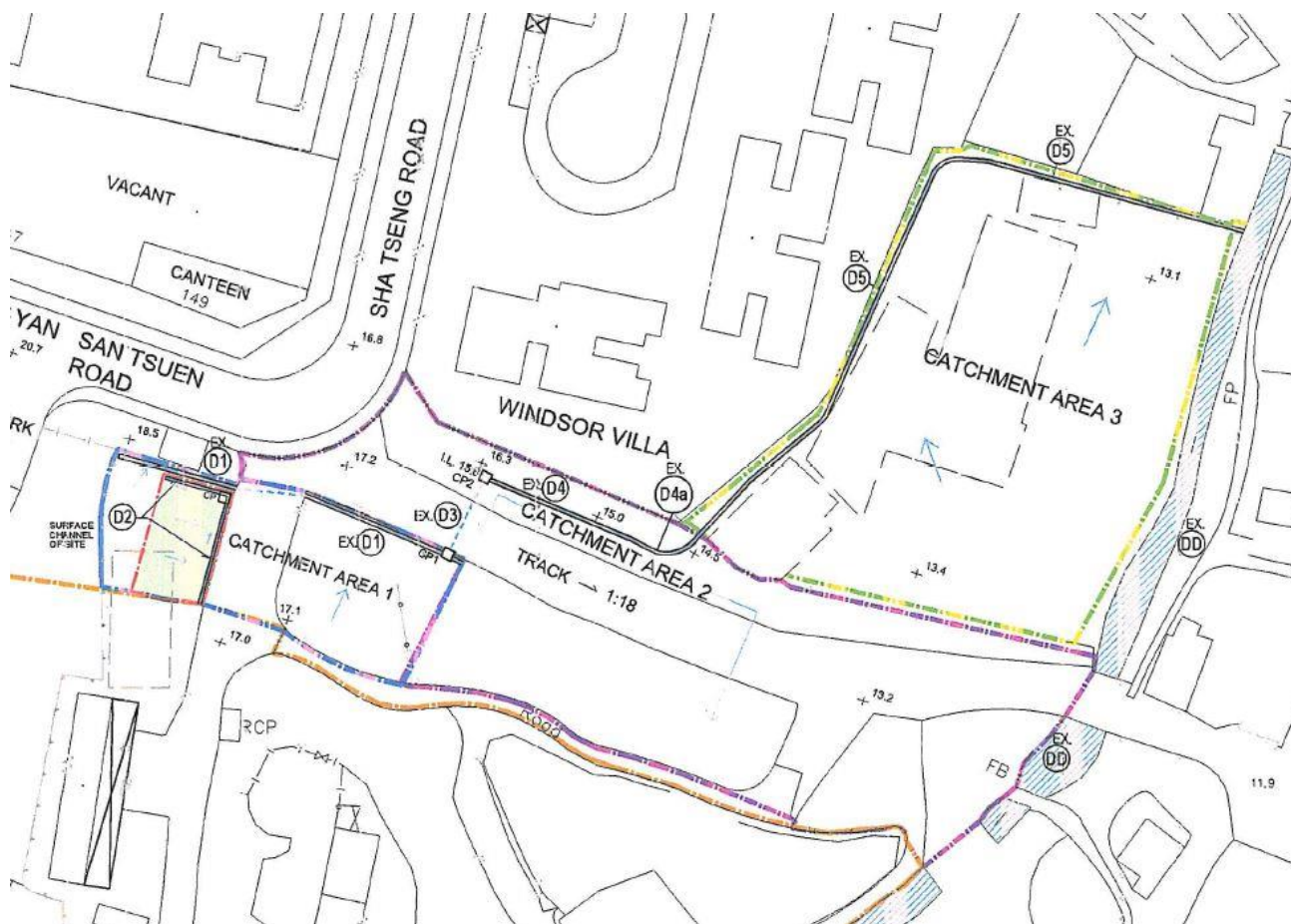
Cr r tqxgf "Dqwpf ct { 'Hgepg' cpf 'Ncpg uecr g' Rtqr qucn' wpf gt 'Rrcppkpi 'Cr r rtecvkqp' P q0C I[NV[UV[22

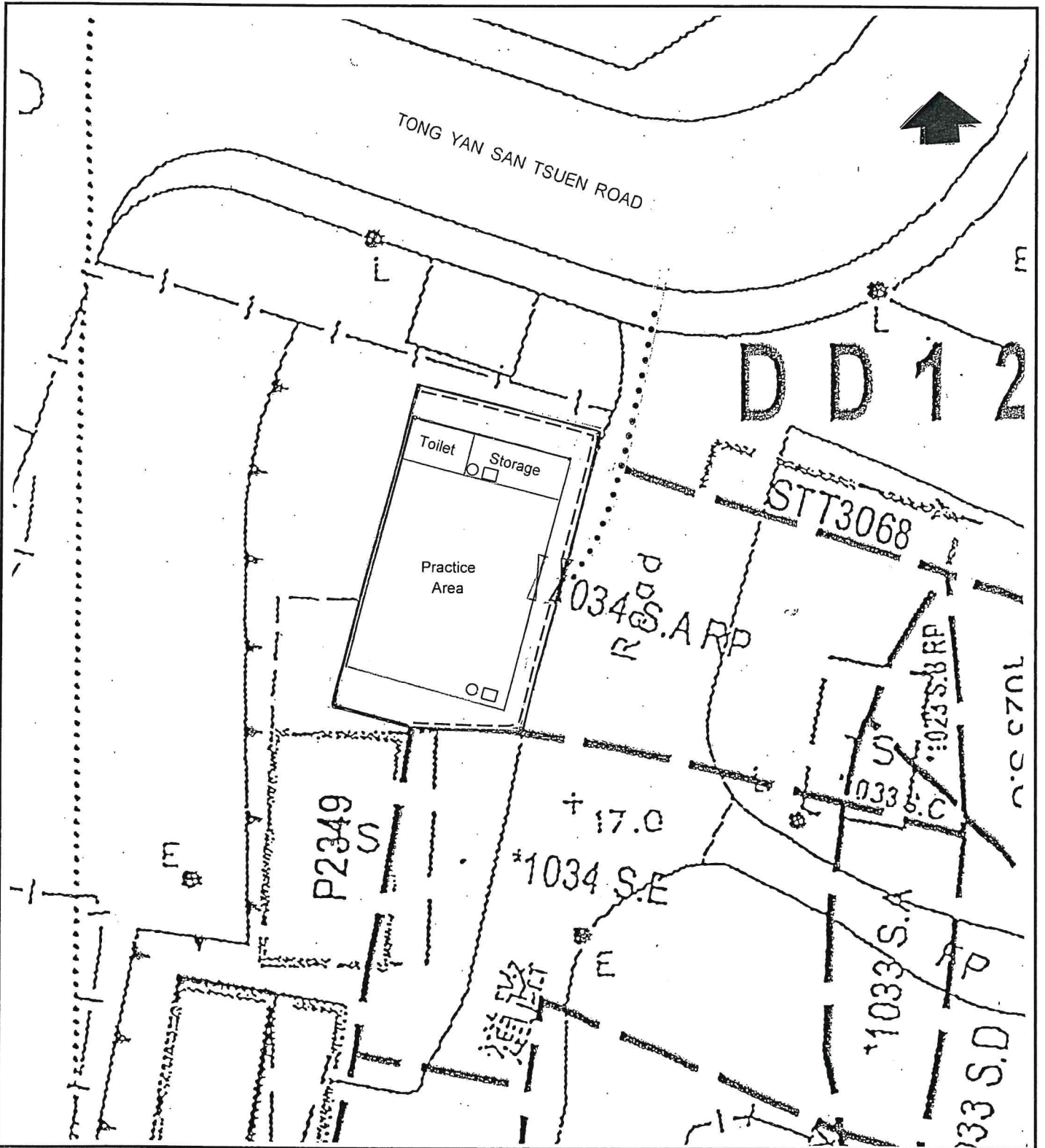
Temporary Place of Recreation & Sports
 (Martial Arts Training Ground) for a Period of 5 Years
 at Lot No. 1034 S.A. RP (Part) and
 Adjoining Government Land in DD121,
 Tong Yan San Tsuen, Yuen Long





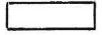




**Temporary Place of Recreation & Sports
(Practice Venue of Martial Arts) for a Period of 5 Years at
Lot No. 1034 S.A RP (Part) & Adjoining Government Land in DD121
Tong Yan San Tsuen, Yuen Long**

**Cr r t qxgf 'F t clpci g'Rt qr qucn'
wpl gt 'Ræpplpi 'Cr r decvkqp'P q0C1 N/V1 UV1; 22**





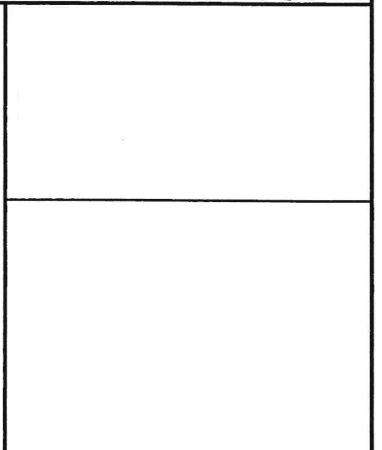
Legend

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

Crr tqxgf 'Htg' Ugtxleg' Kucmevkpu' Rtqr qucn'
 wpf gt' Rncppkpi 'Crr rlecvkqp' P q0'
 CII NVI UVI; 22

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

0 5 10 15 METRES



GENERAL NOTES

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

NOTES FOR CONCRETE WORKS

1. ALL CONCRETE WORKS ARE DESIGNED IN ACCORDANCE WITH CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE 2013 AND BS8007:1987.
2. CONCRETE MIX SHALL BE GRADE 40/20 COMPLYING WITH CS1:2010 EXCEPT SECTION 7.1.
3. ALL REINFORCEMENT SHALL BE GRADE S275/J0 CLASS 1 STEEL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL, 2011.
4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH BS5588:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

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

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

NOTES OF DRAINAGE WORKS:

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

NOTES FOR FILLING MATERIALS AND COMPACTION:

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

NOTES ON DEWATERING: (FOR INFORMATION ONLY)

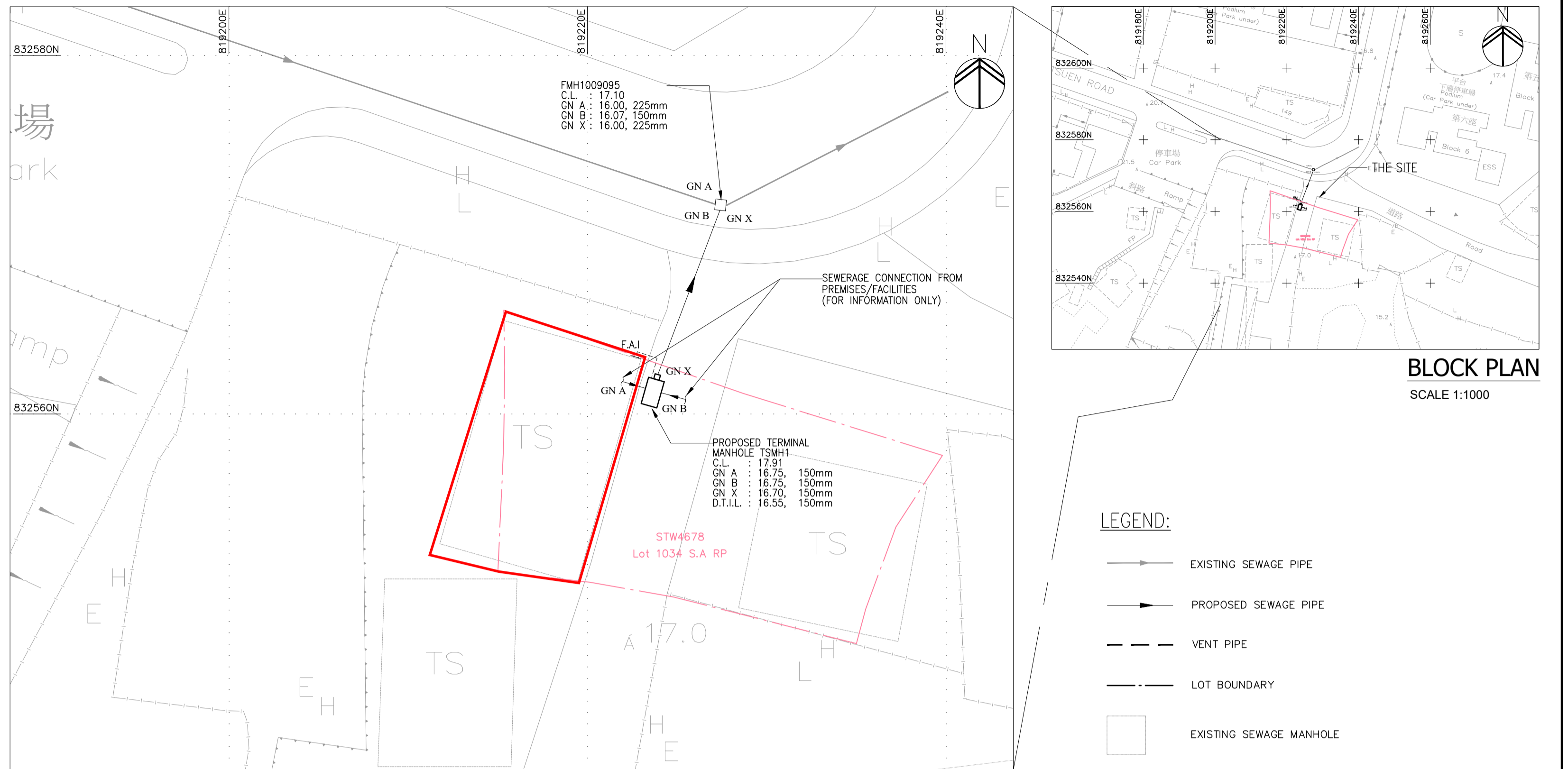
1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESILTED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE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

INITIAL DEFECT SURVEY:

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

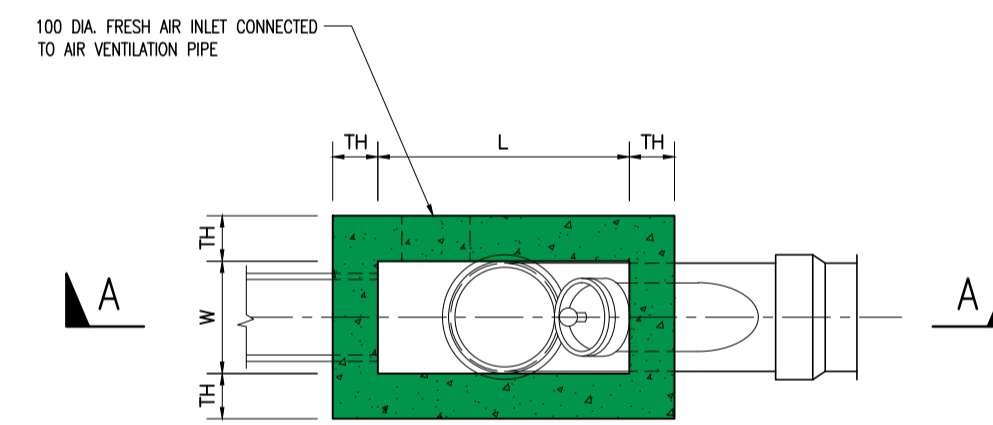
NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

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



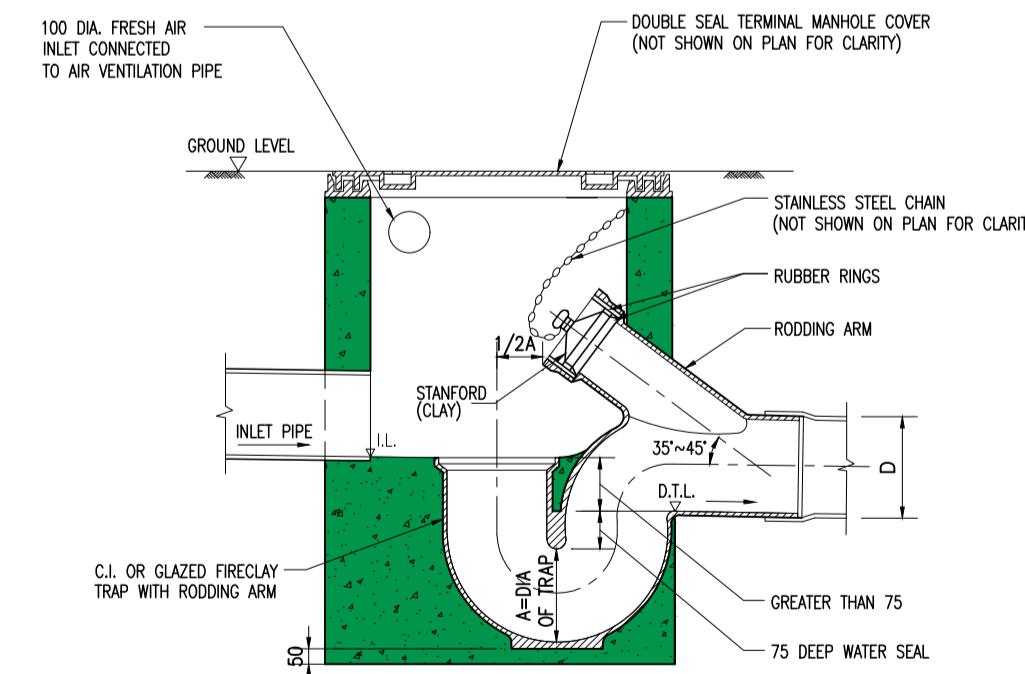
DRAINAGE LAYOUT

1:200



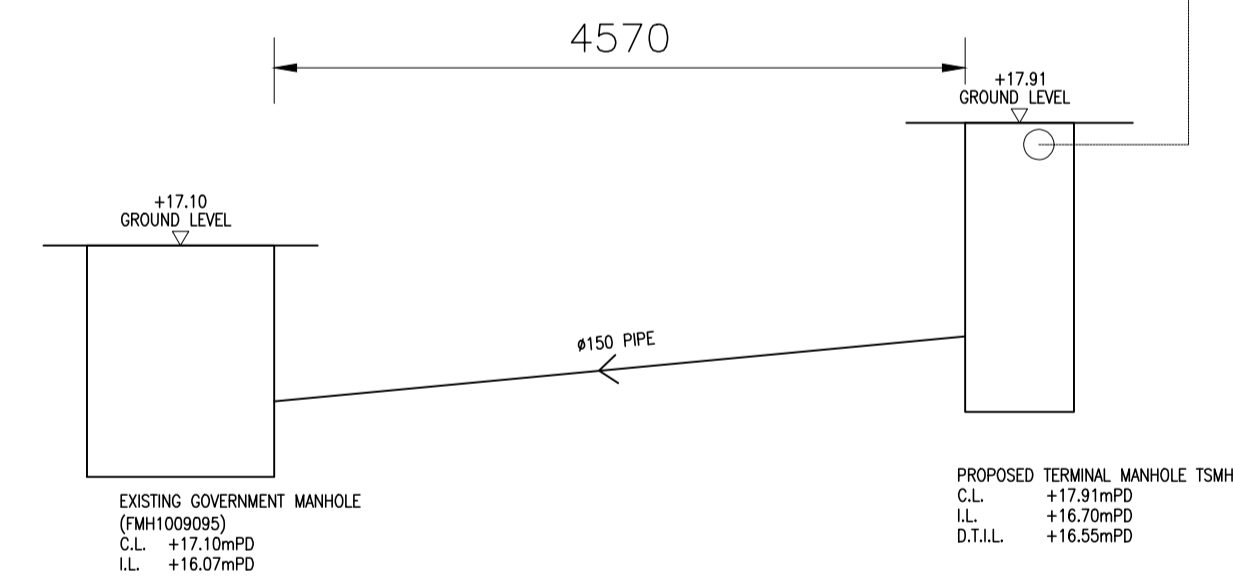
PLAN VIEW OF TERMINAL MANHOLE

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



SECTION A-A

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



LONGITUDINAL SECTION

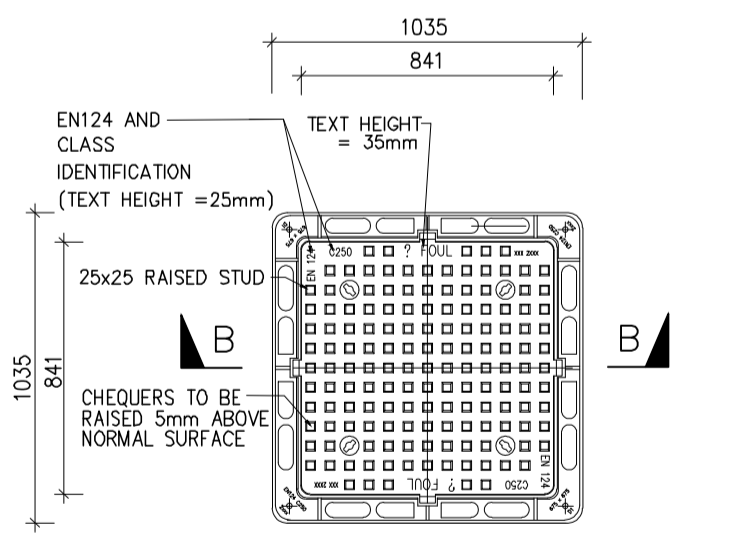
N.T.S.

PIPE MATERIAL SCHEDULE

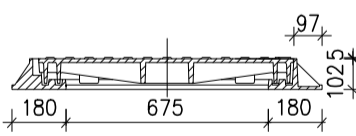
TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD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

MANHOLE SCHEDULE

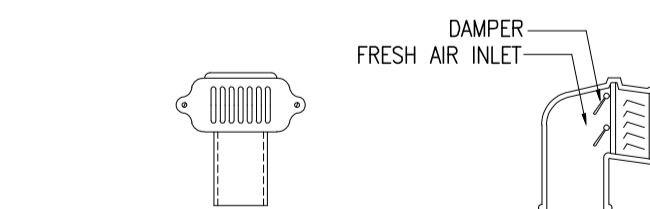
FOUL WATER MANHOLE						
MANHOLE NO.	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)	OUTLET PIPE SIZE (mm)
TSMH 1	17.91	16.70	16.55	T1	1.36	150



PLAN OF SEWER MANHOLE COVER



SECTION B-B



FRONT ELEVATION SECTION DETAILS OF FRESH AIR INLET

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



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

Appendix 4

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

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

By Post & Fax (3180 7611)

14 July 2023

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Zoe Lau)

Dear Sir/Madam,

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

I refer to my letter to you dated 21.6.2023.

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

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

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

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

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

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

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

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

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

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

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

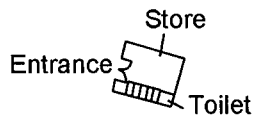
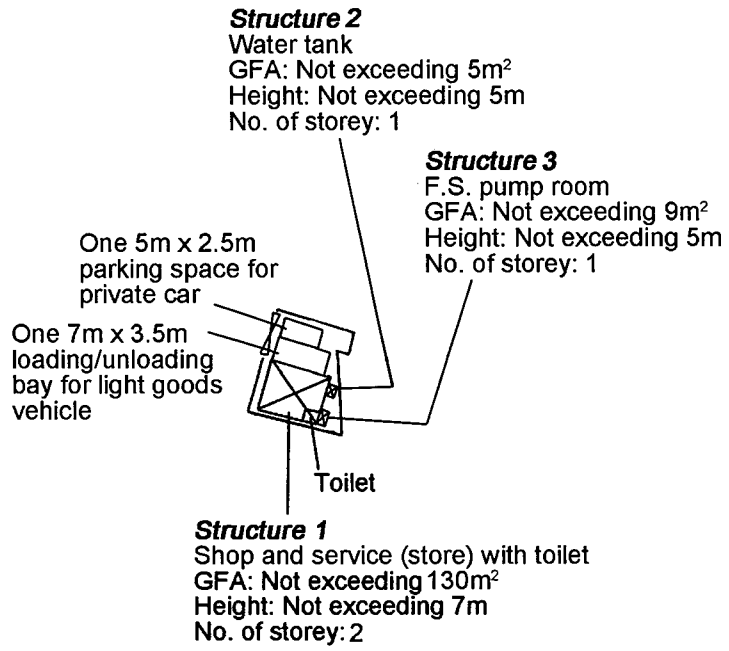
If you have any queries regarding this planning permission, please contact Mr. Alexander Mak of Tuen Mun & Yuen Long West District Planning Office at 2158 6283. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned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

Yours faithfully,

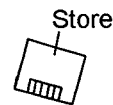


(Leticia LEUNG)

for Secretary, Town Planning Board



G/F Layout



1/F Layout

Project 項目名稱: Proposed Temporary Shop and Services (Store) for a Period of 3 Years at Lots 1023 S.B RP, 1033 S.C & 1034 S.A RP (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	Drawing Title 圖目: 擬議臨時店舖及服務(店)之屋宇圖則	Remarks 備註:
	Drawing No. 圖號:	Scale 比例: 1:1000

Appendix 5

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

15/4 Rec'd P21012

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2682 8130) & Post **Planning Department**

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

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

11 April 2024

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre
22 Hung To Road
Kwun Tong, Kowloon, Hong Kong
(Attn.: Mr. Roy LO)

Dear Sir,

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

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

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

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

Yours faithfully,

(Edwin YEUNG)

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

c.c.

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

Internal

CTP/TPB (2)



Drainage Services Department

Mainland North Division

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

21/7 Recd
P21012

渠務署
新界北渠務部
九龍彌敦道 405 號
九龍政府合署 11 樓

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

By Post

25 July 2024

Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre
22 Hung To Road,
Kwun Tong,
Kowloon
(Attn.: Mr. Roy LO)

Dear Sir,

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

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

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

Yours faithfully,

(Jeff C W TSE)

for Chief Engineer/Mainland North
Drainage Services Department

c.c.

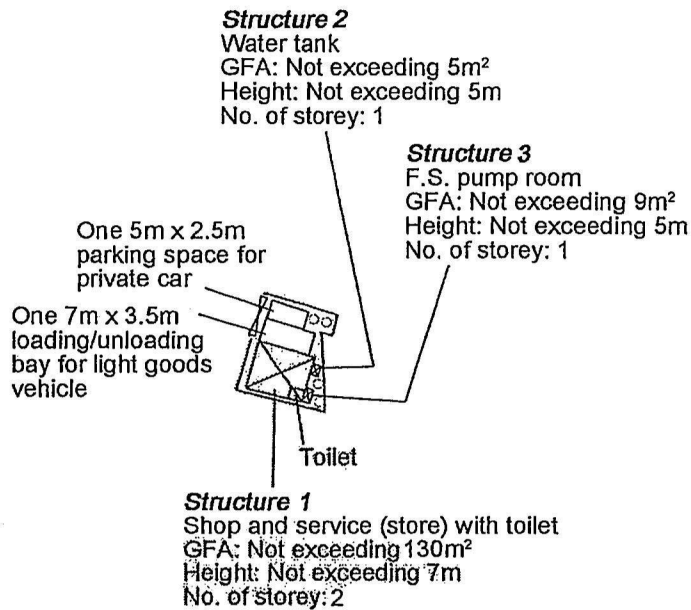
CBS/NTW, BD Fax: 2845 1559
SE/SS, DSD Fax: 3104 6432
SEPO/SIG, EPD Fax: 2519 0572
SEPO (Regional N)2, EPD Fax: 2685 1155
E/YL1, IOW/YLE, STO(C)/MN3 – by EIMS

Appendix 6

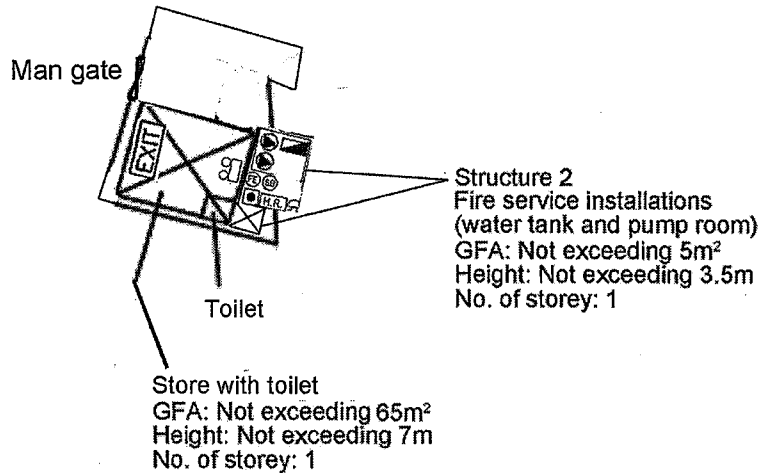
Approved Boundary Fence and Landscape Proposal, Drainage Proposal, Fire Service Installations Proposal and Sewerage Drainage Proposal under Planning Application No. A/YL-TYST/859



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



Project 項目名稱: Proposed Temporary Shop and Services (Store) for a Period of 3 Years at Lots 1023 S.B RP, 1033 S.C & 1034 S.A RP (Part) in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	Drawing Title 圖目: 01 | [ c ^ a ^ S a a ^ & a ^ B V ! ^ ^ A U ! ^ ^ c a a } A U a A ~ } a ^ ! A U a } a * A U | a a a } P [E O E S E Y U V B E G J	Remarks 備註:
	Drawing No. 圖號:	Scale 比例: 1:1000



F.S Note :

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

Legend:

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

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

GENERAL NOTES

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

NOTES FOR CONCRETE WORKS

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

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

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

NOTES OF DRAINAGE WORKS:

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

NOTES FOR FILLING MATERIALS AND COMPACTION:

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

NOTES ON DEWATERING: (FOR INFORMATION ONLY)

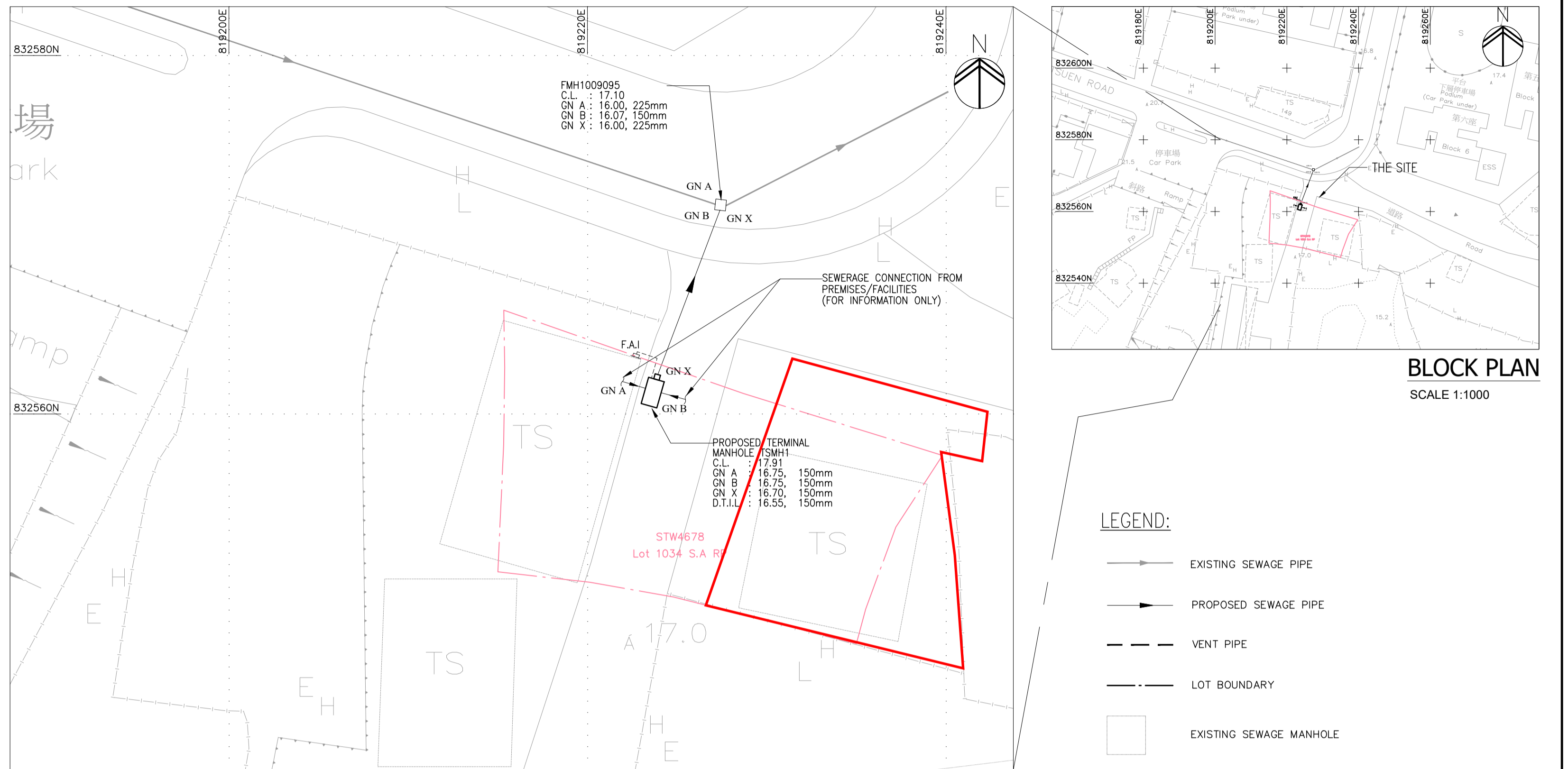
1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESLITED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE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

INITIAL DEFECT SURVEY:

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

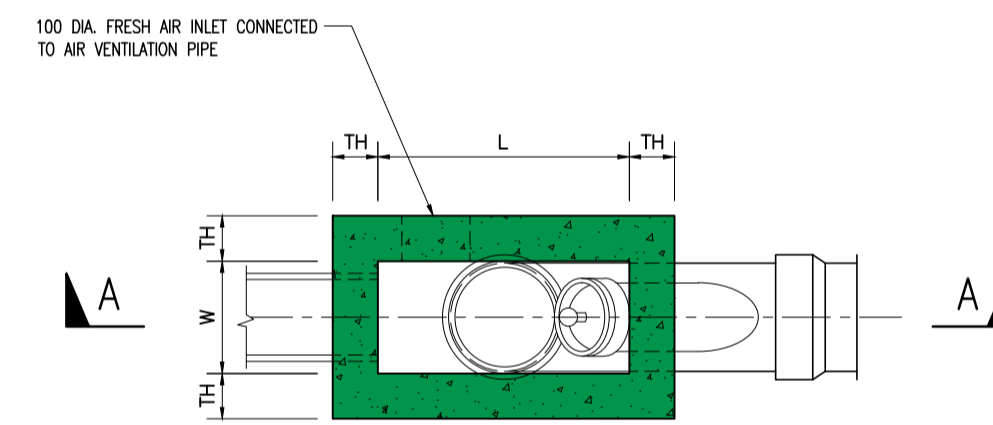
NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

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



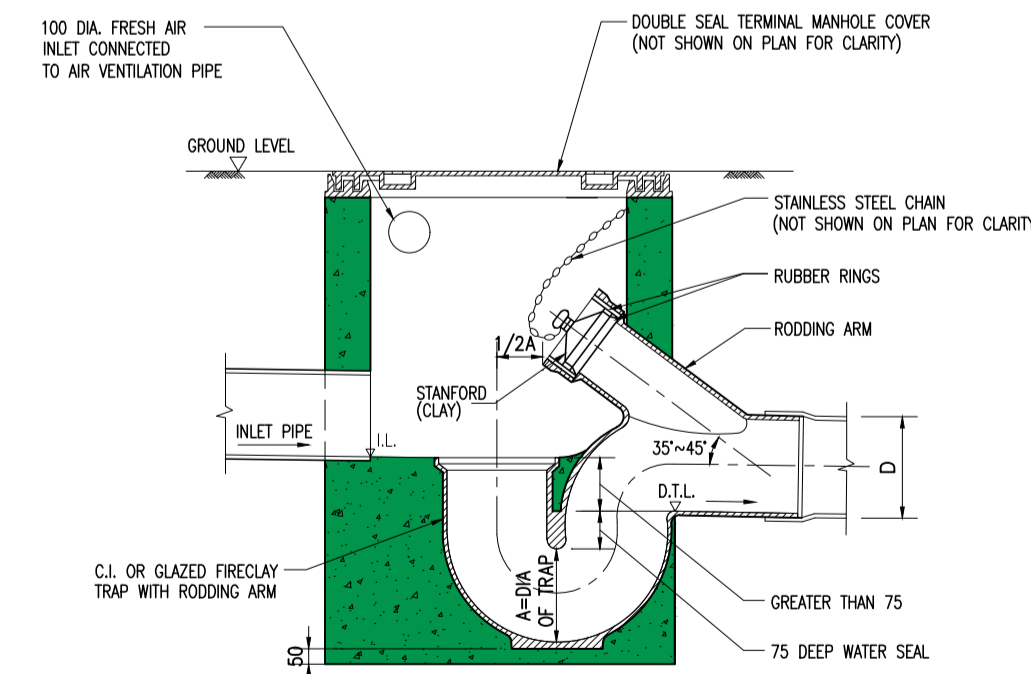
DRAINAGE LAYOUT

1:200



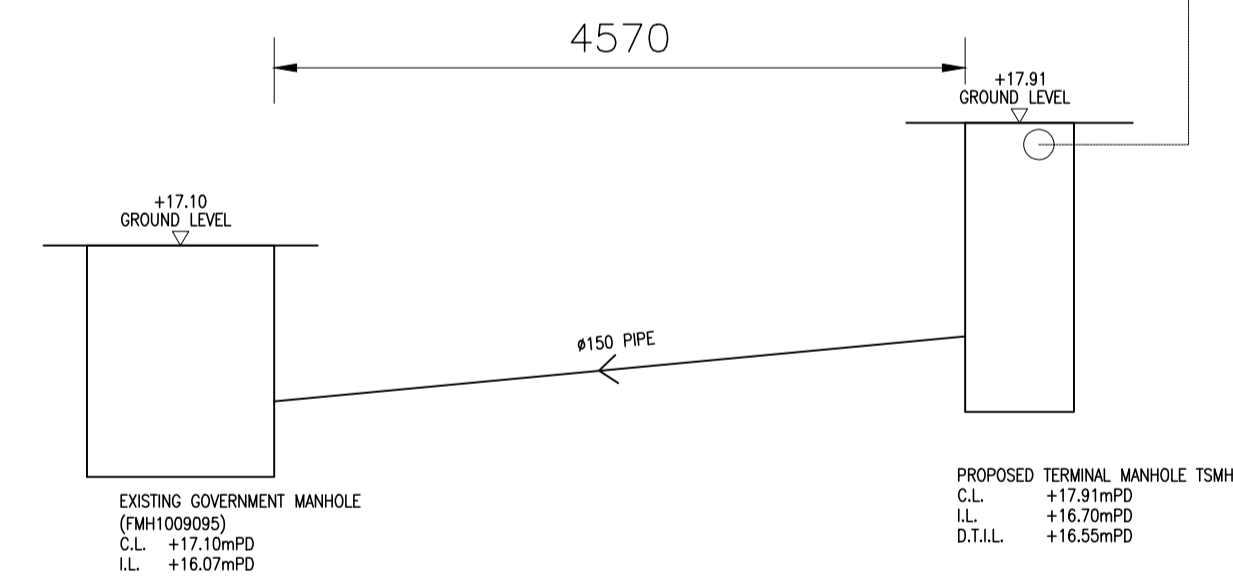
PLAN VIEW OF TERMINAL MANHOLE

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



SECTION A-A

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



LONGITUDINAL SECTION

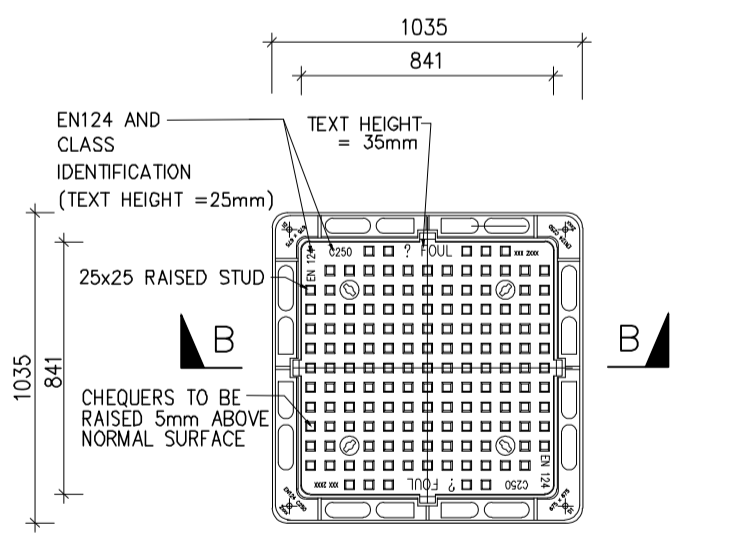
N.T.S.

PIPE MATERIAL SCHEDULE

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

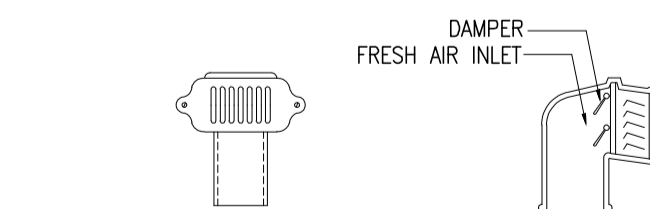
MANHOLE SCHEDULE

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

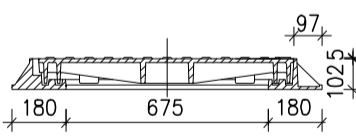


PLAN OF SEWER MANHOLE COVER

N.T.S.



FRONT ELEVATION SECTION DETAILS OF FRESH AIR INLET



SECTION B-B

N.T.S.

Client: Architect Structural & Geotechnical Engineer



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

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

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

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

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