

2026年 5月 6日
此文件在 2026-05-06 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。

This document is received on 2026-05-06.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

2600964 2026-4-21 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-TT/784
	Date Received 收到日期	2026-05-06

- 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)

CHING Kai Fun 程啓勳

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)

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lots 25 RP (Part), 27 and 35 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, 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

Site area 地盤面積 554 sq.m 平方米 About 約
 Gross floor area 總樓面面積 N/A sq.m 平方米 About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... N/A sq.m 平方米 About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Public Vehicle Park (Excluding Container Vehicle) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

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

- posted notice in a prominent position on or near application site/premises on
06/03/2026 - 20/03/2026 (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 15/04/2026 (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

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分	sq.m 平方米	<input type="checkbox"/> About 約
	Total 總計	sq.m 平方米	<input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" type="checkbox"/> About 約 <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 <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>(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) (請用圖則顯示有關土地/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>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 N/A sq.m 平方米 About 約

Proposed plot ratio 擬議地積比率 N/A About 約

Proposed site coverage 擬議上蓋面積 N/A % About 約

Proposed no. of blocks 擬議座數 N/A

Proposed no. of storeys of each block 每座建築物的擬議層數 N/A storeys 層
 include 包括 storeys of basements 層地庫
 exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) About 約
..... N/A m 米 About 約

Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 About 約

estimated number of residents 估計住客數目

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms
請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Parking space and Circulation space

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Tai Tong Road via a local access.</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><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table data-bbox="678 1209 1444 1422"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	10	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	10																	
Motorcycle Parking Spaces 電單車車位	N/A																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table data-bbox="678 1646 1444 1859"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
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Medium Goods Vehicle Spaces 中型貨車車位	N/A																	
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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 <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
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

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)

.....

11. 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


.....
Michael WONG
.....

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

15/04/2026

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lots 25 RP (Part), 27 and 35 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	554	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	Approved Tai Tong OZP No.: S/YL-TT/20		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years		
(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
	Non-domestic 非住用	N/A	<input 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	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	12
	Private Car Parking Spaces 私家車車位	10
	Motorcycle Parking Spaces 電單車車位	N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
	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	N/A
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	N/A
	Medium Goods Vehicle Spaces 中型貨車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	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
<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"/>
<u>Location plan; Zoning plan; Land status plan; Drainage proposal; FSIs proposal; and Swept path analysis.</u>		
<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"/>

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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 25 RP (Part), 27 and 35 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong, Yuen Long, New Territories* (the Site) for '**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**' (the development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of some existing village settlements (e.g. Shui Tsiu San Tsuen, Hung Tso Tin Tsuen, etc.), which demand for public parking spaces has always been high. Although public transport services are provided along Tai Tong Road, surrounding locals still rely mostly on private cars for commuting due to limited destinations of such services and their own travelling destinations to remote villages. Furthermore, illegal on-street parking is often observed at Shui Tsiu San Tsuen Road and Tai Tong Road, causing adverse traffic impacts to the surrounding environment.
- 1.3 In view of the above, the applicant would like to continue to operate the development to alleviate the pressing demand for legal parking spaces in the area and bring convenience to surrounding locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is a column two use within the "V" zone, which requires planning permission from the Board.
- 2.2 The Site is surrounded mainly in rural character formed by groups of village houses and scattered temporary structures, the development with no structure is considered not incompatible with the surroundings. Furthermore, as there are no current and planned Small House applications within the Site, the development would not frustrate the long-term planning intention of the "V" zone and would better utilise precious land resources in the New Territories.

- 2.3 Similar applications for 'public vehicle park' use have been approved by the Board within the same "V" zone on the same OZP, of which the latest approved application (No. A/YL-TT/731) was approved by the Board in 2025. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "V" zone.
- 2.4 The Site is the subject of a previous approved S.16 planning application (No. A/YL-TT/611) for 'public vehicle park' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/YL-TT/611), all development parameters (including site area, layout, no. of parking spaces, etc.) remained the same. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-TT/611		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The implementation of the drainage proposal	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	20.03.2024
(g)	The implementation of the FSIs proposal	31.07.2024

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All fire safety related conditions have been complied with; regarding drainage related conditions, the applicant submitted multiple drainage proposals for compliance with condition (c): the latest submission is on 12.05.2025 and the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18.06.2025. As the applicant did not manage to submit a revised drainage proposal within the designated time period, the previous application (No. A/YL-TT/611) was subsequently revoked on 14.04.2026.
- 2.6 In support of the application, the applicant has submitted the accepted FSIs proposal of the previous application (No. A/YL-TT/611) and a drainage proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government

bureaux/departments and members of the Board (**Appendices I and II**). For information, the submitted FSIs proposal is the same as the approved FSIs proposal under the previous application (No. A/YL-TT/611).

3) Development Proposal

- 3.1 The Site occupies an area of 554 m² (about) (**Plan 1**). No structure is provided at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	554 m ² (about)
Covered Area	Not applicable
Uncovered Area	554 m ² (about)

- 3.2 The Site is accessible from Tai Tong Road via a local access (**Plan 1**). The operation hours of the proposed development is 24-hour daily, including public holidays. A total of 12 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 3** below:

Table 3 - Parking Provisions

Types of Space	No. of Spaces
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	10
Light Goods Vehicles (LGV) Parking Space - 3.5 m (W) x 7 m (L)	2

- 3.3 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Tai Tong Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Tai Tong Road via the local access.
- 3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below. Adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 - Estimated Trip Generation and Attraction of the Development

Time Period	Trip Generation and Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	1	5	0	2	8
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	4	2	2	0	8
Traffic trip per hour (average)	2	2	1	1	6

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of FSIs and drainage proposals, to mitigate any adverse impact arising from the development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years**'.

R-Riches Planning Limited

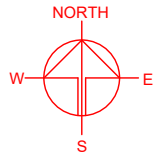
April 2026

APPENDICES

Appendix I	Accepted Fire Service Installations Proposal of the Previous Application No. A/YL-TT/611
Appendix II	Drainage Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

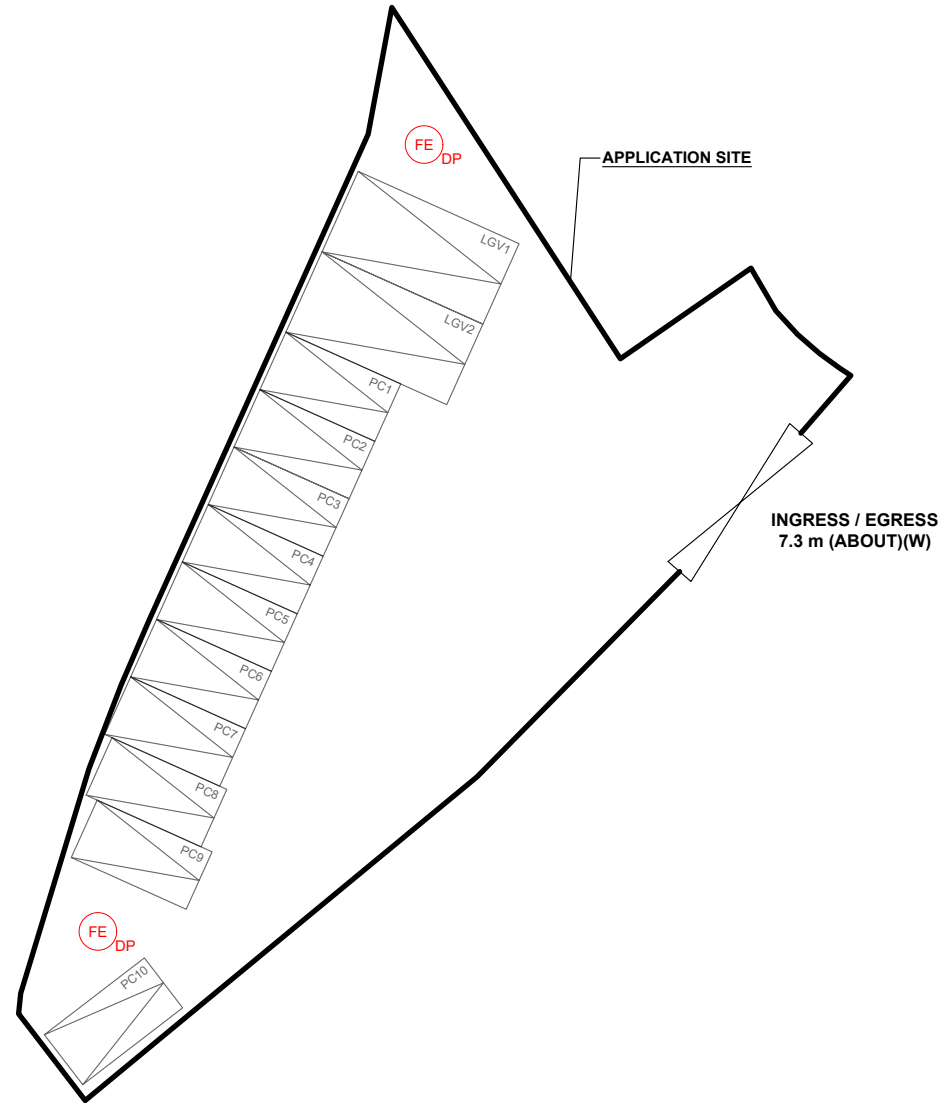


DEVELOPMENT PARAMETERS


APPLICATION SITE AREA : 554 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 554 m² (ABOUT)

PARKING PROVISIONS





NO. OF PRIVATE CAR PARKING SPACE : 10
 DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)
 NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 2
 DIMENSION OF PARKING SPACE : 7 m (L) X 3.5m (W)



FIRE SERVICE INSTALLATIONS

 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

LEGEND

-  APPLICATION SITE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK
 (EXCLUDING CONTAINER
 VEHICLE) FOR A PERIOD OF 5
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI
 TSIU SAN TSUEN, TAI TONG,
 YUEN LONG, NEW TERRITORIES

SCALE
 1 : 300 @ A4

DRAWN BY MN	DATE 23.2.2024
----------------	-------------------

CHECKED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE
 FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
-----------------------	-------------

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years
Lots 25 RP (Part), 27 and 35 (Part) in D.D. 117
Shui Tsiu San Tsuen, Tai Tong, Yuen Long
(Planning Application No.: A/YL-TT/611)**

Stormwater Drainage Proposal Report

April 2026



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Contents

Responses to Comments from DSD

- 1. Introduction**
- 2. The Existing Site**
- 3. Existing Drainage Facilities**
- 4. Proposed Drainage Facilities**
- 5. Conclusion**

Appendix A – Planning Application Approval Letter

Appendix B – Proposed Site Location

Appendix C – Proposed Site Layout Plan

Appendix D – Drainage Plan Showing Existing Drainage Arrangements

Appendix E – Proposed Drainage Layout Plan

Appendix F – Drainage Design Calculation with Sub-catchment areas and Cross Sections

Appendix G – Site Photos of the Application Site and Existing Drainage Facilities

Responses to Comments from Government Departments on Planning Application No. A/YL-TT/611

COMMENTS		RESPONSES	
<i>Drainage Service Department (DSD)</i>		<i>Applicant</i>	
i)	A last catchpit/terminal manhole with sand trap or provision alike should be provided within the application site before the collected runoff is discharged to the public drainage facilities.	i)	Noted. A last desilting catchpit C5 was proposed within the application site before the collected runoff is discharged to the desilting catchpit C3 to be constructed at the existing 700mm surcharge channel. All proposed catchpits will be constructed with desilting trap in accordance with CEDD standard drawings. In addition, the application site and its adjacent areas are developed villages with paved access and footpath. The amount of silt in the runoff should be minimal.
ii)	Please advise the type (u-channel or pipe), the size and the gradient of the proposed drain connecting from the proposed terminal manhole to C3. The details should be clearly indicated on the drainage plan for reference.	ii)	The length of the last catchpit C5 to the proposed connecting catchpit C3 is short. It is proposed to use a new 225 u-channel for connection with the construction details and gradient the same as the proposed channel within the site.
iii)	The existing 700mm surface channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system.	iii)	Noted. The applicant(s) commits to resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In addition, prior to commencement of works, DO/YL will be consulted if the 700mm surface channel is a local village drain and seek permission for drainage connections. The site is at the vicinity of a big rectangular drainage channel, SCP1012865 and a 700mm covered surface channel. The design calculation showed that the surface channel had adequate capacity to convey the runoff from the application site and its adjacent areas. The application will not have adverse impact on the existing drainage system. The rainwater from the site has long been naturally flowed to the existing drainage system and caused no flooding in the downstream areas of the site. The application site will not overload the existing drainage system. Regular maintenance will be carried out by the applicant to avoid blockage of the system.
iv)	Please make reference to the latest Technical Note No. 1 – Technical Note to prepare a Drainage Submission issued by	iv)	Noted, agreed and will strictly follow.

	DSD for more details in preparing the drainage proposal. Please review the drainage facilities size accordingly.	
v)	Catchpit should be provided at the turning point of the proposed u-channel, please review.	v) Noted and a catchpit C4 is added
vi)	Please advise if any site formation/levelling works to be carried out under this application.	vi) The application site is presently well formed and covered with concrete paving. No site formation/levelling works will be carried out under this application.
vii)	According to R-to-C, it is noted that no wall or hoarding to be erected or laid along the site boundary under this planning application. If affirmative, please clearly indicate on the drainage plan for record.	vii) Noted. A note stating that no wall or hoarding is to be erected or laid along the site boundary is added in the drainage plan.
viii)	The proposed drainage facilities should be clearly shown on the cross sections (Section A-A and B-B) for clarity.	viii) Noted.
ix)	Please take more photos showing the internal condition of the existing 700mm surface channel for review. Please also take more photos at different locations and views for this channel for reference.	ix) Noted. Photo Nos. 6 and 7 showing the existing 700mm u-channel and the internal condition of the channel are added for reference.
x)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	vi) Noted, agreed and will strictly follow. The proposed development involves no filling works and will not change the infiltration characteristics of the site. No additional runoff will be generated from the application site. The development will neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
xi)	The applicant should resolve any conflict/disagreement with relevant lot owners(s) and seek permission from DLOYL for laying new drains/channels and/or modifying / upgrading existing ones in other private lots or on government Land, where required, outside the application site(s).	vii) Noted. The applicant(s) commits to resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s) and seek permission from DLOYL for laying new drains/channels and/or modifying / upgrading existing ones in other private lots or on government Land, where required, outside the application site(s).

1. Introduction

The owner of the captioned lots submitted a town planning application to the Town Planning Board (TPB) seeking planning permission for using the Application Site for temporary public vehicle park (excluding container vehicle) for a period of 5 years. The Planning Department approved the application on 27 October 2023 under section 16 of the Town Planning Ordinance. A copy of the approval letter is enclosed in **Appendix A** of this report for reference.

One of the approval conditions mentioned in the approval letter is the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The implemented drainage facilities on the site shall be maintained at all times during the planning approval period.

This report outlines the existing drainage facilities on the proposed site and proposes the drainage facilities to be implemented on the site during the planning approved period. This report also includes the responses to the comments given by the DSD in the previous submissions.

2. The Existing Site

The proposed site is generally flat with site area of about 554m². The Site is currently occupied by the applied use without valid planning permission. The Site is accessible via a local track from Tai Tong Road. Plans showing the vehicular access and site location plan submitted by the Applicant are at Drawings A-1 and A-2 respectively enclosed in **Appendix B**. The proposed Site Layout Plan is enclosed in **Appendix C**.

According to the applicant, the proposed development comprises 12 parking spaces with no structure to be erected. In addition, no site formation work will be performed.

The surroundings of the Site are predominantly rural residential in nature intermixed with parking of vehicles, a refuse collection point, agricultural land and vacant unused land.

3. Existing Drainage Facilities

Existing Public Drainage Facilities

Drainage records for the Application Site and its surrounding areas were retrieved from the Geoinfo Map, a copy of which is enclosed in **Appendix D** of the report. The drainage records showed that there is an existing open rectangular drainage channel, SCP1012865, located about 15m west of the Application Site running in a south to north direction. The drainage channel enters into a 6.5m x 3.0m box culvert, SBP1015082, and eventually discharges into Deep Bay. There is a 700mm covered surface channel running along the western boundary of the site discharging water to the drainage channel SCP1012865. The stormwaters collected from within the Application Site and its adjacent areas fall naturally towards this existing surface channel with no past flooding records.

4. Proposed Drainage Facilities

No site formation/filling/levelling works will be carried out in the Application Site and its adjacent areas. The existing levels of the Application Site with respect to the adjacent areas will be maintained throughout the application period. Cross sections A-A and B-B are included in the

Appendix B. The site is at the vicinity of a big rectangular drainage channel, SCP1012865 and is well drained by an existing 700mm covered surface channel at the western boundary of the site without records of flooding. It is proposed to keep the drainage path unchanged. In consideration that there may be inflows from the adjacent lots to the Application Site, a 225mm covered peripheral surface u-channel with desilting catchpits as is proposed to collect and convey the water to the existing 700mm U-channel as shown in the proposed drainage plan in **Appendix E**. The Proposed 225mm peripheral surface channels are provided at lower/existing level inside the application site to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. In addition, catchpits with desilting arrangement are provided at all changes in directions and at intersections.

The design calculation in accordance with GEO Technical Guidance Note No. 43 with sub-catchment areas plan demonstrating that the proposed drainage system has sufficient capacity to collect the surface runoff accrued on the Application Site and to intercept the overland flow from the adjacent lands are enclosed in **Appendix F**. The Application will not have adverse impact on the existing drainage system. The rainwater from the site has long been naturally flowed to the existing drainage system and caused no flooding in the downstream areas of the site. The proposed development will not change the infiltration characteristics of the site. No additional runoff will be generated from the Application Site. The application site will not overload the existing drainage system.

All proposed catchpits will be constructed with desilting trap in accordance with CEDD standard drawings. In addition, the Application Site and its adjacent areas are developed villages with paved access and footpath. The amount of silt in the runoff should be minimal. Regular maintenance will be carried out by the Applicant to avoid blockage of the system.

No boundary walls or hoardings will be erected in the Application Site, the passage of surface runoff into the Application Site from the adjacent areas will not be affected. The development will neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

5. Conclusions

The proposed site is small and is at the vicinity of a big rectangular drainage channel, SCP1012865 and is well drained by an existing 700mm covered surface channel at the western boundary of the site running in a north to south direction. Storm water from within the Application Site and its adjacent areas will all flow into this existing 700mm surface channel with no records of flooding.

No site formation/filling/levelling works will be carried out in the Application Site and its adjacent areas. The proposed development will not change the infiltration characteristics of the site. No additional runoff will be generated from the Application Site. The application site will not overload the existing drainage system.

It is proposed to construct a system of 225mm peripheral surface channels and desilting catchpits in the Application Site to collect the rainwater from within the site and the adjacent lots to desilting catchpit C3 being constructed at the intersection between the proposed 225mm channel and the existing 700mm surface channel.

Boundary walls or hoardings will not be constructed, obstruction to existing overland flows is not anticipated. The owner of the site will keep monitoring the conditions of the drainage establishment within and outside the site and maintain the said system at the owner's cost.

APPENDIX A

Planning Application Approval Letter

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

By Post & Fax (2323 3662)

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-TT/611

27 October 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn.: Orpheus Lee / Louis Tse)

Dear Sir/Madam,

**Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 5 Years in "Village Type Development" Zone, Lots 25 RP (Part),
27 and 35 RP (Part) in D.D. 117, Shui Tsui San Tsuen, Tai Tong, Yuen Long**

I refer to my letter to you dated 12.10.2023.

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 until 13.10.2028 and is subject to the following conditions :

- (a) no vehicle without valid licences issued under the Road Traffic Ordinance, as proposed by you, is allowed to be parked/stored on the Site at any time during the planning approval period;
- (b) only private car and light goods vehicles as defined in the Road Traffic Ordinance, as proposed by you, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.4.2024;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 13.7.2024;
- (e) in relation to (d) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.4.2024;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 13.7.2024;
- (h) if any of the above planning condition (a), (b) or (c) 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
- (i) if any of the above planning condition (c), (d), (f) or (g) 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 IV 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 (<https://www.tpb.gov.hk/en/resources/index.html>), 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 14.10.2028. 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-D). 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.tpb.gov.hk/en/meetings/RNTPC/Agenda/728_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 13.10.2023 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 17.11.2023). 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 Ms. L.C. Cheung of Tuen Mun & Yuen Long West District Planning Office at 2158 6000. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

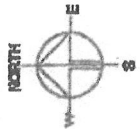
Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

APPENDIX B

Proposed Site Location Plans



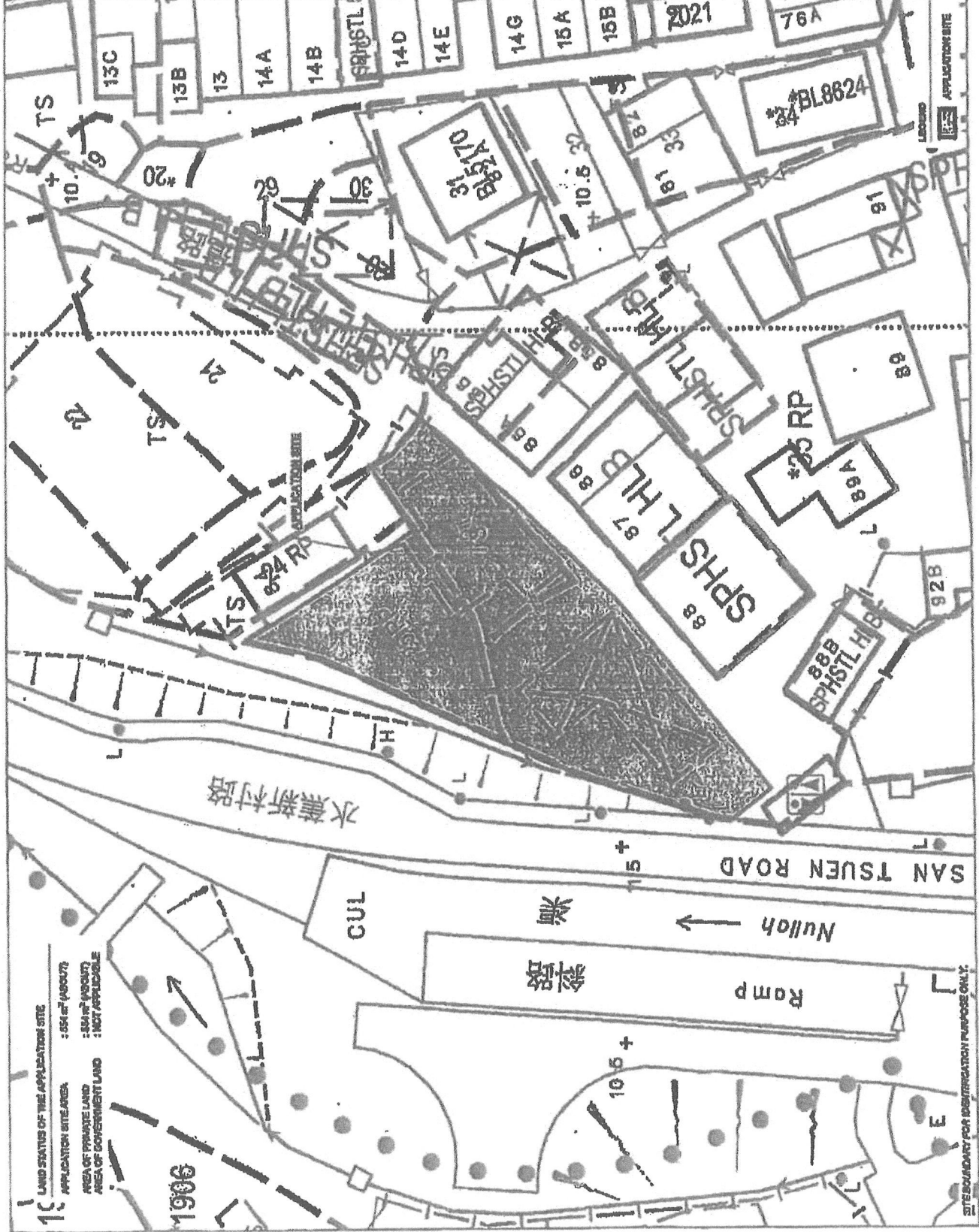
PROPOSED TEMPORARY PUBLIC VEHICLE PARK EXCLUDING CONTAINER VEHICLES FOR A PERIOD OF 6 YEARS

UNAPPORTIONED LOT 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

11-400 @ A4

DATE: 04/2021

LAND STATUS OF THE SITE
 PLAN: A2



LAND STATUS OF THE APPLICATION SITE
 : 054 m² (00077)
 APPLICATION SITE AREA
 AREA OF PRIVATE LAND : 561 m² (00071)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR REGISTRATION PURPOSE ONLY

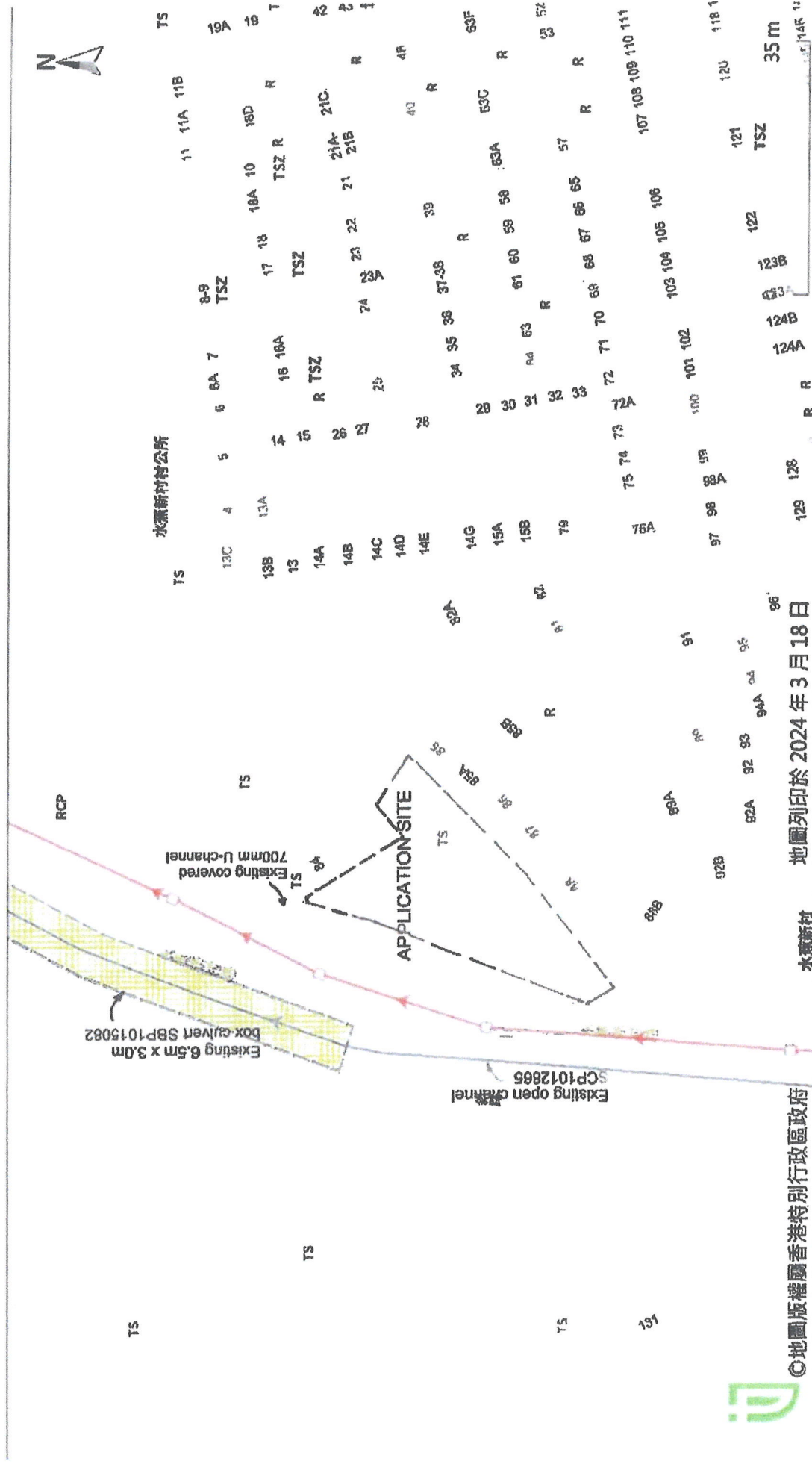
APPENDIX C

Site Layout Plan

APPENDIX D

Drainage Plan Showing Existing Drainage Arrangements

前往地圖: <https://www.map.gov.hk/gm/geo:22.4251,114.0273?z=564>



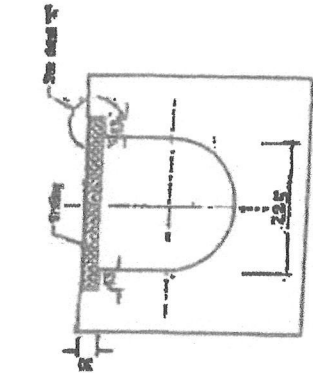
©地圖版權屬香港特別行政區政府 地圖列印於 2024 年 3 月 18 日

由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

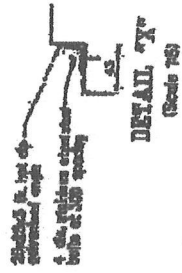
注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

EXISTING DRAINAGE FACILITIES

APPENDIX E
Proposed Drainage Plan



TYPICAL CROSS SECTION OF CHANNEL

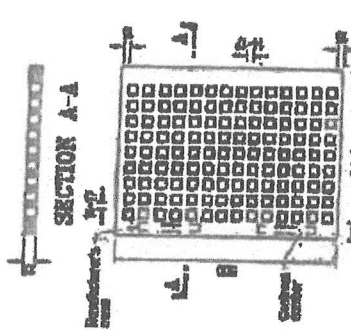


DETAIL 'X'
(Scale 75)

This dimension varies to suit
(fall on channel)

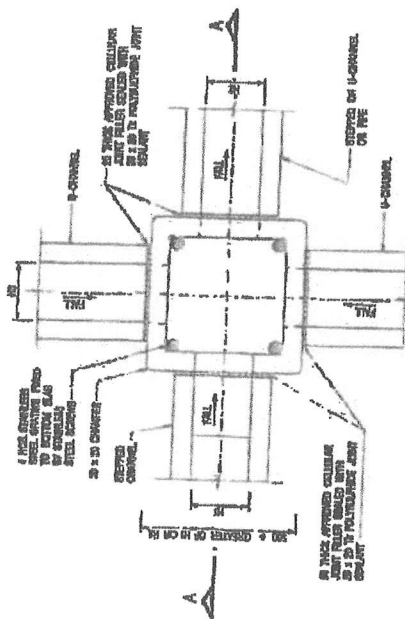


TYPICAL DETAILS OF CHANNEL



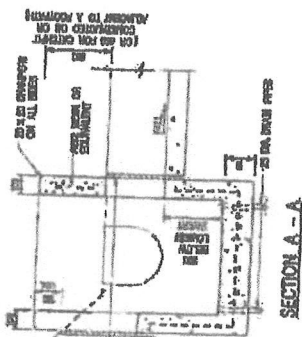
GRATING - SQUARE HOLES PATTERN

All holes are 20-20 in size and are set on 4 in centers. Exact no. of holes and size to be ordered to suit channel width.



PLAN

CHANNEL SIZE (width by depth)	1	2	3
20 - 10	120	180	240
20 - 15	180	270	360

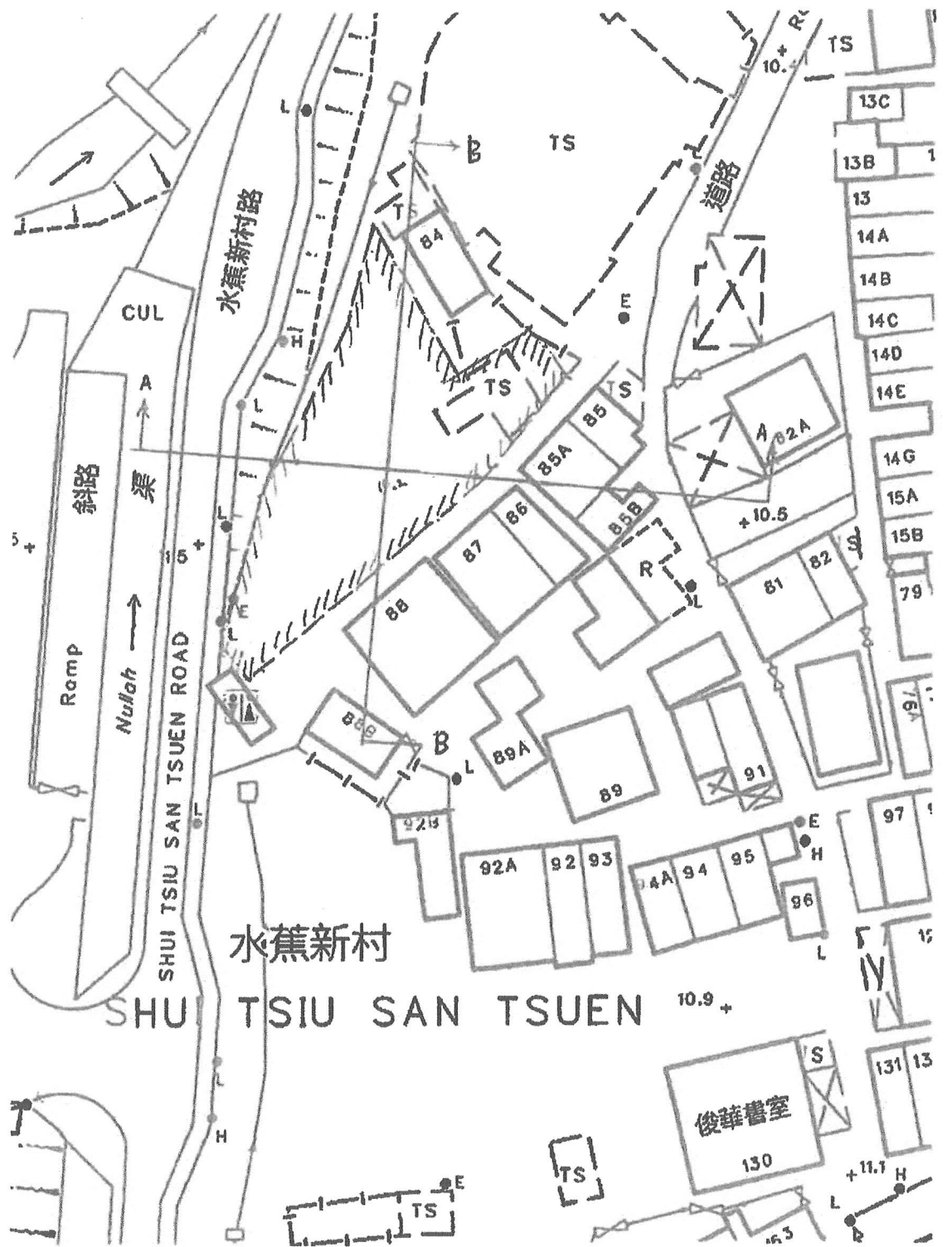


SECTION A - A

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

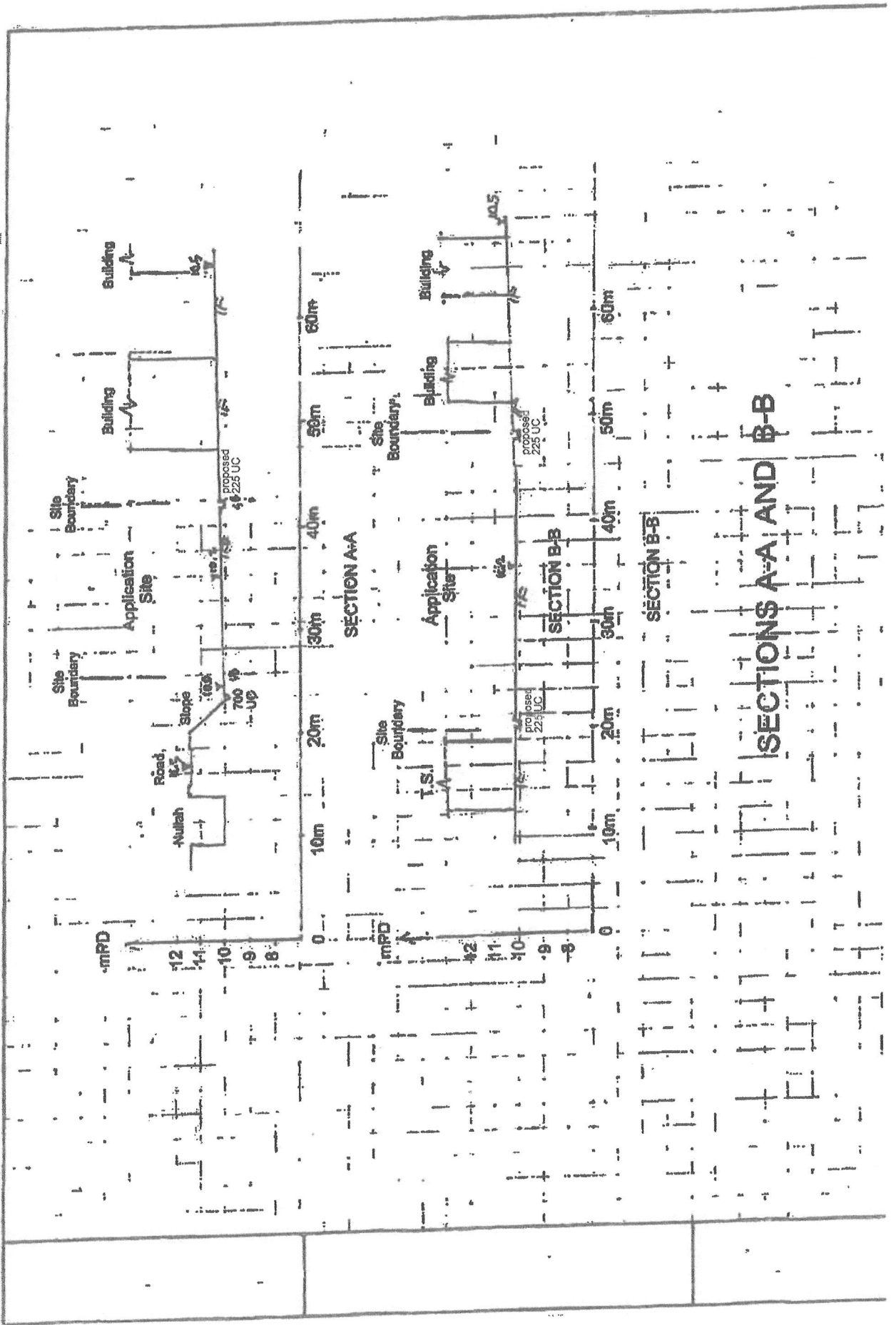
TYPICAL DETAILS OF GRATE

APPENDIX F
Drainage Design Calculation



CROSS SECTIONS





SECTIONS A-A AND B-B

Drainage Design Calculation

Catchments

With reference to the sub-catchments plan,

The proposed site area = 578m^2

Inflow from adjacent lots = 734m^2

Catchments to existing 700mm surface channel = $578+734+194$ (slope west of channel) = 1506m^2

Checking of Capacity of Proposed 225mm Covered Channels :-

The proposed 225mm u-channel is mainly to collect the flows from adjacent lots

Catchment area = 578m^2

Runoff coefficient $k = 1.0$ (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

$i = 240\text{ mm/hr}$ (From enclosed Intensity-Duration Frequency Curve)

Using Rational Formula:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 578 \times 240 / 3600 = 38.5\text{ l/s} = 1312\text{ l/min.}$

From Figure 1 of GEO Technical Guidance Note No. 43,

For 225 UC of gradient of 1 : 130,

$Q = 3,100\text{ l/min.} > 1312\text{ l/min.}$ O.K. Figure 1 of GEO Technical Guidance Note No. 43

Flow velocity = $1.35\text{ m/s} > 1.3\text{ m/s}$ O.K.

Usage of u-channel = $1312 / 3100 \times 100\% = 42.3\%$

Checking of Capacity of Existing 700mm Covered Channel:-

Design total catchment area for the discharge channel, $A = 1506\text{m}^2$

Runoff coefficient $k = 1.0$ (conservatively assumed)

Rainstorm return period = 1 in 50 year

Assume time of concentration = 3 minute,

$i = 240\text{ mm/hr}$ (From enclosed Intensity-Duration Frequency Curve)

Using Rational Formula:

Max. flow u-channel, $Q = kAi/3600 = 1 \times 1506 \times 240 / 3600 = 100.4\text{ l/s} = 6024\text{ l/min.}$

From Figure 1 of GEO Technical Guidance Note No. 43,

For 700 UC of gradient of 1 : 100,

$Q = 70,000\text{ l/min.} >> 6024\text{ l/min.}$ O.K.

Flow velocity = $3.0\text{ m/s} > 1.3\text{ m/s}$ O.K.

Usage of u-channel = $6024 / 70000 \times 100\% = 8.6\%$

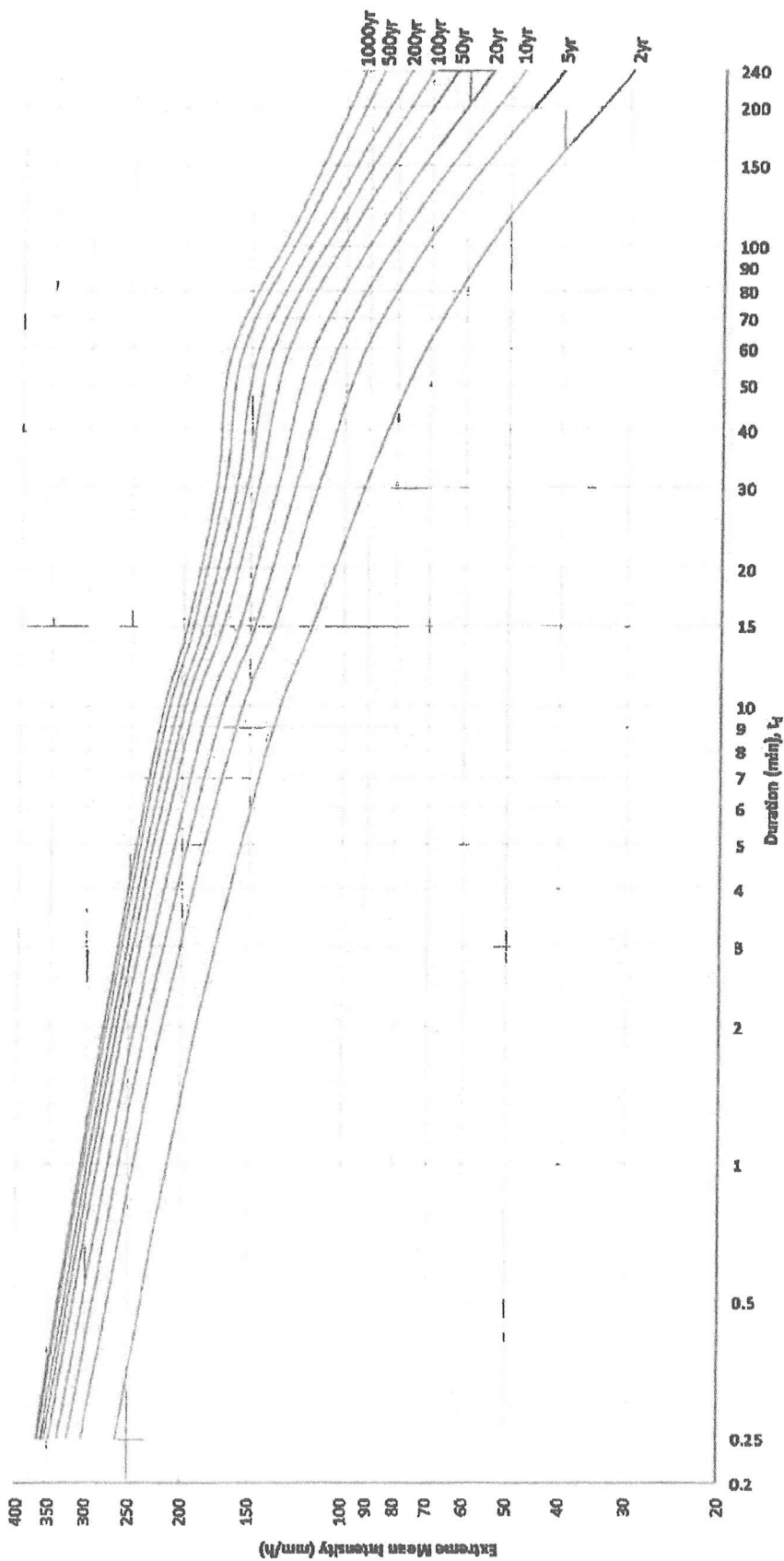
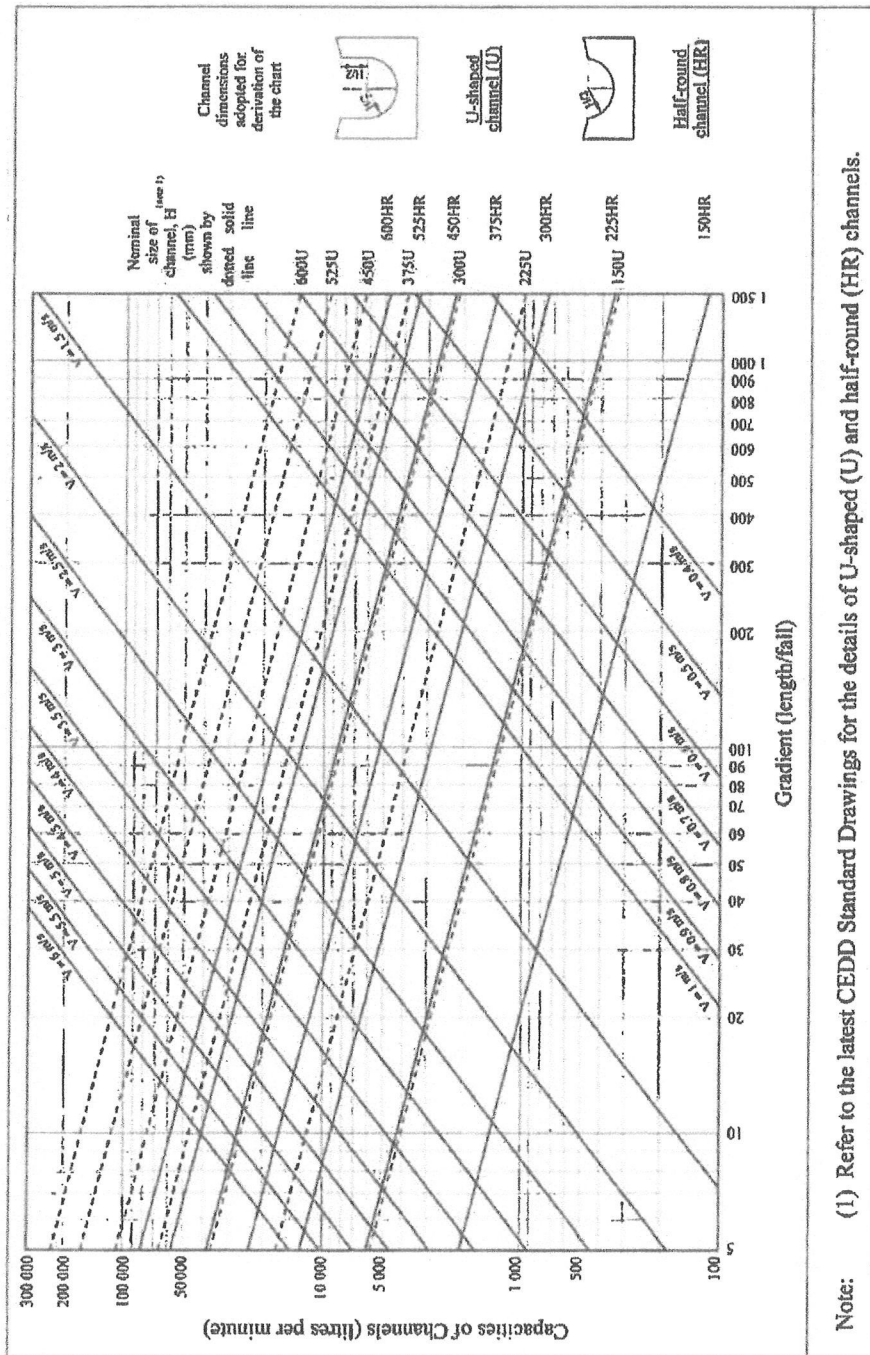


Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters
(for durations not exceeding 4 hours)

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

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

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



APPENDIX G

Site Photos of the Application Site and Existing Drainage Facilities



PHOTO NO. 1
Existing Open Rectangular Channel
West of the Application Site



PHOTO NO. 2
Existing 700mm Covered Surface Channel
Along Western Boundary of the Application Site



PHOTO NO. 3
Existing 700mm Covered Surface Channel
Along Western Boundary of the Application Site



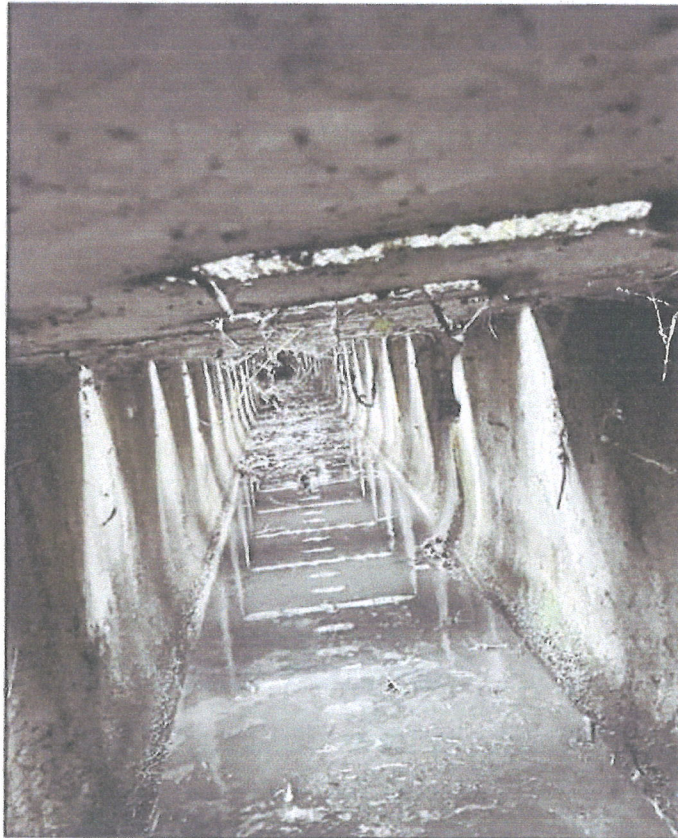
PHOTO NO. 4
Site Conditions



PHOTO NO. 5
Conditions of the Site



PHOTO NO. 6 (EXISTING 700MM U-CHANNEL)

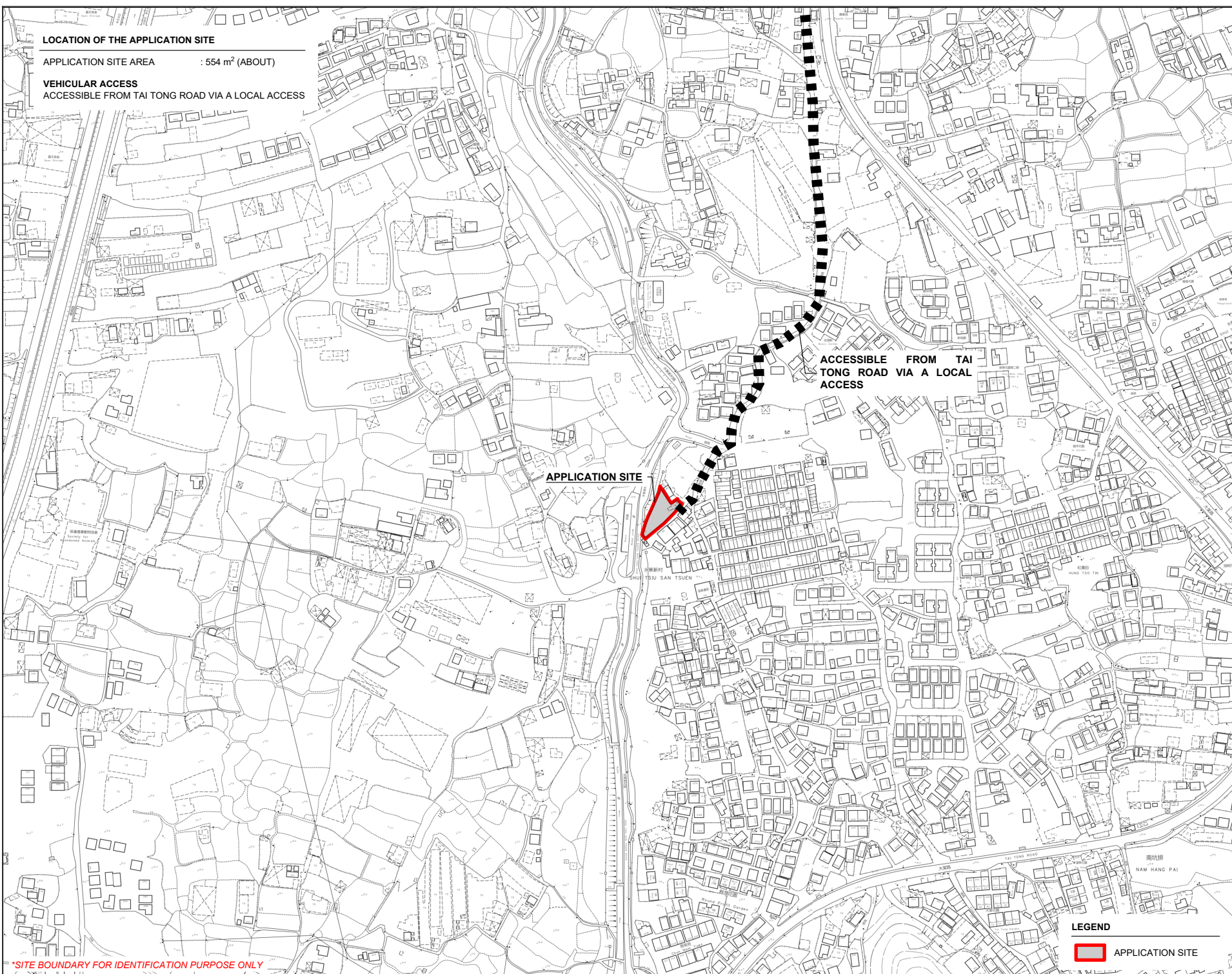
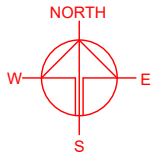


**PHOTO NO. 7
(Internal Condition of Existing 700mm U-Channel)**

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 554 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

SHUI TSU SAN TSUEN

NAM HANG PAI

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI TSU SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY
MN 13.4.2026

CHECKED BY
DATE

APPROVED BY
DATE

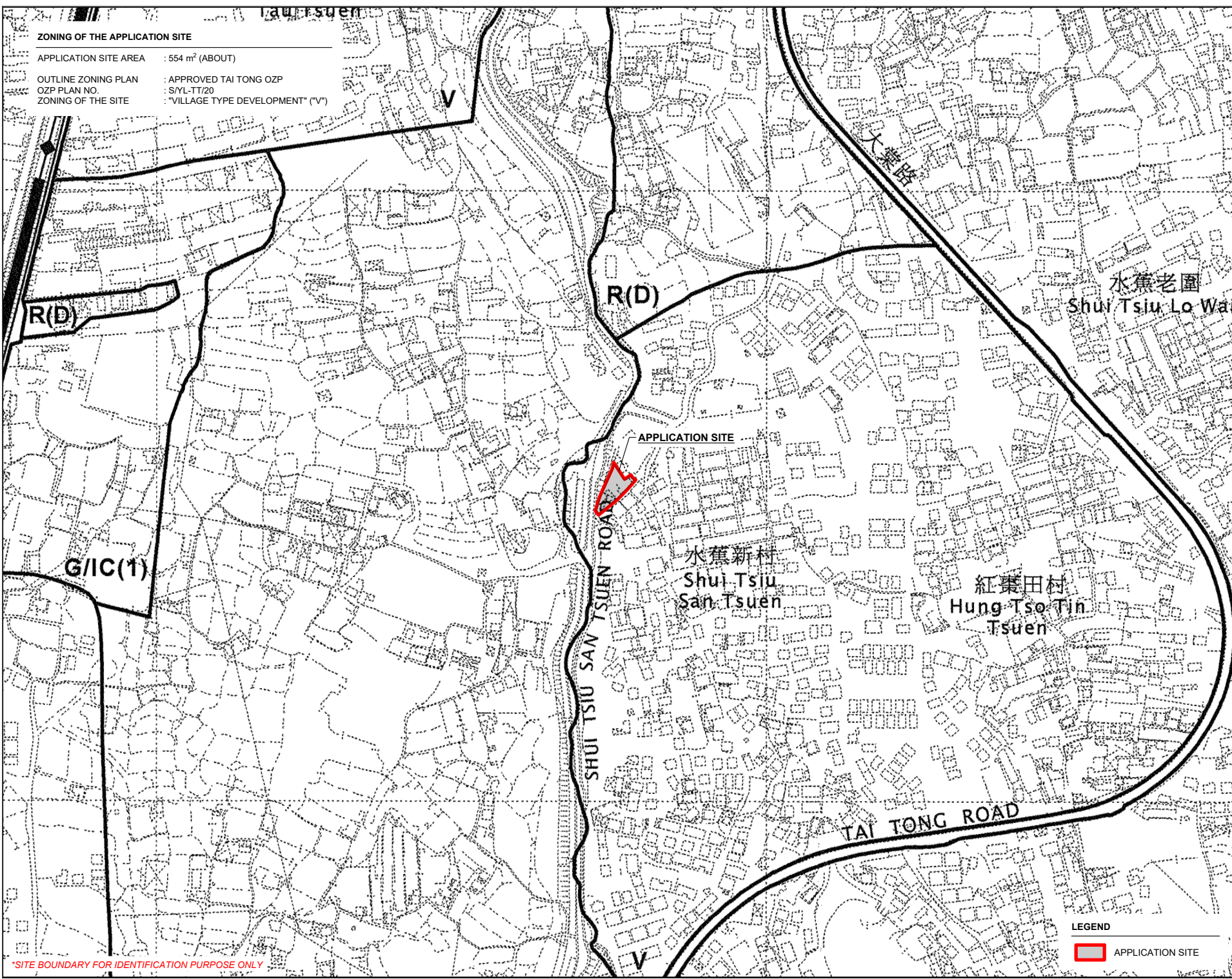
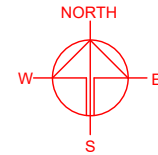
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 554 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
 OZP PLAN NO. : S/YL-TT/20
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



APPLICATION SITE

水蕉老圍
Shui Tsui Lo Wat

水蕉新村
Shui Tsui San Tsuen

紅棗田村
Hung Tso Tin Tsuen

SHUI TSUI SAN TSUEN ROAD

TAI TONG ROAD

LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

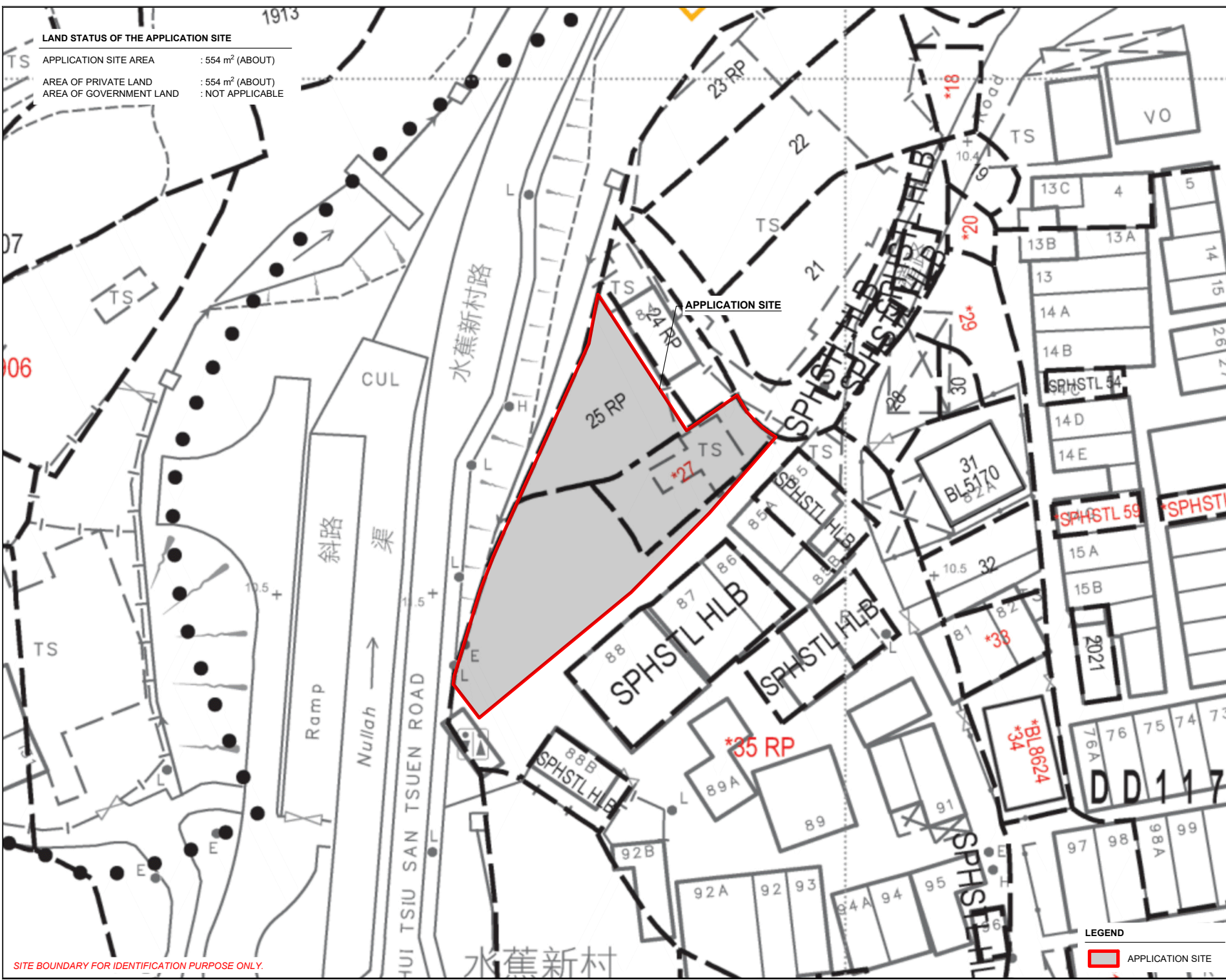
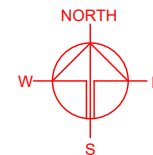
PROJECT
 TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 117, SHUI TSUI SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 13.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 554 m² (ABOUT)
 AREA OF PRIVATE LAND : 554 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI TSIU SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY: MN DATE: 13.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAND STATUS OF THE SITE

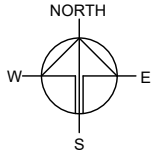
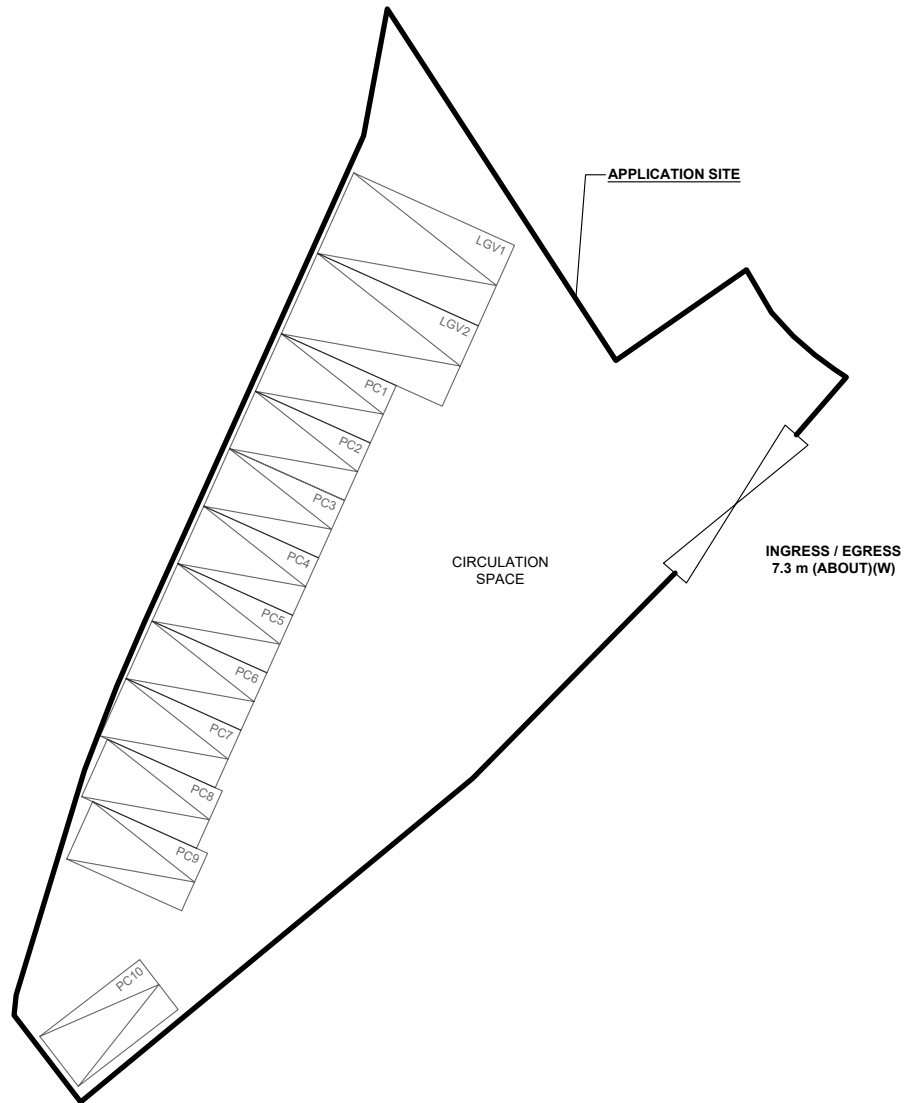
DWG NO. PLAN 3 VER. 001

LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 554 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 554 m² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 10
 DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)
 NO. OF LIGHT GOODS VEHICLE PARKING SPACE : 2
 DIMENSION OF PARKING SPACE : 7 m (L) X 3.5m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI TSIU SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	13.4.2026

CHECKED BY	DATE

APPROVED BY	DATE

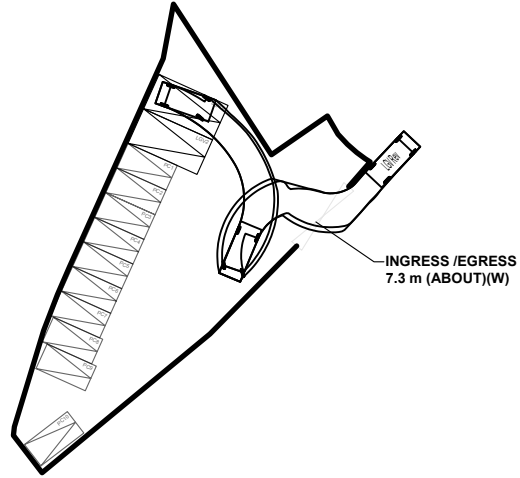
DWG. TITLE
 LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

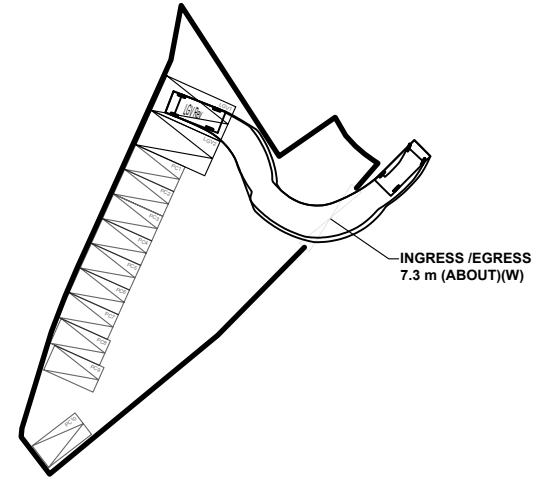
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

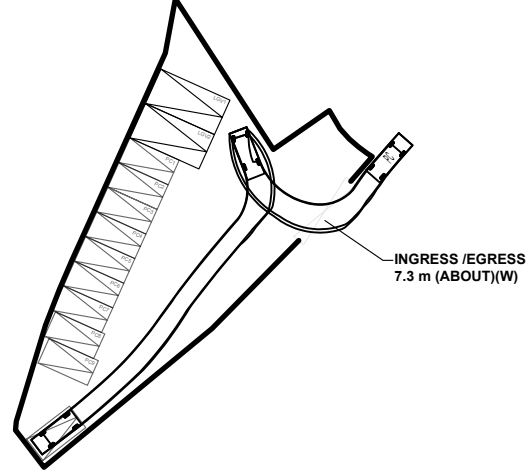


FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

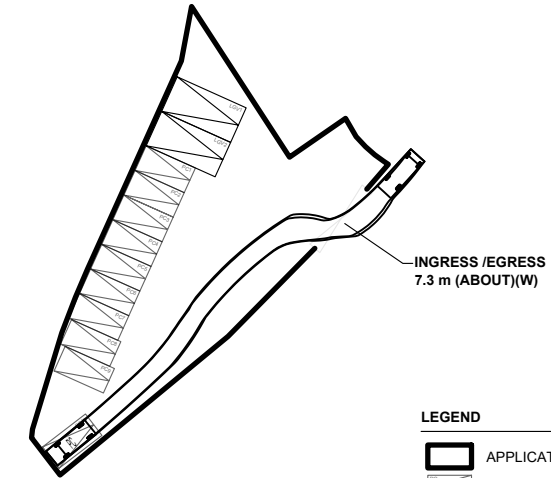
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

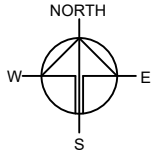


FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- PC / LGV
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 117, SHUI TSUI SAN TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY: MN DATE: 13.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG. NO. : PLAN 5 VER. : 001