

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

From: pang hingyeun <[REDACTED]>
Sent: 2026-06-09 Tuesday 16:08:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; [REDACTED]
<[REDACTED]>
Subject: A/YL-KTS/1134
Attachment: P.8.pdf; Plan (4).pdf; Drainage Assessment Report (2).pdf

Dear Sir/Madam,

Please find the enclosed FI for your reference.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

7. Justifications 理由

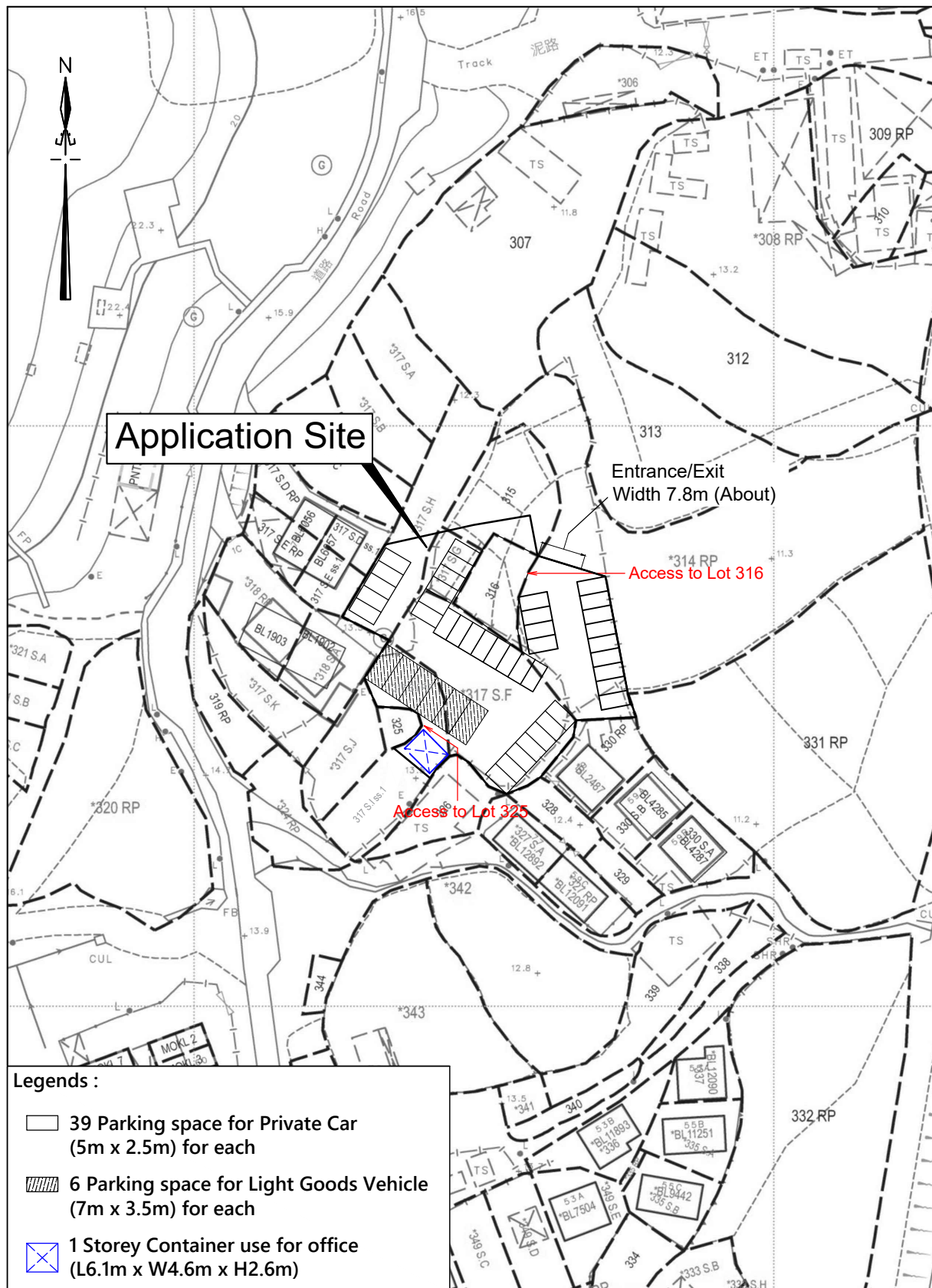
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. 申請地點位于馬鞍崗村，附近亦有河背村及大𤼵村，而三條村並沒有政府公眾停車場，村內車位短缺。
2. 由於車位不足，每到晚上都會有車輛停泊在村路旁，影響道路使用者安全。
3. 申請地點只停泊私家車及輕型貨車，5.5 噸以上車輛不得停泊。
4. 申請地點合共45個車位，39個私家車位及6個輕型貨車位，而場內的車輛通道闊4.5米以上，而入口闊約6.8米，因此有足夠空間及闊度給車輛行駛。
5. 申請地點只提供月租，不提供時租車位，因此不會因輪候車位而引至車輛於場外排隊，引至交通擠塞。
6. 申請地點主要提供給馬鞍崗村、河背村及大𤼵居民使用，外來人士不得使用有關車位。
7. 我們預計車輛流量每日約為30-35架次。
8. 申請地點現時有一條村路，連接錦河路，而村路段上設有多個避車處。
9. 申請地點位于近村口的位置，對於村內居民沒有太大影響。
10. 申請地點擬議1個構築物用作辦公室。
11. 申請地點東面為一條政府大型排水渠，可以足夠收集我們場地內的排水系統，不會因發展而引至水浸。
12. 村長及村民對於我們的申請都給予支持，主要原因可將村內車輛集中一點，騰空村內位置作其他用途。
13. 申請地點範圍內有兩幅私人土地給我們的場地圍繞著，即地段第316號及325號，若該兩地段的業主有需要，可隨時經過我們申請地點的出入通道，進出該兩地段。
14. 任何未根據《道路交通(車輛登記及領牌)規例》(第374E章)簽發有效牌照的車輛均不得進入申請地點。
15. 申請地點不准進行任何洗車、維修的活動。
16. 申請地點不准使用任何揚聲器。
17. 申請地點周邊會興建圍板，圍板約2m度，而圍板底部會預留0.2m空間作為疏導雨水。
18. 我們會遵守環保署的實務守則。

This is a detailed cadastral map of a rural or semi-rural area. A prominent feature is a large parcel labeled '*317 S.F.' which is outlined with a thick black border and has a label 'Application Site' pointing to it. The map shows numerous other land parcels, many of which are subdivided and labeled with codes such as 'BL1903', 'BL1904', 'BL1905', 'BL1906', 'BL1907', 'BL1908', 'BL1909', 'BL1910', 'BL1911', 'BL1912', 'BL1913', 'BL1914', 'BL1915', 'BL1916', 'BL1917', 'BL1918', 'BL1919', 'BL1920', 'BL1921', 'BL1922', 'BL1923', 'BL1924', 'BL1925', 'BL1926', 'BL1927', 'BL1928', 'BL1929', 'BL1930', 'BL1931', 'BL1932', 'BL1933', 'BL1934', 'BL1935', 'BL1936', 'BL1937', 'BL1938', 'BL1939', 'BL1940', 'BL1941', 'BL1942', 'BL1943', 'BL1944', 'BL1945', 'BL1946', 'BL1947', 'BL1948', 'BL1949', 'BL1950', 'BL1951', 'BL1952', 'BL1953', 'BL1954', 'BL1955', 'BL1956', 'BL1957', 'BL1958', 'BL1959', 'BL1960', 'BL1961', 'BL1962', 'BL1963', 'BL1964', 'BL1965', 'BL1966', 'BL1967', 'BL1968', 'BL1969', 'BL1970', 'BL1971', 'BL1972', 'BL1973', 'BL1974', 'BL1975', 'BL1976', 'BL1977', 'BL1978', 'BL1979', 'BL1980', 'BL1981', 'BL1982', 'BL1983', 'BL1984', 'BL1985', 'BL1986', 'BL1987', 'BL1988', 'BL1989', 'BL1990', 'BL1991', 'BL1992', 'BL1993', 'BL1994', 'BL1995', 'BL1996', 'BL1997', 'BL1998', 'BL1999', 'BL2000'. There are also several parcels labeled with numbers like '307', '312', '313', '314 RP', '315', '316', '317 SA', '317 SG', '317 SJ', '317 SI RP', '317 SI RP-1', '318 RP', '319 RP', '320 RP', '321 RP', '322 RP', '323 RP', '324 RP', '325', '326', '327 RP', '328', '329', '330 RP', '331 RP', '332 RP', '333 SB', '334', '335', '336', '337', '338', '339', '340', '341', '342', '343', '344', '345', '346', '347', '348', '349 SA', '349 SC', '349 SD', '349 SE', '349 SF', '349 SG', '349 SH', '349 SI', '349 SJ', '349 SK', '349 SL', '349 SM', '349 SN', '349 SO', '349 SP', '349 SQ', '349 SR', '349 SS', '349 ST', '349 SU', '349 SV', '349 SW', '349 SX', '349 SY', '349 SZ'. Some parcels are labeled with letters like 'TS', 'ET', 'SH', 'FP', 'CUL', 'FB', 'L', 'H', 'G'. There are also some parcels labeled with numbers like '1519', '1520', '1521', '1522', '1523', '1524', '1525', '1526', '1527', '1528', '1529', '1530', '1531', '1532', '1533', '1534', '1535', '1536', '1537', '1538', '1539', '1540', '1541', '1542', '1543', '1544', '1545', '1546', '1547', '1548', '1549', '1550', '1551', '1552', '1553', '1554', '1555', '1556', '1557', '1558', '1559', '1560', '1561', '1562', '1563', '1564', '1565', '1566', '1567', '1568', '1569', '1570', '1571', '1572', '1573', '1574', '1575', '1576', '1577', '1578', '1579', '1580', '1581', '1582', '1583', '1584', '1585', '1586', '1587', '1588', '1589', '1590', '1591', '1592', '1593', '1594', '1595', '1596', '1597', '1598', '1599', '1600'. The map includes a north arrow in the top left corner and a scale bar below it. The background is a light gray grid. The map is oriented with North at the top. The title 'Application Site' is written in a bold, sans-serif font. The map is a technical drawing with precise lines and labels. It shows a complex network of land parcels and roads. The parcels are mostly rectangular or polygonal in shape. The roads are shown as dashed lines. The map is a detailed representation of a specific geographic area. It is likely used for legal or administrative purposes. The map is a technical drawing with precise lines and labels. It shows a complex network of land parcels and roads. The parcels are mostly rectangular or polygonal in shape. The roads are shown as dashed lines. The map is a detailed representation of a specific geographic area. It is likely used for legal or administrative purposes.

Date : March 2026

LAYOUT PLAN



Legends :

-  39 Parking space for Private Car (5m x 2.5m) for each
-  6 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  1 Storey Container use for office (L6.1m x W4.6m x H2.6m)

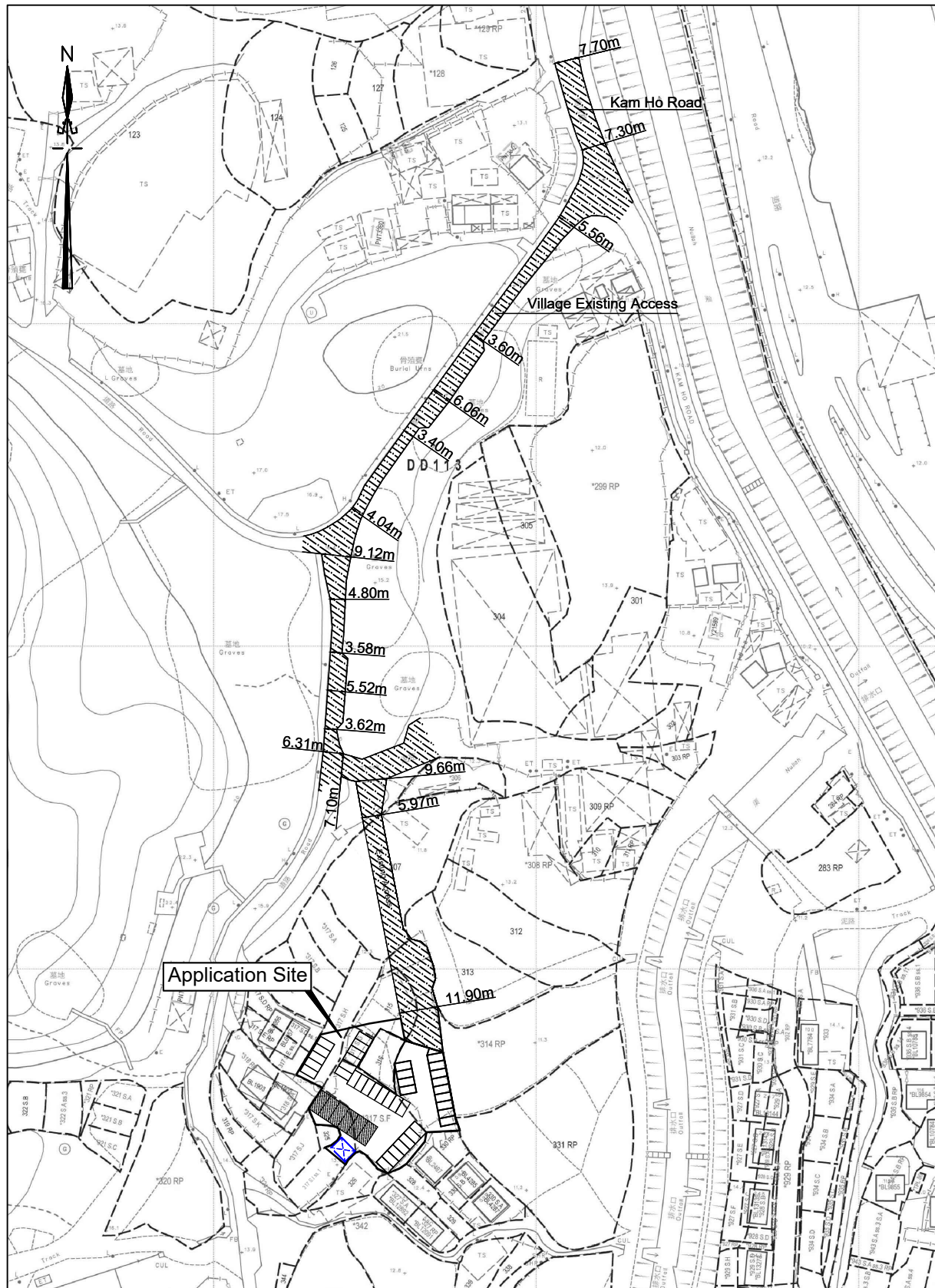
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : May 2025

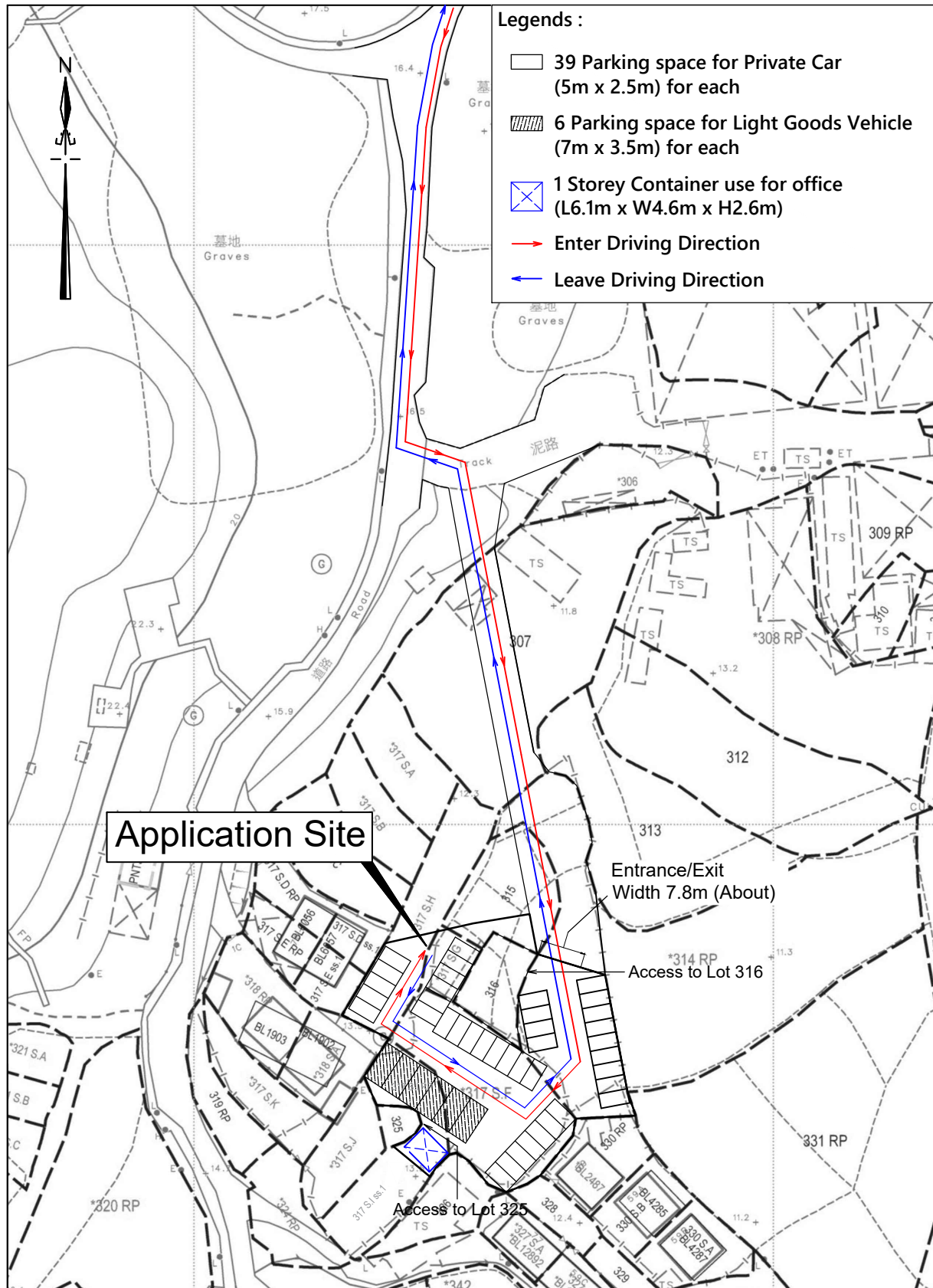
ACCESS PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : Not to scale
Survey Sheet No. : 6-NE-17D
6-NE-22B
Date : March 2026

ROUTING PLAN



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CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : March 2026

FILLING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 6-NE-17D
6-NE-22B

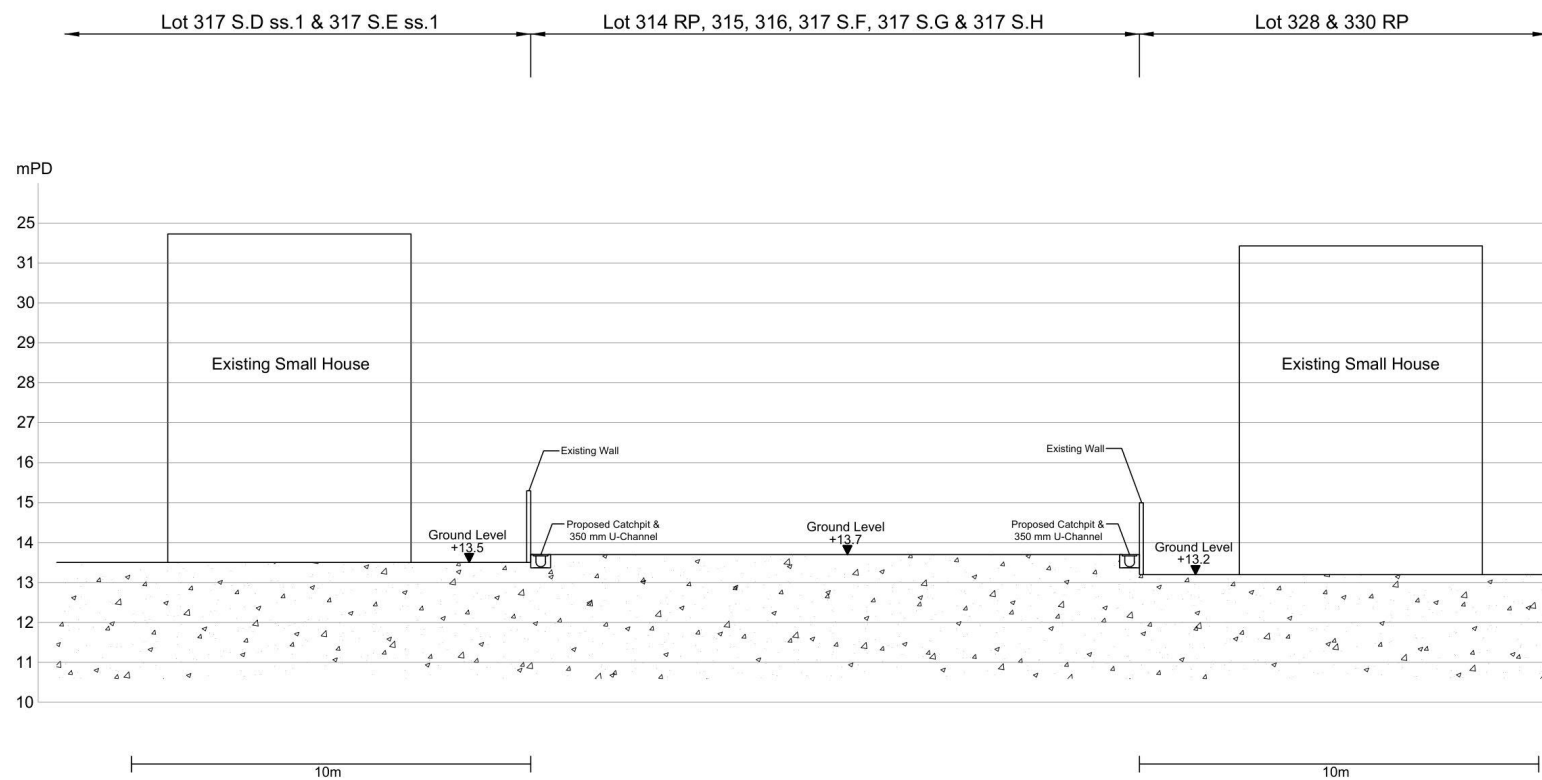
Date : March 2026



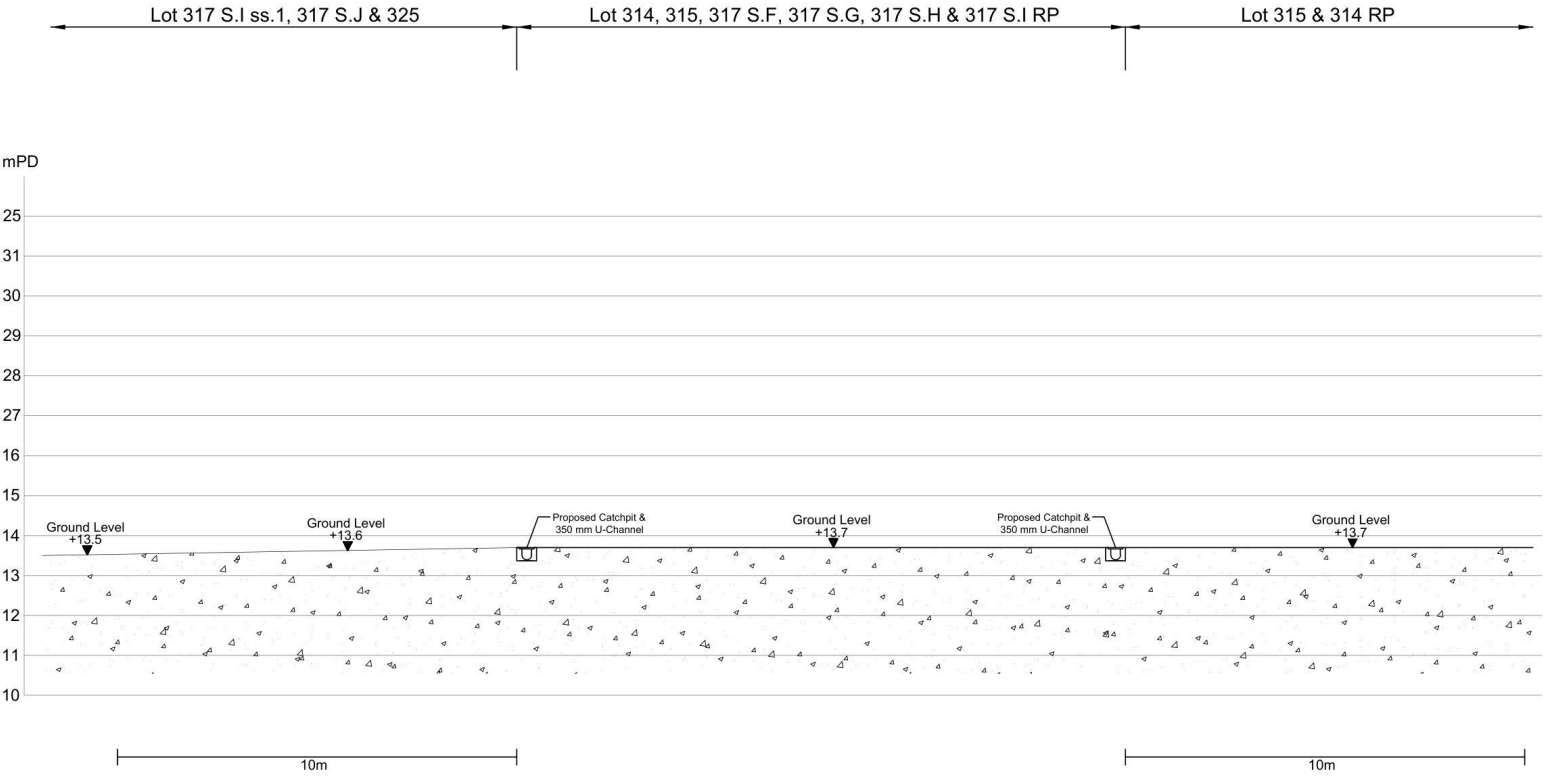
LEGEND :

Application Site

Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Cross Section	
Plan No. : CW/DN/113/317/CS/01	Scale : 1 : 400
	Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title :	
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title :	
Section A - A	
Plan No. :	Scale :
CW/DN/113/317/CS/02	Not To Scale
	Date :
	23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Section B - B	
Plan No. : CW/DN/113/317/CS/03	Scale : Not To Scale
	Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	

Drainage Assessment Report

Project:

Car Park Development

Location:

DD 113 Lot 307

1. Introduction

The report aims in checking the capacity of the 375mm UC for stormwater management.

2. Catchment Area and Runoff Calculation

- **Total Site Catchment Area** (1) : 2855.3 m² (0.0028553 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.0028553$$

$$Q = 0.189 \text{ m}^3/\text{s}$$

$$Q = 11340 \text{ L/min}$$

3. Channel Design Justification

- **Selected Channel:** 300UC
- **Gradient:** 1:100
- **Reference Design Chart:** Figure 8.7 – Rapid Design of Channels
- **Suitability:**

Based on the chart, a 375UC are adequate to convey the peak runoff of 11340L/min at a gradient of 1:100
(375UC with 1:100 = 18000 L/min)

1. Introduction

The report aims in checking the capacity of the 450mm UC for stormwater management.

2. Catchment Area and Runoff Calculation

- **Total Site Catchment Area** (1+2) : 6012.1 m² (0.0060121 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.0060121$$

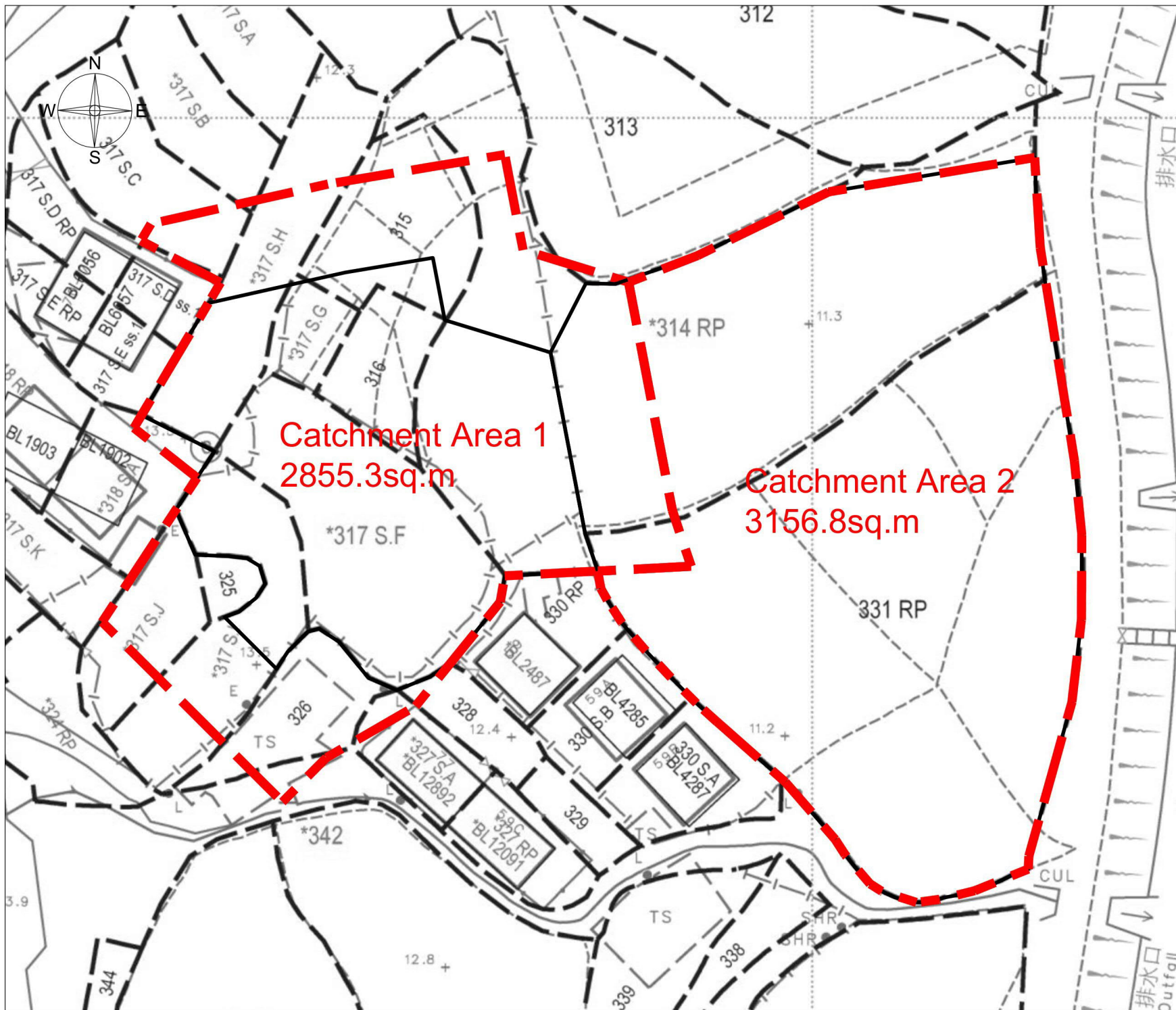
$$Q = 0.397 \text{ m}^3/\text{s}$$

$$Q = 23820 \text{ L/min}$$

3. Channel Design Justification

- **Selected Channel:** 450UC
- **Gradient:** 1:100
- **Reference Design Chart:** Figure 8.7 – Rapid Design of Channels
- **Suitability:**

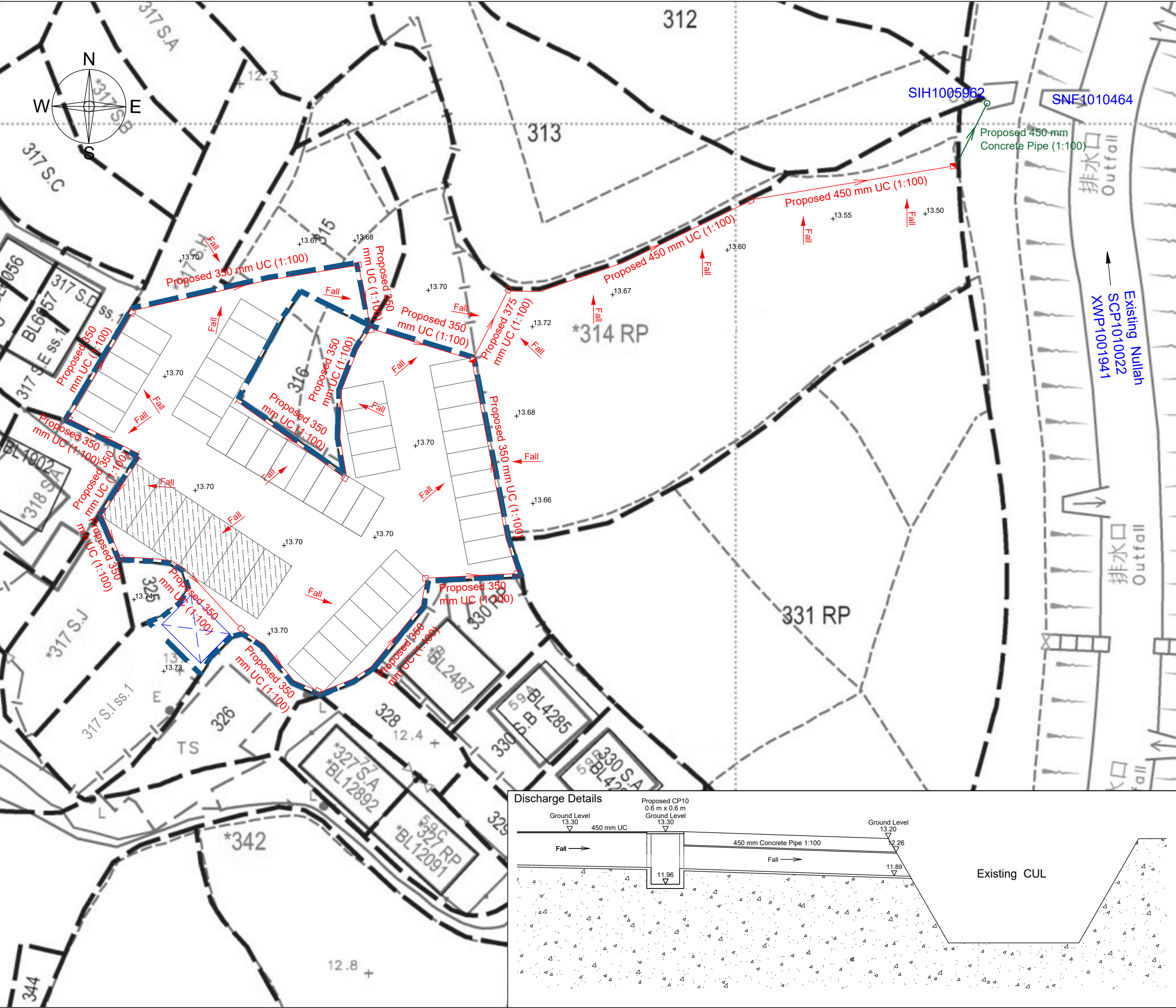
Based on the chart, a 450UC are adequate to convey the peak runoff of 23820L/min at a gradient of 1:100
(450UC with 1:100 = 27000 L/min)



LEGEND :

--- Catchment Area

Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Catchment Area	
Plan No. : CW/DN/113/317/CA/01	Scale : 1 : 400 Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



LEGEND :

- Application Site
- Proposed 350 mm, 375 mm & 450 mm UC (1:100) with cast iron grating
- Proposed Catchpit with trap and with concrete cover
- Fall
- Catchpit with sand trap and with concrete cover
- Proposed 375 mm Concrete Pipe
- Existing Nullah
- Existing Catchpit
- Existing Spot Level
- Stormwater Fall Direction
- Parking space for Private Car (5m x 2.5m) for each
- Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 1 Storey Container use for office (L6.1m x W4.6m x H2.6m)

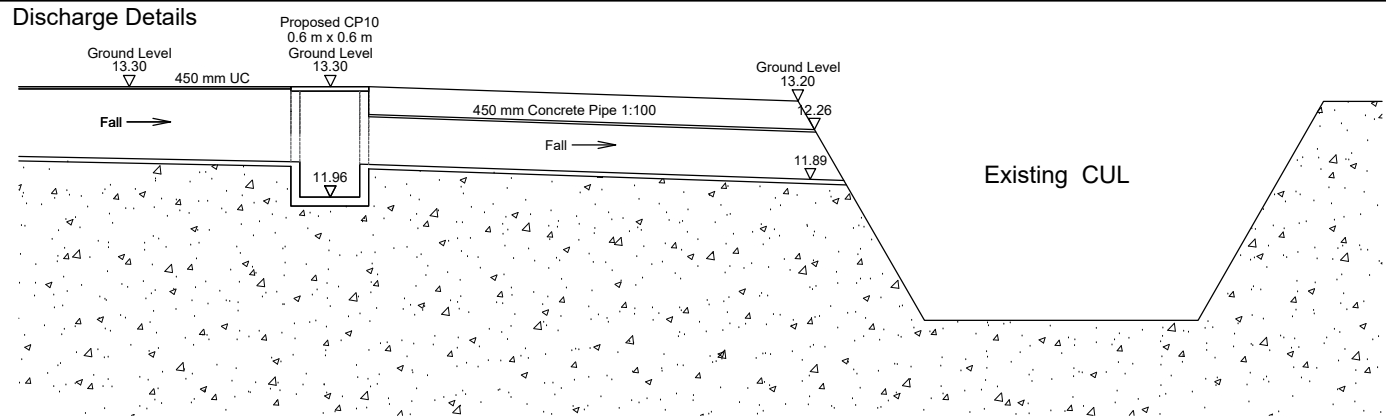
Drawn	P.Y.KONG
Checked	H.Y.PANG

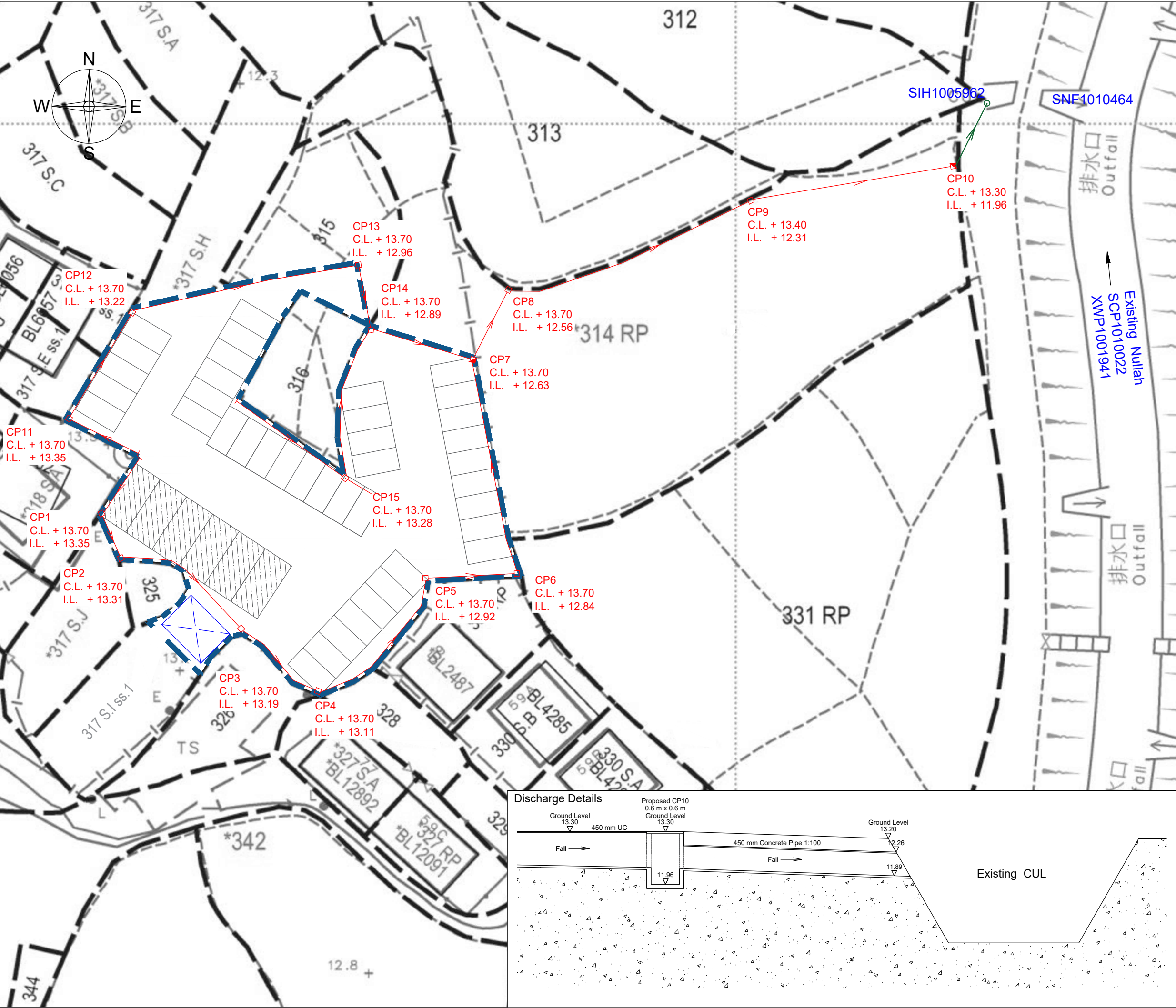
Project Title :
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

Plan Title :
Proposed Stormwater Drainage Plan

Plan No. :	Scale :
CW/DN/113/317/DP/01	1 : 400
	Date :
	23-03-2026

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY





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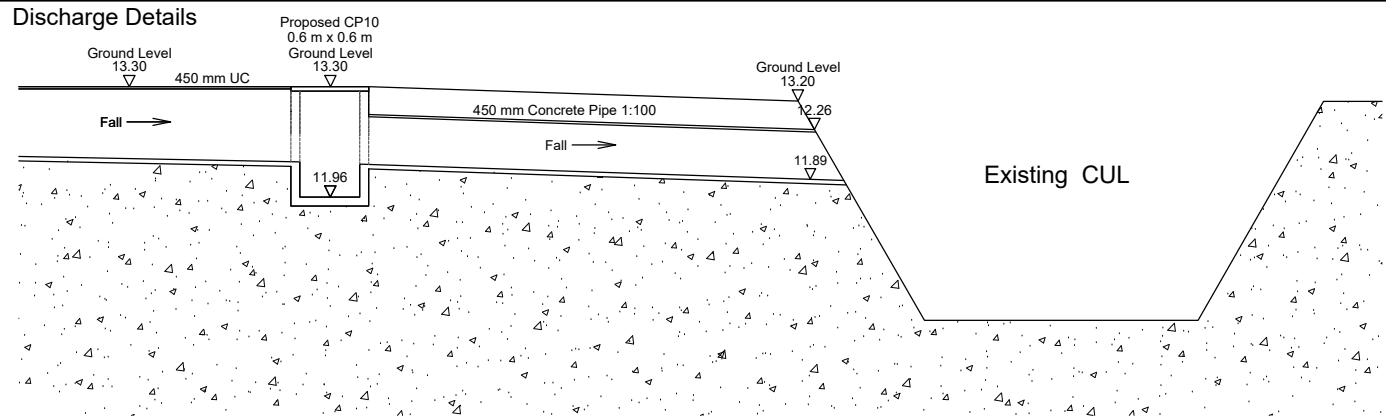
Drawn	P.Y.KONG
Checked	H.Y.PANG

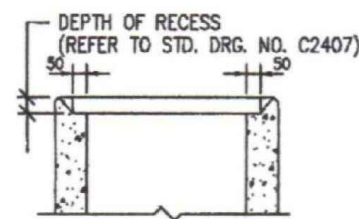
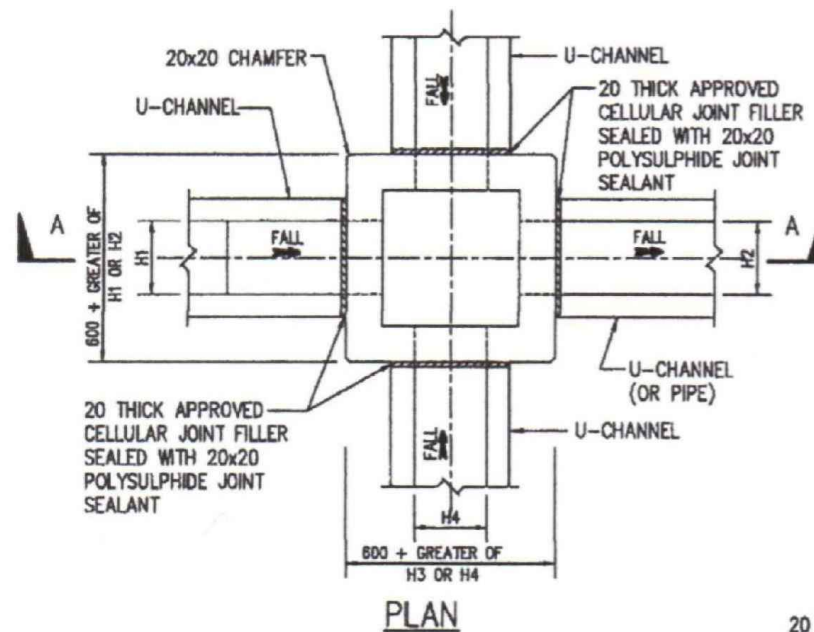
Project Title :
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

Plan Title :
Proposed Stormwater Drainage Plan

Plan No. :	Scale :
CW/DN/113/317/DP/02	1 : 400
	Date :
	23-03-2026

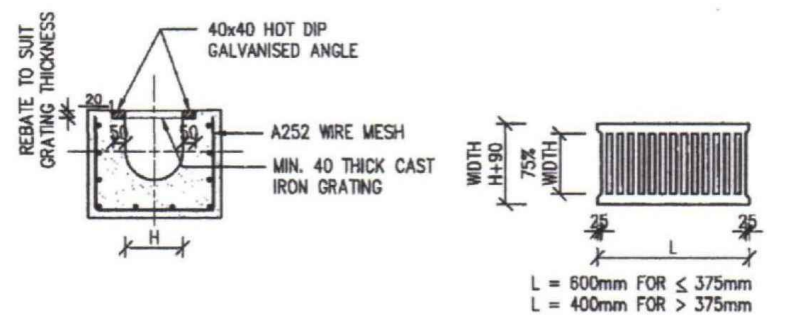
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY





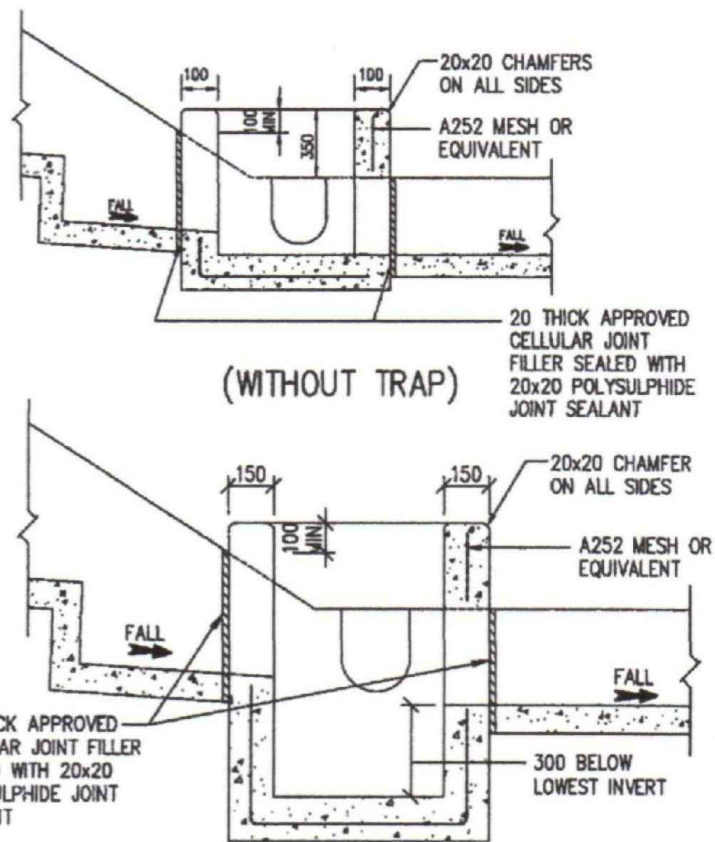
**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER**

**STANDARD CATCHPIT DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)**



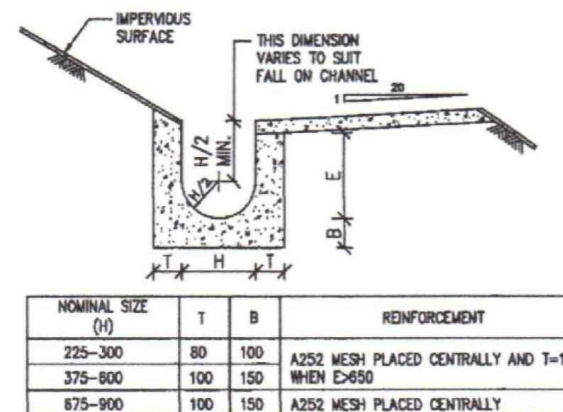
**TYPICAL SECTION
(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)**

**U-CHANNEL WITH CAST IRON GRATING
(UP TO H OF 525)
(ACCORDING TO CEDD'S DRAWING NO. C2412E)**



NOTES

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.67} h^{0.5} F^{-0.5} > 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.



**TYPICAL U-CHANNEL DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2410G)
N.T.S.**

NOTES FOR U-CHANNEL

1. THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
2. CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

Project Title :

Lot Nos. 314 RP (Part), 315 (Part),
317 S.F, 317 S.G (Part), 317 S.H
(Part) & 317 S.I RP in D.D. 113,
Ma On Kong, Pat Heung,

Plan Title :

Proposed Stormwater Drainage Plan

Plan No. :

CW/DN/113/317/DP/03

Scale :

1 : 400

Date :

23-03-2026

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CHUO WANG SURVEY SERVICES COMPANY



LEGEND :

Application Site

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Fall

Catchpit with sand trap and with concrete cover

Proposed 375 mm Concrete Pipe

Existing Nullah

Existing Catchpit

Existing Spot Level

Stormwater Fall Direction

Parking space for Private Car (5m x 2.5m) for each

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Drawn	P.Y.KONG
Checked	H.Y.PANG

Project Title :
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

Plan Title :
Proposed Stormwater Drainage Plan

Plan No. : CW/DN/113/317/DP/04	Scale : 1 : 400
	Date : 23-03-2026

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CHUO WANG SURVEY SERVICES COMPANY

