

2026年 7月 1 7日

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

Appendix I of RNTPC
Paper No. A/YL-SK/461

This document is received on 2026-07-17.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

2601583

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Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-SK/461
	Date Received 收到日期	2026-07-17

- 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)

Chong Kee Development Company 創基發展公司

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

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

Tensor Planning and Surveying Limited 方圓規劃及測量顧問有限公司

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)	Lot 627 (Part) in D.D.112, Shui Lau Tin Tsuen, Shek Kong, 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 769 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 173 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)	 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 Shek Kong Outline Zoning Plan No. S/YL-SK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (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
01/06/2026 (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 01/06/2026 (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年3..... ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積596.....sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積173.....sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目2..... Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積173.....sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積173.....sq.m ☒ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to the Layout Plan (Plan 2).	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位2..... Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位1..... Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 7:00 a.m. to 10:00 p.m. daily (including Sundays and public holidays).																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 ☒ 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)) Local track leading from Shek Kong Airfield Road No 否 ☐ 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)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 ☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 769 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.3 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☐																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Nancy Chan

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

NANCY CHAN

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

Tensor Planning and Surveying Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及印章（如適用）

Date 日期

29/06/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 627 (Part) in D.D.112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	769 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11
Zoning 地帶	"Agriculture"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	173 ☒ About 約 ☐ Not more than 不多於	0.2 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	22 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Land Status Plan, Land Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Drainage Proposal		
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。

Supporting Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lot 627 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories (the Site) (**Plan 1**).
- 1.2 This supporting planning statement aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.

2 Planning Context

The Site and its surroundings

- 2.1 The Site is situated in Shui Lau Tin Tsuen, Shek Kong, Yuen Long. It comprises a major portion of the Lot 627 in D.D. 112, which occupies an area of about 769m² (**Plan 1** and **Plan 2**). The Site is currently vacant and is paved by asphalt and concrete. It abuts a local track of Shui Lau Tin Tsuen leading from Shek Kong Airfield Road, with its ingress/egress located at the southeast corner.
- 2.2 The Site is situated to the north-west of the village settlements of Shui Lau Tin Tsuen, of which the surrounding areas are predominately rural with some brownfield uses nearby. To the north are some temporary domestic structures, a nullah, Shek Kong Airfield Road and the Shek Kong Barracks. To the east is the village cluster of Shui Lau Tin Tsuen which is mainly zoned "Village Type Development" ("V") and straddling on the "AGR" zone. To the south is a temporary car park and some vacant farmland. To the west is an area largely occupied by brownfield uses, such as open storage yards and warehouses, and intermixed with temporary domestic structures.

Statutory Land Use Zoning

- 2.3 The Site falls within an area zoned “AGR” on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11 (the OZP). It is neither a Column 1 nor a Column 2 use for the “AGR” zone; and according to the covering Notes of the OZP, temporary use or development of land or building not exceeding a period of 3 years requires permission from the TPB. In addition, the Notes for the “AGR” zone stipulate that any filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department) requires planning permission from the TPB.

Previous and Similar Planning Applications

- 2.4 The Site is part of a previous planning application No. A/YL-SK/337 for Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the TPB on 23.12.2022. As the proposed development involves a different use as compared with the previous application, it is considered irrelevant to the current application.

Shop and Services

- 2.5 There is a similar application No. A/YL-SK/377 for Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in the same “AGR” zone approved with conditions by the RNTPC of TPB on 16.8.2024, on the consideration that the proposed use was not incompatible with the surrounding areas; there was no adverse comment from traffic, fire safety, drainage and environmental perspectives; planning approval is in line with the Committee’s previous decisions.
- 2.6 In addition, there are several planning applications for similar temporary shop and services use on other “AGR” zones on the OZP approved by the TPB, which are summarised in **Table 1** below.

Table 1 – Similar Applications in other “AGR” zones on the OZP approved by the TPB

Application No.	Applied Use	Approval Date
A/YL-SK/416	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years	20.6.2025
A/YL-SK/404	Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-SK/392	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	20.12.2024
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024
A/YL-SK/348	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.12.2023
A/YL-SK/318	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling	26.11.2021

Eating Place

- 2.7 Furthermore, the TPB has also approved several ‘Eating Place’ uses in “AGR” zones in nearby Kam Tin area. **Table 2** below lists out the similar approved applications for reference:

Table 2 – Similar Applications for ‘Eating Place’ in “AGR” zones approved by the TPB

Application No.	Applied Use	Approval Date
A/YL-KTN/1055	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTS/986	Temporary Restaurant for a Period of 3 Years	1.3.2024

Application No.	Applied Use	Approval Date
A/YL-KTS/975	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/876	Proposed Temporary Eating Place (Restaurant and Outside Seating Accommodation) for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTS/964	Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	14.7.2023

Land Status

- 2.8 The land status plan is shown on **Plan 3**. The Site occupies a major portion of the Lot 627 in D.D. 112, which is an old schedule agricultural lot under Block Government Lease that restrict erection of structures without prior approval of the Government. The applicant will apply to the Lands Department for Short Term Waiver to permit relaxation of the user restriction on the concerned private lots.

3 Development Proposal

- 3.1 The Site occupies an area of about 769m². A total of two temporary structures with a maximum building height (BH) of 5m (one storey) are proposed at the Site for eating place and shop and services uses respectively, counting on a total floor area of about 173m². The proposed eating place will provide fast food, snacks and light refreshments to customers, accommodating about 20 seats. The shop and services will sell daily necessities such as homeware, kitchenware and cleaning supplies etc. In total, the proposed development could accommodate about 20 customers at the same time. There will be about 6 staff working at the proposed eating place and shop and services and their operation hours will be 7:00 a.m. to 10:00 p.m. daily, including Sundays and public holidays. Besides, no open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, or other workshop activities will be involved at the Site at all times. The

proposed layout plan is shown on **Plan 2** for details.

- 3.2 The site is generally flat at a site level of +16.2mPD and has been entirely hard-paved by asphalt and concrete with a depth of not more than 0.3m. Under this application, the applicant also seeks to regularise the existing filling of land in the entire site to serve the site formation and vehicular circulation purposes. Details of the as-paved area and corresponding site levels are illustrated on **Plan 4**.
- 3.3 **Table 3** below summarises the development parameters of the proposed development:

Table 3 – Proposed Development Parameters

Site Area	About 769m ²
Plot Ratio	About 0.2
Total Floor Area	About 173m ²
No. of Structures	2
Maximum BH	5m (not more than 1 storey)
Covered Area	About 173m ²
Site Coverage	About 22%
Land Filling Area	About 769m ²
Land Filling Depth	Not more than 0.3m with asphalt and concrete

- 3.4 The Site is accessible from Shek Kong Airfield Road via a local track. The ingress/egress at the east of the Site will be 5m in width. There are two parking spaces for private car and one loading/unloading (L/UL) space for light goods vehicle (LGV) proposed for staff's use. In view of the restriction on vessel length for the bridge over the nullah on Shek Kong Airfield Road, only LGV not exceeding 7m long will be used to transport goods to the Site. Sufficient circulation space will be provided within the Site and no vehicle is allowed to queue back onto the public road.
- 3.5 As mentioned, there will be about 6 staff working on site, who will travel to/from the Site mainly by driving. Since the Site intends to serve nearby villagers and workers in Shui Lau Tin, they are expected to visit the Site on foot. The traffic generation by the proposed development is expected to be negligible.

- 3.6 In terms of environmental considerations, the applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period.
- 3.7 The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment, including collection, treatment and disposal of waste/wastewater within the Site. Regarding the eating place portion, the applicant will follow the measures suggested in “Control of Oily Fume and Cooking Odour from Restaurants and Food Business” to minimise oily fume and cooking odour.
- 3.8 A drainage proposal (**Appendix 1**) is prepared to demonstrate that stormwater in the Site could be collected with adequate drainage facilities such as peripheral drainage channels. The applicant will also submit fire service installations (FSIs) proposal to the authority and provide suitable FSIs as approved.

4 Planning Justifications

Support Daily Needs of the Villagers and Workers in Shui Lau Tin Tsuen

- 4.1 Shui Lau Tin Tsuen and the surroundings are relatively remote from the town centre in the district, such as Kam Tin and MTR Kam Sheung Road Station and hence lacking shopping options to support villagers’ daily needs. It is purely residential without any shop and fast food options serving the villagers and workers from the brownfield operations nearby. The proposed development could meet the daily needs of them by selling daily necessities and providing an alternative option of fast food and light refreshment.

Land Use Compatibility

- 4.2 While the Site falls within an area zoned “AGR”, it is situated at the northeastern fringe of the prevailing zoning and is close to the village cluster of Shui Lau Tin Tsuen to the east, which is zoned “V”. The surrounding areas are predominantly composed of village houses intermixed with domestic structures, vacant land and grassland. A large cluster of brownfield uses including open storage yards and warehouses are observed to the west of the Site. The proposed development with a floor area of about 173m² and a maximum BH of 5m is considered small in scale. Hence, the proposed development is compatible with the surrounding environment. Moreover, since the proposed use is temporary in nature, it will not jeopardise the long-term planning intention of the “AGR” zone. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval so as to uphold the planning intention of the “AGR” zone.
- 4.3 As shown on **Tables 1 and 2**, The TPB has approved a number similar planning applications for eating place and shop and services uses in “AGR” zones in Shek Kong, Kam Tin North and Kam Tin South areas. Approval of the current application is in line with the TPB’s previous decisions and would not set an undesirable precedent within the “AGR” zone.

No Adverse Impact to the Surrounding Areas

- 4.4 As demonstrated in paragraphs 3.4 to 3.8, the proposed development will not pose adverse traffic, environmental, drainage and fire safety impacts to the surrounding areas.
- 4.5 Regarding traffic aspect, only two parking spaces for private car and one L/UL space for LGV will be provided to serve the proposed development, mainly for staff commuting and transport of goods to the Site. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles. As a result, no vehicle queueing onto the public road is expected. Since the proposed development mainly serves nearby villagers and workers, it is expected that customers visit the Site by walking. Hence, the traffic generation is considered minimal which will not cause adverse impact on the public road network.

- 4.6 In terms of environmental aspect, the applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP, ProPECCPNs, guidelines and notes issued by the EPD. Nuisance to the surrounding area will be duly controlled and minimised. As such, no adverse environmental impact is expected.
- 4.7 Adequate drainage facilities will be provided in accordance with the submitted drainage proposal (**Appendix 1**) to minimise flood risk. Similarly, the applicant will submit FSIs proposal as required and provide adequate FSIs to ensure fire safety. Regarding the landscape impact, as there is no tree in the Site, no adverse landscape impact is anticipated as well.

5 Conclusion

- 5.1 In light of the planning justifications furnished in this planning statement supported by technical assessment and the applicant's strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
June 2026

List of Plans

Plan 1	Location Plan
Plan 2	Proposed Layout Plan
Plan 3	Land Status Plan
Plan 4	Filling of Land Plan

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 769 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL TRACK

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 769 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL TRACK

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 769 m² (ABOUT)

VEHICULAR ACCESS

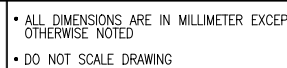
ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL TRACK

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 769 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL TRACK



LEGEND

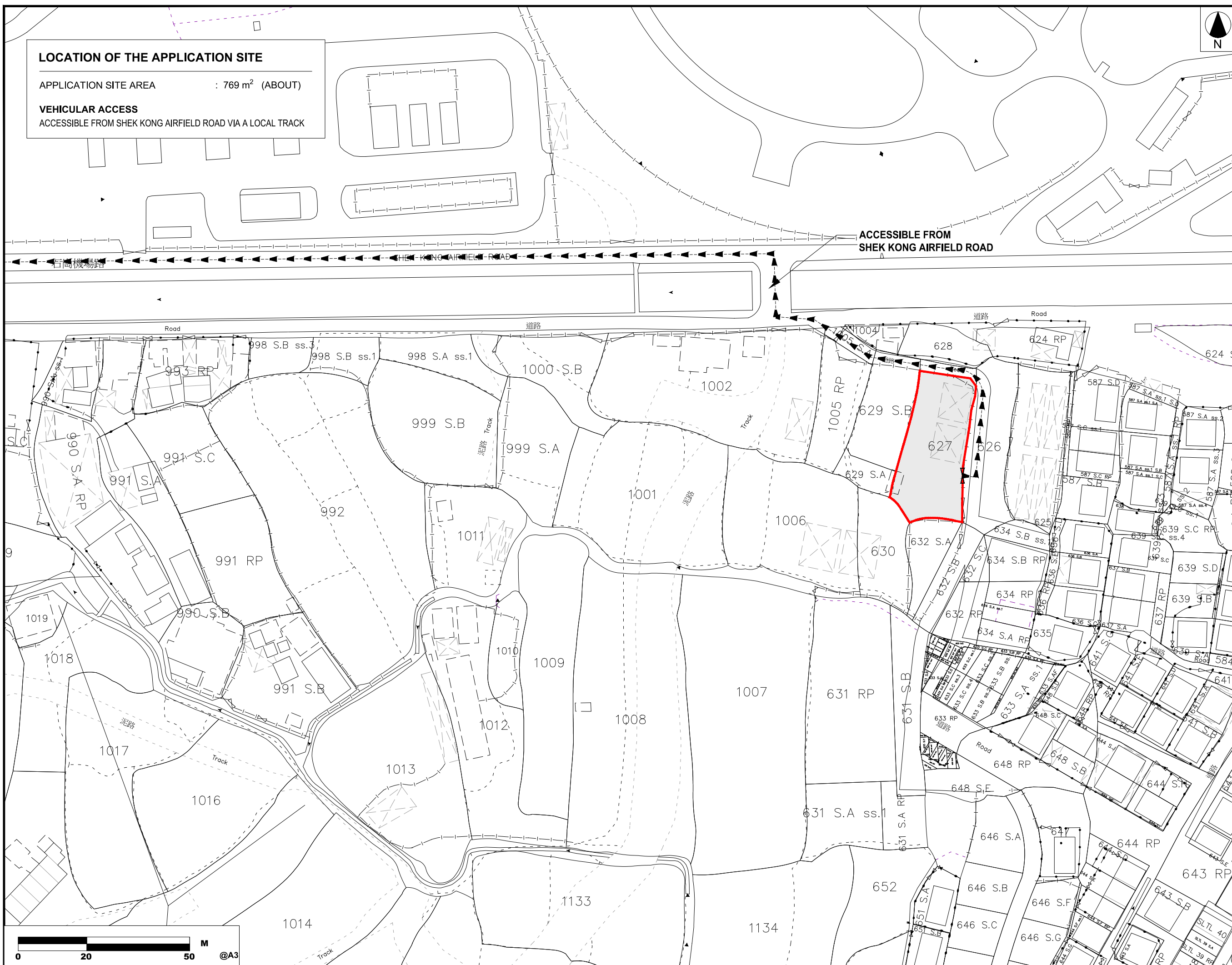
 APPLICATION SITE

 ACCESS ROUTE

APPLICATION SITE

ACCESS ROUTE

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-	LAYOUT PLAN	15 MAY

REVISION		
	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

contract no. –
project no. DD112

TITLE :
PROPOSED TEMPORARY EATING PLACE, SHOP
AND SERVICES AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOT 627 (PART) IN D.D.112, SHUI LAU TIN TS
SHEK KONG, YUEN LONG, NEW TERRITORIES

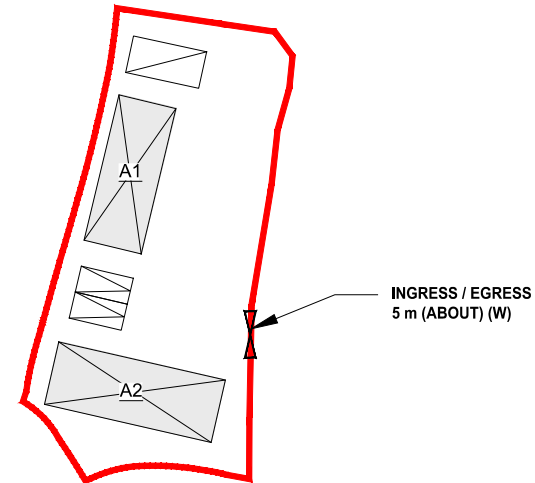
drawing title.		
LOCATION PLAN		
drawing no.	rev.	scale
PLAN 1	-	N.T.

APPLICATION SITE AREA	:	769 m ²	(ABOUT)
COVERED AREA	:	173 m ²	(ABOUT)
UNCOVERED AREA	:	596 m ²	(ABOUT)

NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 173 m ² (ABOUT)
TOTAL GFA	: 173 m ² (ABOUT)

STRUCTURE	USE	COVERED AREA		GFA		BUILDING HEIGHT	
A1	SHOP AND SERVICES	77 m ²	(ABOUT)	77 m ²	(ABOUT)	4 m	(NOT MORE THAN) (1-STOREY)
A2	EATING PLACE	96 m ²	(ABOUT)	96 m ²	(ABOUT)	5 m	(NOT MORE THAN) (1-STOREY)
		TOTAL	173 m ²	(ABOUT)	173 m ²	(ABOUT)	

Figure 1 shows a beam element of length 100 units. The beam is divided into three segments: a black segment from 0 to 20, a white segment from 20 to 50, and a black segment from 50 to 100. The right end of the beam is labeled 'M' and '@A3'.



- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE 2.5 m (W) X 5 m (L)
	L/U/L SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)
	ENTRANCE / EXIT

—	LAYOUT PLAN	28 MAY 20
A	LAYOUT PLAN	09 JUL 20

REVISION A		
	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

contract no. -
project no. DP112

TITLE :
PROPOSED TEMPORARY EATING PLACE, SHOP
AND SERVICES AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUI
SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
PROPOSED LAYOUT PLAN

drawing no.	rev.	scale
PLAN 2	A	N.T.

LAND STATUS

APPLICATION SITE AREA : 769 m² (ABOUT)
SITE AREA : 769 m² (ABOUT)

AREA OF PRIVATE LAND : 769 m² (ABOUT)
AREA OF GOVERNMENT LAND : 0 m² (ABOUT)



- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND



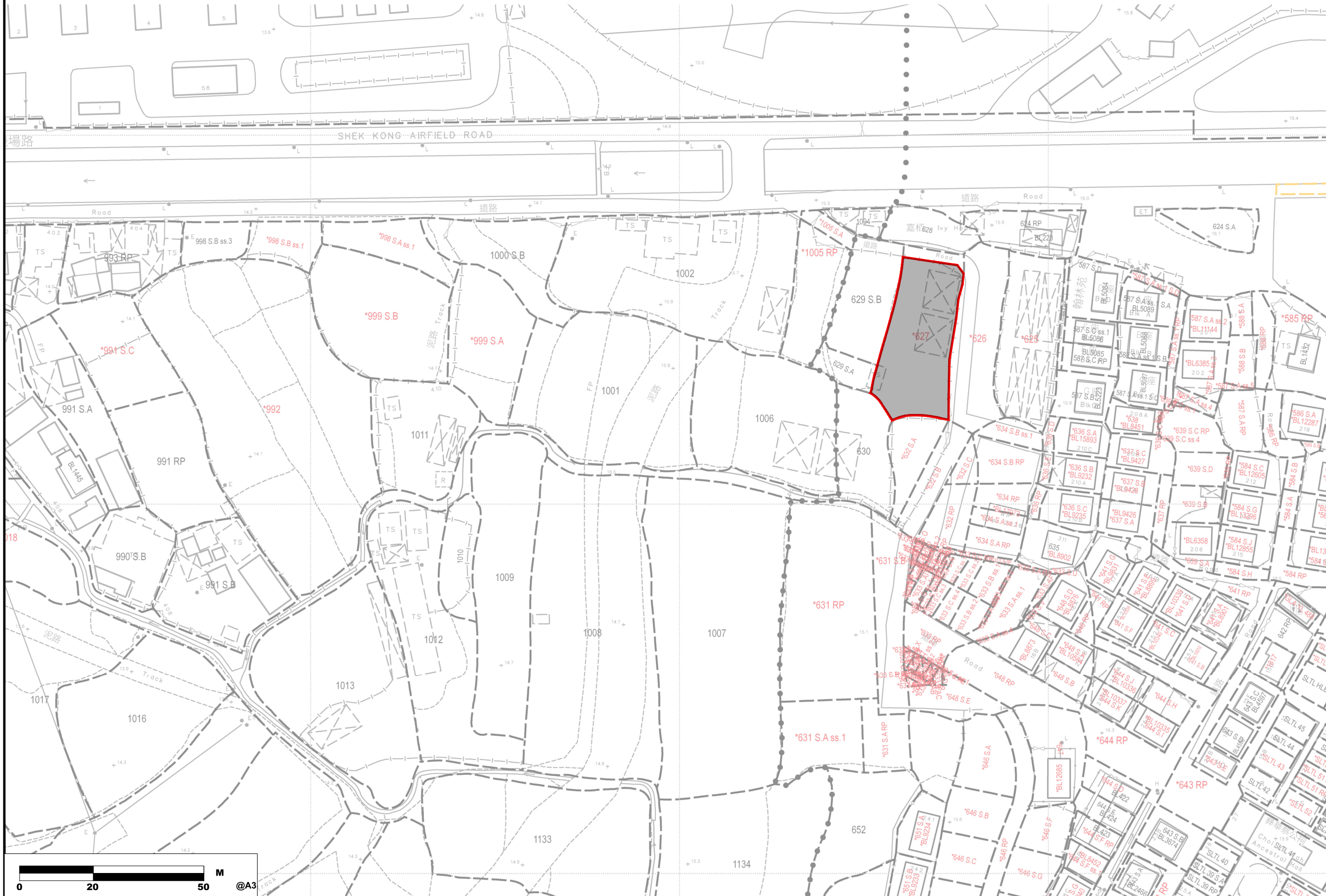
APPLICATION SITE



PRIVATE LAND



GOVERNMENT LAND



-	LAYOUT PLAN	28 MAY 2026	
REVISION			
name			
drawing	CY		-
checked	-		DATE
approved	-		-
contract no.	-		DATE
project no. DD112			
TITLE :			
PROPOSED TEMPORARY EATING PLACE, SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS			
SITE LOCATION :			
LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUEN, SHEK KONG, YUEN LONG, NEW TERRITORIES			
drawing title.			
LAND STATUS PLAN			
drawing no.		rev.	scale
PLAN 3		-	N.T.S.

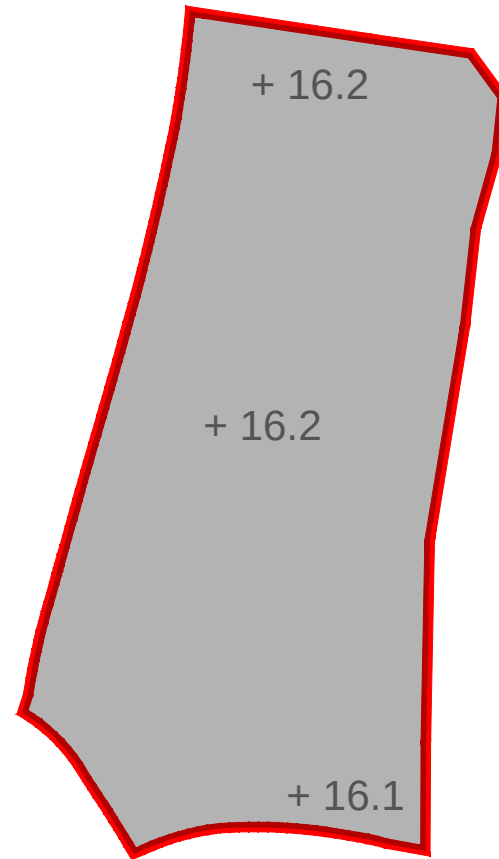
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 769 m² (ABOUT)

EXISTING SITE SURFACE : ASPHALT AND CONCRETE

EXISTING SITE LEVELS : +16.1 mPD TO +16.2 mPD

EXISTING DEPTH OF LAND FILLING : NOT MORE THAN 0.3 m



EXISTING SITE LEVEL
THE APPLICATION SITE

(INDICATION ONLY)



- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND



APPLICATION SITE



IN-SITU FILLED AREA

+00.0

EXISTING SITE LEVEL

-	LAYOUT PLAN	29 JUN 2026

REVISION		
	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

contract no. -

project no. DD112

TITLE :
PROPOSED TEMPORARY EATING PLACE, SHOP
AND SERVICES AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUEN,
SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.

FILLING OF LAND PLAN

drawing no.

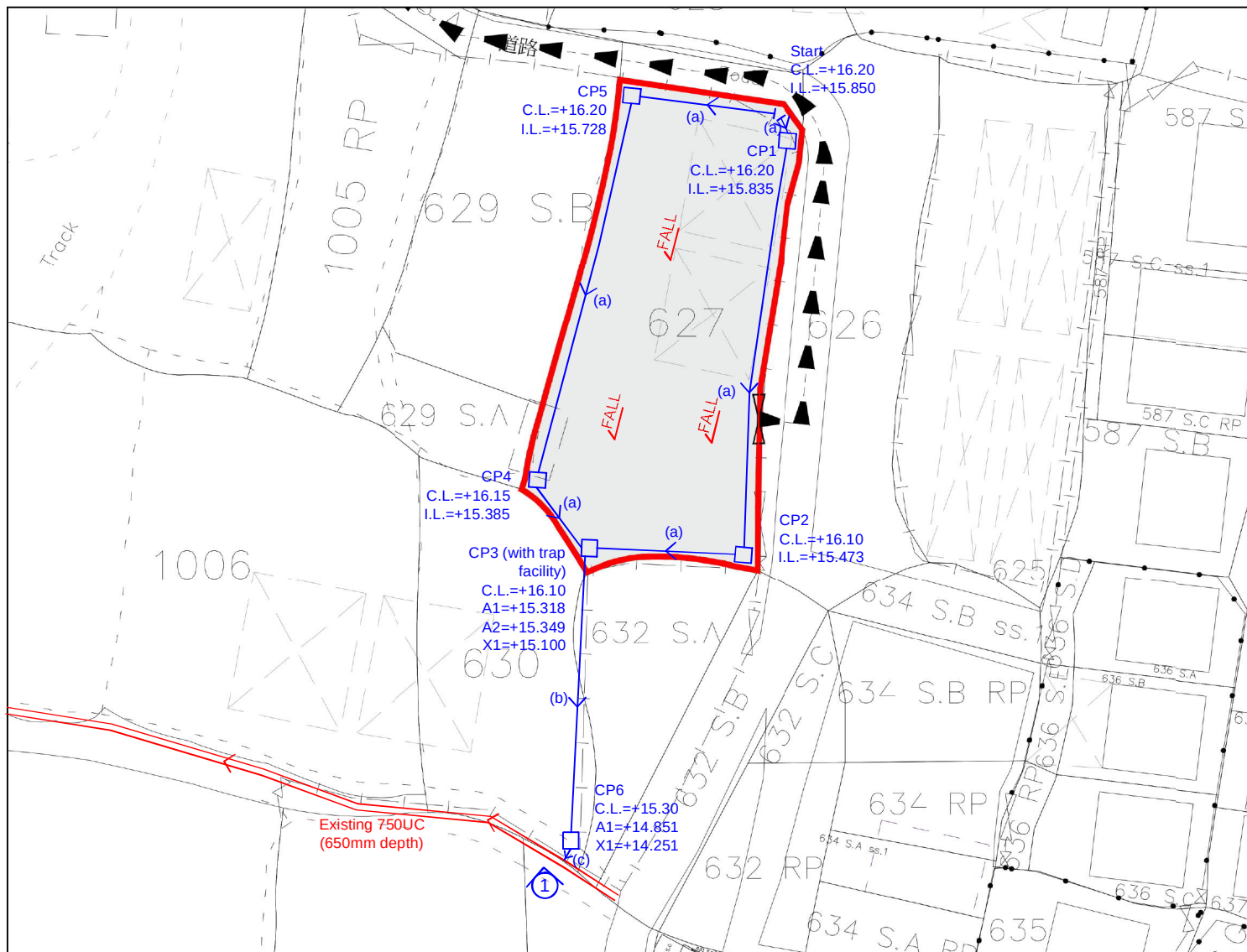
PLAN 4

rev.	scale
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-	N.T.S.
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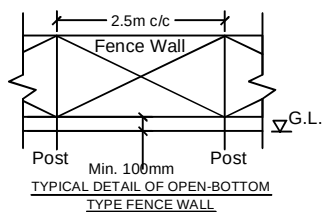
Appendix 1

Drainage Proposal



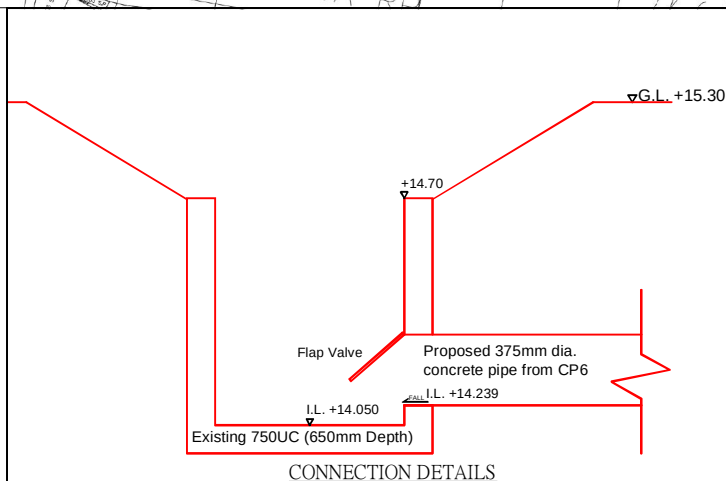
Note:

1. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Fence Wall to be erected (if any) shall be Open-bottom type.
4. Max. 300mm land filled.



LEGEND

- ☒ MH Existing Manhole
- Existing 750UC (650mm depth)
- ☐ CP Proposed CatchPit
- (a) Proposed 300UC (1:100) with Cast Iron Cover
- (b) Proposed 375UC (1:100) with Cast Iron Cover
- (c) Proposed 375mm dia. concrete pipe (1:100)
- Photo Viewport



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

PROPOSED TEMPORARY EATING PLACE, SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS at LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUEN, SHEK KONG, YUEN LONG, NEW TERRITORIES
(Application Number:)

Title:

Drainage Proposal - LAYOUT

D01-1

Drawn by:

DM

Date:

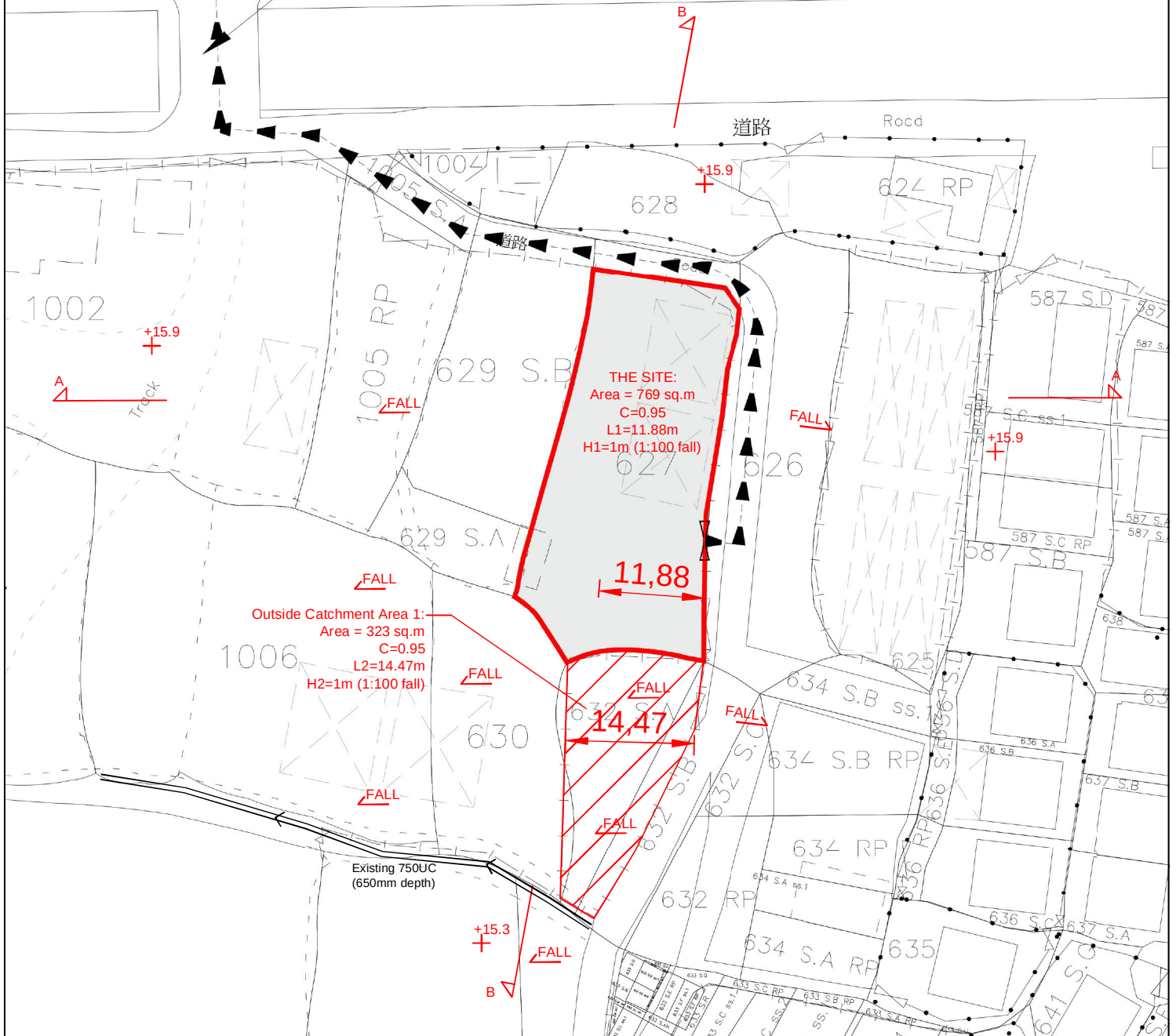
23-6-2026

Check by:

DM

Scale:

ACCESSIBLE FROM
SHEK KONG AIRFIELD ROAD



正宏工程顧問公司

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Project:

PROPOSED TEMPORARY EATING PLACE, SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS at LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUEN, SHEK KONG, YUEN LONG, NEW TERRITORIES
(Application Number:)

Title:

Drainage Proposal -
CATCHMENT AREA PLAN

D02

Drawn by:

DM

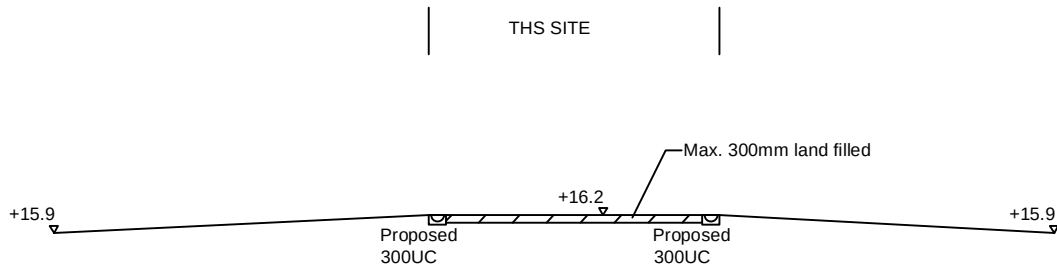
Date:

23-6-2026

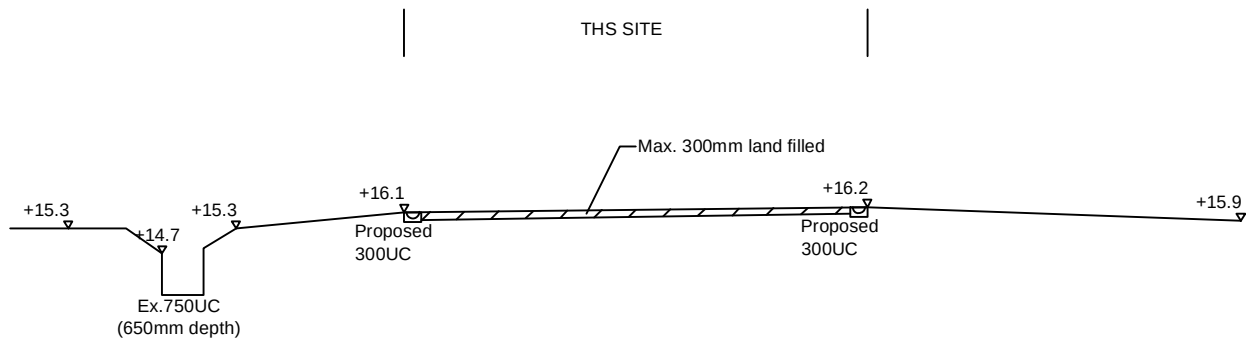
Check by:

DM

Scale:



SECTION A-A



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

PROPOSED TEMPORARY EATING PLACE, SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS at LOT 627 (PART) IN D.D.112, SHUI LAU TIN TSUEN, SHEK KONG, YUEN LONG, NEW TERRITORIES
(Application Number:)

Title:

Drainage Proposal -
SECTIONS

D03

Drawn by:

DM

Date:

23-6-2026

Check by:

DM

Scale:

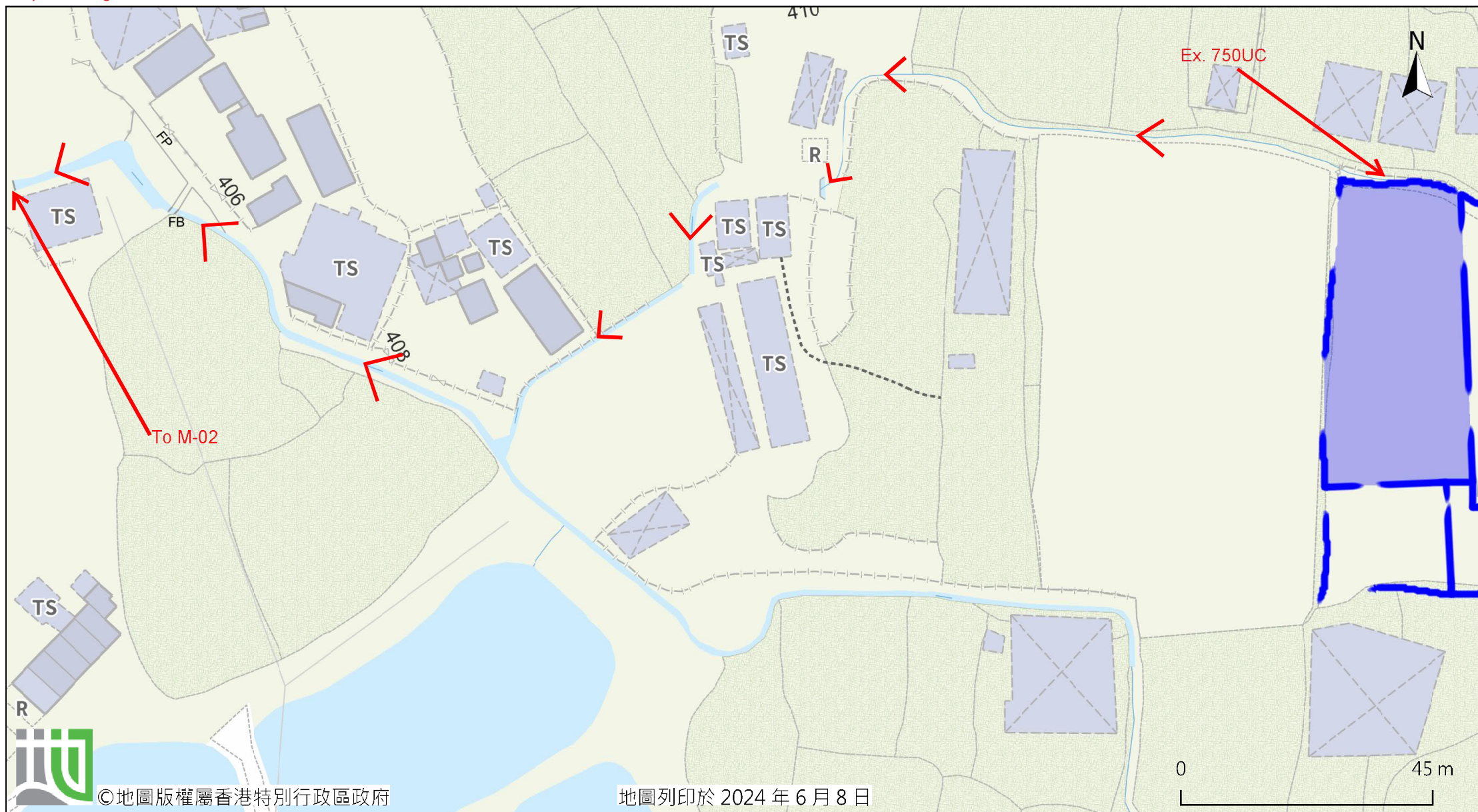


PHOTO 1



M-01

Map showing the downstream of ex. 750UC



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Map showing the downstream of ex. 750UC

M-02



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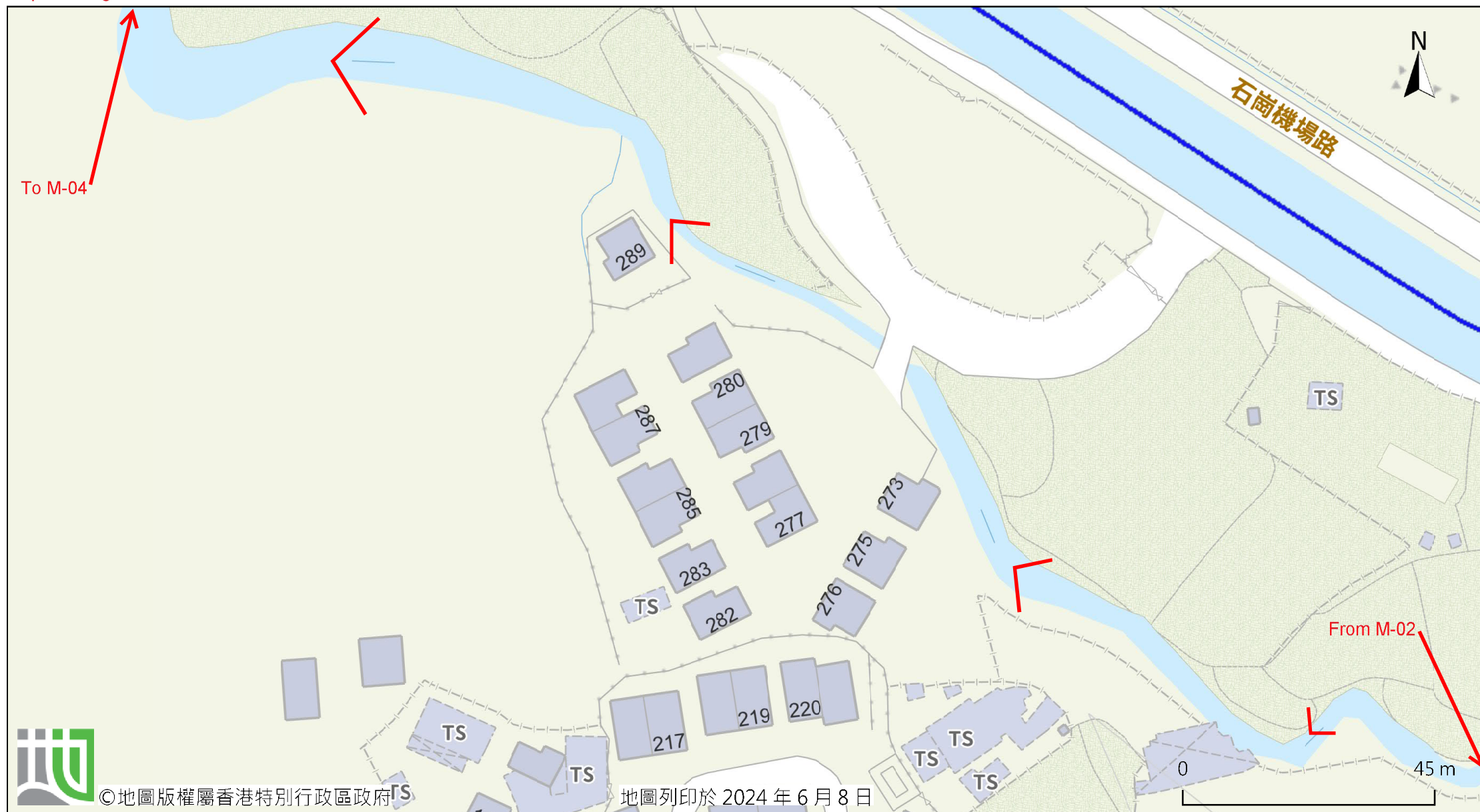
地圖列印於 2024 年 6 月 8 日

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

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Map showing the downstream of ex. 750UC



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地圖列印於 2024 年 6 月 8 日

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Map showing the downstream of ex. 750UC

M-04



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地圖列印於 2024 年 6 月 8 日

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THE SITE, Area	= 769	m ²	(C= 0.95)	L1= 11.88 m, H1= 1 m
Outside Catchment Area 1, Area	= 323	m ²	(C= 0.95)	L2= 14.47 m, H2= 1 m
Calculation of Design Runoff of the Proposed Development.				
For the design of drains inside The Site				
	ΣQ	=	$\Sigma 0.278 C i A$	
A	= 769	m ²		
	= 769			
	= 0.000769	km ²		
t	= 0.14465 L1/ H1 ^{0.2} A ^{0.1}			
	= 0.14465*11.88/1 ^{0.2} *769 ^{0.1}			
	= 0.884	min		
i	= 1.16*a/(t+b) ^f		(50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)	
	= 1.16*505.5/(3.668+3.29) ^{0.355}			
	= 353.1	mm/hr		
Therefore, Q1	= 0.278*0.95*353.1*0.000769/0.9		(0.9 factor is adopted for sedimentation)	
	= 0.0797	m ³ /sec		
Manning Equation	V	= R ^{2/3} *S _f ^{0.5} /n		
where	R	= ($\pi r^2/2+2r^2$)/($\pi r+2r$)	r= 0.15 m A= 0.0803 m ²	
	= 0.1042	m		
n	= 0.014	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)	
S _f	= 0.01	(1:100)		
Therefore, V	= 0.01042 ^{2/3} *0.01 ^{0.5} /0.014			
	= 1.291	m/sec		
Maximum Capacity (Q _{max})	= V*A			
	= 0.104	m ³ /sec		
	> 0.0797	m ³ /sec		
Provide 300UC (1:100) is OK				
Calculation of Design Runoff of the Proposed Development.				
For the design of Outfall, (The Site + Outside Catchment Area 1)				
	ΣQ	=	$\Sigma 0.278 C i A$	
A	= 323	m ²		
	= 323			
	= 0.000323	km ²		
t	= 0.14465 L2/ H2 ^{0.2} A ^{0.1}			
	= 0.14465*14.47/1 ^{0.2} *323 ^{0.1}			
	= 1.175	min		
i	= 1.16*a/(t+b) ^f		(50 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)	
	= 1.16*505.5/(1.175+3.29) ^{0.355}			
	= 344.8	mm/hr		
Therefore, Q2	= Q1+0.278*0.95*344.8*0.000323/0.9		(0.9 factor is adopted for sedimentation)	
	= 0.112	m ³ /sec		
Manning Equation	V	= R ^{2/3} *S _f ^{0.5} /n		
where	R	= ($\pi r^2/2+2r^2$)/($\pi r+2r$)	r= 0.1875 m A= 0.1255 m ²	
	= 0.1302	m		
n	= 0.014	s/m ^{1/3}	(Talbe 13 of Stormwater Drainage Manual)	
S _f	= 0.01	(1:100)		
Therefore, V	= 0.1302 ^{2/3} *0.01 ^{0.5} /0.014			
	= 1.498	m/sec		
Maximum Capacity (Q _{max})	= V*A			
	= 0.188	m ³ /sec		
	> 0.112	m ³ /sec		
Provide 375UC (1:100) is OK				
Colebrook-White Equation				
$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$				
where :				
V	=	mean velocity (m/s)		
g	= 9.81	m/s ²	gravitational acceleration (m/s ²)	
D	= 0.375	m	intenal pipe diameter (m)	
ks	= 0.00006	m	hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	= 1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)	
s	= 0.010		hydraulic gradient	(1: 100)
Therefore, V	= 2.249	m/s		
Q= V A			(0.8 factor for sedimentation)	
	= 0.248	m ³ /s		
	> 0.112	lit/min	Ok	
% of capacity utilization	= 45%			
Proposed 375mm dia. concrete pipe (1:100) is OK				



前往地圖: <https://www.map.gov.hk/gm/geo:22.4317,114.0825?z=2257>

Catchment Area Plan for Ex. 750UC (650mm depth)



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。

Total Catchment Area, Area = 17519 m² (C= 0.95) L= 113.1 m, H= 1.357 m

**Calculation of Design Runoff of the Existing 750UC (650mm depth),
For the design of drains inside The Site**

$\Sigma Q = \Sigma 0.278 C i A$

A = 17519 m²
 = 17519
 = 0.017519 km²

t = 0.14465 L/ H^{0.2} A^{0.1}
 = 0.14465*113.1/1.357^{0.2}*17519^{0.1}
 = 5.793 min

i = 1.16*a/(t+b)^c (50 yrs return period, Table 3a, Corrigendum 2024,
 = 1.16*505.5/(5.793+3.29)^{0.355} SDM) and (16% increase due to climate change)
 = 267.9 mm/hr

Therefore, Q = 0.278*0.95*267.9*0.017519/0.9 (0.9 factor is adopted for sedimentation)
 = **1.3773** m³/sec

Manning Equation V = R^{2/3}*C_f^{0.5}/n

where R = A/(W+2D) W= 0.75 m
 = 0.5209 m D= 0.65 m
 A= 0.4875 m²

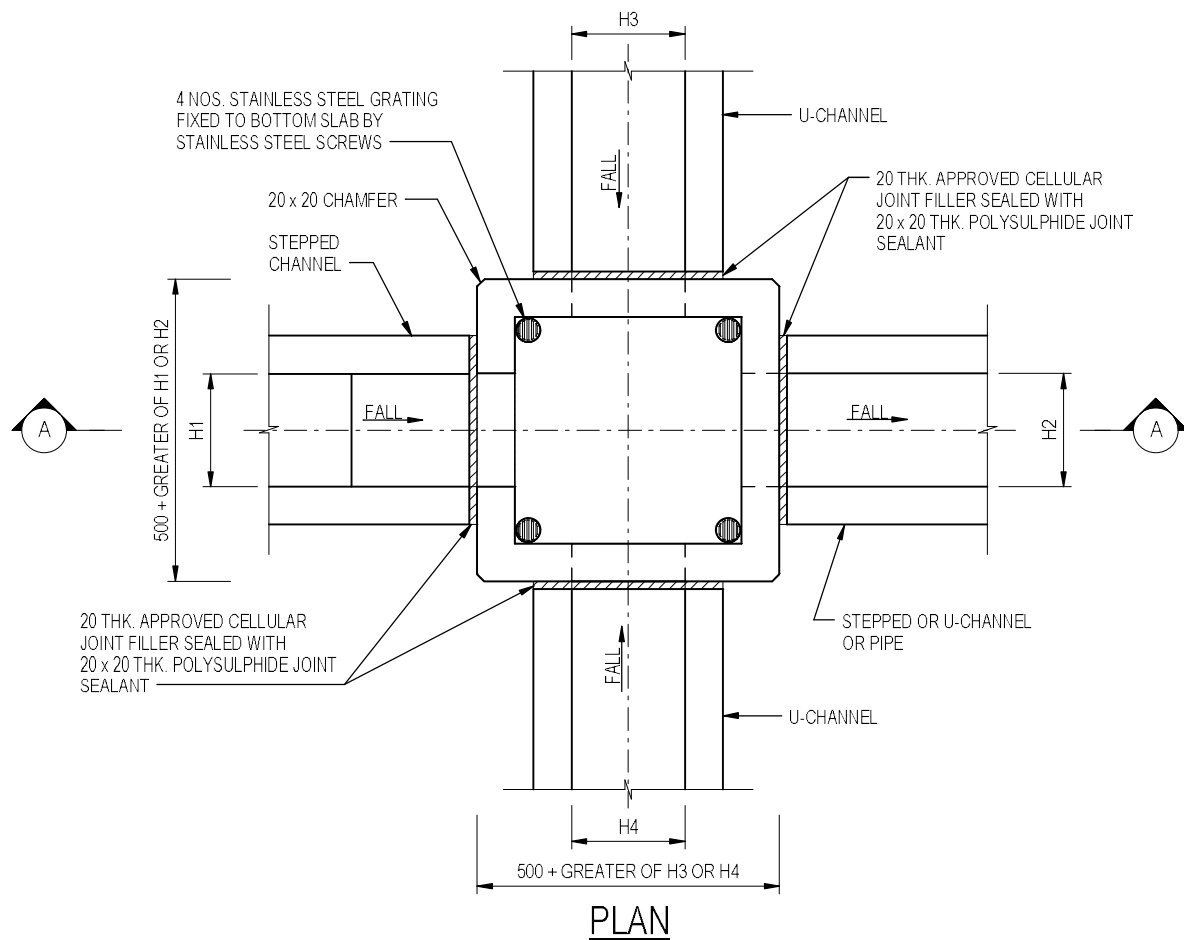
n = 0.014 s/m^{1/3} (Talbe 13 of Stormwater Drainage Manual)

S_f = 0.01 (1:100)

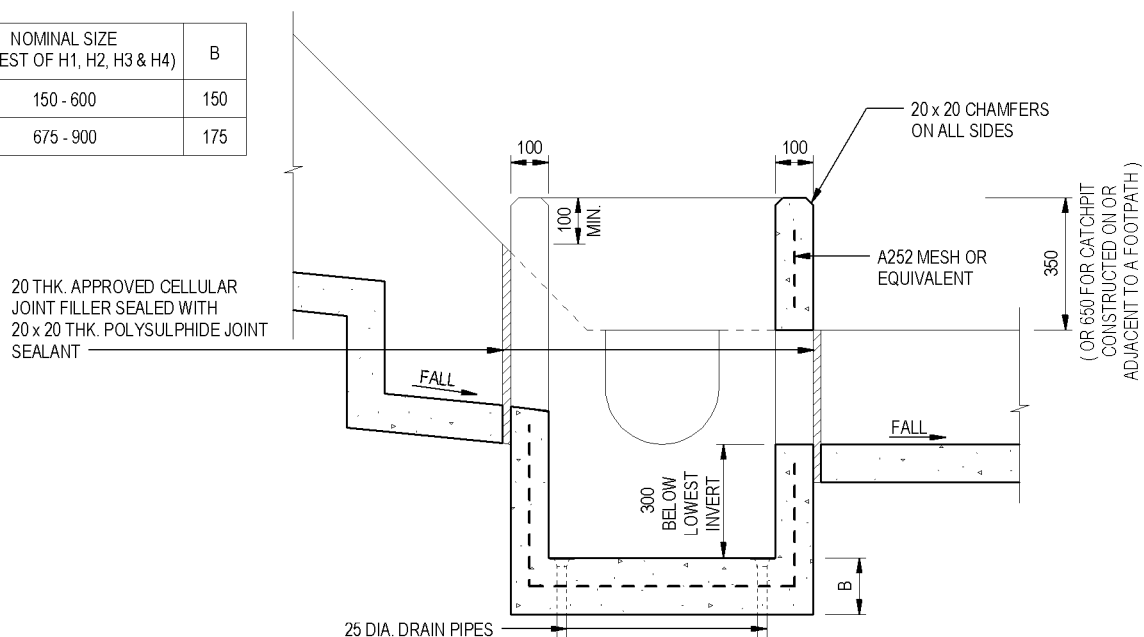
Therefore, V = 0.5209^{2/3}*0.01^{0.5}/0.014
 = 3.776 m/sec

Maximum Capacity (Q_{max}) = V*A
 = **1.841** m³/sec
 > **1.3773** m³/sec

Existing 750UC (650mm depth) is OK



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



NOTES:

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

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

A	BIM OBJECT REVISION.	Original Signed	12.2025
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



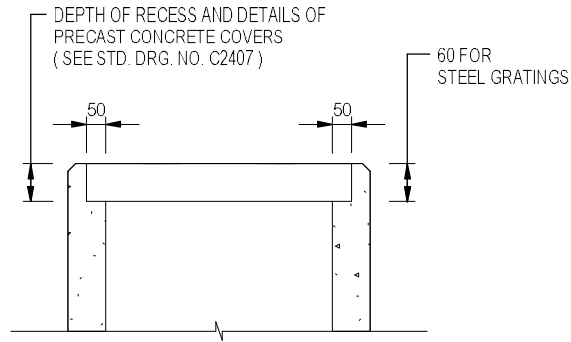
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 / 2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 / 3) EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 / 4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

B	BIM OBJECT REVISION.	Original Signed	12.2025
A	MINOR AMENDMENT.	Original Signed	04.2016
—	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 / 2B

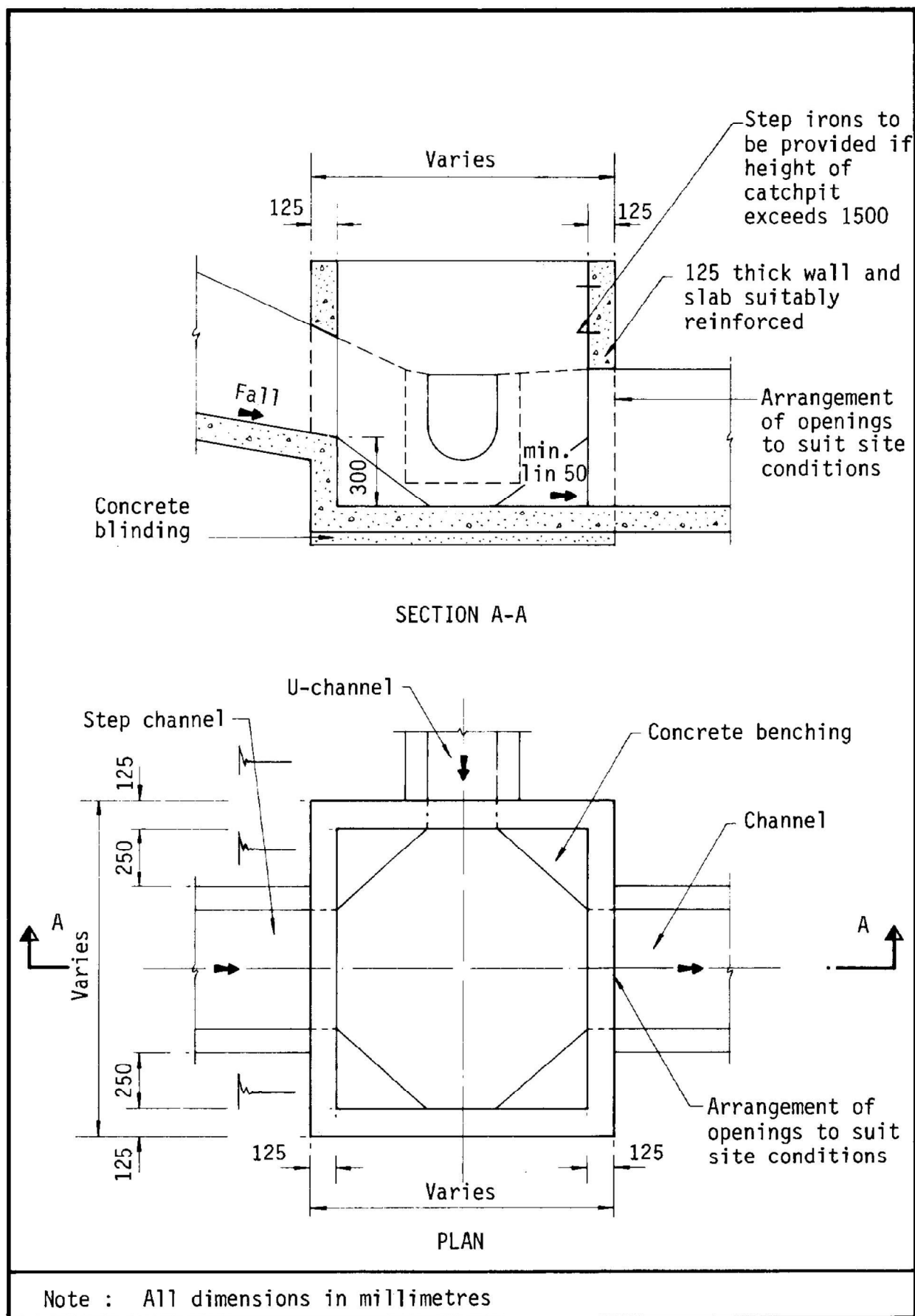
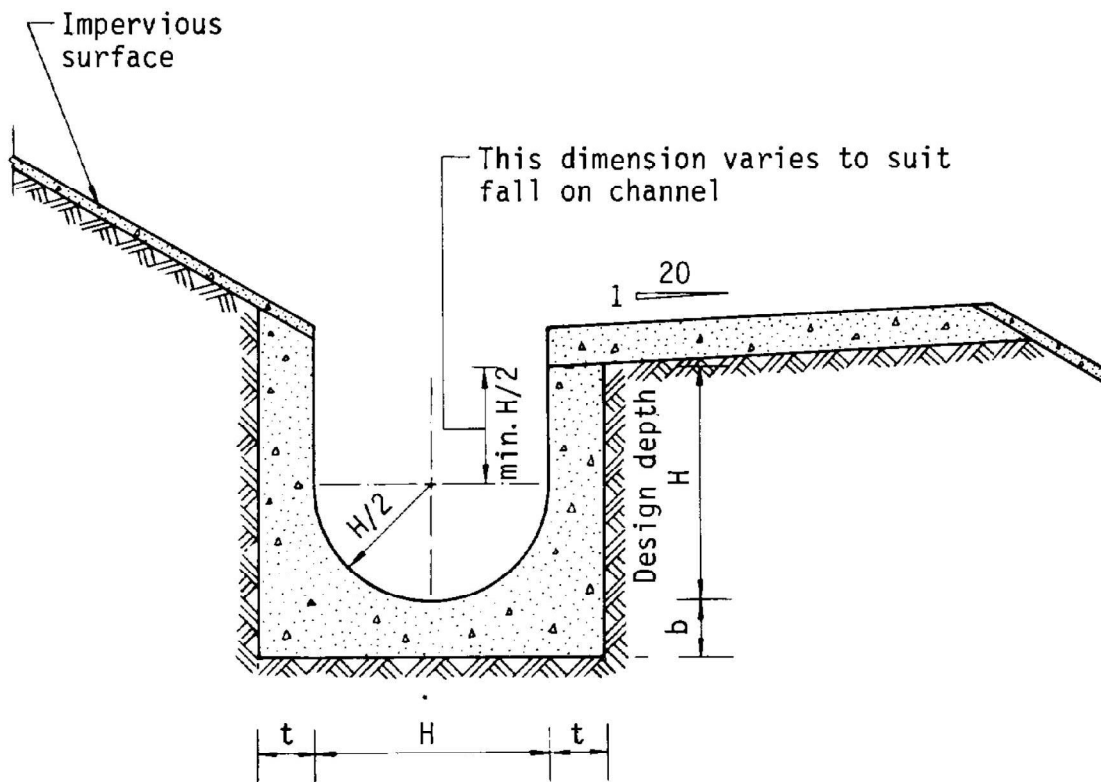


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details