2026年 7月 31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。

This document is received on 2026 -07- 31.
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

2601795 21/7 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/464
	Date Received 收到日期	2026-07-31

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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）	Lots 1054 S.B ✓ and 1056 S.B (Part) ✓ in D.D. 106 ✓, 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 3,221 ✓ sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 100 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	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 25/06/2026 (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 25/06/2026 (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	Temporary Public Vehicle Park (excluding Container Vehicle) 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	3,121 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	100 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	100 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	100 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	56
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	16
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間
24 hours 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 Kam Sheung Road ☐ 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）
		No 否	☐

(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 ..3,193.. sq.m 平方米 ☑About 約 Depth of filling 填土厚度 .not more than 0.6.. 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？	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 ☑

	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) ....

(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 .....

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）。

Please refer to the supporting justification statement.

8. Declaration 聲明

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

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

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

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) 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 Tensor Planning and Surveying Limited .....

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

Date 日期 20/07/2026 ..... (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 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	3,221 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 3 ☐ 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	Temporary Public Vehicle Park (excluding Container Vehicle) 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	100 ☑ About 約 ☐ Not more than 不多於	0.03 ☑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	4 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		3 %	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	72 56 16	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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		
Reports 報告書		
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）	☐	☑
Approved Drainage Proposal under Previous Application, Fire Service Installations 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。

Justifications

Development Proposal

1. The application site (the Site) is for Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years, which is already in use. It is accessible from Kam Sheung Road via a local access (**Plan 1**). The Site provides 56 parking spaces for private car and 16 parking spaces for light goods vehicle (LGV). Two temporary structures, with a gross floor area (GFA) of about 100m^2, are erected/to be erected at the Site for (i) shroff and ancillary office uses, and (ii) storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate and toilets. Please refer to **Plan 2** for the layout plan of the applied use.

2. The operation time of the applied use will be 24 hours daily, including Sundays and public holidays.

3. The Site consists of two private lots which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government (**Plan 3**). The applicant will apply to the Lands Department for Short Term Waiver to permit relaxation of the user restriction on the concerned private lots.

4. Furthermore, the Site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking in the entire site except the area surrounding an existing tree for preservation, which spans about 3,193m^2 (**Plan 4**).

Land Use Compatibility

5. In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths (see photos below). Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The applied use could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.



Roadside parking on local track leading from Kam Sheung Road



Roadside parking in Kam Tsin Wai Village

6. The applied use is considered compatible with the surrounding area which is predominantly village houses, residential dwellings and agricultural uses.

7. The applied use involves only parking of private cars LGVs. No vehicles other than private car and LGV will be allowed to enter and park at the Site. No parking or storage of unlicensed vehicle will be allowed at the Site during the planning approval period as well. Also, no car washing, repairing and other workshop activities would be allowed in the Site. Thus, the applied use would not general nuisance to the surroundings.

8. As the applied use is temporary in nature for a period of three years only, it will not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone. Noting that the Site falls on the "AGR" zone, should the planning permission granted, the applicant will reinstate the site to an amenity area upon expiry of the planning permission.

No Undesirable Precedent

9. The Site is a subject of the previous application No. A/YL-SK/430 for the same use, which was approved by the RNTPC of the Town Planning Board on 5.12.2025 for a period of three years until 5.12.2028 on the consideration that the proposed use is not incompatible with the surrounding areas, no adverse drainage

and environmental impacts are anticipated, and there is no objection/adverse comment from government departments. The approval was revoked on 5.6.2026 due to non-compliance of approval condition in relation to submission of a fire service installations (FSI) proposal.

10. Compare to the previous application, the current application remains the same site area and maximum building height (BH), while GFA, plot ratio and site coverage are increased due to the addition of structure for storage and toilet uses. The applicant has also reviewed the parking demand in the area, causing a slight increase in the number of parking space. A comparison of the major development parameters is shown below:

Major Development Parameters	**A/YL-SK/430 (a)**	**Current Application (b)**	**Difference (b) – (a)**
Site Area	3,221m²	3,221m²	No change
GFA	60m²	100m²	+40m² (+66.7%)
Plot Ratio	0.02	0.03	+0.01 (+50%)
Site Coverage	1.9%	3%	+1.1%
Maximum BH	4m	4m	No change
Parking Space • Private Car • LGV	 • 45 • 15	 • 56 • 16	 • +11 • +1

11. Due to the change in the operator of the car park, the appointment of a fire service contractor was not pursued, resulting in non-compliance of the abovementioned approval condition. In view of this, a FSI proposal is submitted in this application for the authority's examination to fulfil the applicant's responsibility (**Appendix 1**). In terms of drainage concern, the applicant has also provided the accepted drainage proposal under the previous application for review (**Appendix 2**).

12. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-

SK/349) approved by the RNTPC on 26.1.2024 in the same "AGR" zone. Approval of this application is in line with previous decision and would not set an undesirable precedent.

Technical Feasibility

13. Adequate drainage facilities will be provided in accordance to the accepted drainage proposal in the previous application (**Appendix 2**). Since there is no change in site boundary, site area and the land filling proposal, mitigation measures proposed in the accepted drainage proposal shall be valid. In view of the watercourse to the south of the Site, the application site boundary has maintained a setback of 5m from it. There will be metal fence and stone/concrete barriers to separate the applied use from the natural stream. As such, no adverse drainage and ecological impacts are expected.

14. According to the submitted Estimated Traffic Generation (**Appendix 3**), traffic generated by the proposed use is limited and thus will not impose significant traffic impact on the existing road network in the vicinity.

15. There is an existing tree in the Site which has been preserved. No felling of tree is proposed and thus no adverse landscape impact is anticipated.

16. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area. Regarding the toilet in the Site, the waste water will be stored in a septic tank beneath the toilet and be collected regularly by a licensed collector appointed by the applicant.

17. The applicant has provided a FSIs proposal (**Appendix 1**) for examination by relevant department. Once the FSIs proposal is accepted, the applicant will follow the prevailing requirements to implement the FSIs proposal to fulfil the approval condition. Thus, no fire safety concern will be generated from the applied use.

Tensor Planning and Surveying Limited
July 2026

Appendices

Appendix 1	Fire Service Installations Proposal
Appendix 2	Approved Drainage Proposal under Planning Application No. A/YL-SK/430
Appendix 3	Estimated Traffic Generation

寄件者: [redacted]
寄件日期: 2026年08月04日星期二 16:46
收件者: Jason Sek Hei WONG/PLAND
副本: Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; [redacted]
主旨: [SI] Planning Application No. A/YL-SK/ 464 - Submission of Supplementary Information
附件: A_YL-KTN_464_SI_Plan 3_Land Status Plan.pdf

類別: Internet Email

Your Ref.: TPB/ A/YL-SK/464

Dear Jason,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years
in "Agriculture" Zone at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories
(Planning Application No. A/YL-SK/464)

Submission of Supplementary Information

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

1. A plan has been prepared to illustrate the 5m setback from the site boundary with the said watercourse to the south of the Site. Please refer to the updated **Plan 3 Land Status Plan**. In addition, the approximate height of the metal fence and stone/concrete barrier for separating the applied use with the natural stream/watercourse will be 2.5m and 0.3m respectively.

2. The applicant would like to undertake that the existing tree within the Site will be preserved and managed by the applicant during the planning approval period.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [redacted] Thank you.

Best regards,
Tiffany HUI
Town Planner
Tensor Planning and Surveying Limited
Direct Line: [redacted] Fax: [redacted]
[redacted]

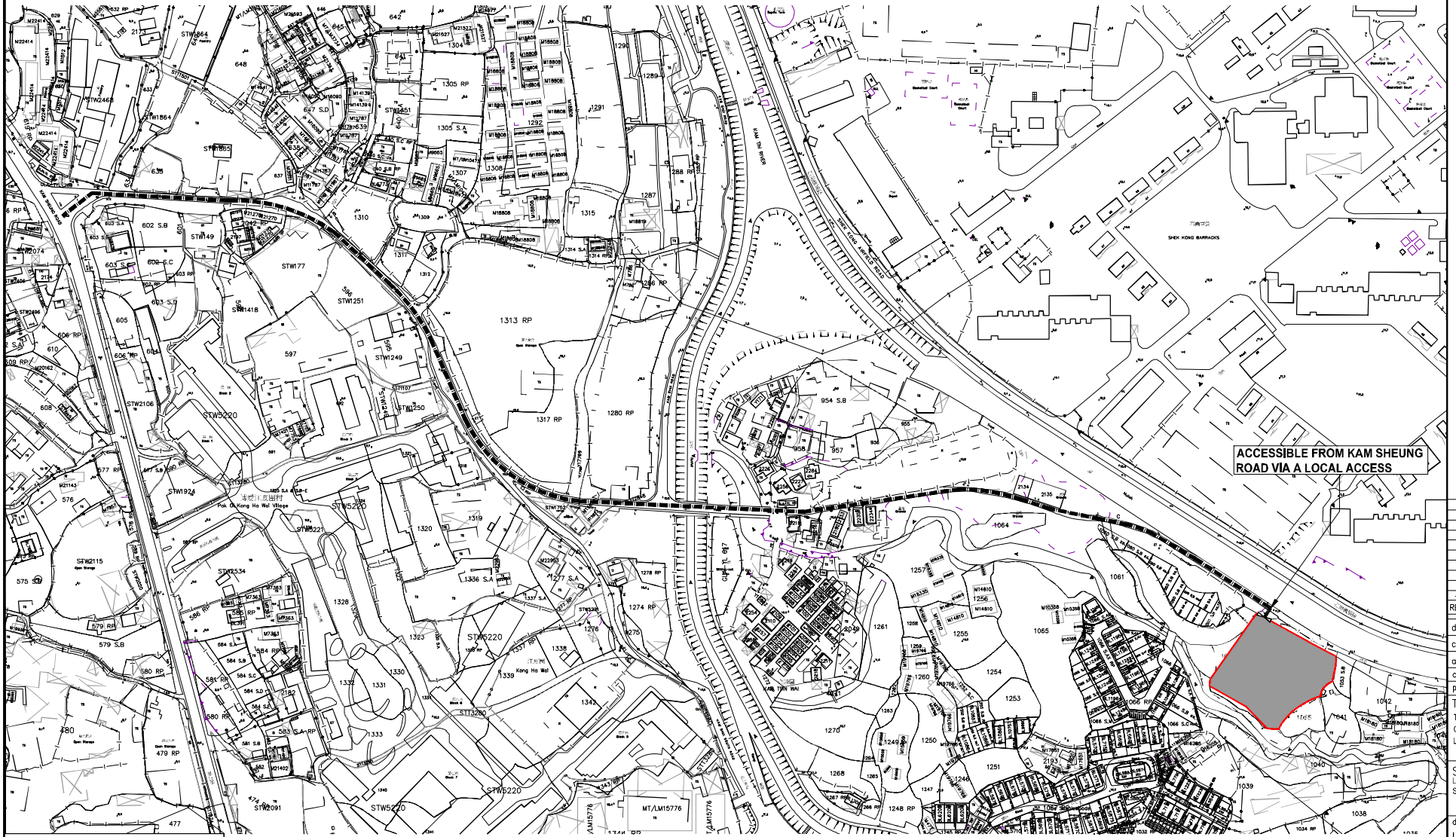
List of Plans

Plan 1	Location Plan
Plan 2	Layout Plan
Plan 3	Lot Index Plan
Plan 4	Filling of Land Plan

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,221 m^2 (ABOUT)

VEHICLE ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL TRACK



N

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

LEGEND

APPLICATION SITE

ACCESS ROUTE

–	LAYOUT PLAN	06 JUL 2026

REVISION

	name	DATE
drawn	CY	–
checked	–	–
approved	–	–

contract no. –
project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LOCATION PLAN

drawing no.	rev.	scale
PLAN 1	–	N.T.S.

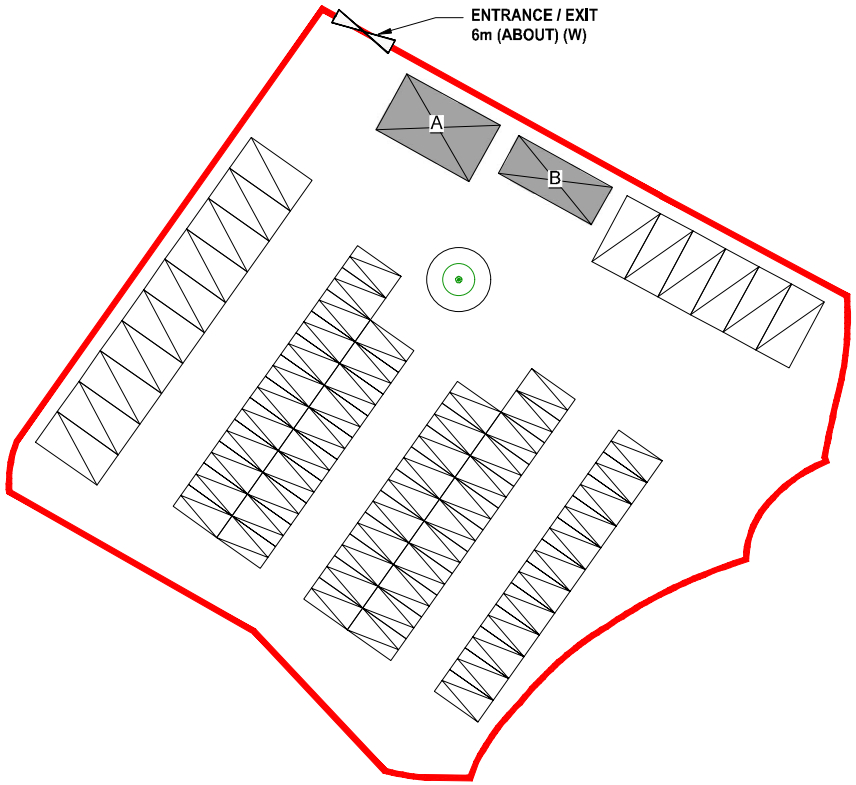
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	:	3,221 m^2	(ABOUT)
COVERED AREA	:	100 m^2	(ABOUT)
UNCOVERED AREA	:	3,121 m^2	(ABOUT)
PLOT RATIO	:	0.03	(ABOUT)
SITE COVERAGE	:	3%	(ABOUT)
NO. OF STRUCTURE	:	2	
DOMESTIC GFA	:	NOT APPLICABLE	
NON-DOMESTIC GFA	:	100 m^2	(ABOUT)
TOTAL GFA	:	100 m^2	(ABOUT)
BUILDING HEIGHT	:	4 m	(NOT MORE THAN)
NO. OF STOREY	:	1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	60 m^2 (ABOUT)	60 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM AND TOILET	40 m^2 (ABOUT)	40 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**100 m^2 (ABOUT)**	**100 m^2 (ABOUT)**	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	:	56
DIMENSIONS OF PARKING SPACE	:	5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLES PARKING SPACE	:	16
DIMENSIONS OF PARKING SPACE	:	7 m (L) X 3.5 m (W)



N

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

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (Private Car) *2.5 m (W) X 5 m (L)*
- PARKING SPACE (Light Goods Vehicles) *3.5 m (W) X 7 m (L)*
- ENTRANCE / EXIT
- EXISTING TREE

–	LAYOUT PLAN	08 JUL 2026

REVISION

	name	DATE
drawn	CY	–
checked	–	–
approved	–	–

contract no. –

project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

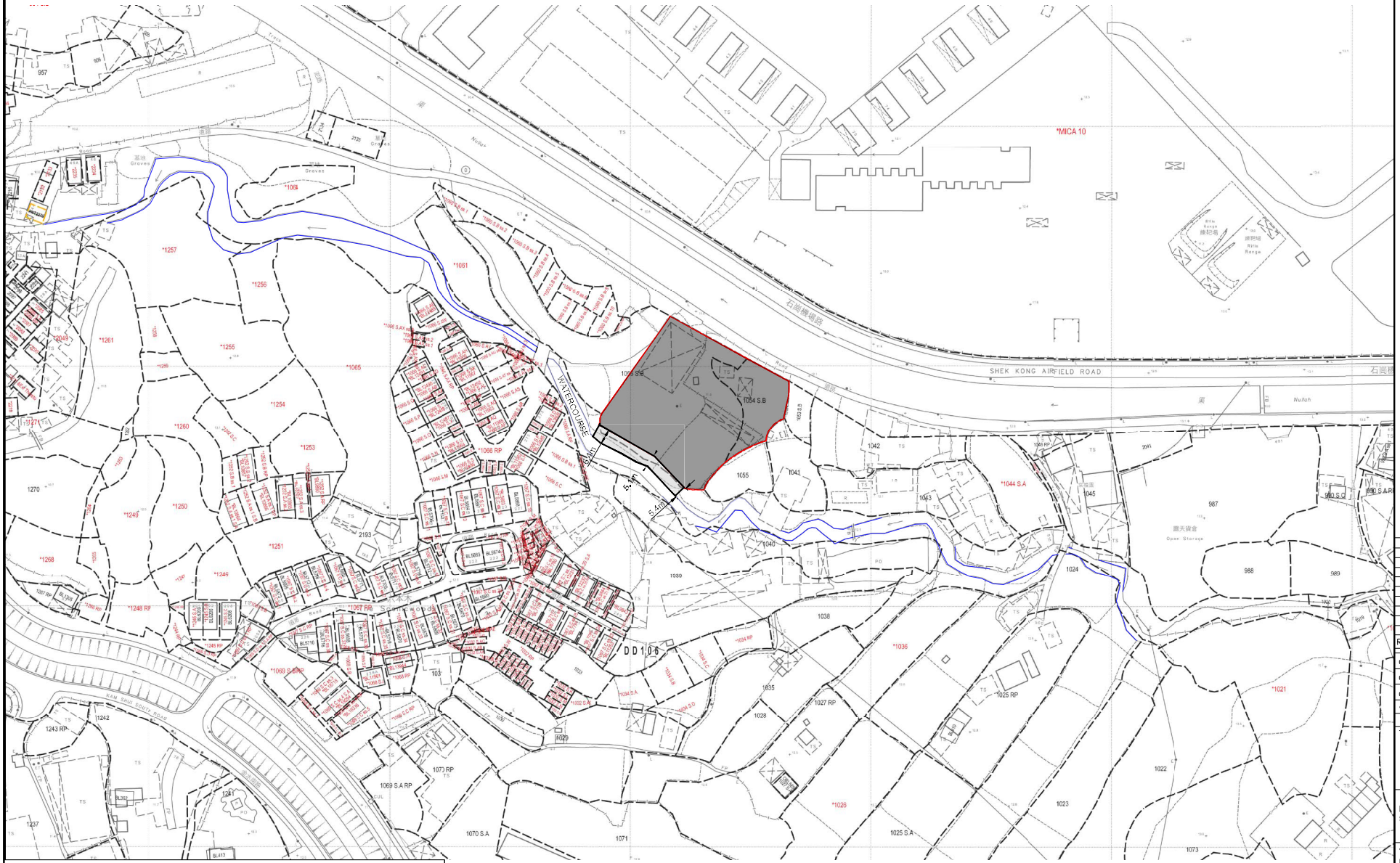
drawing title.
LAYOUT PLAN

drawing no.	rev.	scale
PLAN 2	–	N.T.S.

0 20 50 100 M @A3

LAND STATUS

APPLICATION SITE AREA	:	3,221 m^2	(ABOUT)
AREA OF PRIVATE LAND	:	3,221 m^2	(ABOUT)
AREA OF GOVERNMENT LAND	:	N/A	



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

LEGEND

APPLICATION SITE

PRIVATE LAND

–	LAND STATUS PLAN	09 JUL 2026

REVISION

	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

contract no. –

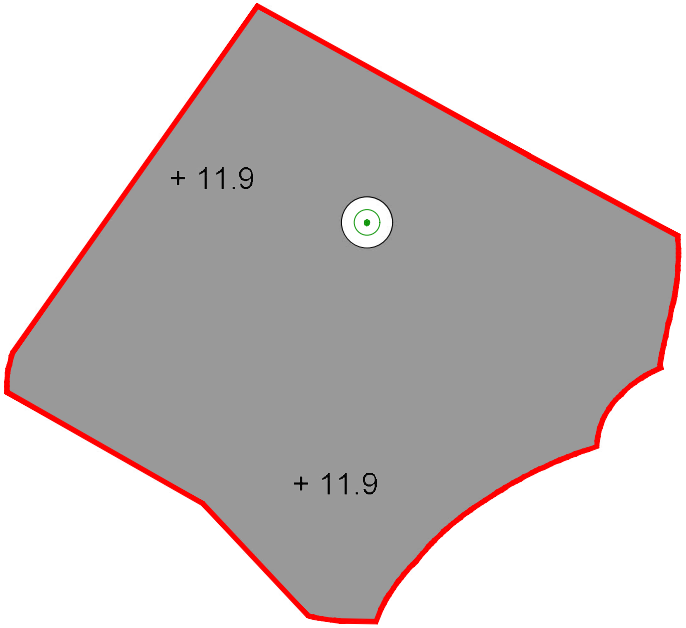
project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LAND STATUS PLAN

drawing no.	rev.	scale
PLAN 3	–	N.T.S.



EXISTING SITE LEVEL

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,221 m^2 (ABOUT)
UNPAVED AREA	: 28 m^2 (ABOUT)
FILLING OF LAND AREA	: 3,193 m^2 (ABOUT) (including 82 m^2 for existing lard ground for regularisation)
LAND FILLING DEPTH	: NOT MORE THAN 0.6 m (including 0.2m of concrete surface)
PROPOSED SITE LEVEL	: +11.9 mPD (ABOUT)
MATERIAL OF FILLING FOR SITE FORMATION	: SOIL & CONCRETE

N

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

LEGEND

APPLICATION SITE

FILLING OF LAND AREA

+00.0 EXISTING SITE LEVEL

EXISTING TREE

–	LAYOUT PLAN	06 JUL 2026

REVISION

	name	DATE
drawn	CY	–
checked	–	–
approved	–	–

contract no. –

project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1055 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
FILLING OF LAND PLAN

drawing no.	rev.	scale
PLAN 4	–	N.T.S.

Appendix 1

Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. MISCELLANEOUS F.S. INSTALLATION

1.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

1.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

1.3 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

1.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

LEGEND (FOR SCHEMATIC DIAGRAM)

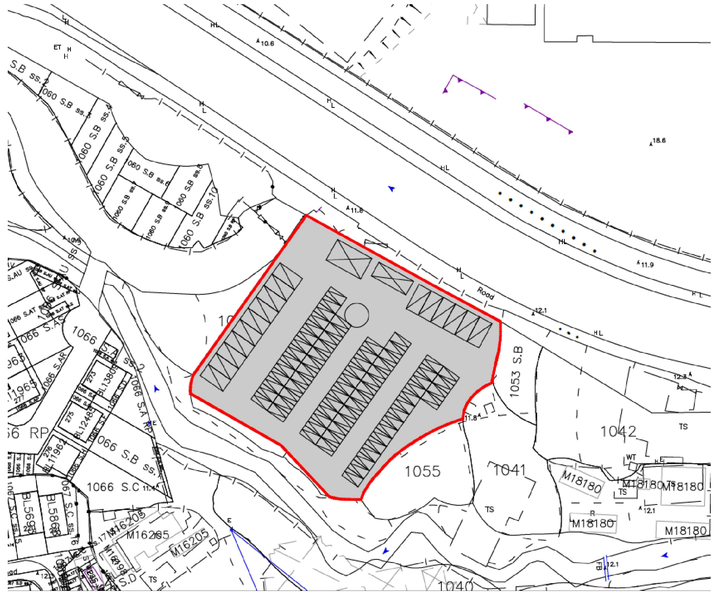
- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- FAST RESPONSE TYPE SPRINKLER HEAD
- FLOW SWITCH
- MONITORED GATE VALVE
- SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- A.A.V. AUTOMATIC AIR VENT WITH COCK
- SPRINKLER / HOSE REEL PIPE
- SPRINKLER CONTROL VALVE SET
- LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER
- SPRINKLER / F.S. INLET
- SPRINKLER PROVING PIPE

LEGEND (FOR LAYOUT PLAN)

- H.R. HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- SPRINKLER HEAD
- SPRINKLER HEAD (DOUBLE LAYER)
- FLOW SWITCH
- MONITORED GATE VALVE
- SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- SPRINKLER / HOSE REEL PIPE
- PRESSURE SWITCH
- SPRINKLER CONTROL VALVE SET
- CHECK METER POSITION
- SPRINKLER / F.S. INLET
- F.E. $_{Co2}$ 5Kg CO2 TYPE FIRE EXTINGUISHER
- F.E. $_{D.P}$ 4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- PUMP
- 150mm WATER ALARM GONG
- EMERGENCY LIGHTING
- EXIT EXIT SIGN
- AFA ADDRESSABLE TYPE FIRE ALARM PANEL
- PUMP CONTROL PANEL
- F.E. $_{WT.DC.}$ WEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER (20KG)

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE. VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN



LOCATION PLAN

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	17-07-2026	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

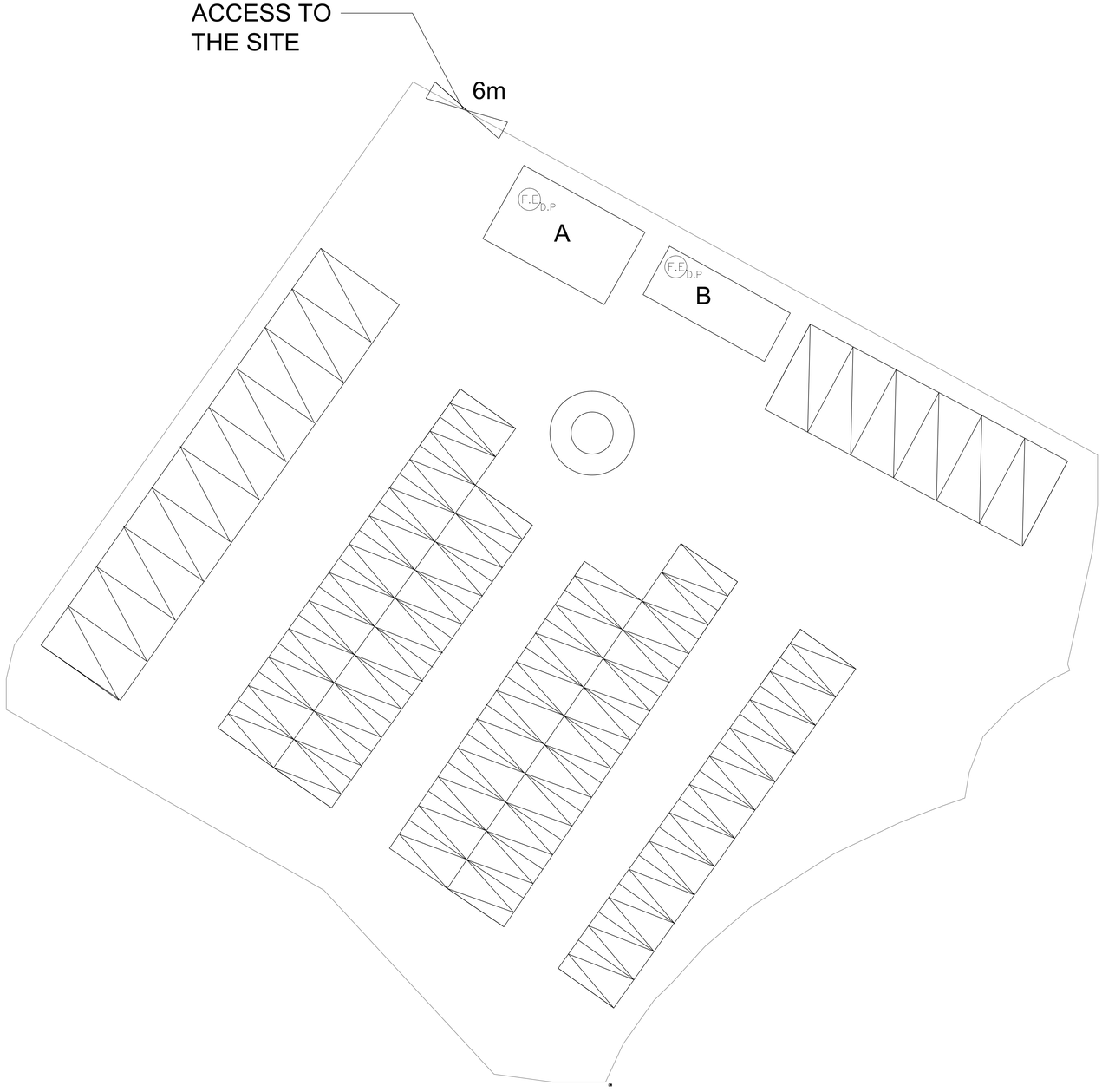
Fax. : [redacted] Tel. : [redacted]

PROJECT
FIRE SERVICES INSTALLATION WORK AT
S.16 Planning Application for Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories

DRAWING TITLE

F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE. VERTICAL LINE DIAGRAM,

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	A. ENG	17-07-2026
DESIGN BY	CM	PM	17-07-2026
CHECK BY	CM	PM	17-07-2026
APPROVED BY	-	-	-
PROJECT NO.	DD106_1054		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-1054-FS01		
SCALE	N.T.S	REVISION	A



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	60 m^2 (ABOUT)	60 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM AND TOILET	40 m^2 (ABOUT)	40 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**100 m^2 (ABOUT)**	**100 m^2 (ABOUT)**	

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	17-07-2026	WC

FSI CONTRACTOR

East Power Engineering Limited
[redacted]
Fax. : [redacted] Tel. : [redacted]

PROJECT
FIRE SERVICES INSTALLATION WORK AT
S.16 Planning Application for Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	A. ENG	17-07-2026
DESIGN BY	CM	PM	17-07-2026
CHECK BY	CM	PM	17-07-2026
APPROVED BY	--	--	--
PROJECT NO.	DD106_1054		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-1054-FS02		
SCALE	N.T.S	REVISION	A

Appendix 2

Approved Drainage Proposal under

Planning Application No. A/YL-SK/430

-TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LANDS FOR A PERIOD OF 3 YEARS AT LOTs 1054S.B (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

Application No.: A/YL-SK/430

Project No.: ALPL/TDM/017
Revision No.: 0
17 Sep 2025

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2.2 Objectives of the Report 3
2.3 Report Structure 3
3 Development Proposal 3
3.1 Location of the Application Site 3
4 Assessment Criteria 3
4.1 Design Return Periods 3
4.2 Calculation Methodology for Runoff 5
4.3 Calculation Methodology for Pipe Capacity Checking 5
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5.2 Changes in Drainage Characteristics 5
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2 Introduction

2.1 Background

This report presents the Drainage Proposal for supporting the Proposed temporary public vehicle park and associated filling of lands for a period of 3 years at Lots 1054 S.B(Part) in D.D. 106 and adjoining government land, Shek Kong, Yuen Long, New Territories.

2.2 Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

3 Development Proposal

3.1 Location of the Application Site

The application Site is located within the Kam Sheung Road, with an area of around 3221m^2 and ground level varying between + 11.9mPD and + 11.7mPD. The layout plan is provided in **Appendix B**.

This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There is a existing catchpit vicinity of the application site, the location and site photos of the existing catchpit are provided in **Appendix C**.

4 Assessment Criteria

4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to the existing catchpit

and finally convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 below:

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 4-1 Recommended Design Return Periods based on Flood Levels

As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems “An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”

As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

4.2 Calculation Methodology for Runoff

Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

where	Q_p	=	Peak Runoff, m^3/s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km^2

The paved area of the site will account for 3221m2. For conservative, the runoff coefficient of 0.9 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in Appendix D

4.3 Calculation Methodology for Pipe Capacity Checking

Due to the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff of the open area within the site. The collected stormwater would be diverted to 375mm U-channel system at boundary of application site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning’s Equation.

Manning's Equation for calculating the channel and pipe capacities is adopted.

5 Potential Drainage Impact

5.1 Existing Site Condition

The application Site is located within the Tai Tong with an area of around 3880m^2 and ground level varying between + 12.1mPD and + 11.8mPD.

5.2 Changes in Drainage Characteristics

Since the ground level of application site is generally higher than the adjacent ground surface. No

external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 5-1.

	Before	After
Grassland (m^2)	0	0
Paved Area (m^2)	3221	3221
External Catchment Area(m^2)	0	0
Total Catchment Area (m^2)	3221	3221

Table 5-1 Change in sub-catchment within the site

5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP), and finally convey to the existing catchpit.

The runoff within application site is collected by two 375mm U-channels along the boundary and convey to the existing terminate catchpit with sand trap (TCP)within the application site, before discharging to the existing catchpit at the South direction of the application site, and eventually discharge to the further downstream village drain.

as indicated in the **Appendix C**.

Catchment Area	Drainage System	Estimated Flow (L/min)	Capacity (L/min)	Reserve Capacity
1	375mm u-channel	7657	14000	45%
2	375mm u-channel	9736	14000	30%
1+2	450mm discharge pipe(existing)	17393	20039	14%

Table 4-2 Design calculation of the proposed drainage work

1. Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.
2. The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

The design runoff arise from the proposed catchment area 1 is to be discharged into the proposed

375mm u-channel within the runoff anticipated to be of 7657L/min, which is within the drainage capacity of the proposed 375mm u-channel of 14000L/min, the reserve capacity is 45%.
The design runoff arise from the proposed catchment area 2 is to be discharged into the proposed 375mm u-channel within the runoff anticipated to be of 9736L/min, which is within the drainage capacity of the proposed 375mm u-channel of 14000L/min, the reserve capacity is 30%.

The runoff would then be coney to the existing terminal catchpit within the application site, and discharge to downstream village drain by 450mm existing discharge pipe. The total runoff to be discharged by the discharge pipe is 17393L/min, and the capacity of discharge pipe is 20039L/min, the reserve capacity is 16%.

It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

6 Construction Stage

6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
(i) Erosion of ground materials;
(ii) Sediment transportation to existing downstream drainage system; and
(iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m3 in an open area shall also be covered with

tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

7 Conclusions

7.1 Conclusions

The analyzed catchment area of 3221m2 consists of the site area of the proposed Application Site only and no external catchment area had been identified.

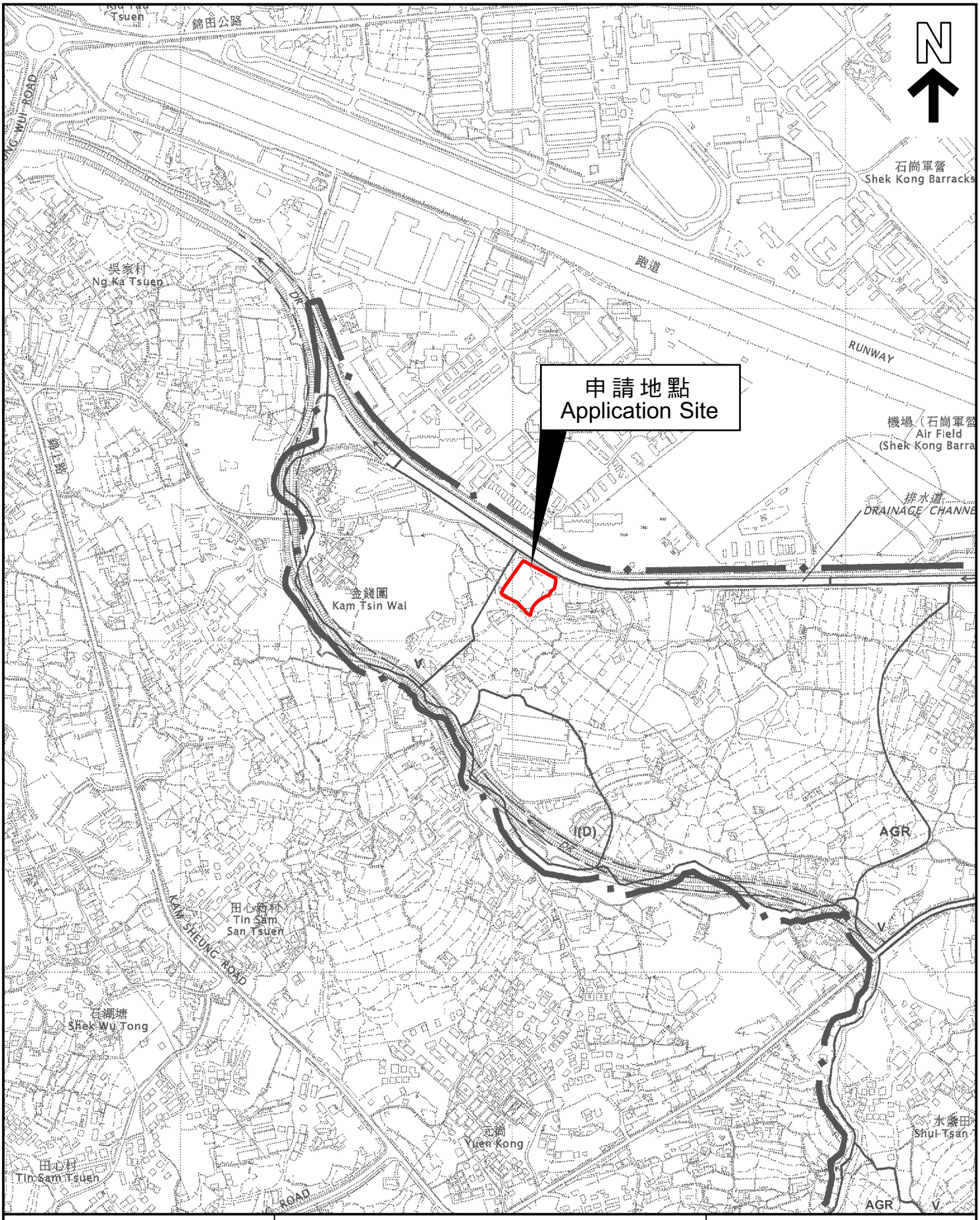
All round U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the boundary of application site which is subject to change to suit the building layout.

The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

APPENDIX A

SITE LAYOUT PLAN



本摘要圖於2025年7月25日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-SK/9

EXTRACT PLAN PREPARED ON
25.7.2025 BASED ON OUTLINE ZONING
PLAN No. S/YL-SK/9 APPROVED ON
17.10.2006

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

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

參考編號
REFERENCE No.

A/YL-SK/430

APPENDIX B

LAYOUT PLAN

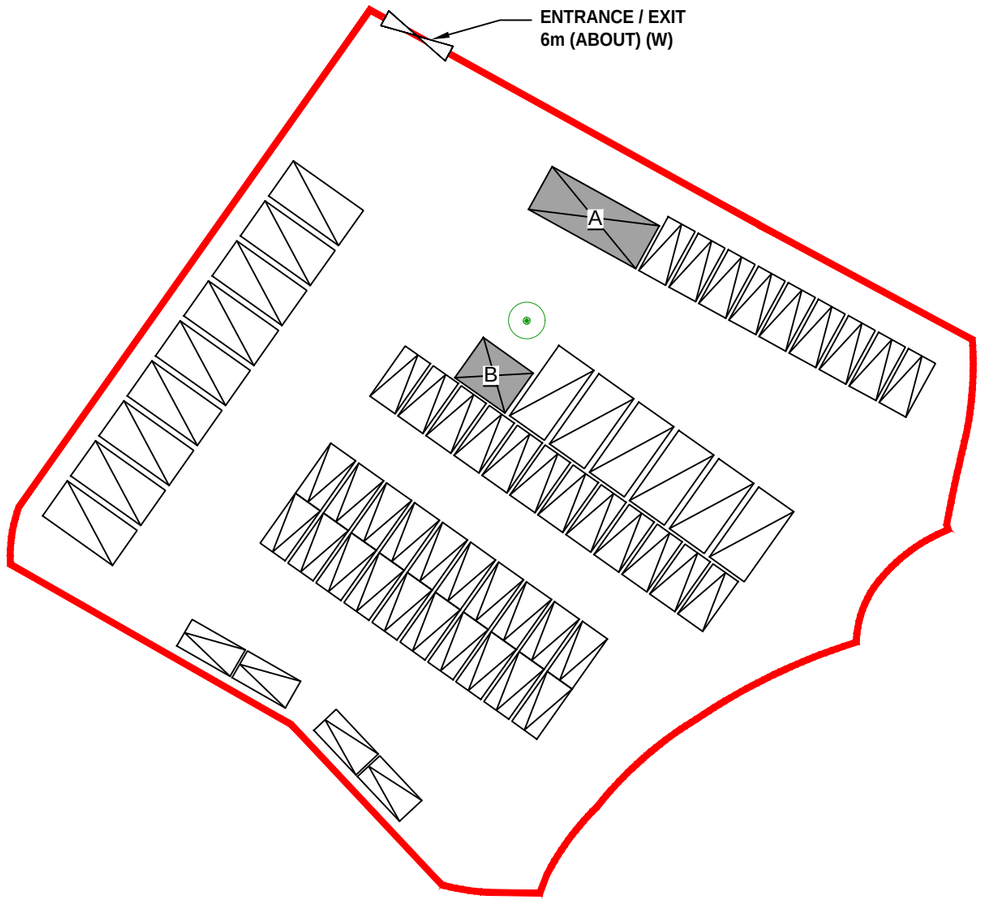
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,221 m^2	(ABOUT)
COVERED AREA	: 60 m^2	(ABOUT)
UNCOVERED AREA	: 3,161 m^2	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 1.9%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 60 m^2	(ABOUT)
TOTAL GFA	: 60 m^2	(ABOUT)
BUILDING HEIGHT	: 4 m	(NOT MORE THAN)
NO. OF STOREY	: 1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	40 m^2 (ABOUT)	40 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM	20 m^2 (ABOUT)	20 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**60 m^2 (ABOUT)**	**60 m^2 (ABOUT)**	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 45
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLES PARKING SPACE	: 15
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



0 20 50 100 M @A3

N

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

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (Private Car) *2.5 m (W) X 5 m (L)*
- PARKING SPACE (Light Goods Vehicles) *3.5 m (W) X 7 m (L)*
- ENTRANCE / EXIT
- EXISTING TREE

–	LAYOUT PLAN	19 JUN 2025

REVISION

	name	
drawn	CY	– DATE 19 JUN 2025
checked	–	– DATE –
approved	–	– DATE –

contract no. –

project no. DD106

TITLE :
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LAYOUT PLAN

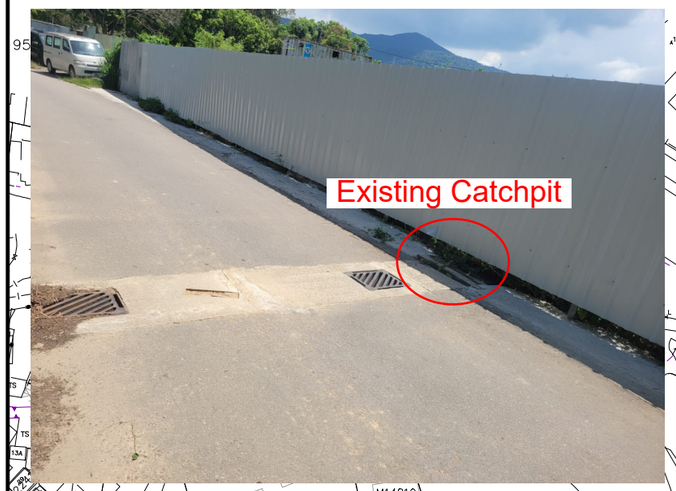
drawing no.	rev.	scale
PLAN 1	–	N.T.S.

APPENDIX C

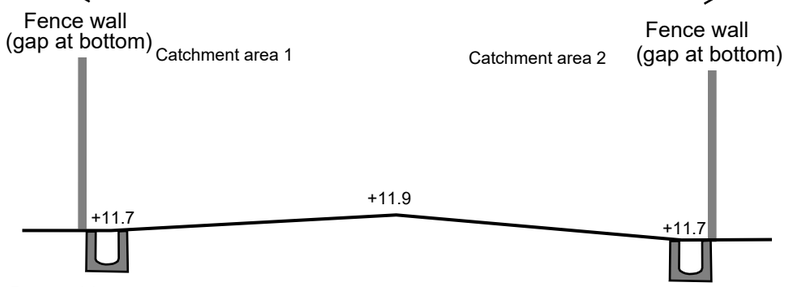
PROPOSED DRAINAGE PLAN

LAND STATUS

APPLICATION SITE AREA	:	3,221 m^2	(ABOUT)
AREA OF PRIVATE LAND	:	3,221 m^2	(ABOUT)
AREA OF GOVERNMENT LAND	:	N/A	

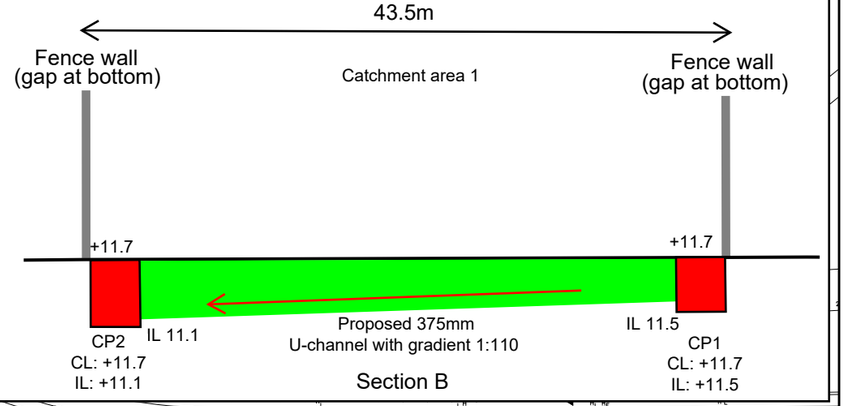


Application Site = 3221 sq m
50.4m



Section A

Application Site = 3221 sq m
43.5m



Section B

Application Site = 3221 sq m
54.7m

Section C

N

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

LEGEND

- APPLICATION SITE
- PRIVATE LAND
- Proposed U-channel
- Proposed Carchpit
- Existing Carchpit

–	LAYOUT PLAN	19 JUN 2025

REVISION

	name	
drawn	CY	DATE 19 JUN 2025
checked	-	DATE -
approved	-	DATE -

contract no. –
project no. DD106

TITLE :
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LAND STATUS PLAN

drawing no.	rev.	scale
PLAN 3	–	N.T.S.

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

PROJECT: *APPLICATION SITE OF PROPOSED TEMPORARY TEMPORARY PUBLIC VEHICLE PARK AND ASSOCIATI* **Revision :** *0*
FILLING OF LANDS FOR A PERIOD OF 3 YEARS AT LOTs 1054S.B (PART) IN D.D. 106 AND ADJOINING **Date :** *13-Sep-25*
GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES
JOB NO : *ALPL/TDM/017*
TITLE : ***Temporary Drainage Design Calculation*** **Prepare By:** *JW*

DETERMINE THE CATCHMENT OF AREA

CA1 = 1418 (m^2)
CA2 = 1803 (m^2)

DETERMINE THE INLET TIME

Section	*A = Catchment of Area (m^2)*		*Level of remote point (mPD)*	*Level of inlet point (mPD)*	*L (m)*	*H (m/100m)*	*t_e = Time of Natural flow (min)*
1	*CA1*	*1418*	*11.9*	*11.7*	*24*	*0.83*	*1.74*
2	*CA2*	*1803*	*11.9*	*11.7*	*26.4*	*0.76*	*1.91*

Ref.: ***Brandsby Williams Equation***

Note: $t_e = \frac{0.14465.L}{H^{0.2}.A^{0.1}}$

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m).

DETERMINE THE SIZE OF STEPPED / U-CHANNEL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Section No.	Ldr (m)	Lh (m)	L (m)	Gradient (1 in)	Site area (m^2)	others area (m^2)	Total area (m^2)	A (m^2)	channel size	Capacity (l/min)	Assumed Flow	t_f (min)	t_e (min)	t_c (min)	I (mm/hr)	Runoff (l/min)	Remark		
1	0.40	43.50	43.50	108.75	1418.00	0.00	1418.00	1418.00	375	14000	2.10	0.35	1.74	2.09	360.00	7657.2	*O.K.*	*CAPACITY > RUNOFF*	**[Use new 375 U, so it is O.K.]**
2	0.50	54.70	54.70	109.40	1803.00	0.00	1803.00	1803.00	375	14000	2.10	0.43	1.91	2.34	360.00	9736.2	*O.K.*	*CAPACITY > RUNOFF*	**[Use new 375 U, so it is O.K.]**

17393.4

Note:
Ldr = Different level between U-channel section
Gradient = 1 in (Lh/Ldr)
Total area = Site area + others area
A=Cumulative area = Total area + others section area
Capacity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
Assumed flow velocity = Assumed velocity of runoff
Actual Flow velocity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
t_f = Flow time = L / assumed flow velocity
t_e = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_c = Time of concentration = $t_f + t_e$ (Min. t_c = 1 min. for conservative design)
I = Intensity Refer to the extracted Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in H.K. for Various Return Periods (Geotechnical Manual for Slopes P.248)
K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))
Design Return Period = 50 years
Runoff = K.I.A./3600 (l/s) = K.I.A./60 (l/min)
UC U-channel
SC Stepped channel

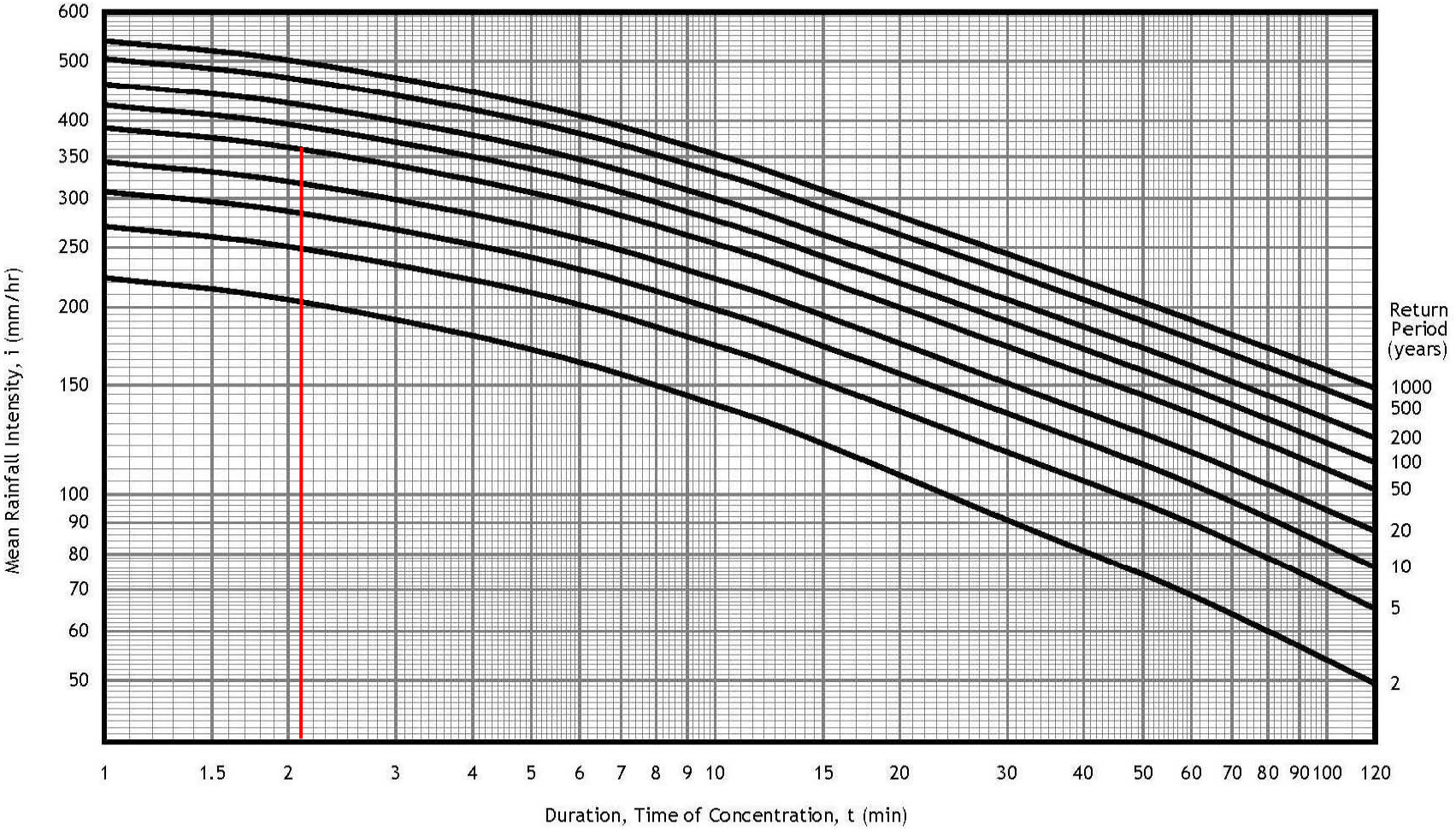
For section no. 1.00 , **Actual** Flow Velocity = **1.60** m/s **< 4m/s, O.K.**
For section no. 2.00 , **Actual** Flow Velocity = **2.35** m/s **< 4m/s, O.K.**

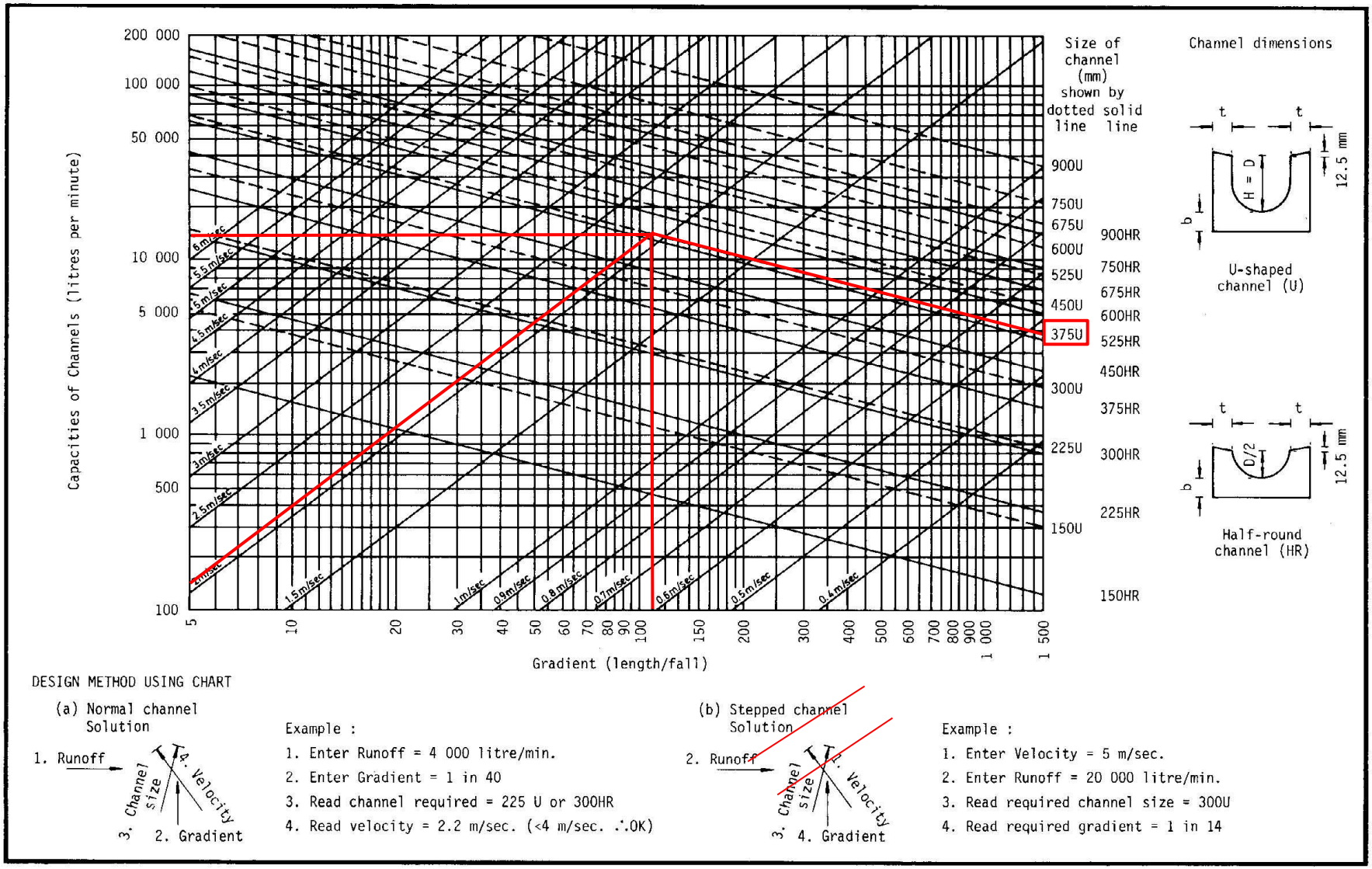
DETERMINE THE SIZE OF DISCHARGE PIPE

1	2	3	4	5	6	7	8
Section No.	Dia. of Discharge Pipe (mm)	Sectional Area of Discharge Pipe (m^2)	v (m/s)	No. of Discharge Pipe Provided	Capacity (l/min)	Runoff (l/min)	Remark
Exisitng Drainage pipe	450.00	0.16	2.10	1	20039	17393	*O.K.*

CAPACITY > RUNOFF **[Use new 450 , so it is O.K.]**

Note:
v = Velocity of flow in downpipe
A = Catchment Area
K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))


600
500
400
350
300
250
200
150
100
90
80
70
60
50
Mean Rainfall Intensity, i (mm/hr)
1
1.5
2
3
4
5
6
7
8
9
10
15
20
30
40
50
60
70
80
90
100
120
Duration, Time of Concentration, t (min)
Return Period (years)
1000
500
200
100
50
20
10
5
2



DESIGN METHOD USING CHART

(a) Normal channel Solution

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

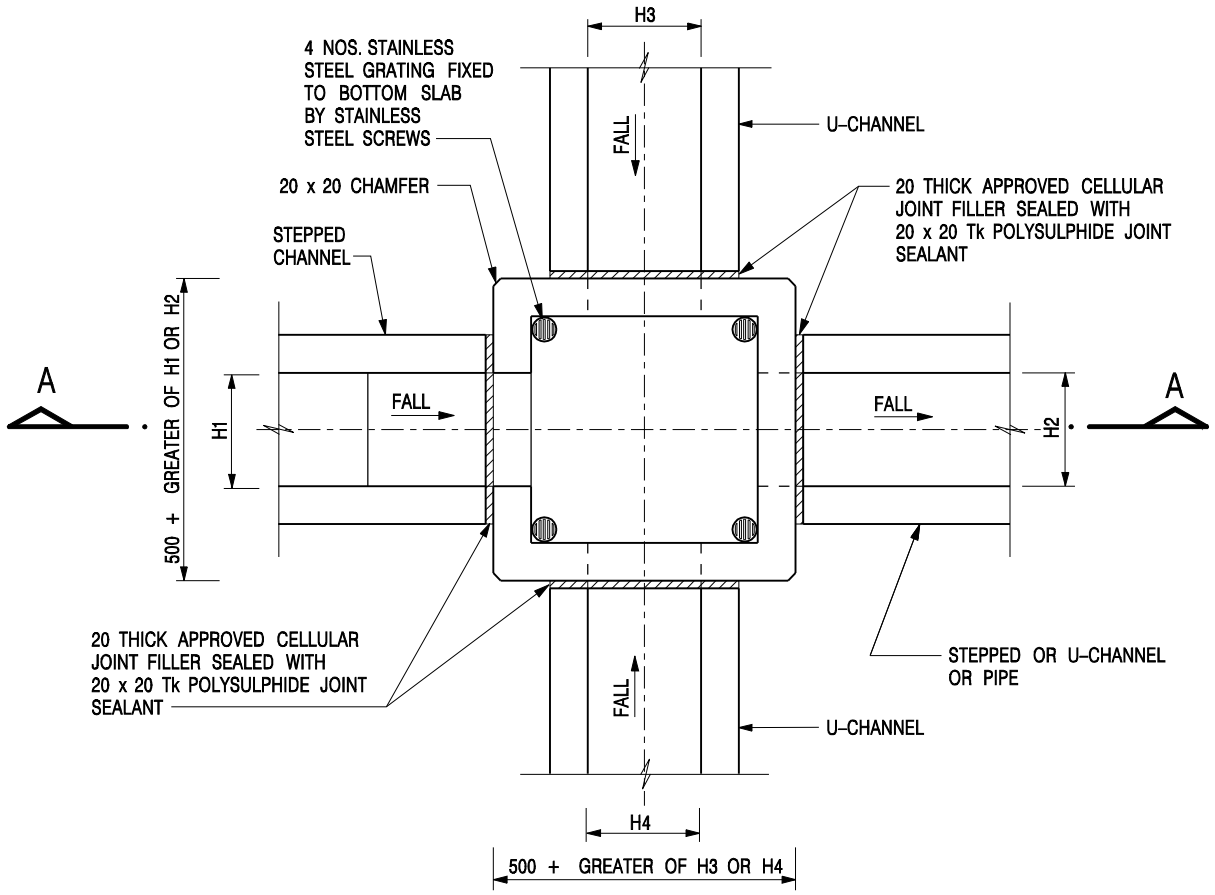
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

APPENDIX E

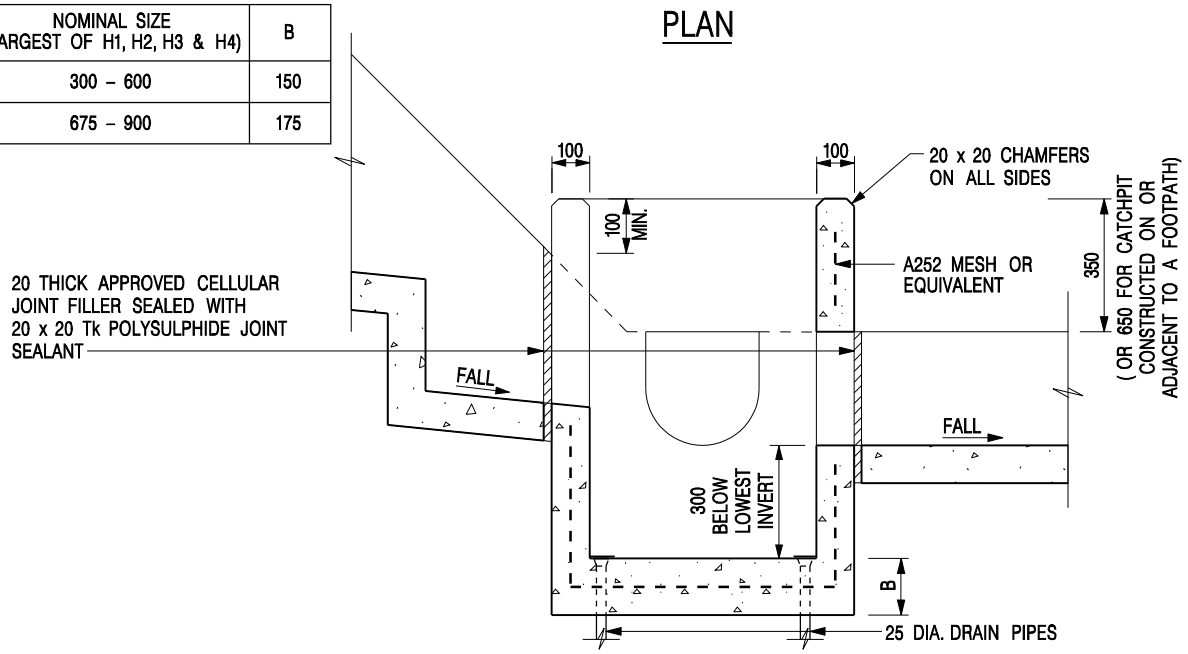
TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

(EXTRACTED FROM CEDD, FOR REFERNCE ONLY)



PLAN

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



SECTION A – A

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

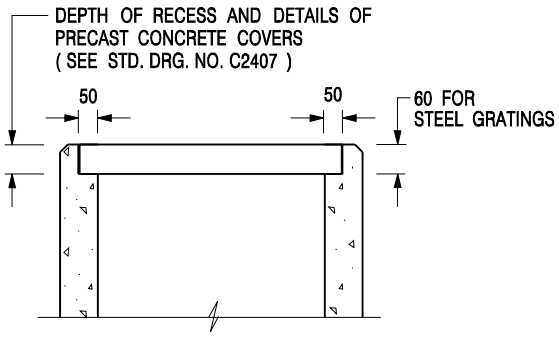
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

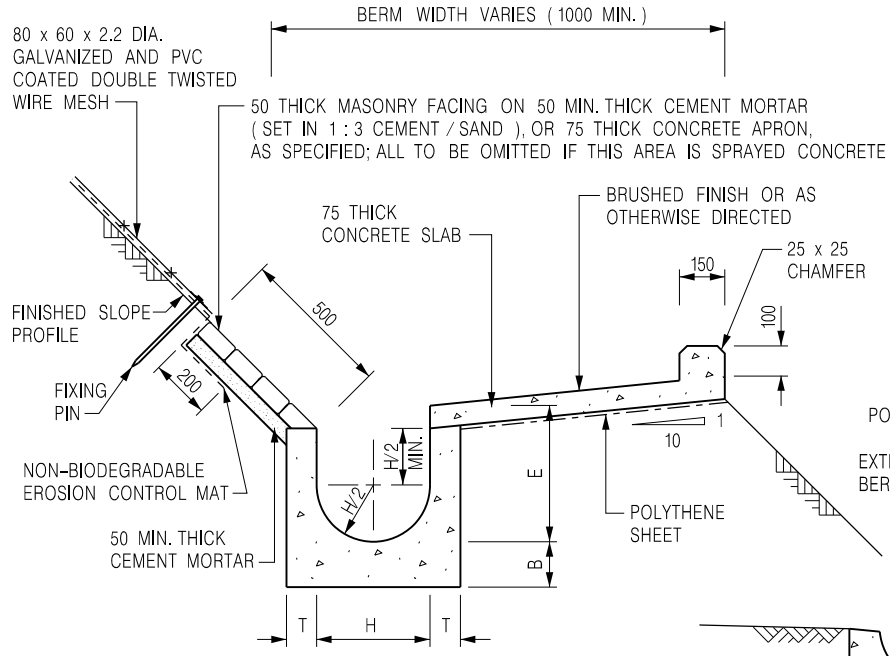
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

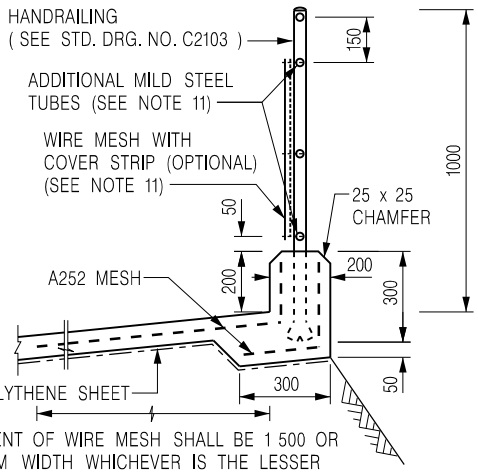
SCALE 1 : 20

DATE JAN 1991

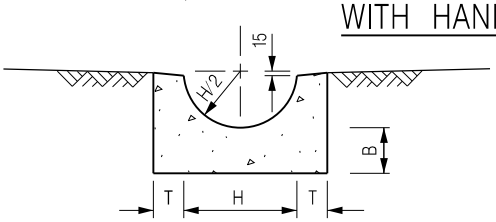
DRAWING NO. C2406 /2A



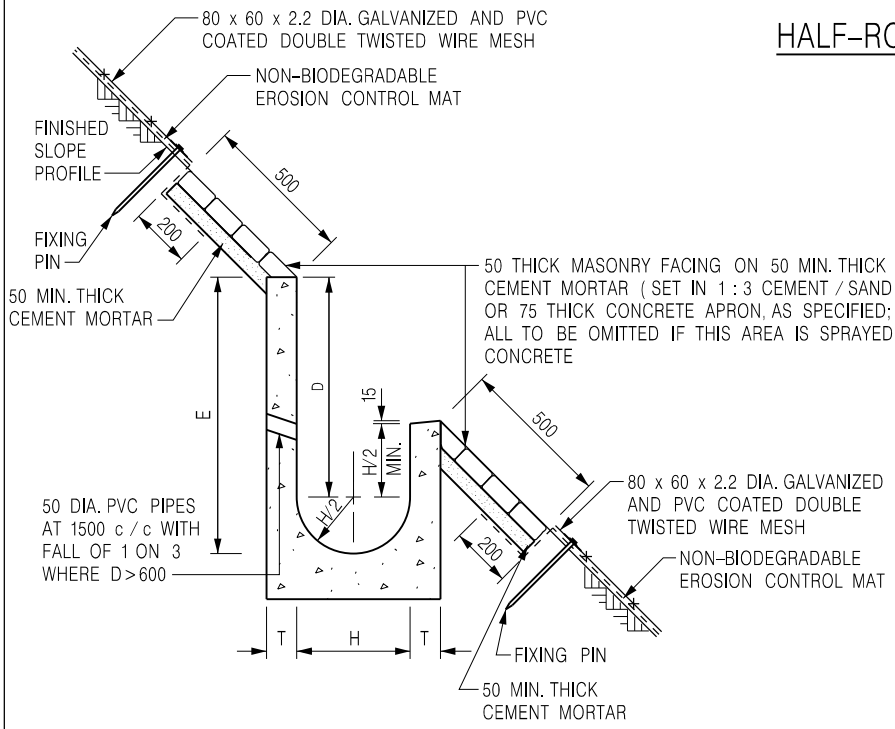
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)
11. THE WIRE MESH ON HANDRAILING IS OPTIONAL. THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO. C2103)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 – 600	100	150	
675 – 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
J	DETAILS OF HANDRAILING AMENDED.	Original Signed	08.2024
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002

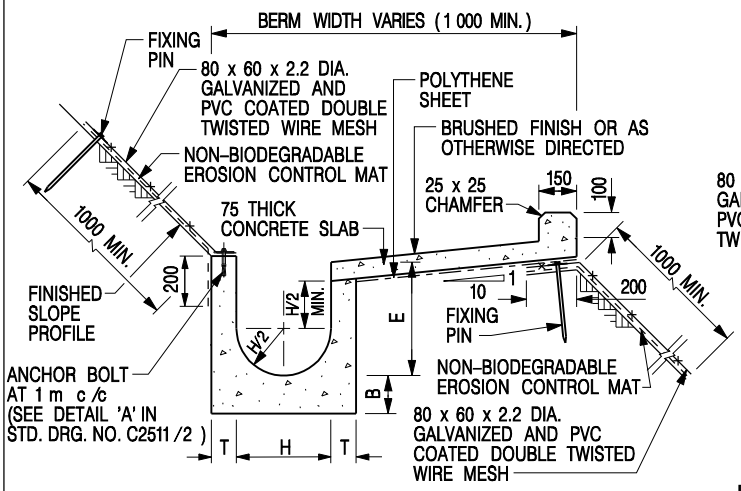
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A – WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

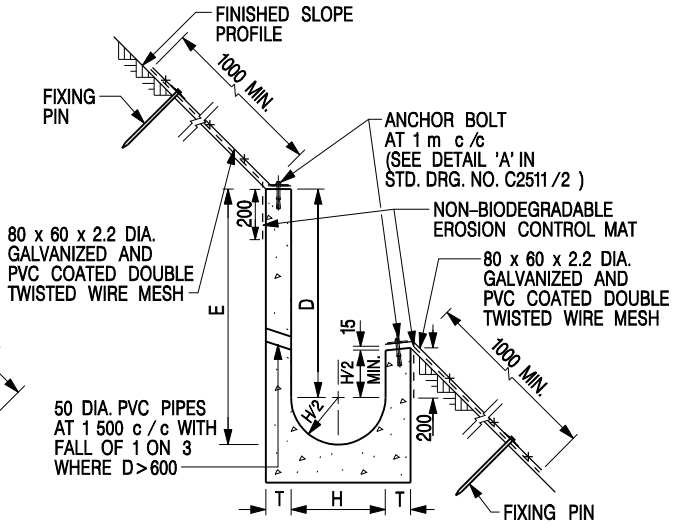
SCALE 1 : 25

DATE JAN 1991

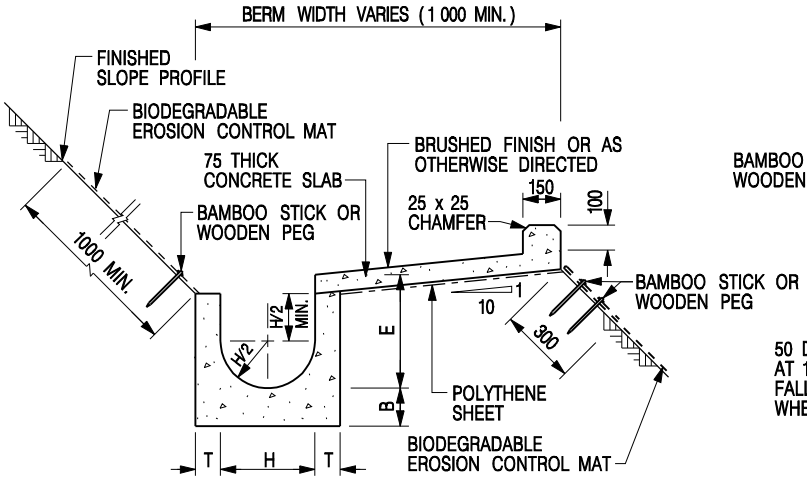
DRAWING NO. C2409J



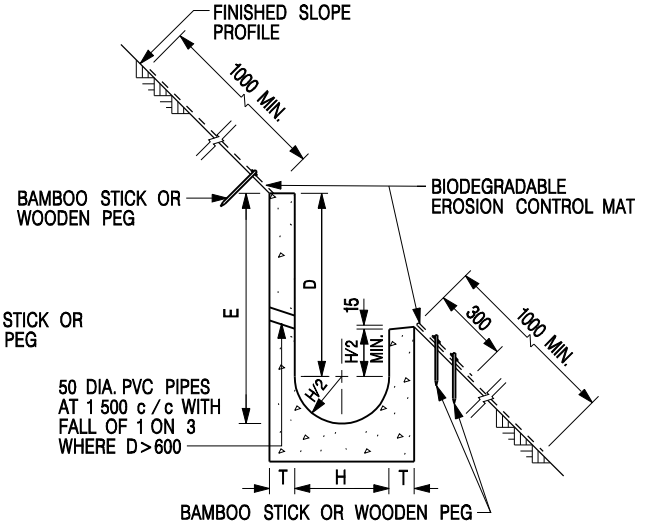
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20/20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

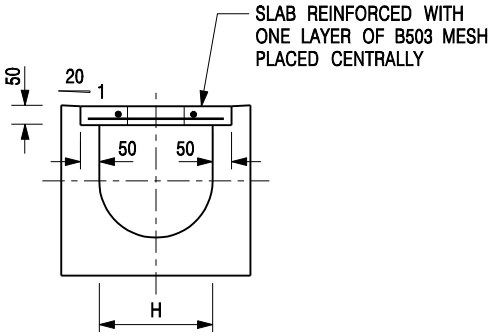
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

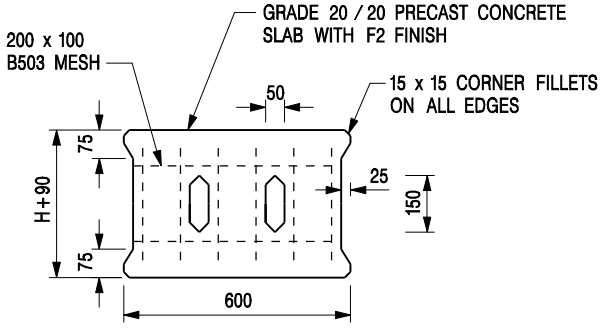
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



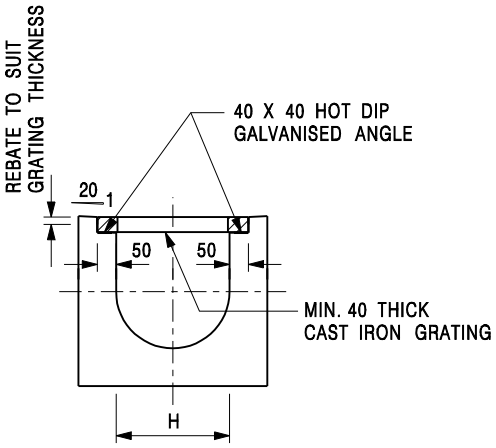
TYPICAL SECTION



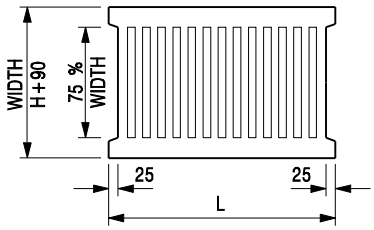
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

Appendix 3

Estimated Traffic Generation

Location, Access and Ingress/egress

1. The Application Site (the Site) is located at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 in Shek Kong, Yuen Long, New Territories. It is served by a local vehicular track leading from Kam Sheung Road (**Plan 1**). As shown on the layout plan (**Plan 2**), the ingress/egress of the Site is located at the northeastern corner with about 6m in width.

Proposed Parking Space Provision

2. The Site is for proposed temporary public vehicle park (excluding container vehicle) and associated filling of land for a period of 3 years. To cater the use of PVP, a total number of 56 parking spaces for private car (5m (L) x 2.5m (W)) and 16 parking spaces for light goods vehicle (LGV) (7m (L) x 3.5m (W)) are proposed. **Plan 2** illustrates the proposed layout of the parking spaces.

Estimated Traffic Generation

3. The estimated average traffic generation at normal and peak hours are as follow:

Time Period	Private Car		LGV		2-way total
	IN	OUT	IN	OUT	
Trips at AM peak per hour (7:00 to 9:00)	5	15	0	5	25
Trips at PM peak per hour (17:00 to 19:00)	15	5	5	0	25
Traffic trip per non-peak hour	5	5	5	5	20

4. As shown in the above estimation, it is considered that the proposed development will not generate significant amount of traffic and aggravate the traffic condition of Kam Sheung Road and nearby road networks.