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

2400227 19/1 By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/33
	Date Received 收到日期	26 JAN 2024

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。

---

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)

GD Management Limited 浩龍實業管理有限公司

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)

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 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, 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 4,364 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 68 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）	564 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 Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e)	Land use zone(s) involved 涉及的土地用途地帶	Agriculture 'AGR'
(f)	Current use(s) 現時用途	Vacant Land (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 .....15/01/2024..... (DD/MM/YYYY), this application involves a total of .....11..... "current land owner(s)"#.
根據土地註冊處截至 .....2024..... 年 .....01..... 月 .....15..... 日的記錄，這宗申請共牽涉 .....11..... 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 18/01/2024 (DD/MM/YYYY)&
於 18/01/2024 (日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 24/01/2024 (DD/MM/YYYY)&
於 24/01/2024 (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) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land (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	4296 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	68 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	N/A sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	68 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	68 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)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m2	54 m2	4m (about)(1-Storey)
B2	Site Office	14 m2	14 m2	2.5m (about)(1-Storey)

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	36
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)	8 (Light Bus) 19 (Coach)

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 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)) Lin Ma Hang 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 .....4,364..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 .....1.2..... 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) Please refer to attached Supplementary Statement

(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 attached Supplementary 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

Jeffrey Lam ..... Director .....

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 GD Management Limited 浩龍實業管理有限公司

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

Date 日期 18/01/2024 (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	Lots 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, New Territories
Site area 地盤面積	4,364 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 564 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
Zoning 地帶	Agriculture 'AGR'
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) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	68 ☑ About 約 ☐ Not more than 不多於	0.02 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
			N/A	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	1.6 % ☑ 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		63
		Private Car Parking Spaces 私家車車位		36
		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)		
		Light Bus		8
		Coach		19
		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）	☐	☑
Application Site Location, Lot Index Plan, Site Formation 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）	☐	☑
Drainage Proposal, Swept Path Analysis		

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。

Supplementary Statement

1. Background

1.1. The Applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use Lots 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, 685, and Adjoining Land in D.D. 90, Man Kam To, New Territories (the Site) for "Proposed Temporary Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land" (Proposed development).

1.2. As the popularity of electric vehicles (EV) has increased in recent years, there is a shortage of EV charging facilities in Hong Kong, particularly in rural areas of the New Territories. In view of that, the applicant would like to operate a public vehicle park (for private cars, light buses, and coaches) with ancillary EV charging facilities to serve nearby local residents and cross border travel.

1.3. The application is directly across from the San Uk Ling Village, where parking spaces are limited and many residential buildings have limited road access. There is a pressing demand for parking spaces with EV charging facilities in the area.

1.4. Since the opening of the borders last year, the demand for land based cross boundary travel has increased dramatically, and will continue to increase with the development in the Northern Metropolis. Demand for parking are thus needed to support the transportations that facilitate these travels. With the site ideally situated next to the Man Kam To Boundary Control Point, and 3km from the Heung Yuen Wai Boundary Control Point, the site is the perfect location for the proposed use.

1.5. There is an extreme shortage of coach parking space. Currently in Hong Kong, there is a 0.6 Commercial vehicle to Parking Space ratio due to the difficulty of find suitable parking locations. This has forced many coaches to park illegally, often being ticketed and causing disturbances to traffic. More coach parking is needed to help alleviate these problems.

2. Planning Context

2.1. The Application Site falls within an area zoned as "AGR" on the Approved Man Kam To OZP No. S/NE-MKT/4. The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/ fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

2.2. The Application Site falls wholly within "AGR" zone. Although the applied use in not in line with the planning intention of "AGR" zone, the applied use is proposed to serve the transportation industry and nearby residents and meet the pressing demand of EV parking and charging spaces in the Man Kam To area. Since the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone. Furthermore, the surrounding area is predominantly workshops, open storage, and residential dwellings, the applied use is not incompatible with the surrounding land.

2.3. The proposed use- Proposed Temporary Public Vehicle Park (Excluding container Vehicle) with Ancillary Electric Vehicle Charging Facility is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "AGR" zone. However, according to the Notes of the OZP, the TPB may grant planning permission for temporary use or development of any land or building not exceeding a period of three years within "AGR" zone.

3. Development Proposal

3.1. The Application site consists of an area of 4,364m^2 (about). 2 Temporary structures are provided at the site for site offices and meter room with total GFA of about 68m^2. Details of development parameters are shown in Table 1 below:

Table 1: Development Parameters

Table 1: Development Parameters of the Proposed Development Application Site Area	4,364m^2 (about)
Covered Area	68m^2 (about)
Uncovered Area	4,296m^2 (about)
Plot Ratio	0.02
Site Coverage	About 1.6%
Number of Structure	2
Building Height	Not more than 4m
Total GFA Domestic GFA Non-Domestic GFA	68m^2 (about) Not Applicable 68m^2 (about)

1.1.1 Two structures of one story (not more than) 4m in height are proposed at the Site for transformer/switch gear and site office with total GFA 68m^2 (about) (**Table 2**). The site office is to provide indoor workspace for administrative staff to support the daily operation of the Site.

Table 2: Building Parameters

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)

3.2. Site formation is proposed to form a flat uniform surface as the application site is comprised of two levelled areas, +7.1mPD and +8.4mPD, and a sloped area at the ingress/egress, from +10.2mPD. Filling of land is required to form an even and stable platform for parking and circulation purposes. It is proposed to fill the land for a maximum of 1.2m of rubble and concrete. Concrete site formation is required to provide stronger ground reinforcement to stabilize the existing ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

3.3. The Site is accessible from Lin Ma Hang Road. The operation hours of the proposed development are 24-hours daily, including public holidays. A local transport service provider will operate the Western portion of the Site, where they intend to park their company's fleet of coaches and light buses. The remaining portion of the Site will be rented on an hourly and monthly basis to nearby residents and cross boundary travellers.

3.4. Local mini buses are available along Lin Ma Hang Road to transport cross boundary travellers to Heung Yuen Wai Boundary Control Point. The site will also offer cross boundary

hire car services from authorized operators for crossings at the Man Kam To Boundary Control Point.

3.5. Details of parking provisions are provided in Table 3 below

Table 3: Parking Provision of the Proposed Development

Type of Parking Space:	No. of Space
Parking Space for Private Car/Taxi - 2.5m (W) x 5m (L)	36
Parking Space for Light Bus - 3.5m (W) x 8m (L)	8
Parking Space for Coach - 3.5m (W) x 12m (L)	19
Total	63

3.6. A total of 36 parking spaces for private cars/ taxis will all be equipped with charging facilities at the site. Charging facilities are shared among private cars, and taxis; there are no designated parking space or charging facilities for Taxi charging only. Fee-charging payment will be required for using the EV charges. Smart systems are proposed, which will allow payment through mobile application, and for users to check the availability of charging stations in real-time. Details of the EV chargers are shown in Table 4 below.

Table 4: EV Charging Output

EV Charging Output	No. of Space	Type of Parking Space
7kw AC Charger	32	Private Car/ Taxi
Over 100kw DC Chargers	4	Private Car/ Taxi
Total	36	

3.7. Sufficient space is provided for vehicle to smoothly manoeuvre to and from Lin Ma Hang Road and within the Site (**Plan 3**). No vehicles will be allowed to queue back to or reverse onto/from the Site to the public road. No vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period. The applicant will install “TS460” and “5KM/H” signs at the site access to alert drivers to slow down and be aware of pedestrians. The trip generation and attraction of the proposed development isas shown in Table 5 below; adverse traffic impact to the surrounding road network should not be anticipated.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Private Car		Light Bus		Coach		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00-09:00)	2	19	1	4	2	9	37
Trips at PM peak per hour (17:00-18:00)	14	5	4	1	5	2	31
Traffic Trip per hour (average)	6	6	1	1	3	3	20

3.8. There is no existing drainage system within the Site. The Applicant submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development. The Applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/ the Board.

3.9. 8 Trees have been identified at the site; details of the trees found are submitted along with this application. No old and valuable trees or protected species has been identified at the Site. All existing trees will be affected and none of the existing trees is proposed to be retained in the site. The applicant proposes to plant 8 new trees, of proposed species *Bauhinia blakenna/Ficus benjamina*, will be planted near the northern boundary at the site for compensation. The applicant will ensure that a continuous planting strip of not less than 1m wide and free from drainage will be allowed for planting.

3.10. The applicant will strictly follow the 'Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Site' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice notes (ProPECCPNs 5/93) for sewage treatment at the Site.

3.11. 2.5m high solid metal fencing with thickness of 5mm will be erected along the site boundary to minimize potential nuisance to the surrounding area. At least 3m set back will be placed from the watercourse on the northern boundary. The boundary fencing will be installed by a licensed contractor and maintained regularly.

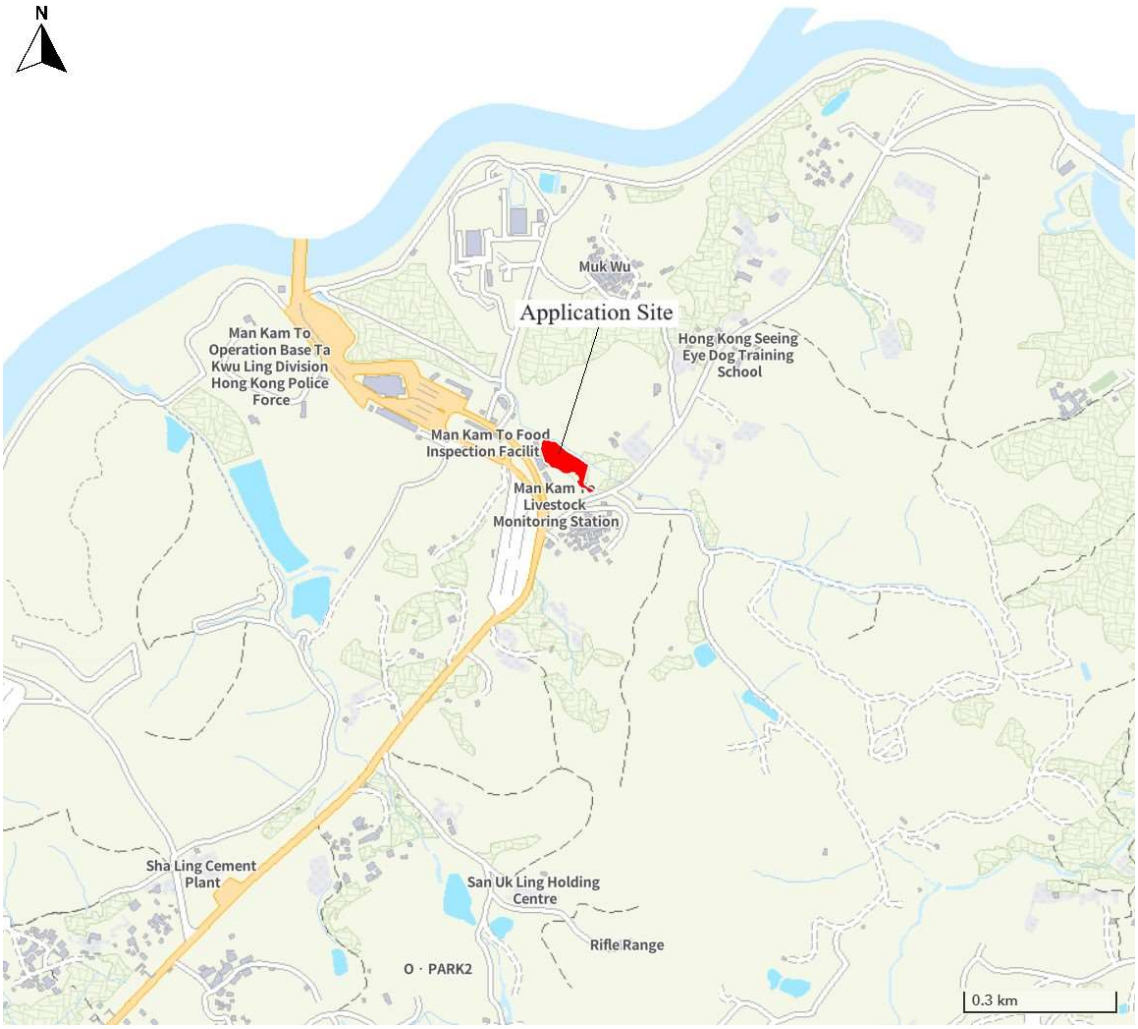
4. Conclusion

4.1. The proposed development will help provide necessary parking space to the transportation industry. Particularly with increasing demands for cross border travels, demand for parking space in the area will only continue to grow.

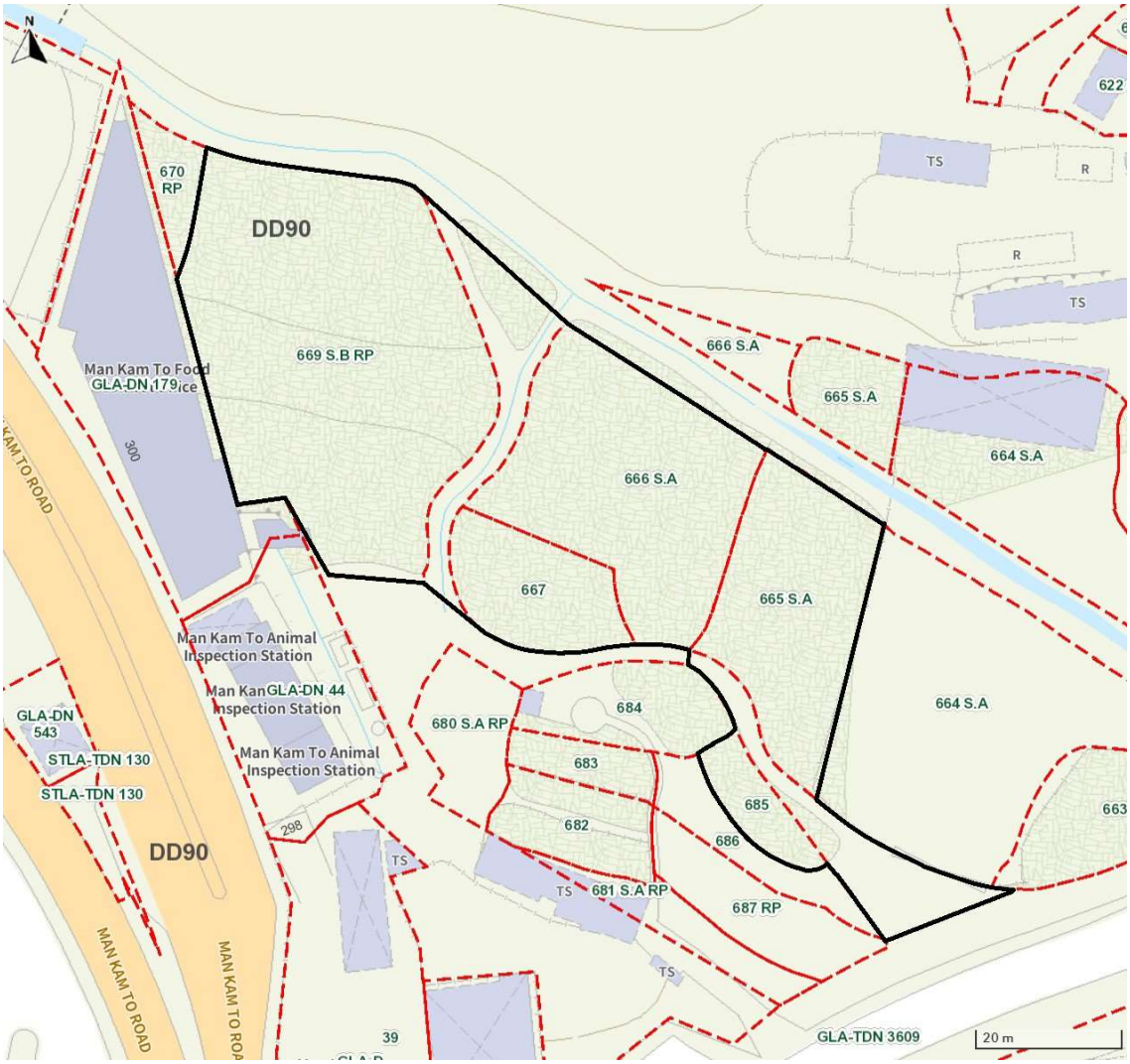
4.2. There is a shortage of EV charging facilities, particularly in the rural areas, the proposed development is necessary to serve local residents.

4.3. The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided, i.e. fire service installations proposals to mitigate any adverse impact arising from the proposed development after the planning approval has been obtained from the Board.

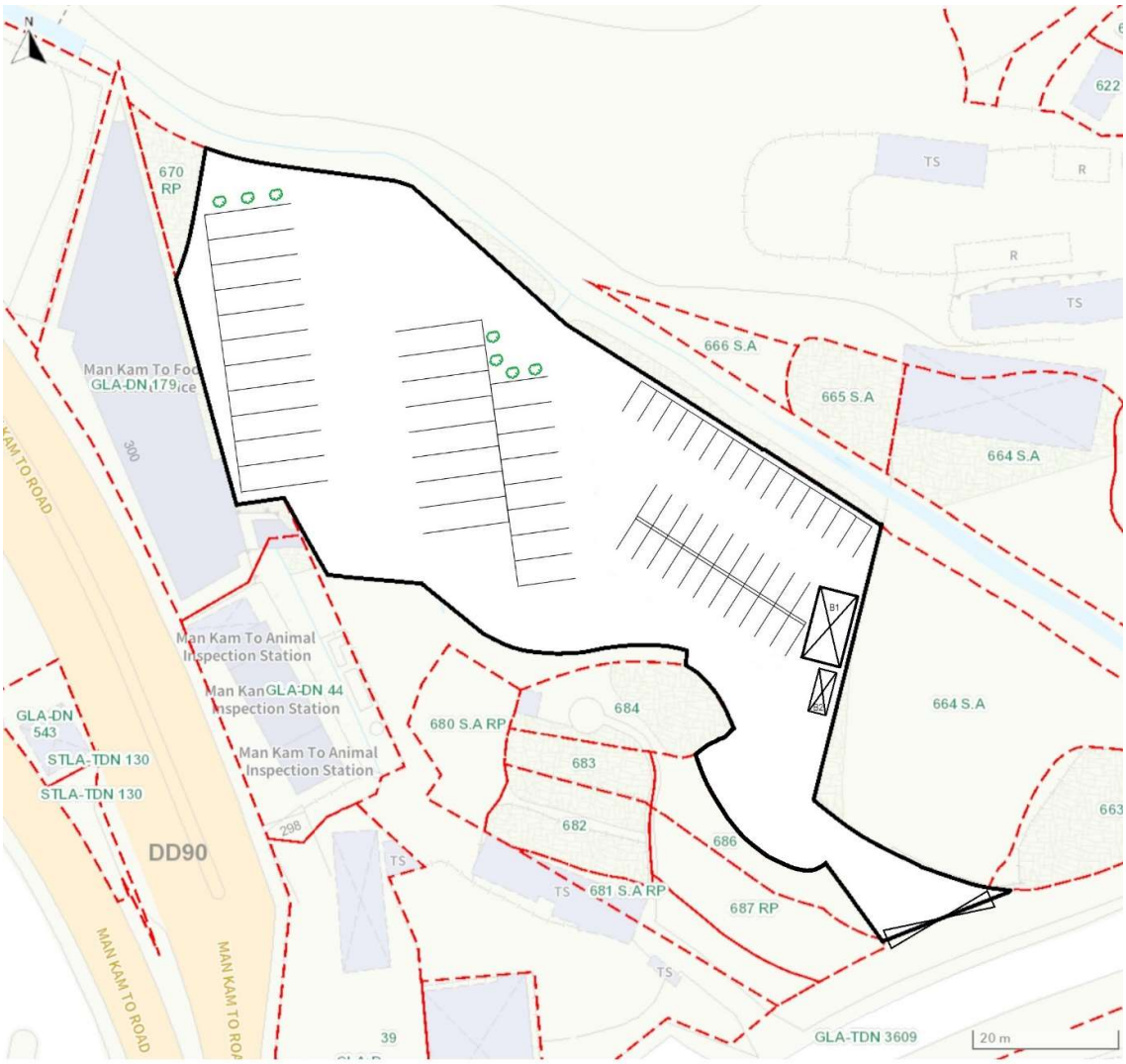
4.4. In view of the above, the Board is hereby respectfully recommended to approve the subject application for "Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land."



Project:	Drawing Title:	Remarks:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.	Application Site Location	
	Drawing No: Plan 1	



Project:	Drawing Title:	Remarks:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.	Lot Index Plan	
	Drawing No: Plan 2	



PARKING AND LOADING/ UNLOADING PROVISIONS

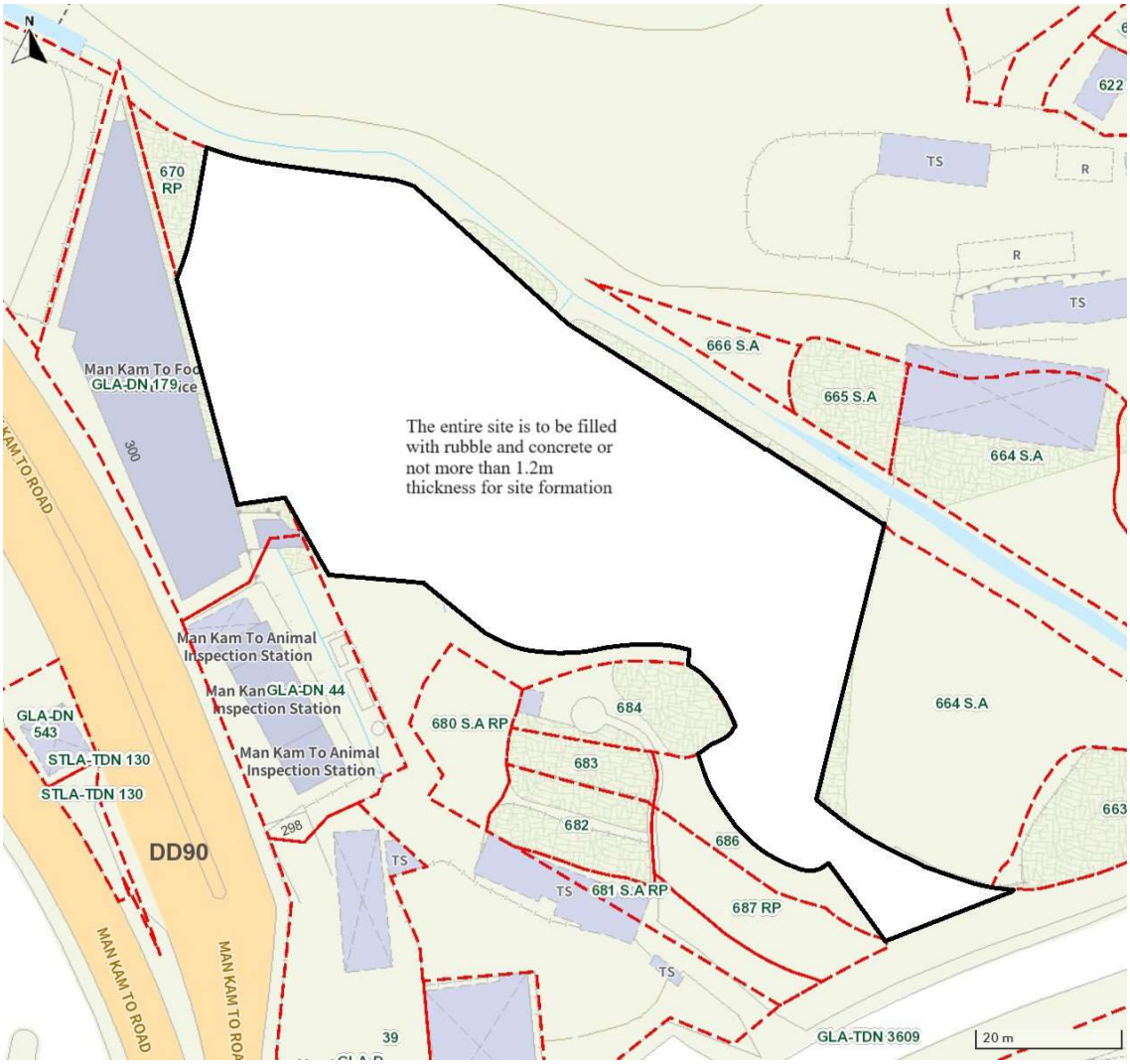
NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING	: 36
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 8 m (L) x 3.5 m (W)
NO. OF COACH PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE

Project:	Drawing Title:	Remarks:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.	Site Layout Plan	
	Drawing No: Plan 3	



Project:	Drawing Title:	Remarks:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.	Site Formation Plan	
	Drawing No: Plan 4	

Tree Survey

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, Diameter at Breast Height (DBH), general and health conditions. The tree survey was conducted between 11th November 2023 and 17th January, 2024. Plants with DBH less than 95mm were not recorded in the survey

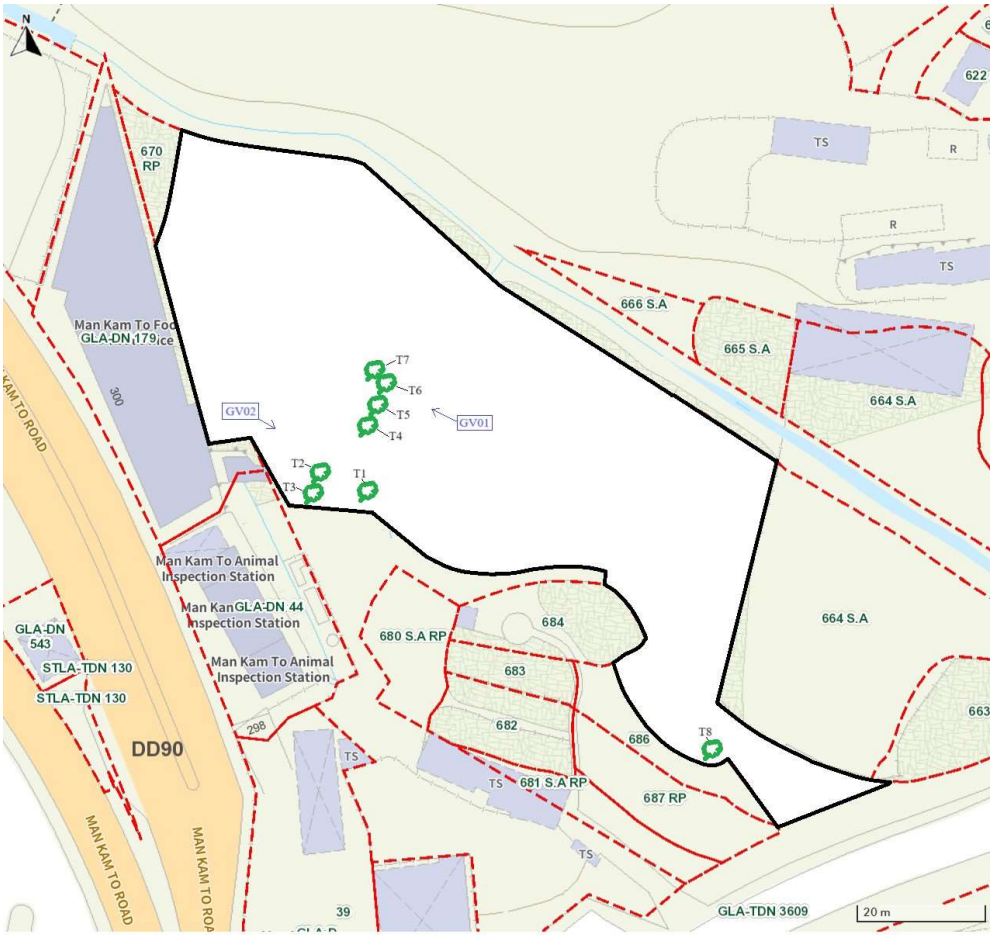
2. Summary of Existing Trees

The surveyed site is located at Private Area, Man Kam To.

At the time of inspection between 11th November 2023 and 17th January, 2024, 8 nos. tree were found within the Site. No dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I



Appendix II

Tree	Species	DBH	General Condition	Health Condition
T1	Macaranga tanarius	350	Invasive species with wounds, covered with overgrown vines and vegetation	Poor
T2	Macaranga tanarius	150	Invasive species, leaning, co-dominant trunk, covered with overgrown vines and vegetation	Fair
T3	Ficus variegata	120	Leaning, co-dominant trunk	Fair
T4	Celtis Sinesis	230	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T5	Ficus subpisocarpa	200	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T6	Celtis Sinesis	180	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T7	Celtis Sinesis	160	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T8	Senna Siamea	320	Leaning, co-dominant trunk, covered in abundance of overgrown vines and vegetation, some of invasive and self seeded species	Poor

Appendix III

Figure 1.1 Tree T1

Figure 1.1a Tree T1

Figure 1.1b Tree T1

Figure 1.2 Tree T2 and T3

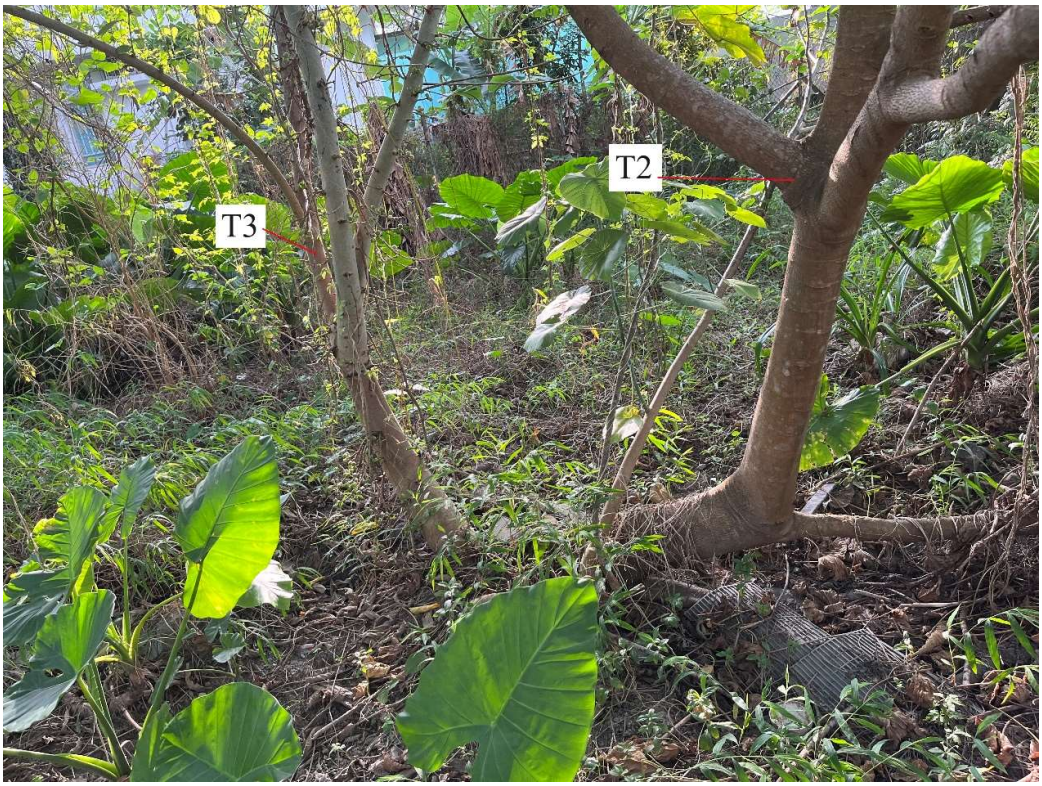


Figure 1.3 Tree T3

Figure 1.4 Tree T4

Figure 1.5 Tree T5

Figure 1.6 Tree T6

Figure 1.7 Tree T7

Figure 1.8a Tree T8 Trunk

Figure 1.8b Tree T8

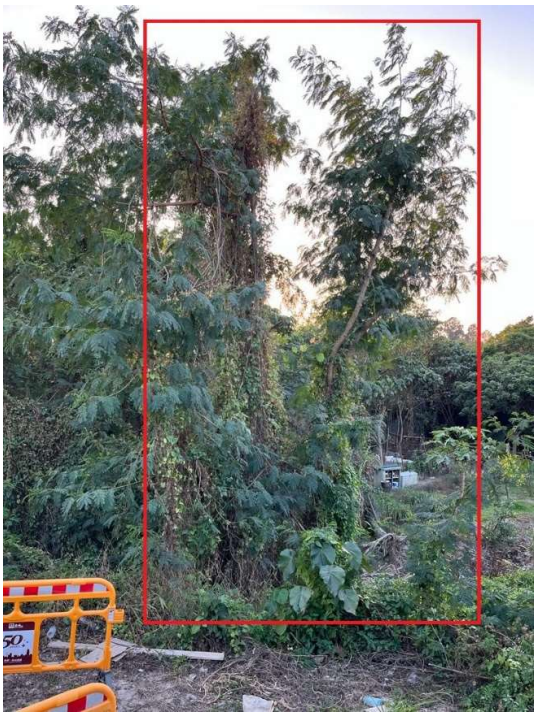


Figure 1.8c Tree T8 covered in vines and vegetation

Figure 1.9 GV01

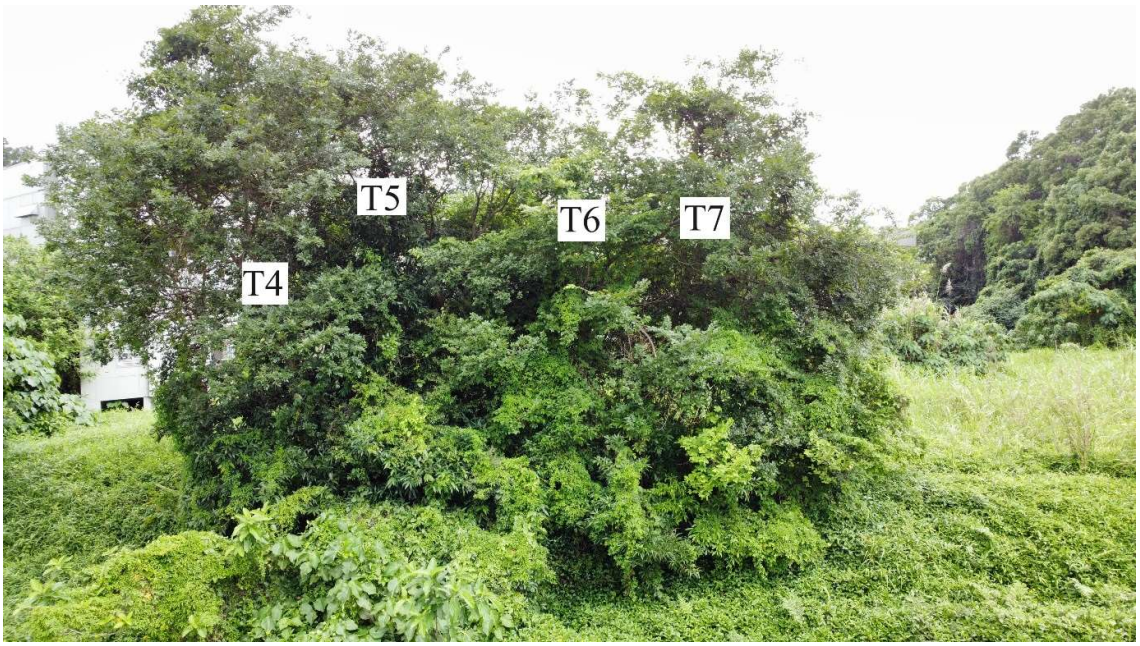


Figure 1.9a GV02

1. Drainage Proposal

1.1 Site Particulars

1.1.1 The application site is abutting the Man Kam To Food control office, and possesses an area of approximately 4,364m^2.

1.1.2 There is a natural open stream directly to the north of the application site.

1.1.3 The application site is vacant and unpaved

1.1.4 The application site is in close proximity to the Man Kam To Boundary Control Point and a number of open storage yards and warehouse. The land in close proximity is mainly vacant soil land.

1.2 Level and gradient of the subject site & proposed surface channel

1.2.1 The application site is entirely vacant and unpaved. It can be separated into two areas; the western portion has a very gentle gradient sloping from South to North from about +8.6mPD to +8.4mPD, and the central portion which is separated by a steep slope from the western portion, has a very gentle gradient sloping from South to North from about 7.2mPD to 7.0mPD. While the Southern portion has a higher gradient sloping from South to North from +10.2mPD to +7.2mPD.

1.2.2 An area of approximately 4,364m^2 is proposed to be filled and paved. The proposed paved area will have a gradient sloping from Southwest to Northeast from about +8.7mPD to +8.2mPD, spanning the majority of the site, and only the entrance at the Southern portion of the site will have a greater gradient sloping from South to North from about +10.2mPD to 8.3mPD

1.2.3 The proposed surface channel will be constructed following the proposed gradient of 1:100. As demonstrated in the calculation in Annex 2.3 hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

1.3 Catchment area of the proposed drainage provision at the subject site.

1.3.1 It is noted that the land to the South of the application site commands a higher level. The land to the East of the application site is occupied by temporary open storage with its own drainage facilities. There is an existing open channel abutting to the north of the site. As such, an external catchment is found to the South of the application site (Figure 1).

1.3.2 The Site currently receives runoff from the external catchment to the South of the site and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the internal and external drainage.

1.3.3 The intercepted stormwater will then be discharged to the existing open streamcourse to the North of the Site via a proposed 450mm surface U-channel.

1.3.4 All the proposed drainage facilities, including the section of surface channel proposed in between the subject site to the streamcourse will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

2 Runoff Estimation

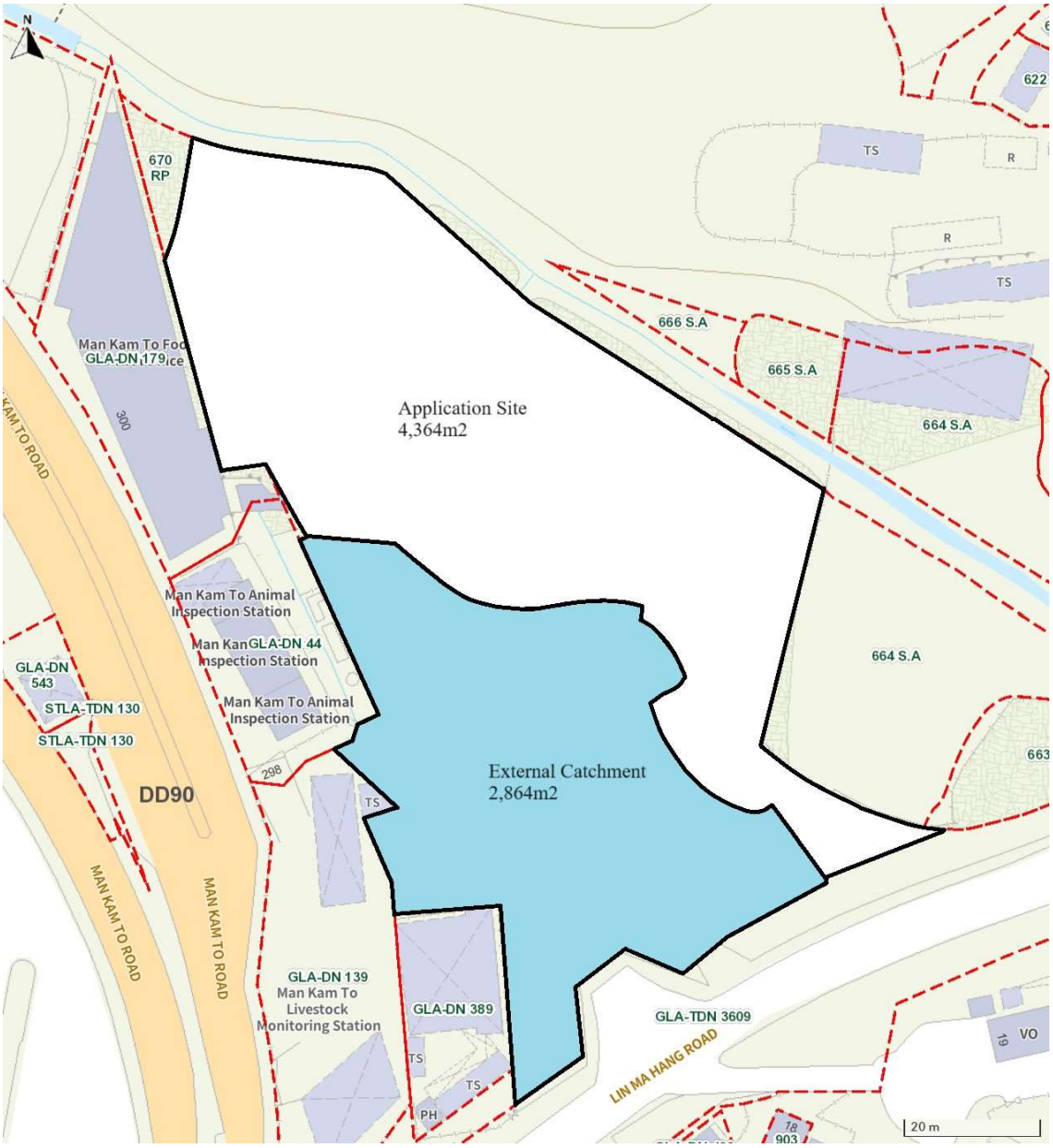
2.1 Proposed Drainage Facilities

2.1.1 Subject to the below calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.

2.1.2 The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 3 via a proposed 450mm surface U-channel leading to the natural stream.

2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation are included below.

Figure 1: Catchment Area



3 Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

3.1.1 Rational method is adopted for estimating the designed run-off

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

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

I. The total catchment area is about 7,228m^2, including the area of external catchment of approximately 2,864m^2 and the existing site area of about 4,364 m^2;

II. Approximately 4,642 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum	=	10.2m –8.3m = 1.9m
L	=	118.5m
Average fall	=	1.60m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[118.5/(1.6^{0.2}\times 7{,}228^{0.1})]$
t_c	=	6.446 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

$$i = 1167.6/[6.446+16.76]^{0.561}$$
$$i = 200.1\text{mm/hr}$$

By Rational Method, Q = 0.95× 200.1mm/hr × 4,642 /3600
+0.25× 200.1mm/hr × 2,586/3600

Q = 281l/s = 0.281m^3/s = 16,861 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Figure 2), 450mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 3.

Figure 2

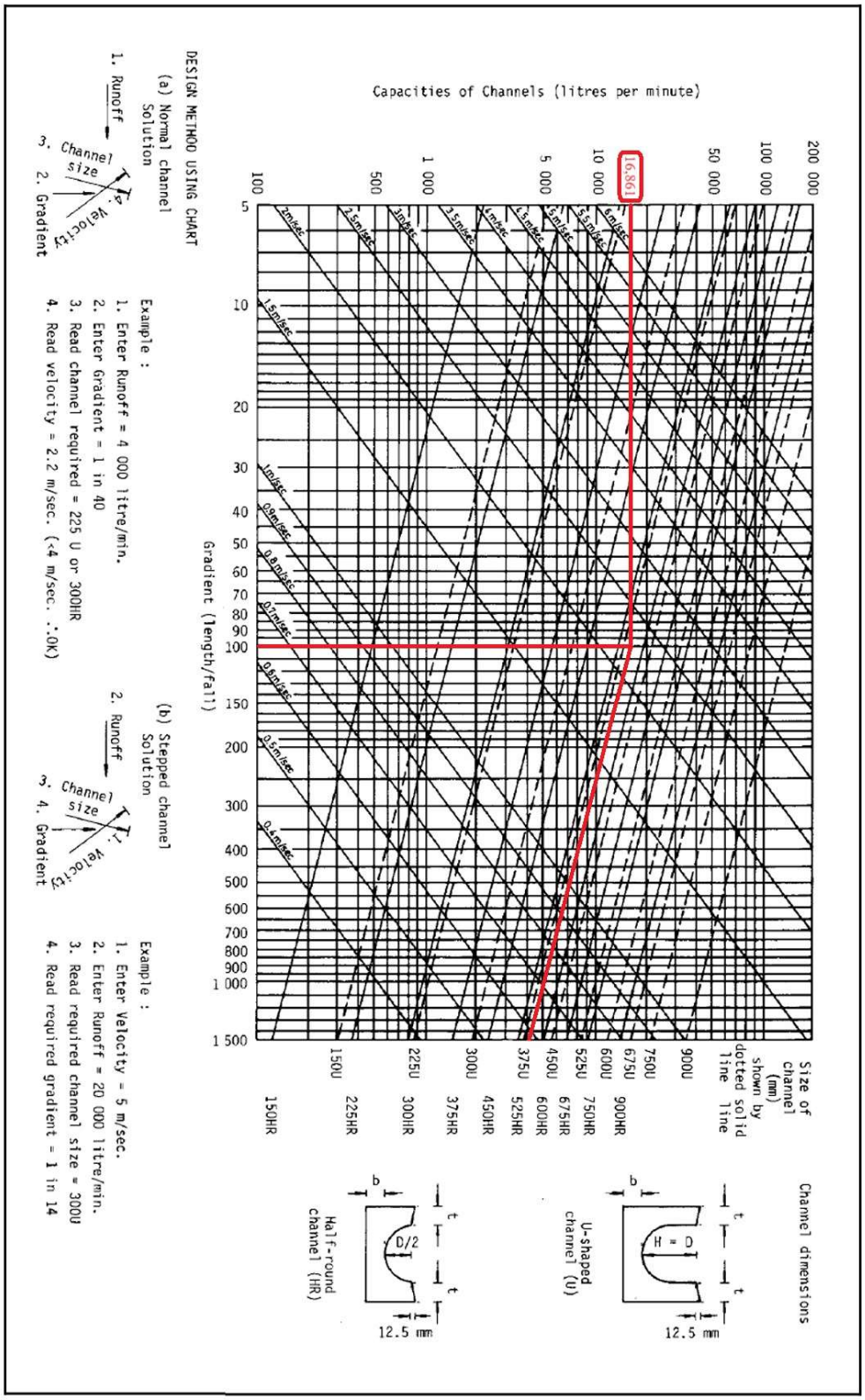
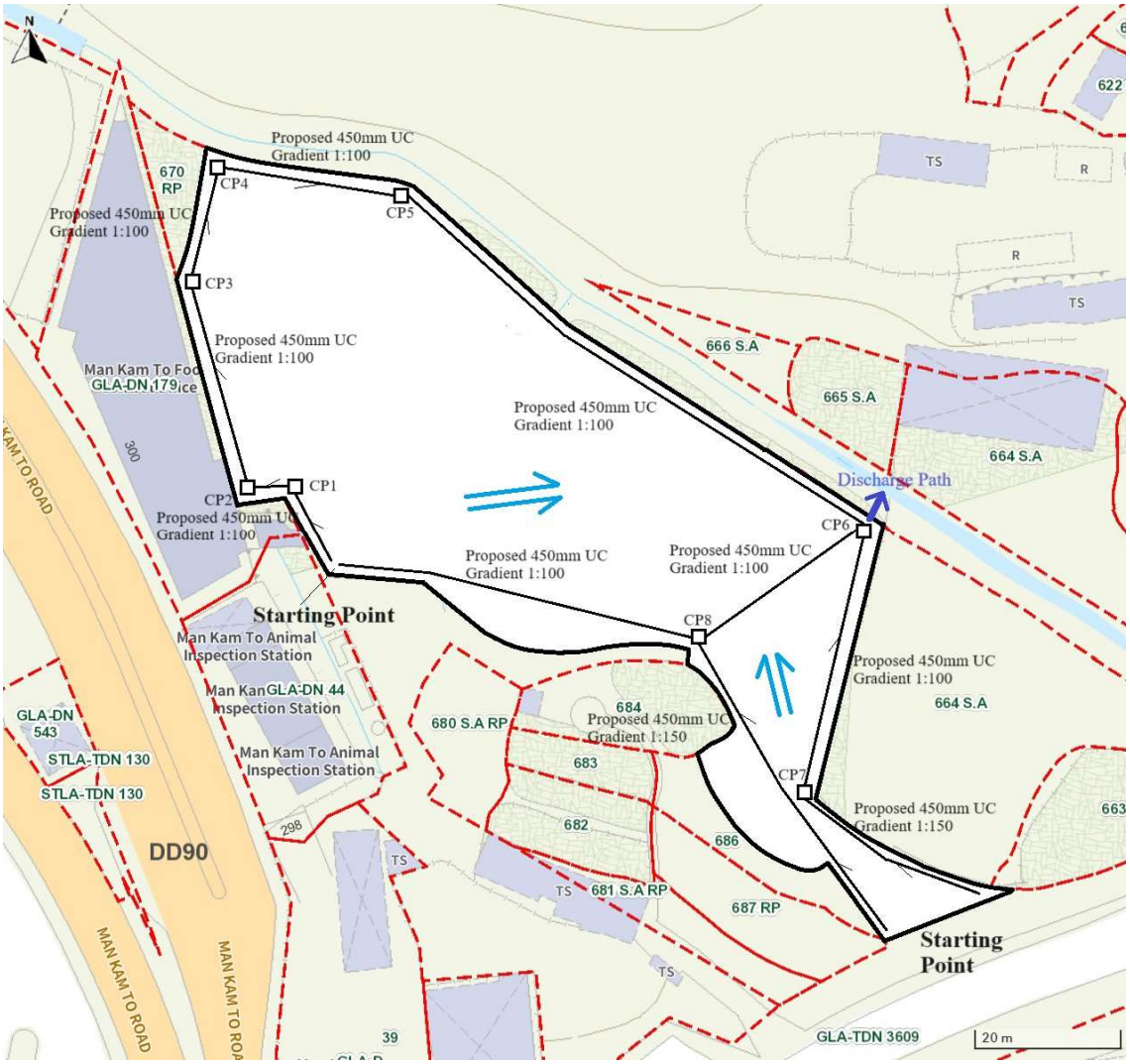


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Figure 3: Drainage Plan



3.2 Checking the Capacity of the Natural Stream

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L \times D}{2D+L}$$

L	=	2.8m
D	=	1.5m
R	=	[2.8×1.5]/[2×1.5+2.8]
R	=	0.72m
n	=	0.035 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.72^{2/3}]\times[0.01^{0.5}]/0.035$
V	=	2.30m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	L × D
A	=	2.8 × 1.5
A	=	$4.2m^2$
Q_{Max}	=	$2.3m/sec \times 4.2m^2$
Q_{Max}	=	$9.68m^3/sec$
$9.68m^3/sec$	>	$0.281m^3/sec$
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the existing streamcourse's capacity

4 Conclusion

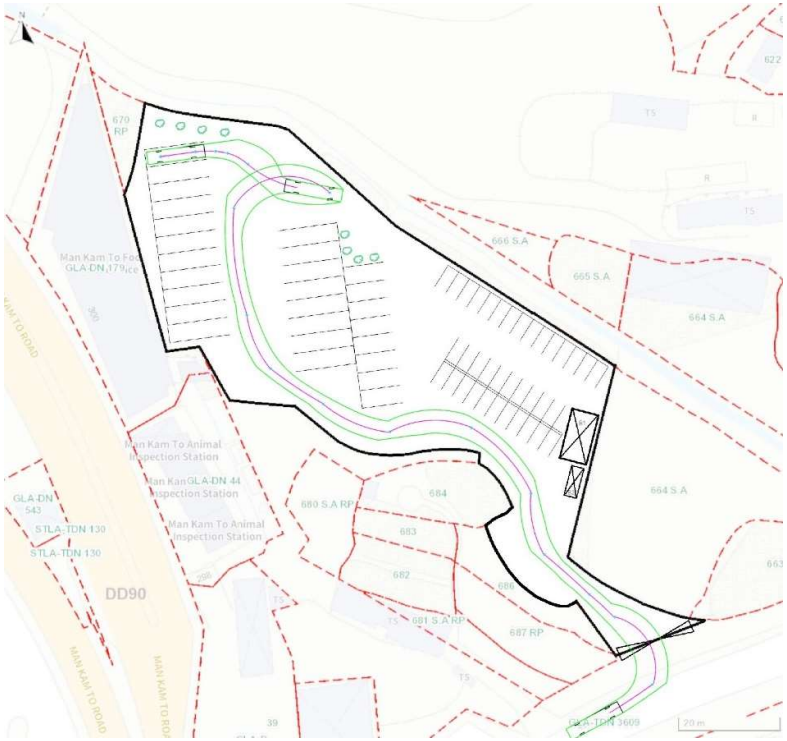
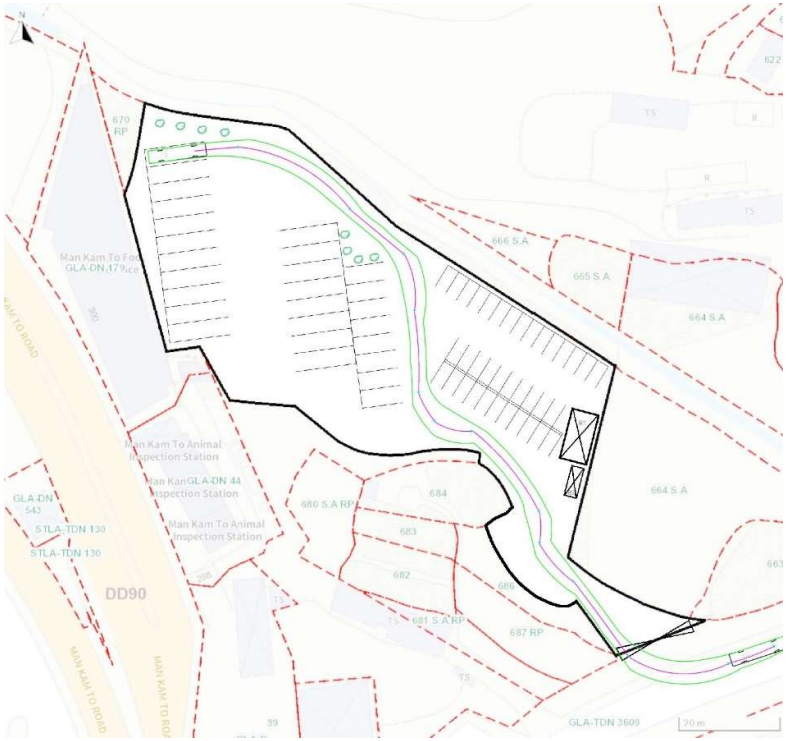
4.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

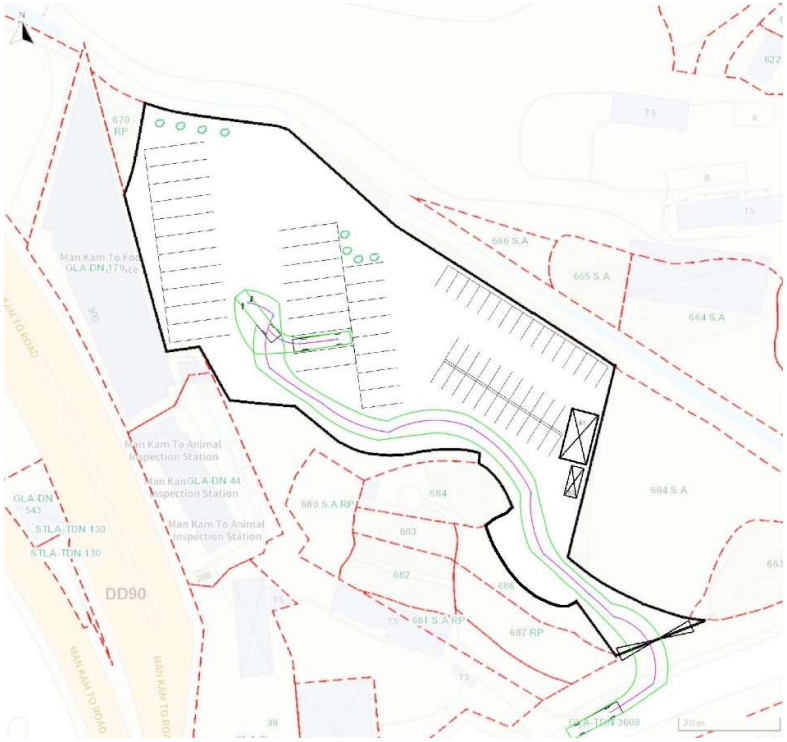
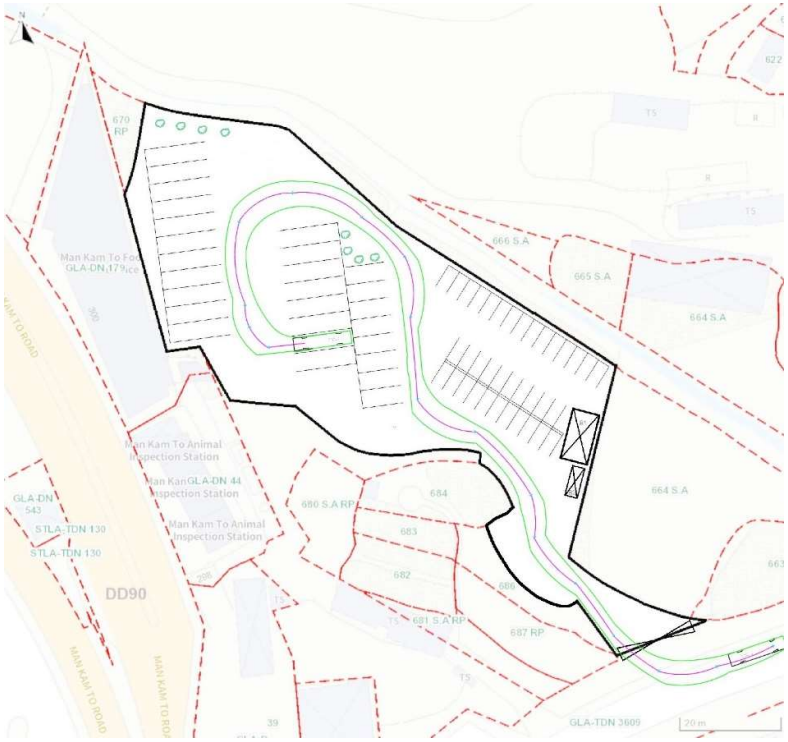
4.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

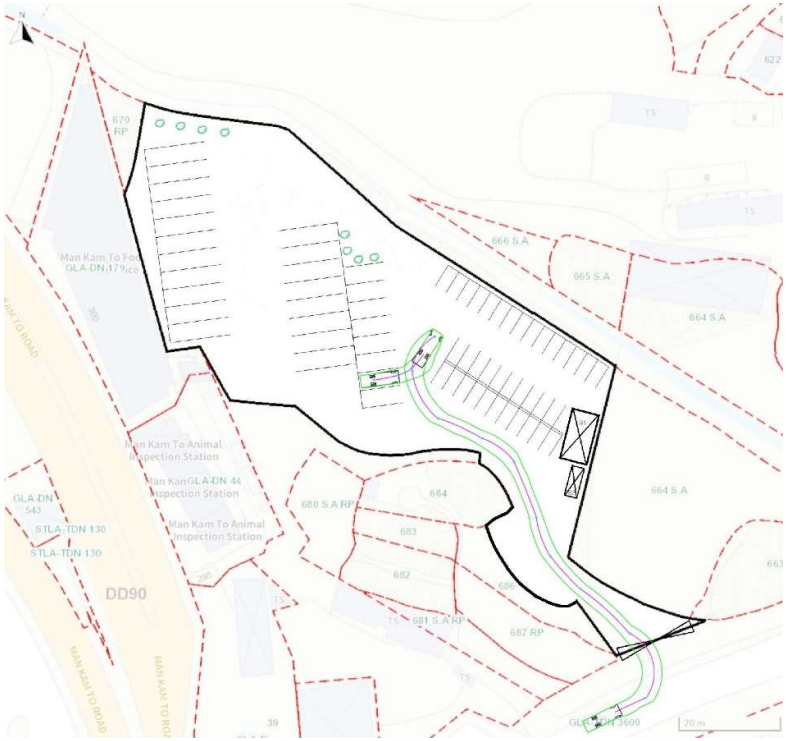
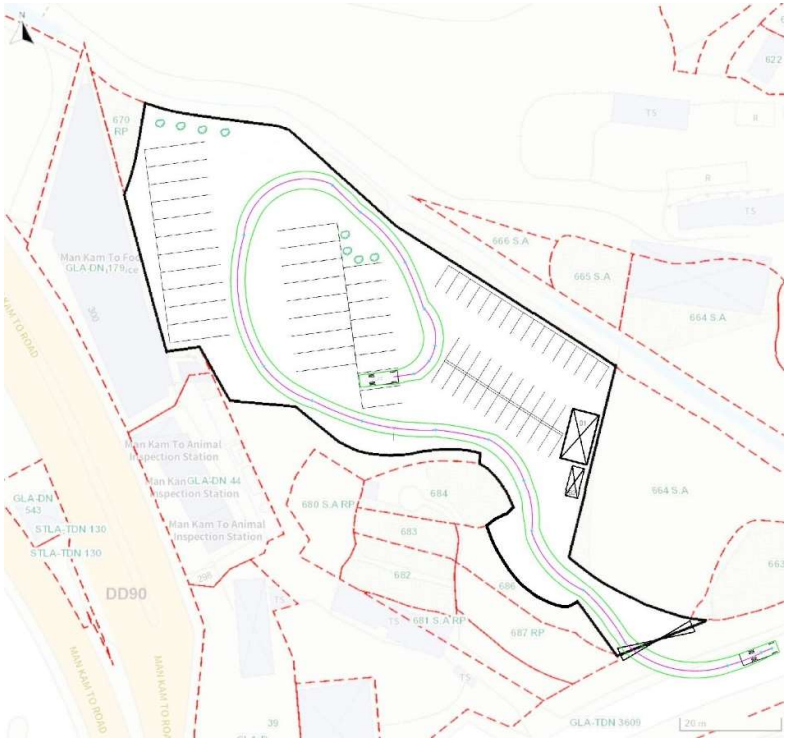
4.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

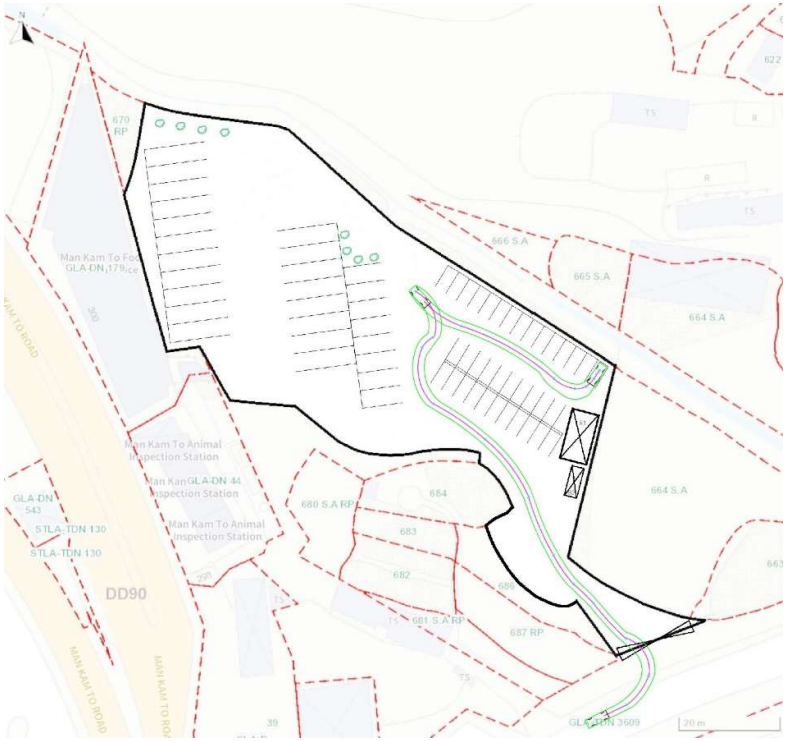
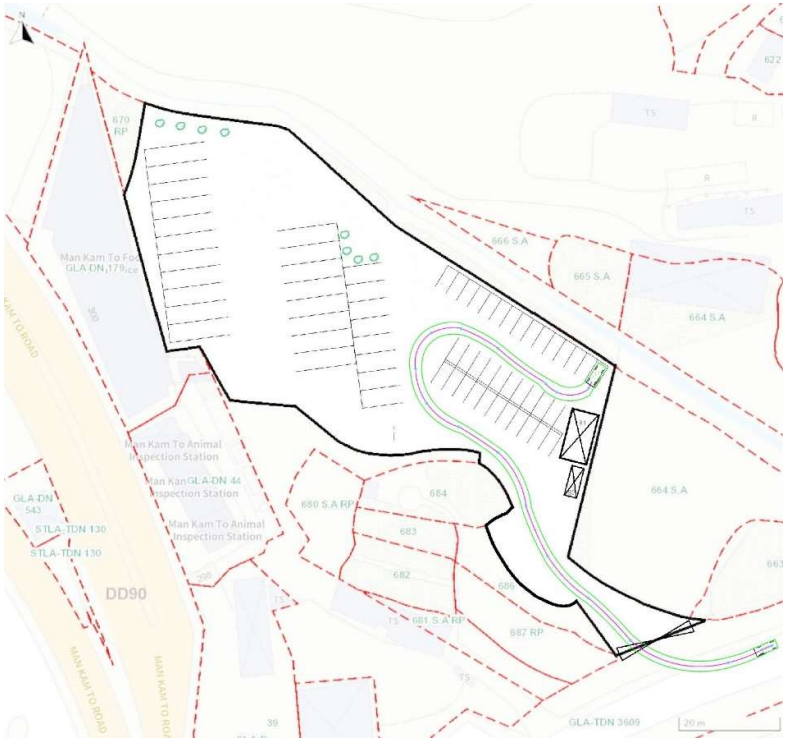
4.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Swept Path Analysis

Coach #1 In	Coach #1 Out
	

Coach #2 In	Coach #2 Out
	

Light Bus In	Light Bust Out
	

Private Car In	Private Car Out
	

For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

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。

---

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)

GD Management Limited **浩龍實業管理有限公司**

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)

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 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, 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 ..... 4,364 ..... sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 ..... 558 ..... 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）	..... 555 ..... sq.m 平方米 ☑About 約

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) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land (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	……3,806……sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	……558……sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	……4……
Proposed domestic floor area 擬議住用樓面面積	……N/A……sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	……558……sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	……558……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)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m2	54 m2	4m (about)(1-Storey)
B2	Site Office	14 m2	14 m2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m2	284 m2	3m (about)(1-Storey)
B4	Covered Parking	206 m2	206 m2	3m (about)(1-Storey)

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	36
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)	8 (Light Bus) 19 (Coach)

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)	

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To, New Territories
Site area 地盤面積	4,364 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 555 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
Zoning 地帶	Agriculture 'AGR'
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) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米		Plot Ratio 地積比率
	Domestic 住用	N/A	☐ About 約 ☐ Not more than 不多於	N/A	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	558	☑ About 約 ☐ Not more than 不多於	0.13	☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A			
	Non-domestic 非住用	4			
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)		
		N/A	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		12.8	%	☑ 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			63	
	Private Car Parking Spaces 私家車車位			36	
	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)				
	Light Bus			8	
	Coach			19	
	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)				
	_____				
	_____				

3. Development Proposal

3.1. The Application site consists of an area of 4,364m^2 (about). 4 Temporary structures are provided at the site for covered parking, site offices and Transformer/ Meter Room with total GFA of about 558m^2. Details of development parameters are shown in Table 1 below:

Table 1: Development Parameters

Table 1: Development Parameters of the Proposed Development Application Site Area	4,364m^2 (about)
Covered Area	558m^2 (about)
Uncovered Area	3,806m^2 (about)
Plot Ratio	0.13
Site Coverage	About 12.8%
Number of Structure	4
Building Height	Not more than 4m
Total GFA Domestic GFA Non-Domestic GFA	558m^2 (about) Not Applicable 558m^2 (about)

1.1.1 Four structures of one story (not more than) 4m in height are proposed at the Site for covered parking, transformer/switch gear and site office with total GFA 558m^2 (about) (**Table 2**). The site office is to provide indoor workspace for administrative staff to support the daily operation of the Site.

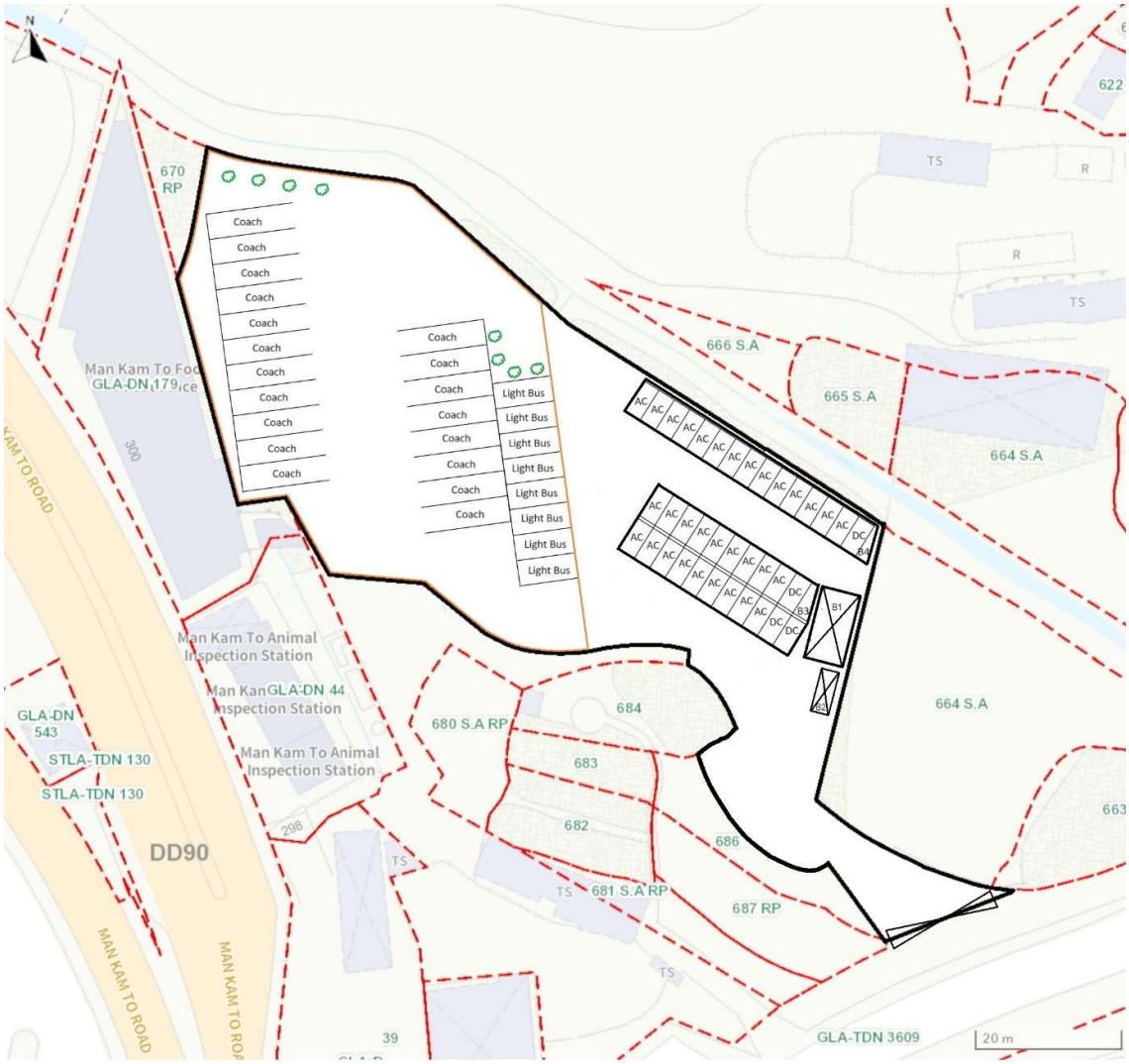
Table 2: Building Parameters

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m^2	284 m^2	3m (about)(1-Storey)
B4	Covered Parking	206 m^2	206 m^2	3m (about)(1-Storey)

3.2. Site formation is proposed to form a flat uniform surface as the application site is comprised of two levelled areas, +7.1mPD and +8.4mPD, and a sloped area at the ingress/egress, from +10.2mPD. Filling of land is required to form an even and stable platform for parking and circulation purposes. It is proposed to fill the land for a maximum of 1.2m of rubble and concrete. Concrete site formation is required to provide stronger ground reinforcement to stabilize the existing ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

3.3. The Site is accessible from Lin Ma Hang Road. The operation hours of the proposed development are 24-hours daily, including public holidays. Wan Chun Tours Company Limited will operate the Western portion of the Site, approximately 56.2% of the site, with an area of about 2,451m2, where 19 coach parking spaces and 8 light bus parking spaces will be provided. The remaining portion of the Site will be rented on an hourly and monthly basis to nearby residents and cross boundary travellers.

3.4. Local mini buses are available along Lin Ma Hang Road to transport cross boundary travellers to Heung Yuen Wai Boundary Control Point. The site will also offer cross boundary hire car services from authorized operators for crossings at the Man Kam To Boundary Control Point.



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING	: 36
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 8 m (L) x 3.5 m (W)
NO. OF COACH PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m^2	284 m^2	3m (about)(1-Storey)
B4	Covered Parking	206 m^2	206 m^2	3m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE
- AC — PRIVATE CAR/TAXI PARKING WITH AC CHARGING
- DC — PRIVATE CAR/TAXI PARKING WITH DC CHARGING
- COACH PARKING BY LOCAL OPERATOR

Project:	Drawing Title:	Remarks:
Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land.	Site Layout Plan	
	Drawing No: Plan 3	

運俊客運有限公司
Wan Chun Tours Company Limited

城市規劃委員會
香港北角渣華道333號北角政府合署15樓

關於在文錦渡, D.D. 90 Lot 665 S.A. (Part), 666 S.A. (Part), 667, 669 S.B. RP, and 685, 的臨時停車場規劃申請，本公司表示極力支持。此申請地點佔盡地理優勢，用作臨時停車場是非常適合的用途，亦能幫助舒緩旅遊巴士泊車位嚴重不足問題。

此規劃申請有以下優勢

- 地點正正位於文錦渡關口旁邊也非常接近香園圍口岸及上水市區, 可節省來往中港兩地的路程和時間, 既環保又可以節省營運成本
- 附近有公共交通工具，方便司機取車及泊車
- 面積夠大，出入口夠闊，容易進出及泊車
- 連接蓮麻坑路及文錦渡兩條主要道路, 交通便利
- 其位置非常方便在中港之間調動車輛，讓旅遊巴士能更有效率應對緊急需要情況

目前本港商用車輛停泊車位的比率約為1：0.6，即每台商用車不足一個泊位。旅遊巴士泊車位明顯不足。業界早年曾促請政府在規劃新區域前優先考慮增加商用車輛的停泊位置，但時至今日仍未有絲毫的改善。此外，隨着更多棕地及短期租約用地被收回作發展之用，商用車輛泊車位不足的問題加劇，其營運受到嚴重影響。在此情況下，部份非專營巴士同業被迫違例泊車，而經常遭警方瘋狂票控，以致整天收入化為烏有，淪為泊車位供求失衡的受害者。與此同時，經陸路來往中港兩地旅客人數由上年通關後明顯上升令旅遊巴士使用率上升，以致旅遊巴士泊車位更加緊絀，亦加劇旅遊巴士違例停泊及阻塞交通的問題。

商用車輛提供客貨運輸，在整體經濟方面擔當重要角色。隨着本港的發展需要，商用泊車位不足的問題只會越來越嚴重。在沒有完善配套下，業界未能有效服務社會，也沒有足夠應變能力來有效應付突如其來的情況, 例如最近除夕倒數當晚。這個規劃申請可善用閒置的土地，提供急切需要的泊車位給我們業界, 給予我們多一些支持。綜合上述考慮，希望貴署委員會能批准這個規劃申請。

運俊客運有限公司 謹啟

WAN CHUN TOURS COMPANY LIMITED 運俊客運有限公司

Response to Comments

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE

LOTS 665 S.A., 666 S.A., 667, 669, AND 685 OF D.D. 90, MAN KAM TO, NEW TERRITORIES

Departmental Comments	Applicant's Response
Comments from the Chief Town Planner/ Urban Design and Landscape, Planning Department (i) Based on our site record taken on 27.6.2023, the site is mostly inaccessible and covered by self-seeded vegetation. A small portion of the site to the southeast near Lin Ma Hang Road is hard paved. Some trees of common species are observed within the site and along the northeastern and southwestern site boundary. According to the Supplementary Statement (Appendix Ia) and Tree Survey (Appendix Id), all 8 nos. of existing trees within the site would not be retained and 8 nos. of new trees (i.e. Bauhinia blakenna/ Ficus benjamina) with a continuous planting strip of not less than 1m wide would be provided. Significant adverse impact on the existing landscape resources within the site arising from the proposed use is not anticipated. With reference to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of woodland within the "Green Belt" ("GB") zone at the immediate north, clusters of tree groups, vegetated areas, temporary structures and open storages. There is a concern that approval of the application may alter the landscape character and degrade the landscape quality of the surrounding area, where the "GB" zone is in close proximity to the north of the site.	Noted. The applicant will reinstate the landscape conditions upon the expiry of the temporary application. As the application is only on a temporary basis, no long term impact on the landscape quality is expected.

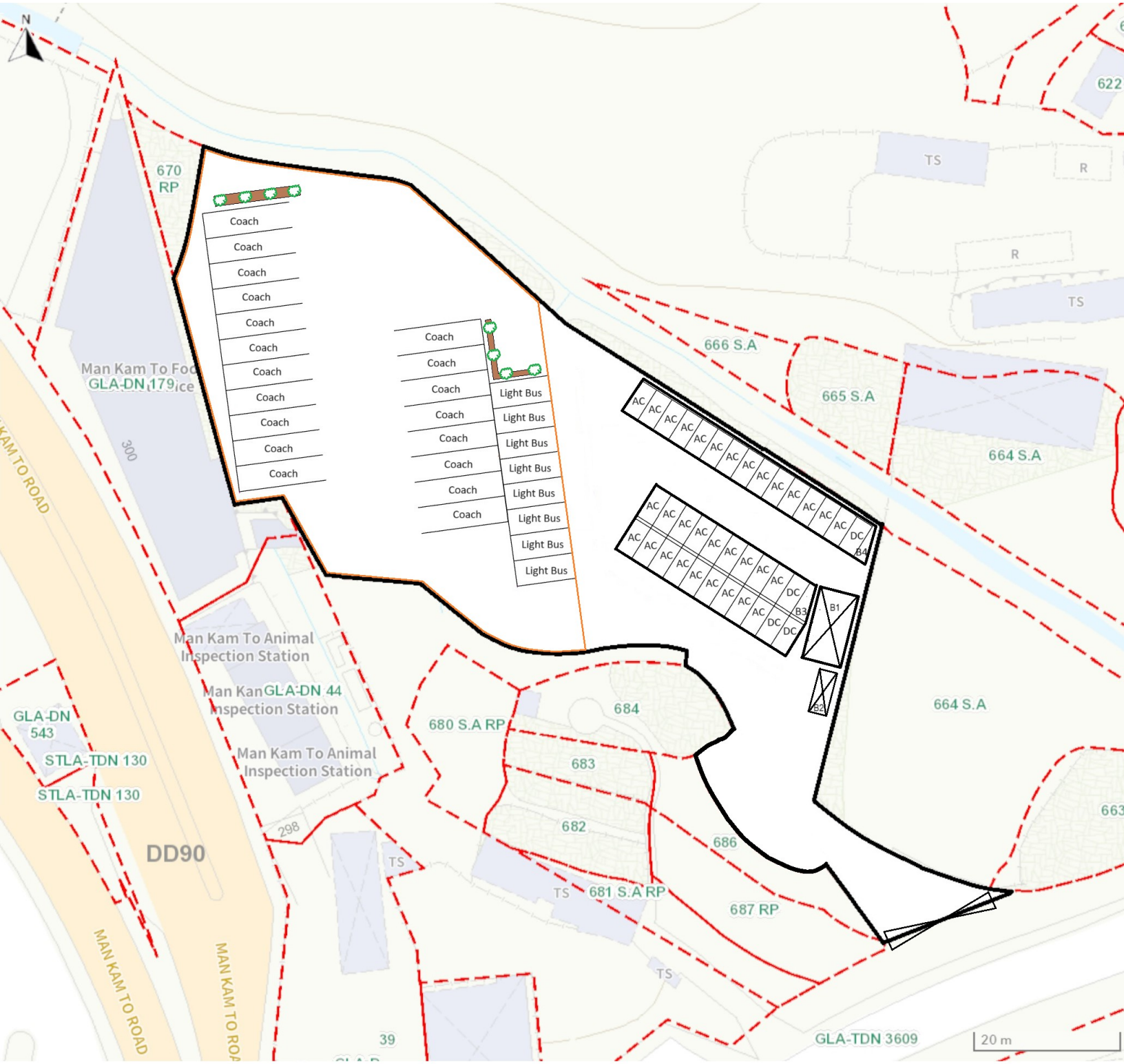
(ii) 8 nos. of new trees are proposed within the site according to Para. 3.9 of the Supplementary Statement, however, only 7 nos. of new trees are illustrated on Site Layout Plan (Plan 3). Please rectify.	Noted, please find below in Figure 1 the revised layout plan.
(iii) The applicant should review the proposed layout plan to preserve the existing trees within the site as far as practicable. Setting back of the proposed structures (e.g. 2.5 high solid metal fencing) around the site should be considered to avoid damages to existing trees along the site boundary.	Noted. 2.5m high solid metal fencing would be erected along the site boundary to protect the existing trees along the site boundary.
(iv) The applicant is advised to ensure sufficient growing space would be provided for tree growing. Tree species with less extensive roots are recommended to replace Ficus benjamina 垂葉榕 which requires relatively large growing space. The applicant is also advised to propose native species to enhance the biodiversity.	Noted. The applicant proposes to plant *Bauhinia blakenna/ Celtis sinensis* instead
(v) The applicant is advised to illustrate the proposed planting strip of 1m wide on the Site Layout Plan for TPB's consideration.	Noted, please find the proposed planting strip of 1m wide on the revised Site Layout Plan.
(vi) Macaranga tanarius (T1 & T2) is not invasive species. Appendix II under Tree Survey should be corrected.	Noted, please find revised Tree Survey Appendix II.
Comments from Commissioner for Transport (i) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	- The staff on site will manage vehicles entering and exiting the subject site to ensure that there will be no queuing of vehicles outside the subject site. - Sufficient space will be provided for manuevering within the site, and departing vehicles will wait inside the site and give way to vehicles entering the site
(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	The applicant will install "TS460" and "5KM/H" signs at the site access to alert drivers to slow down and be aware of pedestrians.
Comments from the Director of Agriculture, Fisheries and Conservation (i) The subject site falls within the "AGR" zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the	Noted. The applicant will reinstate the site conditions upon the expiry of the temporary application, and as the application is only on a temporary basis, it would not affect the potential for agricultural rehabilitation in the long term.

proposed development is not supported from agricultural perspective.	
(ii) It is noted from our previous field inspection that the majority of Lot 666 S.A in D.D. 90 is a seasonal marsh where aquatic plants were recorded. As loss of marsh is not desirable from nature conservation perspective, I have reservation on the subject application.	Noted. The applicant will reinstate the site conditions upon the expiry of the temporary application, and the application is only on a temporary basis.
Comments from the Chief Engineer/Mainland North, Drainage Services Department (i) Please advise if existing streamcourse is within the application site and clarify the existing site condition with photos. Photos should be submitted clearly showing the current condition of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse.	Although an existing streamcourse is shown beginning at the Southern border of the application site and discharging into the streamcourse to the north of the site, photos taken on 2/11/2023 and 18/3/2024 show that there is no running water at the indicated streamcourse within the application site. Moreover, the drainage proposal demonstrates that flooding susceptibility of the site and adjoining areas would not be adversely affected by the proposed development. Photos of the current condition of the area around the site are also attached.
(ii) A drainage plan should clearly indicate the size, levels and routes if the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided.	A drainage plan is included in the drainage proposal to include details of the drain/surface channel, catchpits, and discharge structure.
(iii) The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse to the north of the application site. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures, if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted. Fencing will be erected along the site boundary to avoid any disturbance to the streamcourse during and after construction. At least 3m set back and sandbags will be placed along the watercourse at the northern portion of the application site. At the resources of the applicant, the applicant also proposes to remove the vegetation along the streamcourse to the north of the site, and help maintain the streamcourse and ensure normal flow and that there will be no blockage along the portion of the streamcourse adjacent to the site.
(iv) Please provide details of the discharge path from the CP6 to the existing streamcourse.	Details of the discharge path from the CP5 (Revised) to the existing streamcourse are attached
(v) Please elaborate how the overland flow from external catchment can be collected by the proposed U-channel with consideration of the ground level after the proposed development.	Levels of the external catchment is higher than the application site, even after the proposed site formation. Thus, the overland flow from can be collected by the proposed U-channel at the site boundary. If actual site conditions deem necessary, peripheral channels will be provided to intercept

	overland flow from external catchment and discharge into catchpit CP10 of the drainage proposal, as it is the lower point along the Southern border of the site.
(vi) Please advise the utilization of proposed drainage collection system.	The proposed drainage collection system is to collect overland flow from adjoining area and runoff from the site only. The drainage collection system will not be used to collect other fluids. A separate sewerage system with septic tank with soakaway system will also be provided for sewage collection
(vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary.	Walls erected at the site boundary will have an opening of 10cm at the bottom of the wall to allow existing overland flow through the site to be intercepted by the drainage system of the Site.
(viii) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system.	Included in the attached drainage proposal are calculations that demonstrate that the existing drainage downstream have the adequate capacity and satisfactory condition to cater for the additional discharge from the site.
(ix) The proposed drainage works, whether within or outside the Site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	Noted. The invert levels and elevations will be verified on site before the commencement of work to ensure drainage works are constructed properly. The applicant will continue to monitor and maintain the system to ensure it is adequate and effective. The applicant will also rectify any parts of the system if it is found to be inadequate or ineffective during the operation. At the resources of the applicant, the applicant also proposes to remove the vegetation along the streamcourse to the north of the site, and help maintain the streamcourse and ensure normal flow and that there will be no blockage along the portion of the streamcourse adjacent to the site.
(x) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction.	Noted. Fencing will be erected along the site boundary to avoid any disturbance to the streamcourse. At least 3m set back and sandbags will be placed along the watercourse at the northern portion of the application site.

S.16 Planning Application No. A/NE-MKT/33

<table>
<tr><td><u>Comments of the Director of Environmental Protection</u>
(i) What are the number and output power of the proposed EV charges to be installed for each type of the parking spaces?</td><td>A total of 36 parking spaces for private cars/ taxis will all be equipped with charging facilities at the site. The output power is detailed below.
<table><tr><th>EV Charging Output</th><th>No. of Space</th><th>Type of Parking Space</th></tr><tr><td>7kw AC Charger</td><td>32</td><td>Private Car/ Taxi</td></tr><tr><td>Over 100kw DC Chargers</td><td>4</td><td>Private Car/ Taxi</td></tr><tr><td>Total</td><td>36</td><td></td></tr></table></td></tr>
<tr><td>(ii) Whom will the EV chargers serve for (open to public for charging and/or internal staff use or others)? Please provide breakdown of the EV chargers if they will serve for different groups.</td><td>Charging facilities are shared among private cars, and taxis; there are no designated parking space or charging facilities for Taxi charging only. All EV chargers will be open for public charging.</td></tr>
<tr><td>(iii) Will fee-charging payment be required for using these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability information, occupancy sensors, etc.) including payment system will be installed?</td><td>Fee-charging payment will be required for using the EV charges. Smart systems are proposed, which will allow payment through mobile application, and for users to check the availability of charging stations in real-time.</td></tr>
<tr><td>(iv) The proposed location of the EV chargers and different types of parking spaces shall be indicated on a site layout plan.</td><td>The proposed location of the EV chargers and different types of parking spaces are indicated in the below revised layout plan.</td></tr>
<tr><td><u>Comments from Environment and Ecology Bureau</u>
(i) Please clarify if all the private car/taxi parking spaces of the subject site will be equipped with EV chargers of output power not less than 7kW.</td><td>Yes, all the private car/taxi parking spaces of the subject site will be equipped with EV chargers of output power not less than 7kw.</td></tr>
<tr><td>(ii) Please advise the output power of the 32 AC EV chargers and 4 DC EV chargers respectively.</td><td>The output power of the 32 AC EV chargers are all 7kw and the output power of the 4 DC EV chargers are 100kw</td></tr>
<tr><td>(iii) The applicant is advised to consider installing EV chargers for the coach and light bus parking spaces of the subject site to meet the future EV charging demand for e-CVs.</td><td>Noted. The applicant will leave ample space for the possibility of installing EV chargers for coach and light bus parking spaces.</td></tr>
</table>



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING	: 36
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 8 m (L) x 3.5 m (W)
NO. OF COACH PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m^2	284 m^2	3m (about)(1-Storey)
B4	Covered Parking	206 m^2	206 m^2	3m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE
- 1m PLANTING STRIP
- AC — PRIVATE CAR/TAXI PARKING WITH AC CHARGING 7KW
- DC — PRIVATE CAR/TAXI PARKING WITH DC CHARGING 100KW
- COACH PARKING BY LOCAL OPERATOR

Appendix II

Tree	Species	DBH	General Condition	Health Condition
T1	Macaranga tanarius	350	Wounded, covered with overgrown vines and vegetation	Poor
T2	Macaranga tanarius	150	Leaning, co-dominant trunk, covered with overgrown vines and vegetation	Fair
T3	Ficus variegata	120	Leaning, co-dominant trunk	Fair
T4	Celtis Sinesis	230	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T5	Ficus subpisocarpa	200	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T6	Celtis Sinesis	180	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T7	Celtis Sinesis	160	Intertwined Trees, Covered in an abundance of overgrown vines and vegetation, some of invasive and self seeded species	Fair
T8	Senna Siamea	320	Leaning, co-dominant trunk, covered in abundance of overgrown vines and vegetation, some of invasive and self seeded species	Poor

1. Drainage Proposal

1.1 Site Particulars

1.1.1 The application site is abutting the Man Kam To Food control office, and possesses an area of approximately 4,364m^2.

1.1.2 There is a natural open stream directly to the north of the application site.

1.1.3 The application site is vacant and unpaved

1.1.4 The application site is in close proximity to the Man Kam To Boundary Control Point and a number of open storage yards and warehouse. The land in close proximity is mainly vacant soil land.

1.2 Level and gradient of the subject site & proposed surface channel

1.2.1 The application site is entirely vacant and unpaved. It can be separated into two areas; the western portion has a very gentle gradient sloping from South to North from about +8.6mPD to +8.4mPD, and the central portion which is separated by a steep slope from the western portion, has a very gentle gradient sloping from South to North from about 7.2mPD to 7.0mPD. While the Southern portion has a higher gradient sloping from South to North from +10.2mPD to +7.2mPD.

1.2.2 An area of approximately 4,364m^2 is proposed to be filled and paved. The proposed paved area will have a gradient sloping from Southwest to Northeast from about +8.7mPD to +8.2mPD, spanning the majority of the site, and only the entrance at the Southern portion of the site will have a greater gradient sloping from South to North from about +10.2mPD to 8.3mPD

1.2.3 The proposed surface channel will be constructed following the proposed gradient of 1:100. As demonstrated in the calculation in Annex 2.3 hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

1.3 Catchment area of the proposed drainage provision at the subject site.

1.3.1 It is noted that the land to the South of the application site commands a higher level. The land to the East of the application site is occupied by temporary open storage with its own drainage facilities. There is an existing open channel abutting to the north of the site. As such, an external catchment is found to the South of the application site (Figure 1).

1.3.2 The Site currently receives runoff from the external catchment to the South of the site and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the internal and external drainage.

1.3.3 The intercepted stormwater will then be discharged to the existing open streamcourse to the North of the Site via a proposed 450mm surface U-channel.

1.3.4 All the proposed drainage facilities, including the section of surface channel proposed in between the subject site to the streamcourse will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

2 Runoff Estimation

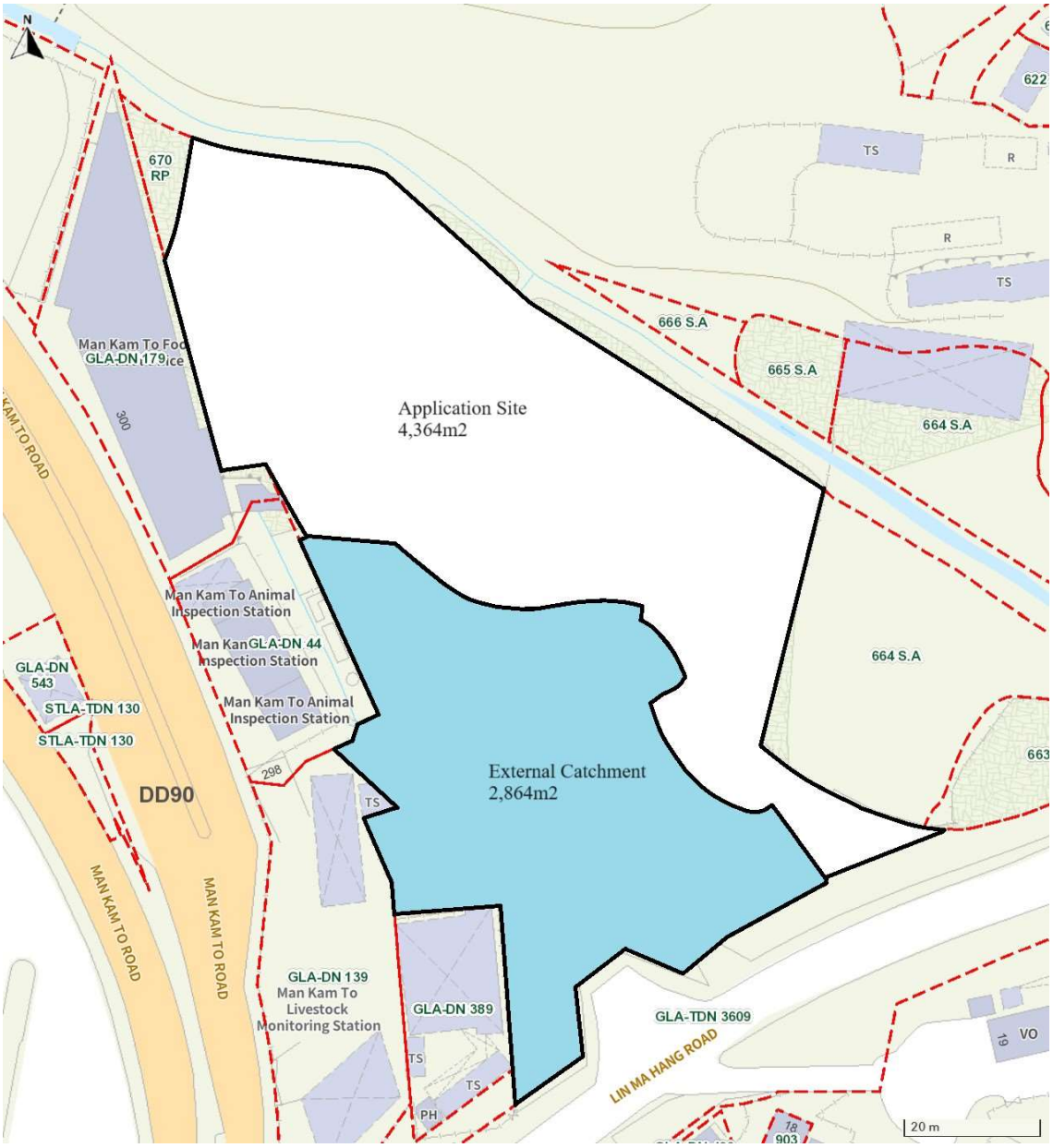
2.1 Proposed Drainage Facilities

2.1.1 Subject to the below calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.

2.1.2 The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 3 via a proposed 450mm surface U-channel leading to the natural stream.

2.1.3 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation are included below.

Figure 1: Catchment Area



3 Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

3.1.1 Rational method is adopted for estimating the designed run-off

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

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

I. The total catchment area is about 7,228m^2, including the area of external catchment of approximately 2,864m^2 and the existing site area of about 4,364 m^2;

II. Approximately 4,642 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum	=	10.2m –8.3m = 1.9m
L	=	118.5m
Average fall	=	1.60m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[118.5/(1.6^{0.2}\times 7{,}228^{0.1})]$
t_c	=	6.446 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

$$i = 1167.6/[6.446+16.76]^{0.561}$$
$$i = 200.1\text{mm/hr}$$

By Rational Method, Q = 0.95× 200.1mm/hr × 4,642 /3600
+0.25× 200.1mm/hr × 2,586/3600

Q = 281l/s = 0.281m^3/s = 16,861 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Figure 2), 450mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 3.

Figure 2

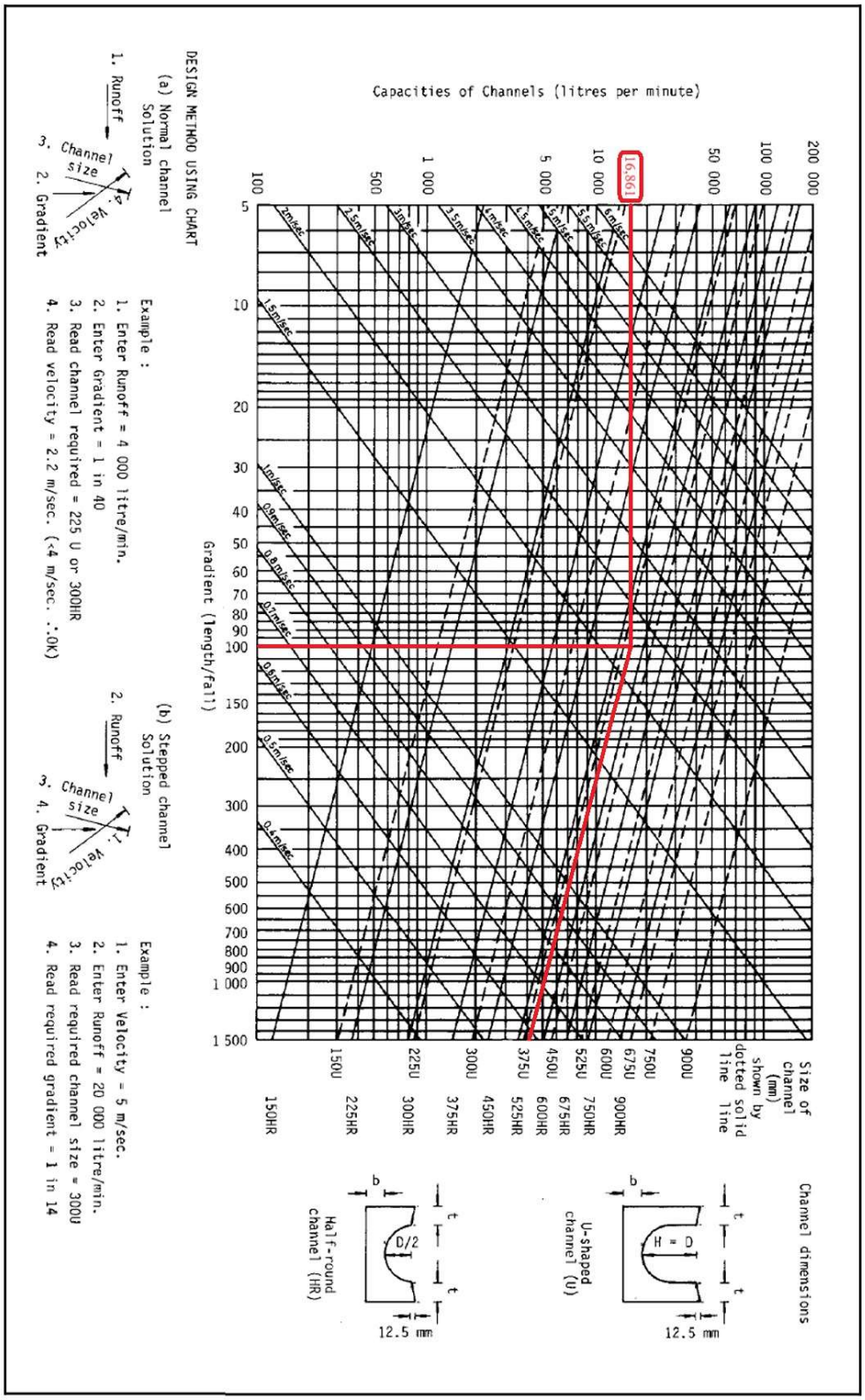


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Figure 3: Drainage Plan

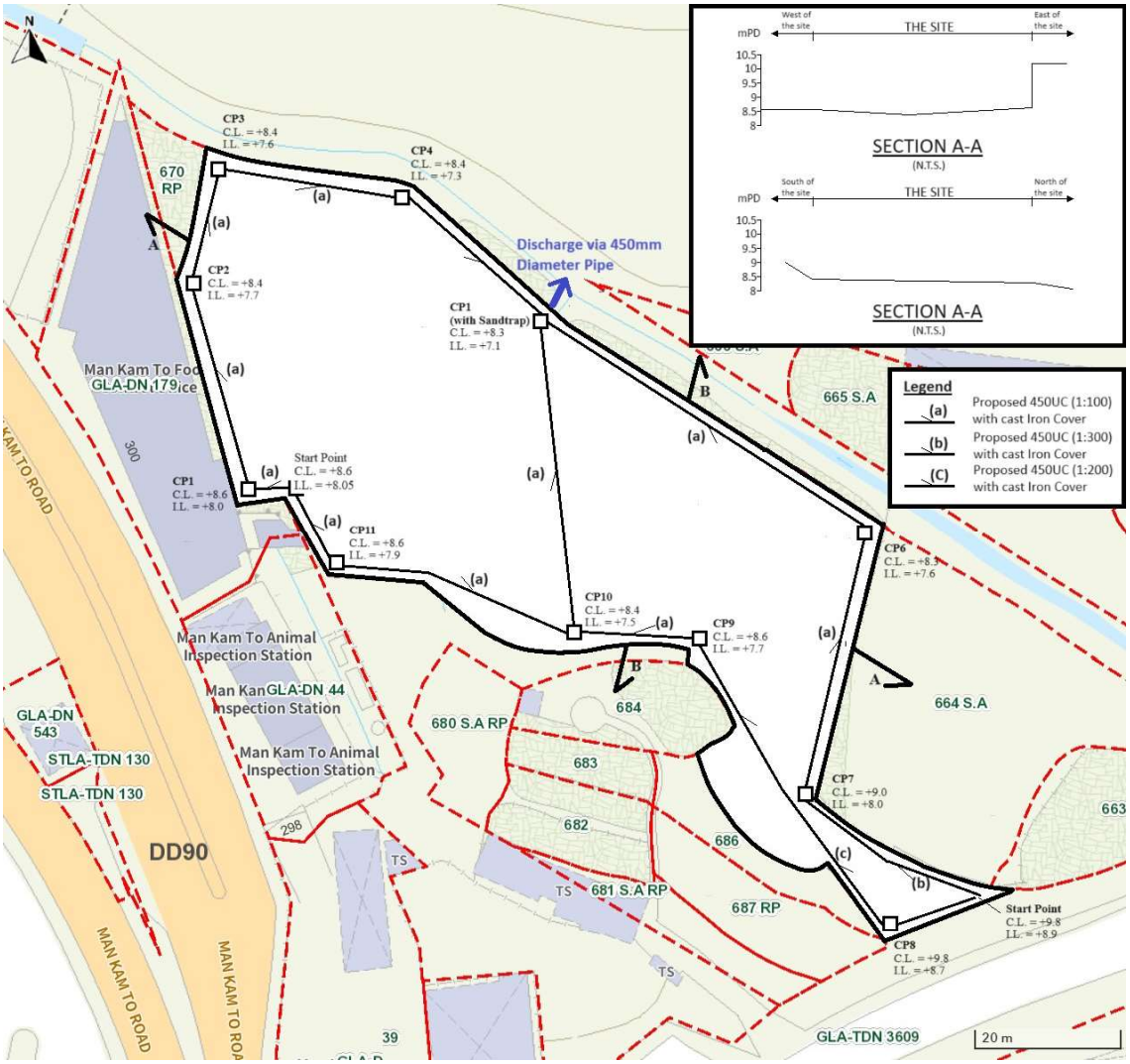
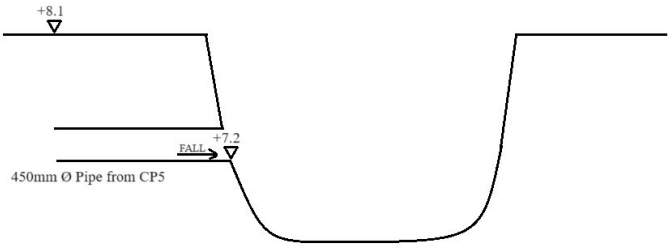


Figure 4 Connection Detail



Connection to Existing Stream

Connection Detail

3.2 Checking the Capacity of the 450mm Diameter underground pipe

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{\pi r^2}{2\pi r}$$

$$R = \frac{r}{2}$$

Diameter	=	0.45m
r	=	0.45m/2 = 0.225m
R	=	0.225m/2 = 0.1125m
n	=	0.012 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.15^{2/3}]\times[0.01^{0.5}]/0.012$
V	=	1.94m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	πr^2
A	=	$\pi\times 0.225^2$
A	=	$0.159m^2$
Q_{Max}	=	$1.94m/sec \times 0.159m^2$
Q_{Max}	=	$0.309m^3/sec$
$0.309m^3/sec$	>	$0.281m^3/sec$
Q_{Max}	>	Q

A 450mm diameter pipe has sufficient capacity to discharge the runoff estimation from the catchment area

3.3 Checking the Capacity of the Natural Stream

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L\times D}{2D+L}$$

L	=	2.8m
D	=	1.5m
R	=	[2.8×1.5]/[2×1.5+2.8]
R	=	0.72m
n	=	0.035 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.72^{2/3}]\times[0.01^{0.5}]/0.035$
V	=	2.30m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	L × D
A	=	2.8 × 1.5
A	=	$4.2m^2$
Q_{Max}	=	$2.3m/sec \times 4.2m^2$
Q_{Max}	=	$9.68m^3/sec$
$9.68m^3/sec$	>	$0.281m^3/sec$
Q_{Max}	>	Q

The runoff estimation is only a small fraction of the existing streamcourse's capacity

4 Conclusion

4.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

4.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

4.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

4.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Site Photos

Figure 1 Photo Locations

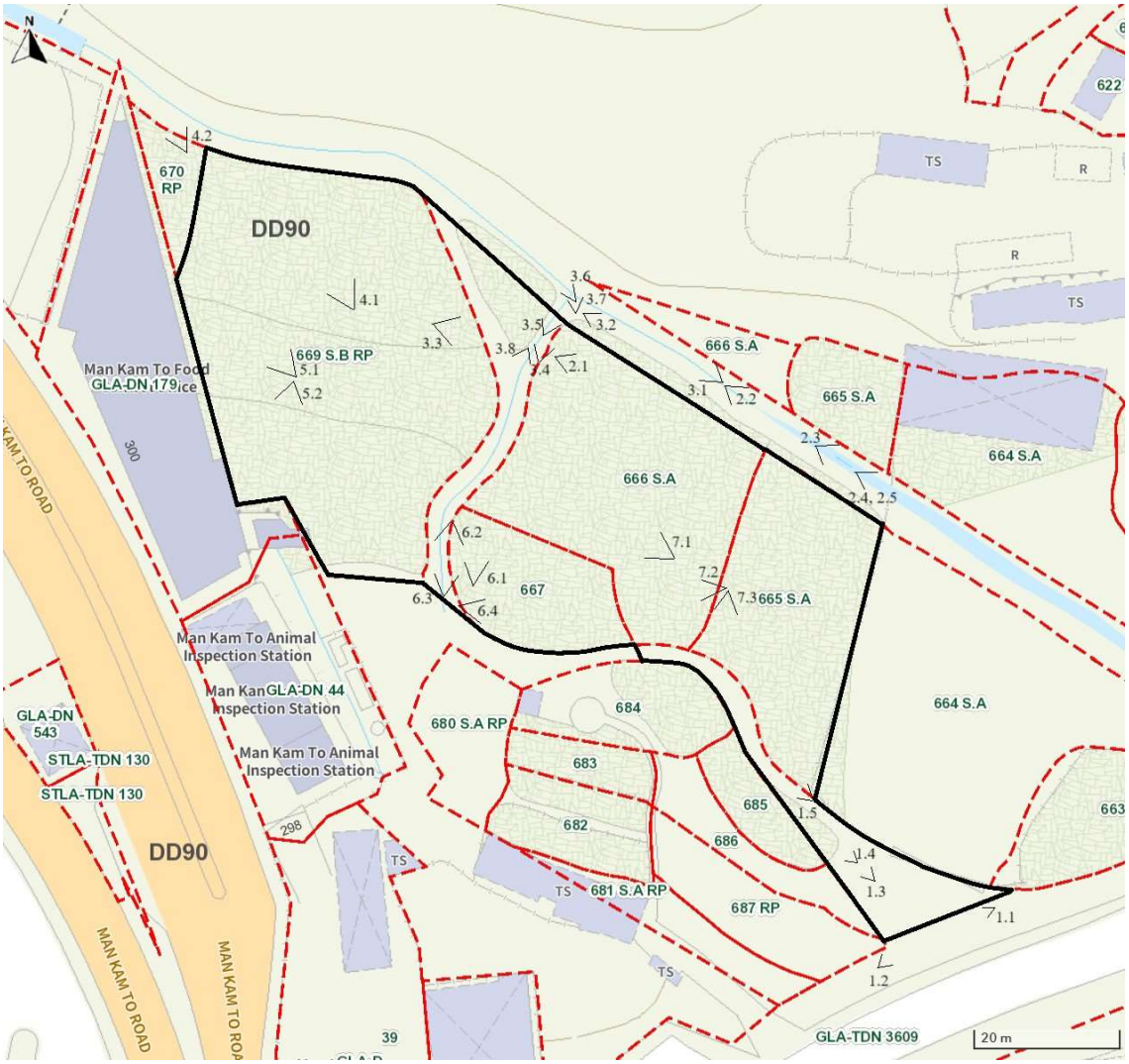


Figure 1.1

Figure 1.2

Figure 1.3

Figure 1.4

Figure 1.5

Figure 2.1

Figure 2.2

Figure 2.3

Figure 2.4

Figure 2.5

Figure 3.1

Figure 3.2

Figure 3.3

Figure 3.4

Figure 3.5

Figure 3.6

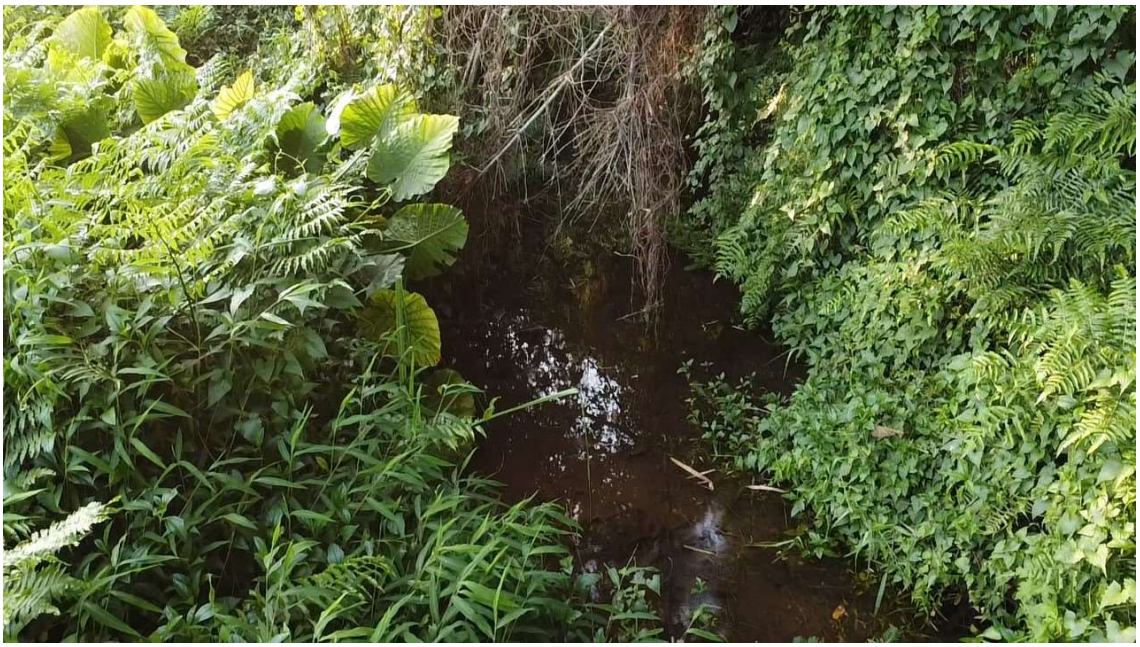


Figure 3.7

Figure 3.8

Figure 4.1

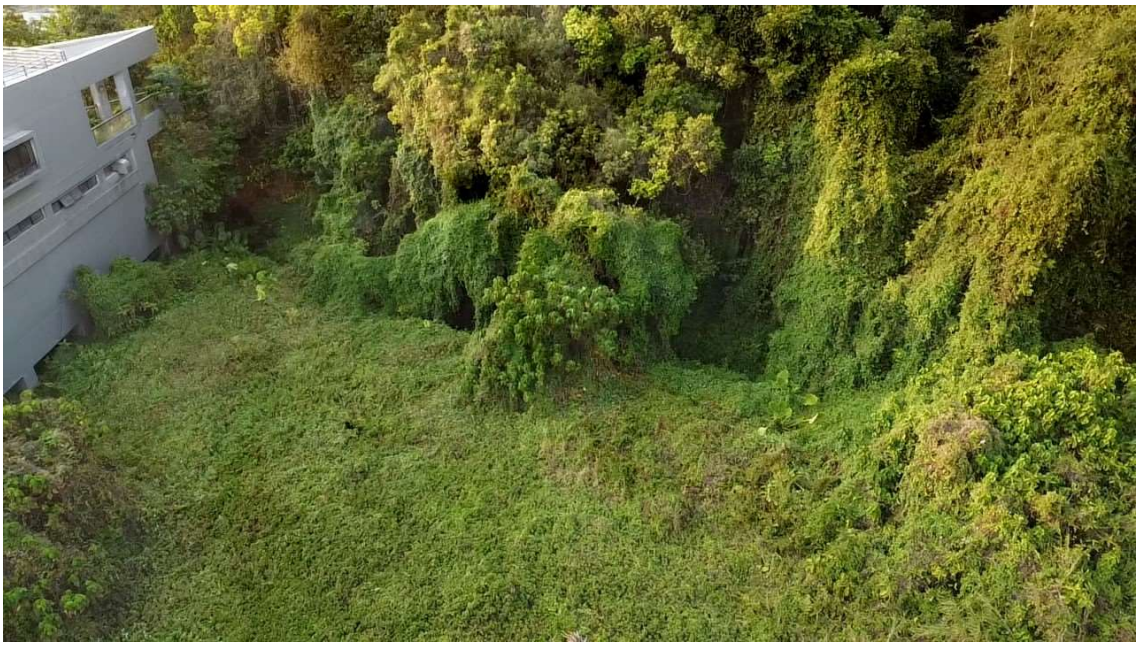


Figure 4.2

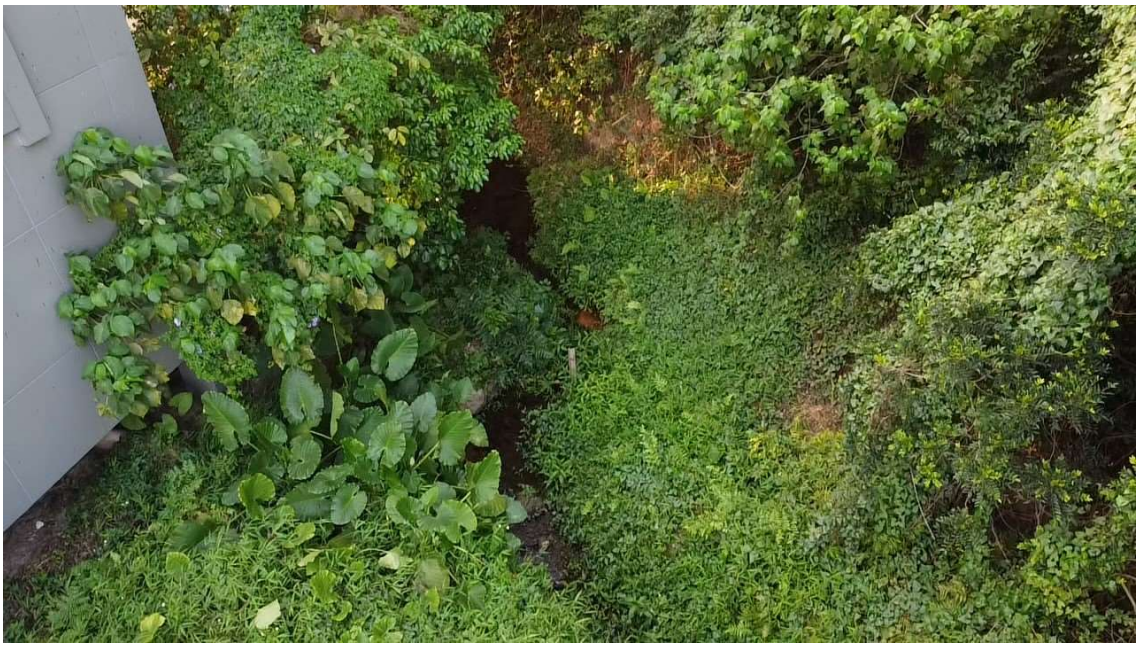


Figure 5.1

Figure 5.2

Figure 6.1

Figure 6.2

Figure 6.3

Figure 6.4

Figure 7.1

Figure 7.2

Figure 7.3

Response to Comments

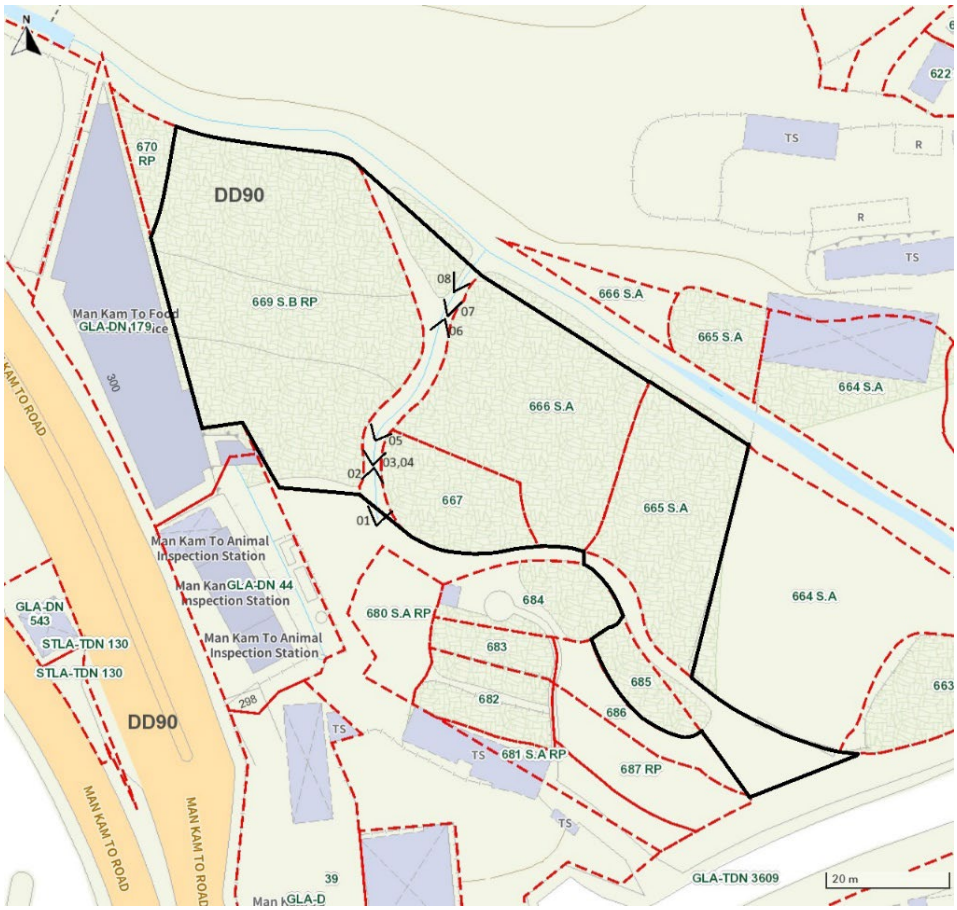
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE

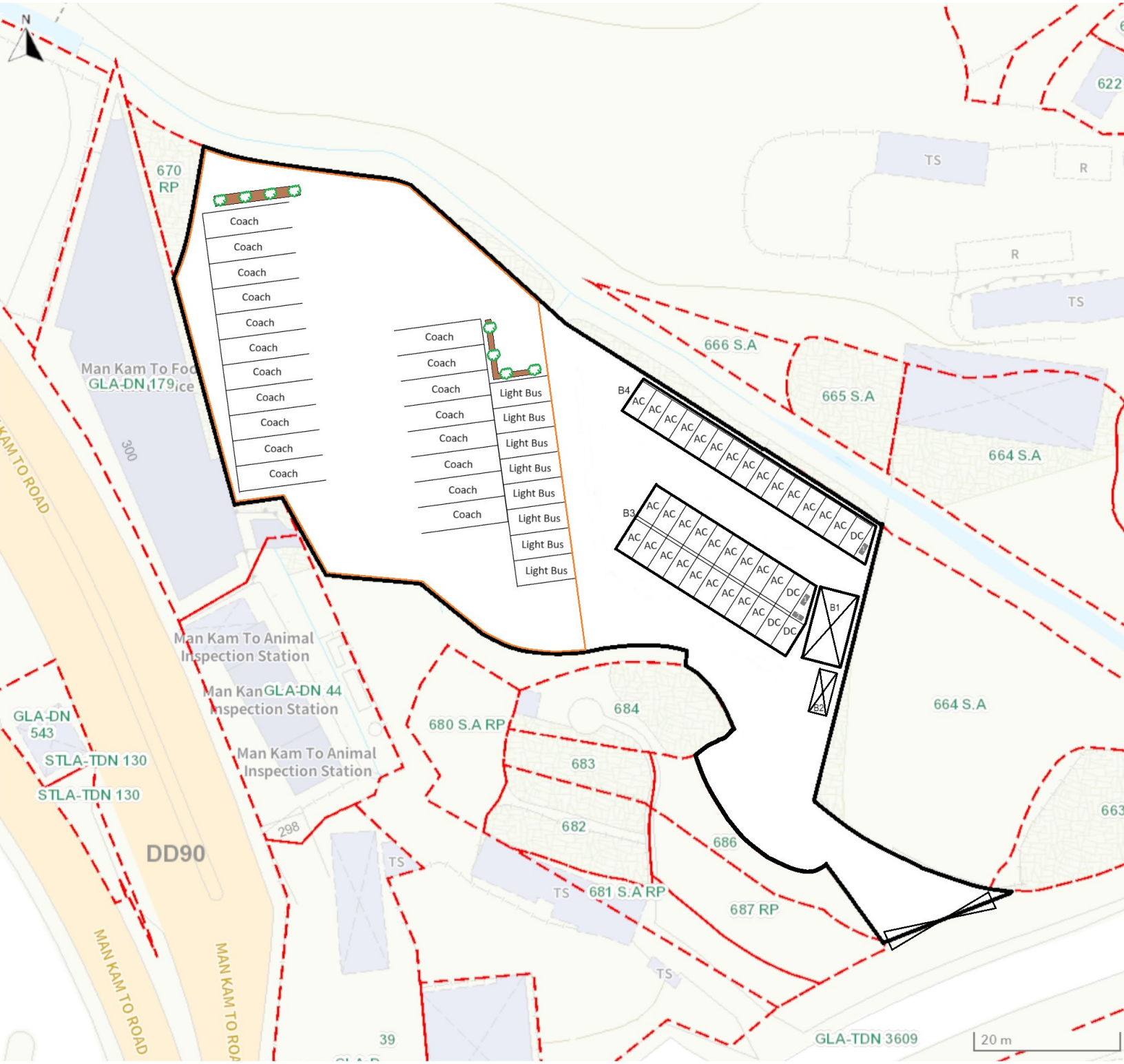
LOTS 665 S.A., 666 S.A., 667, 669, AND 685 OF D.D. 90, MAN KAM TO, NEW TERRITORIES

Departmental Comments	Applicant's Response
Comments from Environmental Protection Department Adequate space shall be reserved for installation and maintenance of the EV chargers especially the 100kW DC quick chargers which are quite bulky. In connection with this, the proposed locations of the EV chargers shall also be indicated in the site layout plan.	Attached please find the revised site layout plan with locations of the quick chargers. 3 quick chargers is proposed to be installed for the 4 DC charging spots, with one being a station with 2 guns, allowing for simultaneous charging of up to 2 cars. The dimensions of the chargers are 866 x 2479 x 1050 mm (WxHxD), and adequate space is reserved for installation and maintenance.
Comments from Environment and Ecology Bureau We note from P.5 of the applicant's response to comments that the applicant will leave ample space for the possibility of installing EV chargers for coach and light bus parking spaces. In connection with this, apart from reserving sufficient spaces, the applicant shall also consider reserving sufficient power supply for the future installation of EV chargers for the coach and light bus parking spaces.	Noted. The potential power supply requirements for future installation of EV chargers for coach and light bus parking spaces will be taken into consideration.
Comments from Drainage Services Department 1. It is noted that your site inspections were carried out in dry season, please advise the situation of the existing streamcourse within the site area in wet season, especially after rainstorm events.	Attached are photos taken on 29/4/2024 (Photo 1- 8), along with map of photo locations and angle (Figure 1). There were heavy rains in the week prior, and an amber rainstorm warning hoisted 3 days ago on 26/4/2024. Site inspections shows that although the land is damp from the rainfall, there are still no signs of running water or streamcourse as indicated on the maps. The entire area is covered in overgrown vegetation, and further inspection shows that the area in the vicinity of the indicated streamcourse is actually soil ground as shown in attached picture (Photo 04).
2. Please advise if the external catchment area to the east side of the proposed development is considered in the drainage proposal	Although the east side of the proposed development has a higher elevation, the area has been developed and is completely fenced off, and has no opening to the proposed site, other than the streamcourse. Therefore, we assume the runoff from that catchment area is

	drained into the streamcourse, and there are no overland flow to the site from the east side.
3. Please advise the utilization of the proposed 450mm U-channel and the 450mm pipeline. It is mentioned in Section 3.1 that 450mm surface U-channel in 1:100 gradient is adopted, however, U channel with various gradient is presented in the Figure 3, please review	The drainage proposal has been revised and the we propose to utilize various U-channels, including a) 450mm U-channel in 1:100 gradient, b) 150mm U-channel in 1:30 gradient, c) 150mm U-channel in 1:50 gradient, and a 450mm pipeline as detailed in the revised drainage plan in Figure 4 of the Drainage proposal. Calculations are included in the proposal to demonstrate the adequacy of each section.
4. Section 3.3 refers. Please state the assumptions made under the checking for the streamcourse in the northern side of the development.	We assume the natural streamcourse is a straight, natural stream with weeds and stones, and in fair condition. Please find attached revised drainage proposal with the assumptions made.
5. Please provide the alignment and details of the fencing wall with the openings in the drainage proposal and review the adequacy of 10cm gaping for the passage of overland flow during rainstorm event.	The drainage proposal has been updated to include the alignment and details of the fencing wall with opening, and the calculations showing the adequacy of the 10cm gaping for the passage of overland flow during a 50-year rain.

Figure 1 Site Photo Locations 29/04/2024





PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING	: 36
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 8 m (L) x 3.5 m (W)
NO. OF COACH PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m^2	284 m^2	3m (about)(1-Storey)
B4	Covered Parking	206 m^2	206 m^2	3m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE
- 1m PLANTING STRIP
- COACH PARKING BY LOCAL OPERATOR

AC	PRIVATE CAR/TAXI PARKING WITH AC CHARGING 7KW
DC	PRIVATE CAR/TAXI PARKING WITH DC CHARGING 100KW
1	CHARGING STATION FOR 1 CAR
2	CHARGING STATION FOR 2 CARS

1. Drainage Proposal

1.1 Site Particulars

1.1.1 The application site is abutting the Man Kam To Food control office, and possesses an area of approximately 4,364m^2.

1.1.2 There is a natural open stream directly to the north of the application site.

1.1.3 The application site is vacant and unpaved

1.1.4 The application site is in close proximity to the Man Kam To Boundary Control Point and a number of open storage yards and warehouse. The land in close proximity is mainly vacant soil land.

1.2 Level and gradient of the subject site & proposed surface channel

1.2.1 The application site is entirely vacant and unpaved. It can be separated into two areas; the western portion has a very gentle gradient sloping from South to North from about +8.6mPD to +8.4mPD, and the central portion which is separated by a steep slope from the western portion, has a very gentle gradient sloping from South to North from about 7.2mPD to 7.0mPD. While the Southern portion has a higher gradient sloping from South to North from +10.2mPD to +7.2mPD.

1.2.2 An area of approximately 4,364m^2 is proposed to be filled and paved. The proposed paved area will have a gradient sloping from Southwest to Northeast from about +8.7mPD to +8.3mPD, spanning the half of the site. In the Eastern portion, the prosed paved area will begin at the entrance at the Southern portion of the site will have a greater gradient sloping from South to North from about +10.2mPD to 8.6mPD and then will have a gentle gradient from +8.6mPD to 8.3mPD. The two portions will converge and meet at the middle of the site.

1.2.3 The proposed surface channel will be constructed following the proposed gradient of 1:100. As demonstrated in the calculation hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

1.2.4 Sections at the entrance of the site will be constructed following a 1:30 and 1:50 gradient, as detailed in the drainage plan (Figure 4). As demonstrated in the calculations below, 150mm surface U-channel will be capable to drain the surface runoff at the respective catchment.

1.3 Catchment area of the proposed drainage provision at the subject site.

1.3.1 It is noted that the land to the South of the application site commands a higher level. The land to the East of the application site is occupied by temporary open storage and is completely fenced off, and has no opening to the proposed site, other than the stream course. And the land to the West of the Site is occupied by Man Kam To Food Office Building, which is downstream from the site, and we assume that there will be no overland flow from the East and West of the site. There is an existing open channel to the north of the site. As such, an external catchment is only found to the South of the application site (Figure 1).

1.3.2 The Site currently receives runoff from the external catchment to the South of the site and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the internal and external drainage.

1.3.3 The intercepted stormwater will then be discharged to the existing open streamcourse to the North of the Site via a proposed 450mm diameter underground pipe.

1.3.4 All the proposed drainage facilities, including the section of surface channel proposed in between the subject site to the streamcourse will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

Figure 1: Catchment Area

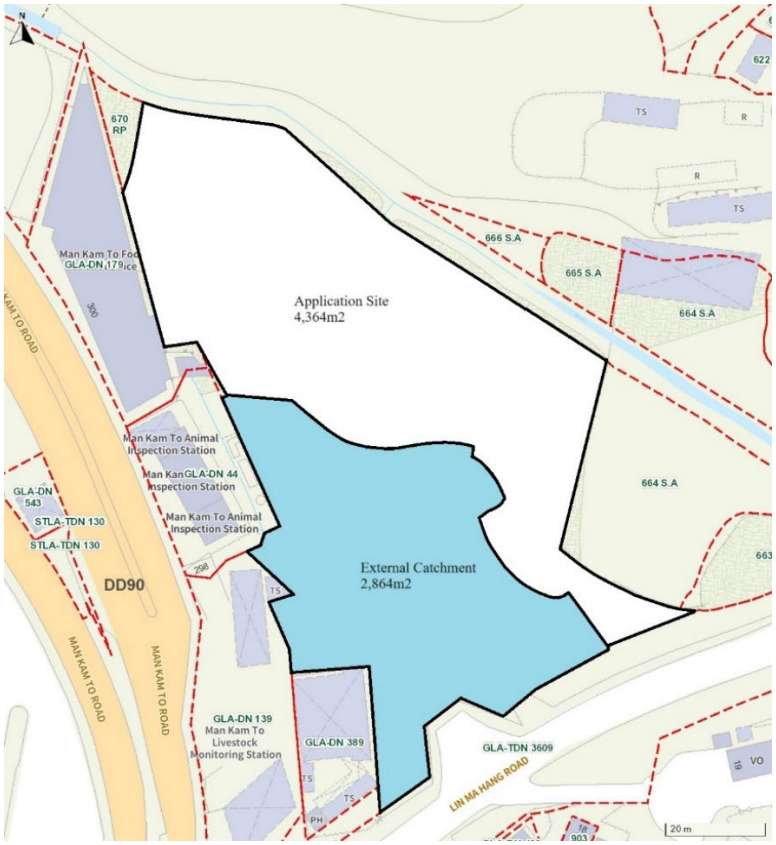
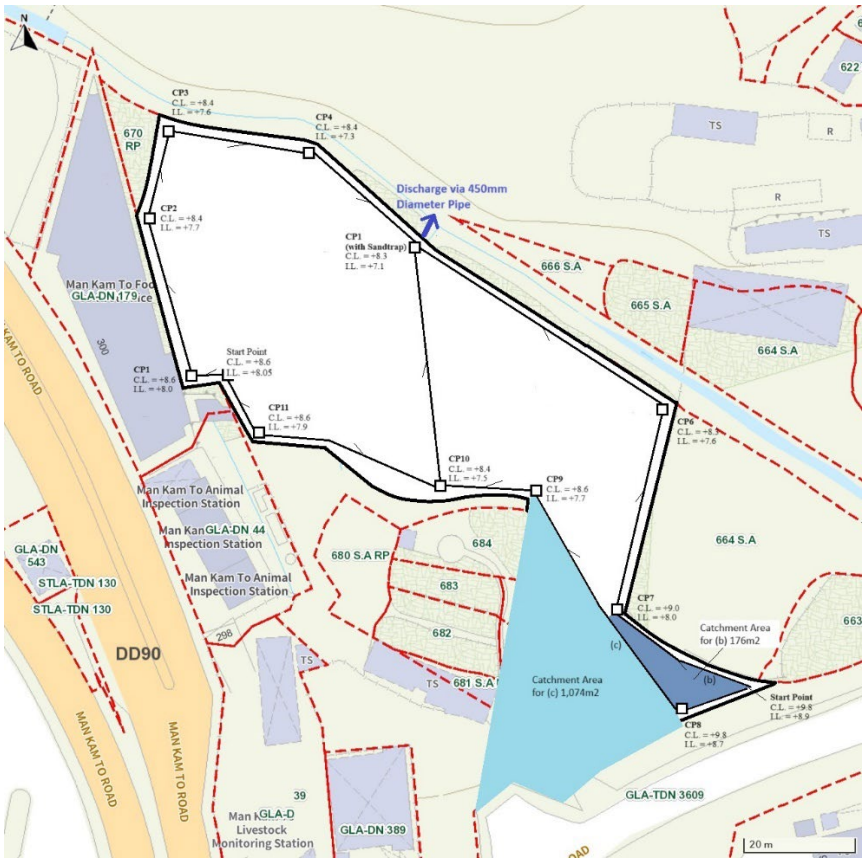


Figure 2: Catchment Area for Section (b) and (c)



1.4 Fencing at the subject site.

1.4.1 Fencing is proposed at the North, West, and Southern border of the Site. The alignment is detailed in Figure 3 below.

1.4.2 There will be no gapping in the fence along the North and West border of the Site to prevent debris and other contamination from falling into the streamcourse to the North of the Site

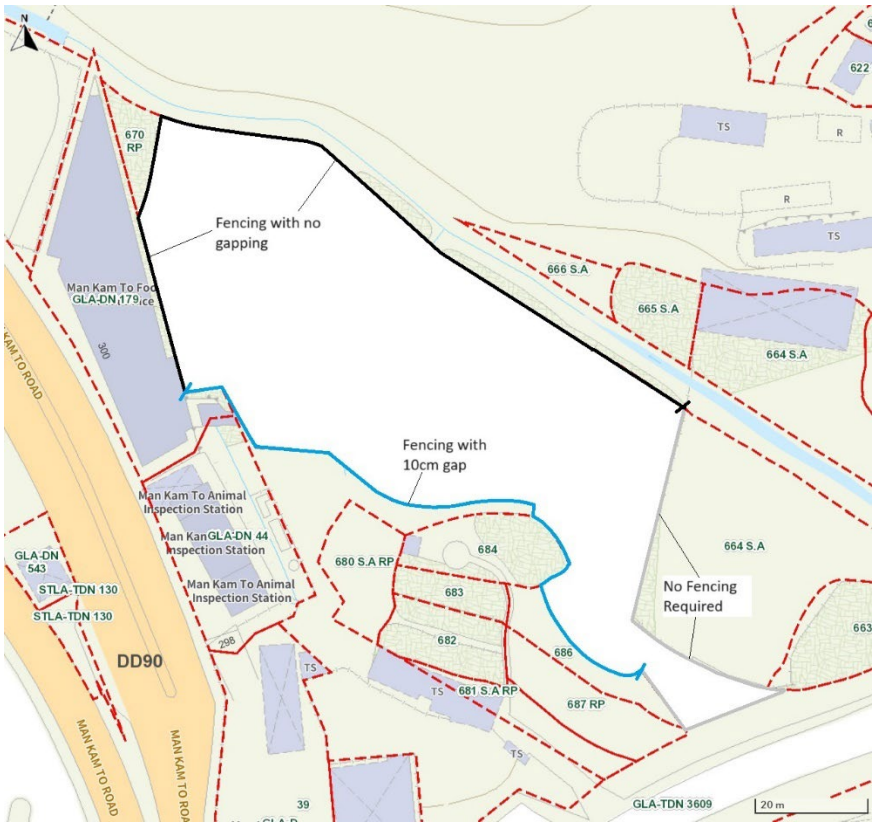
1.4.3 All fencing will be set at least 3m from the natural streamcourse to the North of the Site.

1.4.4 There will be a 10cm gap at the bottom of the fencing at the Southern border of the Site to receive overland flow from the external catchment to the South of the Site.

1.4.5 Subject to the below calculations, it is determined that a 10cm gap is adequate for the overland flow to pass.

1.4.6 The East border of the Site is occupied by another development and it is already fenced, so no additional fencing will be required.

Figure 3: Fencing Location



2 Runoff Estimation

2.1 Proposed Drainage Facilities

2.1.1 Due to the site formation at the entrance, the gradients of section (b) and (c) will be steeper at 1:30 and 1:50 respectively.

2.1.2 Subject to the below calculations, it is determined that 150mm surface U-channel which is made of concrete is adequate for sections (b) and (c) to intercept the storm water from their respective catchment areas.

2.1.3 Subject to the below calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.

2.1.4 The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 5 via a proposed 450mm diameter underground pipe.

2.1.5 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimations are included below.

3 Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

3.1.1 Rational method is adopted for estimating the designed run-off

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

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

I. The total catchment area is about 7,228m^2, including the area of external catchment of approximately 2,864m^2 and the existing site area of about 4,364 m^2;

II. Approximately 4,642 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum	=	10.2m –8.3m = 1.9m
L	=	118.5m
Average fall	=	1.60m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[118.5/(1.6^{0.2}\times 7{,}228^{0.1})]$
t_c	=	6.446 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr
td = Duration in minutes (td≤240)
a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[6.446+16.76]^{0.561}$
i = 200.1mm/hr

By Rational Method, Q = 0.95× 200.1mm/hr × 4,642 /3600
+0.25× 200.1mm/hr × 2,586/3600
Q = 281l/s = 0.281m^3/s = 16,861 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Appendix I), 450mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 4.

4 Drainage Calculation for section (b) of the proposed Provision of Drainage Facilities at the Application Site

4.1 Runoff Estimation

4.1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

I. The catchment area is about 176m^2;
II. The entire area of 176 m^2 is proposed to be hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

Difference in Land Datum = 9.8m –9.0m = 0.8m
L = 22m
Average fall = 3.64m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[22/(3.64^{0.2}\times 176^{0.1})]$

t_c = 1.466 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[1.466+16.76]^{0.561}$

i = 229.1mm/hr

By Rational Method, Q = 0.95× 229.1mm/hr × 176 /3600

Q = 11l/s = $0.011m^3/s$ = 638 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Appendix II), 150mm surface U-channel in 1:30 gradient is considered adequate to dissipate all the stormwater accrued by the catchment area.

5 Drainage Calculation for Section (c) of the proposed Provision of Drainage Facilities at the Application Site

5.1 Runoff Estimation

5.1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

I. The catchment area for section (c) of the proposed drainage facility is about $998m^2$;

II. Approximately 272 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 726 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum = 10.2m –8.6m = 1.6m

L	=	57m
Average fall	=	2.81m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[57/(2.81^{0.2}\times 998^{0.1})]$
t_c	=	3.338 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr
td = Duration in minutes (td≤240)
a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i	=	$1167.6/[3.338+16.76]^{0.561}$
i	=	185.4mm/hr

By Rational Method, Q	=	0.95× 185.4mm/hr × 272 /3600
		+0.25× 185.4mm/hr × 726/3600
Q	=	23l/s = 0.023m^3/s = 1359 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Appendix II), 150mm surface U-channel in 1:50 gradient is considered adequate to dissipate all the stormwater accrued by the catchment area.

Figure 4: Drainage Plan

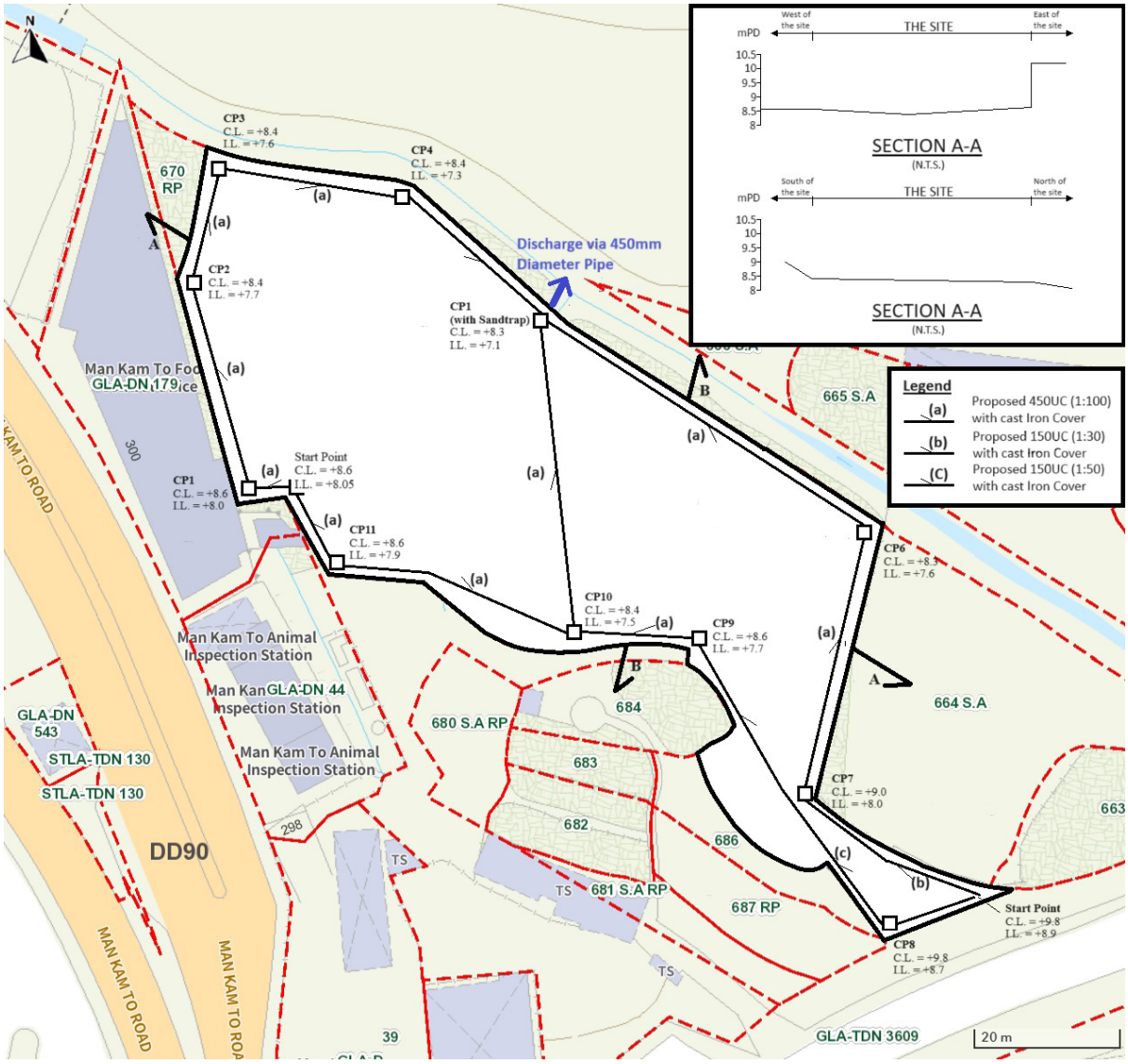
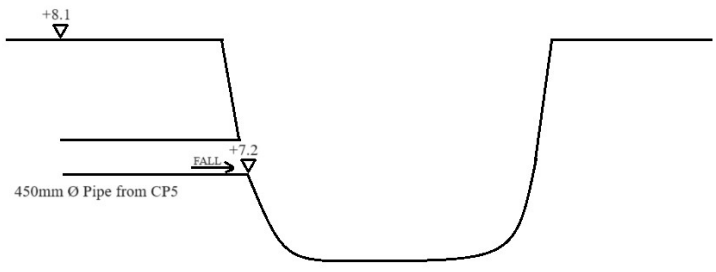


Figure 5 Connection Detail



Connection to Existing Stream

Connection Detail

6 Checking the Capacity of the 450mm Diameter underground pipe

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{\pi r^2}{2\pi r}$$

$$R = \frac{r}{2}$$

Diameter	=	0.45m
r	=	0.45m/2 = 0.225m
R	=	0.225m/2 = 0.1125m
n	=	0.012 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.15^{2/3}]\times[0.01^{0.5}]/0.012$
V	=	1.94m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	πr^2
A	=	$\pi\times 0.225^2$
A	=	$0.159m^2$
Q_{Max}	=	$1.94m/sec \times 0.159m^2$
Q_{Max}	=	$0.309m^3/sec$
$0.309m^3/sec$	>	$0.281m^3/sec$
Q_{Max}	>	Q

A 450mm diameter pipe has sufficient capacity to discharge the runoff estimation from the catchment area

7 Checking the Capacity of the Natural Stream

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L\times D}{2D+L}$$

L	=	2.8m
D	=	1.5m
R	=	[2.8×1.5]/[2×1.5+2.8]
R	=	0.72m
n	=	0.035 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual, Assuming straight, Natural stream, with weeds and stones, in fair condition)
V	=	$[0.72^{2/3}]\times[0.01^{0.5}]/0.035$
V	=	2.30m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	L × D
A	=	2.8 × 1.5
A	=	$4.2m^2$
Q_{Max}	=	$2.3m/sec \times 4.2m^2$

Q_{Max} = $9.68m^3/sec$

$9.68m^3/sec$ > $0.281m^3/sec$

Q_{Max} > Q

The runoff estimation is only a small fraction of the existing streamcourse's capacity

8 Checking the Adequacy of Fence Gapping for Overland Flow

Assuming that

i. The area of external catchment of approximately $2,864m^2$;
ii. Approximately 278 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.
iii. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.
iv. As the overland flow is from the external catchment to the South of the site, we assume the overland flow is received along the fencing at the Southern border only, which is about 104m in length (L)
v. We assume the overland flow from the external catchment is widespread.
vi. The gapping in the fencing is set at 10cm (D)
vii. The capacity of the gapping is closest to a concrete lined channel in good condition (n=0.014 $s/m^{1/3}$)

8.1.1 Overland Flow From External Catchment

Runoff Estimation

Rational method is adopted for estimating the designed run-off

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

Difference in Land Datum = 10.2m –8.4m = 1.8m

L = 76m

Average fall = 2.37m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[76/(2.37^{0.2}\times 2,864^{0.1})]$

t_c = 4.17 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td+b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	1004.5	1112.2	1157.7	1178.6	1167.6
b	17.24	18.86	19.04	18.49	16.76
c	0.644	0.614	0.597	0.582	0.561

i = $1167.6/[4.17+16.76]^{0.561}$

i = 211.0mm/hr

By Rational Method, Q = 0.95× 211.0mm/hr × 278/3600
+0.25× 211.0mm/hr × 2,586/3600

Q = 54l/s = 0.054m³/s

8.1.2 Adequacy of Fencing Gap

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L \times D}{2D+L}$$

L = 104m
D = 0.1m
R = [104×0.1]/[2×0.1+104]
R = 0.10m
n = 0.014 s/m$^{1/3}$
(Table 13 of Stormwater Drainage Manual)
V = $[0.10^{2/3}]\times[0.01^{0.5}]/0.014$
V = 1.54m/sec

Maximum Capacity $Q_{Max} = V \times A$

A = L × D
A = 104 × 0.1
A = 10.4m^2
Q_{Max} = 1.54m/sec × 10.4m^2
Q_{Max} = 15.99m³/sec
15.99m³/sec > 0.054m³/sec
Q_{Max} > Q

The 10cm gapping is more than adequate to receive the overland flow from the external catchment.

9 Conclusion

9.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

9.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

9.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

9.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Appendix I: Chart of the Rapid Design of Channels (Entire site, 450U-Channel, 1:100 Gradient)

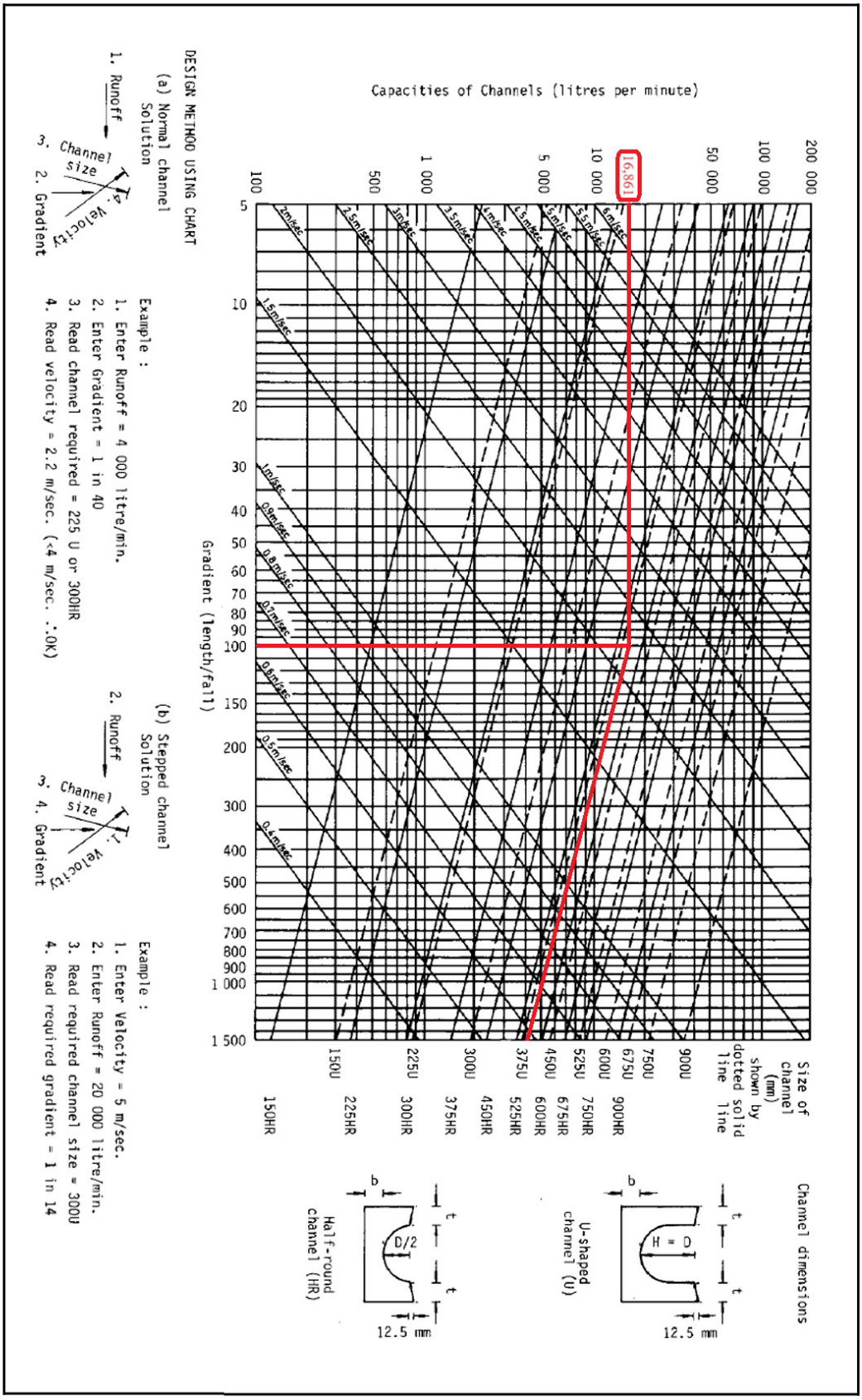


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Appendix II: Chart of the Rapid Design of Channels (Entire site, 450U-Channel, 1:100 Gradient)

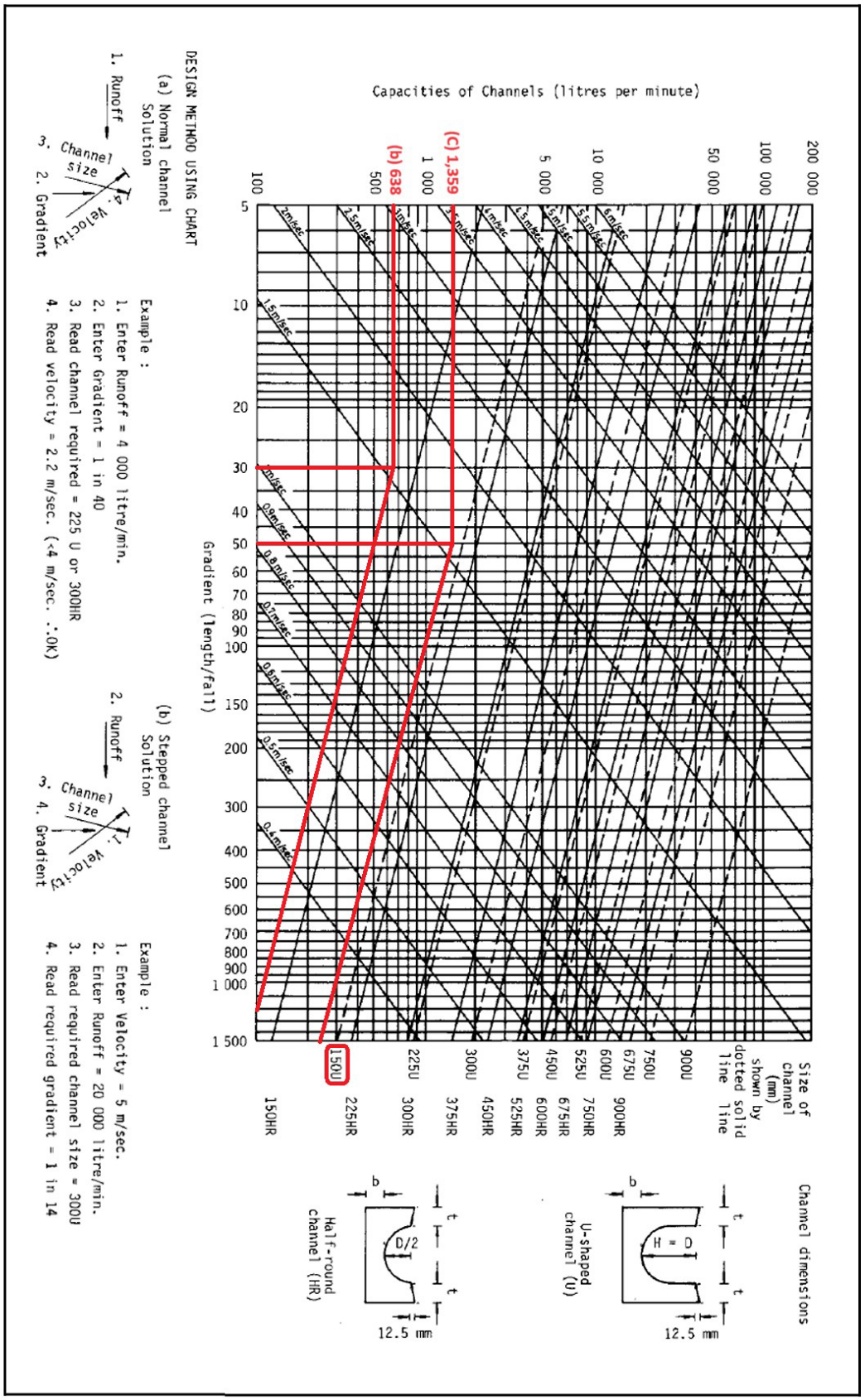


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

	drained into the streamcourse, and there are no overland flow to the site from the east side.
3. Please advise the utilization of the proposed 450mm U-channel and the 450mm pipeline. It is mentioned in Section 3.1 that 450mm surface U-channel in 1:100 gradient is adopted, however, U channel with various gradient is presented in the Figure 3, please review	The drainage proposal has been revised and the we propose to utilize various U-channels, including a) 450mm U-channel in 1:100 gradient, b) 150mm U-channel in 1:30 gradient, c) 150mm U-channel in 1:50 gradient, and a 450mm pipeline as detailed in the revised drainage plan in Figure 4 of the Drainage proposal. Calculations are included in the proposal to demonstrate the adequacy of each section.
4. Section 3.3 refers. Please state the assumptions made under the checking for the streamcourse in the northern side of the development.	We assume the natural streamcourse is a straight, natural stream with weeds and stones, and in fair condition. Please find attached revised drainage proposal with the assumptions made.
5. Please provide the alignment and details of the fencing wall with the openings in the drainage proposal and review the adequacy of 10cm gaping for the passage of overland flow during rainstorm event.	The drainage proposal has been updated to include the alignment and details of the fencing wall with opening, and the calculations showing the adequacy of the 10cm gaping for the passage of overland flow during a 50-year rain.

Figure 1 Site Photo Locations 29/04/2024

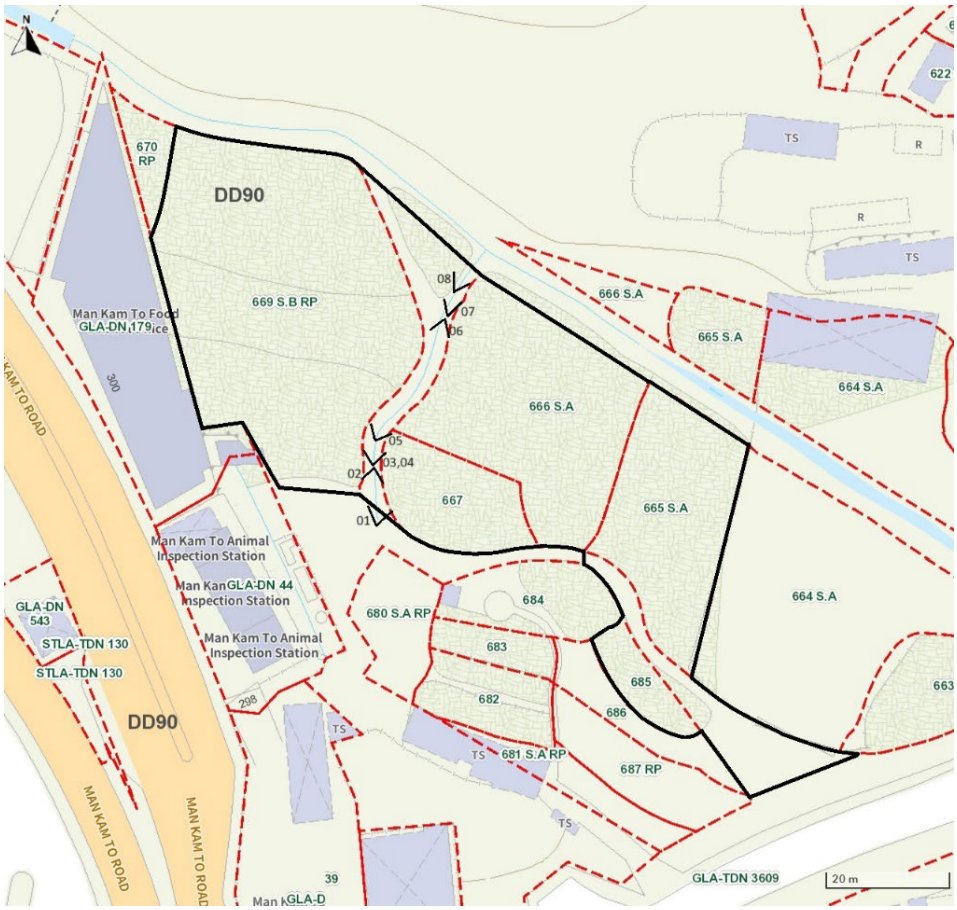


Photo 01

Photo 02

Photo 03

Photo 04

Photo 05

Photo 06

Photo 07

Photo 08

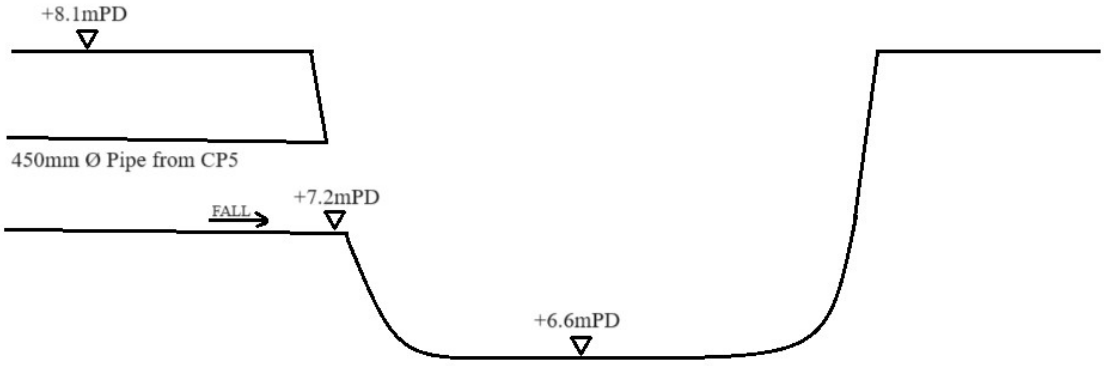
Response to Comments

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE

LOTS 665 S.A., 666 S.A., 667, 669, AND 685 OF D.D. 90, MAN KAM TO, NEW TERRITORIES

Departmental Comments	Applicant's Response
Comments from Drainage Services Department 1. For the stream along the northern boundary of the site, it seems that the cross-section shown in Figure 5 is different from the actual condition as shown in the photos. Please provide a realistic cross-section with invert level and bank levels.	Attached please find revised Page 8 of the drainage proposal with the revised Figure 5. Please also find the revised Figure 5, cross-section with invert level and bank levels, below for ease of reference.

Figure 5



Connection to Existing Stream

Connection Detail

Figure 4: Drainage Plan

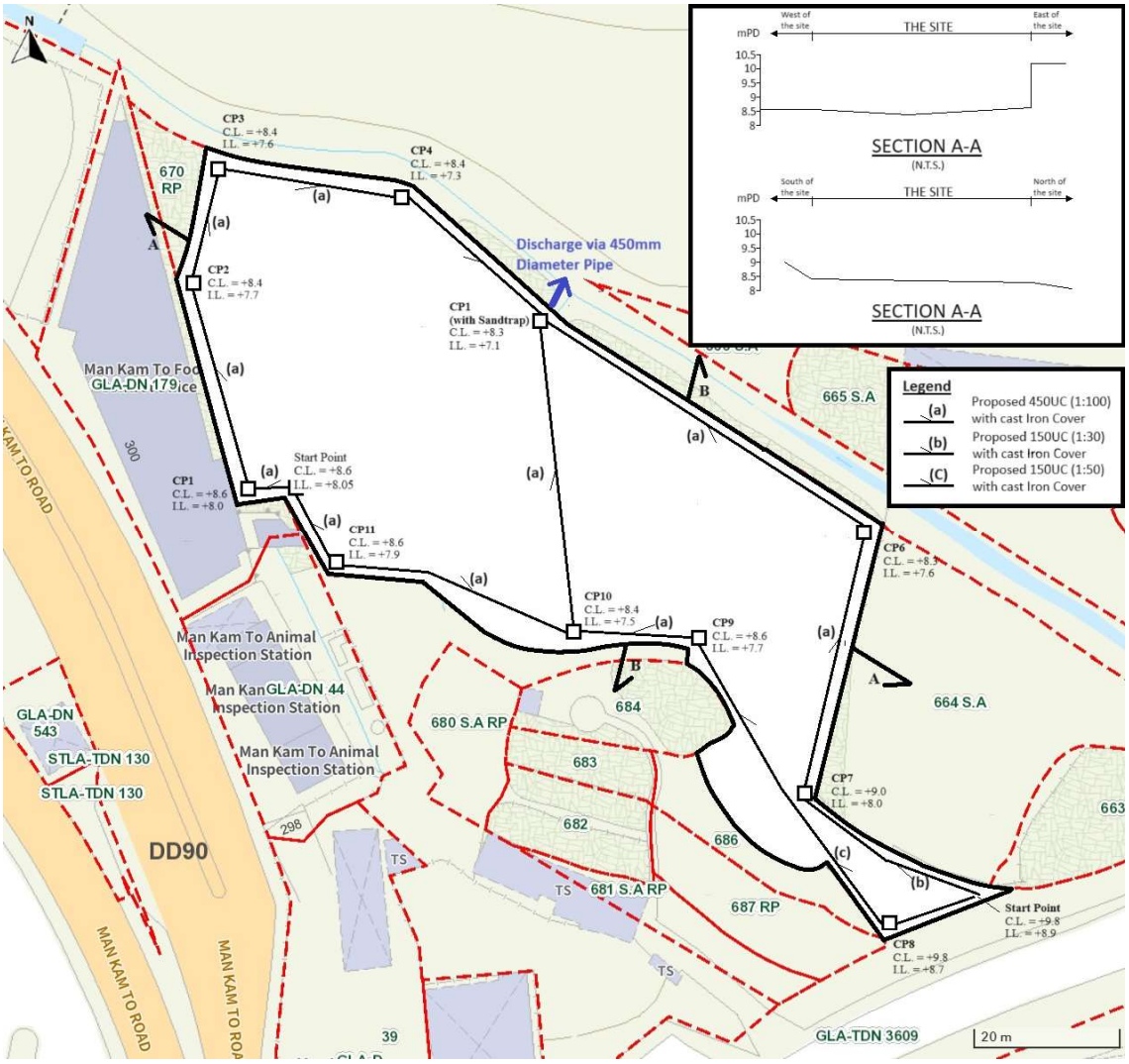
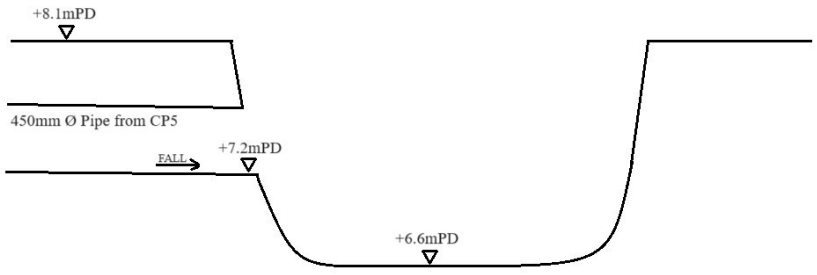


Figure 5 Connection Detail



Connection to Existing Stream

Connection Detail

Response to Comments

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY FOR A PERIOD OF THREE YEARS AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE

LOTS 665 S.A., 666 S.A., 667, 669, AND 685 OF D.D. 90, MAN KAM TO, NEW TERRITORIES

Departmental Comments	Applicant's Response
Comments from Drainage Services Department 1. Please note that Corrigendum No. 1/2024 and Corrigendum No. 2/2024 of the Stormwater Drainage Manual have been promulgated. Please validate if the latest requirements, including the latest storm constants for North District Area, have been adopted.	Noted, please find attached drainage proposal updated with the latest storm constants and requirements.
2. Please provide site measurement record to substantiate on the basic characteristics adopted, such as width and depth, of the existing streamcourse to the north of the application site, and verify the calculation accordingly.	Site measurements were taken again at the discharge point, as shown in below Figure 1.1, on 20/7/2024. The existing streamcourse to the north of the application is 3.1m wide and 0.9m deep. Record photos of the measurements are shown in Figures 1.2 to 1.4. Calculations and diagrams were revised based on the updated measurements.
3. There are two section A-A in the drainage plan, please review.	Figure 4 has been revised to show the two sections correctly.
4. Please advise the future site formation level for reference.	The proposed site formation level of the majority of the will be maintained at +8.3mPD to +8.6mPD, which is less than the elevation levels of the site to the East at +11.2mPD and elevations of the land to the South at +8.6mPD to +9.2mPD. The proposed site formation level of the entrance area, will follow the gradient of the surrounding area from +11.2mPD to +8.4mPD at the site. The proposed site formation level will continue to allow the site to receive overland flow from the surrounding area.

Figure 1.1 Streamcourse Record Location

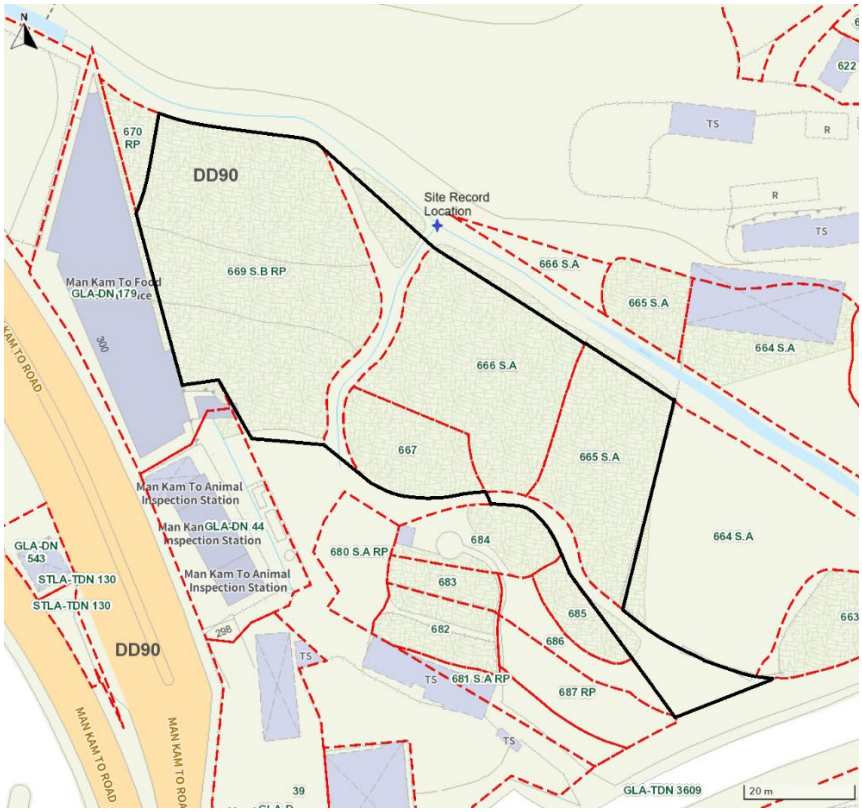


Figure 1.2 Record of Streamcourse Width 1

Figure 1.3 Record of Streamcourse Width 2

Figure 1.4 Record Of Streamcourse Depth

Figure 1.5 Photo of Streamcourse

1. Drainage Proposal

1.1 Site Particulars

1.1.1 The application site is abutting the Man Kam To Food control office, and possesses an area of approximately 4,364m^2.

1.1.2 There is a natural open stream directly to the north of the application site.

1.1.3 The application site is vacant and unpaved

1.1.4 The application site is in close proximity to the Man Kam To Boundary Control Point and a number of open storage yards and warehouse. The land in close proximity is mainly vacant soil land.

1.2 Level and gradient of the subject site & proposed surface channel

1.2.1 The application site is entirely vacant and unpaved. It can be separated into two areas; the western portion has a very gentle gradient sloping from South to North from about +8.6mPD to +8.4mPD, and the central portion which is separated by a steep slope from the western portion, has a very gentle gradient sloping from South to North from about 7.2mPD to 7.0mPD. While the Southern portion has a higher gradient sloping from South to North from +10.2mPD to +7.2mPD.

1.2.2 An area of approximately 4,364m^2 is proposed to be filled and paved. The proposed paved area will have a gradient sloping from Southwest to Northeast from about +8.6mPD to +8.3mPD, spanning the half of the site. In the Eastern portion, the proposed paved area will begin at the entrance at the Southern portion of the site will have a greater gradient sloping from South to North from about +10.2mPD to 8.6mPD and then will have a gentle gradient from +8.6mPD to 8.3mPD. The two portions will converge and meet at the middle of the site.

1.2.3 The proposed site formation level of the majority of the will be maintained at +8.3mPD to +8.6mPD, which is less than the elevation levels of the site to the East at +11.2mPD and elevations of the land to the South at +8.6mPD to +9.2mPD. The proposed site formation level of the entrance area, will follow the gradient of the surrounding area from +11.2mPD to +8.4mPD at the site. The proposed site formation level will continue to allow the site to receive overland flow from the surrounding area.

1.2.4 The proposed surface channel will be constructed following the proposed gradient of 1:100. As demonstrated in the calculation hereunder, 450mm surface U-channel will be capable to drain the surface runoff accrued at the subject site.

1.2.5 Sections at the entrance of the site will be constructed following a 1:30 and 1:50 gradient, as detailed in the drainage plan (Figure 4). As demonstrated in the calculations below, 150mm surface U-channel will be capable to drain the surface runoff at the respective catchment.

1.3 Catchment area of the proposed drainage provision at the subject site.

1.3.1 It is noted that the land to the South of the application site commands a higher level. The land to the East of the application site is occupied by temporary open storage and is completely fenced off, and has no opening to the proposed site, other than the stream course. And the land to the West of the Site is occupied by Man Kam To Food Office Building, which is downstream from the site, and we assume that there will be no overland flow from the East and West of the site. There is an existing open channel to the north of the site. As such, an external catchment is only found to the South of the application site (Figure 1).

1.3.2 The Site currently receives runoff from the external catchment to the South of the site and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the internal and external drainage.

1.3.3 The intercepted stormwater will then be discharged to the existing open streamcourse to the North of the Site via a proposed 450mm diameter underground pipe.

1.3.4 All the proposed drainage facilities, including the section of surface channel proposed in between the subject site to the streamcourse will be provided and maintained at the applicant's own expense. Also, surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

Figure 1: Catchment Area

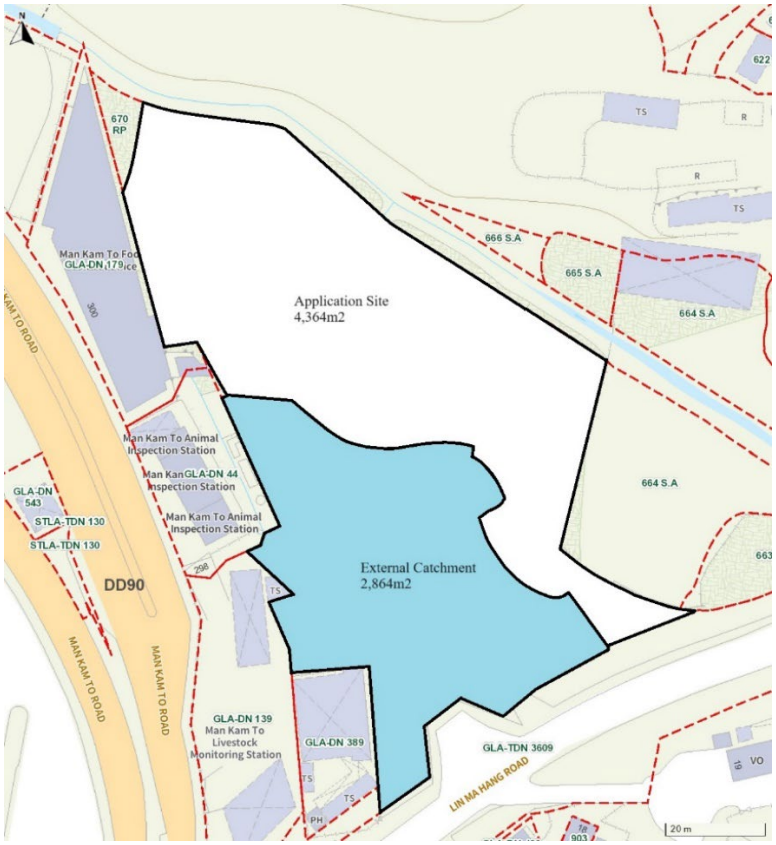
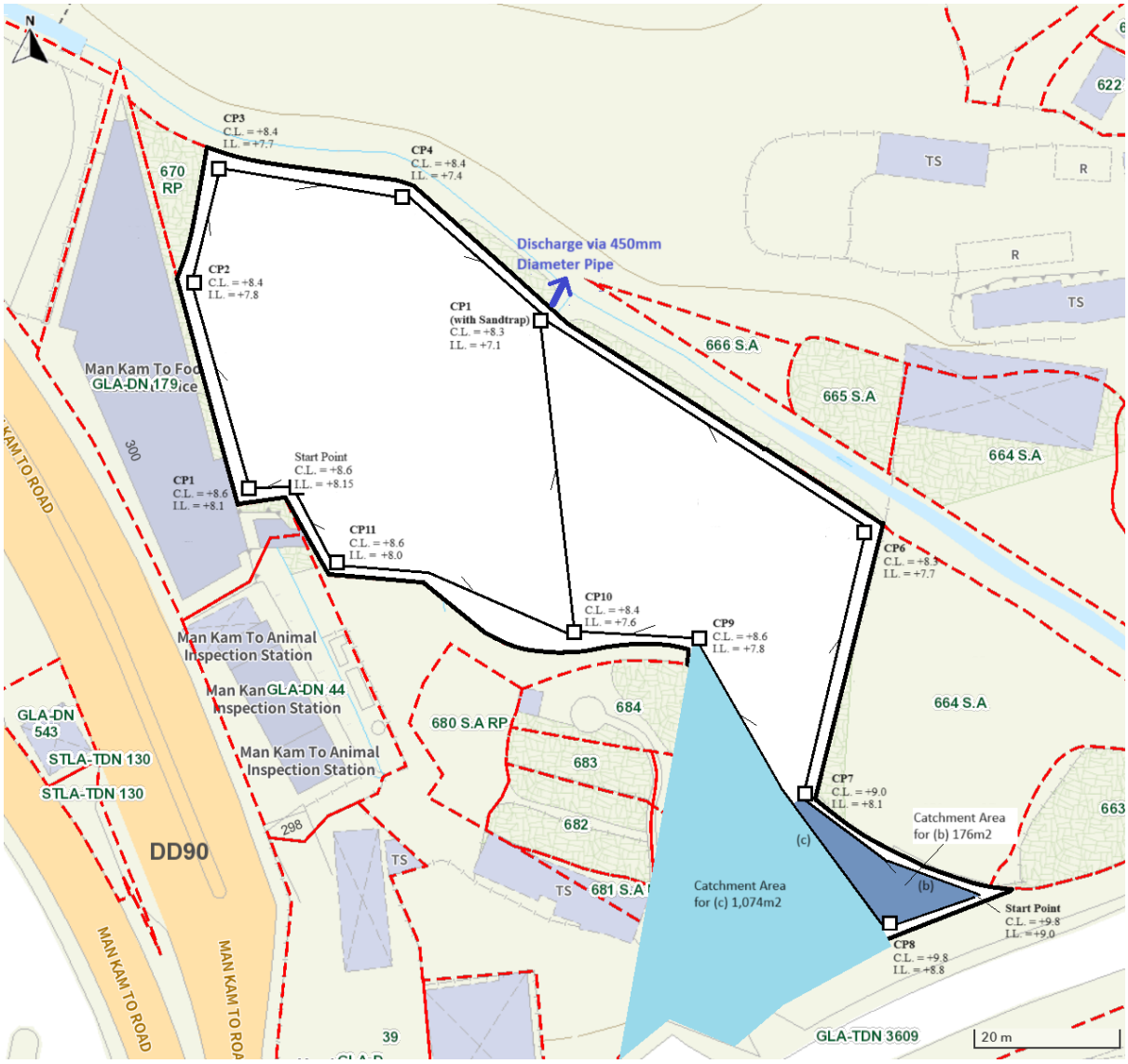


Figure 2: Catchment Area for Section (b) and (c)



1.4 Fencing at the subject site.

1.4.1 Fencing is proposed at the North, West, and Southern border of the Site. The alignment is detailed in Figure 3 below.

1.4.2 There will be no gapping in the fence along the North and West border of the Site to prevent debris and other contamination from falling into the streamcourse to the North of the Site

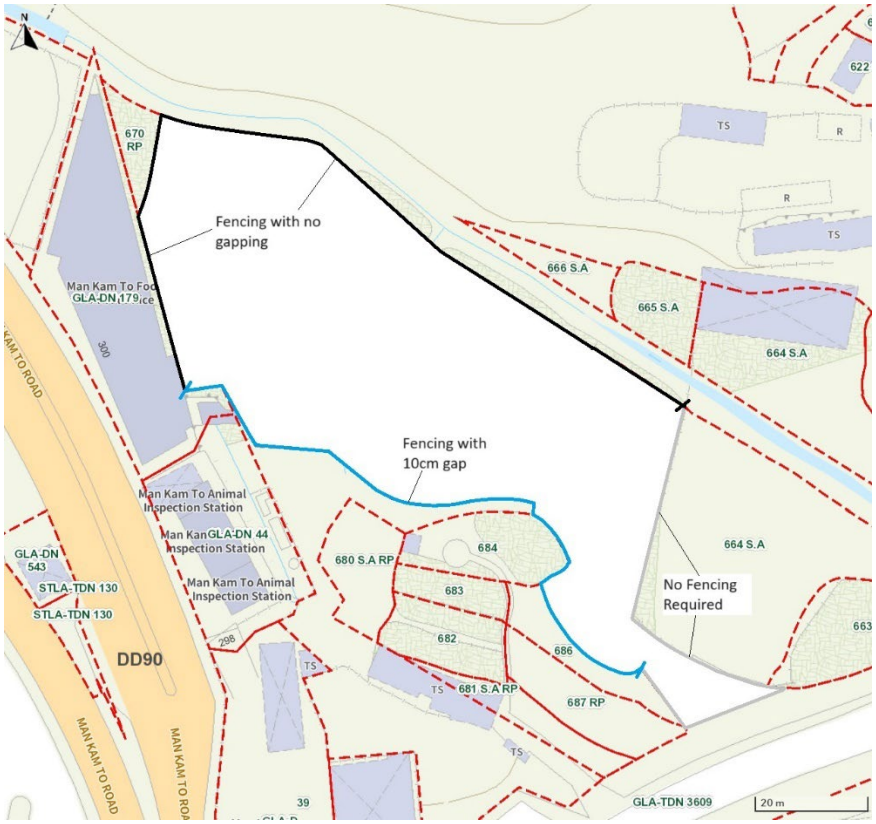
1.4.3 All fencing will be set at least 3m from the natural streamcourse to the North of the Site.

1.4.4 There will be a 10cm gap at the bottom of the fencing at the Southern border of the Site to receive overland flow from the external catchment to the South of the Site.

1.4.5 Subject to the below calculations, it is determined that a 10cm gap is adequate for the overland flow to pass.

1.4.6 The East border of the Site is occupied by another development and it is already fenced, so no additional fencing will be required.

Figure 3: Fencing Location



2 Runoff Estimation

2.1 Proposed Drainage Facilities

2.1.1 Due to the site formation at the entrance, the gradients of section (b) and (c) will be steeper at 1:30 and 1:50 respectively.

2.1.2 Subject to the below calculations, it is determined that 150mm surface U-channel which is made of concrete is adequate for sections (b) and (c) to intercept the storm water from their respective catchment areas.

2.1.3 Subject to the below calculations, it is determined that 450mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site.

2.1.4 The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 5 via a proposed 450mm diameter underground pipe.

2.1.5 The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimations are included below.

3 Drainage Calculation for the proposed Provision of Drainage Facilities at the Application Site

3.1 Runoff Estimation

3.1.1 Rational method is adopted for estimating the designed run-off

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

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Grassland (Heavy Soil)	
Flat	0.13-0.25
Steep	0.25-0.35
Grassland (Sandy Soil)	
Flat	0.05-0.15
Steep	0.15-0.2

Assuming that:

I. The total catchment area is about 7,228m^2, including the area of external catchment of approximately 2,864m^2 and the existing site area of about 4,364 m^2;

II. Approximately 4,642 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum	=	10.2m –8.3m = 1.9m
L	=	118.5m
Average fall	=	1.60m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[118.5/(1.6^{0.2}\times 7{,}228^{0.1})]$
t_c	=	6.414 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

i = $474.6/[6.414+2.90]^{0.371}$

i = 207.4mm/hr

By Rational Method, Q = $0.95\times 207.4mm/hr \times 4,642 /3600$
$+0.25\times 207.4mm/hr \times 2,586/3600$

Q = $290l/s = 0.290m^3/s$ = 17,418 l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Appendix I), 450mm surface U-channel in 1:100 gradient is considered adequate to dissipate all the stormwater accrued by the application site. The intercepted stormwater will then be discharged to the existing natural stream to the north of the application site as shown in Figure 4.

4 Drainage Calculation for section (b) of the proposed Provision of Drainage Facilities at the Application Site

4.1 Runoff Estimation

4.1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

I. The catchment area is about $176m^2$;

II. The entire area of 176 m^2 is proposed to be hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

Difference in Land Datum = 9.8m –9.0m = 0.8m

L = 22m

Average fall = 3.64m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[22/(3.64^{0.2}\times 176^{0.1})]$

t_c = 1.466 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td+b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

$i = 474.6/[1.466+2.90]^{0.371}$

$i = 274.7$mm/hr

By Rational Method, $Q = 0.95 \times 274.7\text{mm/hr} \times 176 / 3600$

$Q = 13\text{l/s} = 0.013\text{m}^3\text{/s} = 766$ l/min

In accordance with the Chart of the Rapid Design of Channels in "Geotechnical Manual for Slopes" (Appendix II), 150mm surface U-channel in 1:30 gradient is considered adequate to dissipate all the stormwater accrued by the catchment area.

5 Drainage Calculation for Section (c) of the proposed Provision of Drainage Facilities at the Application Site

5.1 Runoff Estimation

5.1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

I. The catchment area for section (c) of the proposed drainage facility is about 998m^2;

II. Approximately 272 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.

III. Approximately 726 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum = 10.2m –8.6m = 1.6m

L = 57m

Average fall = 2.81m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) $= 0.14465[L/(H^{0.2} \times A^{0.1})]$

$t_c = 0.14465[57/(2.81^{0.2} \times 998^{0.1})]$

$t_c = 3.362$ minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

$i = 474.6/[3.362+2.90]^{0.371}$

$i = 240.3 mm/hr$

By Rational Method, $Q = 0.95 \times 240.3 mm/hr \times 272 /3600 + 0.25 \times 240.3 mm/hr \times 726/3600$

$Q = 29 l/s = 0.029 m^3/s = 1762 l/min$

In accordance with the Chart of the Rapid Design of Channels in “Geotechnical Manual for Slopes” (Appendix II), 150mm surface U-channel in 1:50 gradient is considered adequate to dissipate all the stormwater accrued by the catchment area.

Figure 4: Drainage Plan

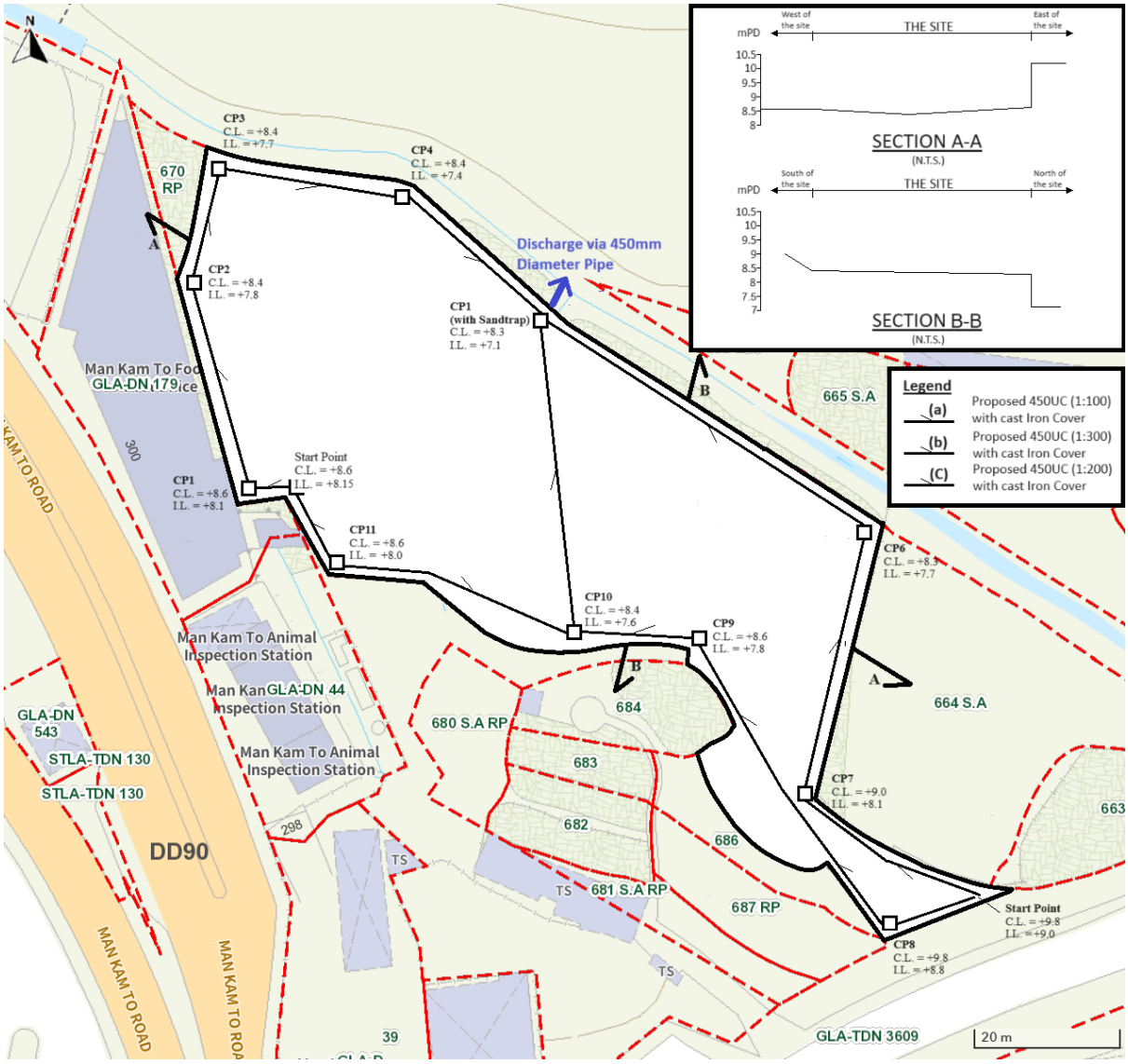


Figure 5 Connection Detail

Connection to Existing Stream

Connection Detail

6 Checking the Capacity of the 450mm Diameter underground pipe

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{\pi r^2}{2\pi r}$$

$$R = \frac{r}{2}$$

Diameter	=	0.45m
r	=	0.45m/2 = 0.225m
R	=	0.225m/2 = 0.1125m
n	=	0.012 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.15^{2/3}]\times[0.01^{0.5}]/0.012$
V	=	1.94m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	πr^2
A	=	$\pi\times 0.225^2$
A	=	$0.159m^2$
Q_{Max}	=	$1.94m/sec \times 0.159m^2$
Q_{Max}	=	$0.309m^3/sec$
$0.309m^3/sec$	>	$0.290m^3/sec$
Q_{Max}	>	Q

A 450mm diameter pipe has sufficient capacity to discharge the runoff estimation from the catchment area

7 Runoff from Upstream Catchment Area

7.1 Runoff Estimation

7.1.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

IV. The Upstream catchment area is about $409,693m^2$; A layout plan of the assumed catchment area is indicated in Figure 6

V. Approximately 11,814 m^2 is asphalt or dirt road, and some concrete areas, and therefore the value of run-off co-efficient (k) is taken as 0.80.

VI. Approximately 397,879 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.

Difference in Land Datum	=	78.2m –7.1m = 71.1m
L	=	764m
Average fall	=	9.31m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) = $0.14465[L/(H^{0.2}\times A^{0.1})]$

t_c = $0.14465[764/(9.31^{0.2}\times 409{,}693^{0.1})]$

t_c = 19.43 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr

td = Duration in minutes (td≤240)

a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

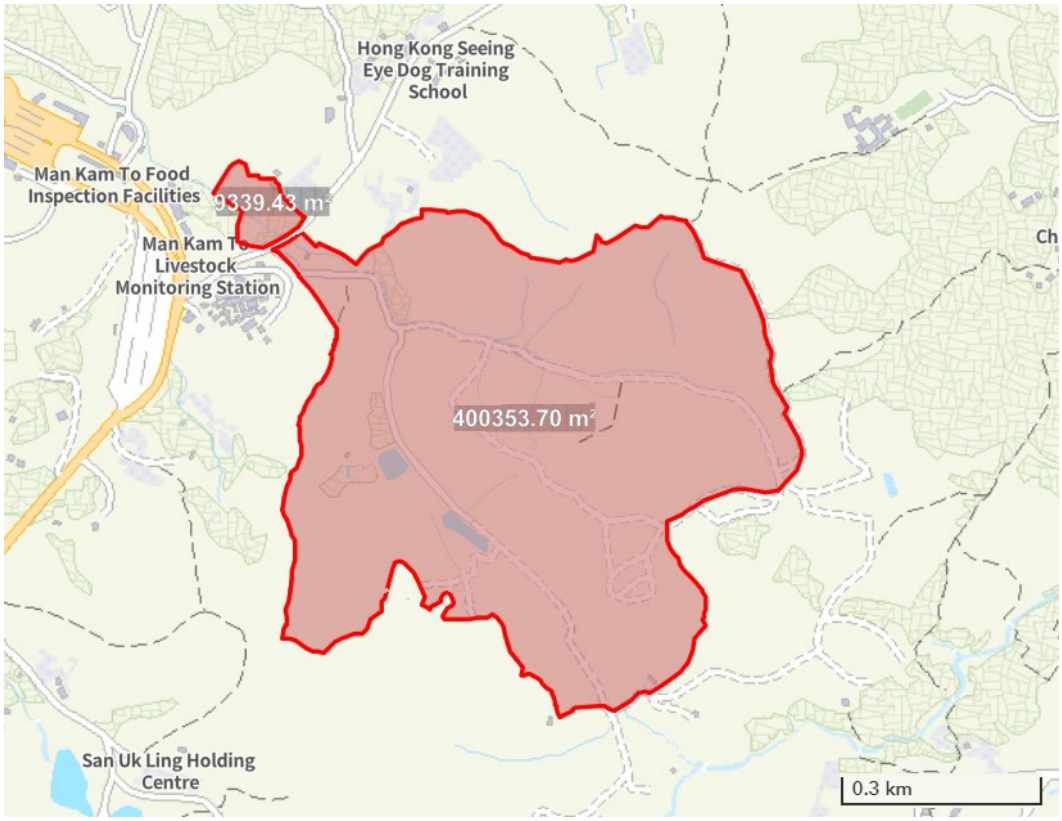
i = $474.6/[19.43+2.90]^{0.371}$

i = 149.9mm/hr

By Rational Method, Q = 0.80× 149.9mm/hr × 11,814 /3600
+0.25× 149.9mm/hr × 397,879/3600

Q = 4,536l/s = $4.536m^3/s$

Figure 6: Upstream Catchment Area



8 Checking the Capacity of the Natural Stream

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L \times D}{2D + L}$$

L = 3.1m
D = 0.9m
R = [3.1×0.9]/[2×0.9+3.1]
R = 0.57m
n = 0.033 s/$m^{1/3}$
(Table 13 of Stormwater Drainage Manual, Assuming straight, Natural stream, with weeds and stones, in good condition)
V = [$0.57^{2/3}$]×[$0.01^{0.5}$]/0.033
V = 2.08m/sec

Maximum Capacity $Q_{Max} = V \times A$

A = L × D
A = 3.1 × 0.9
A = 2.79m^2
Q_{Max} = 2.08m/sec × 2.79m^2
Q_{Max} = 5.81m^3/sec
5.81m^3/sec > 0.290m^3/sec + 4.536 m^3/sec
5.81m^3/sec > 4.83 m^3/sec
Q_{Max} > Q

The existing streamcourse has enough capacity to receive runoff from the upstream catchment as well as the runoff from the proposed development.

9 Checking the Adequacy of Fence Gapping for Overland Flow

Assuming that

i. The area of external catchment of approximately 2,864m^2;
ii. Approximately 278 m^2 is hard paved, and therefore the value of run-off co-efficient (k) is taken as 0.95.
iii. Approximately 2,586 m^2 is unpaved and covered in heavy soil, and therefore the value of run-off co-efficient (k) is taken at 0.25.
iv. As the overland flow is from the external catchment to the South of the site, we assume the overland flow is received along the fencing at the Southern border only, which is about 104m in length (L)
v. We assume the overland flow from the external catchment is widespread.
vi. The gapping in the fencing is set at 10cm (D)
vii. The capacity of the gapping is closest to a concrete lined channel in good condition (n=0.014 s/$m^{1/3}$)

9.1.1 Overland Flow From External Catchment

Runoff Estimation

Rational method is adopted for estimating the designed run-off

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

Difference in Land Datum	=	10.2m –8.4m = 1.8m
L	=	76m
Average fall	=	2.37m in 100m

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c)	=	$0.14465[L/(H^{0.2}\times A^{0.1})]$
t_c	=	$0.14465[76/(2.37^{0.2}\times 2{,}864^{0.1})]$
t_c	=	4.17 minutes

The rainfall intensity *i* is determined by using the Gumbel Solution:

$$i = \frac{a}{(td + b)^c}$$

Where *I* = Extreme mean intensity in mm/hr
td = Duration in minutes (td≤240)
a, b, c = Storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of North District Area

Return Period T(years)	2	5	10	20	50
a	439.1	448.1	454.9	462.3	474.6
b	4.10	3.67	3.44	3.21	2.90
c	0.484	0.437	0.412	0.392	0.371

i	=	$474.6/[4.17+2.90]^{0.371}$
i	=	229.7mm/hr

By Rational Method, Q	=	0.95× 229.7mm/hr × 278/3600 +0.25× 229.7mm/hr × 2,586/3600
Q	=	**58l/s = 0.058m³/s**

9.1.2 Adequacy of Fencing Gap

Manning Equation

$$V = R^{2/3} \times S_f^{0.5}/n$$

$$R = \frac{L \times D}{2D+L}$$

L	=	104m
D	=	0.1m
R	=	[104×0.1]/[2×0.1+104]
R	=	0.10m
n	=	0.014 $s/m^{1/3}$
		(Table 13 of Stormwater Drainage Manual)
V	=	$[0.10^{2/3}]\times[0.01^{0.5}]/0.014$

V	=	1.54m/sec

Maximum Capacity $Q_{Max} = V \times A$

A	=	L × D
A	=	104 × 0.1
A	=	$10.4m^2$
Q_{Max}	=	$1.54m/sec \times 10.4m^2$
Q_{Max}	**=**	**$15.99m^3/sec$**
$15.99m^3/sec$	**>**	**$0.058m^3/sec$**
Q_{Max}	**>**	**Q**

The 10cm gapping is more than adequate to receive the overland flow from the external catchment.

10 Conclusion

10.1 The applicant will be responsible for the construction and ongoing maintenance of the drainage facilities.

10.2 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments.

10.3 Adequate measures are provided at the resources of the applicant to prevent the site from being eroded and flooded

10.4 External catchment is taken into account such that flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.

Appendix I: Chart of the Rapid Design of Channels (Entire site, 450U-Channel, 1:100 Gradient)

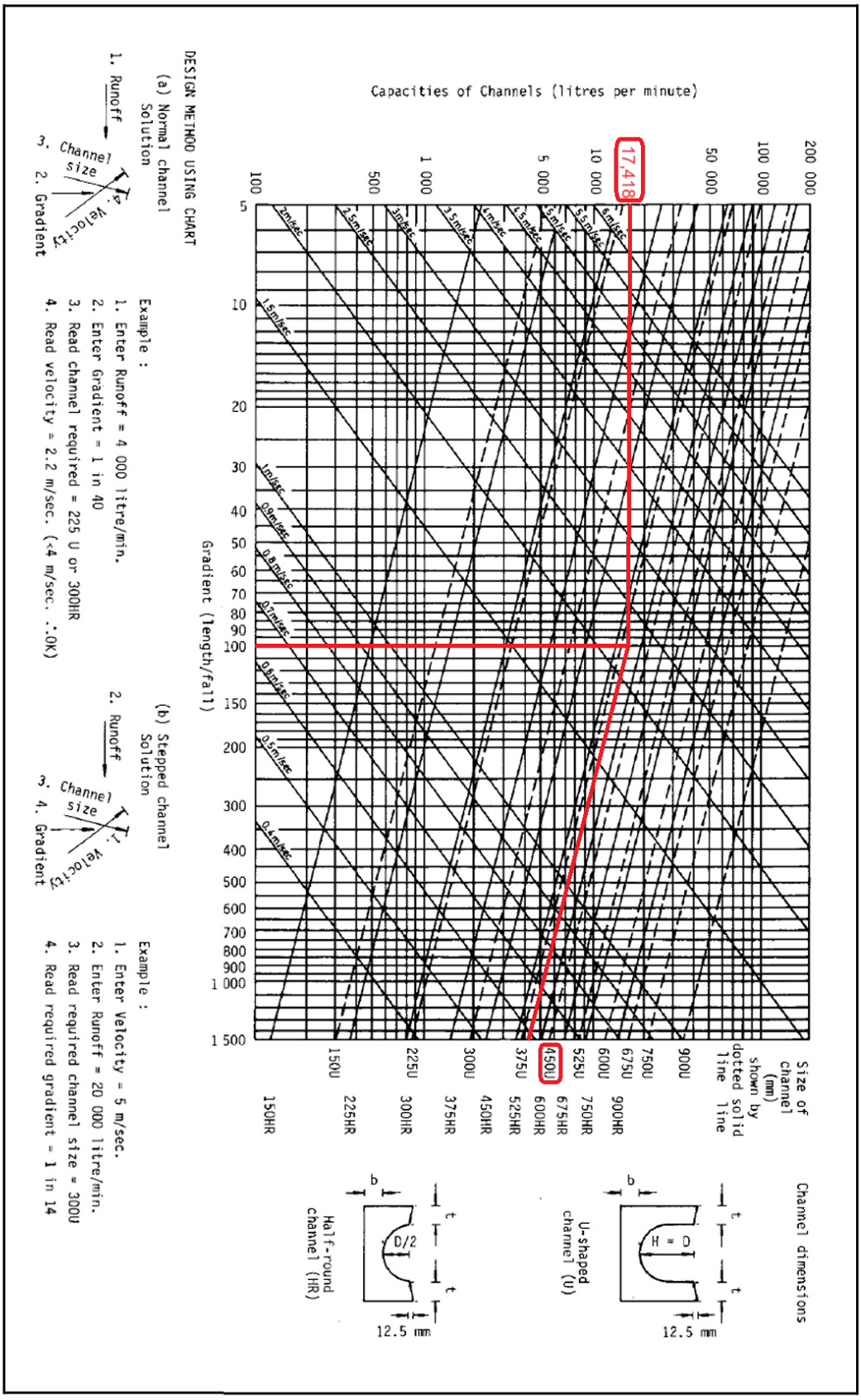


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)

Appendix II: Chart of the Rapid Design of Channels (Catchment Areas b and c)

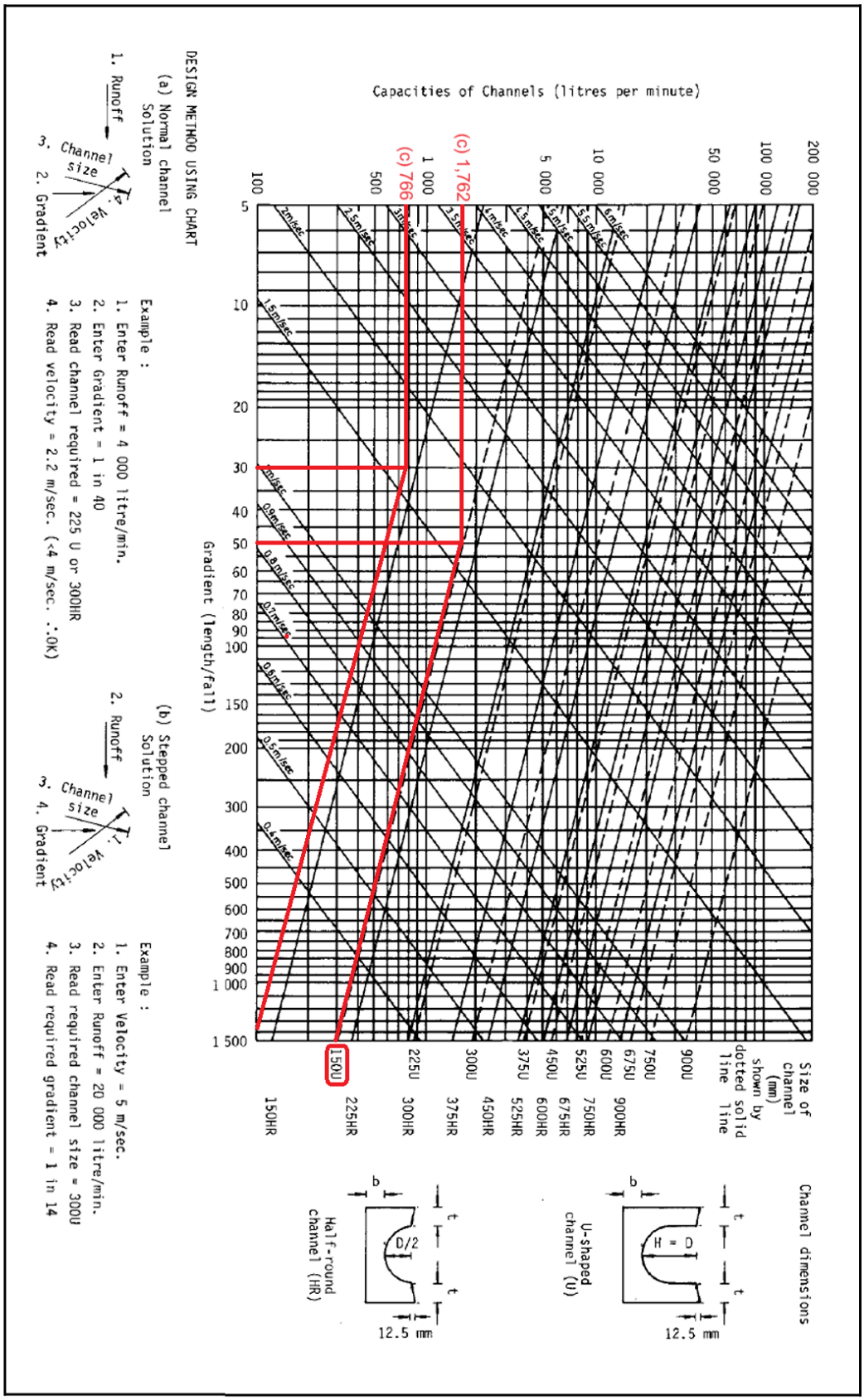
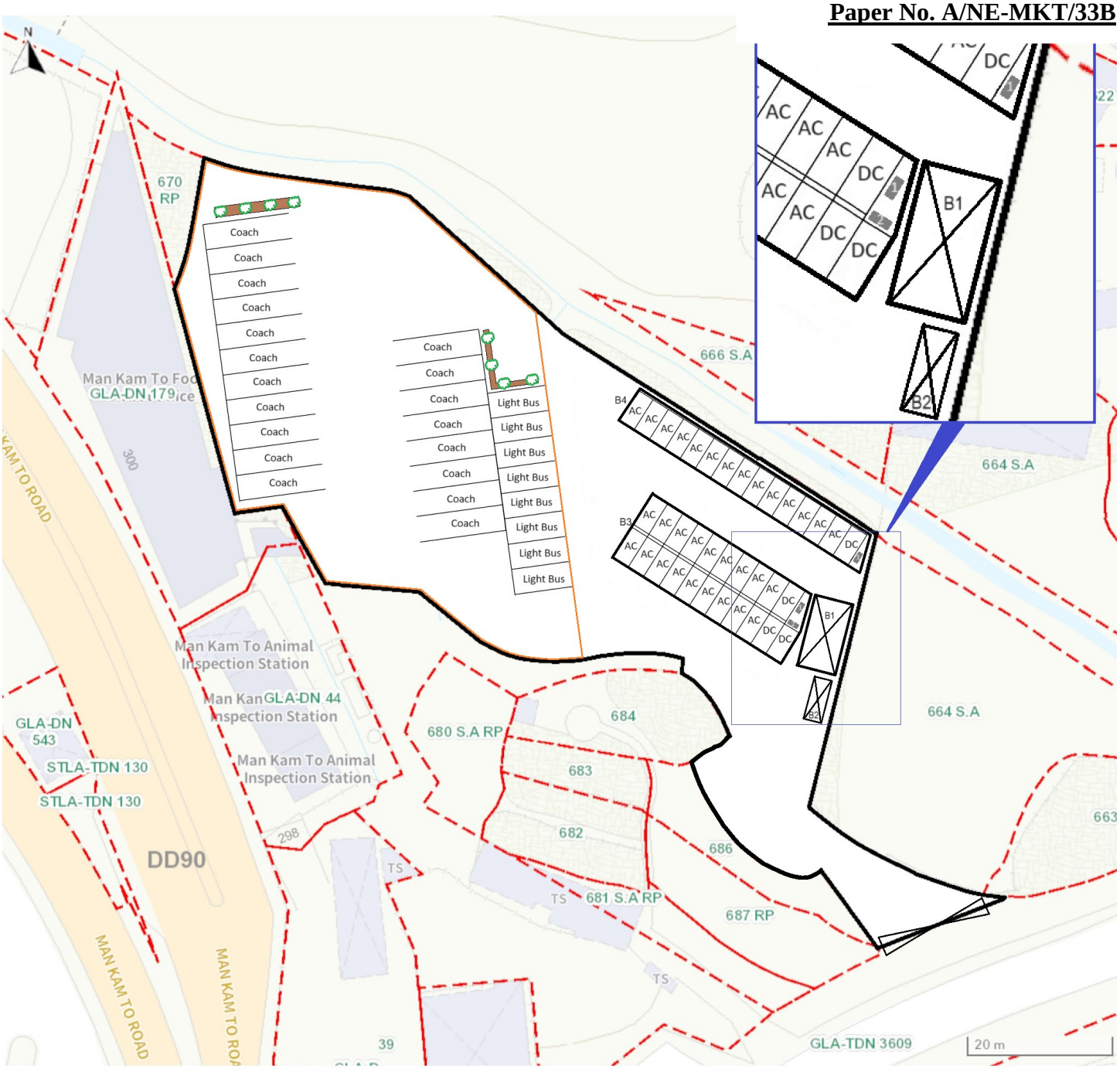


Chart for the Rapid Design of Channels in the Geotechnical Manual for Slopes (Second Edition) (GCO, 1984)



PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE W/ EV CHARGING	: 36
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 8 m (L) x 3.5 m (W)
NO. OF COACH PARKING SPACE	: 19
DIMENSION OF PARKING SPACE	: 12 m (L) x 3.5 m (W)

Structure	Use	Covered Area	GFA	Building Height
B1	Electric Transformer	54 m^2	54 m^2	4m (about)(1-Storey)
B2	Site Office	14 m^2	14 m^2	2.5m (about)(1-Storey)
B3	Covered Parking	284 m^2	284 m^2	3m (about)(1-Storey)
B4	Covered Parking	206 m^2	206 m^2	3m (about)(1-Storey)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PROPOSED TREE
- 1m PLANTING STRIP
- COACH PARKING BY LOCAL OPERATOR

AC	PRIVATE CAR/TAXI PARKING WITH AC CHARGING 7KW
DC	PRIVATE CAR/TAXI PARKING WITH DC CHARGING 100KW
1	CHARGING STATION FOR 1 CAR
2	CHARGING STATION FOR 2 CARS

Notes on Private Car Parking Spaces

- Covered Parking Structures B3 and B4 are open aired structure without walls, or shade structures, and are intended for protecting the charging equipment from the weather such as rain and sun
- Only be two types of chargers are proposed on the site, 7kw Alternating Current (AC) Chargers and 100Kw Direct Current (DC)
- 32 Alternating Current (AC) Chargers are proposed to be provided to 32 parking spaces marked as (AC)
- 3 Direct Current (DC) Chargers are proposed to be provided to 4 parking spaces marked as (DC).
- The Direct Current (DC) Chargers, which are rather bulky, 866 x 2479 x 1050 mm (WxHxD), are to be provided in the open spaces adjacent to the 4 (DC) Parking spaces, as indicated in the site plan. The cable lengths of the guns will be adequate to reach their respective (DC) Parking space.
- There are no physical separations such as gates or fencing between the Eastern Portion and Western portion of the application site. The site will only be managed by on site staff based on the markings on the ground.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- having reviewed the further information submitted by the applicant, he has no further comment on the application from traffic engineering perspective; and
- should the application be approved, approval conditions on implementation of traffic management measures, as proposed by the applicant, to the satisfaction of the C for T or of the Town Planning Board; and the implemented traffic management measures shall be maintained at all times during the planning approval period should be imposed.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- having reviewed the further information submitted by the applicant, he has no further comment on the application from public drainage viewpoint; and
- should the application be approved, approval conditions on provision of drainage facilities to ensure that the proposed use will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site should be properly maintained at all times during the planning approval period should be imposed.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- should the application be approved, the applicant should implement the relevant mitigation measures (including (i) to erect a 2.5m high solid metal fencing with thickness of 5mm to minimize potential nuisance to the surrounding area; (ii) to provide a 3m setback from the watercourse in the northern boundary; and (iii) noise generating activities (such as parking of coaches) will be located away as far as possible from San Uk Ling Village);

- the applicant should follow the requirements in the latest 'Code of Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. Since no sewage treatment facilities are proposed, the applicant is reminded to follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 on 'Drainage Plans subject to Comment by the EPD';

- no particular comment on the proposed filling of land provided that the applicant would strictly comply with all environmental protection/pollution control ordinances, in particular the Water Pollution Control Ordinance and Noise Control Ordinance; and

- no environmental complaint was received for the Site in the past three years.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no in-principle objection under the Buildings Ordinance (BO) to the proposed use on the Site; and

- detailed advisory comments under the BO are appended at **Appendix III**.

7. Project Interface

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed temporary public vehicle park (excluding container vehicle) with ancillary electric vehicle charging facility on a three-year basis and associated filling of land (the proposed use) is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North (NTN) and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of the proposed development area at LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage.

8. Other Departments

The following government departments have no comments on the application:

(a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

(b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

(c) Director of Electrical and Mechanical Services (DEMS); and

(d) Commissioner of Police (C of P).

Recommended Advisory Clauses

(a) to note the comments of the Secretary of Environment and Ecology (SEE) that according to the Chief Executive's 2022 Policy Address, the Government aims to announce a roadmap for the promotion of electric public transport and commercial vehicles by 2025. In addition, there are more electric commercial vehicle (e-CV) models available in the market with long driving range and quick charging capability, which fit the operational modes of e-CVs in Hong Kong. In view of the above, the applicant is highly recommended to consider installing EV chargers for the coach and light bus parking spaces to meet the future EV charging demand for e-CVs;

(b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

  (i) it is noted that the planning proposal including four structures for electric transformer, site office and covered parking use and ancillary electric vehicle (EV)-charging facility will be erected on Site. Subject to the more details to be submitted by the applicant, the proposed charging facility and its ancillary facilities (if any) are also accountable for built-over area for Short Term Waiver (STW) application;

  (ii) the lot owners shall apply to her office for a STW and Short Term Tenancy (STT) to permit the structures to be erected within the private lots and the occupation of GL. The application for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered; and

  (iii) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

(c) to note the comments of the Director of Environmental Protection (DEP) that

  (i) the applicant should properly implement relevant environmental mitigation measures and follow the requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'. Since no sewage treatment facilities are proposed, the applicant is reminded to follow the requirements of EPD's Practice Note for Professional Person PN 1/23 on 'Drainage Plans subject to Comment by the EPD'; and

  (ii) no particular comment on the proposed filling of land provided that the applicant would strictly comply with all environmental protection/pollution control ordinances, in particular the Water Pollution Control Ordinance and Noise Control Ordinance;

(d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the application site (the Site) is not maintained by this office;

(e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should note that:

(i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

(ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Since electric vehicle charging station is involved, the requirement of Fireman's Emergency Switch (**Attachment I**) is appended for reference;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;

(g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are unauthorized building works (UBWs). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

(ii) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;

(iii) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);

(iv) the Site shall be provided with means of obtaining access thereto from a street under regulation 5 of the B(P)R and emergency vehicular access shall be provided under regulation 41D of the B(P)R;

(v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;

(vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

(vii) to draw the applicant's attention to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and

(ix) formal submission under the BO is required for any proposed new works, including any

temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage; and

(h) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that subject to the land use planning in the Planning and Engineering Study, the proposed use may need to be vacated for the site formation works.

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.

2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.

3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.

4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.

5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-MKT/33

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

茲有關浩龍實業管理有限公司申請在新界文錦渡蓮麻坑路 DD 90 LOT 665A 666A 667、669B 及685 和毗連政府土地填土以建臨時公眾停車場，本人為新屋嶺之原居民村代表及本村所有之居民現提出強烈反對，理由如下：

(1) DD 90 LOT 665A, 667 係村long裕勝祖之祖堂地本人為該物業之可理人，並沒有將該土地租與任何人，更不容許任何人私自將該等私人土地改變用途

(2) 填土阻塞河道，之前在 DD 90 664 地段私自堆填引致河道收窄令到上游兩地及附近房屋水浸，村民損失慘重(已報警)至今仍未處理完善若貴處容許該等土地填土建臨時停車場將會加重水患之風險

「提意見人」姓名／名稱 Name of person/company making this comment 張伙泰(新屋嶺村村代表)

簽署 Signature _____ 日期 Date 15-02-2024

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-MKT/33

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我等乃住於新界文錦渡蓮麻坑路 D.D.90. LOT 665A. 666A. 667. 669B及685地段附近之村民，現联名反对有某公司在上述地段申請填土及建臨时停车場。理由如下：

2023年有人在DD90. LOT 664地段私自填土用作露天貨場引致原有河道收窄及淤塞、結果年尾一場洪雨令上游及附近農田房屋淹浸。雖未造成人命傷亡，但令到我們損失慘重。此情此境現今還歷歷在目，所以遇有下雨，我們都提心吊胆。現某公司又想在D.D.90 LOT 664地段附近填土(即申請地段)作臨时停车場將會加深水患，所以我們联名誓死反对。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature 張玉明　　日期 Date 20-2-2024

顧美珍 張育文 張詠陶
張玉歡 張玉來 張詩敏
付巧芳 張嘉文 張玉鳳
張海成 張明謙 張明慈
黃文霞

1 /1 # 20-02-24:10:38

4

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-MKT/33

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

本人及家人同住新界文錦渡蓮麻坑路 DD.90 LOT 665A, 666A, 667, 669B 及 668 地段附近之村民，現反對有某公司在上述地段申請填土及興建臨時停車場，由於此地段之村民大部份已年老，有些近百歲，在 202x年有人在 DD.90 LOT 664 地段私自填土淤塞渠道用作商業用途，政府又隻眼開隻眼閉，引致原有河道淤塞，未加理會，上年傾盆大雨，河道未能去水，引致所有村民房屋淹未，報警求助，救護人員亦徒勞無功，唯有等雨水消退，才得以保平安，但已損失慘重，政府亦未有出援手，村民唯有自己知，天災無可避，人為可停手，事過境遷後，某公司又再申請害村民，而貴處亦表示歡迎之態，敬希貴處慎重考慮，停止申請，救回一班老村民性命，不要唯利事圖，官商拖手，最後祝貴處工作愉快之餘都能令村民安居樂業，不要令一班老村民長期受住聲音，天災，人為之苦，謝謝！

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature 日期 Date 20.2.2024

5

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

A/NE-MKT/33 DD 90 Lin Ma Hang Road
27/02/2024 01:58

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/NE-MKT/33

Lots 665 S.A (Part), 666 S.A (Part), 667, 669 S.B RP and 685 in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Man Kam To

Site area: About 4,364sq.m including 555sq.m Government Land

Zoning: "Agriculture"

Applied use: 63 Vehicle Parking / **Filling of Land**

Dear TPB Members,

28 withdrawn. Back with a larger site and the more ease option of a vehicle park.

Previous objections applicable and upheld.

If there is a need for parking to support the Man Kam To Crossing then the officials who planned the facility should be charged with negligence in office for constructing a public amenity that is already not capable of coping with the volume of traffic.

That the opening up of the Closed Area is resulting in it being converted into one big, disorderly and polluting brownfield is indicative of the failure of the administration to properly manage the territory's scarce land.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

KFBG's comments on four planning applications
27/02/2024 16:38

From:
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

4 attachments

240227 s16 HLH 73.pdf 240227 s16 MKT 33.pdf 240227 s16 TKL 731.pdf 240227 s16 TKL 746.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

27th February, 2024. **By email only**

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land
(A/NE-MKT/33)

1. We refer to the captioned.

2. There is a rejected application adjacent to the current application site (i.e., A/NE-MKT/25; Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years); the reasons to reject A/NE-MKT/25 are shown below:

(a) the development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the development does not comply with Town Planning Board Guidelines PG-No. 13G for "Application for Open Storage and Port Back-up Uses" in that no previous approval has been granted to the site and there are adverse departmental comments and local objections; and

(c) the applicant fails to demonstrate in the submission that the development would not

generate adverse traffic, drainage and environmental impacts on the surrounding areas.

3. The proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

FI 2 8

致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-MKT/33

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

我等乃住於新界文錦渡蓮麻坑路D.D.90 LOT 665A、666A、667、669B及685地段附近之村民，現联名反对有某公司在上述地段申請填土及建臨时停車場，理由如下：

2023年有人在DD90-LOT 664地段私自填土用作露天貨場，引致原有河道收窄及淤塞，结果年尾一場洪雨將上游及附近農田房屋淹浸，雖未造成人命傷亡，但令到我们損失慘重，此情此境現今還歷歷在目，所以遇有下雨，我们都提心吊胆。現某公司又想在D.D.90 LOT 664地段毗鄰附近填土（則申請地段）作臨时停車場將会加深水患，所以我们联名誓死反对。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature 張玉明　　日期 Date 20-5-2024

顧美玲 張有广 [illegible]
張玉歡 [illegible] [illegible]
付巧芳 張嘉文 張玉鳳
張瑞成 張明謙 張明慧
黃文霞 黃紀元 黃劍開
黃劍偉 鄭任 蔡秀琼
杜貴有 杜毅安
杜貞 杜毅輝

茲有關有某公司向貴署申請在新界文錦渡麻坑路 9
DD90, LOT 665A部份 666A部分667.669 SBRP 運改作土地（貴署檔號
A/NE-MKT/_33）用作臨時公共停車場及電動汽車充電設施事
本人等皆住在上述土地附近及上游住户，必受其填土工程
阻塞渠道影響出現水浸，生命財產受到威脅，故現特
此聯名反對。

反對人簽署：鄭楚瑜
鄭運光
劉靜
劉元虎
童慶華

聯絡人：鄭運光
電話：

此致 城市規劃委員會

21-5-2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy FI 2 10

From:
Sent: 2024-05-31 星期五 18:05:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 240531 s16 TT 650.pdf; 240531 s16 MKT 33.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

31st May, 2024. **By email only**

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land
(A/NE-MKT/33)

1. We refer to the captioned.

2. There is a rejected application adjacent to the current application site (i.e., A/NE-MKT/25; Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years); the reasons to reject A/NE-MKT/25 are shown below:

(a) the development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the development does not comply with Town Planning Board Guidelines PG-No. 13G for "Application for Open Storage and Port Back-up Uses" in that no previous approval has been granted to the site and there are adverse departmental comments and local objections; and

(c) the applicant fails to demonstrate in the submission that the development would not

generate adverse traffic, drainage and environmental impacts on the surrounding areas.

3. The proposed use is unlikely to be in line with the planning intention of the Agriculture zone and we urge the Board to reject this application.

4. Also, we urge the Board to investigate with relevant authorities as to whether the site is involved in any unauthorised (land use or planning) activities/ ongoing (land use or planning) enforcement case first before making a decision.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/33

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志豪

簽署 Signature _____ 日期 Date 15 FEB 2024

FL 2 7

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/33 Received on 30/04/2024

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature _____ 日期 Date 2024.5.17