此文件在 2024年 2月 27日 收到，城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 27 FEB 2024.
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。***

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof　請夾附證明文件

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

Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient　如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box　請在適當的方格內上加上「✔」號

2400384 6/2 By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/155
	Date Received 收到日期	27 FEB 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。

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1. Name of Applicant 申請人姓名/名稱

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

LEUNG Wo Ping
梁和平

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot Nos. 537(Part), 538(Part), 540s.A(Part) and 541s.A(Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, 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 ..... 219 .....sq.m 平方米☑About 約 ☐Gross floor area 總樓面面積..... NA .....sq.m 平方米☐About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f)	Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"[#&] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#&] (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"[# &] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#&] (請夾附業權證明文件)。

☑ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

☐ has notified ..... "current land owner(s)"[#]
已通知 ..... 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

☑ posted notice in a prominent position on or near application site/premises on
19/01/2024 (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 19/01/2024 (DD/MM/YYYY)[&]
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Private Vehicle Park (Private Cars) (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	..... 219 .....sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	..... 0 .....sq.m ☐About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 0 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	.....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)

.....
.....
.....
.....

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	8
Motorcycle Parking Spaces 電單車車位	-
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	-
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	-
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	-
Others (Please Specify) 其他 (請列明)	

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

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

Proposed operating hours 擬議營運時間
24 hours daily (including Sundays and public holidays)

(d)	Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sai Sha Road via a local track ☐ 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 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☑

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

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

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

7. Justifications 理由

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

Refer to Planning Statement at Appendix I

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

Lau Tak Francis ..... Planning Manager .....

Name in Block Letters 姓名（請以正楷填寫） Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☑ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 ..... MRTPI, FRICS, RPS(GP)

on behalf of 代表 Goldrich Planners and Surveyors Limited .....

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

Date 日期 05/02/2024 ..... (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	Lot Nos. 537(Part), 538(Part), 540s.A(Part) and 541s.A(Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories
Site area 地盤面積	219 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
Zoning 地帶	"Village Type Development" ("V")
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	Proposed Temporary Private Vehicle Park (Private Cars)

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		
		Non-domestic 非住用	0	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
			Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		% ☐ 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		8
		Private Car Parking Spaces 私家車車位		8
		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) _____ _____		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
		Taxi Spaces 的士車位		-
		Coach Spaces 旅遊巴車位		-
		Light Goods Vehicle Spaces 輕型貨車車位		-
		Medium Goods Vehicle Spaces 中型貨車位		-
		Heavy Goods Vehicle Spaces 重型貨車車位		-
		Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan & Lot Index 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）	☐	☐

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。

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司
Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室
Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site is on Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories.
2. The site area is about 219 m^2. No Government Land is involved.
3. The application site falls within an area zoned "Village Type Development" ("V") on the Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11.
4. The applied use is 'Proposed Temporary Private Vehicle Park (Private Cars)' for a period of 3 years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. 8 nos. of parking spaces for private cars are proposed at the Site for residents' use.
6. Operation hours are 24-hour daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development can cater for the huge demand of parking spaces for village residents and reduce roadside illegal parking.

行政摘要

1. 申請地點位於新界西貢北約馬牯纜村丈量約份第 218 約地段第 537 號（部份）、第 538 號（部份）、第 540 號 A 分段（部份）及第 541 號 A 分段（部份）。
2. 申請地點的面積為大約 219 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《十四鄉分區計劃大綱核准圖編號 S/NE-SSH/11》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時私人停車場（私家車）」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 8 個供村民使用的私家車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展能滿足村民對車位的重大需求，並可減少路邊違例泊車情況。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Mr. LEUNG Wo Ping, the Indigenous Inhabitant Representative of Ma Kwu Lam Village ("the Applicant") in support of the planning application for 'Proposed Temporary Private Vehicle Park (Private Cars)' for a period of 3 years ("the Proposed Development") at Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories ("the Site") under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories. The Site is accessible from Sai Sha Road via a local track.

3. The site area is about 219 m^2. No Government Land is involved.

Planning Context

4. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Shap Sz Heung Outline Zoning Plan (the "OZP") No. S/NE-SSH/11.

5. The planning intention of the "V" zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

6. Temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.

7. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "V" zone.

Development Parameters

8. The private vehicle park serves to meet the parking demand of villagers. Only registered car owners are allowed to park at the Site. 8 nos. of parking spaces for private cars are proposed at the Site (**Plan 3**).

9. Operation hours are 24 hours daily, including Sundays and public holidays.

10. The Site was paved with concrete (existing ground level at +17.8 mPD) for the provision of solid ground. There is no land filling restriction within the "V" zone on the OZP.

Similar Applications

11. 3 similar applications for 'Private Vehicle Park' use were approved by the Rural and New Town Planning Committee ("the Committee") within the "V" zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/NE-SSH/134	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and LGVs) for a Period of 3 Years	10.7.2020
A/NE-SSH/135	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and LGVs) for a Period of 3 Years	10.7.2020
A/NE-SSH/141	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and LGVs) for a Period of 3 Years	15.10.2021

12. The similar applications were approved by the Committee on considerations that temporary approval would not frustrate the long-term planning intention of the "V" zone; the site was hard-paved and the applied use was not incompatible with surrounding environment; and no adverse departmental comments from relevant government departments.

13. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

14. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses mainly comprising village houses and vacant lands. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

15. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	**Generations**	**Attractions**	**Generations**
07:00 – 08:00	0	0	0	0
08:00 – 09:00	0	2	0	0
09:00 – 10:00	0	1	0	0
10:00 – 11:00	0	1	0	2
11:00 – 12:00	0	1	0	2
12:00 – 13:00	0	1	0	1
13:00 – 14:00	0	0	0	1
14:00 – 15:00	0	0	1	1
15:00 – 16:00	0	0	1	0
16:00 – 17:00	2	0	1	0
17:00 – 18:00	1	0	1	1
18:00 – 19:00	1	0	0	0
19:00 – 20:00	1	0	0	0
20:00 – 21:00	1	0	2	0
21:00 – 07:00	0	0	2	0
Total Trips	**6**	**6**	**8**	**8**

16. In view of the low trip attraction and generation rates, the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road networks.

17. Neither vehicles without valid licences issued under the Road Traffic Ordinance nor vehicles exceeding 5.5 tonnes, including medium/heavy goods vehicles and container trailers/tractors, are allowed to park, stall, enter or exit the Site.

18. No car beauty services, vehicle repairing, dismantling or other workshop activities will be carried out at the Site.

Drainage

19. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by relevant authorities.

Fire Safety

20. A layout plan incorporated with fire service installations (FSIs) will be submitted upon the request of the Director of Fire Services after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSIs once the proposal is accepted.

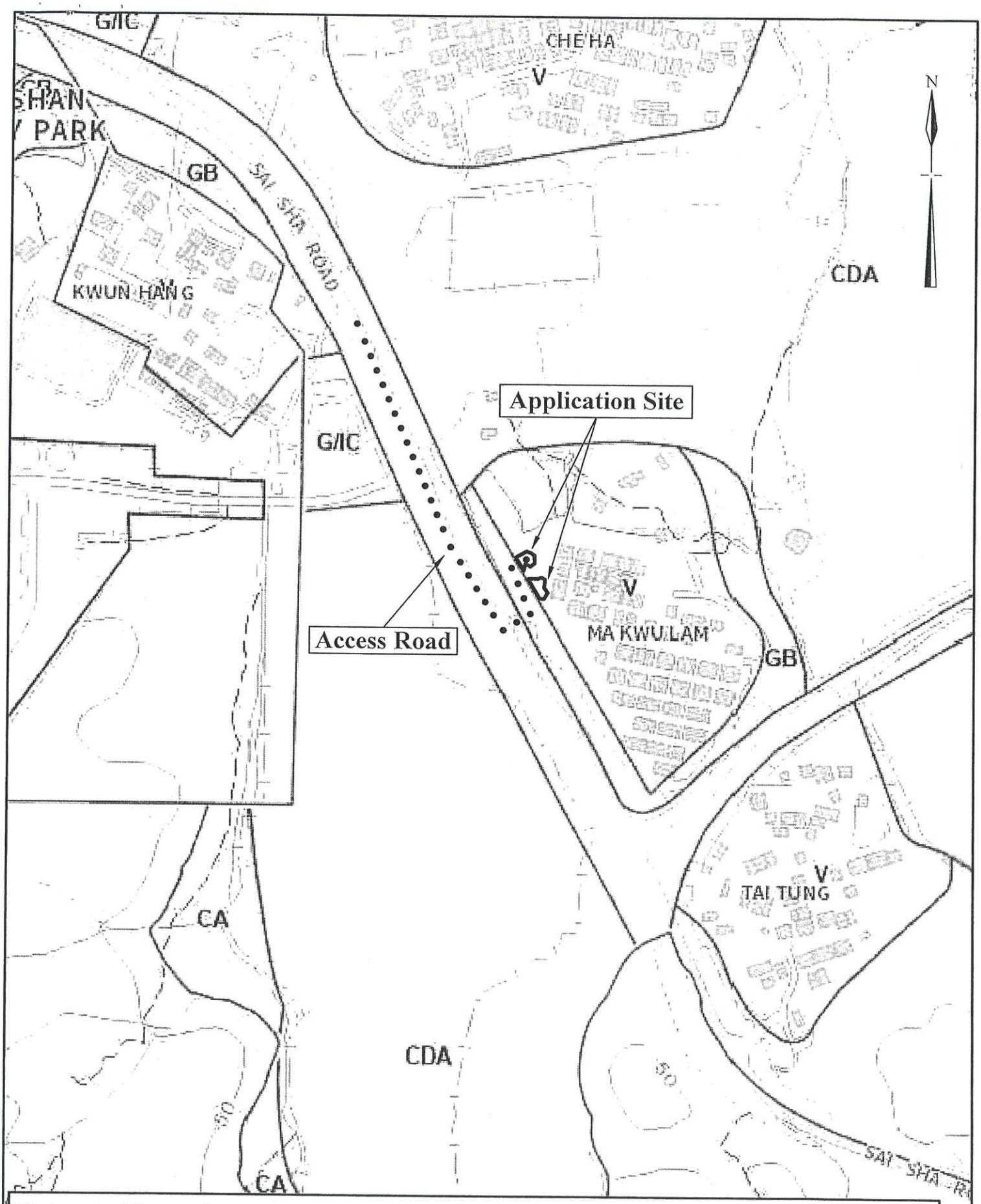
Environment

21. The Applicant will follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

Planning Gain

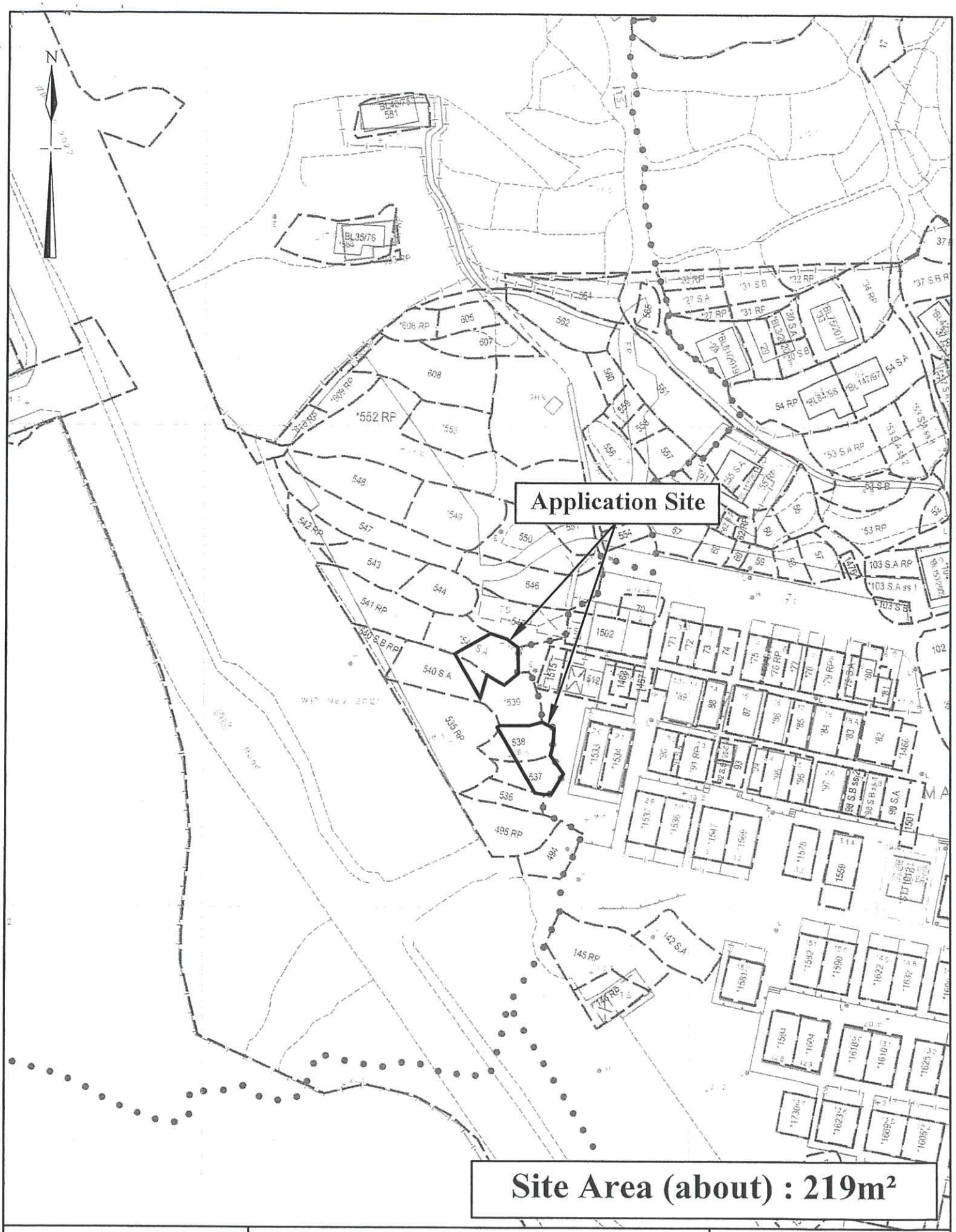
22. The Proposed Development can cater for the huge demand of parking spaces for village residents in the vicinity and reduce roadside illegal parking.

- END -

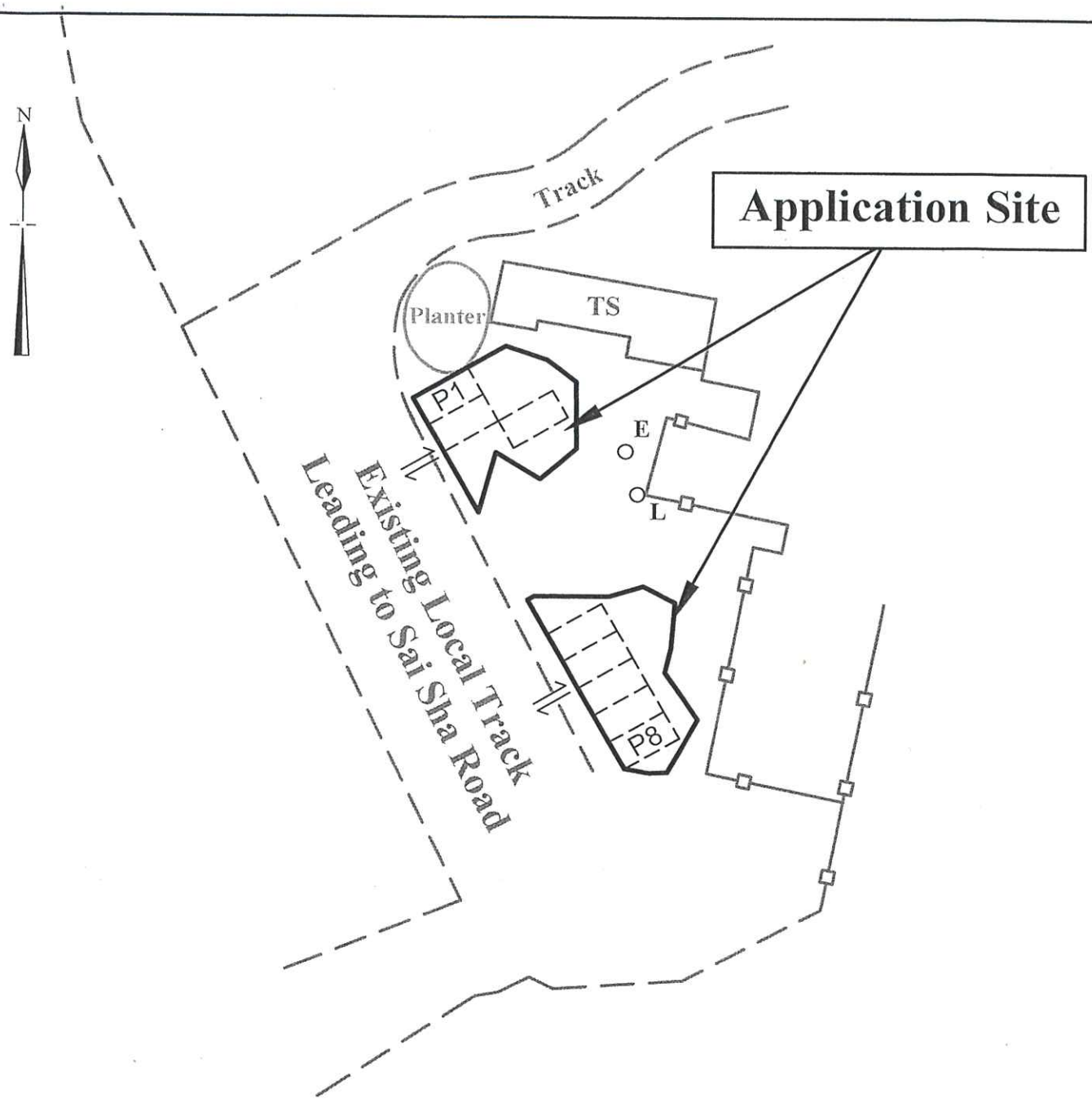


Extracted from Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11

N.T.S	**Location Plan**	Goldrich Planners & Surveyors Ltd.
January 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 1 (P 23055B)



1:1000	**Lot Index Plan**	**Goldrich Planners & Surveyors Ltd.**
January 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	**Plan 2** **(P 23055B)**



Legend

Existing Fencing

[P] Parking space for private cars (5m (L) x 2.5m (W))

Site Area (about) : 219m²

1:500	Layout Plan	Goldrich Planners & Surveyors Ltd.
January 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 3 (P 23055B)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155&156 Our Ref.: P23055/TL24167 8 April 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories (Application No. A/NE-SSH/155)

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 543 (Part), 544 (Part), 546 (Part), 547 (Part), 548 (Part), 549, 550 (Part), 551 (Part), 552 RP (Part), 553, 603 S.A RP, 605 (Part), 606 RP, 607 (Part), 608 (Part), 609 RP and 610 RP (Part) in D.D. 218 and Adjoining Government Land, Ma Kwu Lam Village, Sai Kung North, New Territories (Application No. A/NE-SSH/156)

We write to submit FI in response to departmental comments conveyed by the Planning Department (Contact person: Mr. John AUSTIN, Tel.: 2158 6037) via e-mail dated 28.3.2024 for the captioned applications.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis LAU
Encl.

c.c.
DPO/STN, PlanD (Attn.: Mr. John AUSTIN) *By E-mail only*

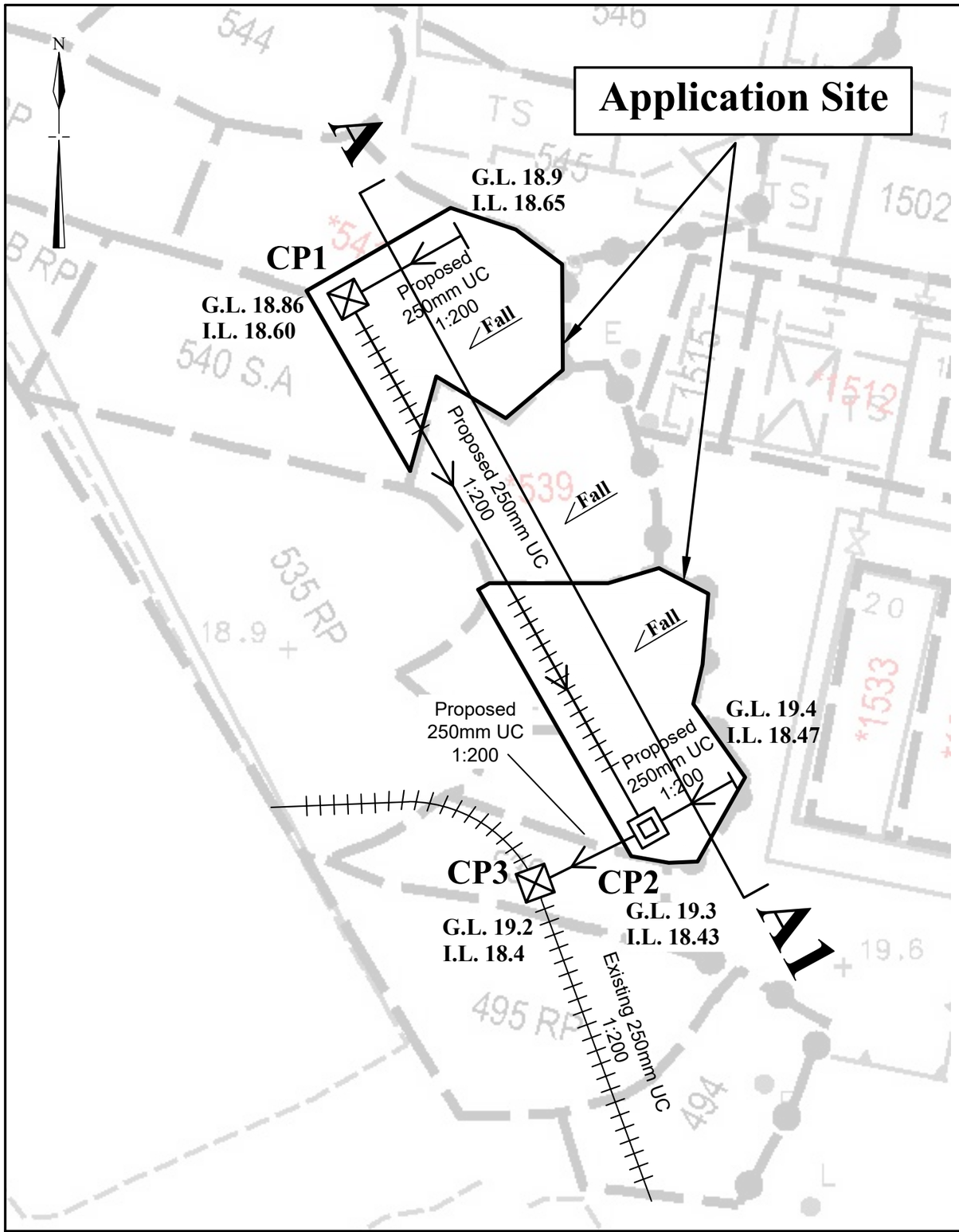
Further Information for Planning Application Nos. A/NE-SSH/155&156

Response-to-Comment

Comments from Drainage Services Department received on 28.3.2024

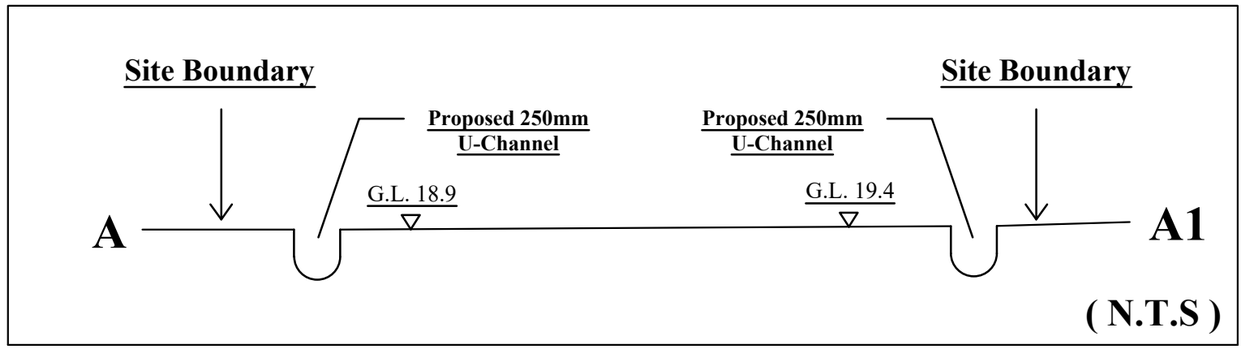
Contact person: Mr. Justin LAU (Tel.: 2300 1545)

I.	Comment		Response
1.	Proposed finished site formation level and footprint of the proposed development (bearing in mind that the site formation level shall not cause flooding risk to nearby area/premises).		For application no. A/NE-SSH/155, the Site had been formed and the existing formation levels range from +18.9 to +19.4 mPD. For application no. A/NE-SSH/156, the Site had been formed and the existing formation level is at +17.8 mPD. It is anticipated that the Proposed Development shall not impose flooding risks to the surrounding areas with the provision of the proposed drainage facilities (see enclosed drainage proposals of both applications).
2.	Stormwater drainage proposal demonstrating stormwater drainage collection and disposal facilities of adequate flow capacity already exist/to be provided can deal with surface runoff within the lot or flow from adjacent areas including overland flow. The lot owner(s) shall effect the necessary modification/upgrading work of downstream drainage system.		For application no. A/NE-SSH/155, please refer to the enclosed drainage proposal at **Plans 4.1 & 4.2.** For application no. A/NE-SSH/156, please refer to the enclosed drainage proposal at **Plans 6.1 & 6.2**.
3.	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones on other private lot(s) or on government land (where required) outside the application site(s).		Noted.

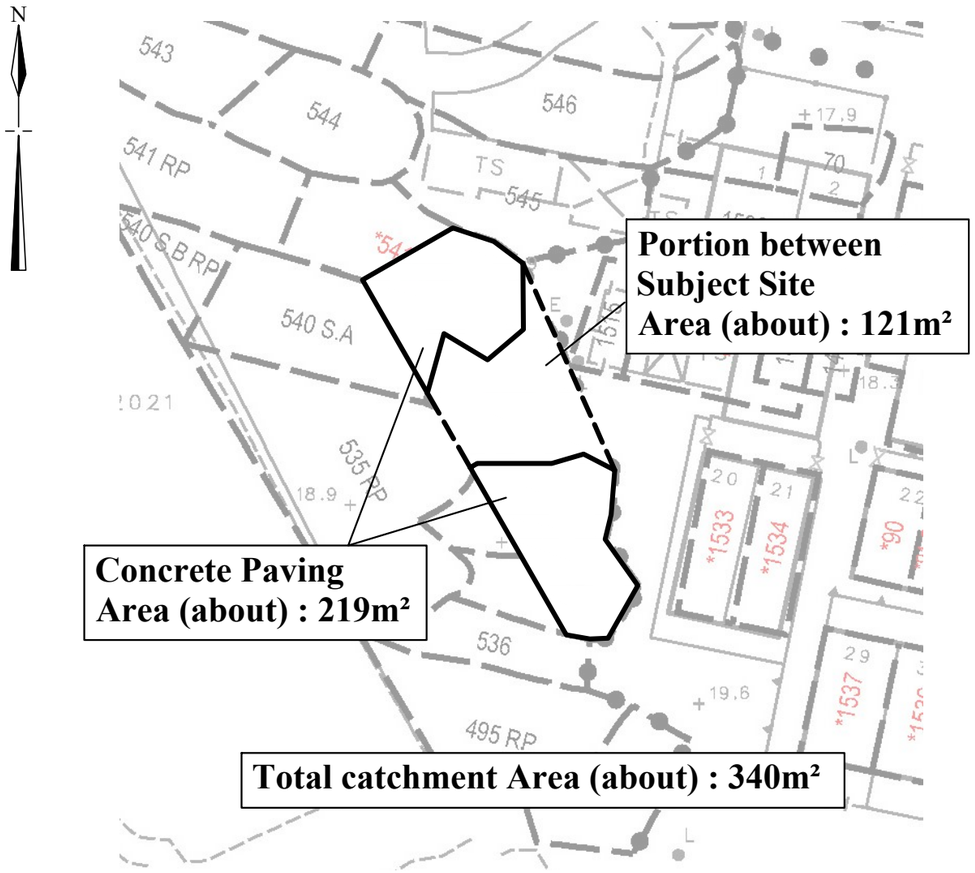


Legend

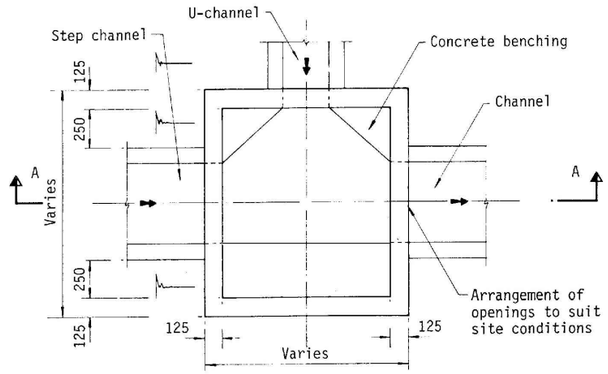
- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed U-Channel with C.I. cover
- Vehicular Ingress / Egress

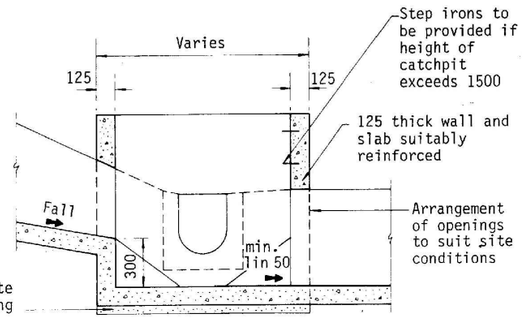


1:250 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
April 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 4.1 (P 23055B)

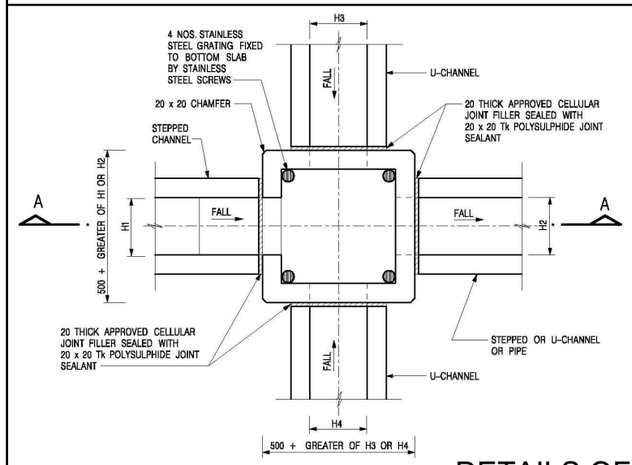


AREA OF CATCHMENT
(N.T.S)

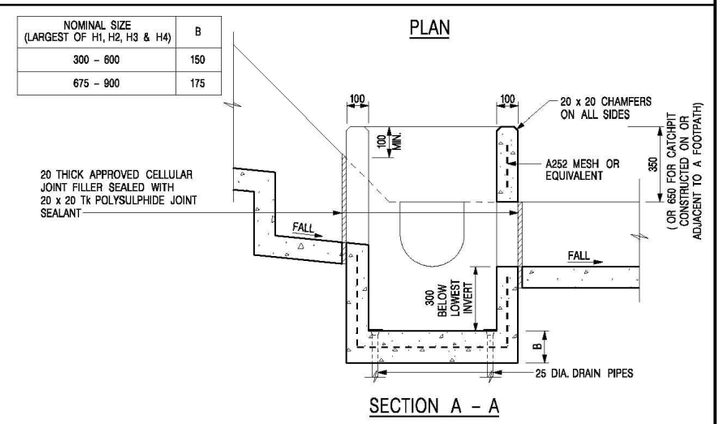




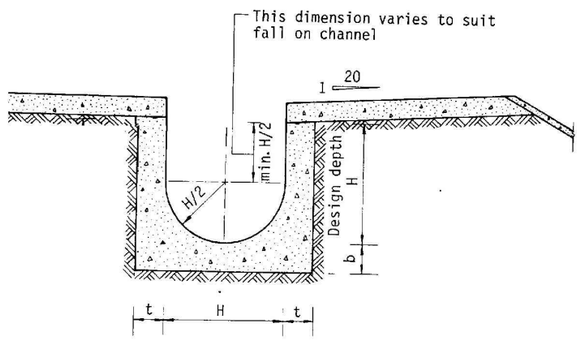
TYPICAL DETAILS OF CATCHPIT



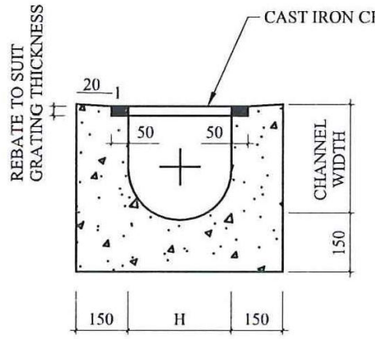
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



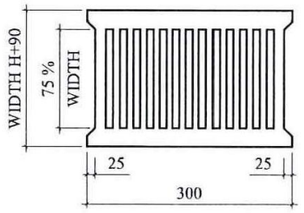
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL



TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

1:500 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 4.2 (P 23055B)

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155&156 Our Ref.: P23055/TL24203 22 April 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories (Application No. A/NE-SSH/155)

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 543 (Part), 544 (Part), 546 (Part), 547 (Part), 548 (Part), 549, 550 (Part), 551 (Part), 552 RP (Part), 553, 603 S.A RP, 605 (Part), 606 RP, 607 (Part), 608 (Part), 609 RP and 610 RP (Part) in D.D. 218 and Adjoining Government Land, Ma Kwu Lam Village, Sai Kung North, New Territories (Application No. A/NE-SSH/156)

We write to submit FI in response to departmental comments conveyed by the Planning Department (Contact person: Mr. John AUSTIN, Tel.: 2158 6037) via e-mail dated 22.4.2024 for the captioned applications.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis LAU
Encl.

c.c.
DPO/STN, PlanD (Attn.: Mr. John AUSTIN) *By E-mail only*

Further Information (2) for Planning Application Nos. A/NE-SSH/155&156

Response-to-Comment

Comments from Drainage Services Department received on 22.4.2024

Contact person: Mr. Justin LAU (Tel.: 2300 1545)

I.	Comment		Response
1.	Please advise any additional runoff will be generated due to the development.		Kindly note that no additional runoff will be generated due to the development.
2.	Please advise any structure/building will be constructed due to the development.		No additional structures will be constructed within the Site of application no. A/NE-SSH/155. Apart from the guardroom as shown on **Plan 3** of application no. A/NE-SSH/156, no additional structures will be constructed within the Site.

- END -

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155 Our Ref.: P23055B/TL24327 24 June 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories

We would like to submit further information to respond to the comments from Drainage Services Department dated 31.5.2024.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

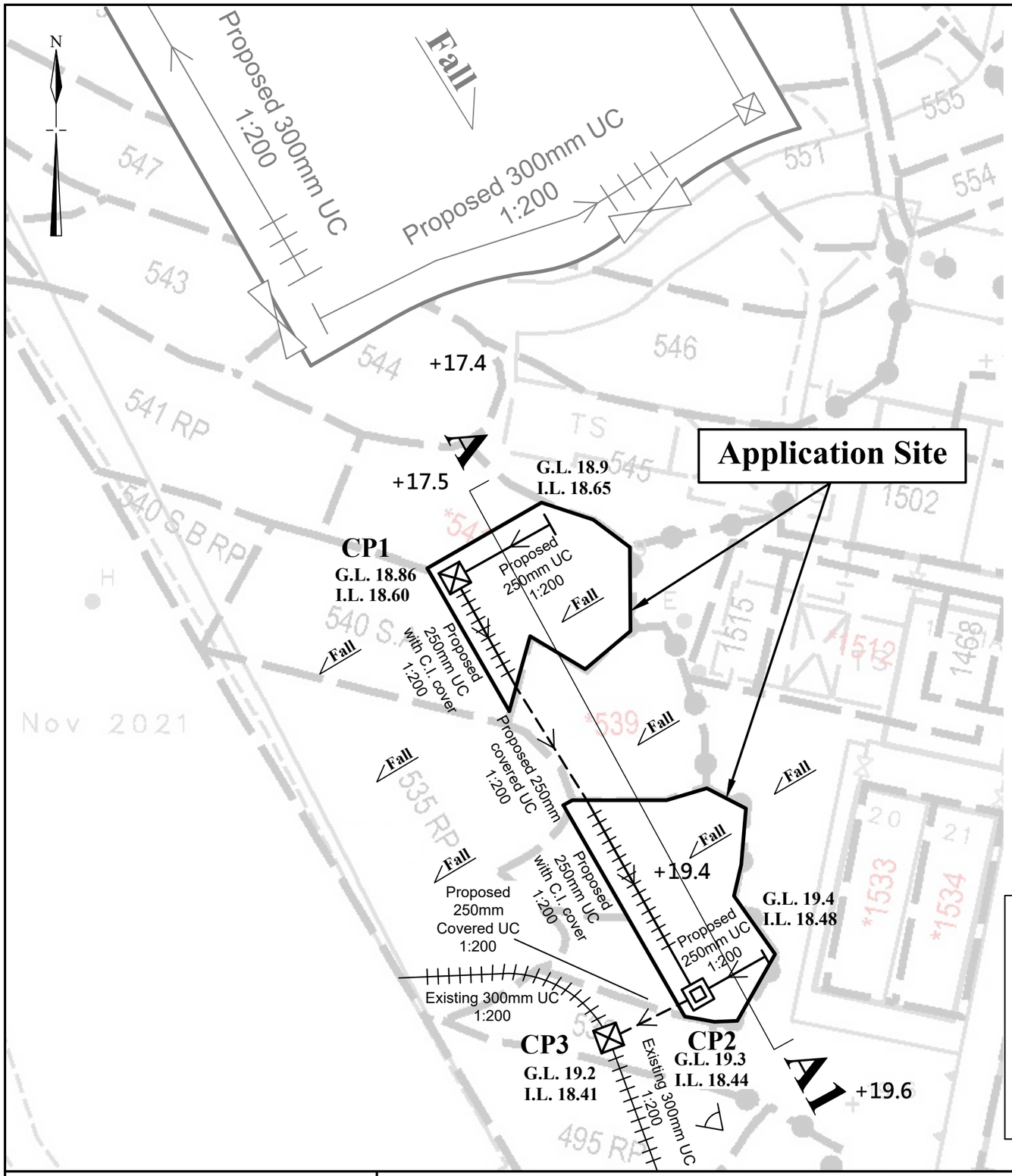
Further Information (4) for Planning Application Nos. A/NE-SSH/155

Response-to-Comment

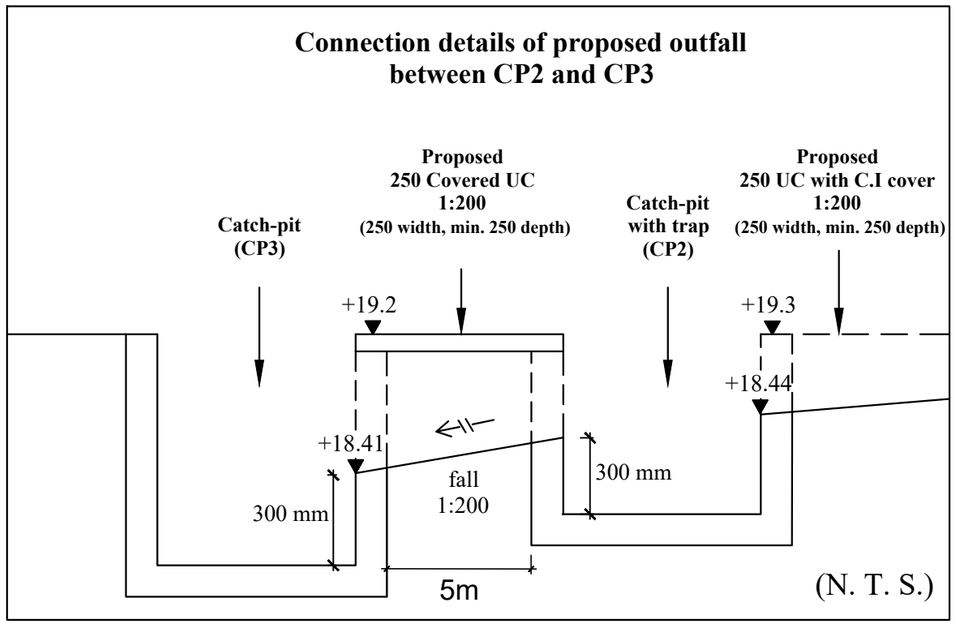
Comments from Drainage Services Department received on 31.5.2024

Contact person: Mr. Justin LAU (Tel.: 2300 1545)

I.	Comment		Response
(a)	Supporting calculations to demonstrate that the proposed drainage system and the existing downstream drain/channel has adequate capacity to convey the runoff to be discharged arising from the proposed development. (Checking for existing 250UC and its downstream for SSH_155)		Please refer to attached drainage calculations for details.
(b)	Please justify your proposed catchment area. (Please provide support evidence for all directions of the sites)		Ground levels of surrounding area are indicated on Plan 4.2a to justify the proposed catchment area.
(c)	The drainage flow path from the development to the public drainage system / streamcourse / sea / any recognized drainage facilities should be provided in association with supporting site photos for the captioned submission. (Please provide downstream information of existing250UC for SSH_155).		Please refer to the attached site photo showing the drainage flow path to local village drainage facilities.
(d)	The lot owners/developers are required to rectify/modify the drainage systems if they are found to be inadequate or ineffective during operation. The lot owners/developers shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the systems.		Noted.
(e)	The lot owners/developers shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and /or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).		Noted.

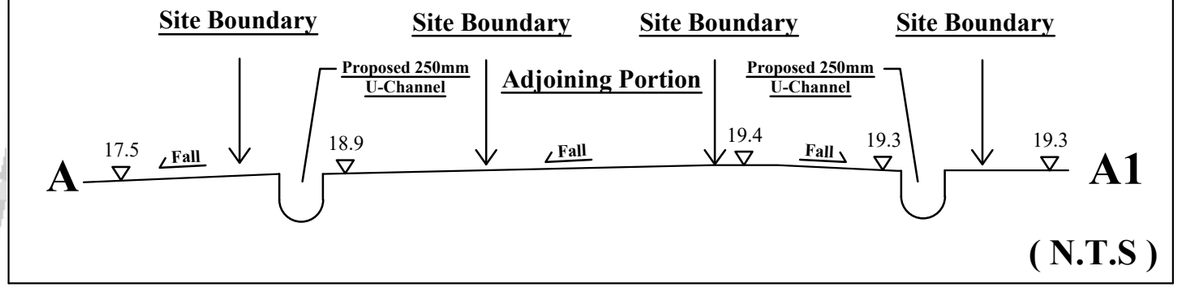


Connection details of proposed outfall between CP2 and CP3

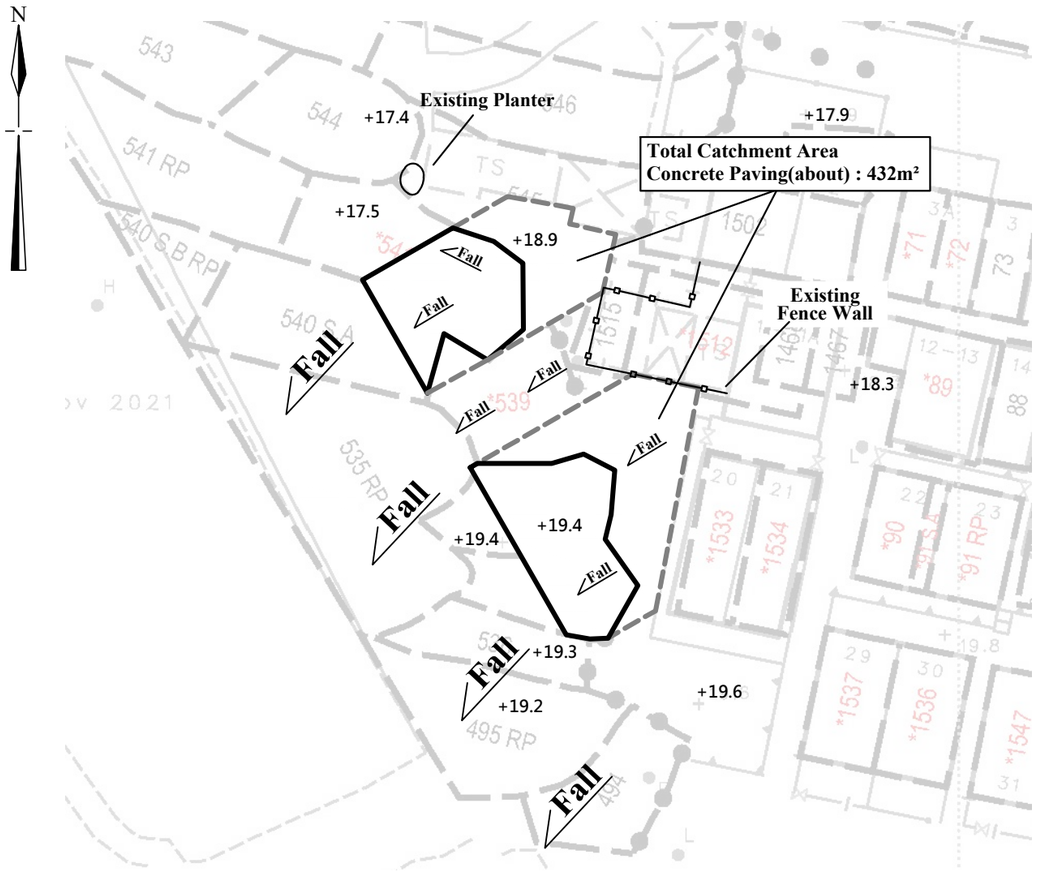


Legend

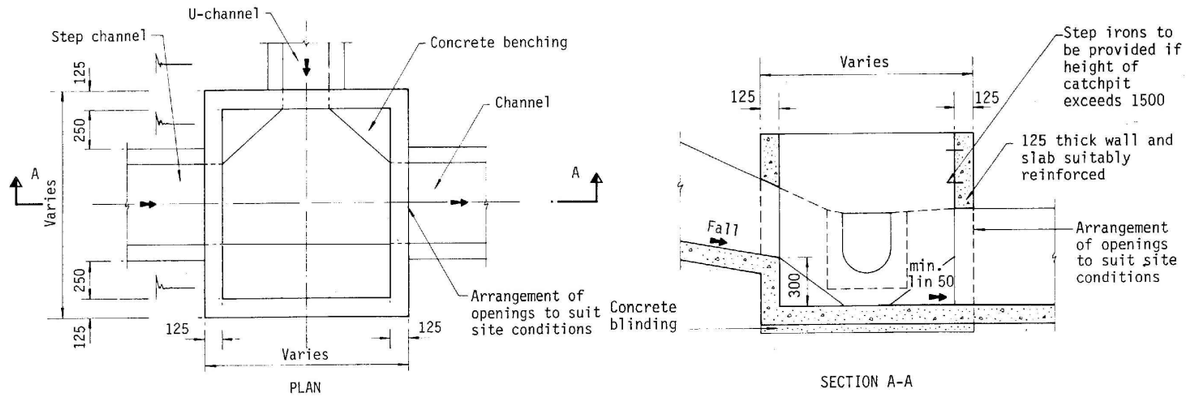
- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed Covered U-Channel
- U-Channel with C.I. cover
- Vehicular Ingress / Egress
- Viewpoint of Drainage Photo



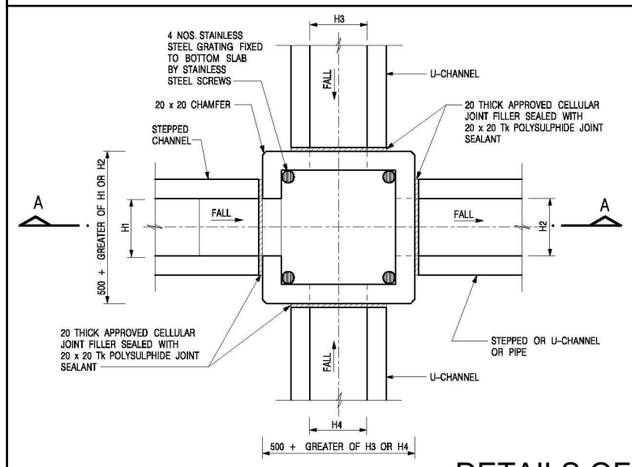
1:300 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 4.1a (P 23055B)



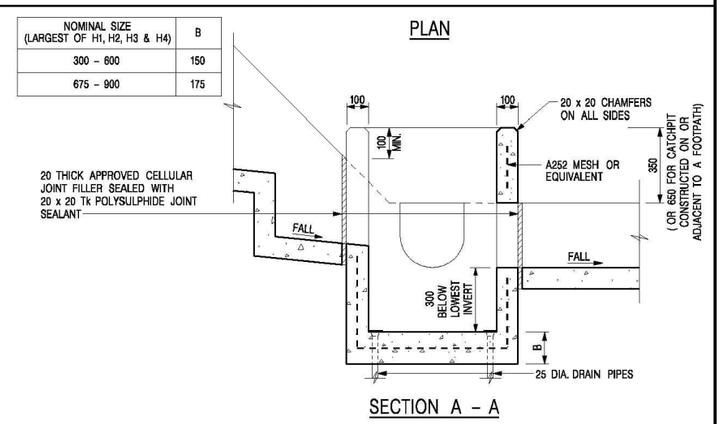
AREA OF CATCHMENT
(N.T.S)



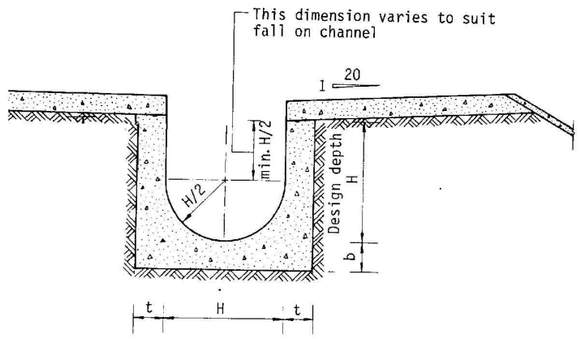
TYPICAL DETAILS OF CATCHPIT



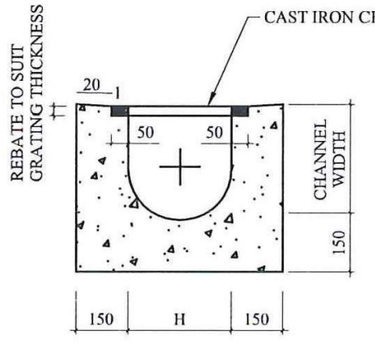
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



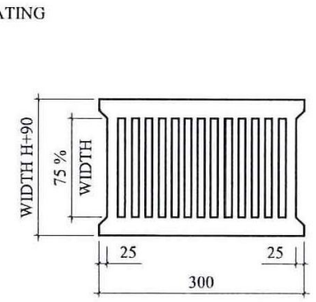
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL



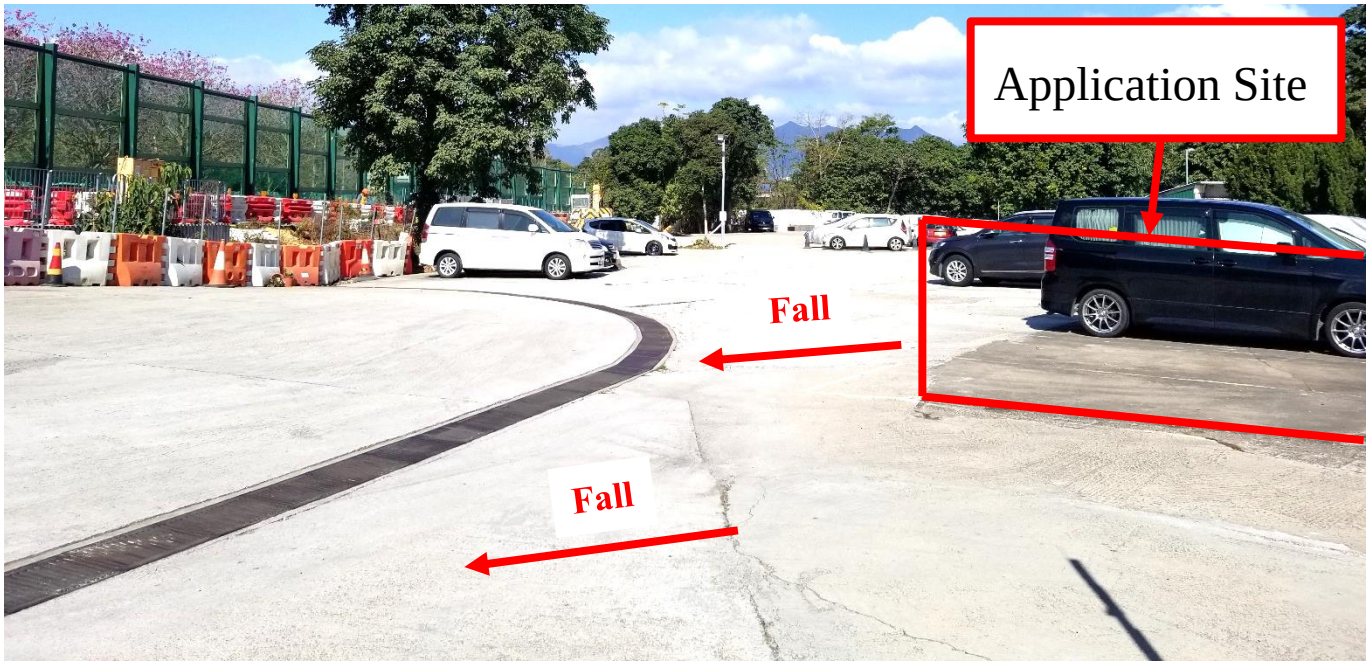
TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

1:500 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 4.2a (P 23055B)

Viewpoint 1



1 For Catchment Area A

Ref.

Area, A = 432 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 18.6 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (18.6) / (0.1^0.2*432^0.1) SDM 7.5.2 (d)
= 2.3 min

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	18.90	19.30
Invert level (mPD)	18.65	18.44

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 38.4 m
Depth of vertical part of u-channel, d = 735 mm
Gradient of u-channel, S_f = 18.65-18.44)/38.4 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 735
= 0.208 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 735
= 1.863 m
Hydralic radius, R = a / p SDM 8.2.1
= 0.112 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.112)^1/6 x (0.112 x 0.005)^1/2 / 0.016 SDM Table 12
= 1.07 m/s
Time of flow, t_f = 0.6 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ SDM 4.3.2
= 505.5 / (2.3+0.6+3.29)^0.355 for return period T = 50 years SDM Table 3(a)
= 264

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	432.0	410.4
		SUM =	410.4

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 SDM 7.5.2 (a)
= 0.278 x 264 x 410.4 / 1000000 + 0
= 0.030 m^3/s

Allowable flow, Q_a = a x v
= 0.208 x 1.07
= 0.223 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Drainage Calculation**	Goldrich Planners & Surveyors Ltd.
June 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Page 1 (P23055B)

1 For Channel Section S1

Ref.

Area, A = 0 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 0 m

Time of concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Proposed U-Channel Section S1

	From	To
Ground level (mPD)	19.30	19.20
Invert level (mPD)	18.44	18.41

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 5 m
Depth of vertical part of u-channel, d = 662 mm
Gradient of u-channel, S_f = (18.44-18.41)/5 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 662
= 0.190 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 662
= 1.717 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.111 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.111)^1/6 x (0.111 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.06 m/s
Time of flow, t_f = 0.08 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0+0.1+3.29)^0.35 for return period T = 50 years — SDM Table 3(a)
= 328

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
		SUM =	0.0

— SDM 7.5.2 (b)

Upstream flow, Q_u = 0.03 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 328 x 0 / 1000000 + 0.03
= 0.030 m^3/s

Allowable flow, Q_a = a x v
= 0.19 x 1.06
= 0.201 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155 Our Ref.: P23055B/TL24396 31 July 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories

We would like to submit further information to respond to the comments from Drainage Services Department dated 23.7.2024.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

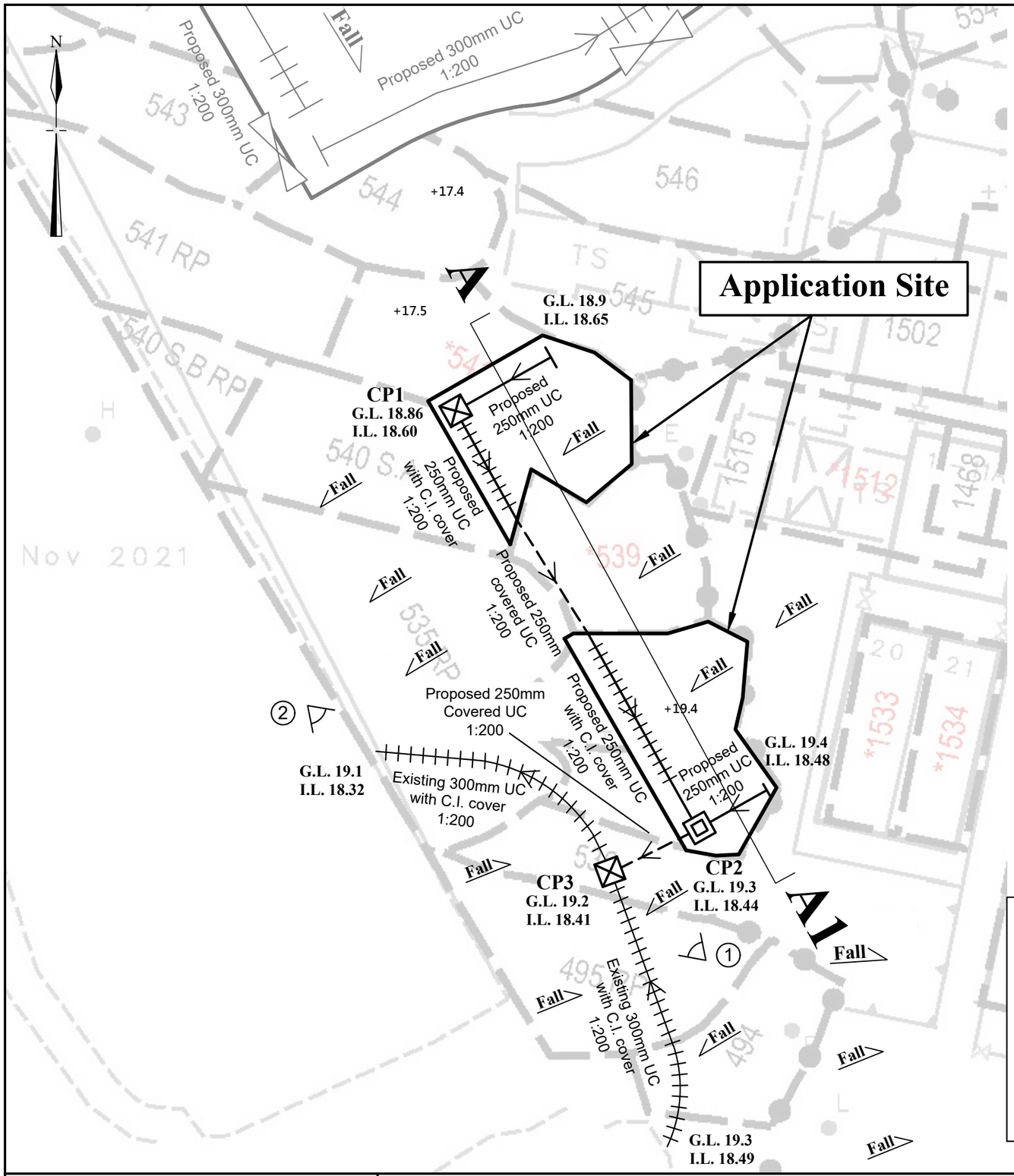
Further Information (5) for Planning Application Nos. A/NE-SSH/155

Response-to-Comment

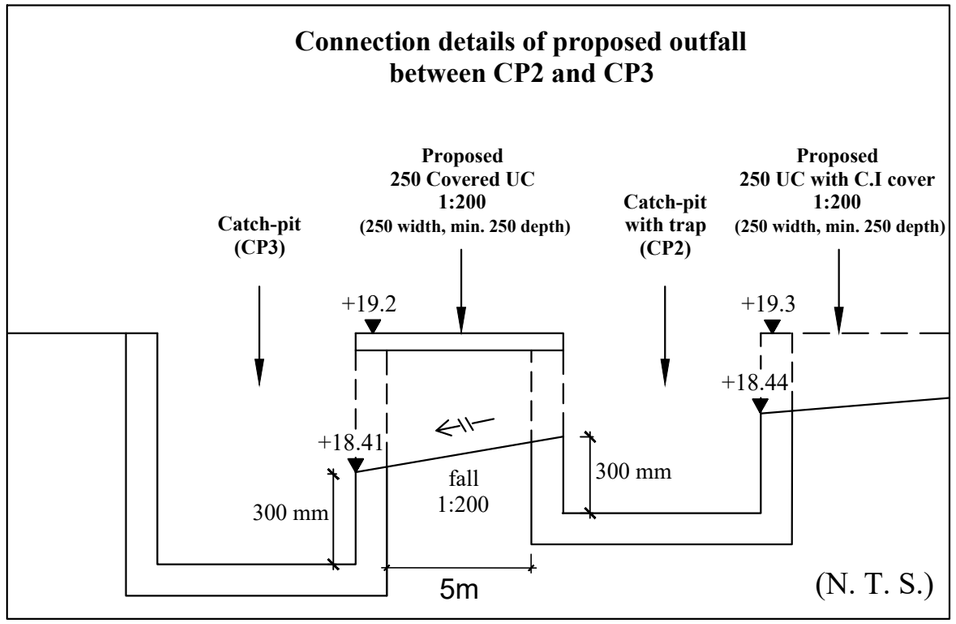
Comments from Drainage Services Department received on 23.7.2024

Contact person: Mr. Justin LAU (Tel.: 2300 1545)

I.	Comment		Response
(a)	Supporting calculations to demonstrate that the existing downstream drain/channel has adequate capacity to convey the runoff to be discharged arising from the proposed development. (Checking for existing 300UC and its downstream for SSH_155)		Please refer to updated Drainage Proposal (Plan 4.1b and Plan 4.2b) and drainage calculations for details.
(b)	The drainage flow path from the development to the public drainage system / streamcourse / sea / any recognized drainage facilities should be provided in association with supporting site photos for the captioned submission. (Please provide downstream information of existing 300UC for SSH_155)		Please refer to attached site photo (Viewpoint 2) for details.

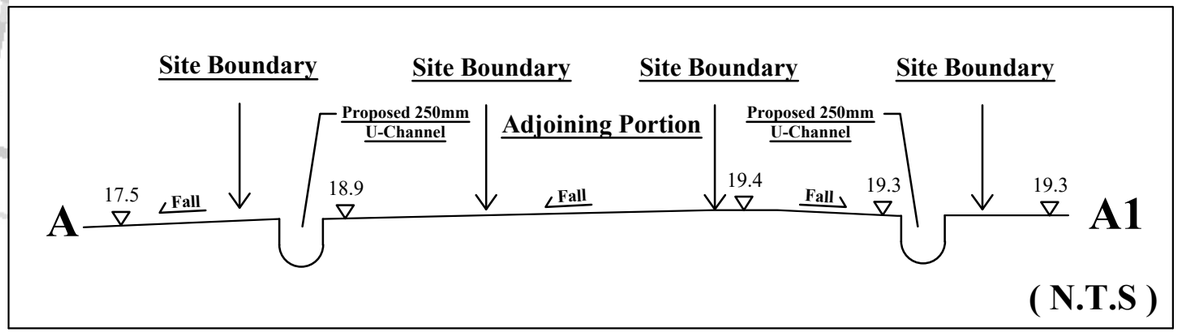


Connection details of proposed outfall between CP2 and CP3

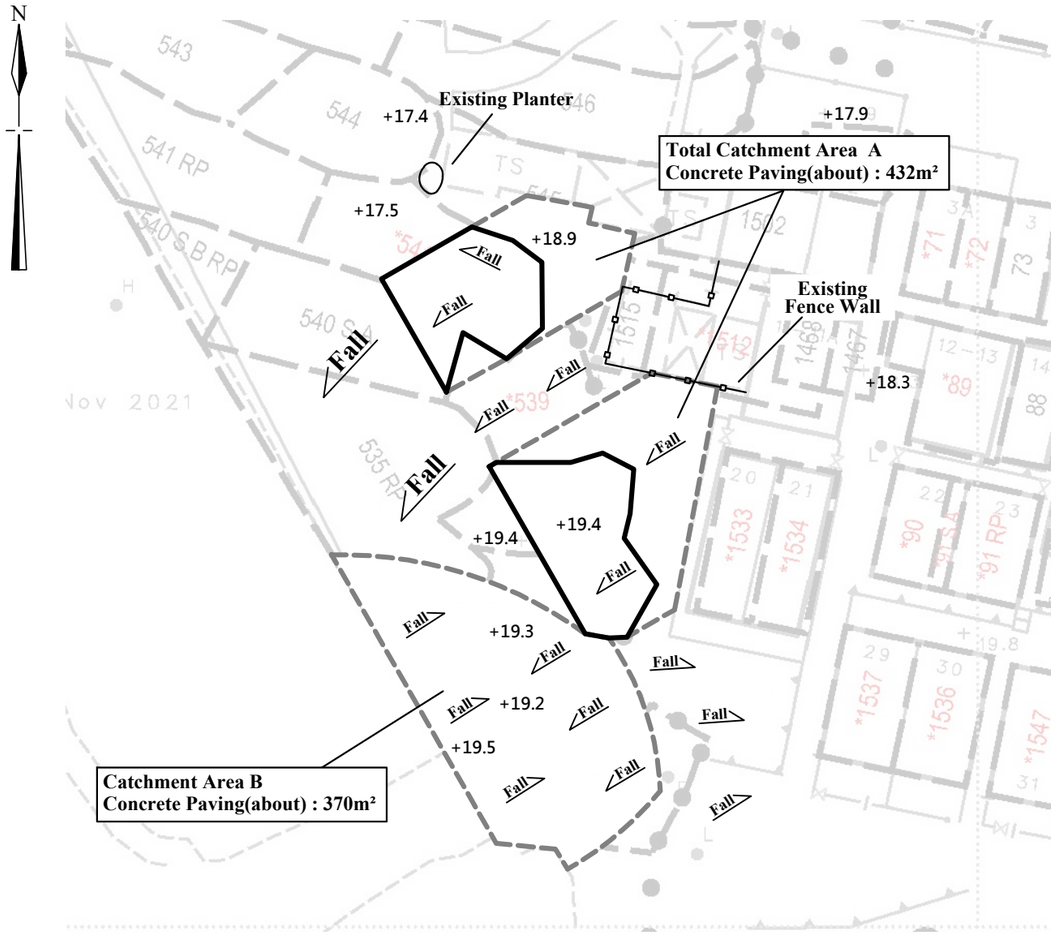


Legend

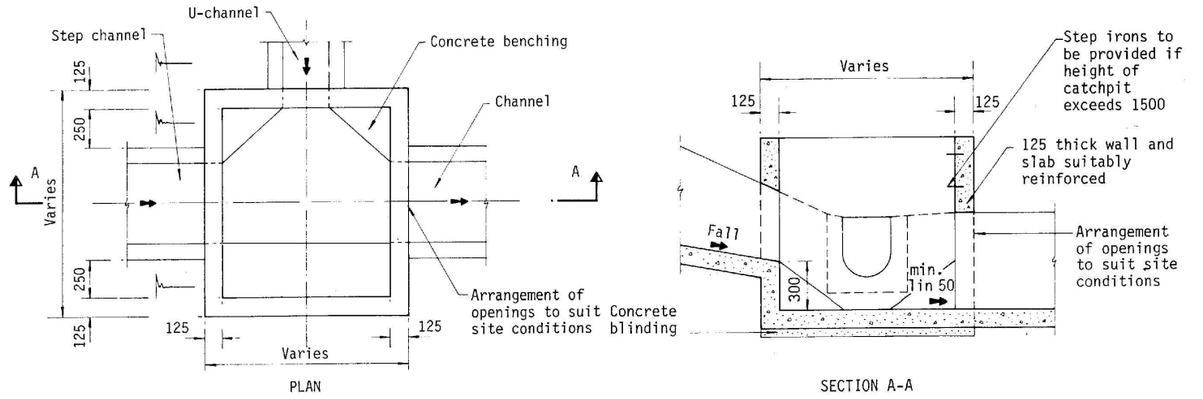
- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed Covered U-Channel
- U-Channel with C.I. cover
- Vehicular Ingress / Egress
- Viewpoint of Drainage Photo



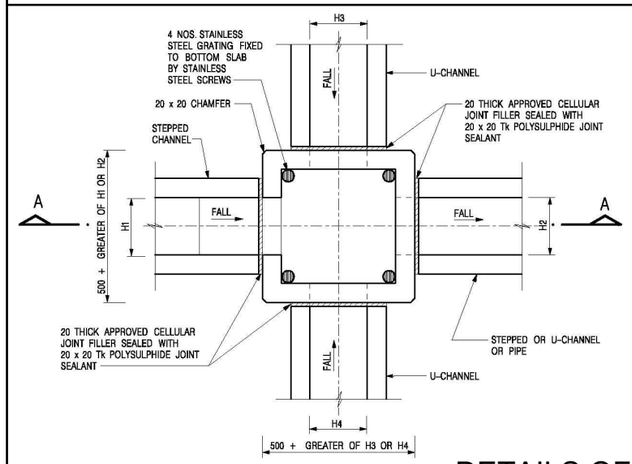
1:300 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
July 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 4.1b (P 23055B)



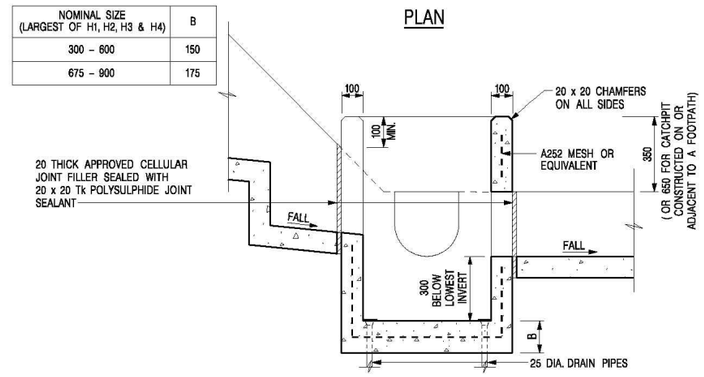
AREA OF CATCHMENT
(N.T.S)



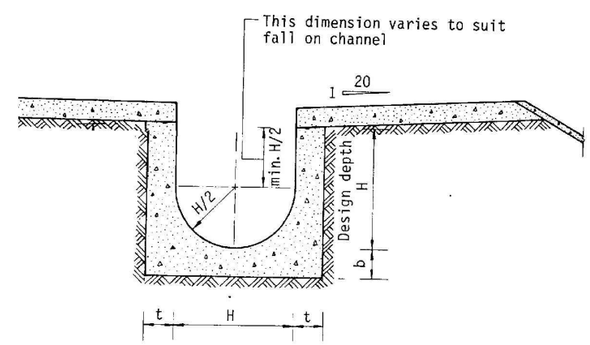
TYPICAL DETAILS OF CATCHPIT



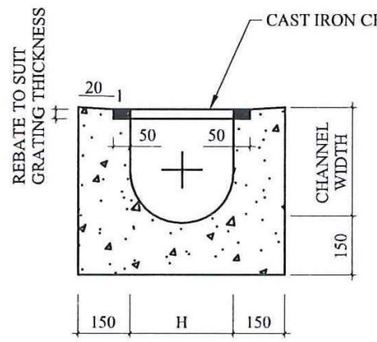
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



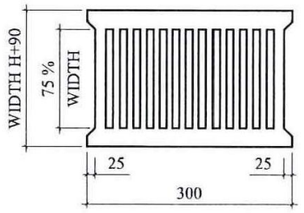
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL



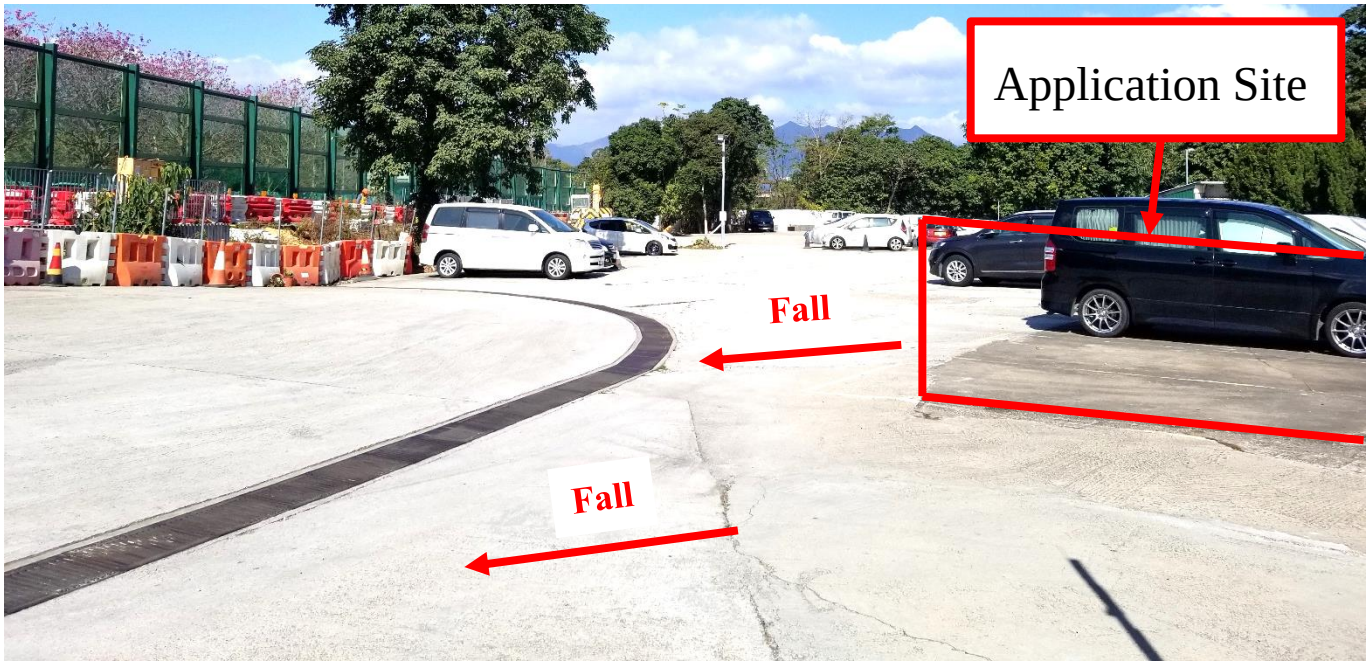
TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

1:500 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
July 2024		Plan 4.2b (P 23055B)

Viewpoint 1



Viewpoint 2

Space reserved for public drainage system. The existing 300mm UC will connected to the public drainage system which will be constructed by HyD.

Pedestrian walkway constructed by HyD.

1 For Catchment Area A

Ref.

Area, A = 432 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 18.6 m

Time of concentraction, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (18.6) / (0.1^0.2*432^0.1) — SDM 7.5.2 (d)
= 2.3 min

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	18.90	19.30
Invert level (mPD)	18.65	18.44

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 38.4 m
Depth of vertical part of u-channel, d = 735 mm
Gradient of u-channel, S_f = (18.65-18.44)/38.4 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 735
= 0.208 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 735
= 1.863 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.112 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.112)^1/6 x (0.112 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.07 m/s
Time of flow, t_f = 0.6 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (2.3+0.6+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 264

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	432.0	410.4
		SUM =	410.4

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 264 x 410.4 / 1000000 + 0
= 0.030 m^3/s

Allowable flow, Q_a = a x v
= 0.208 x 1.07
= 0.223 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Drainage Calculation**	Goldrich Planners & Surveyors Ltd.
June 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Page 1 (P23055B)

1 For Channel Section S1

Ref.

Area, A = 0 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 0 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Proposed U-Channel Section S1

	From	To
Ground level (mPD)	19.30	19.20
Invert level (mPD)	18.44	18.41

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 5 m
Depth of vertical part of u-channel, d = 662 mm
Gradient of u-channel, S_f = (18.44-18.41)/5 = 0.005

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 662
= 0.190 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 662
= 1.717 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.111 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.111)^1/6 x (0.111 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.06 m/s
Time of flow, t_f = 0.08 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0+0.1+3.29)^0.35 for return period T = 50 years — SDM Table 3(a)
= 328

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
		SUM =	0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.03 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 328 x 0 / 1000000 + 0.03
= 0.030 m^3/s

Allowable flow, Q_a = a x v
= 0.19 x 1.06
= 0.201 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area B

Ref.

Area, A = 370 m^2
Average slope, H = 1.33 m per 100m
Distance on the line of natural flow, L = 15 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (15) / (1.33^0.2*370^0.1) — SDM 7.5.2 (d)
= 1.1 min

2 For Proposed U-Channel in catchment area B

	From	To
Ground level (mPD)	19.30	19.10
Invert level (mPD)	18.49	18.32

Width of u-channel, w = 300 mm
Length of u-channel, L_c = 35.5 m
Depth of vertical part of u-channel, d = 630 mm
Gradient of u-channel, S_f = 18.49-18.32)/35.5 = 0.005

Cross-Section Area, a = $0.5\ \pi r^2 + w\,d$ = 0.5 x 3.14 x 150^2 + 300 x 630
= 0.224 m^2
Wetted Perimeter, p = $\pi\ r + 2\,d$ = 3.14 x 150 + 2 x 630
= 1.731 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.130 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.13)^1/6 x (0.13 x 0.005)^1/2 / 0.016 — SDM Table 12
= 1.11 m/s
Time of flow, t_f = 0.5 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (1.1+0.5+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 286

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	370.0	351.5
		SUM =	351.5

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.03 m^3/s

Design flow, Q_d = $0.278i\ \Sigma\ C_jA_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 286 x 351.5 / 1000000 + 0.03
= 0.058 m^3/s

Allowable flow, Q_a = a x v
= 0.224 x 1.11
= 0.248 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Drainage Calculation**	Goldrich Planners & Surveyors Ltd.
July 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Page 3 (P23055B)

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155 Our Ref.: P23055B/TL24437 19 August 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

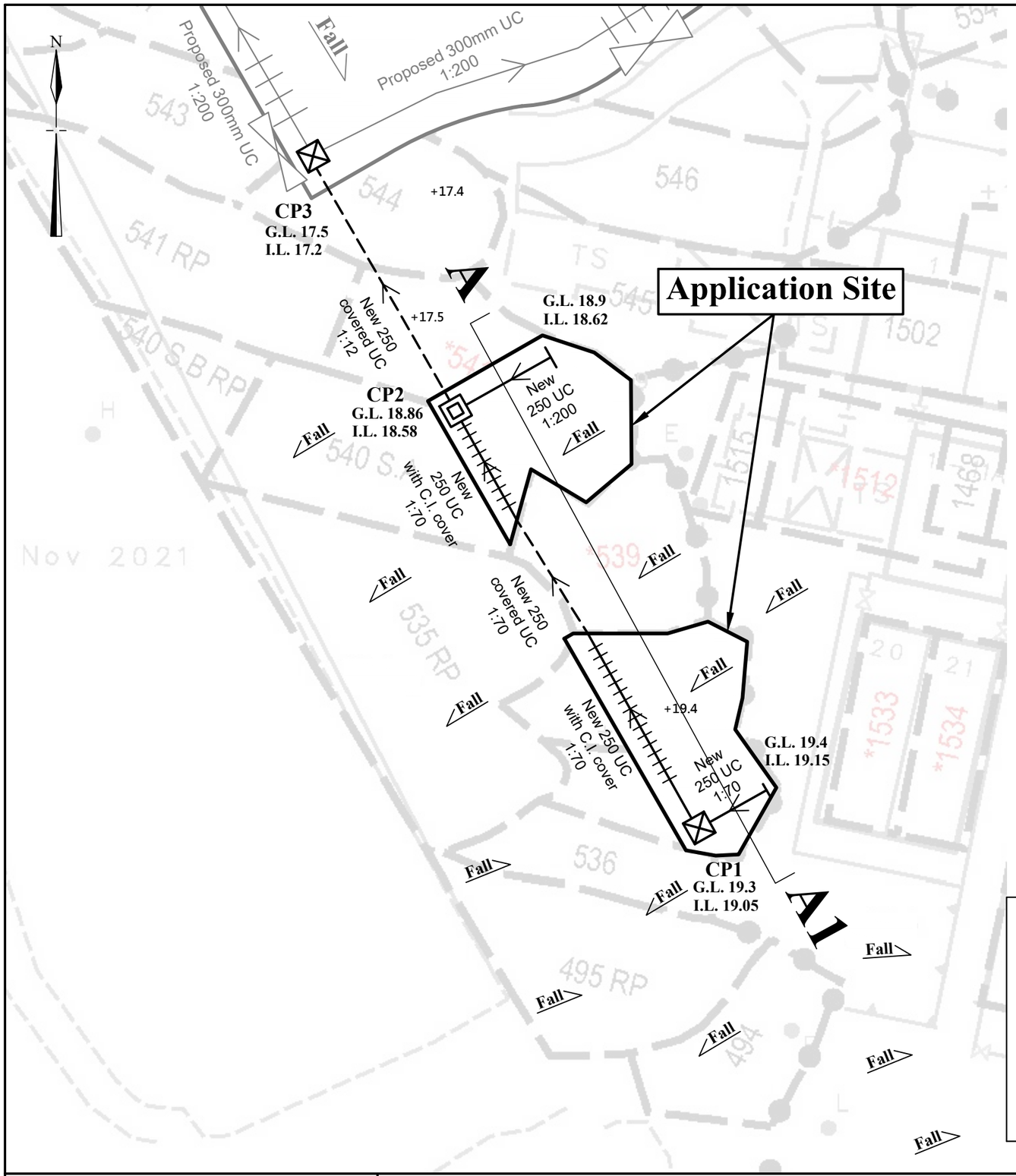
Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories

We would like to submit an updated drainage proposal (Plans 4.1c, 4.2c and 4.3) and drainage calculation for the captioned application.

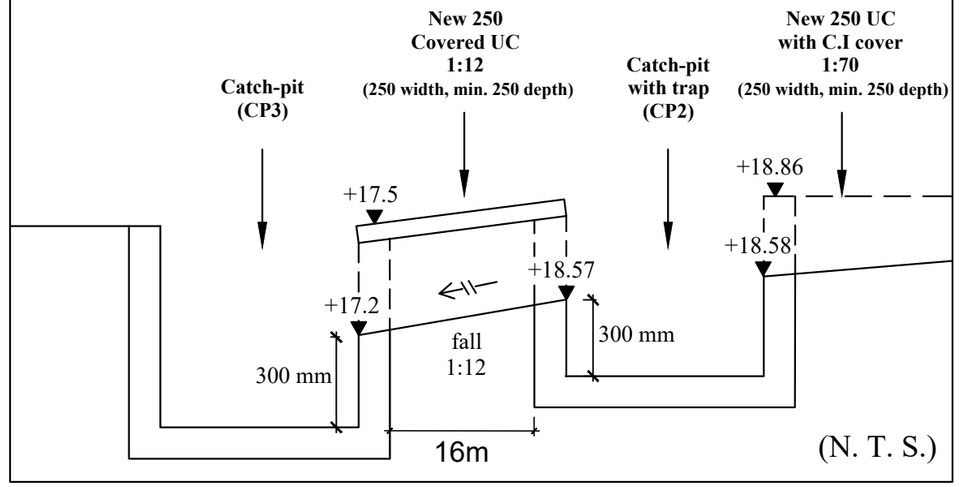
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.

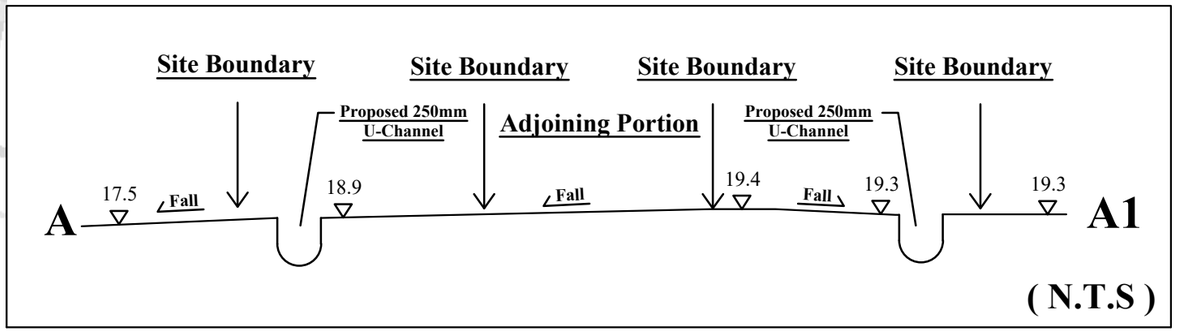


Connection details of proposed outfall between CP2 and CP3

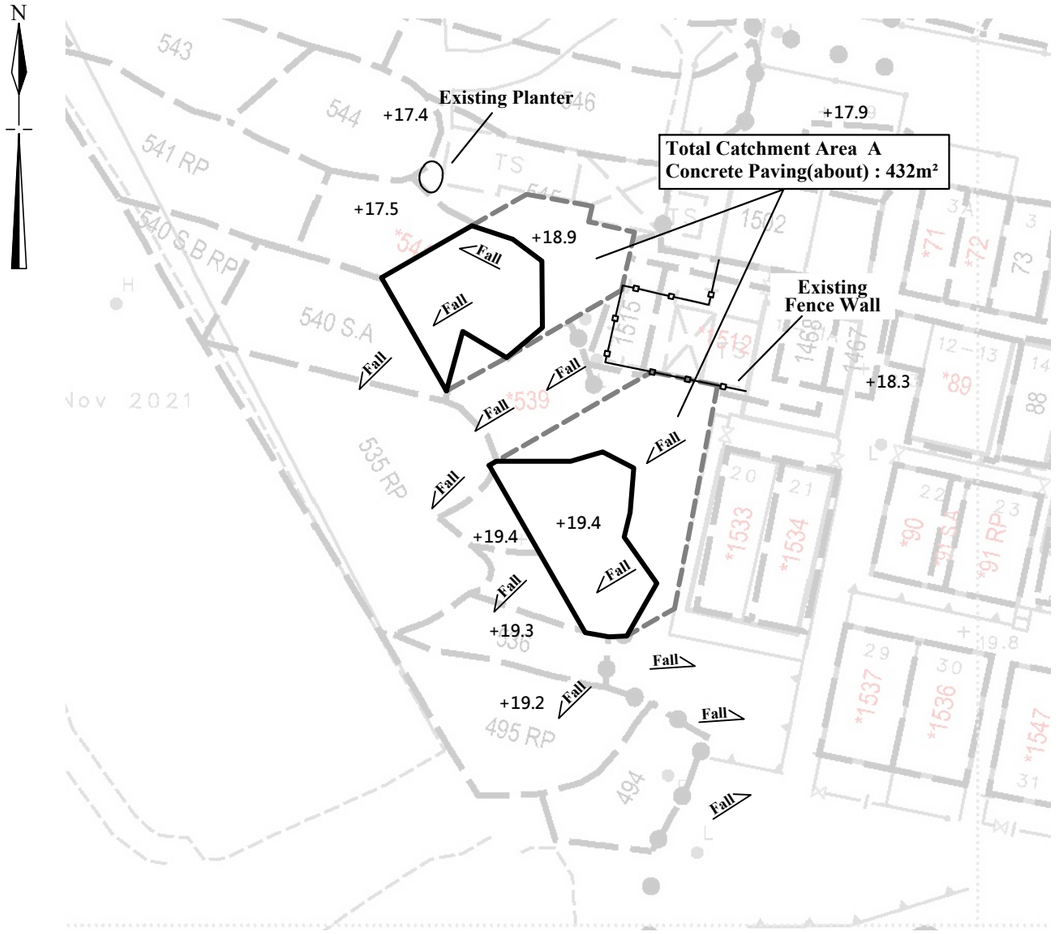


Legend

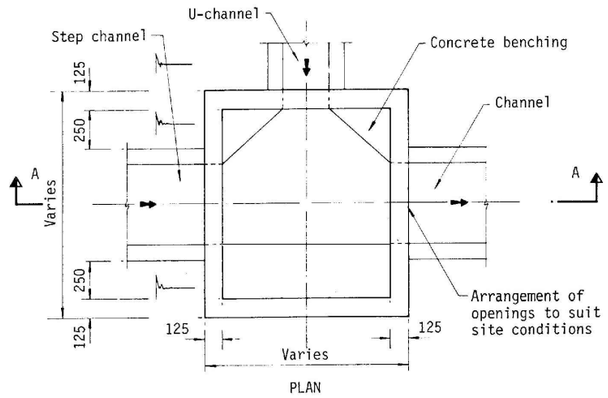
- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed Covered U-Channel
- U-Channel with C.I. cover
- Vehicular Ingress / Egress

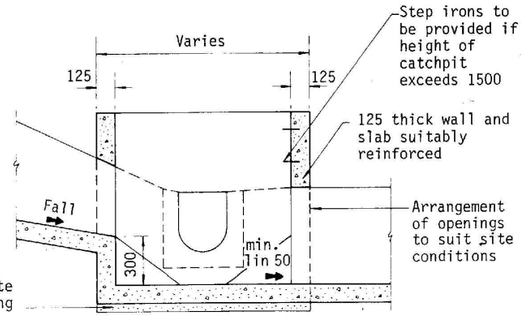


1:300 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
July 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 4.1c (P 23055B)

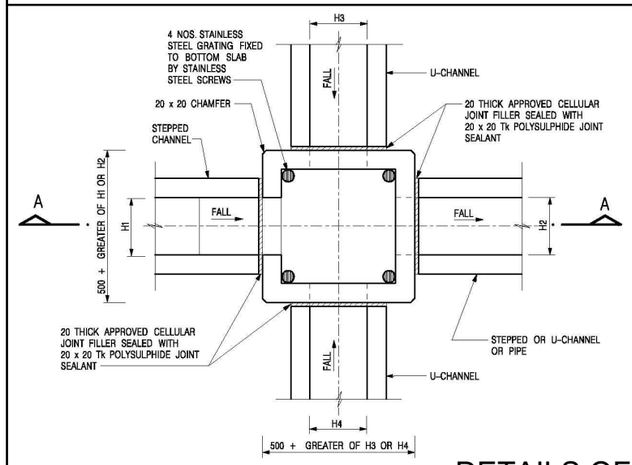


AREA OF CATCHMENT
(N.T.S)

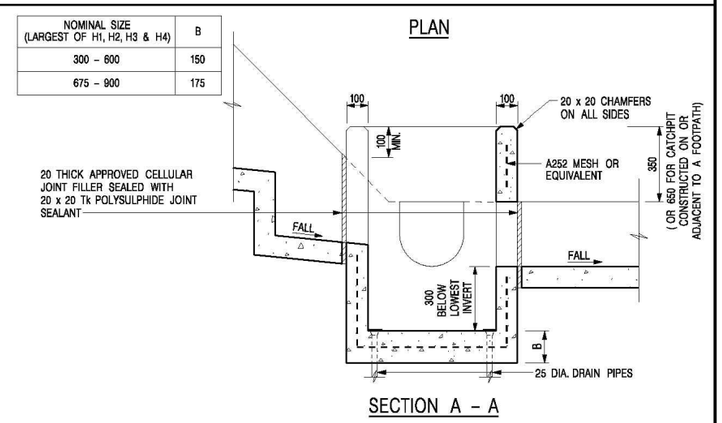




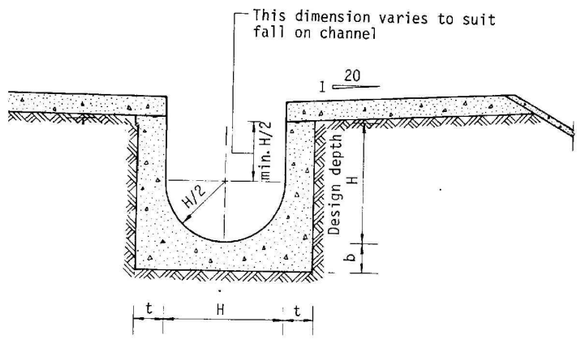
TYPICAL DETAILS OF CATCHPIT



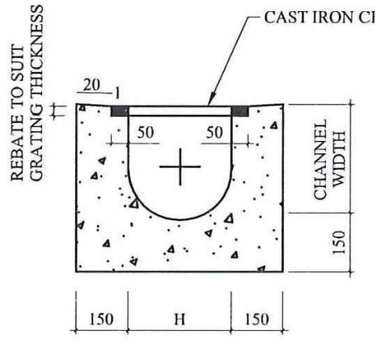
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



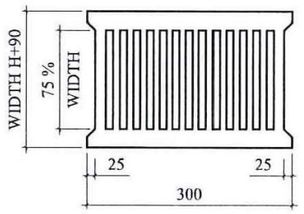
DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)



TYPICAL DETAILS OF U CHANNEL

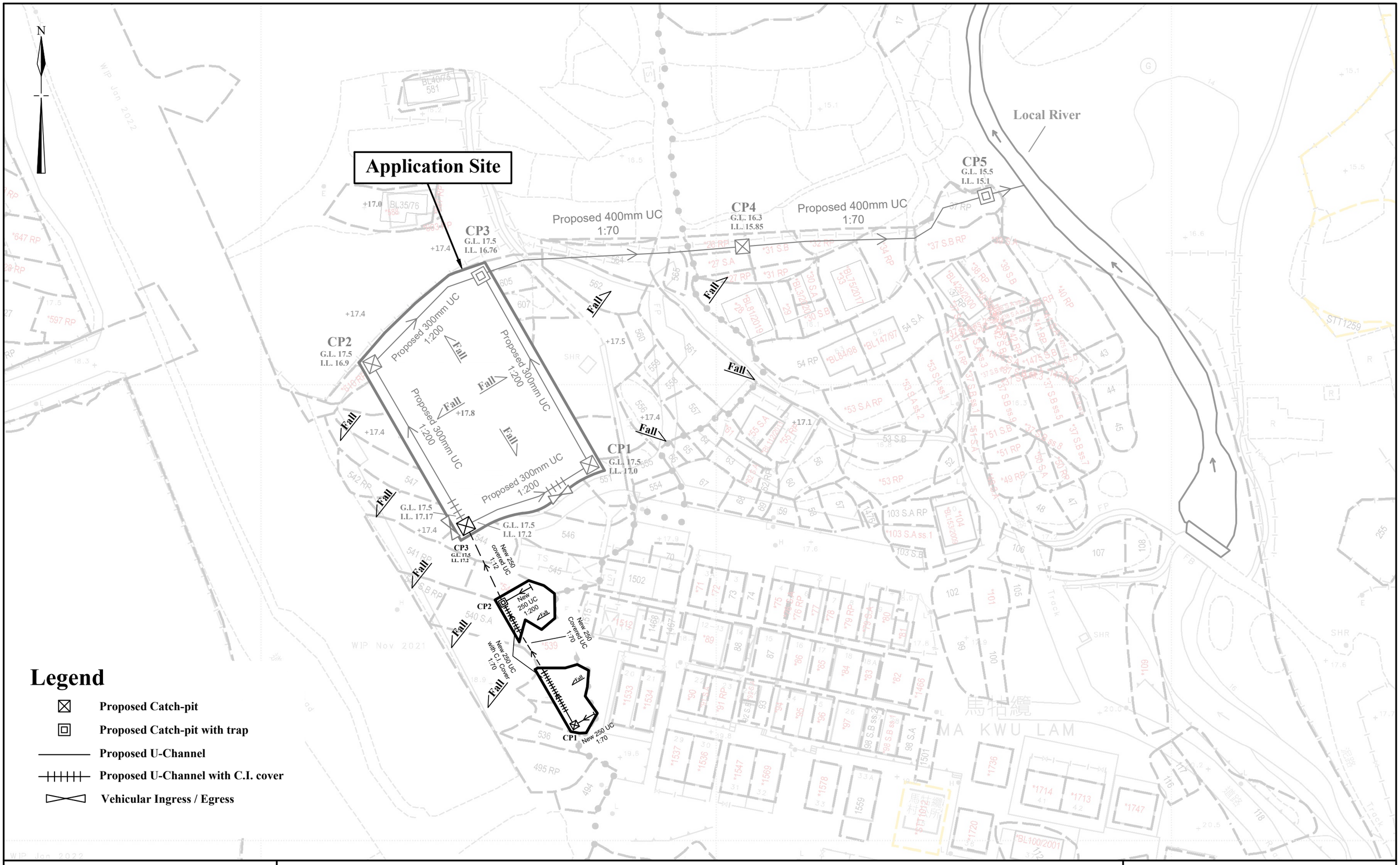


TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

1:500 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
August 2024		Plan 4.2c (P 23055B)



Legend

- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed U-Channel with C.I. cover
- Vehicular Ingress / Egress

1:750 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
August 2024		Plan 4.3 (P 23055B)

1 For Catchment Area A

Ref.

Area, A = 432 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 18.6 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (18.6) / (0.1^0.2*432^0.1) — SDM 7.5.2 (d)
= 2.3 min

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	19.30	18.86
Invert level (mPD)	19.05	18.58

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 33 m
Depth of vertical part of u-channel, d = 155 mm
Gradient of u-channel, S_f = (19.05-18.58)/33 = 0.014

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 155
= 0.063 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 155
= 0.703 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.090 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.09)^1/6 x (0.09 x 0.014)^1/2 / 0.016 — SDM Table 12
= 1.50 m/s
Time of flow, t_f = 0.4 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (2.3+0.4+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 268

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	432.0	410.4
		SUM =	410.4

— SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 268 x 410.4 / 1000000 + 0
= 0.031 m^3/s

Allowable flow, Q_a = a x v
= 0.063 x 1.5
= 0.095 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Drainage Calculation**	Goldrich Planners & Surveyors Ltd.
August 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Page 1 (P23055B)

1 For Catchment Area B

Ref.

Area, A = 0 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 0 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Proposed U-Channel in catchment area B

	From	To
Ground level (mPD)	18.86	17.50
Invert level (mPD)	18.58	17.20

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 16 m
Depth of vertical part of u-channel, d = 175 mm
Gradient of u-channel, S_f = (18.58-17.2)/16 = 0.086

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 175
= 0.068 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 175
= 0.743 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.092 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.092)^1/6 x (0.092 x 0.086)^1/2 / 0.016 — SDM Table 12
= 3.74 m/s
Time of flow, t_f = 0.1 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0+0.1+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 329

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
		SUM =	0.0

— SDM 7.5.2 (b)

Upstream flow, Q_u = 0.031 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 329 x 0 / 1000000 + 0.031
= 0.031 m^3/s

Allowable flow, Q_a = a x v
= 0.068 x 3.74
= 0.255 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

GoldRich PLANNERS & SURVEYORS LTD.
金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Your Ref.: A/NE-SSH/155 Our Ref.: P23055B/TL24465 3 September 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

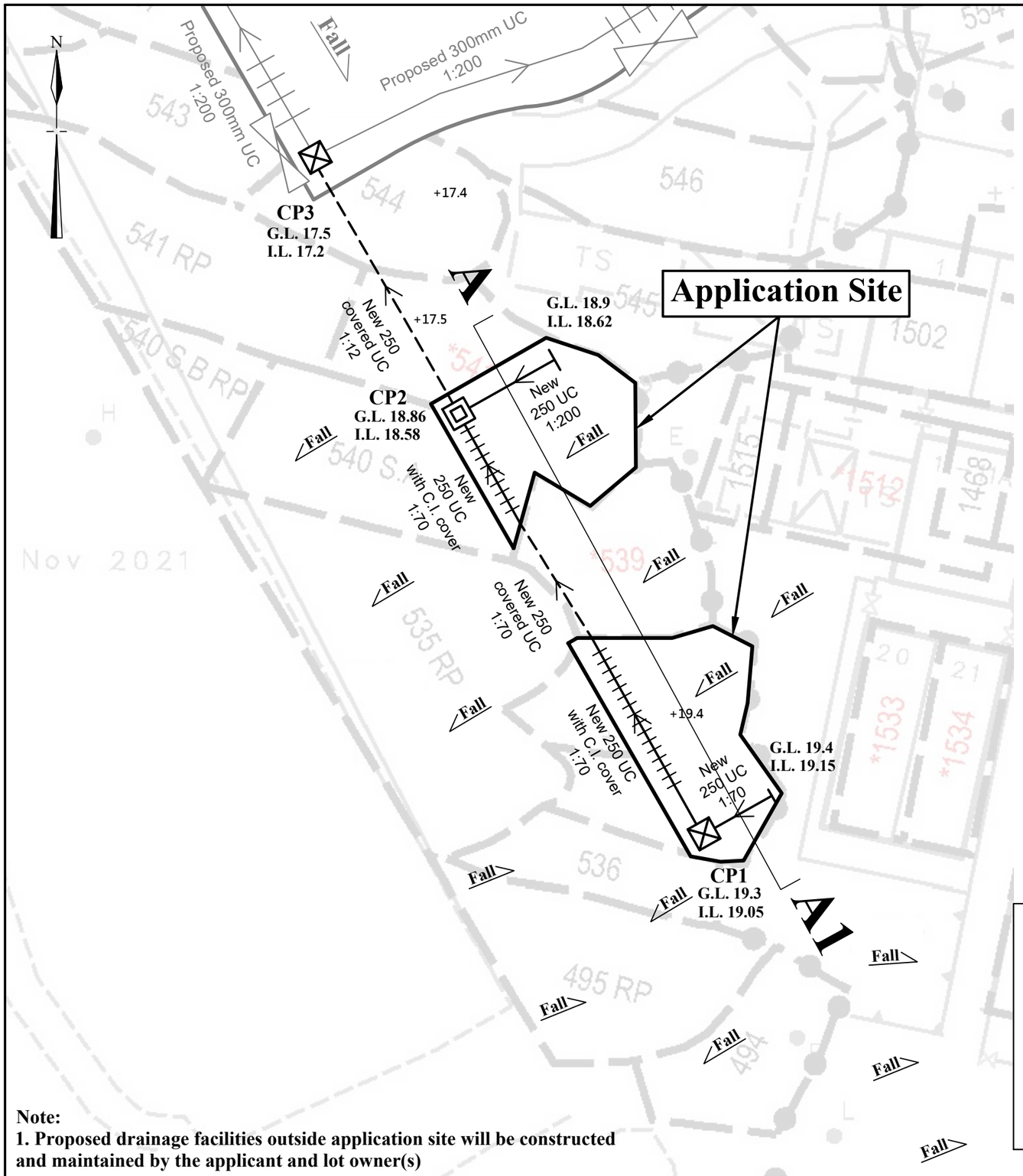
Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years in "Village Type Development" Zone, Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories

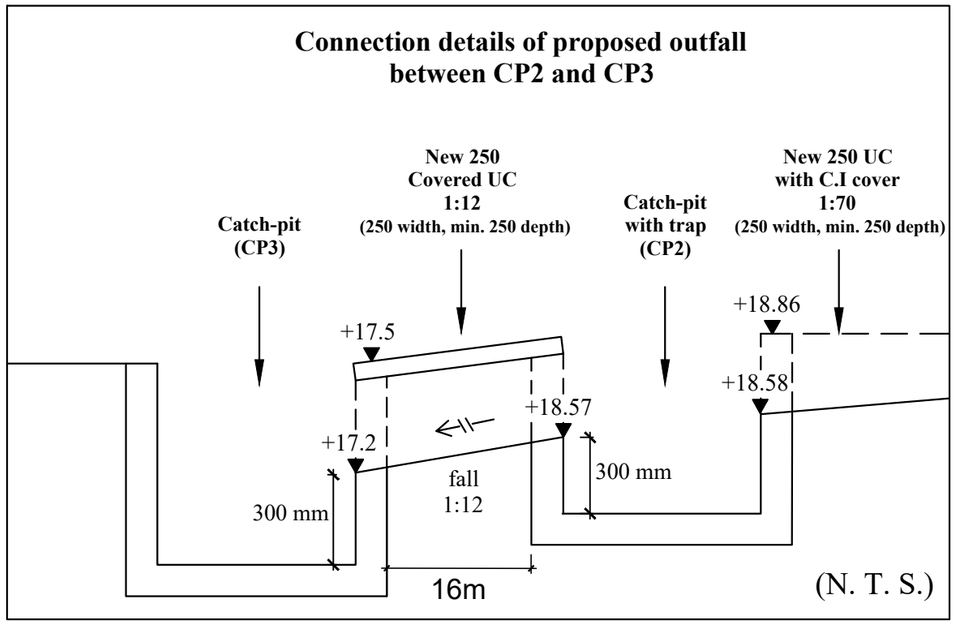
We would like to submit a set of updated drainage proposal for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.

Francis Lau

Encl.



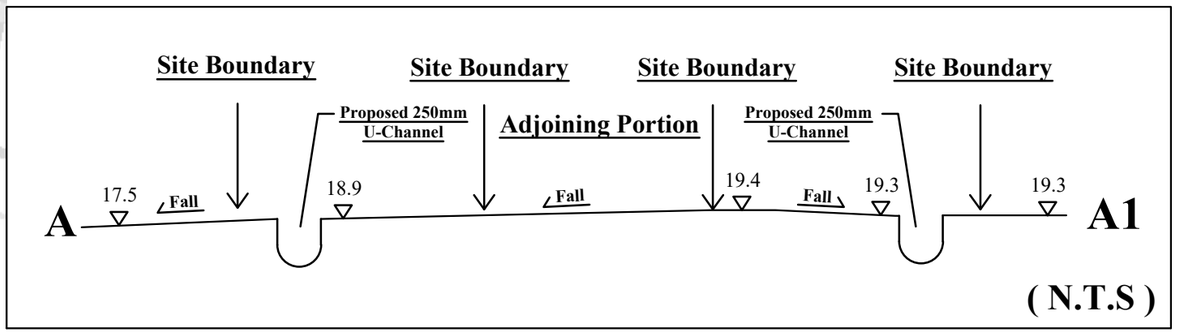


Legend

- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed U-Channel
- Proposed Covered U-Channel
- U-Channel with C.I. cover
- Vehicular Ingress / Egress

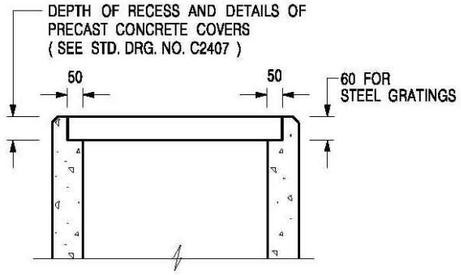
Catchpit Schedule

Catchpit No.	G.L.	I.L.
CP1	19.3	19.05
CP2	18.86	18.58
CP3	17.5	17.2



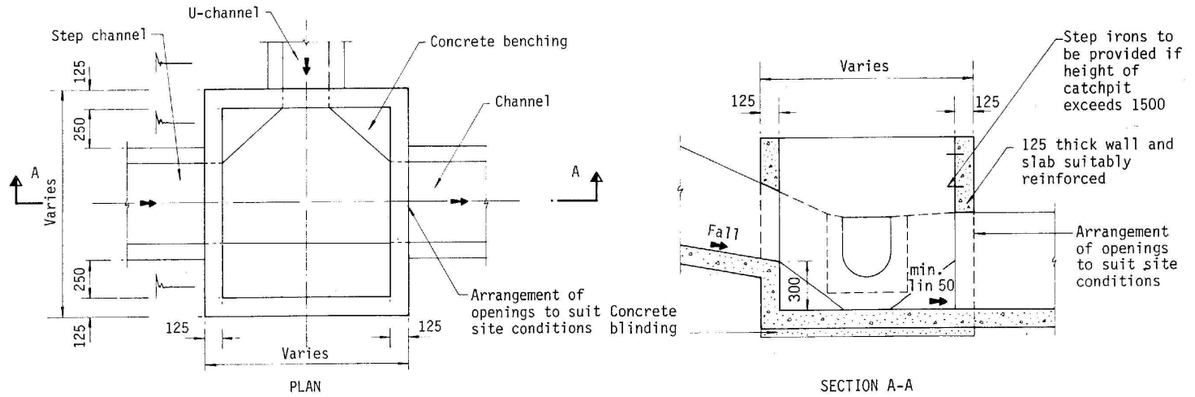
Note:
1. Proposed drainage facilities outside application site will be constructed and maintained by the applicant and lot owner(s)

1:300 (A3)	**Drainage Proposal**	Goldrich Planners & Surveyors Ltd.
September 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Plan 4.1d (P 23055B)

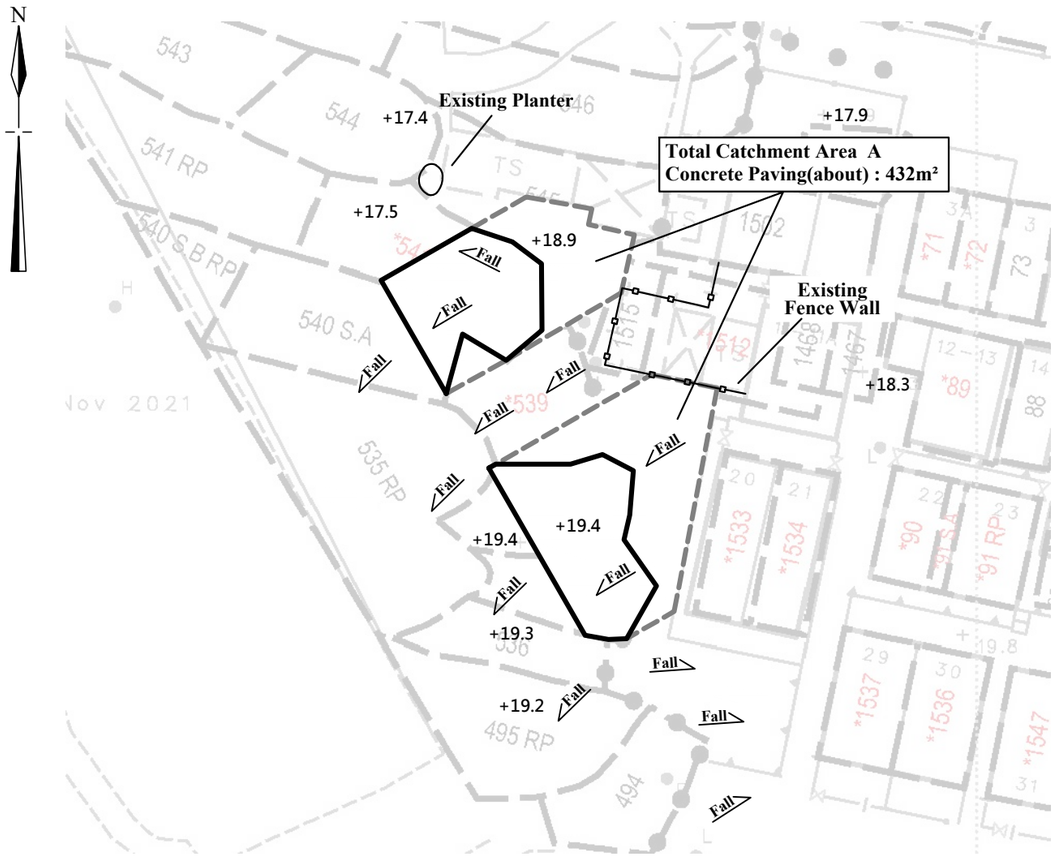


ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

(REFER TO CEDD'S STANDARD DWG. C2405/1 & C2406/2A)

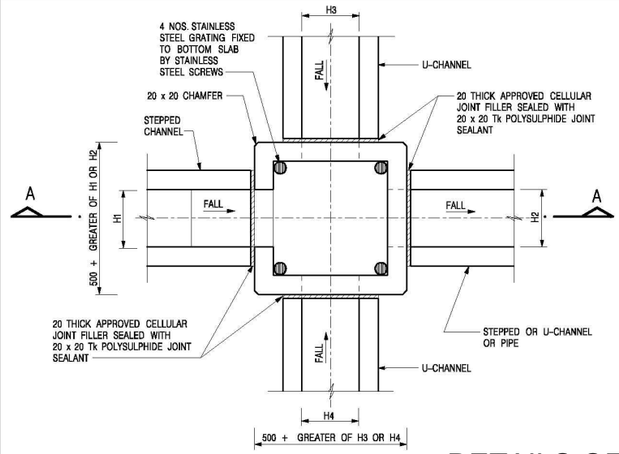


TYPICAL DETAILS OF CATCHPIT

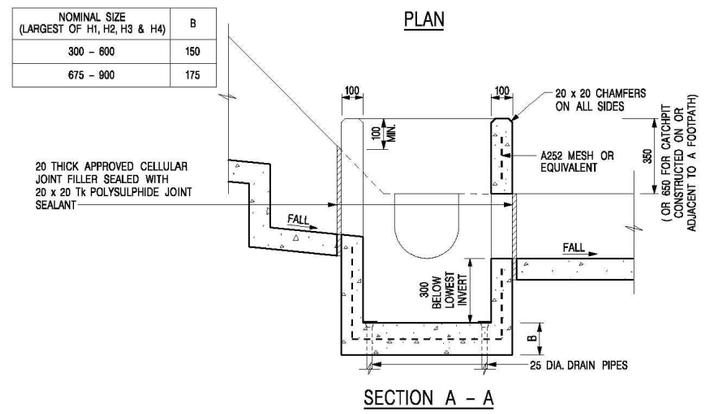


AREA OF CATCHMENT

(N.T.S)

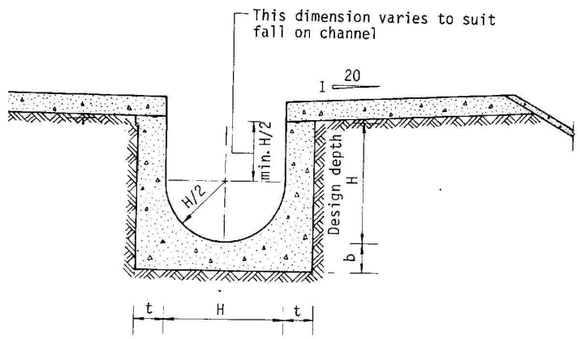


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175

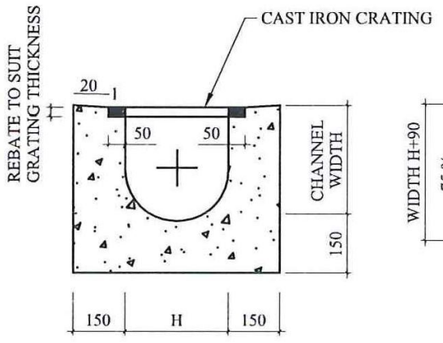


DETAILS OF CATCHPIT WITH TRAP

(REFER TO CEDD'S STANDARD DWG. C2406/1)

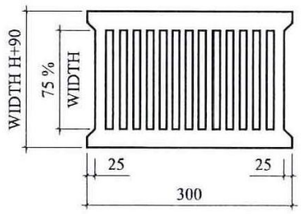


TYPICAL DETAILS OF U CHANNEL



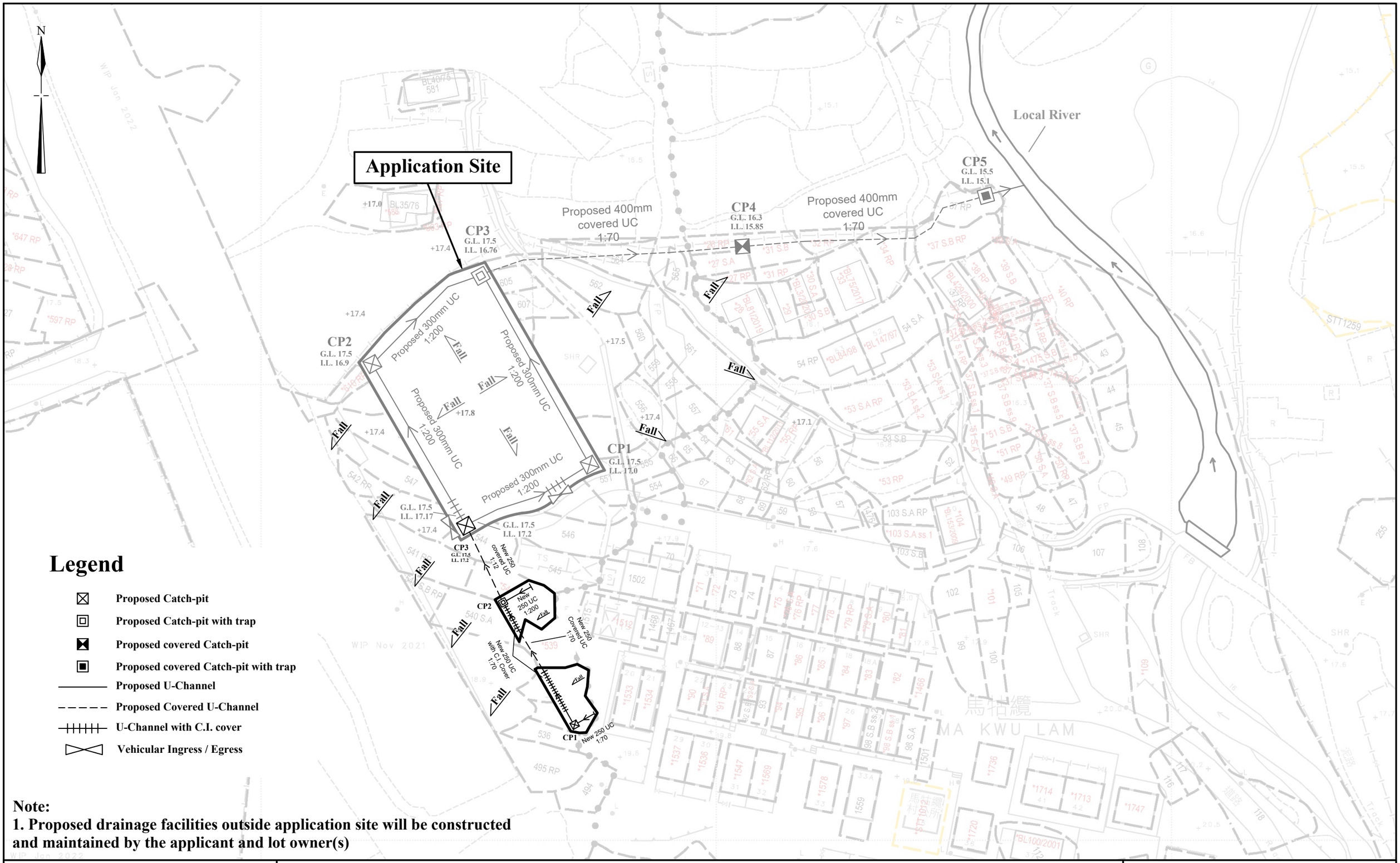
TYPICAL SECTION OF
U-CHANNEL WITH COVER

(N.T.S.)



CAST IRON CRATING
(HEAVY DUTY)

N.T.S	**Drainage Proposal** **Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218** **Ma Kwu Lam, Sai Kung North, N.T**	**Goldrich Planners & Surveyors Ltd.**
September 2024		**Plan 4.2d** **(P 23055B)**



Legend

- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed covered Catch-pit
- Proposed covered Catch-pit with trap
- Proposed U-Channel
- Proposed Covered U-Channel
- U-Channel with C.I. cover
- Vehicular Ingress / Egress

Note:

1. Proposed drainage facilities outside application site will be constructed and maintained by the applicant and lot owner(s)

1:750 (A3)	**Drainage Proposal** Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Goldrich Planners & Surveyors Ltd.
August 2024		Plan 4.3a (P 23055B)

1 For Catchment Area A

Ref.

Area, A = 432 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 18.6 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (18.6) / (0.1^0.2*432^0.1) — SDM 7.5.2 (d)
= 2.3 min

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	19.30	18.86
Invert level (mPD)	19.05	18.58

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 33 m
Depth of vertical part of u-channel, d = 155 mm
Gradient of u-channel, S_f = (19.05-18.58)/33 = 0.014

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 155
= 0.063 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 155
= 0.703 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.090 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.09)^1/6 x (0.09 x 0.014)^1/2 / 0.016 — SDM Table 12
= 1.50 m/s
Time of flow, t_f = 0.4 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (2.3+0.4+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 268

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	432.0	410.4
		SUM =	410.4

— SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 268 x 410.4 / 1000000 + 0
= 0.031 m^3/s

Allowable flow, Q_a = a x v
= 0.063 x 1.5
= 0.095 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA	**Drainage Calculation**	Goldrich Planners & Surveyors Ltd.
August 2024	Lots 537(part), 538(part), 540 S.A(part) and 541 S.A(part) in D.D.218 Ma Kwu Lam, Sai Kung North, N.T	Page 1 (P23055B)

1 For Catchment Area B

Ref.

Area, A = 0 m^2
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 0 m

Time of concentration, t_o = $0.14465L / (H^{0.2}A^{0.1})$ = 0.14465 (0) / (0.1^0.2*0^0.1) — SDM 7.5.2 (d)
= 0.0 min

2 For Proposed U-Channel in catchment area B

	From	To
Ground level (mPD)	18.86	17.50
Invert level (mPD)	18.58	17.20

Width of u-channel, w = 250 mm
Length of u-channel, L_c = 16 m
Depth of vertical part of u-channel, d = 175 mm
Gradient of u-channel, S_f = (18.58-17.2)/16 = 0.086

Cross-Section Area, a = $0.5 \pi r^2 + w d$ = 0.5 x 3.14 x 125^2 + 250 x 175
= 0.068 m^2
Wetted Perimeter, p = $\pi r + 2 d$ = 3.14 x 125 + 2 x 175
= 0.743 m
Hydralic radius, R = a / p — SDM 8.2.1
= 0.092 m

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:- — SDM Table 13
Allowable velocity, v = $R^{1/6} x (RS_f)^{1/2}/n$ = (0.092)^1/6 x (0.092 x 0.086)^1/2 / 0.016 — SDM Table 12
= 3.74 m/s
Time of flow, t_f = 0.1 min

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$ — SDM 4.3.2
= 505.5 / (0+0.1+3.29)^0.355 for return period T = 50 years — SDM Table 3(a)
= 329

Type of surface	Runoff Coefficient C	Catchment Area A (m^2)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
		SUM =	0.0

— SDM 7.5.2 (b)

Upstream flow, Q_u = 0.031 m^3/s

Design flow, Q_d = $0.278i \Sigma C_j A_j + Q_u$ where A_j is in km^2 — SDM 7.5.2 (a)
= 0.278 x 329 x 0 / 1000000 + 0.031
= 0.031 m^3/s

Allowable flow, Q_a = a x v
= 0.068 x 3.74
= 0.255 m^3/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

(a) no objection to the application;

(b) the Site comprises 4 Old Schedule Agricultural Lots all in D.D. 218 under different ownership. The lots are 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;

(c) there is no guarantee to the grant of a right of way to the Sites or approval of the EVA thereto; and

(d) no Small House application has been received for the Site.

2. Environment

Comments of the Director of Environmental Protection (DEP):

(a) the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and open Storage Sites" issued by the Environmental Protection Department; and

(b) no environmental complaint to the Sites has been received in the last three years.

3. Drainage

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

(a) her office has no comments on the application;

(b) no existing / planned DSD's stormwater and sewerage facilities would be affected by the proposed development at the moment; a

(c) her office has accepted the drainage proposal submitted by the applicant; and

(d) her advisory comments are set out at **Appendix III**.

4. Fire Safety

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

(a) no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and

(b) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval.

5. Other Departments

The following government departments have no comment on/no objection to the application:

(a) Commissioner of Police (C for P);
(b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
(c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
(d) Director of Agriculture, Fisheries and Conservation (DAFC);
(e) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department. (H(GEO),CEDD);
(f) Project Manager/North, CEDD (PM/N, CEDD);
(g) District Officer/Tai Po, Home Affairs Department (DO/TP, HAD); and
(h) Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD).

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the Sites;

(b) to note the comment of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:

(i) the Sites comprise 4 Old Schedule Agricultural Lots all in D.D. 218 under different ownership. The lots are held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government;

(ii) there is no guarantee to the grant of a right of way to the Sites or approval of the EVA thereto;

(iii) the lot owners are required to submit application for Short Term Waiver (STW) to LandsD if they wish to erect structures on the Sites. LandsD will consider the STW applications in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental, waiver fee and administrative fee as considered appropriate; and

(iv) the applicant will likely make use of the adjoining unleased / unallocated Government land (GL) as vehicles access to and from the Sites. The maintenance and management responsibility of the said GL and any other Government land leading to the Sites should be sorted out with the relevant Government departments, prior to the use of access purpose. Moreover, access to the Sites may also fall on adjoining private lots all in D.D. 218. The applicant should sort out the relevant issues with the lots owners concerned;

(c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that :

(i) the applicant/lot owner shall maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all time. In addition, the applicant/lot owner should rectify the system is found to be inadequate or ineffective during operation. The applicant/lot owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system;

(ii) the applicant/lot owner shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and /or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;

(iii) all proposed drainage connection works should be carried out by the applicant/lot owner at their own cost to the satisfaction of her office;

(iv) all site formation works should not obstruct any overland flow. All the existing flow paths as well as the runoff falling onto and passing through the site should be intercepted and disposed of via proper discharge points. Please ensure the proposed works would not cause any adverse drainage impacts to the surrounding areas;

(v) the applicant/lot owner should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the applicant/lot owner would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;

(vi) extreme care should be exercised when working in the vicinity of any existing drainage facilities in order not to disturb, interfere with or cause damage to them. Any damage to the existing drainage facilities due to the proposed works shall be made good at the developer's expense to the satisfaction of DSD;

(vii) the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

(d) to note the comments of the Commissioner for Transport (C for T) that the applicant shall make their own arrangement with the concerned landowners for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;

(e) to note the comments of the Director of Environmental Protection (DEP) that the applicants should follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall resolve any conflict/disagreement with relevant lot owners and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones on other private lots or on GL (where required) outside the Sites; and

(g) 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 required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:

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

- the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

- if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is at **Appendix IIIa** for reference.

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.

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

Re: A/NE-SSH/155 / 156 DD 218 Ma Kwu Lam Village
25/03/2024 02:57

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

1 attachment

Ma Kwu Lam.pdf

From:
To: tpbpd <tpbpd@pland.gov.hk>
Cc: fso <fso@fso.gov.hk>
Date: Monday, 25 March 2024 2:47 AM HKT
Subject: A/NE-SSH/155 / 156 DD 218 Ma Kwu Lam Village

A/NE-SSH/156

Lots 543(Part), 544(Part), 546(Part), 547(Part), 548(Part), 549, 550(Part), 551(Part), 552RP(Part), 553, 603s.ARP, 605(Part), 606RP, 607(Part), 608(Part), 609RP and 610RP(Part) in D.D. 218, and adjoining Government Land, Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North

Site area: About 1,779sq.m Includes Government Land of about 96sq.m

Zoning: "VTD"

Applied use: 83 Vehicle Parking

A/NE-SSH/155

Lots 537(Part), 538(Part), 540s.A(Part) and 541s.A(Part) in D.D. 218, Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North

Site area: About 219sq.m

Zoning: "VTD"

Applied use: 8 Vehicle Parking

Dear TPB Members,

The applications will be considered together as they are in close proximity. No history of previous approvals despite the presence of existing parking.

Strong objections to the incorporation of the currently wooded area into parking. No mention of how many trees to be felled.

Also the applications do not cover the full extent of parking in the village, as can be seen in the Google image there is already considerable parking along Sai Sha Road. Why would a village require so much parking>

Members should consider the full of extent of the parking lot that does not appear to be reflected in the application.

Hopefully FS is taking an interest in these operations and what system is in place to ensure that the revenue is accountable for tax purposes.

Mary Mulvihill

Google Maps Ma Kwu Lam

Imagery ©2024 CNES / Airbus, Maxar Technologies, Map data ©2024 20 m

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

From:
Sent: 2024-05-13 星期一 02:59:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: FS Office/FSPO <fso@fso.gov.hk>
Subject: Re: A/NE-SSH/155 / 156 DD 218 Ma Kwu Lam Village

Dear TPB Members,

Members should question these applications as only Public Vehicle Park is listed under Col 2 use for "V' zoning.

What is the business model? Is the parking free of charge? If not, what are the regulations with regard to annual declaration of income, etc.

Clarification required.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Cc: fso <fso@fso.gov.hk>
Date: Monday, 25 March 2024 2:57 AM HKT
Subject: Re: A/NE-SSH/155 / 156 DD 218 Ma Kwu Lam Village

From:
To: tpbpd <tpbpd@pland.gov.hk>
Cc: fso <fso@fso.gov.hk>
Date: Monday, 25 March 2024 2:47 AM HKT
Subject: A/NE-SSH/155 / 156 DD 218 Ma Kwu Lam Village

A/NE-SSH/156

Lots 543(Part), 544(Part), 546(Part), 547(Part), 548(Part), 549, 550(Part), 551(Part), 552RP(Part), 553, 603s.ARP, 605(Part), 606RP, 607(Part), 608(Part), 609RP and 610RP(Part) in D.D. 218, and adjoining Government Land, Ma Kwu Lam Village, Shap Sz Heung, Sai Kung North

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A/NE-SSH/155

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