

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/40	Temporary Golf Driving Range with Ancillary Pro-Shop, Storage Area, Washroom & Parking Area for 3 Years	GB	28.5.1999
2	A/YL-LFS/74	Proposed Extension to the Greenfield Garden (including Flea Market for Green/Environmentally Friendly Products) for a Period of 3 Years	GB	8.3.2002 (on Review)
3	A/YL-LFS/364	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	GB	26.6.2020 (Revoked on 26.11.2022)
4	A/YL-LFS/375	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)
5	A/YL-LFS/376	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	GB	4.12.2020 (Revoked on 4.3.2023)

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/31	Pond filling and development of golf driving range with ancillary private club, conservation and recreational facilities	GB	18.12.1998 (on Review)	(1) - (5)
2	A/YL-LFS/357	Temporary Public Vehicle Park (Private Car, Medium Goods Vehicle, Heavy Goods Vehicle and Container Vehicle) for a Period of 3 Years	GB & O(1)	6.3.2020	(1), (5) - (7)

Rejection Reason(s):

1. Not in line with the planning intention.
2. Insufficient information to demonstrate no significant adverse environmental, drainage or flooding impacts on the surrounding areas.
3. The proposed vehicular access arrangement for the development is not acceptable.
4. Insufficient information to explain why land in “Recreation” zone cannot be made available for the proposed development.

5. Setting undesirable precedent.
6. Not in line with TPB PG-No. 10.
7. Not in line with TPB PG-No. 13E.

**Similar s.16 Applications
within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/341	Proposed Temporary Public Vehicle Park for Private Cars for a Period 3 Years	GB & O(1)	31.5.2019 (Revoked on 30.6.2021)
2	A/YL-LFS/372	Proposed Temporary Public Vehicle Park (Medium Goods Vehicle) for a Period of 3 Years	GB	6.11.2020 (Revoked on 6.10.2022)
3	A/YL-LFS/394	Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Filling of Land	V, R(A) & GB	14.5.2021 (Revoked on 14.10.2023)
4	A/YL-LFS/433	Temporary Public Vehicle Park for Medium Goods Vehicles for a Period of 3 Years	GB	26.8.2022

Rejected Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/417	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling and Excavation of Land	GB & V	14.1.2022	(1) & (2)
2	A/YL-LFS/444	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years and Filling of Land	GB & V	28.10.2022	(1) & (2)

Rejection Reasons:

1. Not in line with planning intention of the “GB” zone.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 13E.
4. Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use does not involve operation of heavy vehicles.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (a) The applicant should note his detailed comments at **Appendix V**.

3. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no comment on the application from the landscape planning perspective.
- (b) The Site is situated in area of miscellaneous rural fringe predominated by residential blocks, public vehicle park, vacant land, graveyard and scattered tree groups. The Site is a hard paved vehicle park in operation. No existing vegetation is observed.
- (c) Similar application for public vehicle park within the same “GB” zone was approved. The applied use is considered not incompatible to the landscape character of the surrounding area.

4. Drainage

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

- (b) He has no objection in principle to the application from drainage point of view.
- (c) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.
- (d) The applicant should note his detailed comments on the submitted drainage proposal at **Appendix V**.

5. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should be reminded of the advisory comments at **Appendix V**.

6. Building Matters

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix V**.

7. District Officer's Comments

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

8. Other Departments' Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner of Police (C of P); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application;
- (a) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:-
 - (i) 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; and
 - (ii) the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STW) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads and reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Wah Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that:

- (i) the ground to the west of the Site is generally higher. Since the overland flow from the adjacent lands shall be properly intercepted, external catchment to the west of the Site (other than the 2700m² catchment to the east of the Site, i.e. EC1) shall be considered in the calculation;
 - (ii) please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - (iii) the existing village drain, to which the applicant proposed to discharge the stormwater from the Site was not maintained by DSD. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long should be consulted;
 - (iv) further to (iii) above, since there is no record of the said village drains, please provide site photos to demonstrate with hydraulic calculation that the existing village drain (underground pipe) is adequate to collect, convey and discharge the surface runoff accrued on the Site and overland flow intercepted from the adjacent lands;
 - (v) further to (iii) above, it is given to understand that there is no existing river at the downstream of the proposed discharge path which was indicated in the drainage plan. Please provide site photos to demonstrate its presence and existing condition;
 - (vi) it is noted that there is no proposed drainage system to be constructed within the Site but only rely on the existing U-channel outside the Site. Please revisit. Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (vii) where walls and hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (viii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (ix) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (x) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) 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. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is 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; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (i) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.



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)

26th December 2023.

By email only

Dear Sir/ Madam,

Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)
for a Period of 3 Years
(A/YL-LFS/501)

1. We refer to the captioned.
2. The site is largely within Green Belt (GB) zone. We urge the Board to investigate with relevant authorities first for the current site status and to investigate whether or not the site is involved in any unauthorised activities/ uses/ ongoing enforcement case.
3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of GB zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



A/YL-LFS/501 DD 129 Lau Fau Shan GB
29/12/2023 02:47

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

A/YL-LFS/501

Lots 2705 (Part), 2708 (Part), 2709 (Part), 2713 (Part), 2714 (Part), 2716 (Part), 2717 (Part), 2718, 2719 (Part), 2720, 2721 (Part), 2722 (Part), 2723 (Part), 2724 (Part), 2726 (Part), 2727 (Part), 2728 (Part), 2729 (Part), 2730, 2731, 2732 (Part), 2753 (Part), 2754 (Part), 2755 (Part), 2756 (Part) and 2757 (Part) in D.D. 129, Lau Fau Shan, Yuen Long

Site area: About 9,820sq.m

Zoning: "Green Belt" and "Open Space (1)"

Applied use: 202 Vehicle Parking

Dear TPB Members,

473 was withdrawn. Back with a larger site. Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 6 July 2023 3:32 AM HKT
Subject: A/YL-LFS/473 DD 129 Lau Fau Shan GB

A/YL-LFS/473

Lots 2717 (Part), 2718 (Part), 2719 (Part), 2720, 2721 (Part), 2723 (Part), 2724 (Part), 2726 (Part), 2727 (Part), 2728 (Part), 2729 (Part), 2730, 2731, 2732 (Part), 2743 (Part), 2753 (Part), 2754 (Part), 2755 (Part), 2756 (Part) and 2757 (Part) in D.D. 129, Lau Fau Shan

Site area : About 8,140sq.m

Zoning : "Green Belt" and "Open Space (1)"

Applied use: 142 Vehicle Parking

Dear TPB Members,

The lots have been in breach of conditions for many years under a number of applications. The larger part of the site under 364 with **NINE extensions to date**.

The matter of extensions was discussed by the board some months ago, how come failure to comply for such a long period is still tolerated?

Members have a duty to look further than the recommendations of PlanD and inquire into matters.

Nov 2022 - Chief Executive John Lee hailed the rule of law in Hong Kong at the start of Legal Week on Monday,

He failed to mention that it only applies to the urban districts south of Lion Rock and that PlanD was obviously not instructed on his vision.

Mary Mulvihill

From:

To: tpbbpd <tpbbpd@pland.gov.hk>

Date: Tuesday, 2 June 2020 2:41 AM CST

Subject: A/YL-LFS/364 DD 129 Lau Fau Shan GB

A/YL-LFS/364

Lots 2704 (Part), 2705 (Part), 2708 (Part), 2709 (Part), 2713 (Part), 2714 (Part), 2716 (Part), 2717 (Part), 2718, 2719 (Part), 2720 (Part), 2721 (Part), 2727 (Part), 2728 (Part), 2729 (Part), 2730, 2731, 2732 (Part), 2754 (Part), 2755 (Part) and 2756 (Part) in D.D. 129, Lau Fau Shan

Site area : About 7,200sq.m

Zoning: "Green Belt"

Applied use : 98 Vehicle Parking

Dear TPB Members,

Despite rejection of the GB parking application 357 on 20 March, applicant is back again.

PlanD did not support the applications based on the assessments set out in paragraph 12 of each of the Papers. The applied uses were not in line with the planning intention of the "Green Belt" ("GB") zone and the Town Planning Board Guidelines No. 10 in that the temporary use would result in deterioration of landscape quality in the subject "GB" zone. No strong planning justification had been given in the submissions for a departure from the planning intention, even on a temporary basis. The applications did not comply with the TPB Guidelines No. 13E in that the application sites were not the subject of any previous planning approval, there were adverse departmental and public comments on the applications and the applicant had failed to demonstrate that the developments would not generate adverse landscaping impact on the surrounding areas. Whilst previous applications at the application sites and similar applications for various public vehicle park and open storage uses within the same "GB" zone had been approved by the Committee, they were subject to different planning circumstances from the current applications.

The application sites were subject to planning enforcement actions.

138. In response to a Member's question on whether the current uses at the application sites were unauthorized developments (UDs), Ms Bonnie K.C. Lee, STP/TMYLW, said that the parking of vehicles and storage of construction materials on the application sites were operated without valid planning approvals. They were subject to planning enforcement action and enforcement notices were issued requiring discontinuation of the UD. In response to the Chairman's enquiry on the differences between the subject applications (No. A/YL-LFS/357) and the public vehicle park to the south of the application site under application No. A/YL-LFS/341, Ms Bonnie K.C. Lee replied that application No. A/YL-LFS/341 for temporary public vehicle park for private cars was approved by the Board in 2019 **on the consideration that it only involved parking of private vehicles**, while the subject application also involved parking of medium and heavy goods vehicle and container vehicle, and no approval for such vehicle park had been approved by the Committee within the same "GB" zone.

Obviously the Applicant hopes to get approval via an application for Private Parking.
700sqmts per vehicle!!!! Are members naïve?

This is Green Belt, intended for recreation.

Instead of approval members must press relevant departments with regard to progress of enforcement action to have the site reinstated and replanted.

Mary Mulvihill

From: '

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, February 11, 2020 3:04:50 AM

Subject: A/YL-LFS/357 and 358 DD 129 Lau Fau Shan

A/YL-LFS/357 and 358

Lots 2704, 2705, 2708, 2709, 2713, 2714, 2716-2732, 2753-2757 in D.D. 129 ,
Lau Fau Shan, Yuen Long

Lots 1620-1625, 2698-2703, 2706, 2707 and 2710

Site area : About 15,948sq.m / About 10,025sq.m

Zoning : "Green Belt" and "Open Space (1)"

Applied use : Private Car 80 / Container Vehicle 40 / Medium and Heavy Goods
70 = 190 parking

Open Storage / 3 Vehicle Parking

Dear TPB Members,

The lots are adjoining and obviously part of the same operation, a long term
unapproved brownfield use.

Why should so much land be trashed to provide services that should be
accommodated in custom built compounds? Parking should be underground
and private cars can be stacked.

It is quite clear that it is far too easy for land owners to lay some concrete and
open a car park then to spend money on well planned facilities with latest
technology, proper toilets, etc.

Will members approve this most inefficient land use?

Mary Mulvihill

This document is received on 29 NOV 2023
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-LFS / 501
	Date Received 收到日期	29 NOV 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

騰飛顧問公司 TENG FEI CONSULTANCY COMPANY

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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)	新界元朗流浮山丈量約份第 129 約地段第 2705 號 (部份)、第 2708 號 (部份)、第 2709 號 (部份)、第 2713 號 (部份)、第 2714 號 (部份)、第 2716 號 (部份)、第 2717 號 (部份)、第 2718 號 (部份)、第 2719 號 (部份)、第 2720 號 (部份)、第 2721 號 (部份)、第 2722 號 (部份)、第 2723 號 (部份)、第 2724 號 (部份)、第 2725 號 (部份)、第 2726 號 (部份)、第 2727 號 (部份)、第 2728 號 (部份)、第 2729 號 (部份)、第 2730 號 (部份)、第 2731 號 (部份)、第 2732 號 (部份)、第 2753 號 (部份)、第 2754 號 (部份)、第 2755 號 (部份)、第 2756 號 (部份) 及第 2757 號 (部份) Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718(Part), 2719(Part), 2720(Part), 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730(Part), 2731(Part), 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 9820 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 288 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> 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 Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. SYL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 SYL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「綠化地帶」 "Green Belt"
(f) Current use(s) 現時用途	現時是空置的 (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 _____ (DD/MM/YYYY)&
於 3/11/2023 (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 _____ (DD/MM/YYYY)&
於 17/11/2023 (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	擬議臨時公眾停車場（私家車及輕型貨車） Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 9532 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 288 .....sq.m <input checked="" type="checkbox"/> 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	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 288 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 288 .....sq.m <input checked="" type="checkbox"/> 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) 構築物1：CCTV監控室，1層高，約20平方米，總面積約20平方米，高度不多於3米。 構築物2：洗手間，1層高，約8平方米，總面積約8平方米，高度不多於3米。 構築物3：辦公室，1層高，每層約40平方米，總面積約40平方米，高度不多於3米。 構築物4：遮雨蓬，面積約220平方米，高度不多於7.62米，遮蔭用途。	
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	..... 180
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 22
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他（請列明）	..... 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他（請列明）	..... 0

Proposed operating hours 擬議營運時間			
營業時間為星期一至日早上7時至下午11時，包括公眾假期。			
(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	<input checked="" type="checkbox"/> 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)) 申請地點由天華路經地區道路進入。	
	No 否	<input type="checkbox"/> 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) <input type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>不需砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

20/11/2023

(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	<p>新界元朗流浮山丈量約份第 129 約地段第 2705 號 (部份)、第 2708 號 (部份)、第 2709 號 (部份)、第 2713 號 (部份)、第 2714 號 (部份)、第 2716 號 (部份)、第 2717 號 (部份)、第 2718 號 (部份)、第 2719 號 (部份)、第 2720 號 (部份)、第 2721 號 (部份)、第 2722 號 (部份)、第 2723 號 (部份)、第 2724 號 (部份)、第 2726 號 (部份)、第 2727 號 (部份)、第 2728 號 (部份)、第 2729 號 (部份)、第 2730 號 (部份)、第 2731 號 (部份)、第 2732 號 (部份)、第 2753 號 (部份)、第 2754 號 (部份)、第 2755 號 (部份)、第 2756 號 (部份) 及第 2757 號 (部份)</p> <p>Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories</p>
Site area 地盤面積	<p>9820 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)</p>
Plan 圖則	<p>Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11</p> <p>流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11</p>
Zoning 地帶	<p>「綠化地帶」 "Green Belt"</p>
Type of Application 申請類別	<p><input checked="" type="checkbox"/> 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</p> <p><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> 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</p> <p><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	<p>擬議臨時公眾停車場 (私家車及輕型貨車)</p> <p>Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles</p>

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	288 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.293 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.62 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	29.3 % <input checked="" type="checkbox"/> 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		202
	Private Car Parking Spaces 私家車車位 180 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 22 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 0 _____ _____		
	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 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) 0 _____ _____		

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

申請摘要

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗流浮山丈量約份第 129 約地段第 2705 號 (部份)、第 2708 號 (部份)、第 2709 號 (部份)、第 2713 號 (部份)、第 2714 號 (部份)、第 2716 號 (部份)、第 2717 號 (部份)、第 2718 號、第 2719 號 (部份)、第 2720 號、第 2721 號 (部份)、第 2722 號 (部份)、第 2723 號 (部份)、第 2724 號 (部份)、第 2726 號 (部份)、第 2727 號 (部份)、第 2728 號 (部份)、第 2729 號 (部份)、第 2730 號、第 2731 號、第 2732 號 (部份)、第 2753 號 (部份)、第 2754 號 (部份)、第 2755 號 (部份)、第 2756 號 (部份) 及第 2757 號 (部份) 作為期三年的臨時公眾停車場 (私家車及輕型貨車)

1. 申請地點的面積約為 9,820 平方米，根據流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11，申請地點現時被規劃為「綠化地帶」。
2. 申請用途屬於「綠化地帶」中的「第二欄用途」，申請用途配合沙江圍村村民及天水圍區內居民的泊車需要，擬議發展的營業時間為星期一至星期日上午七時至晚上十一時，包括公眾假期。
3. 申請地點涉及一個先前的規劃許可編號 A/YL-LFS/364 及 A/YL-LFS/375 批准作為期三年的臨時停車場用途，由於之前因為社會疫情及與地界紛問題（與鄰近地主因地界問題爭議），未能如期履行規劃許可附帶的規劃條件，這兩個規劃許可已被撤銷，因此申請人在與各地主達成共識後，重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
4. 申請地點附近的沙江圍及天水圍區內的居民大多為勞動階層，並依靠運輸行業維生，附近一帶很缺乏停車場，違泊的情況十分常見，嚴重影響區內交通運輸網絡；擬議發展只會作臨時停車場停泊私家車及不超過 5.5 噸重量的輕型貨車以滿足區內低收入的勞工階層對泊車的殷切需求。為保持環境質素，申請地點內不會停泊上述種類以外的車輛。
5. 申請用途雖屬於「綠化地帶」，但申請地點在 1999 年已獲得城市規劃委員會在有附帶條件下批給臨時性質的規劃許可（城規會編號：A/YL-LFS/40）：臨時高爾夫球練習場，並附設專門店、貯物區、洗手間及停泊區（為期三年）；以及在 2002 年獲得城市規劃委員會在有附帶條件下批給臨時性質的規劃許可（城規會編號：A/YL-LFS/74）：擴建綠田園（包括綠色/環保產品跳蚤市場）（為期 3 年）。
6. 申請地點在 1999 年時已經是水泥地面，可見申請地點早在 1999 年時已不是用作綠化用途，而是有一些小型發展。是次申請沒有破壞原來申請地點的一花一草，只是靈活運用土地，使地區內的土地物盡其用。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗流浮山以上地段作為期三年的臨時公眾停車場（私家車及輕型貨車）。

預計車輛進出流量報告（私家車）

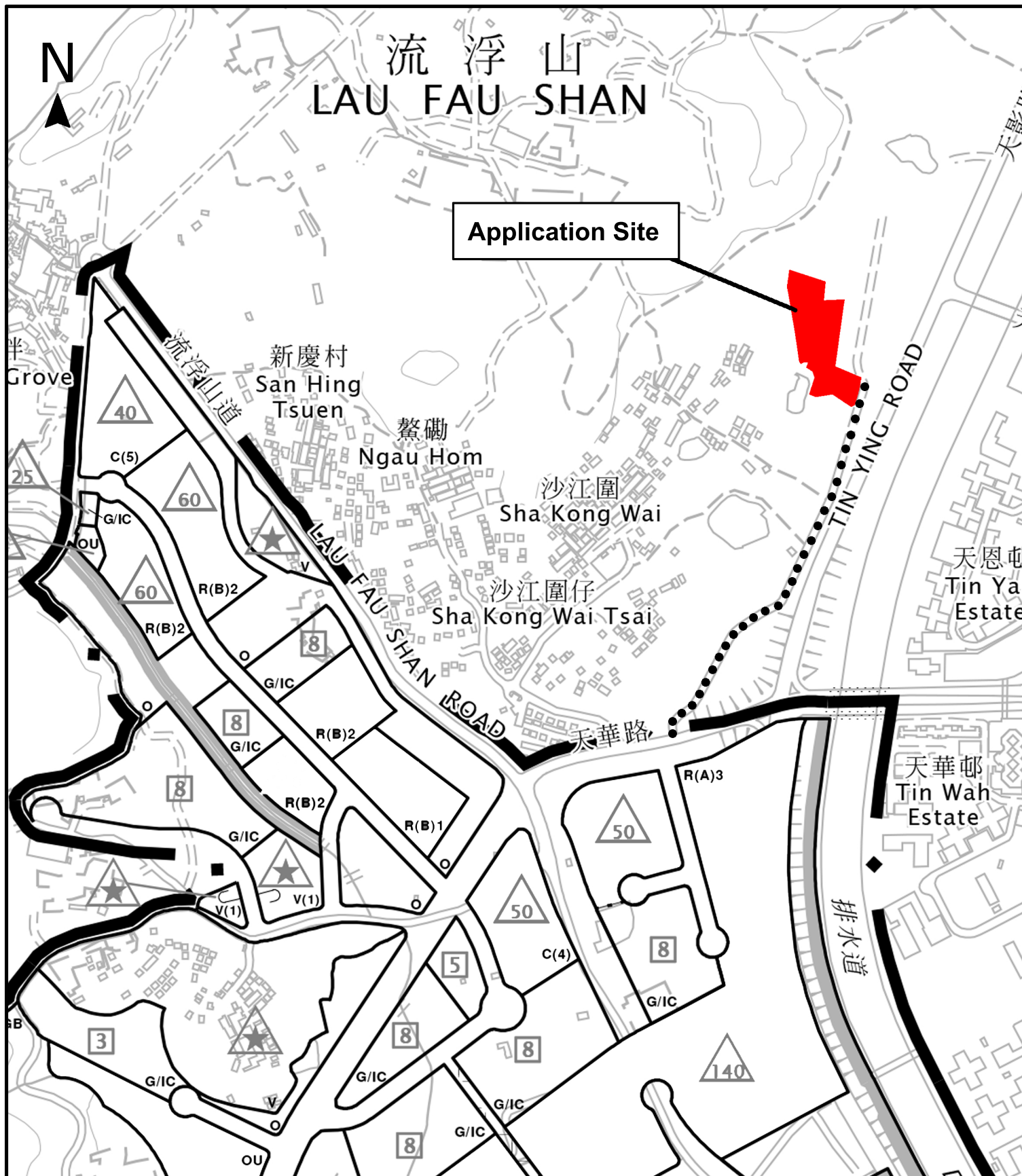
（星期一至星期日，包括公眾假期）

時間	進入（輛）	離開（輛）
7：00 - 8：00	8	1
8：00 - 9：00	20	2
9：00 - 10：00	7	10
10：00 - 11：00	12	8
11：00 - 12：00	13	8
12：00 - 13：00	10	18
13：00 - 14：00	12	8
14：00 - 15：00	10	12
15：00 - 16：00	8	10
16：00 - 17：00	18	12
17：00 - 18：00	10	10
18：00 - 19：00	8	10
19：00 - 20：00	20	13
20：00 - 21：00	8	20
21：00 - 22：00	8	18
22：00 - 23：00	8	20
合計(輛)	180	180

預計車輛進出流量報告（輕型貨車）

（星期一至星期日，包括公眾假期）

時間	進入（輛）	離開（輛）
7：00 - 8：00	2	0
8：00 - 9：00	2	2
9：00 - 10：00	3	2
10：00 - 11：00	3	1
11：00 - 12：00	1	2
12：00 - 13：00	1	1
13：00 - 14：00	2	3
14：00 - 15：00	1	1
15：00 - 16：00	2	2
16：00 - 17：00	0	2
17：00 - 18：00	3	3
18：00 - 19：00	0	2
19：00 - 20：00	2	1
20：00 - 21：00	0	0
21：00 - 22：00	0	0
22：00 - 23：00	0	0
合計(輛)	22	22



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



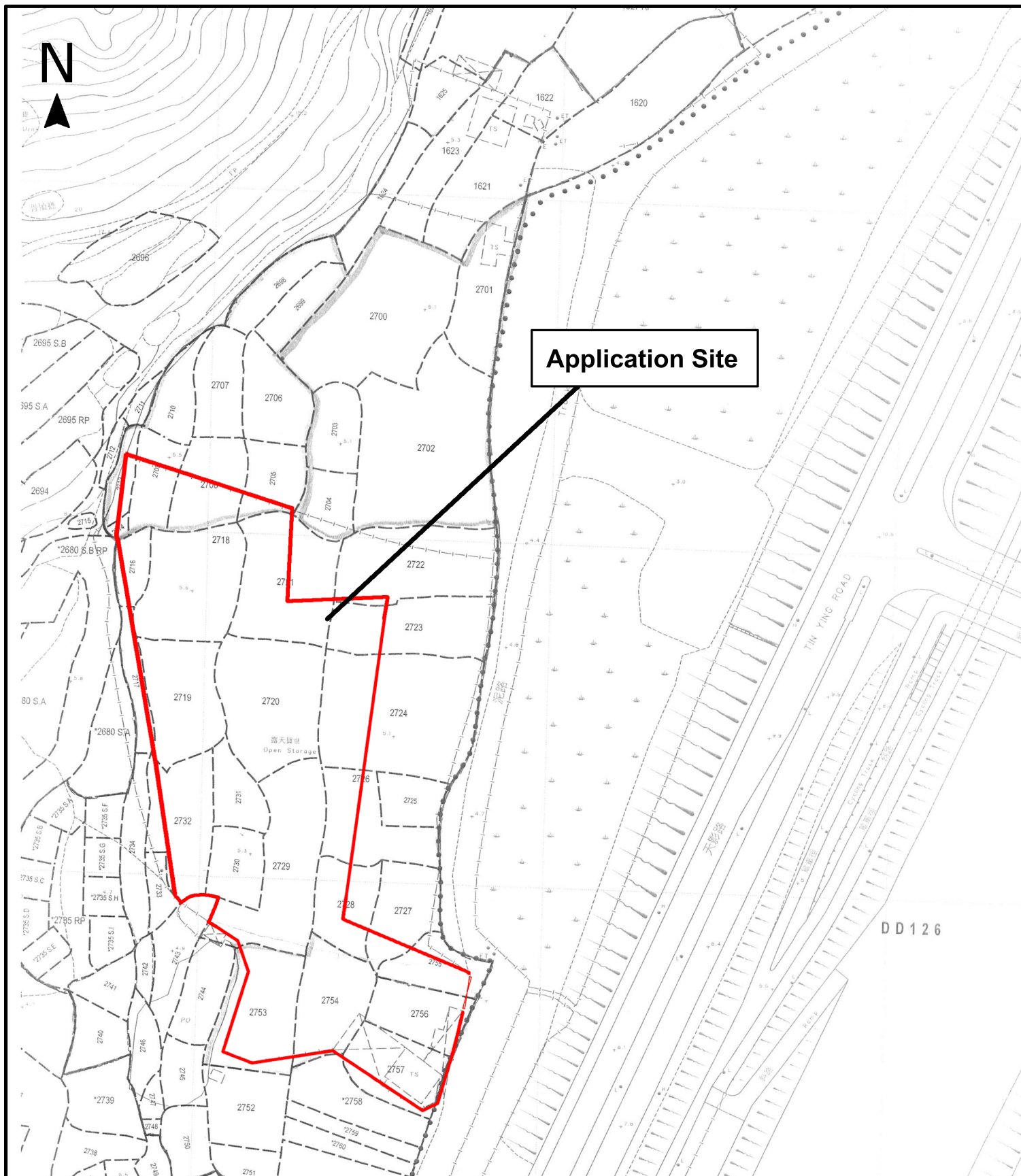
Drawing No. 圖號:

20231030

Remarks 備註:

●●● Vehicular access leading from Tin Wah Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

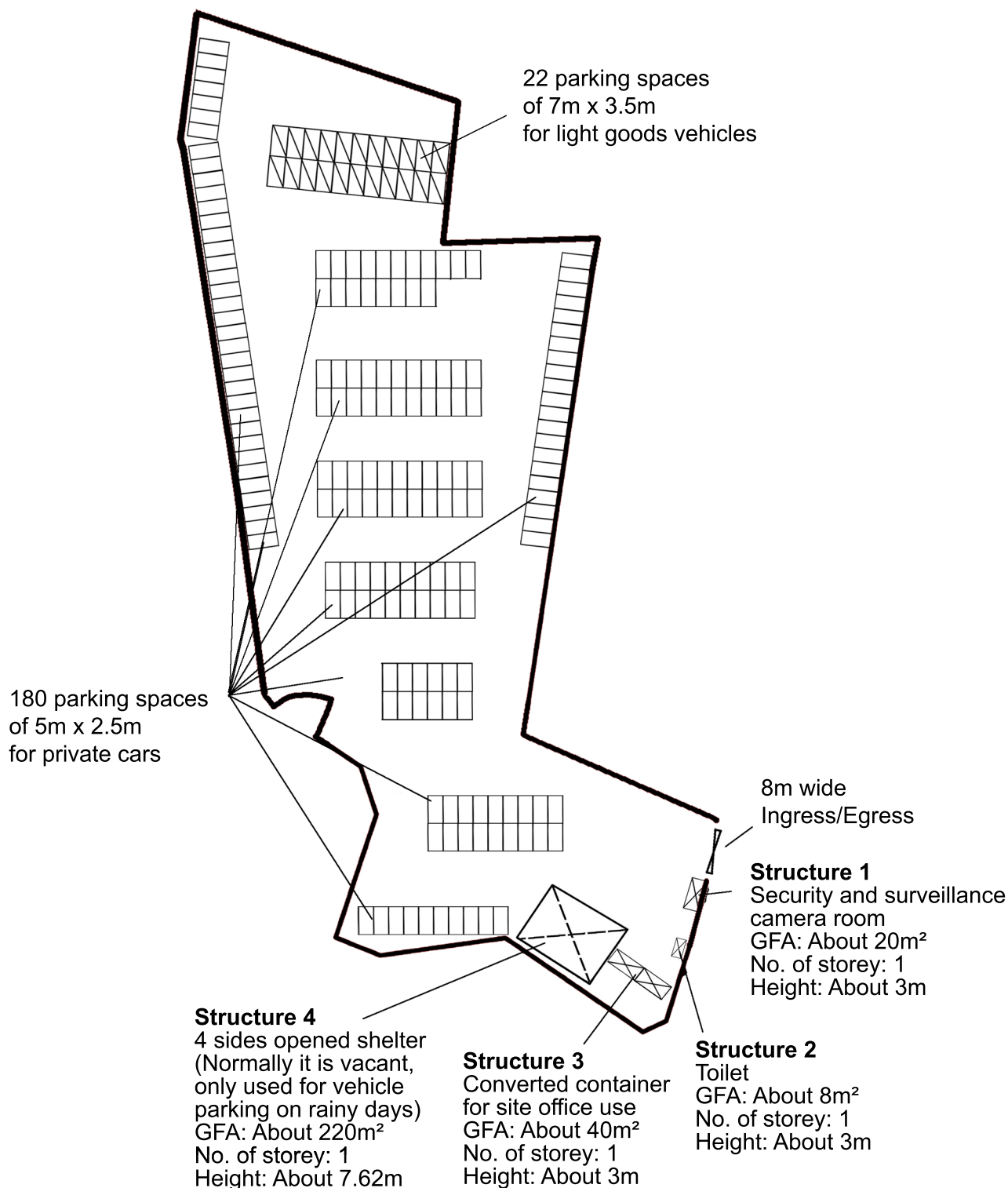


Drawing No. 圖號:

20231030

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed Layout Plan

Drawing No. 圖號:

20231030



Remarks 備註:

 Light goods vehicle

 Private car

Scale 比例:

ISSUE 1

TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY PUBLIC VEHICLE PARK FOR PRIVATE CARS AND LIGHT GOODS VEHICLES FOR A PERIOD OF 3 YEARS AT LOTS 2705(PART), 2708(PART), 2709(PART),2713(PART), 2714(PART), 2716(PART), 2717(PART),2718, 2719(PART), 2720, 2721(PART), 2722(PART),2723(PART), 2724(PART), 2726(PART),2727(PART), 2728(PART), 2729(PART), 2730, 2731, 2732(PART),2753(PART), 2754(PART), 2755(PART), 2756(PART) AND 2757(PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG

PROJECT NO. TDM/011

PREPARED FOR

25 NOVEMBER 2023

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the application site of proposed temporary public vehicle park for private cars and light goods vehicles for a period of 3 years at Lots 2705(Part), 2708(Part), 2709(Part),2713(Part), 2714(Part), 2716(Part), 2717(Part),2718, 2719(Part), 2720, 2721(Part), 2722(Part),2723(Part), 2724(Part), 2726(Part), 2727(Part),2728(Part), 2729(Part), 2730, 2731, 2732(Part),2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Kam Tin, Yuen Long, with an area of around 9,830m² and ground level varying between + 6.5mPD and + 5.1mPD. The layout plan is provided in **Appendix B**.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

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

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems *“An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.*
- 3.1.3 *An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”*
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

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

$$Q_p = 0.278 C i A$$

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

- 3.2.2 For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.
- 3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

- 3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.
- 3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.
- 3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Changes in Drainage Characteristics

- 4.1.1 The characteristics of the sub-catchment areas are remained unchanged due to the proposed application, which are paved area. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	0	0
Paved Area (m ²)	9,830	9,830
External Catchment Area (m ²)	2,700	2,700
Total Catchment Area (m ²)	12,530	12,530

4.2 Potential Drainage Impact

- 4.2.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.2.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).
- 4.2.3 The runoff from the Application site is collected by 600mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the village drainage discharge point at the eastern side of the application site, and eventually discharge to the further downstream as indicated in the Appendix C.
- 4.2.4 For Conservative, the critical scenario is considered for collecting all the flow leading to the 600mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
600mm UC	0.612	0.706	13%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

- 4.2.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.612m³/s, which is within the drainage capacity of the proposed 600mm u-channel of 0.706m³/s with gradient 1:100, the reserve capacity is 13%.
- 4.2.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.2.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.
- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

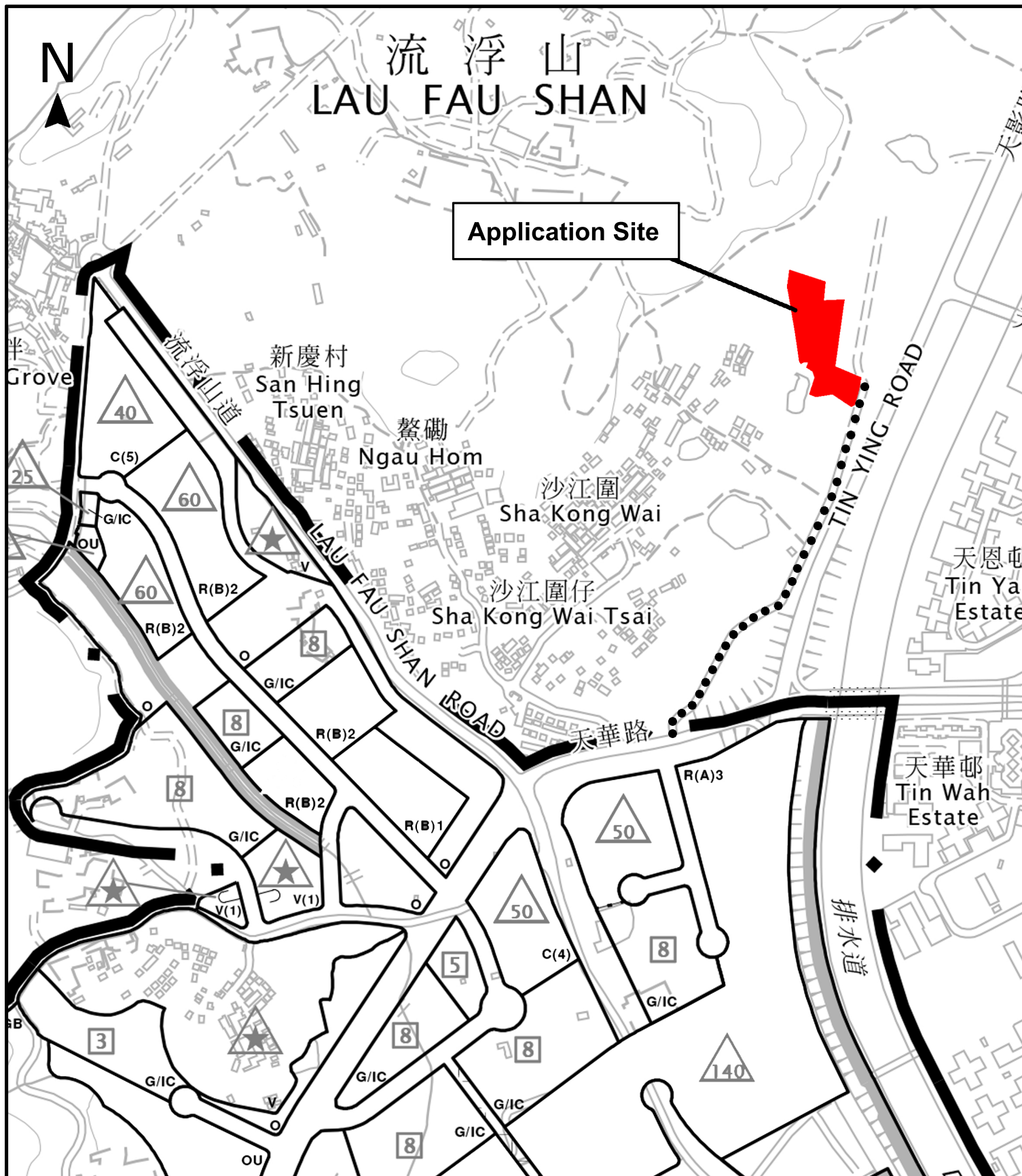
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 12,530 m² consists of the site area of the proposed Application Site and the external catchment area EC1 at eastern direction.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along right side of the catchment plant which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

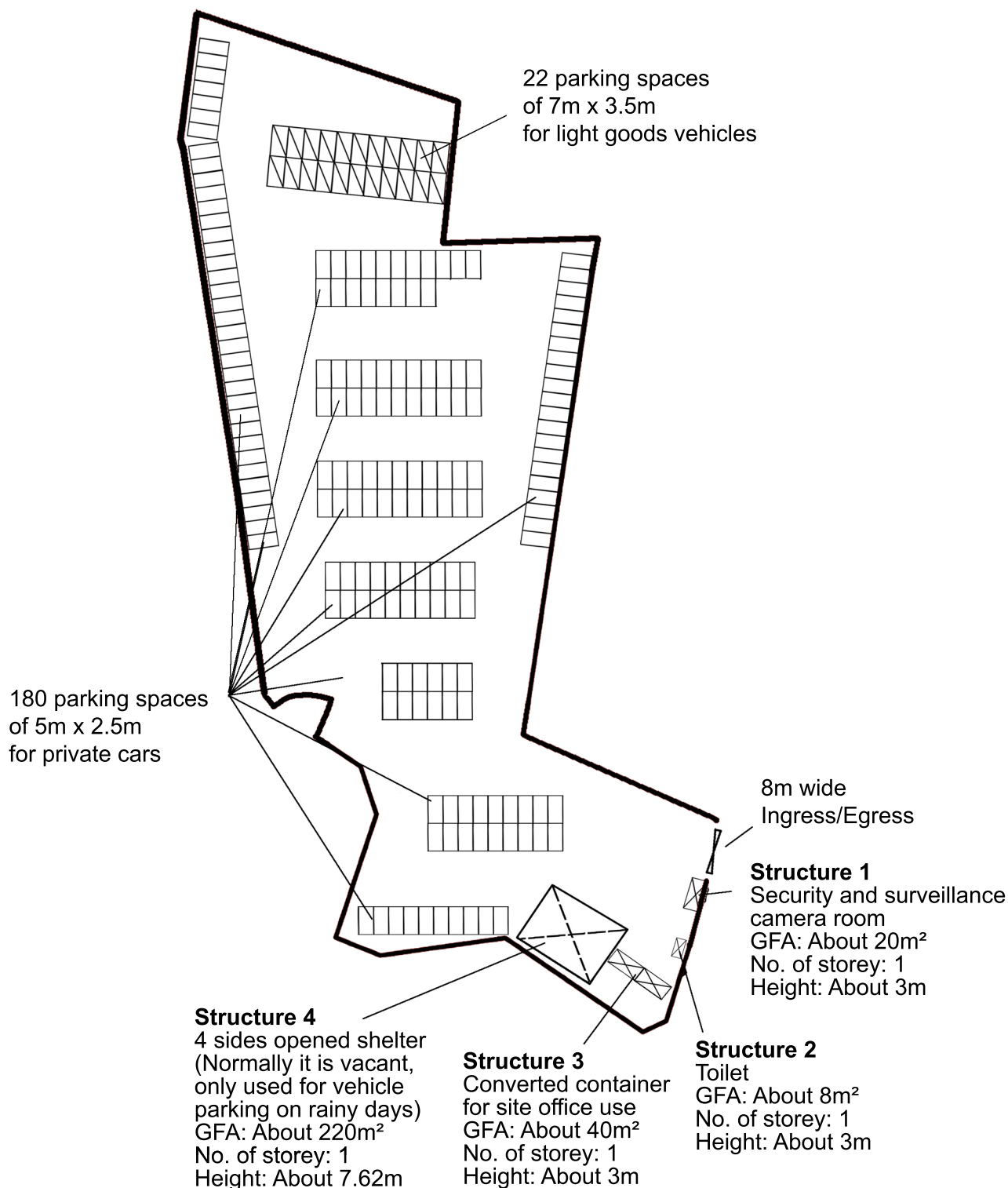
20231030

Remarks 備註:

●●● Vehicular access leading from Tin Wah Road

Scale 比例:

APPENDIX B
LAYOUT PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed
Layout Plan

Drawing No. 圖號:

20231030



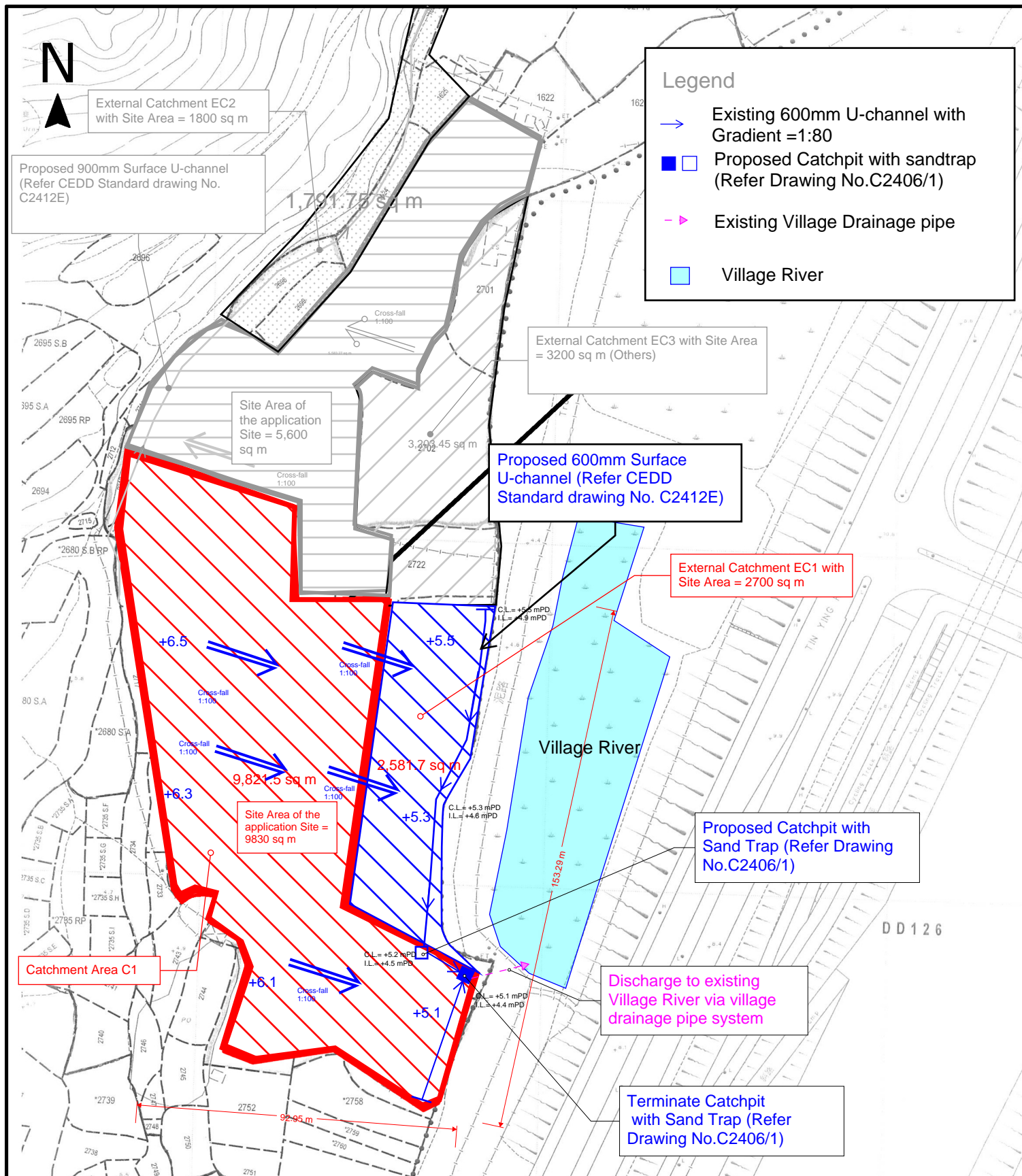
Remarks 備註:

 Light goods vehicle

 Private car

Scale 比例:

APPENDIX C
PROPOSED DRAINAGE PLAN



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years at Lots 2705(Part), 2708(Part), 2709(Part), 2713(Part), 2714(Part), 2716(Part), 2717(Part), 2718, 2719(Part), 2720, 2721(Part), 2722(Part), 2723(Part), 2724(Part), 2726(Part), 2727(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2728(Part), 2729(Part), 2730, 2731, 2732(Part), 2753(Part), 2754(Part), 2755(Part), 2756(Part) and 2757(Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

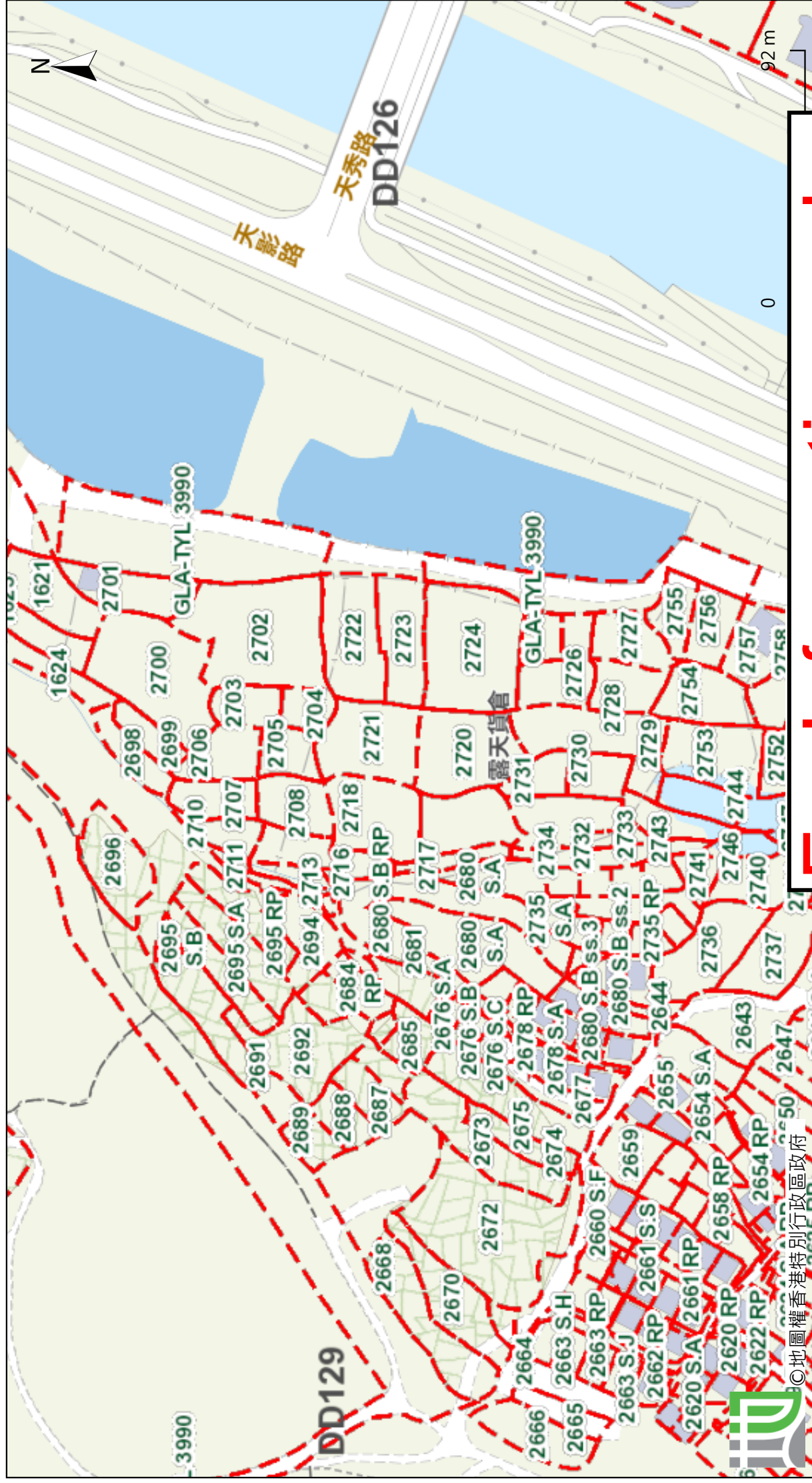


Drawing No. 圖號:

20231030

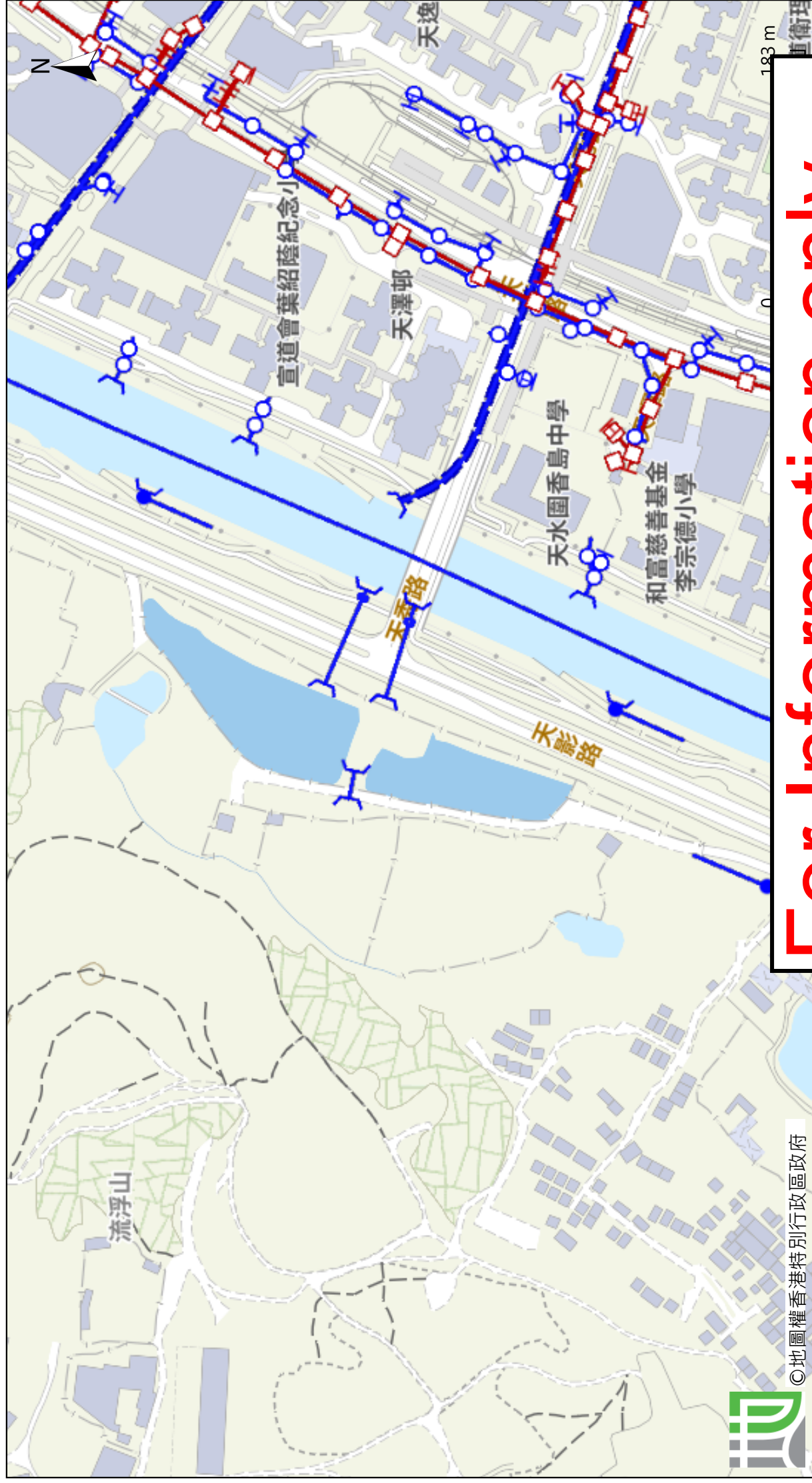
Remarks 備註:

Scale 比例:



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For Information only



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APPENDIX D

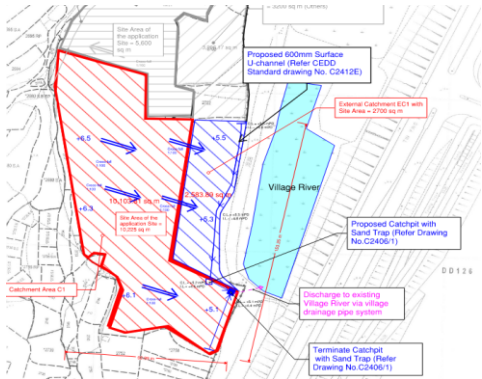
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

- 1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
- 2. For conservative, Runoff coefficient for paved / unpaved land is 1.
- 3. Design return period is 50 years.
- 4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	9830.0 m ²
External Catchment Area	1.00	2700.0 m ²
Total Catchment Area	1.00	12530.0 m ²



SDM 7.5.2

Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

Time of concentration of natural catchment, t_c

Length of drain, L_j

Velocity, V_j

SDM 7.5.2

Flow time, t_f

Time of concentration, t_c

SDM Table 3

Storm constants for 50-year return period:

SDM 4.3.2

Extreme mean intensity, i_{50yr}

GMS Fig 8.2

SDM 7.5.2

Design flow, Q

600mm u-channel capacity

Diameter

Cross-sectional area of 600mm U-channel

Gradient

Manning's Eq.

flow velocity

Design Capacity

Reserve capacity

For conservative, the U-channel shall be 600mm.

= 1 / 100m

= 12530 m²

= 100 m

= 0.14465 x L / (H^{0.2} x A^{0.1})

= 5.63 min.

= 163 m

= 2.197 m/s

= Σ (L_j / V_j)

= 1.23679359 min.

= t_c + t_f

= 6.87 min.

a = 1167.7

b = 16.76

c = 0.561

= a / (t_d + b)^c

= 175.701254 mm/hr

< 405.000 mm/hr

= 0.278 i Σ K A

= 0.612 m³/s

= 600 mm

= 0.3214 m²

= 0.01

= 2.197 m/s

= 0.706 m³/s

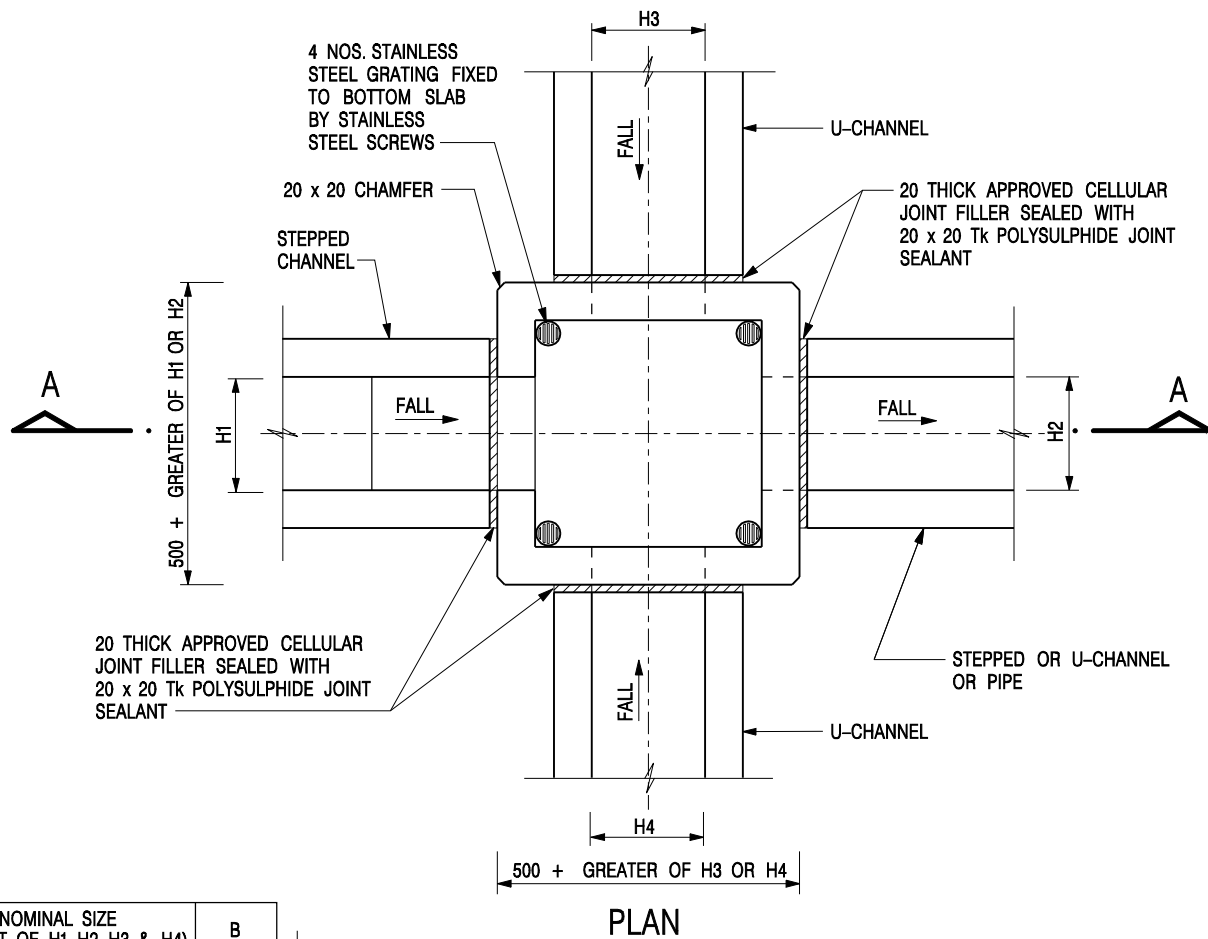
> 0.612 m³/s

= 13%

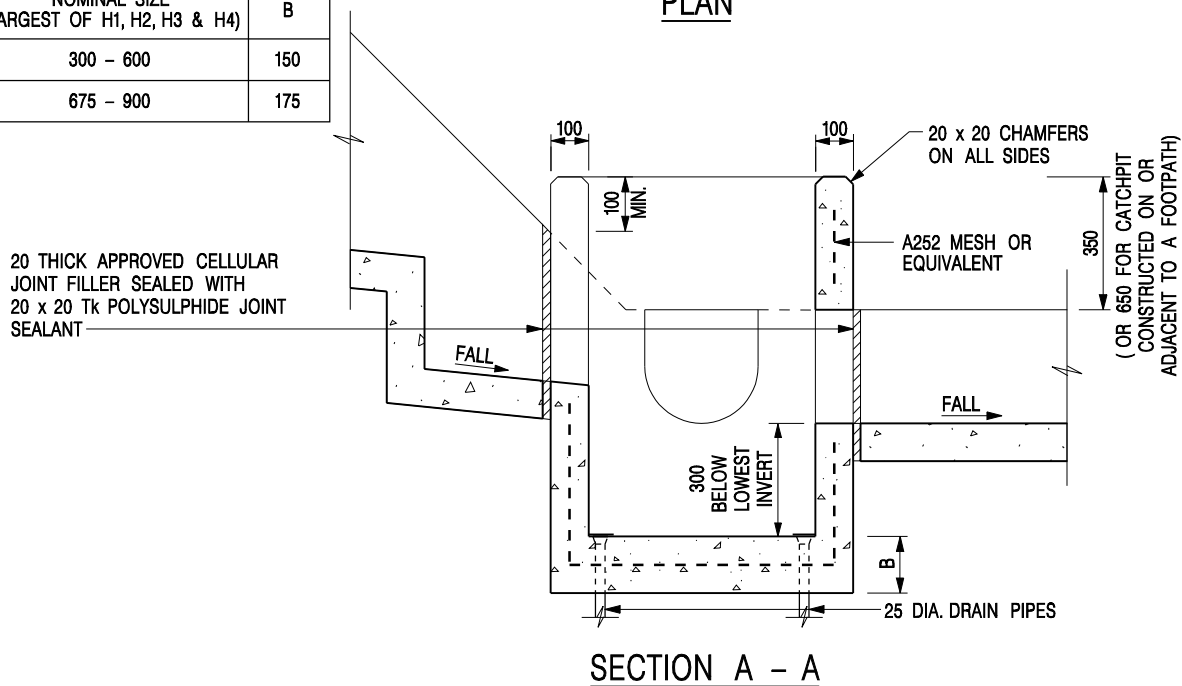
OK

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERNCE ONLY)**




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

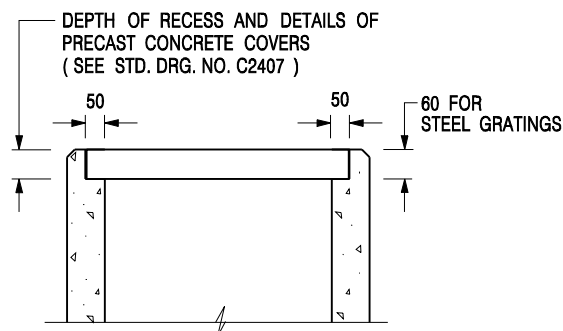


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

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



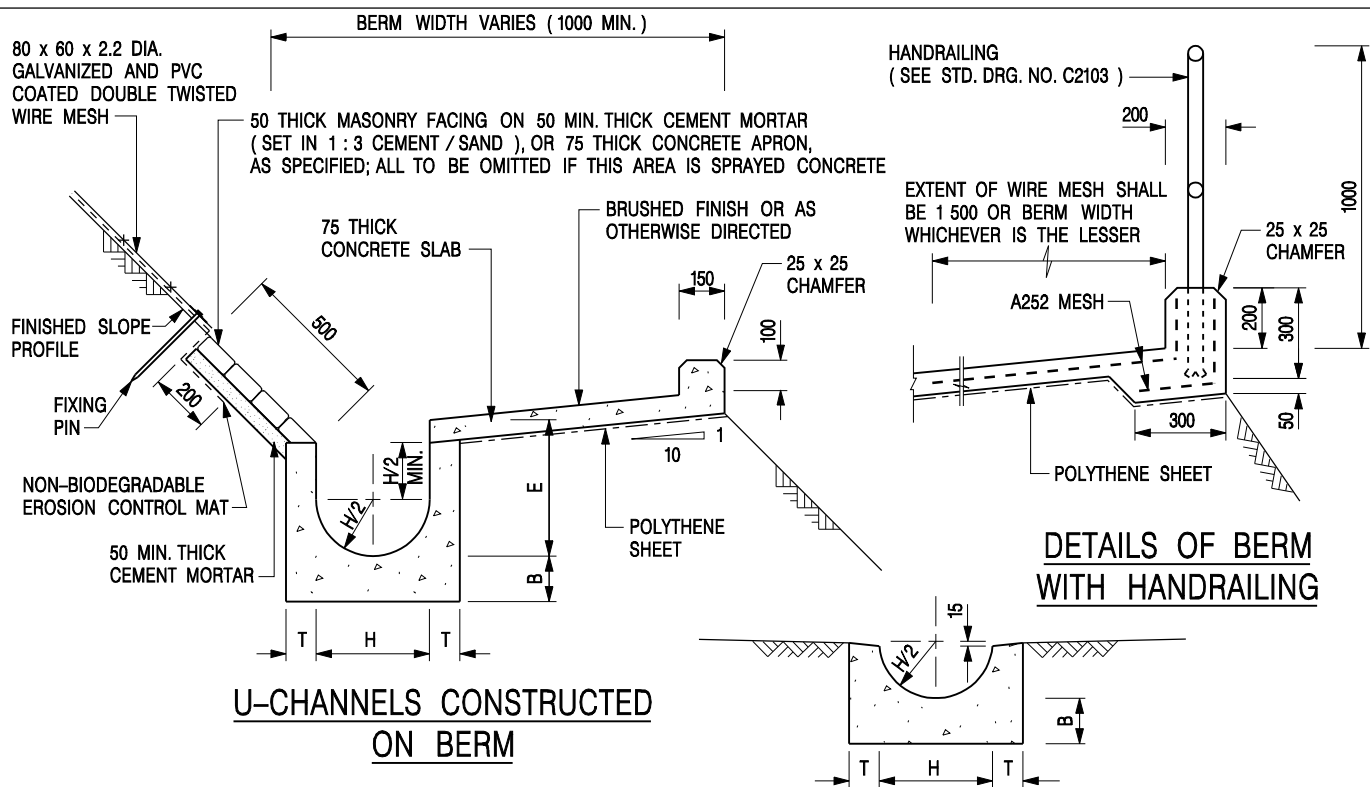
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

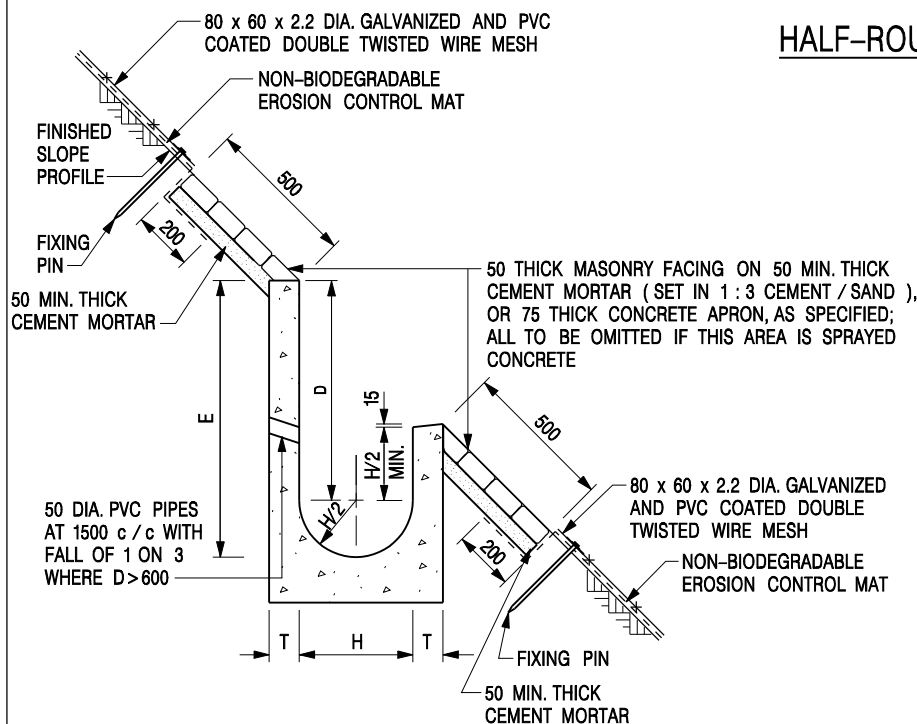
DRAWING NO.

C2406 /2A



U-CHANNELS CONSTRUCTED ON BERM

HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

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

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

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

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



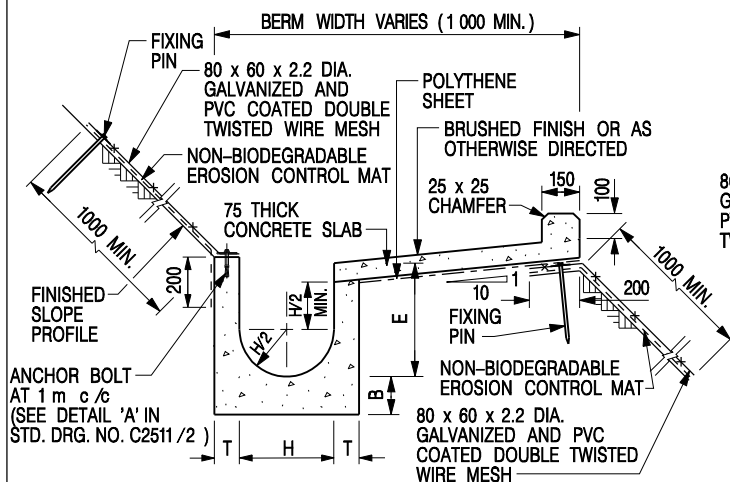
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

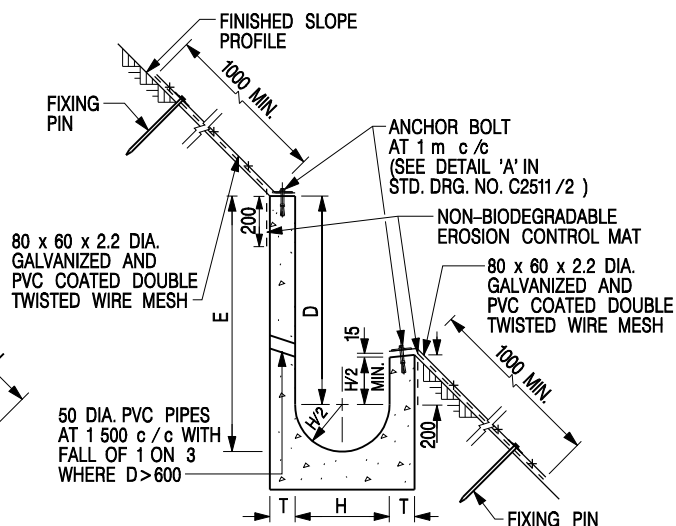
DATE JAN 1991

DRAWING NO.

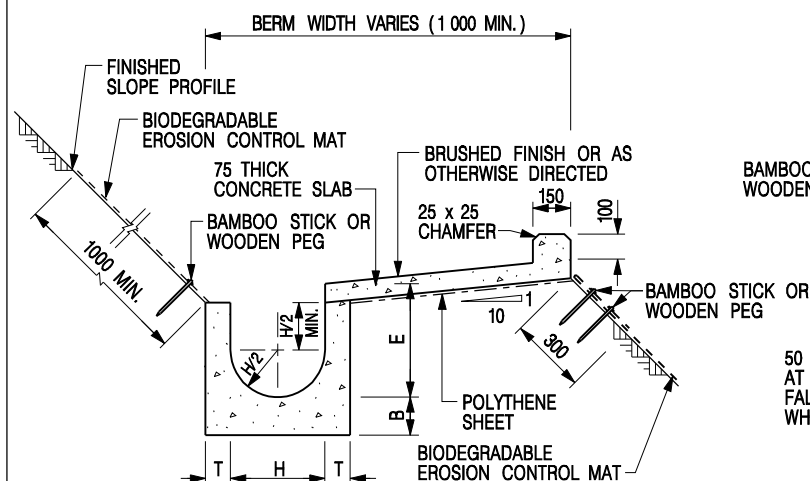
C2409I



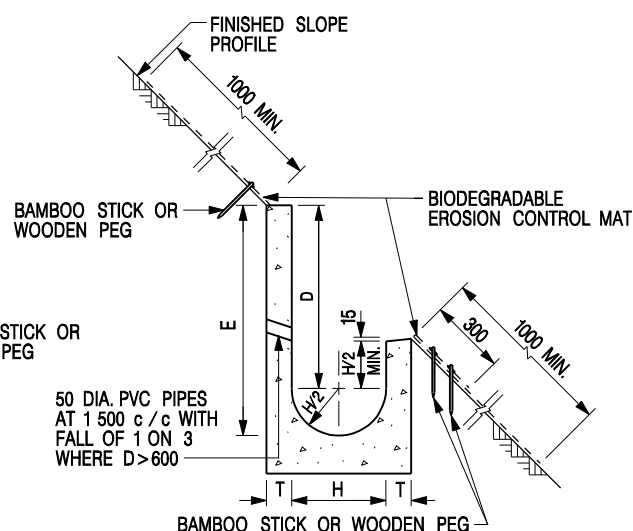
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:

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

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

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

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



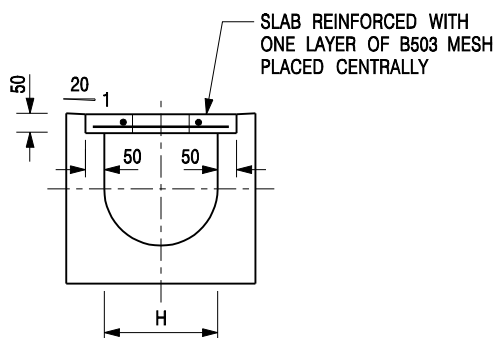
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

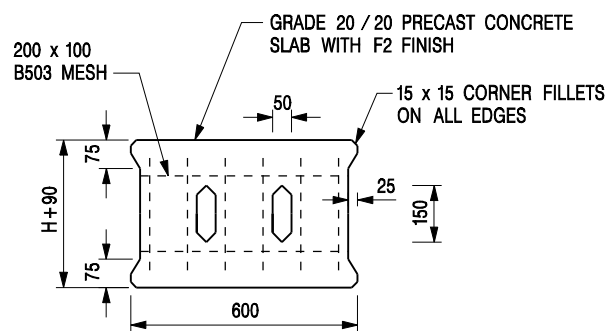
DRAWING NO.

DATE JAN 1991

C24101



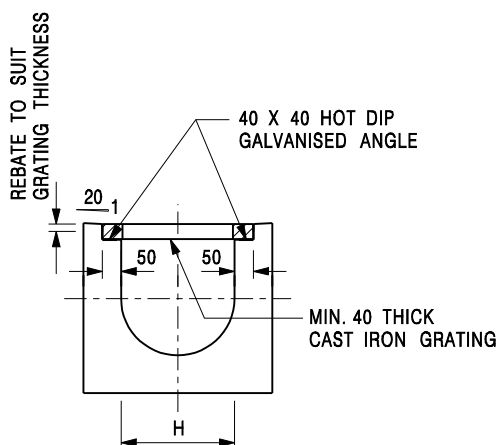
TYPICAL SECTION



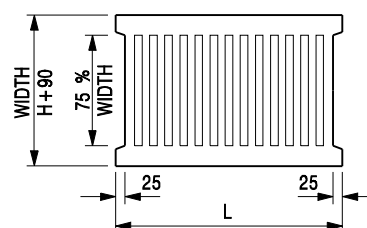
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E