

**Relevant Extracts of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area under Section 16 of the Town  
Planning Ordinance  
(TPB PG-No. 12C)**

**Wetland Buffer Area (WBA)**

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

## Appendix A

### List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

# other than free-standing building

\* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Previous Applications covering the Application Site**

**Approved Applications**

| <b>No.</b> | <b>Application No.</b> | <b>Proposed Use(s)/ Development(s)</b>  | <b>Decision of the RNTPC/TPB</b>   | <b>Approval Conditions</b> |
|------------|------------------------|---|--|----------------------------|
| 1.         | A/YL-MP/273            | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 years | 21.9.2018<br>Approved<br>by RNTPC<br>(3 years)                                   | 1 to 8                     |
| 2.         | A/YL-MP/295            | Temporary Shop and Services for a Period of 3 years                               | 15.9.2020<br>Approved<br>by RNTPC<br>(3 years)<br><br>[Revoked on<br>15.9.2021]  | 1 to 7                     |
| 3.         | A/YL-MP/324            | Temporary Shop and Services for a Period of 3 years                               | 28.1.2022<br>Approved<br>by RNTPC<br>(3 years)<br><br>[Revoked on<br>28.10.2023] | 3, 5 to 7                  |

**Approval Condition(s):**

- (1) No operation for certain time limit specified in the approved conditions of respective applications.
- (2) No vehicle (excluding private car)/ Only private cars, as defined in the Road Traffic Ordinance are allowed to access/enter/park at the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from the site.
- (4) The provision of boundary fencing/ The maintenance of paving and boundary fencing on the site.
- (5) The submission and implementation of drainage proposal / The existing/implemented drainage facilities on the site should be maintained.
- (6) The submission and implementation of fire service installations proposal.
- (7) Revocation clause.
- (8) Reinstatement clause.

**Similar s.16 Application for Temporary Shop and Services  
within the “Residential (Group C)” Zone  
on the Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7**

**Approved Application**

| <b>No.</b> | <b>Application No.</b> | <b>Use(s)/ Development(s)</b>                                | <b>Date of Consideration (RNTPC/TPB)</b> | <b>Approval Conditions</b> |
|------------|------------------------|--|--|----------------------------|
| 1.         | A/YL-MP/335            | Proposed Temporary Shop and Services for a Period of 3 Years | 5.5.2023<br>Approved by<br>RNTPC         | 1 to 4                     |

**Approval Condition(s):**

- (1) The submission and implementation of fire service installations proposal.
- (2) The submission and implementation of drainage proposal / The implemented drainage facilities on the site should be maintained.
- (3) Revocation clause.
- (4) Reinstatement clause.

**Government Departments' General Comments**

**1. Land Administration**

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

- the application site comprises Old Schedule Agricultural Lot Nos. 3250 S.B and 3250 SB ss.49 in DD. 104 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 Government Land (GL);
- the private lot no. 3250 S.B ss.49 in D.D.104 is covered by Short Term Waiver (STW) No. 5486 for the purpose of “Temporary Shop and Services (Convenience store) purpose”; and
- advisory comments as detailed in **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application from environmental planning perspective;
- there was no substantiated environmental complaint concerning the Site received by the Environmental Protection Department in the past three years; and
- advisory comments as detailed in **Appendix V**.

**3. Drainage**

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

- he has no objection in principle to the proposed development;
- the applicant proposes to implement the same drainage facilities as those proposed under previous planning application No. A/YL-MP/324;
- *detailed comments on the submitted drainage record:*
  - i. photos showing the internal condition of the drainage facilities including u-channel and catchpit should be provided; and
- should the Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter to the applicant of the development (i) to submit implementation records and maintain of the proposed drainage facilities on site under Application No. A/YL-MP/324 to the

satisfaction of the Director of Drainage Services or of the Town Planning Board.

#### **4. Fire Safety**

- he has no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction to the D of FS;
- the FSIs proposal submitted with the application is considered acceptable; and
- advisory comments as detailed in **Appendix V**.

#### **5. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**.

- (a) Commissioner for Transport;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Chief Highway Engineer/New Territories West, Highways Department;
- (d) Chief Engineer/Railway Development 1-1/Railway Development Office, Highways Department;
- (e) Project Manager (West), Civil Engineering and Development Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department
- (i) District Officer (Yuen Long), Home Affairs Department; and
- (j) Commissioner of Police.

**Recommended Advisory Clauses**

- (a) should the applicant fail to comply with the approval condition(s) again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - should planning approval be given to the subject planning application, the Short Term Waiver (STW) holder(s) will need to apply to LandsD for modification of the STW conditions where appropriate and the lot owner(s) shall apply to LandsD for a STW and/or Short Term Tenancy (STT) to permit the structure(s) erected within the subject private lot(s) and the occupation of the Government land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the proposed access arrangement of the Site from Fairview Park Boulevard should be commented and approved by the Transport Department;
  - (ii) HyD shall not be responsible for the maintenance of any access connecting the Site and Fairview Park Boulevard; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by DEP;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, and felling. The applicant is reminded to seek comment and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (f) to note the comments of the Chief Engineer/Construction, Water Supply Department (CE/C, WSD) that:

- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) 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.
  - (ii) the installation/maintenance/modification/ repair work of Fire Services Installations (FSIs) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.; and
- (h) 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 building plan submission stage;
  - (iii) if the existing structure is erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - (iv) 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; and

- (v) 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 the Building Authority 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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



**Re: A/YL-MP/361 DD 104 Mai Po RE Agency**

25/01/2024 02:42

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

Again conditions not fulfilled and approval revoked under the shortened approval period.

Members have a duty to propritise the interests of the community. In addition there is public land included in the site.

Application should be rejected as further turning a blind eye is encouraging the culture that non compliance is irrelevant.

Mary Mulvihill

**Subject: A/YL-MP/324 DD 104 Mai Po RE Agency**

Dear TPB Members,

Unfortunately no questions were raised re the dodgy location, but as expected, conditions were not fulfilled.

As I have pointed out many times, there is a need to review the Rural meeting schedule as there are far too many applications going through so inevitably the finer details are overlooked.

Members' must questions PlanDs gung ho approach to every application.

Mary Mulvihill

**From:**

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

**Date:** Monday, 13 July 2020 3:54 AM CST

**Subject:** A/YL-MP/295 DD 104 Mai Po RE Agency

A/YL-MP/295

Lot 3250 S.B ss.48 in D.D. 104 and Adjoining Government Land, Mai Po

Site area : About 498sq.m Includes Government Land of about 137sq.m

Zoning : "Res (Group C)"

Applied use : Real Estate agency / 1 Vehicle Parking

Dear TPB Members,

Another application less than 2 years into approved 3 year term?

Some members during the discussion had reservations as there had been a number of applications for RE agencies where it turned out that sites were used for other purposes.

*84. A Member considered that justifications should be provided by applicants to substantiate the genuine need of the applied use, and information such as the number of real estate agencies and whether they were in operation in the surrounding areas of application sites/premises would be useful for the Committee's consideration of the application.*

So has this operation been checked out, is it in fact a functioning RE agency? It is not a location one would pick for such an activity as it is some distance from residences and accessible 'via a track'. Not exactly High Street!

Questions please.

Mary Mulvihill

2023年 12月 22日

Appendix I of RNTPC  
Paper No. A/YL-MP/361

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

22 DEC 2023

This document is received on  
The Planning Board will formally acknowledge  
the 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](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](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

2303178 7.12.2023 By Hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/4C-MP/361 |
|                                 | Date Received<br>收到日期   | 22 DEC 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 )

信宇發展有限公司 UNIVERSAL FAITH DEVELOPMENT LIMITED

### 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)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | 元朗米埔丈量約份第104約地段第3250號B分段第48小分段、第3250號B分段第49小分段(部份)和毗連政府土地<br><br>Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part)<br>in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <div> <input checked="" type="checkbox"/> Site area 地盤面積 ..... 521 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 275 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約         </div> |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | <div>137</div> <div>..... sq.m 平方米 <input type="checkbox"/> About 約</div>   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6<br>米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Residential (Group C)"<br>「住宅(丙類)」  |
| (f) Current use(s)<br>現時用途   | 臨時商店<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 23/11/2023 (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<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 6/12/2023 (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<sup>&</sup>

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

|  |   |
|--|---|
| <b>6. Type(s) of Application 申請類別</b>  |   |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展   | <b>Temporary Shop and Services</b><br>臨時商店及服務行業<br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b><br><input type="checkbox"/> month(s) 個月 .....                            |
| <b>(c) Development Schedule 發展細節表</b>  |   |
| Proposed uncovered land area 擬議露天土地面積  | ..... <b>383.5</b> .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積   | ..... <b>137.5</b> .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | ..... <b>2</b> .....  |
| Proposed domestic floor area 擬議住用樓面面積  | ..... <b>0</b> .....sq.m <input type="checkbox"/> About 約   |
| Proposed non-domestic floor area 擬議非住用樓面面積   | ..... <b>275</b> .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積  | ..... <b>275</b> .....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：臨時商店，每層面積不多於45.75平方米，2層高，高度不多於5.5米，總面積不多於91.5平方米。   |   |
| 構築物2：臨時商店，每層面積不多於91.75平方米，2層高，高度不多於7.5米，總面積不多於183.5平方米。  |   |
| .....  |   |
| .....  |   |
| 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   | ..... <b>1</b> .....  |
| Motorcycle Parking Spaces 電單車車位  | ..... <b>0</b> .....  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位   | ..... <b>0</b> .....  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位  | ..... <b>0</b> .....  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位   | ..... <b>0</b> .....  |
| Others (Please Specify) 其他 (請列明)   | ..... <b>0</b> .....  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目  |   |
| Taxi Spaces 的士車位   | ..... <b>0</b> .....  |
| Coach Spaces 旅遊巴車位   | ..... <b>0</b> .....  |
| Light Goods Vehicle Spaces 輕型貨車車位  | ..... <b>0</b> .....  |
| Medium Goods Vehicle Spaces 中型貨車車位   | ..... <b>0</b> .....  |
| Heavy Goods Vehicle Spaces 重型貨車車位  | ..... <b>0</b> .....  |
| Others (Please Specify) 其他 (請列明)   | ..... <b>0</b> .....  |

|  |  |   |  |
|--|--|---|--|
| Proposed operating hours 擬議營運時間  |  |   |  |
| 星期一至日上午9時至下午8時（包括公眾假期）   |  |   |  |
| (d) Any vehicular access to the site/subject building?<br>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)<br>有一條現有車路。（請註明車路名稱(如適用)）<br>從錦繡花園大道經地區小路前往   |  |
|  | No 否   | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。（請在圖則顯示，並註明車路的闊度）<br><input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br>.....<br>.....<br>.....  |  |
|  | No 否   | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境<br>On traffic 對交通<br>On water supply 對供水<br>On drainage 對排水<br>On slopes 對斜坡<br>Affected by slopes 受斜坡影響<br>Landscape Impact 構成景觀影響<br>Tree Felling 砍伐樹木<br>Visual Impact 構成視覺影響<br>Others (Please Specify) 其他（請列明）<br>_____<br>_____ |   | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

**(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<br>與許可有關的申請編號 | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展                          |   |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>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:<br/>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)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>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

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

07/12/2023

(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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址              | 元朗米埔丈量約份第104約地段第3250號B分段第48小分段、<br>第3250號B分段第49小分段(部份)和毗連政府土地<br><br>Lots 3250 S.B ss. 48, 3250 S.Bss. 49(part) in D.D. 104 and<br>Adjoining Government Land, Mai Po, Yuen Long   |
| Site area<br>地盤面積                      | 521 sq. m 平方米 □ About 約<br>(includes Government land of 包括政府土地 137 sq. m 平方米 □ About 約)   |
| Plan<br>圖則                             | Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6<br>米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6   |
| Zoning<br>地帶                           | "Residential (Group C)"<br>「住宅(丙類)」   |
| Type of<br>Application<br>申請類別         | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas or Regulated Areas for a Period of<br>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<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Temporary Shop and Services<br>臨時商店及服務行業  |

|  |  |   |   |
|--|--|---|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率   |
|  | Domestic<br>住用   | 0 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於              | 0 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                |
|  | Non-domestic<br>非住用  | 275 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.528 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | 0   |   |
|  | Non-domestic<br>非住用  | 2   |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | 0 m 米<br><input type="checkbox"/> (Not more than 不多於)   |   |
|  |  | 0 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                |   |
|  | Non-domestic<br>非住用  | 7.5 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                            |   |
|  |  | 2 Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                     |   |
| (iv) Site coverage<br>上蓋面積   | 26.4 % <input checked="" type="checkbox"/> About 約   |   |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 1   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 1<br>0<br>0<br>0<br>0<br>0  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 0   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   | 0<br>0<br>0<br>0<br>0<br>0  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
|   | <u>Chinese</u><br>中文                | <u>English</u><br>英文                |
| <b>Plans and Drawings 圖則及繪圖</b>   |                                     |                                     |
| 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"/>            |
| Site plan, Location Plan with vehicular access                                      |                                     |                                     |
| <b>Reports 報告書</b>  |                                     |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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 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"/>            |
| 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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分

段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地

擬議臨時商店及服務行業 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2-3
3. 擬議發展計劃的各方面影響-----P.4-6

## 擬議發展細節

1. 申請人現根據《城市規劃條例》( 第 131 章 ) 第 16 條，提交有關元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於元朗錦繡花園大道附近，在《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》上劃為「住宅(丙類)」用途。
3. 申請地盤面積為約 521 平方米，上蓋總面積 137.5 平方米，露天地方面積為 383.5 平方米，上蓋覆蓋率為 26.4%。
4. 申請地點將設有兩個構築物，總樓面面積不多於 275 平方米，用途如下：  
  
構築物 1：臨時商店，每層面積不多於 45.75 平方米，2 層高，高度不多於 5.5 米，總面積不多於 91.5 平方米。  
  
構築物 2：臨時商店，每層面積不多於 91.75 平方米，2 層高，高度不多於 7.5 米，總面積不多於 183.5 平方米。
5. 申請地點涉及 1 個私家車的停車位，每個停車位的呎吋為 2.5 米 x5 米，不設任何貨車車位。
6. 申請地點可從錦繡花園大道經地區小路前往，擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 ( 包括公眾假期 )。

# 申請原因

1. 申請地點涉及一個先前的規劃許可編號 A/YL-MP/324 批准作為期三年的臨時商店及服務行業用途，由於之前因為未能如期履行規劃許可附帶的規劃條件，這個規劃許可已被撤銷，因此申請人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，申請人承諾今次一定會履行所有附帶條件。
2. 申請地點的面積約為 521 平方米，根據《米埔及錦繡花園分區計劃大綱核准圖編號 S/YL-MP/6》上，申請地點現時被規劃為「住宅(丙類)」。
3. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
4. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號:A/YL-MP/324)，因此申請人懇請城市規劃委員會對本申請作出相同的對待，申請人承諾定會履行所有相關的附帶條件。
5. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
  - \* 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
  - \* 符合「住宅(丙類)」地帶的規劃意向 ( 屬第 2 欄用途 )；
  - \* 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
  - \* 附近亦有大量商店，與附近的環境協調；
  - \* 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
  - \* 符合有關環境考慮的相關條例 / 指引

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地作為期三年的臨時商店及服務行業。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及兩個私家地段和部份政府土地，擬議發展涉及兩個上蓋構築物，申請人已就之前 A/YL-MP/324 的開會結果向地政處申請短期豁免書和短期租約，正在等待回覆。

## 2. 擬議發展的入口

申請地點有行車通道連接錦繡花園大道。

## 3. 擬議發展的交通安排

申請用途涉及 1 個私家車停車位，而申請地點內有足夠的調頭位置；該停車位主要給職員使用，不會開放給顧客使用。由於申請地點交通方便，顧客只需靠步行前往商店即可。擬議發展不會對附近交通造成不良影響，不會構成道路安全問題，申請人亦保證不會有私家車以外的車輛進入申請地點。

## 4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

## 5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，  
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元  
朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、第 3250 號  
B 分段第 49 小分段(部份)和毗連政府土地作為期不超過三年的臨時商店及  
服務行業。

有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業

丈量和地段編號：元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 48 小分段、  
第 3250 號 B 分段第 49 小分段(部份)和毗連政府土地

預計 私家車 進出流量報告  
( 星期一至星期日 )

| 時間                | 進入 ( 輛 ) | 離開 ( 輛 ) |
|-------------------|----------|----------|
| 9 : 00 - 10 : 00  | 1        | 0        |
| 10 : 00 - 11 : 00 | 0        | 0        |
| 11 : 00 - 12 : 00 | 0        | 0        |
| 12 : 00 - 13 : 00 | 0        | 0        |
| 13 : 00 - 14 : 00 | 0        | 0        |
| 14 : 00 - 15 : 00 | 0        | 0        |
| 15 : 00 - 16 : 00 | 0        | 0        |
| 16 : 00 - 17 : 00 | 0        | 0        |
| 17 : 00 - 18 : 00 | 0        | 0        |
| 18 : 00 - 19 : 00 | 0        | 0        |
| 19 : 00 - 20 : 00 | 0        | 1        |

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



ISSUE 4

## **TEMPORARY DRAINAGE PROPOSAL (FINAL)**

APPLICATION SITE OF PROPOSED TEMPORARY  
USE / DEVELOPMENT IN RURAL AREAS FOR A  
PERIOD OF 3 YEARS AT LOTS 3250 S.B. SS. 48  
AND 3250 S.B. SS. 49 (PART) IN D.D. 104 AND  
ADJOINING GOVERNMENT LAND, MAI PO, YUEN  
LONG

**PROJECT NO. AGLA/TDM/013**

Application No. : A/YL-MP/361

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# 1 Introduction

## 1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Use / Development in Rural Areas for a period of 3 years at Lots 3250 S.B. SS. 48 and 3250 S.B. SS 49 (Part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long.

## 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 Mai Po with an area of around 521m<sup>2</sup> and ground level varying between + 4.5mPD and + 4.1mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Residential (Group C)" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

### 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 <sup>3</sup> /s  |
|       | C     | = | Runoff Coefficient              |
|       | i     | = | Rainfall Intensity, mm/hr       |
|       | A     | = | Catchment Area, km <sup>2</sup> |

3.2.2 The paved area of the site will account for 521m<sup>2</sup>. 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 Existing Site Condition

4.1.1 The application Site is located within the Mai Po with an area of around 521m<sup>2</sup> and ground level varying between + 4.4mPD and + 4.1mPD.

### 4.2 Changes in Drainage Characteristics

4.2.1 From the Appendix C3 - Site Photos, it emphasized that the topography of the application was generally higher than the adjacent site. Also, the overflow from eastern and southern side of the site were leading to the vehicular road and could be properly discharged to the existing village gully system.

4.2.2 However, for conservative, an additional runoff of 100 sq m were considered as external catchment area from the adjacent site. Please refer to the revised Appendix D – hydraulic calculation for your further consideration.

4.2.3 The characteristics of the sub-catchment areas are unchanged. 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 <sup>2</sup> )            | 0      | 0     |
| Paved Area (m <sup>2</sup> )           | 521    | 521   |
| External Catchment Area                | 100    | 100   |
| Total Catchment Area (m <sup>2</sup> ) | 621    | 621   |

### 4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 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).
- 4.3.3 The runoff from the Application site is collected by 225mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the existing village Nullah at the southern direction of the application site, and eventually discharge to the further downstream as indicated in the Appendix C.
- 4.3.4 The 225 mm U-channel receives stormwater from the surface. For Conservative, the critical scenario is considered for collecting all the flow leading to the 225mm 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 <sup>3</sup> /S) | CAPACITY (M <sup>3</sup> /S) | RESERVE CAPACITY |
|-----------------|------------------------------------|------------------------------|------------------|
| 225mm UC        | 0.040                              | 0.052                        | 23%              |

Note:

[1] Rainfall increase due to climate change at the end of 21<sup>st</sup> 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.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.040m<sup>3</sup>/s, which is within the drainage capacity of the proposed 225mm u-channel of 0.052m<sup>3</sup>/s with gradient 1:100, the reserve capacity is 23%.
- 4.3.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 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 m<sup>3</sup> 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

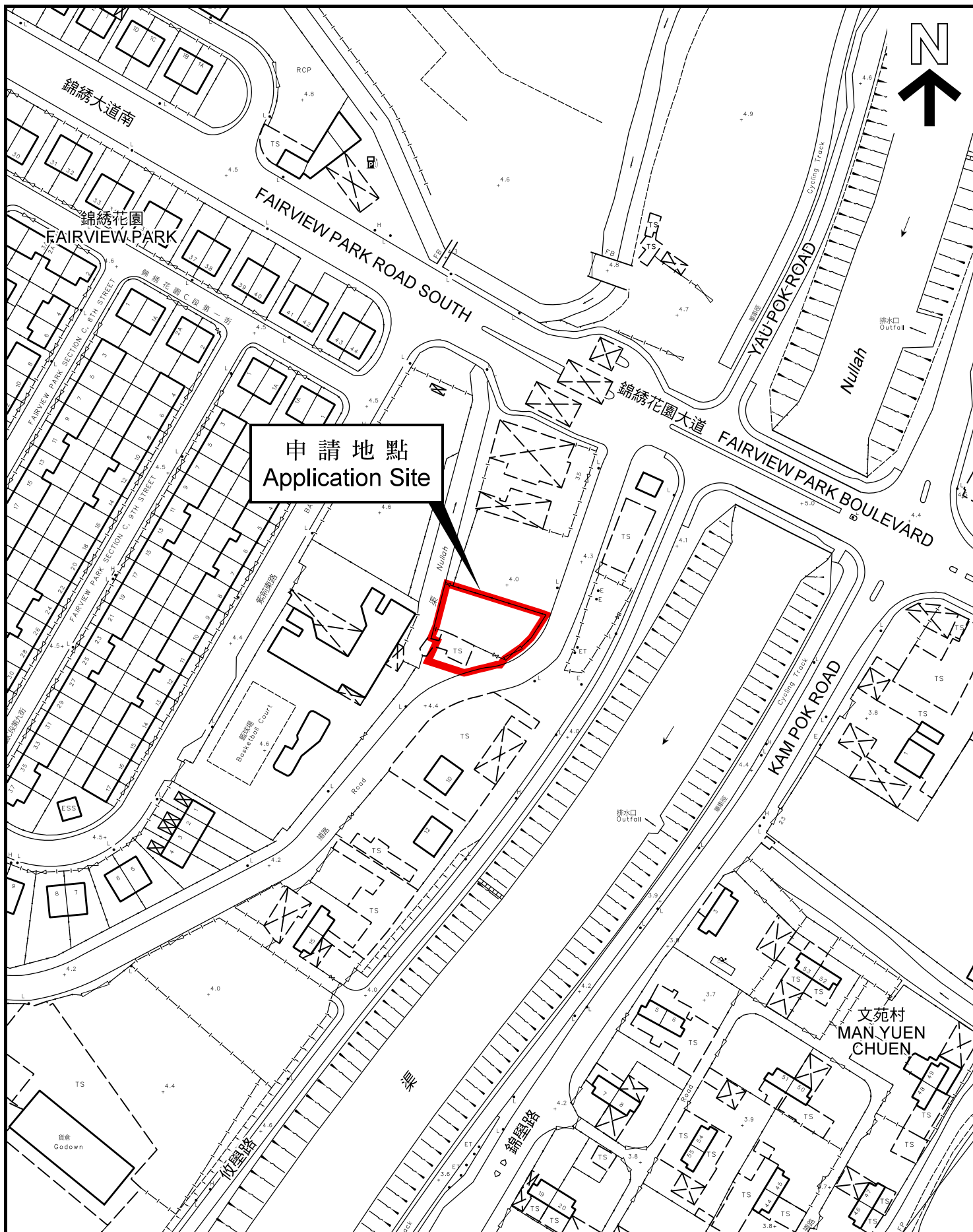
### 6.1 Conclusion

- 6.1.1 The analysed catchment area of 521m<sup>2</sup> consists of the site area of the proposed Application Site only and external catchment area of 100m<sup>2</sup> had been identified.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage system 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**



平面圖 SITE PLAN

本摘要圖於2021年12月1日擬備，  
所根據的資料為測量圖編號  
2-SE-21A 及 2-SE-21B  
EXTRACT PLAN PREPARED ON 1.12.2021  
BASED ON SURVEY SHEETS No.  
2-SE-21A & 2-SE-21B

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

參考編號  
REFERENCE No.  
A/YL-MP/324

APPENDIX B  
LAYOUT PLAN

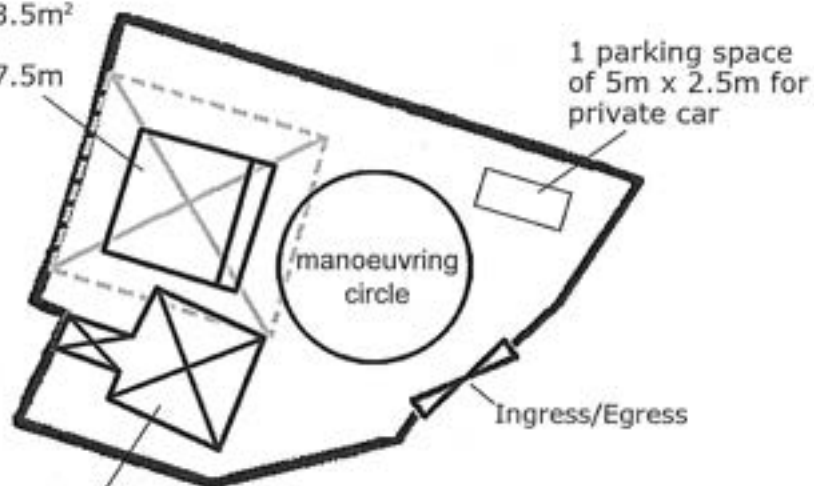
**Structure 2 (Existing)**

Shop

GFA: Not exceeding 183.5m<sup>2</sup>

No. of storey: 2

Height: Not exceeding 7.5m

**Structure 1 (Existing)**

Shop

GFA: Not exceeding 91.5m<sup>2</sup>

No. of Storey: 2

Height: Not exceeding 5.5m

申請編號 Application No. : A / YL-MP / 324

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:



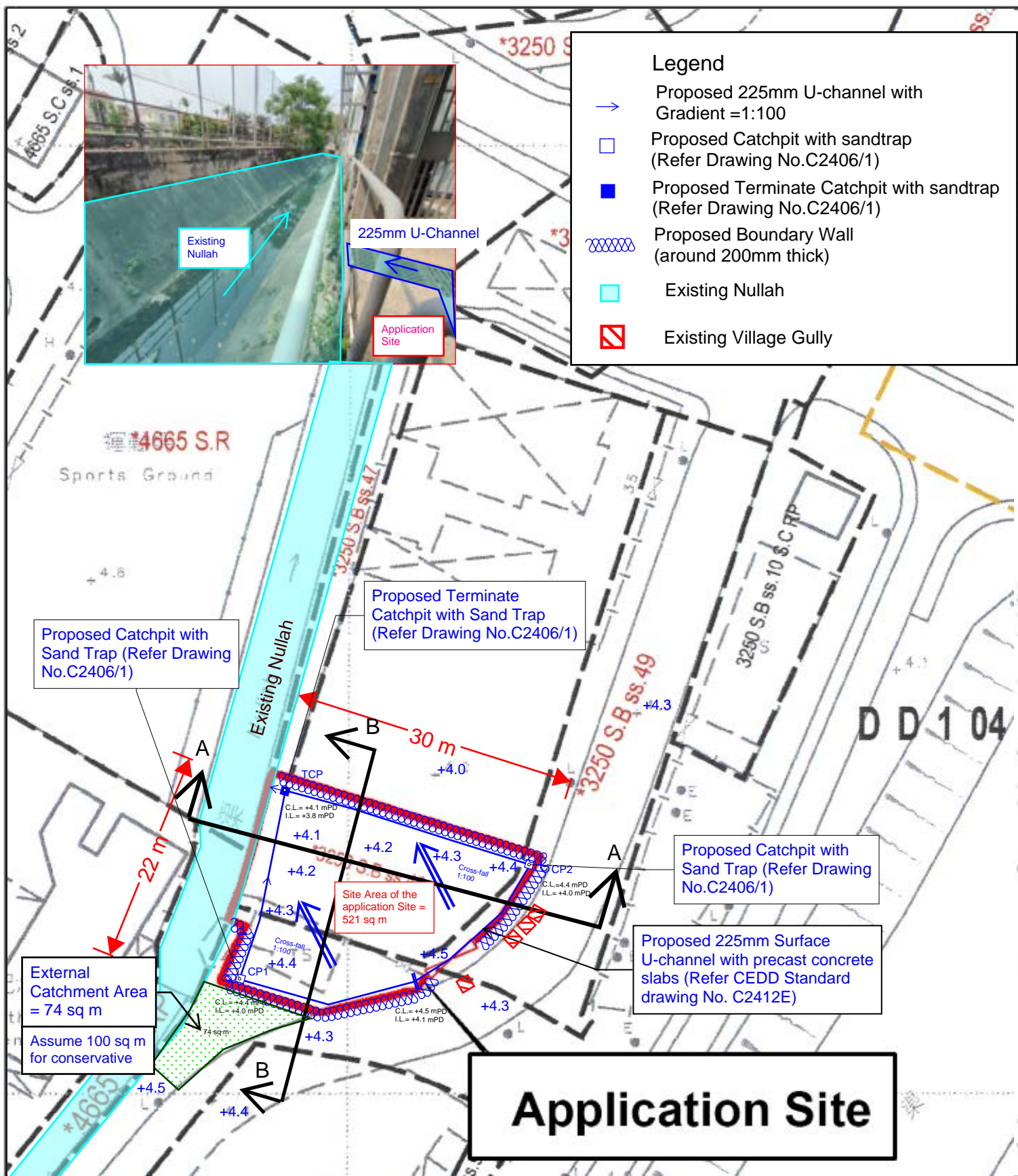
Metal Heat Shelter

Drawing No. 圖號:

Figure 3

Scale 比例:

**APPENDIX C**  
**PROPOSED DRAINAGE PLAN**



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

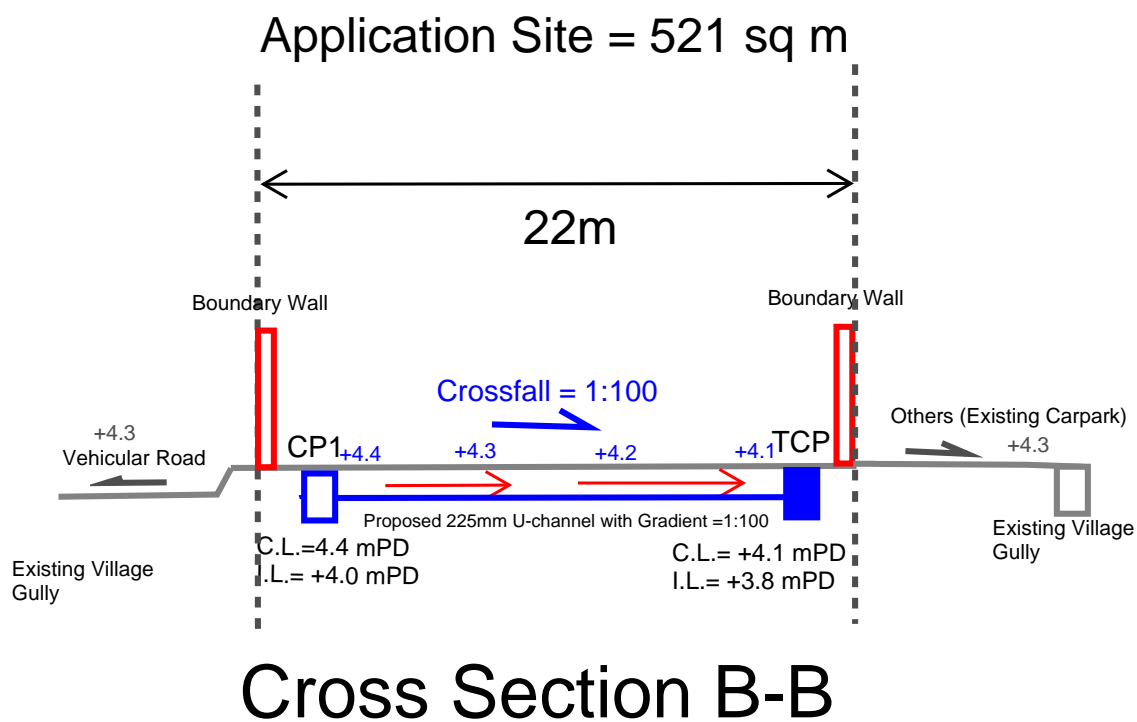
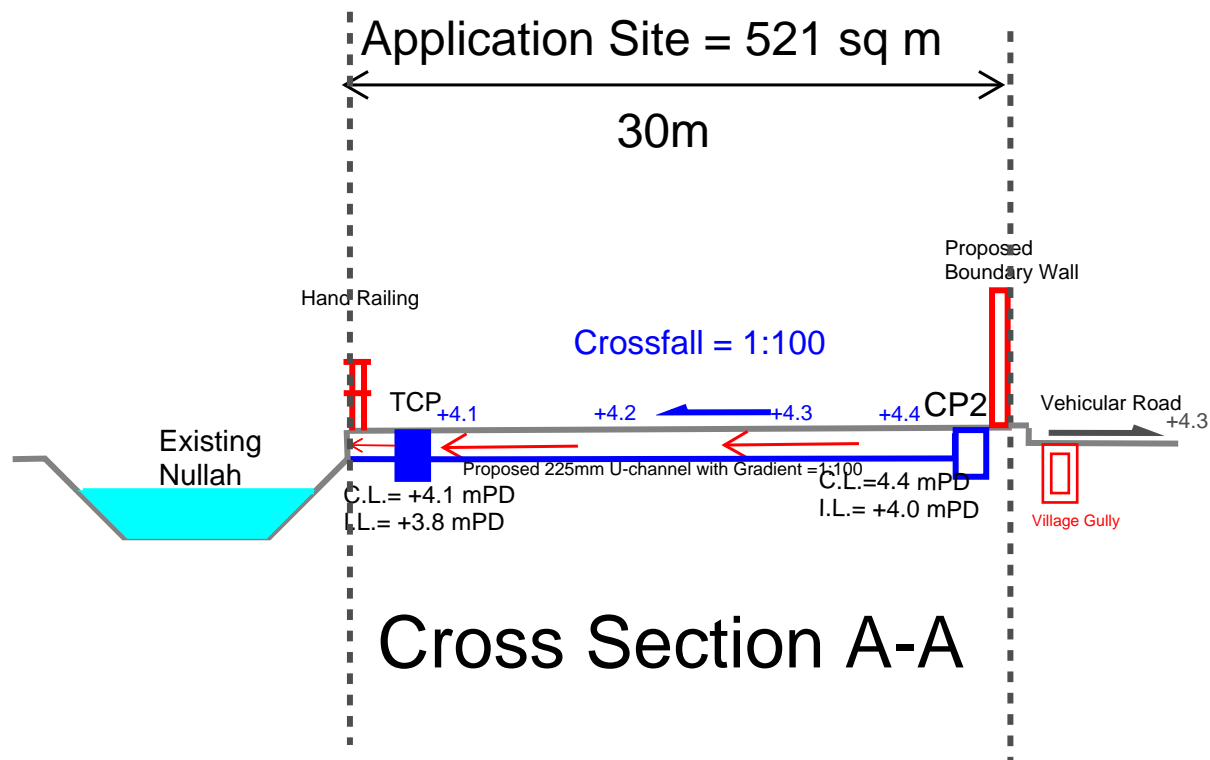


Drawing No. 圖號:

Appendix C - Proposed Drainage Plan

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

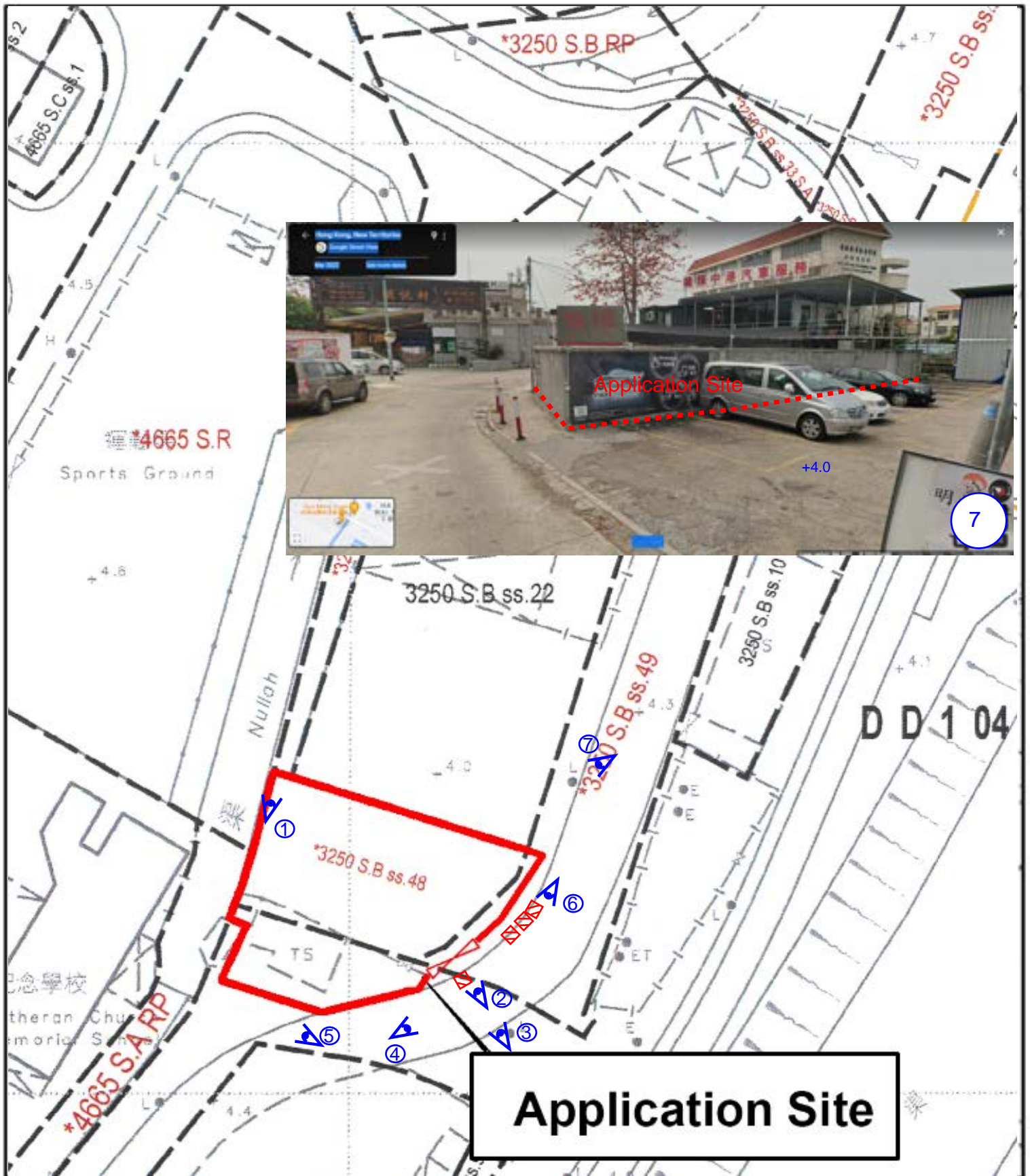


Drawing No. 圖號:

Appendix C1 -  
Cross Section AA BB

Remarks 備註:

Scale 比例:



## Application Site

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan

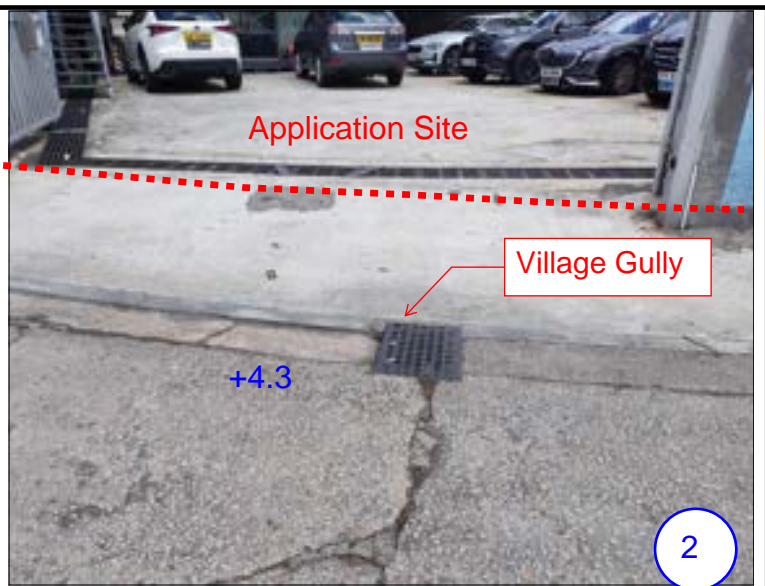


Drawing No. 圖號:

Appendix C2 - View Point

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss. 48, 3250 S.B ss. 49(part) in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



Drawing No. 圖號:

Appendix C3 - Site Photos

Remarks 備註:

Scale 比例:



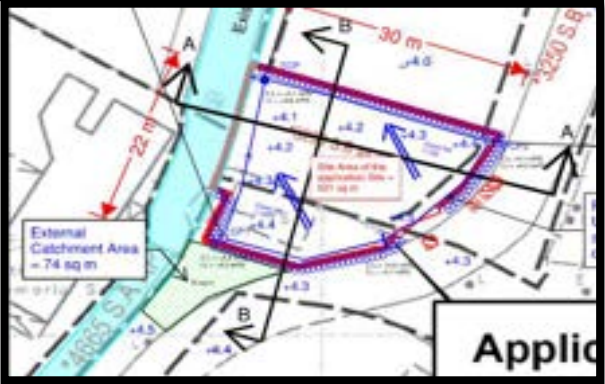
**APPENDIX D**  
**DESIGN CALCULATION OF THE PROPOSED DRAINAGE**

**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 | 521.0                |
| External Catchment Area | 1.00 | 100.0 m <sup>2</sup> |
| Total Catchment Area    | 1.00 | 621.0 m <sup>2</sup> |



Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

Time of concentration of natural catchment, t<sub>o</sub>

Length of drain, L<sub>j</sub>

Velocity, V<sub>j</sub>

Flow time, t<sub>f</sub>

Time of concentration, t<sub>c</sub>

Storm constants for 200-year return period:

Extreme mean intensity, i<sub>200yr</sub>

Design flow, Q

225mm u-channel capacity

Diameter

Cross-sectional area of 225mm U-channel

Gradient

flow velocity

Design Capacity

Reserve capacity

For conservative, all the U-channel along the site boundary shall be 225mm.

= 1 /100m

= 621 m<sup>2</sup>

= 30 m

= 0.14465 x L / (H<sup>0.2</sup> x A<sup>0.1</sup>)

= 2.28 min.

= 30 m

= 1.142 m/s

= Σ (L<sub>j</sub> / V<sub>j</sub>)

= 0.4377337 min.

= t<sub>o</sub> + t<sub>f</sub>

= 2.72 min.

a = 451.3

b = 2.46

c = 0.337

= a / (t<sub>d</sub> + b)<sup>c</sup>

= 229.27489 mm/hr

< 405.000 mm/hr

= 0.278 i Σ K A

= 0.040 m<sup>3</sup>/s

= 225 mm

= 0.0452 m<sup>2</sup>

= 0.01

= 1.142 m/s

= 0.052 m<sup>3</sup>/s

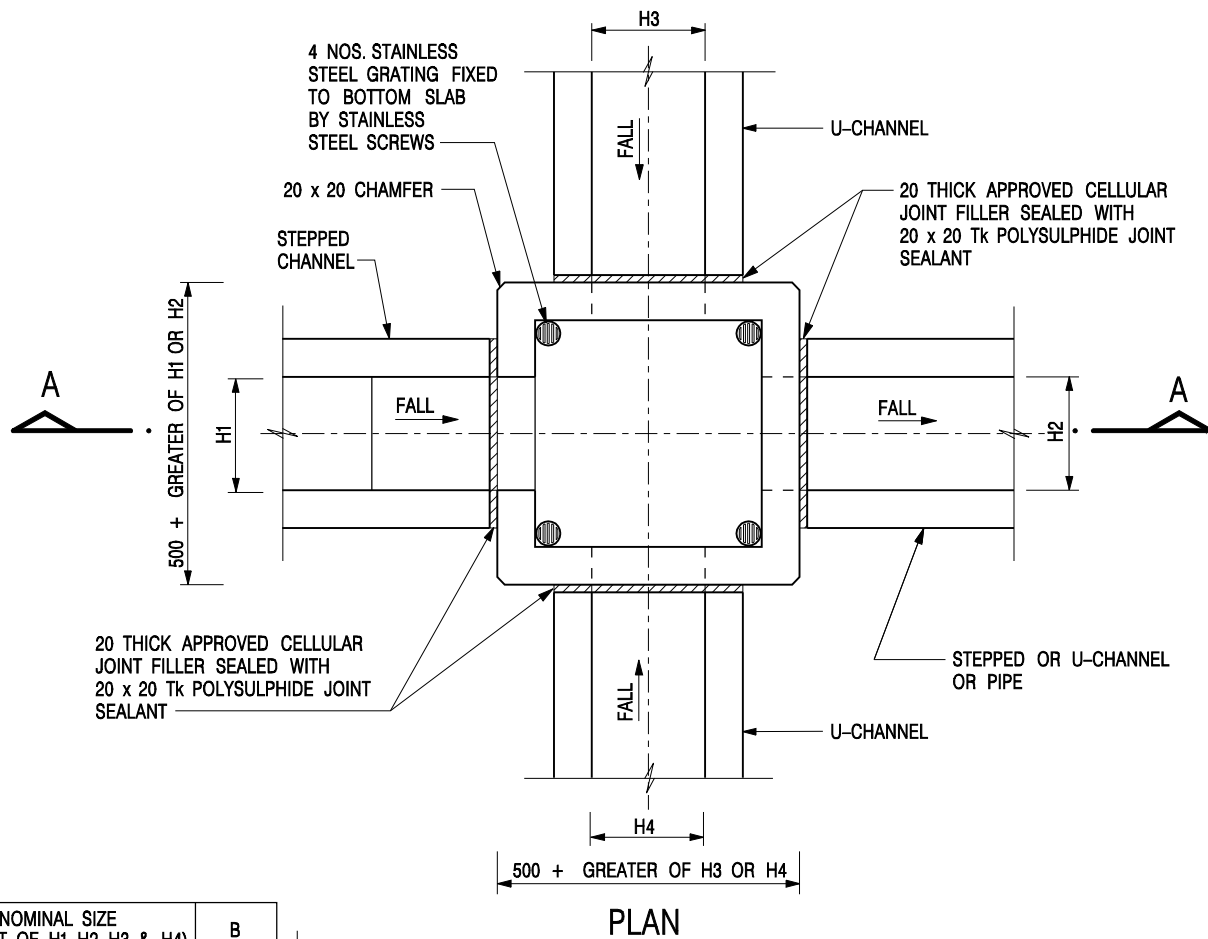
> 0.040 m<sup>3</sup>/s

= 23%

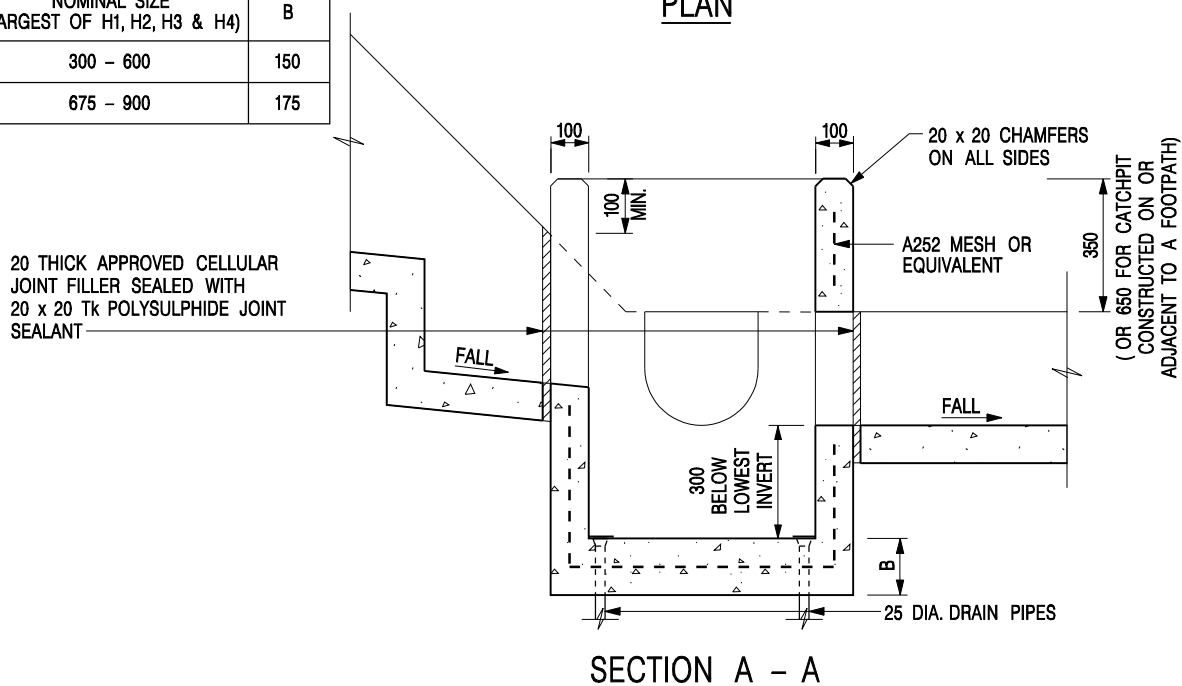
OK

**APPENDIX E**

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



| NOMINAL SIZE<br>(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    |



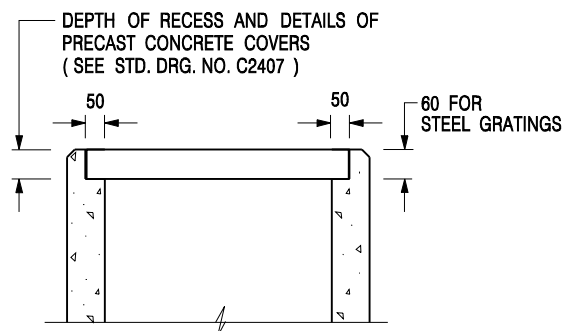
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**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     |
| <b>REF.</b> | <b>REVISION</b>         | <b>SIGNATURE</b> | <b>DATE</b> |

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



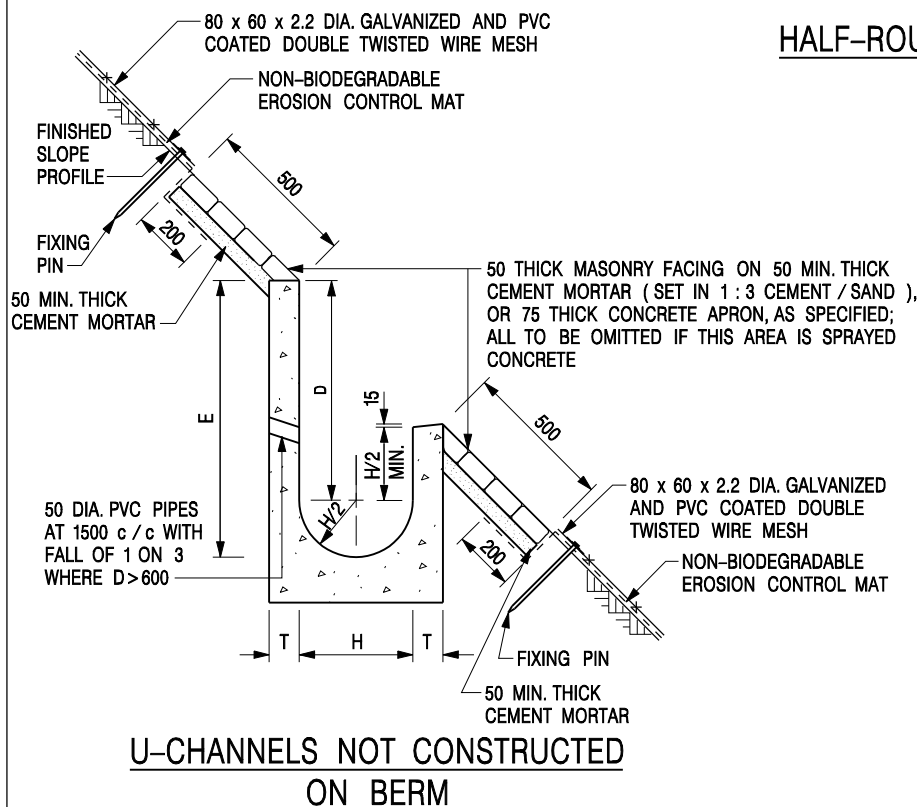
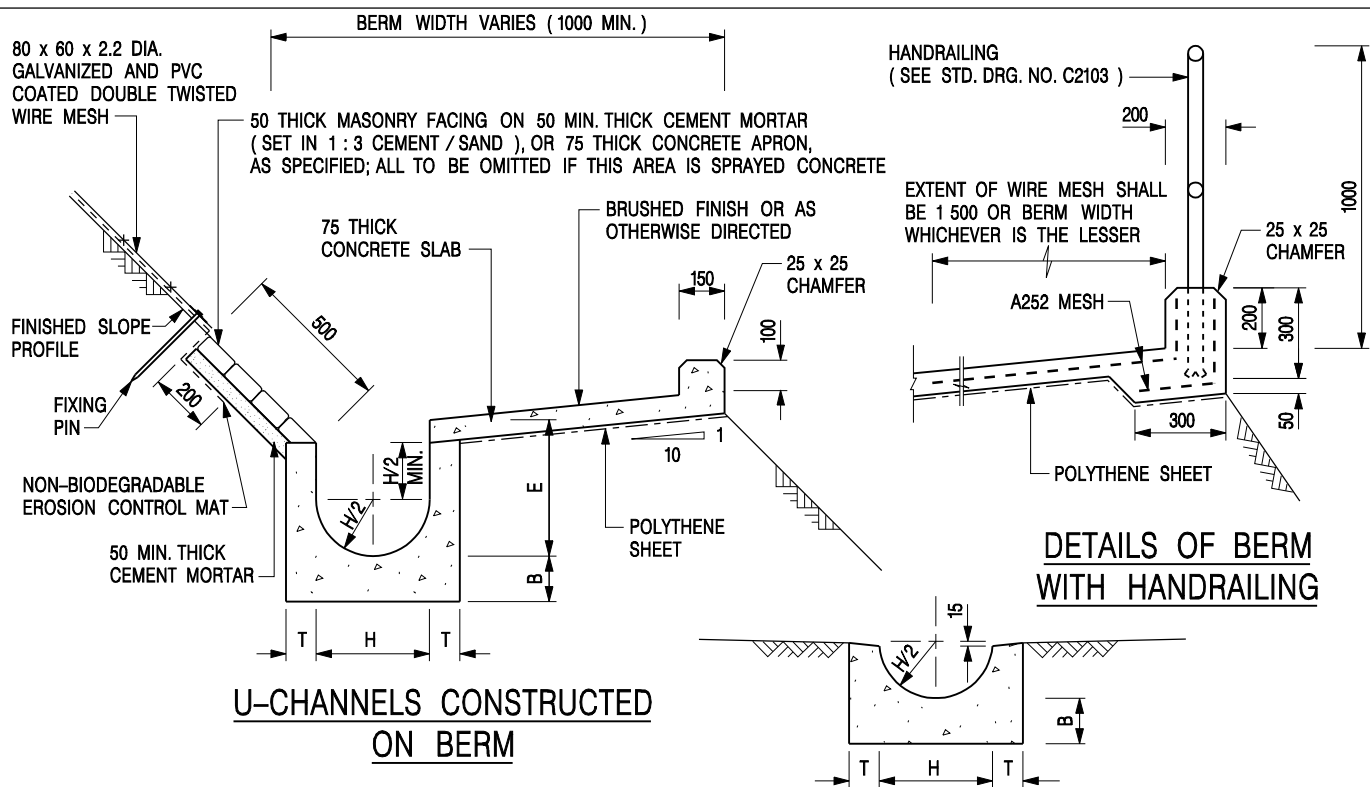
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2A**



#### 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<br>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 )**

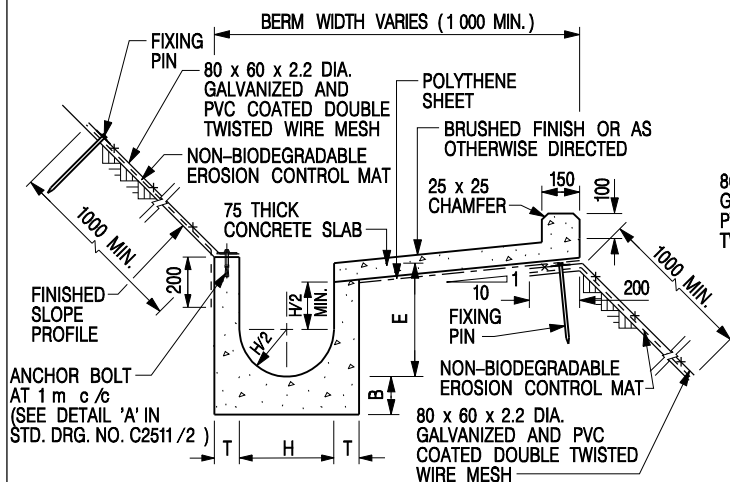


**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

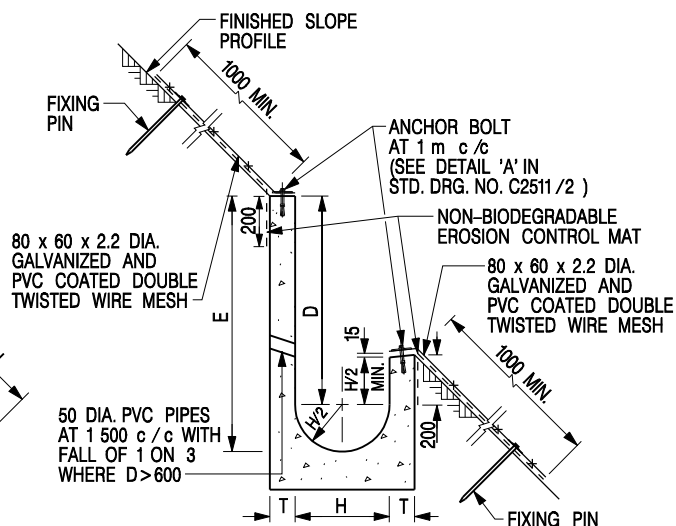
**SCALE 1 : 25**

**DATE JAN 1991**

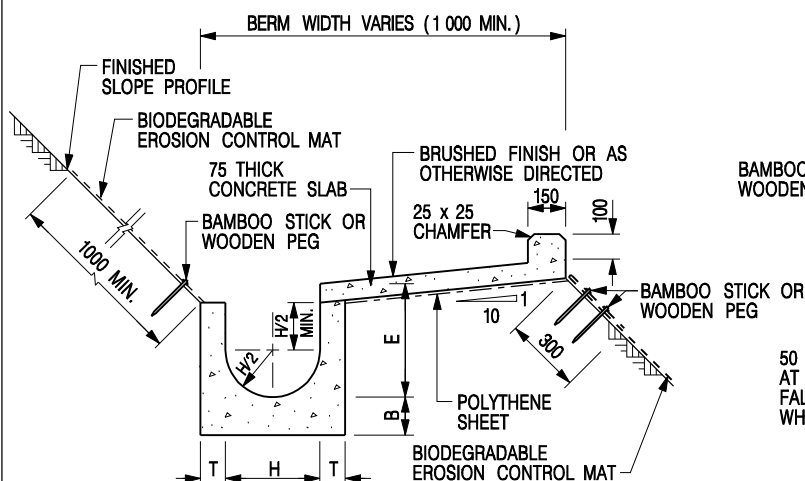
**DRAWING NO. C2409I**



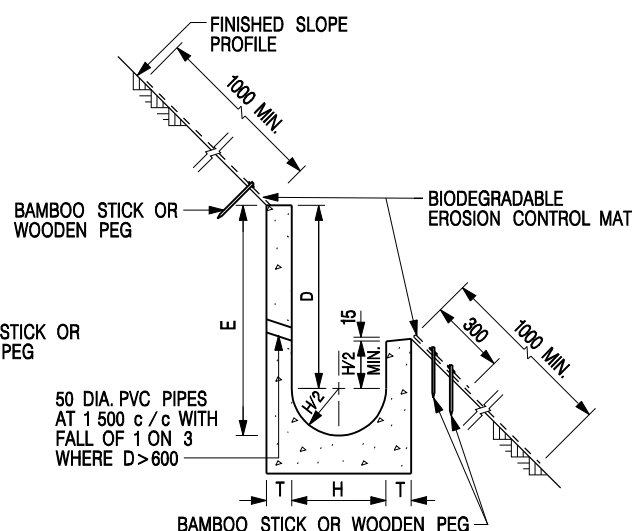
**U-CHANNELS CONSTRUCTED ON BERM  
WITH NON-BIODEGRADABLE  
EROSION CONTROL MAT**



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

|      |   |                 |         |
|------|---|-----------------|---------|
| I    | MINOR AMENDMENT.  | Original Signed | 07.2018 |
| H    | FIXING DETAILS OF BIODEGRADABLE<br>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   |
| REF. | REVISION  | SIGNATURE       | DATE    |

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



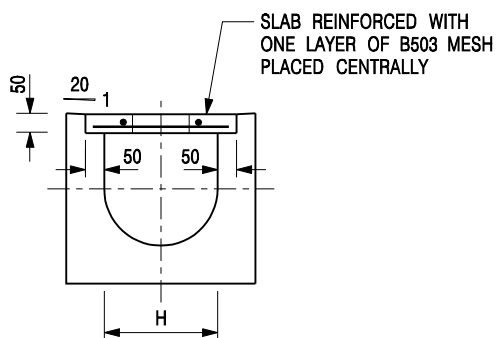
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

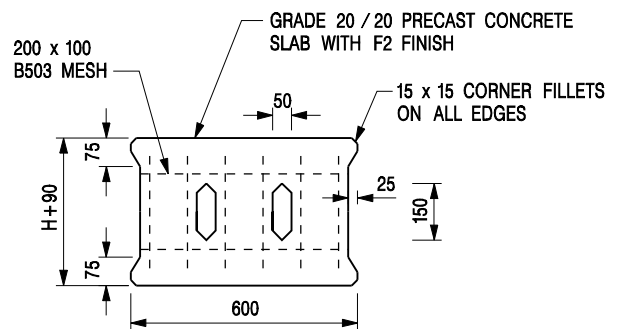
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



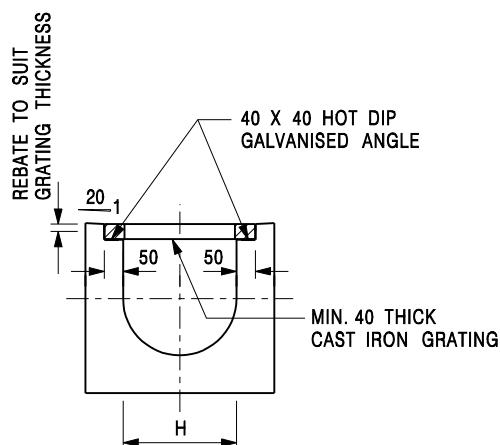
**TYPICAL SECTION**



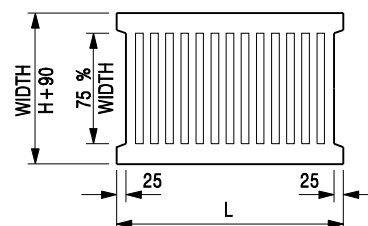
**PLAN OF SLAB**

### 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**

**APPENDIX F**  
**RESPONSE TO COMMENTS**

**Response to Comments on Temporary Drainage Proposal**

1. Comments from DSD/YL on 19-7-2023 .....2

2. Comments from DSD/YL on 30-5-2023 .....2

**1. Comments from DSD/YL on 19-7-2023**

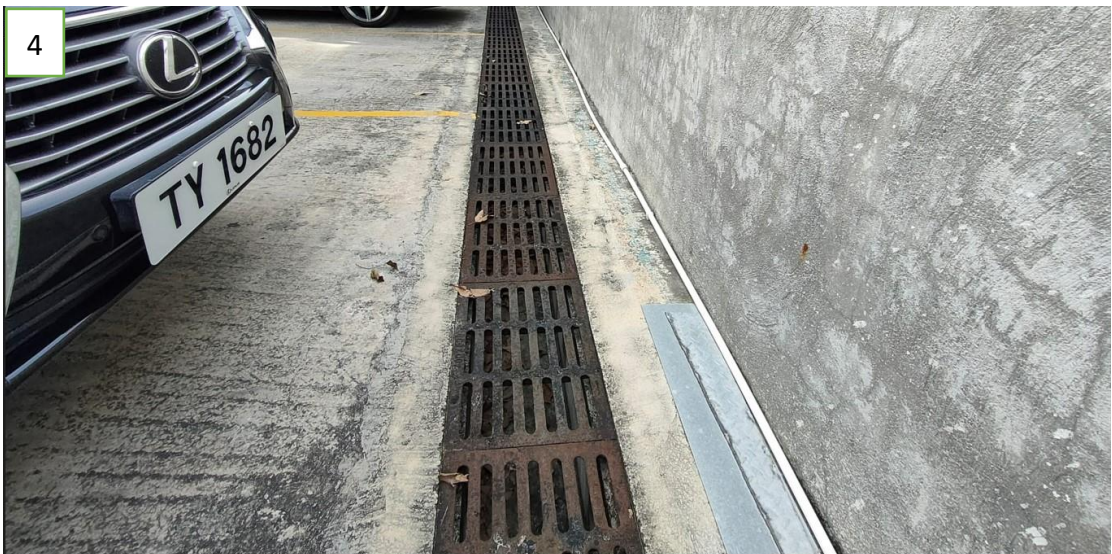
| No. | Comments   | Response   |
|-----|--|--|
| 1.  | The levels in cross section A-A and B-B are not correct. All ground levels should be provided. Also, there shall be additional catchment area to be included considering the topography of adjacent site/road, please review the hydraulic calculations accordingly. | <p>Noted and the corresponding spot levels are provided in the sections. Please be clarified that the runoff collected from the adjacent road could be discharge to the existing village gully system.</p> <p>Para 4.2.1: From the Appendix C3 - Site Photos, it emphasized that the topography of the application was generally higher than the adjacent site. Also, the overflow from eastern and southern side of the side were leading to the vehicular road and could be properly discharged to the existing village gully system.</p> <p>Para 4.2.2: However, for conservative, an additional runoff of 100 sq m were considered as external catchment area from the adjacent site. Please refer to the revised Appendix D – hydraulic calculation for your further consideration.</p> <p>Please refer to the appendix C, C1, C2 and C3 of the Proposed Drainage Plan, cross section, viewpoints and Site Photos for your information.</p> |
| 2.  | Please provide photo record of the existing village gully for reference, and explain in detail how the overflow from eastern and southern side of the side could be properly discharged.   | <p>Please refer to the revised para. 4.2.1.</p> <p>From the Appendix C3 - Site Photos, it emphasized that the topography of the application was generally higher than the adjacent site. Also, the overflow from eastern and southern side of the side were leading to the vehicular road and could be properly discharged to the existing village gully system.</p>   |

**2. Comments from DSD/YL on 30-5-2023**

| No. | Comments   | Response   |
|-----|--|--|
| 1.  | RtC (k): Please provide another cross section along North-South direction.   | Noted and provided. Please refer to the section B-B of the revised Appendix C – Proposed Drainage Plan.  |
| 2.  | Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected. | <p>Please be advised that no site formation would be carried out in this application.</p> <p>Please note that the overland flow from the adjacent lands would be collected and discharged to the existing village gully.</p> |
| 3.  | Pease advise how the overland flow from the eastern and southern side of the site could be properly intercepted and discharged.  | Please note that the overflow from the eastern and southern side of the site could be properly discharge to the existing village gully.  |













10



11

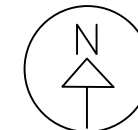


12



13



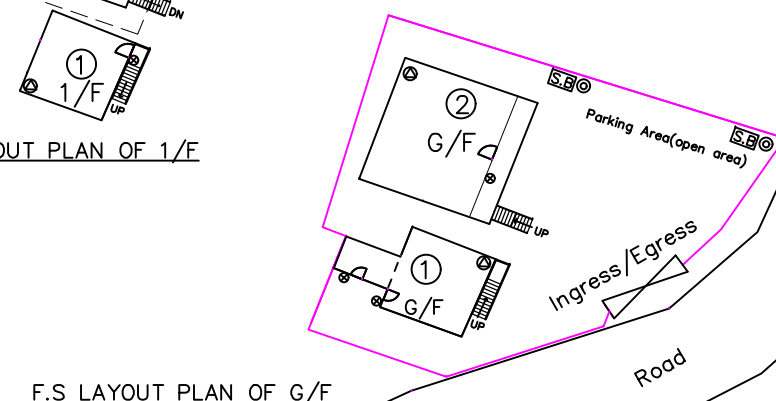
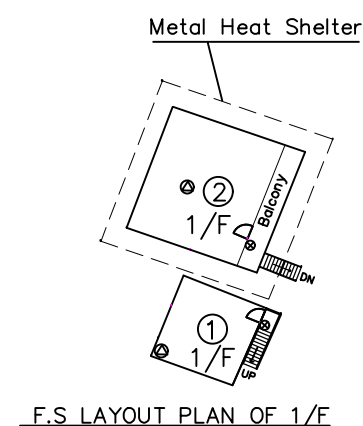


Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊕ 9 Litre water type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- ☒ SAND BUCKET
- Lot Boundary
- New installations

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circulars letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.



NATURE OF OCCUPANCY:

- ① 2-Storey structure for shop (GFA: Not exceeding 91.5 sq.m,Height:Not exceeding 5.5m)
- ② 2-Storey structure for shop and office (GFA: Not exceeding 183.5 sq.m.Height:Not exceeding 7.5m) under the Metal Heat Shelter.  
G/F of structure for shop.  
1/F of structure for office.

**INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED**

**Registered Address:**

Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Street,  
Yuen Long,N.T

Tel: 92637766, Fax: 24285932

**Business Address:**

8/F, Block L,Phase 2,Wah Fung Industrial Centre,33-39 Kwai Fung  
Street Kwai Chung,N.T

Tel: 24255404 , Fax: 24285932

**Project:**

Proposed Temporary Shop and Services for  
for A Period of 3 years at Lots 3250 S.B.  
ss.48 and 3250 S.B.ss 49 (Part) in D.D 104  
and Adjoining Government Land,Mai Po,  
Yuen Long.

**Title:**

Proposed Fire Service  
Installation Layout Plan

Drawn by:

W.C.WONG

Date:

2022-04-28

Scale:

1: 500@ A3

Ref No:

TPB/A/YL-MP/361

Drawing No:

2022/FS/007





**From:** Chong Hermose [REDACTED]  
**Sent:** Wednesday, February 28, 2024 9:47 AM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** jacky@tplanning.com.hk  
**Subject:** A/YL-MP/361-補充文件

城規會:

有關規劃申請 A/YL-MP/361  
現申請人附上回應部門的意見，請查收。

Ms Chong  
( [REDACTED] )

N

### Swept Path Analysis

Type of Vehicle : Private Car  
Dimensions of Vehicle : 1.7m (L) x 4.6m (W)

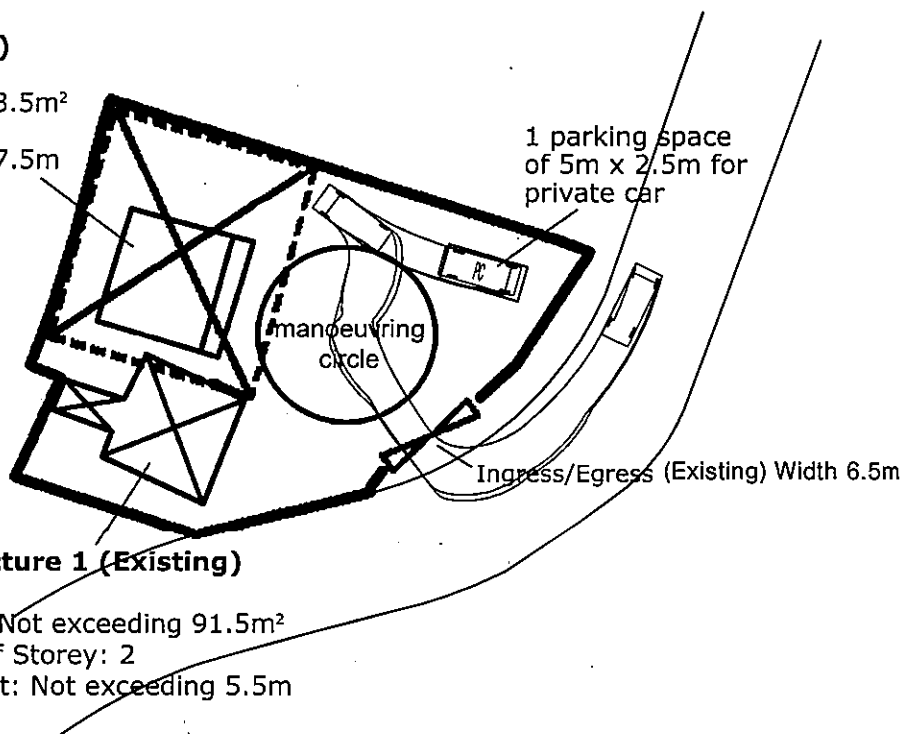
Dimensions of vehicle are in accordance to TPDM.

#### Structure 2 (Existing)

Shop  
GFA: Not exceeding 183.5m<sup>2</sup>  
No. of storey: 2  
Height: Not exceeding 7.5m



#### Structure 1 (Existing)

Shop  
GFA: Not exceeding 91.5m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 5.5m



Exiting the Application Site  
onto the Local Access

### Legend

-  Private Car
-  Swept Path of Vehicle

\*Swept Paths Generated By Autodesk Vehicle Tracking.

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss.48,3250 S.B ss.49(part) in D.D.104 and Adjoining Government Land, MaiPo, YuenLong, N.T.

Drawing Title 圖紙標題:

Layout Plan



全堅土地規劃

Remarks 備註:



Metal Heat Shelter

Drawing No. 圖號:

26/2/2024

Scale 比例:

N

### Swept Path Analysis

Type of Vehicle : Private Car  
Dimensions of Vehicle : 1.7m (L) x 4.6m (W)

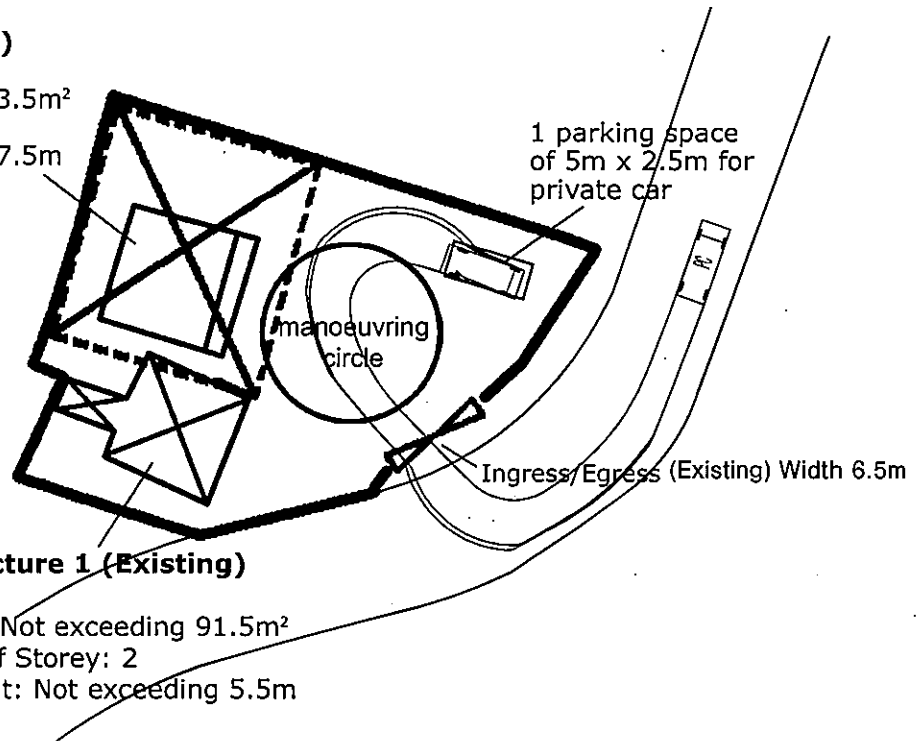
Dimensions of vehicle are in accordance to TPDM.

#### Structure 2 (Existing)

Shop  
GFA: Not exceeding 183.5m<sup>2</sup>  
No. of storey: 2  
Height: Not exceeding 7.5m



#### Structure 1 (Existing)

Shop  
GFA: Not exceeding 91.5m<sup>2</sup>  
No. of Storey: 2  
Height: Not exceeding 5.5m



Entering the Application Site from the Local Access

### Legend

-  Private Car
-  Swept Path of Vehicle

\*Swept Paths Generated By Autodesk Vehicle Tracking.

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss.48,3250 S.B ss.49(part) in D.D.104 and Adjoining Government Land, MaiPo, YuenLong, N.T.

Drawing Title 圖紙標題:

Layout Plan



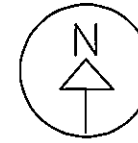
Drawing No. 圖號:

26/2/2024

Remarks 備註:

 Metal Heat Shelter

Scale 比例:



Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊕ 9 Litre water type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher

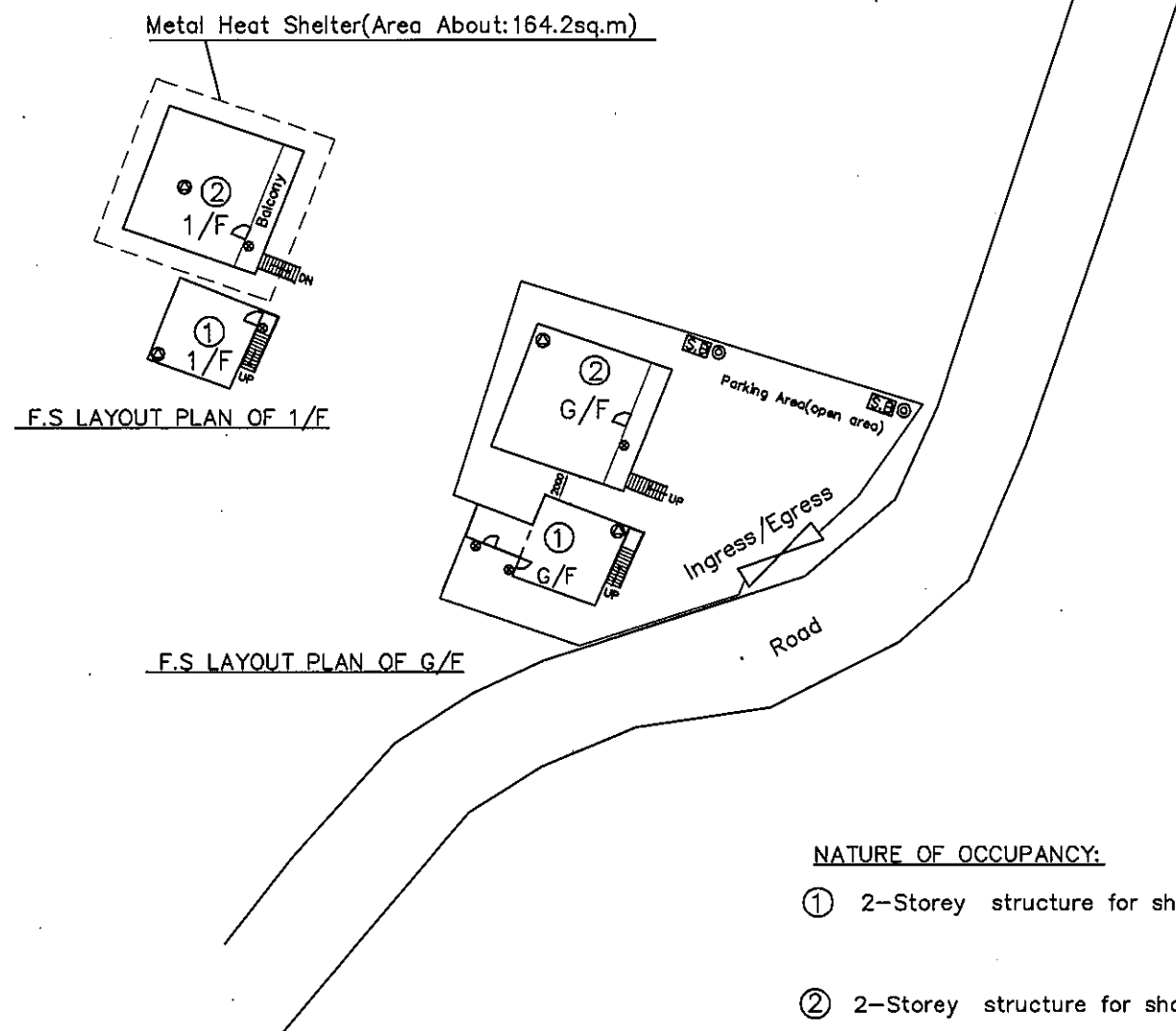
[S.B.] SAND BUCKET

— Lot Boundary

— New installations

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1;2016, BS EN 1838;2013 and The FSD Circular Letter No.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266:Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
3. The separation distance between Structures 1 and 2 is 2m.



NATURE OF OCCUPANCY:

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- ② 2-Storey structure for shop and office (GFA: Not exceeding 183.5 sq.m, Height: Not exceeding 7.5m) under the Metal Heat Shelter (Area about: 164.2sq.m).  
G/F of structure for shop.  
1/F of structure for office.

**INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED**

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Tel: 92637766, Fax: 24285932

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Street Kwai Chung, N.T.

Tel: 24255404, Fax: 24285932

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ss.48 and 3250 S.B.ss 49 (Part) in D.D 104  
and Adjoining Government Land, Mai Po,  
Yuen Long.

Title:

Proposed Fire Service  
Installation Layout Plan

Drawn by: W.C.WONG

Date: 2024-02-26

Scale: 1:500 @ A3

Ref No: TPB/A/YL-MP/361

Drawing No: 2024/FS/007

寄件者: [REDACTED]  
寄件日期: 2024年04月16日星期二 16:11  
收件者: tpbbpd/PLAND  
副本: Pak Him CHIU/PLAND; Ryan Long Yin CHAN/PLAND; Allgain Hk  
主旨: 有關A/YL-MP/361消防處意見回覆  
附件: MP361\_FSplan\_20240415.pdf; MP361\_Plan\_20240415.pdf  
類別: Internet Email

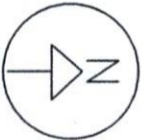
敬啟者，

有關 A/YL-MP/361 消防處意見回覆請參照附件。

如有任何查詢，可直接與本人聯絡。

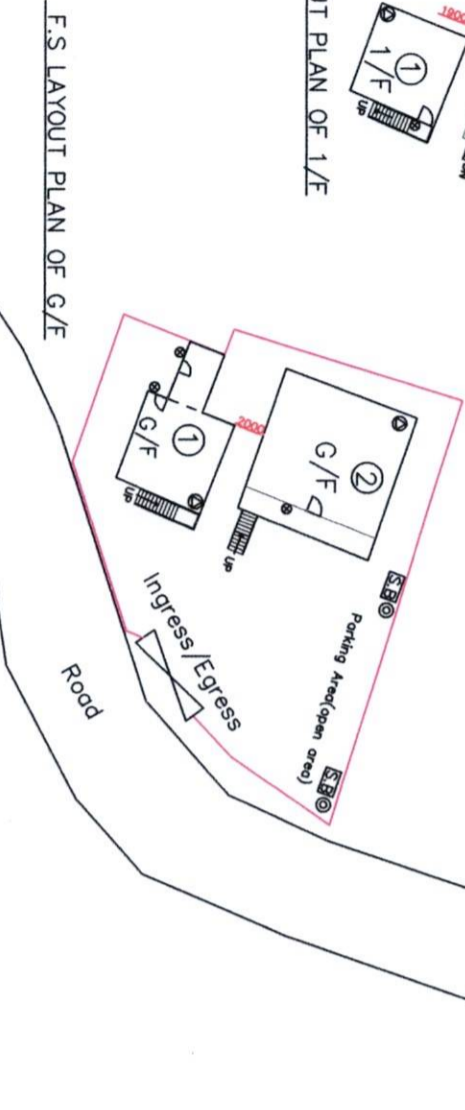
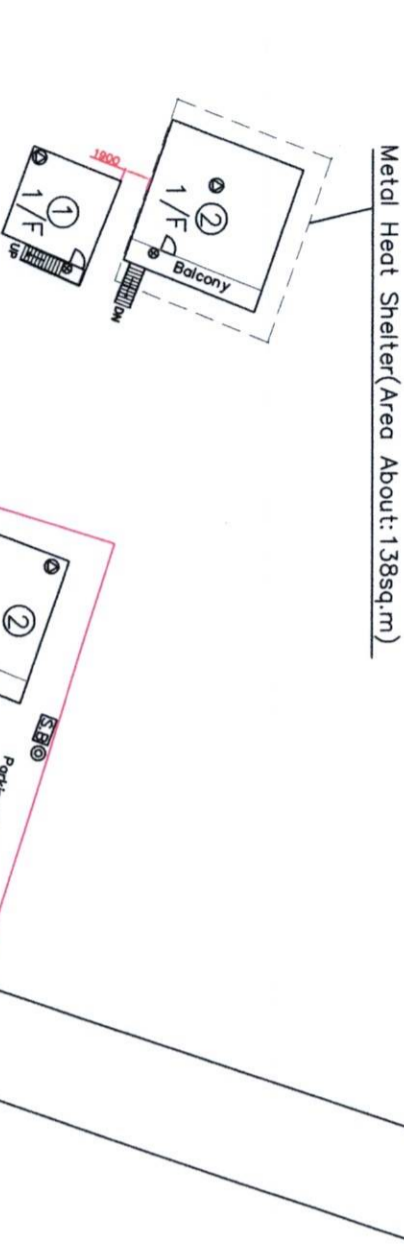
黃先生

電話: [REDACTED]



Legend:

- ⊗ 4kg dry powder type fire extinguisher
- ⊙ 9 Litre water type fire extinguisher
- ⊙ 5kg co2 type fire extinguisher
- [S.B] SAND BUCKET
- Lot Boundary
- New installations



Fire Notes:

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- ② 2-Storey structure for shop and office (GFA: Not exceeding 183.5 sq.m,Height:Not exceeding 7.5m) under the Metal Heat Shelter(Area About 138sq.m).
  - G/F of structure for shop.
  - 1/F of structure for office.

INTERCEPT FIRE & SECURITY  
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Business Address:  
8/F, Block L,Phase 2,Moh Fung Industrial Centre,33-39 Kwoi Fung  
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Yuen Long.

Title:  
Proposed Fire Service  
Installation Layout Plan

Drawn by: W.C.WONG

Date: 2024-04-15

Scale: 1:500@ A3

Ref No: TPB/A/YL-MP/361

Drawing No: 2024/FS/007

N

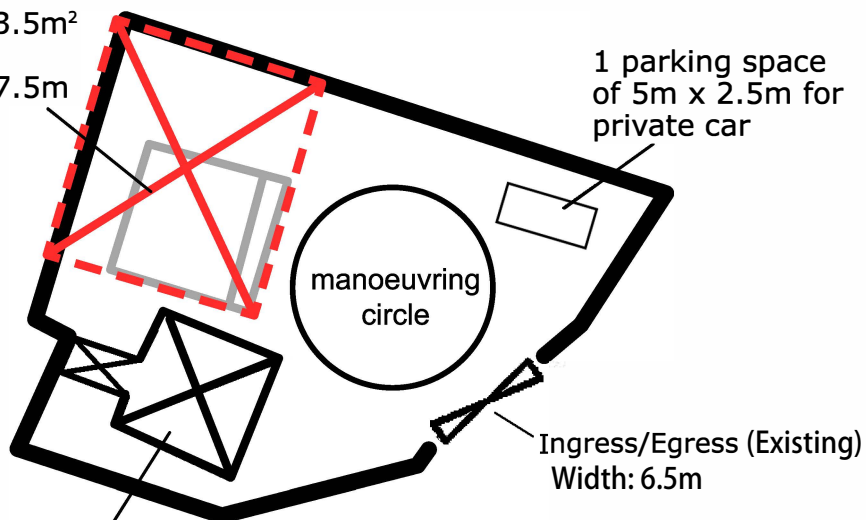
**Structure 2 (Existing)**

Shop

GFA: Not exceeding 183.5m<sup>2</sup>

No. of storey: 2

Height: Not exceeding 7.5m



**Structure 1 (Existing)**

Shop

GFA: Not exceeding 91.5m<sup>2</sup>

No. of Storey: 2

Height: Not exceeding 5.5m

Project 項目名稱 :

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 3250 S.B ss.48,3250 S.B ss.49(part) in D.D.104 and Adjoining Government Land, MaiPo, YuenLong, N.T.

Drawing Title 圖紙標題 :

Layout Plan



Drawing No. 圖號:

20240415

Remarks 備註 :



Metal Heat Shelter

Scale 比例 :