Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/ML-PH/900
	Date Received 收到日期	29 NOV 2021

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. 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.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

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

Gain Winner 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)

R-riches Property Consultants 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）	Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 1,443 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 2,456 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	53 sq.m 平方米 ☑About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" zone
(f)	Current use(s) 現時用途	Open Storage (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 12/10/2021 (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/10/2021 (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

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

6. Type(s) of Application 申請類別

☐ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (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) (請用圖則顯示有關土地／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))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請	
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

☐	Plot ratio restriction 地積比率限制	From 由 ..... to 至 .....
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐	Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	2,456 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	1.7	☑About 約
Proposed site coverage 擬議上蓋面積	43 %	☑About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	4 storeys 層	
	☐ include 包括 ..... storeys of basements 層地庫	
	☐ exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	☐About 約
	15 m 米	☑About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐About 約

estimated number of residents 估計住客數目 .....

☑ Non-domestic part 非住用部分 GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☑ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE PARTS)	614m² (ABOUT)	2,456m² (ABOUT)	15m (ABOUT)(4-STOREY)
	TOTAL	614m² (ABOUT)	2,456m² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	SHOP AND SERVICES (VEHICLE PARTS)	614m² (ABOUT)	2,456m² (ABOUT)	15m (ABOUT)(4-STOREY)
	GROUND FLOOR (G/F) - RECEPTION AND PARKING & L/UL SPACES		614m² (ABOUT)	
	FIRST FLOOR (1/F) - VEHICLE PARTS SHOP		614m² (ABOUT)	
	SECOND FLOOR (2/F) - ANCILLARY OFFICE		614m² (ABOUT)	
	THIRD FLOOR (3/F) - ANCILLARY STORAGE OF VEHICLE PARTS		614m² (ABOUT)	
	TOTAL	614m² (ABOUT)	2,456m² (ABOUT)	

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(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Circulation space

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7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fan Kam Road via a local access ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3 Motorcycle Parking Spaces 電單車車位 ____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ____ Others (Please Specify) 其他 (請列明) ____ ____ ____ ____ ____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 ____ Coach Spaces 旅遊巴車位 ____ Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 ____ Heavy Goods Vehicle Spaces 重型貨車車位 ____ Others (Please Specify) 其他 (請列明) ____ ____ ____ ____ ____
	No 否	☐

9. 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，請另頁表示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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____ _____		
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)		

10. Justifications 理由

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

The applicant seek to use Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years' (**Plan P01**). The applicant intends to provide floor space for vehicle parts retailers. Office floor space is provided for back office staff to support the daily operation. Display of product is provided at first floor of the proposed structure for vehicle parts shop.

The Site falls within area zoned as "Open Storage" ("OS") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11 (**Plan P02**). According to the Notes of the OZP, 'Shop and Services' is a column two use within "OS" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of "OS" zone. The Site involves of several previous S.16 planning applications, within which, the latest application (No. A/YL-PH/847) for the same use by the same applicant was approved by the Board on 1/9/2020, hence, approval of the current applicant will not set undesirable precedent within the "OS" zone.

The Site occupied an area of 1,443sqm (about) (**Plan P03**). One structure is proposed at the Site for shop and services (Vehicle Parts) with total GFA of 2,456sqm (about)(**Plans P04** and **P05**). The operation hours of the proposed development are Monday to Saturday 09:00 to 19:00, no operation on public holiday. The estimated maximum number of staff per day is 40 (about). The estimated maximum number of visitor per day is 7 (about).

The Site is accessible from Fan Kam Road via a local access (**Plan P01**). Three private car parking spaces and two loading/unloading spaces for light goods vehicle are provided at the Site (**Plan P04**). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years'.

11. 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 an application to the Board 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

Michael WONG
Name in Block Letters 姓名（請以正楷填寫）

Position (if applicable) 職位 （如適用）

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

on behalf of 代表 R-Riches Property Consultants Limited

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

Date 日期 15/10/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)
_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____
_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	1,443 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 53 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	"Open Storage" zone
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	2,456 ☑ About 約 ☐ Not more than 不多於	1.7 ☑About 約 ☐Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
	Non-domestic 非住用	15 (about)	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		4	Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
	Composite 綜合用途	/	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
(iv) Site coverage 上蓋面積		43	% ☑ About 約
(v) No. of units 單位數目		/	
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	/	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	3 3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2 2 (LGV)

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Trip generation and attraction		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Estimated Trip Generation and Attraction

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, New Territories

(i) The application site (the Site) is accessible from Fan Kam Road via a local access. A total of five spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor	1
Private Car Parking Space for Staff	2
L/UL Space for Light Goods Vehicle	2

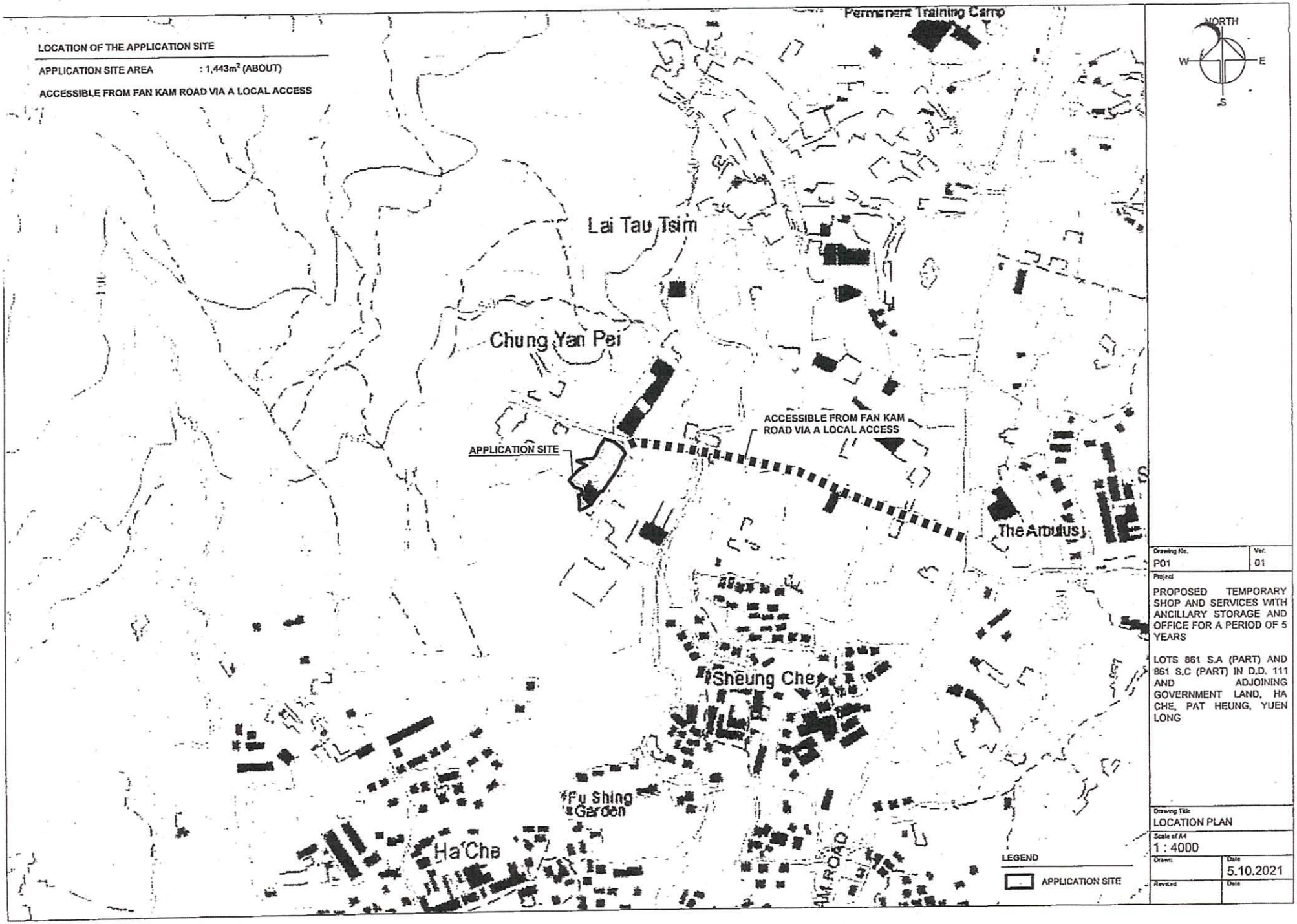
(ii) Advanced booking is required for visitors to access the Site and the use of car parking spaces, which could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site and affect the public.

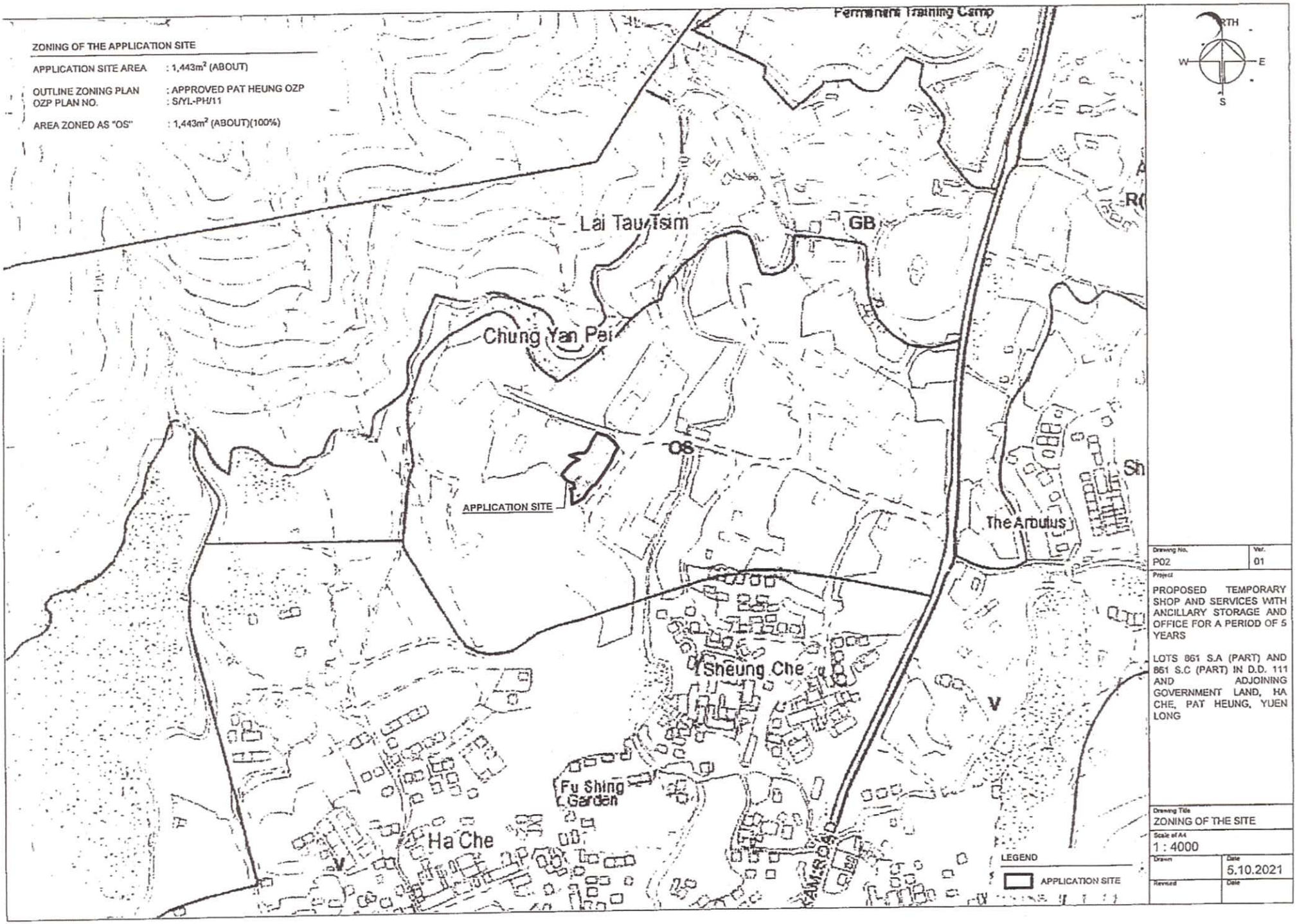
(iii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period. **(Plan P06)**

(iv) The operation hours of the proposed development are 09:00 to 19:00 daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (visitor)		Private Car (staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	1	2	0	1	1	6
Trips at PM peak per hour (18:00 – 19:00)	1	1	0	2	1	1	6
Traffic trip per hour (average)	1	1	0.5	0.5	2	2	7

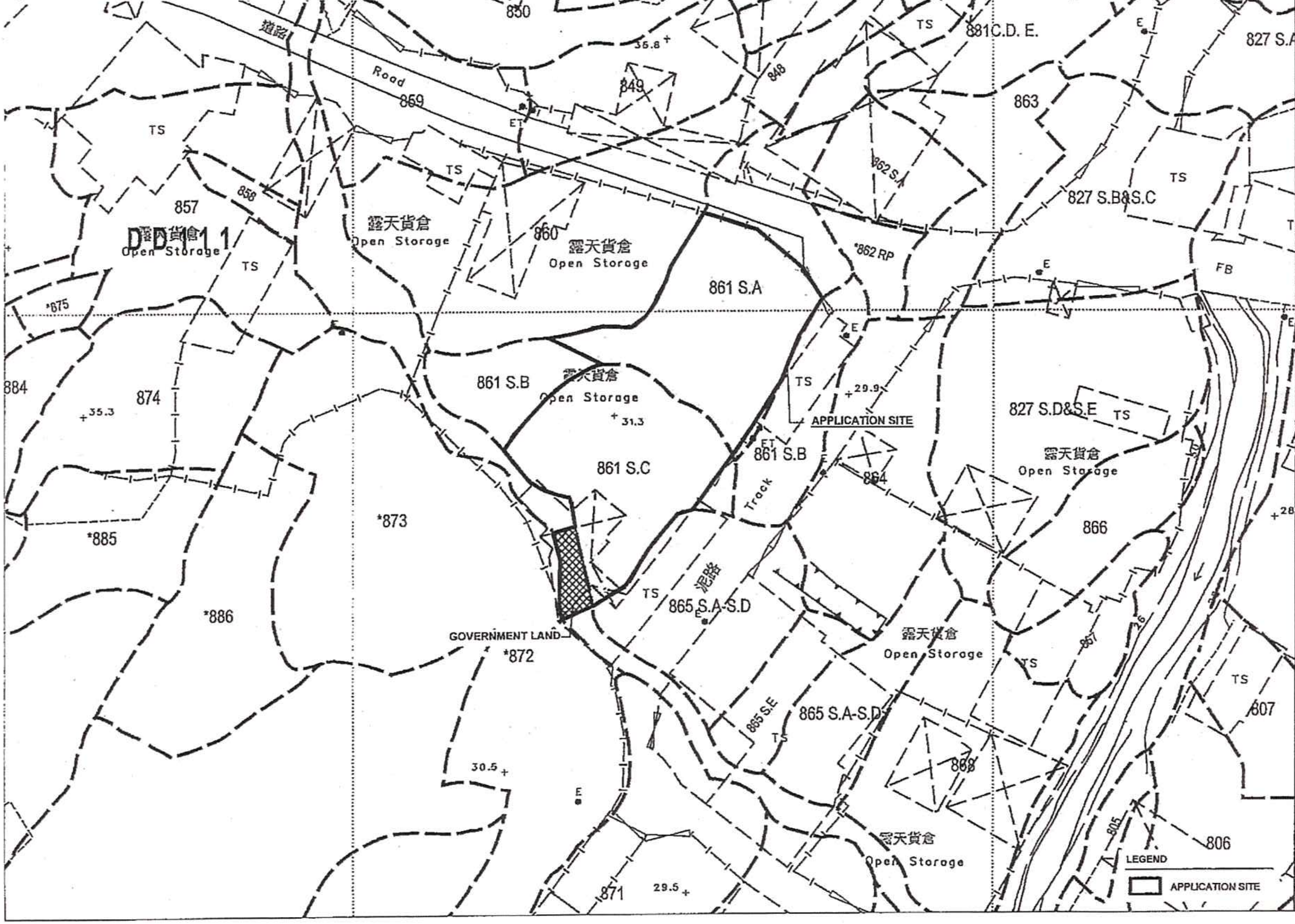
(v) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.


LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,443m² (ABOUT)
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS
Permanent Training Camp
Lai Tau Tsim
Chung Yan Pei
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS
APPLICATION SITE
The Arbulus
Sheung Che
Fu Shing Garden
Ha Che
LEGEND
APPLICATION SITE
NORTH
W
E
S
Drawing No. P01
Ver. 01
Project
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS
LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG
Drawing Title
LOCATION PLAN
Scale of A4
1 : 4000
Drawn
Date
5.10.2021
Revised
Date


ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,443m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP
OZP PLAN NO. : S/YL-PH/11
AREA ZONED AS "OS" : 1,443m² (ABOUT)(100%)
Permanent Training Camp
Lai Tau Tsim
GB
Chung Yan Pai
OS
APPLICATION SITE
The Arbulus
Sheung Che
Fu Shing Garden
Ha Che
V
LEGEND
APPLICATION SITE
NORTH
W
E
S
Drawing No. P02
Ver. 01
Project
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS
LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG
Drawing Title
ZONING OF THE SITE
Scale of A4
1 : 4000
Drawn
Date
5.10.2021
Revised
Date

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m² (ABOUT)
AREA OF PRIVATE LAND	: 1,390m² (ABOUT)
AREA OF GOVERNMENT LAND	: 53m² (ABOUT)

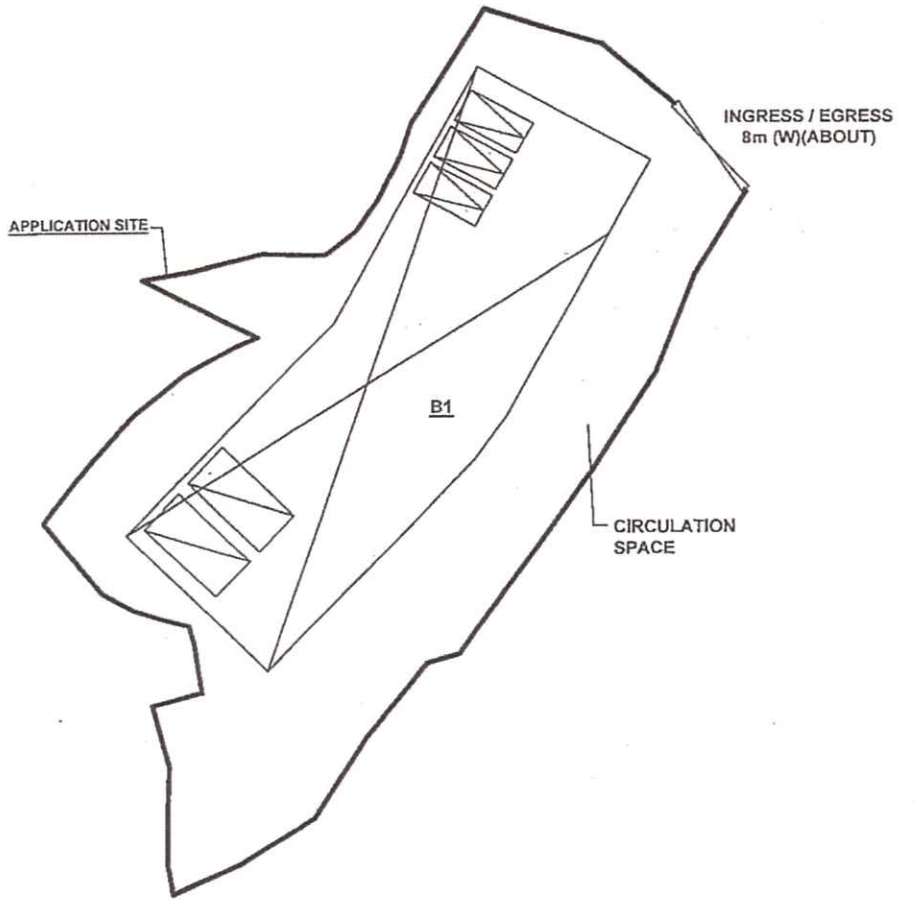


Drawing No. P03	Ver. 01
Project: PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG	
Drawing Title: LAND STATUS OF THE SITE	
Scale of A4: 1 : 800	
Drawn	Date: 5.10.2021
Revised	Date

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m² (ABOUT)
COVERED AREA	: 514m² (ABOUT)
UNCOVERED AREA	: 829m² (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m² (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE PARTS)	514m² (ABOUT)	2,456m² (ABOUT)	15m (ABOUT)(4-STOREY)
	TOTAL	514m² (ABOUT)	2,456m² (ABOUT)	



PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE FOR LGV
- INGRESS / EGRESS

Drawing No.	Ver.
P04	01

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title: LAYOUT PLAN

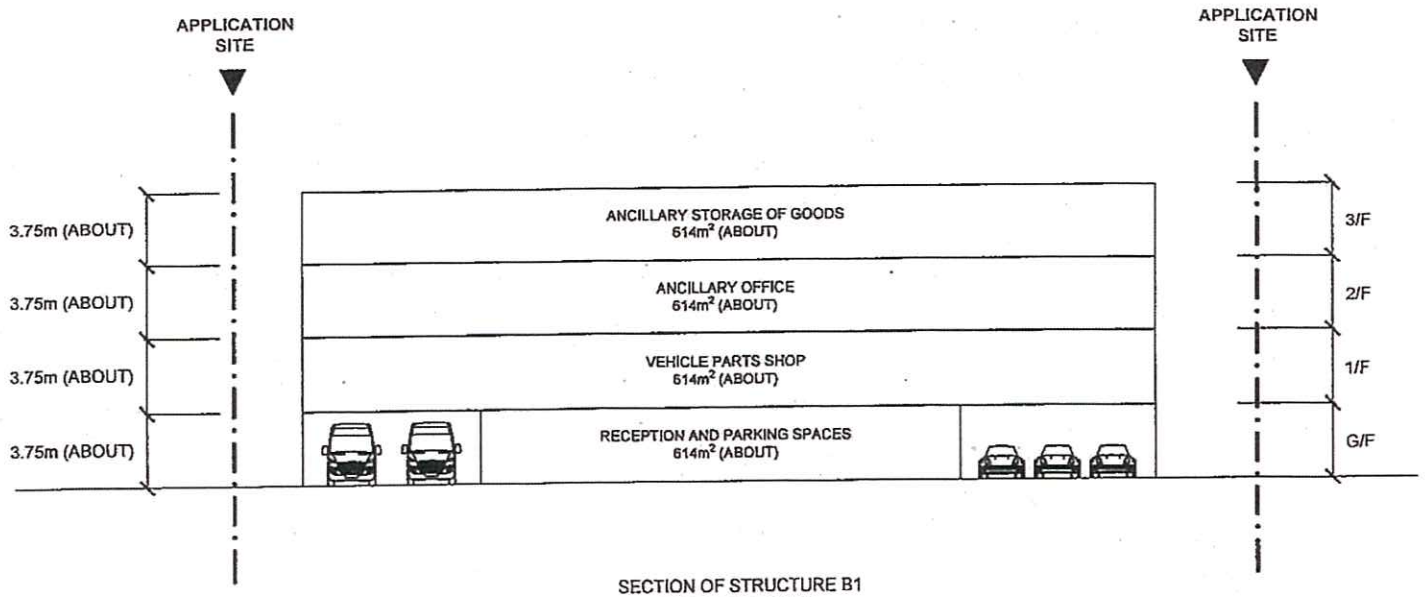
Scale of A4: 1 : 500

Drawn	Date
	5.10.2021
Revised	Date

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m² (ABOUT)
COVERED AREA	: 614m² (ABOUT)
UNCOVERED AREA	: 829m² (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m² (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	SHOP AND SERVICES (VEHICLE PARTS)	614m² (ABOUT)	2,456m² (ABOUT)	15m (ABOUT)(4-STOREY)
	GROUND FLOOR (G/F) - RECEPTION AND PARKING & L/UL SPACES		614m² (ABOUT)	
	FIRST FLOOR (1/F) - VEHICLE PARTS SHOP		614m² (ABOUT)	
	SECOND FLOOR (2/F) - ANCILLARY OFFICE		614m² (ABOUT)	
	THIRD FLOOR (3/F) - ANCILLARY STORAGE OF VEHICLE PARTS		614m² (ABOUT)	
	TOTAL	614m² (ABOUT)	2,456m² (ABOUT)	



SECTION OF STRUCTURE B1
INDICATIVE ONLY

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE FOR LGV
- INGRESS / EGRESS

NORTH

Drawing No. P05 | Ver. 01

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title: ELEVATION PLAN

Scale of A4: INDICATIVE ONLY

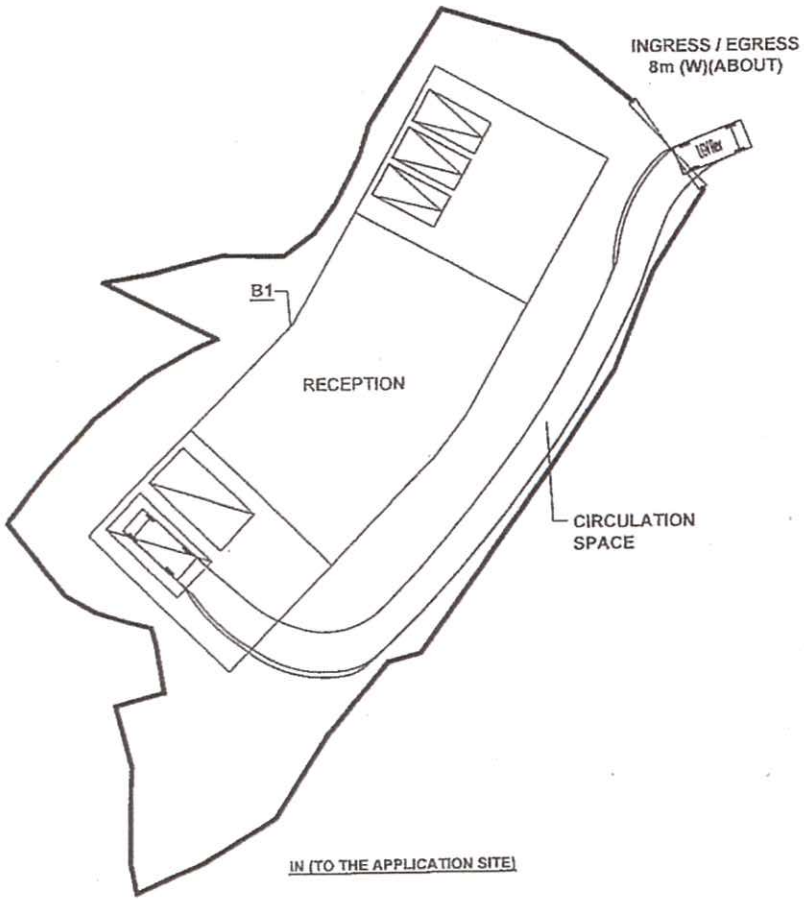
Drawn: Date 5.10.2021

Revised: Date

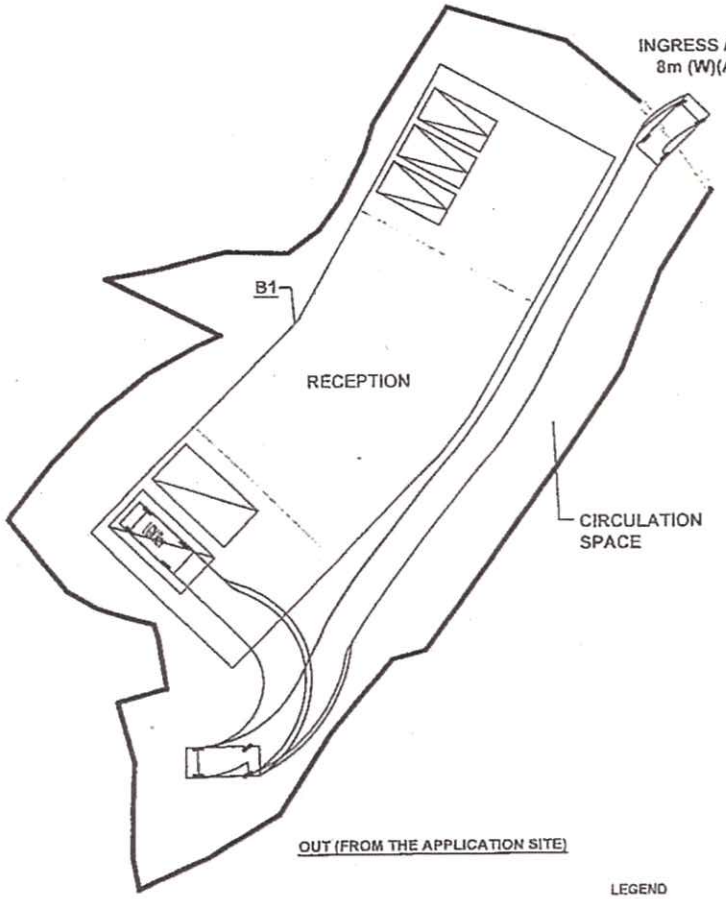
SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA	: 1,443m² (ABOUT)
VEHICLE USED FOR ANALYSIS	: LIGHT GOOD VEHICLE
DIMENSION OF VEHICLE	: 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (TO THE APPLICATION SITE)



OUT (FROM THE APPLICATION SITE)

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- U/UL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

N
W E
S

Drawing No. P06	Ver. 01

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title	SWEPT PATH ANALYSIS
Scale of A4	1 : 500
Drawn	Date 11.10.2021
Revised	Date

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

S.16 Application A/YL-PH/900 - Replacement page

02/12/2021 17:33

From: Orpheus Lee
To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>
Cc:

File Ref:

Dear Sir,

Attached please find the **replacement page** of the application form for the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Orpheus LEE | Planning and Development Consultant
R-riches Group (HK) Limited
R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

DD111 Lot 861 S.A & S.C - Replacement page (20211202).pdf

10. Justifications 理由

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

The applicant seek to use Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years' (**Plan P01**). The applicant intends to provide floor space for vehicle parts retailers. Office floor space is provided for back office staff to support the daily operation. Display of product is provided at first floor of the proposed structure for vehicle parts shop.

The Site falls within area zoned as "Open Storage" ("OS") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11 (**Plan P02**). According to the Notes of the OZP, 'Shop and Services' is a column two use within "OS" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not frustrate the long term planning intention of "OS" zone. The Site involves of several previous S.16 planning applications, within which, the latest application (No. A/YL-PH/847) for the same use by the same applicant was approved by the Board on 1/9/2020, hence, approval of the current applicant will not set undesirable precedent within the "OS" zone.

The Site occupied an area of 1,443sqm (about) (**Plan P03**). One structure is proposed at the Site for shop and services (Vehicle Parts) with total GFA of 2,456sqm (about)(**Plans P04** and **P05**). The operation hours of the proposed development are Monday to Saturday 09:00 to 19:00, no operation on Sunday and public holiday. The estimated maximum number of staff per day is 40 (about). The estimated maximum number of visitor per day is 7 (about).

The Site is accessible from Fan Kam Road via a local access (**Plan P01**). Three private car parking spaces and two loading/unloading spaces for light goods vehicle are provided at the Site (**Plan P04**). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix I**).

The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years'.

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD111 Lot 861 S.A & S.C
Your Ref.: TPB/A/YL-PH/900

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

By Email

21 February 2022

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-PH/900)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

Responses-to-Comments

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-PH/900)

(i) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)**	
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant intends to operate vehicle parts retail shop at the application site (the Site) with storage and office spaces to support the operation of the proposed development. The estimated number of visitors per day are 40 and the estimated staff are 7. 4 nos. of private car parking spaces are provided for staff and visitor (**Plans 1** and **2**). As the proposed development intends to serve nearby permitted vehicle repair workshop operators within the "Open Storage" zone, majority of visitors will access the Site by walking. Advanced booking is required for visitors for the use of parking and loading/unloading (L/UL) spaces, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. Majority of staff and visitor are recommended to make good use of public transport at Fan Kam Road then walk to the Site (**Annex I**). Goods to support the daily operation of the Site are transported by 5.5 tonnes lorries, hence, 2 nos. of L/UL spaces for LGV are provided at the Site. Similar traffic arrangement has been adopted by the Applicant (also the Applicant of the previously approved S.16 planning application No. A/YL-PH/847) and is workable. In view of the above, the parking and L/UL

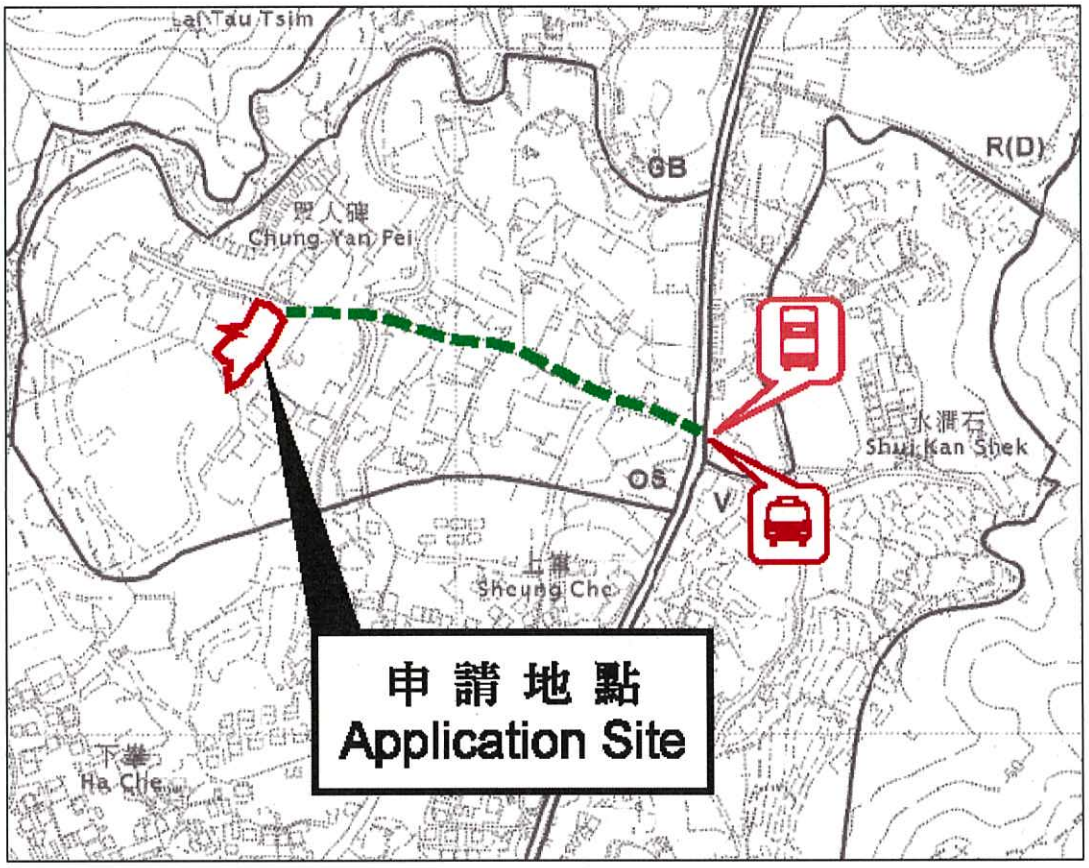
		provision of Site is considered adequate for the Site operation.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Fan Kam Road and the local access;	The operation hours of the proposed development are from 09:00 to 19:00 daily (no operation on Sunday and public holiday). As vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (**Annex II**).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Fan Kam Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Fan Kam Road, along the local access and within the Site (**Annex III** and **Plan 3**).
(d)	The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	The width of the ingress/egress of the Site is 8m (about) (**Plan 1**).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan; and	The nearest public transport services serving the Site are provided for your review (**Annex I**).
(f)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

Annex I - Public Transport Services Serving the Application Site

(i) The Site is 300m (about) west of Fan Kam Road, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Fan Kam Road then walk to the Site via a local access.

(ii) The nearest public transport services are provided at Fan Kam Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
77K	Sheung Shui	Yuen Long (Fung Cheung Road)
Red Minibus		
18	Sheung Shui	Yuen Long



Annex II - Estimated Trip Generation and Attraction

(i) The Site is accessible from Fan Kam Road via a local access. A total of 5 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor* - *5m (L) x 2.5m (W)*	3
Private Car Parking Space for Staff* - *5m (L) x 2.5m (W)*	1
L/UL Space for Light Goods Vehicle* - *7m (L) x 3.5m (W)*	2

**with 3.6m (about) clear headroom*

(ii) Advanced booking is required for visitors using car parking and L/UL spaces, which could help to regulate the use of the spaces and prevent excessive number of vehicles to the Site and affect the public. Therefore, the estimated trips generation and attraction could be strictly followed by the Applicant.

(iii) Please see below the trip generation and attraction of the proposed development:

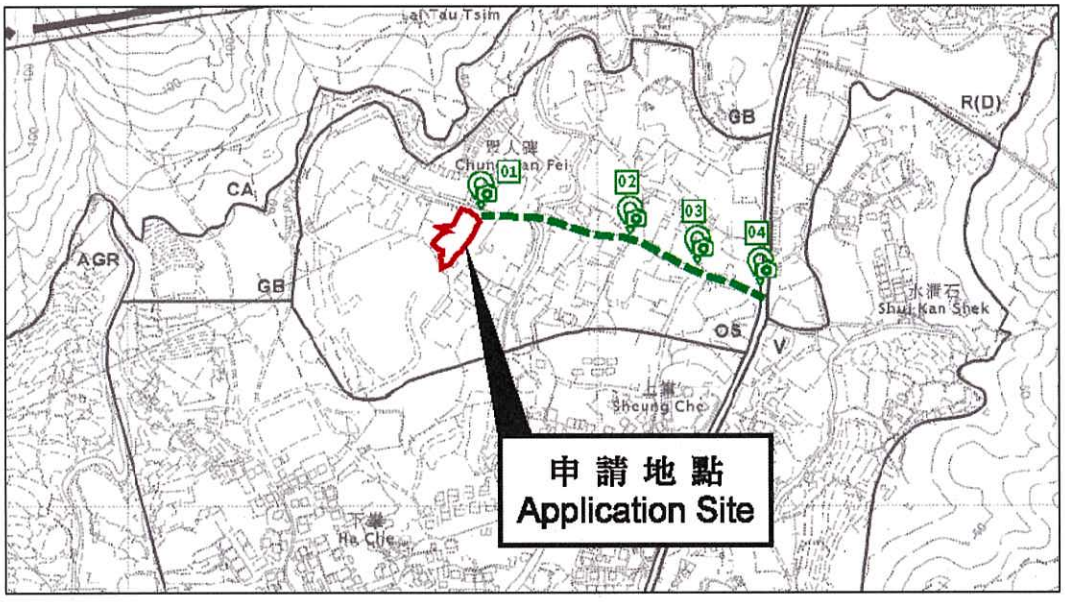
Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour 09:00 – 10:00	2	2	1	0	1	1	7
Trips at PM peak per hour 18:00 – 19:00	2	2	0	1	1	1	7
Traffic trip per hour (average)	3	3	0	0	2	2	10

(iv) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

Annex III - Manoeuvring of Vehicles to / from Fan Kam Road and Along the Local Access

(i) The Site is accessible from Fan Kam Road via a local access.

(ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Fan Kam Road and along the local access, details are as follows:



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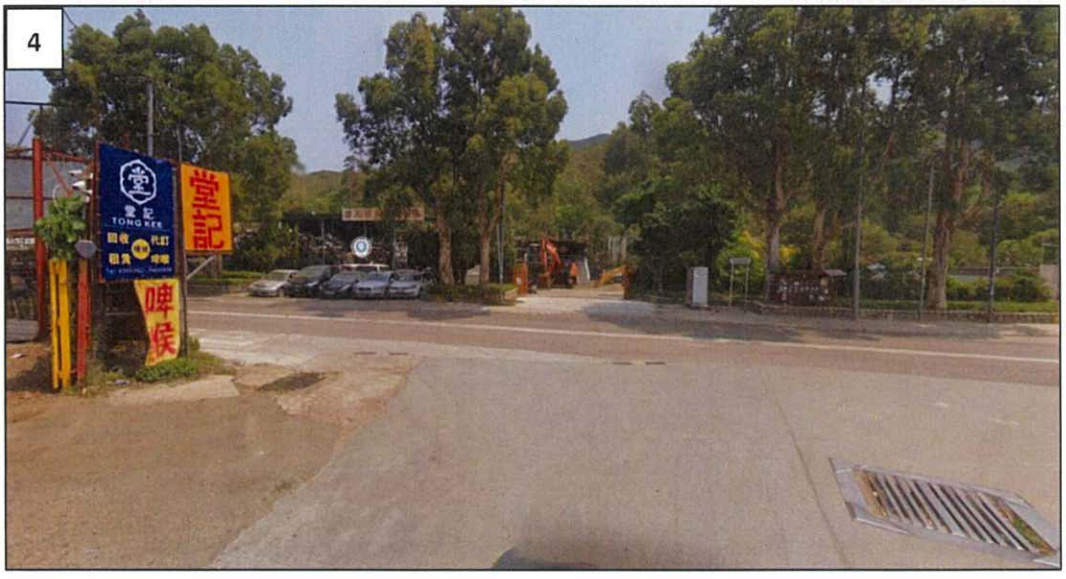
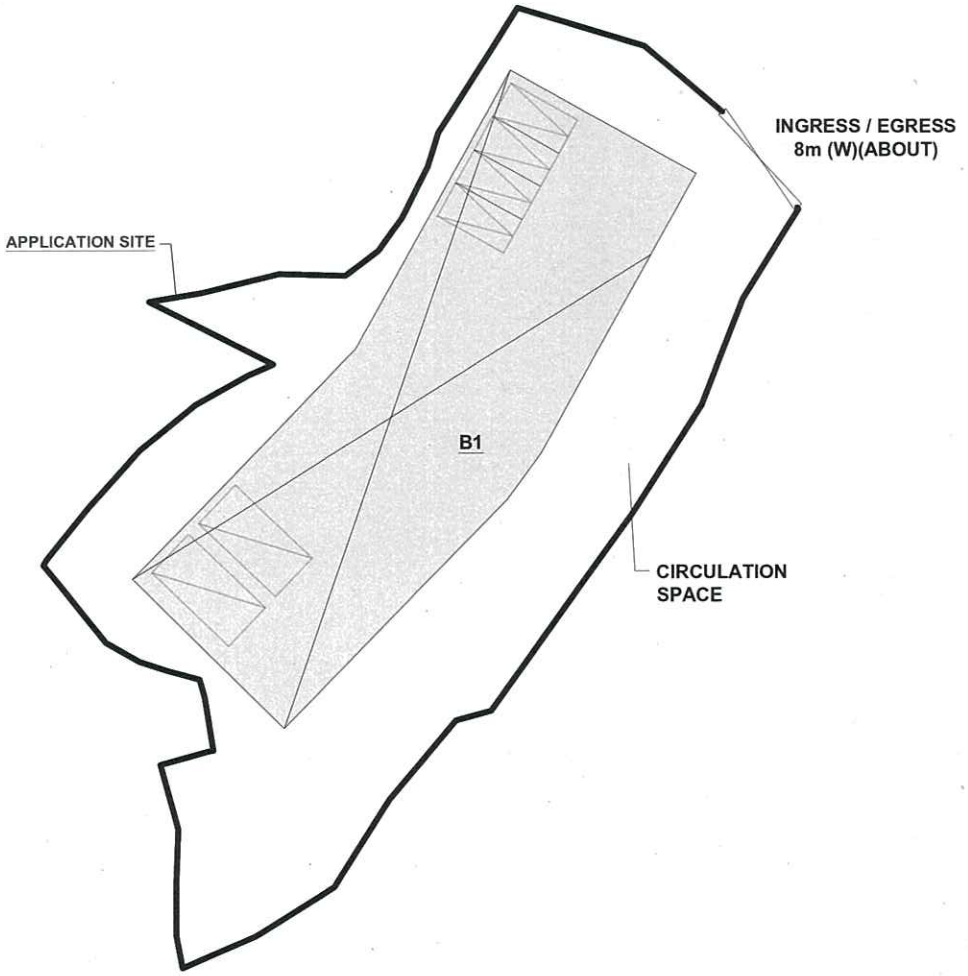


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m^2 (ABOUT)
COVERED AREA	: 614m^2 (ABOUT)
UNCOVERED AREA	: 829m^2 (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m^2 (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE PARTS)	614m^2 (ABOUT)	2,456m^2 (ABOUT)	15m (ABOUT)(4-STOREY)
	TOTAL	**614m^2 (ABOUT)**	**2,456m^2 (ABOUT)**	



NORTH
W E
S

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE FOR LGV
- INGRESS / EGRESS

Drawing No.	Ver.
PLAN 1	02

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

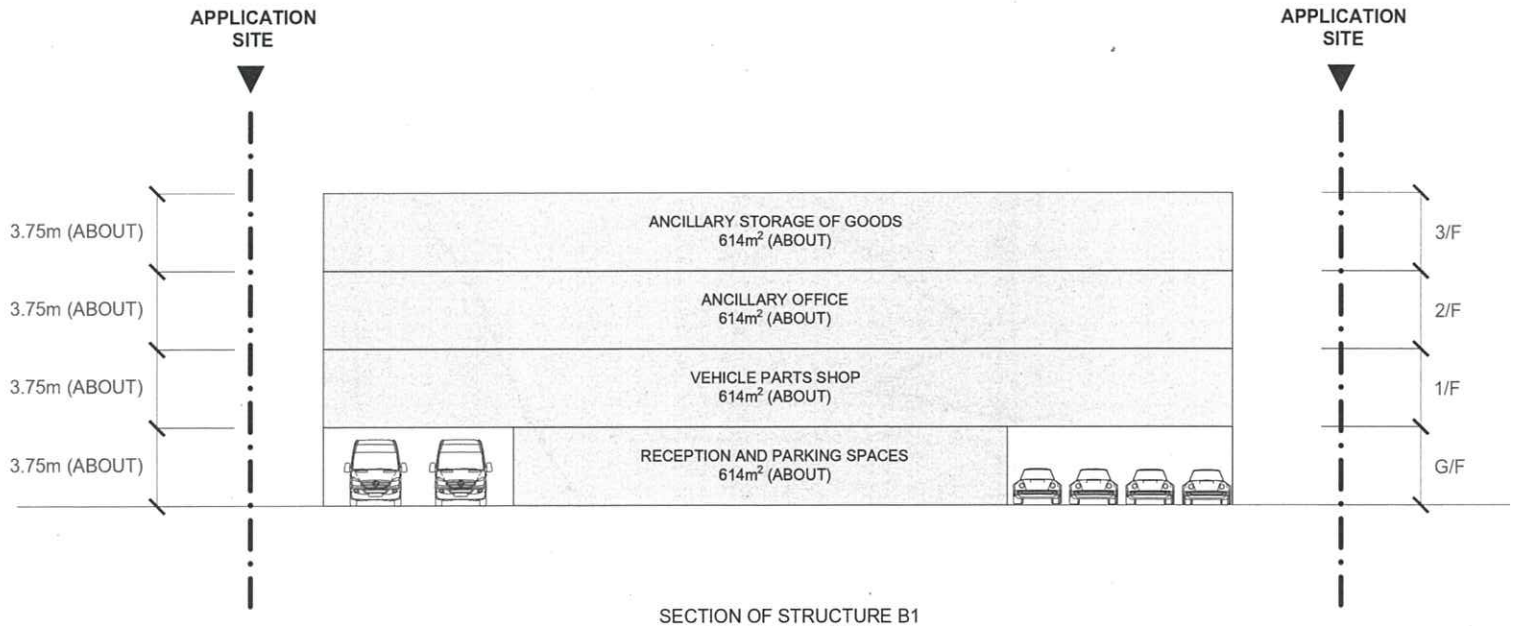
LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 500	
Drawn	Date
	5.10.2021
Revised	Date
	21.2.2022

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m^2 (ABOUT)
COVERED AREA	: 614m^2 (ABOUT)
UNCOVERED AREA	: 829m^2 (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m^2 (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

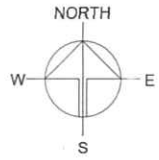
STRUCTURE	USE		COVERED AREA	GFA	BUILDING HEIGHT
B1*	SHOP AND SERVICES (VEHICLE PARTS)		614m^2 (ABOUT)	2,456m^2 (ABOUT)	15m (ABOUT)(4-STOREY)
	GROUND FLOOR (G/F)	- RECEPTION AND PARKING & L/UL SPACES		614m^2 (ABOUT)	
	FIRST FLOOR (1/F)	- VEHICLE PARTS SHOP		614m^2 (ABOUT)	
	SECOND FLOOR (2/F)	- ANCILLARY OFFICE		614m^2 (ABOUT)	
	THIRD FLOOR (3/F)	- ANCILLARY STORAGE OF VEHICLE PARTS		614m^2 (ABOUT)	
		TOTAL	**614m^2 (ABOUT)**	**2,456m^2 (ABOUT)**	



SECTION OF STRUCTURE B1
INDICATIVE ONLY

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)



Drawing No.	Ver.
PLAN 2	02

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

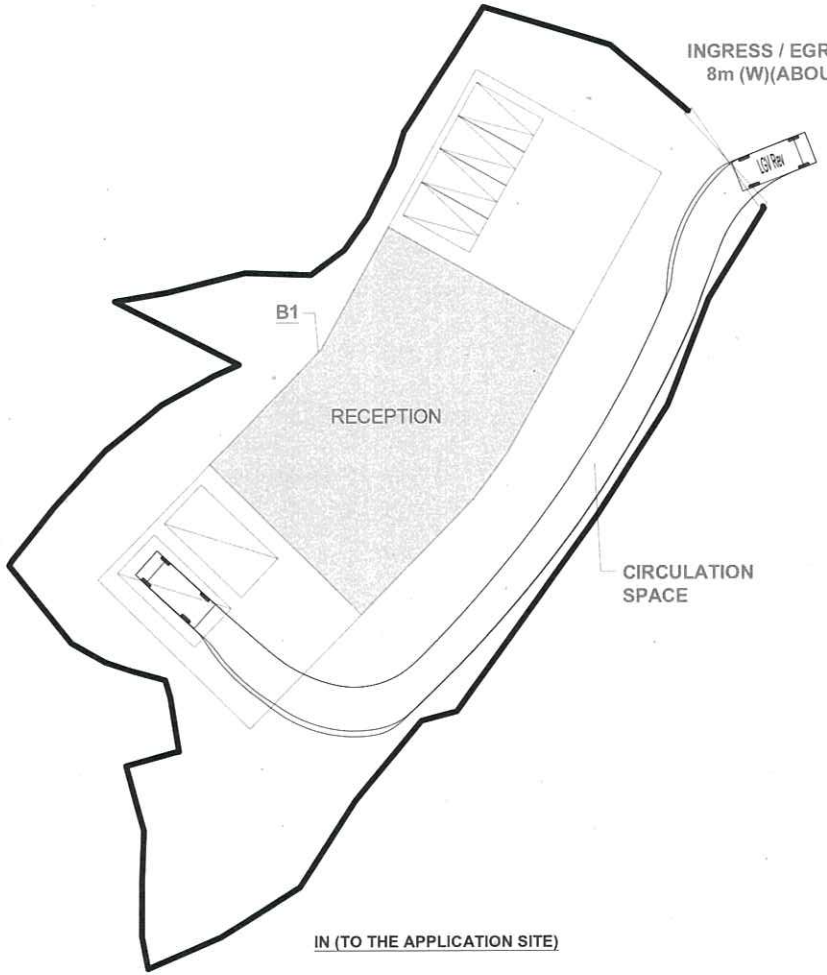
LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title	
ELEVATION PLAN	
Scale of A4	
INDICATIVE ONLY	
Drawn	Date
	5.10.2021
Revised	Date
	21.2.2022

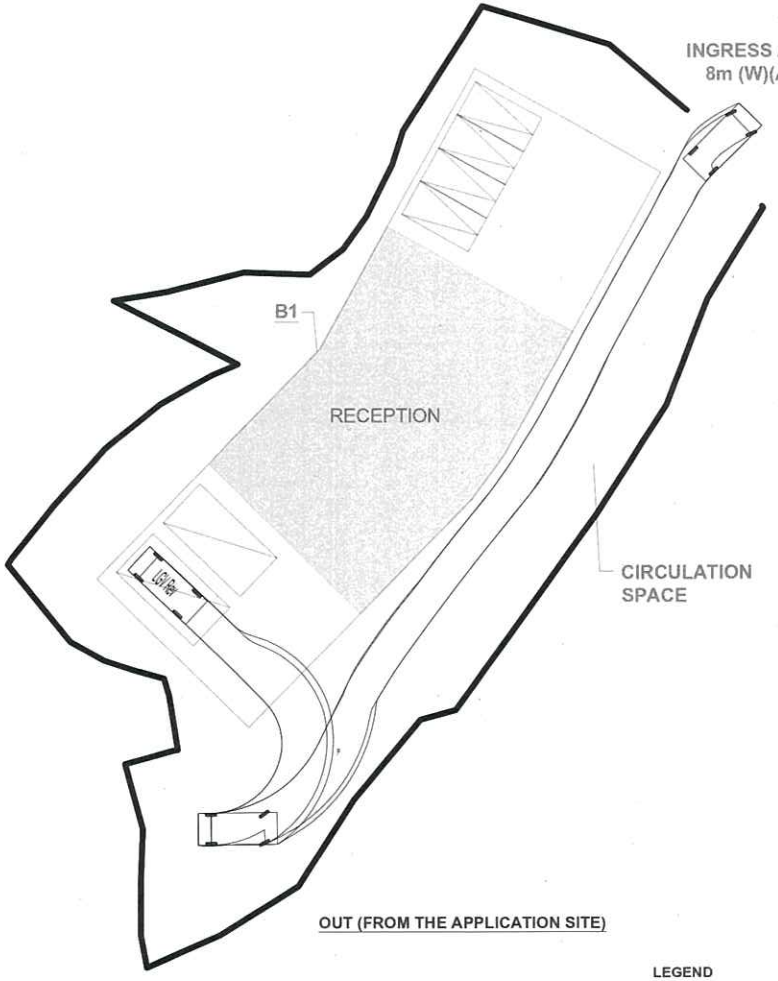
SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA	: 1,443m^2 (ABOUT)
VEHICLE USED FOR ANALYSIS	: LIGHT GOOD VEHICLE
DIMENSION OF VEHICLE	: 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (TO THE APPLICATION SITE)



OUT (FROM THE APPLICATION SITE)

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- L/UL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

NORTH

W — E

S

Drawing No.	Ver.
PLAN 3	02

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title

SWEPT PATH ANALYSIS

Scale of A4

1 : 500

Drawn	Date
	11.10.2021
Revised	Date
	21.2.2022

Appendix Ib

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD111 Lot 861 S.A & S.C
Your Ref.: TPB/A/YL-PH/900

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

By Email

3 May 2022

Dear Sir,

2nd Further Information

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-PH/900)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [redacted] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

Clarifications for the Proposed Development

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years in "Open Storage" Zone, Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-PH/900)

(i) Background

- The Site involves of several previously approved S.16 planning applications, within which, the latest application (No. A/YL-PH/847) for the same use (Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Storage and Office) was submitted by the same Applicant, which was approved by the Town Planning Board (the Board) with conditions for a period of 5 years on 1/9/2020.

- The current application and the previously approved application (No. A/YL-PH/847) are similar in nature (**Annex I**). The major difference for the current application is the increase of site area, i.e. additional of 398m^2 (about) of site area located at the eastern and southern portions of the Site to serve as emergency vehicular access and manoeuvring space for vehicles. The relocation of loading/unloading (L/UL) spaces for light goods vehicle (LGV) is for better use of the proposed structure as advised by the Applicant.

- The scheme approved under the previous application (No. A/YL-PH/847) will be replaced by the proposed scheme under the current application. The Applicant will only implement the scheme approved under the current application after planning approval has been granted by the Board.

(ii) Operation Mode

- The Applicant would like to erect a 4-storey temporary steel frame structure as a vehicle parts retail hub, which targeted to serve the nearby vehicle repair workshops falls within the "Open Storage" zone of the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 to meet the pressing demand for such use in the area.

- Majority of retail activities take place at ground and first floors proposed for reception and vehicle parts shop. Orders are taken at the reception and parking spaces are provided for visitor. L/UL spaces for LGV are provided for transportation of larger vehicle parts goods to be delivered by the Applicant. Displaying of vehicle parts are carried out at first floor designated as vehicle parts shop/showroom. Portion of second floor is proposed for ancillary office to provide working space for administrative staff to support the daily operation of the Site (**Plan 1**).

- Large amount of storage space is proposed at second and third floors for storage of vehicle parts for sale to support the daily operation of the proposed development.

(iii) Revised fire service installations and drainage proposals to support the application (**Annexes II** and **III**).

(iv) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)**	
(a)	The applicant should address previous comments, of which the justification of 4 parking spaces for both visitors and staff would be sufficient, given that it is anticipated that 40 visitors would commute to the site per day; and	The estimated number of visitors per day are 40, within which, 20 visitors will access the application site (the Site) by walking, while the remaining 20 visitors will access the Site by private car. Please note that the proposed development intends to serve nearby permitted vehicle repair workshop operators within the same "Open Storage" zone, majority of visitors will access the Site by walking. Advanced booking is required for visitors for the use of parking and loading/unloading (L/UL) spaces, so that the number of visitors and vehicles to the Site could be strictly regulated. Therefore, the parking provisions of Site is considered adequate for the Site operation.
(b)	Please clarify if the proposed headroom of 3.75 m for LGV is the clear headroom.	The clear headroom of ground floor of structure B1 is 3.6m (about).
2.	**Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Thomson SZE; Tel: 2300 1627)**	
(a)	Please provide hydraulic design of the proposed underground pipe from CP7 to ultimate discharge point to demonstrate that the capacity of the proposed pipe is adequate.	Final discharge point has been reviewed and revised. The accepted drainage proposal approved under the approved S.16 planning application No. A/YL-PH/804 is referred to (**Appendix A** of **Annex III**).
(b)	The proposed uPVC underground pipe from CP7 to the ultimate discharge point has a shallow cover. Please provide structural design demonstrating the pipe can withstand the loading imposed on it. Provision of U-channel instead of	

	underground pipe may be considered to overcome the shallow cover issue.	
(c)	An additional catchpit near the ultimate discharge point between CP9 and the ultimate discharge point	
(d)	Grating covers shall be provided for all proposed catchpits.	Noted.
(e)	Please confirm that the proposed drains between CP7 to the ultimate discharge point would be maintained by the applicant.	Since final discharge point is revised, the Applicant will settle this issue with the applicant of the adjacent approved S.16 planning application No. A/YL-PH/804.
(f)	It is noted that the proposed drains between CP7 to the ultimate discharge point are located within private land lots. The applicant should consult DLO/YL 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.	Noted.
(g)	Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted

Annex I - Comparison of Development Parameters

(i) In comparison with the previously approved S.16 planning application No. A/YL-PH/847, the major difference is the increase of site area. There is no change in GFA, building height and no. of storey, details are as follows:

Development Parameters	Previous Application No. A/YL-PH/847 (a)	Current Application No. A/YL-PH/900 (b)	*Difference (b) – (a)*
Application Site Area	1,045 m^2 (about)	1,443 m^2 (about) (incl. 53 m^2 GL)	***+ 398 m^2***
Covered Area	614 m^2 (about)	614 m^2 (about)	-
Uncovered Area	431 m^2 (about)	829 m^2 (about)	***+ 398 m^2***
Plot Ratio	2.4 (about)	1.7 (about)	***- 0.7***
Site Coverage	59% (about)	43% (about)	***-16%***
Total GFA *Domestic GFA* *Non-Domestic GFA*	2,456 m^2 (about) - *2,456 m^2 (about)*	2,456 m^2 (about) - *2,456 m^2 (about)*	- - -
Building Height	15m (about)	15m (about)	-
No. of Storey	4	4	-
No. of Private Car Parking Space	3	4	***+1***
No. of Loading/Unloading Space for Light Goods Vehicle	1	2	***+1***

Annex II

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

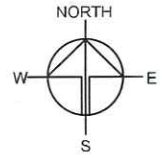
2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY: CATEGORY (I)
(B) STORAGE HEIGHT: NOT EXCEEDING 4M
(C) STORAGE: ST1

3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2002 + A2: 2008 AND FSD CIRCULAR LETTER N0.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:20216, BS EN 1838:2013 AND FSD CL 4/2021.
4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



Drawing No.	Ver.
FSIs	03

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title

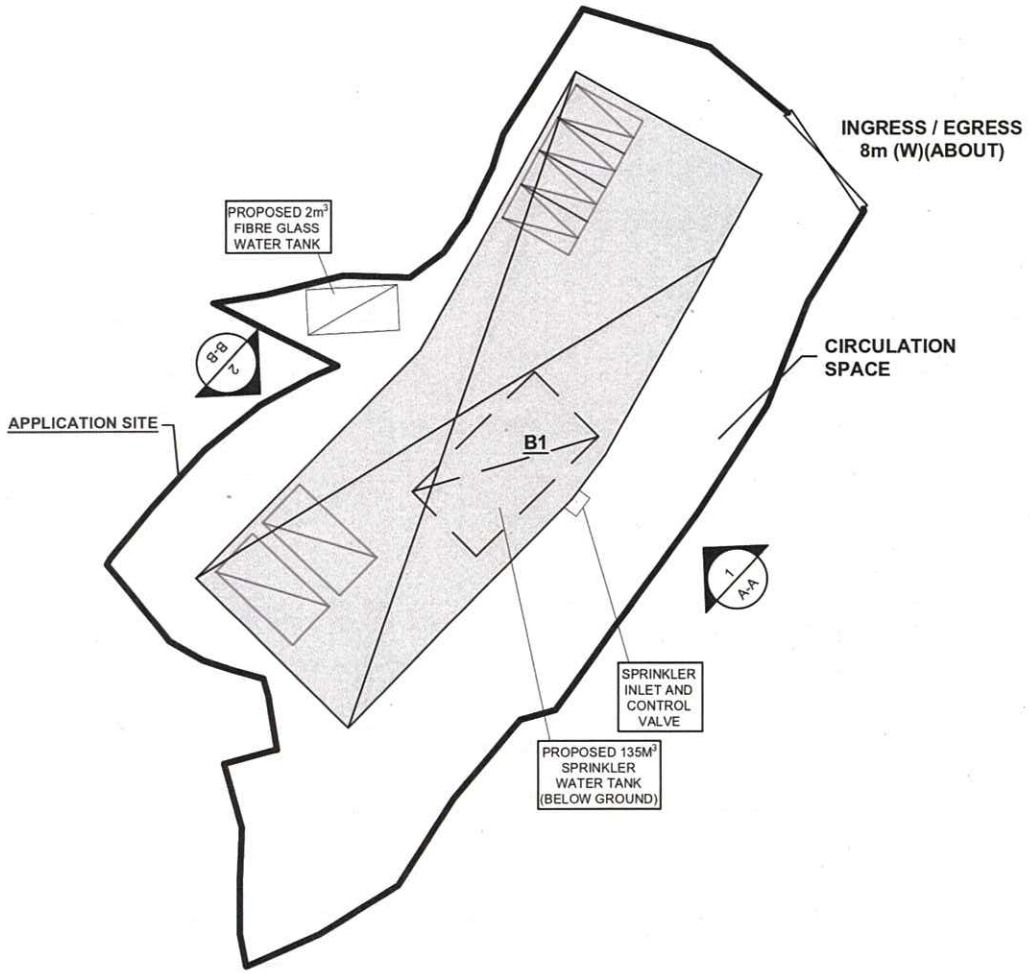
FSIs PROPOSAL (1/4)

Drawn	Date
OL	28.2.2022
Revised	Date
OL	7.4.2022

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m^2 (ABOUT)
COVERED AREA	: 614m^2 (ABOUT)
UNCOVERED AREA	: 829m^2 (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m^2 (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE PARTS)	614m^2 (ABOUT)	2,456m^2 (ABOUT)	15m (ABOUT)(4-STOREY)
	TOTAL	**614m^2 (ABOUT)**	**2,456m^2 (ABOUT)**	



PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE FOR LGV
- INGRESS / EGRESS

NORTH
W E
S

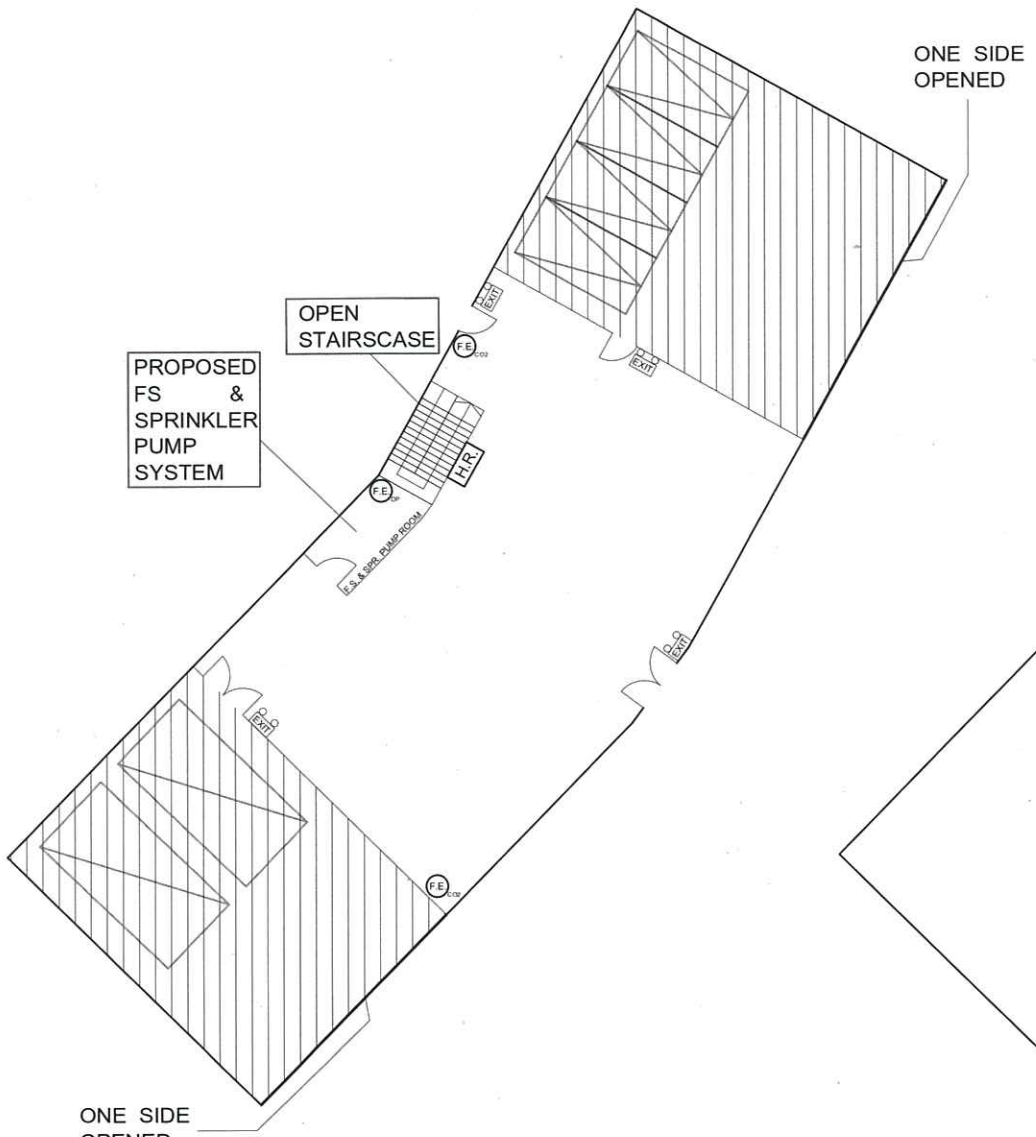
Drawing No. FSIs	Ver. 02

Project

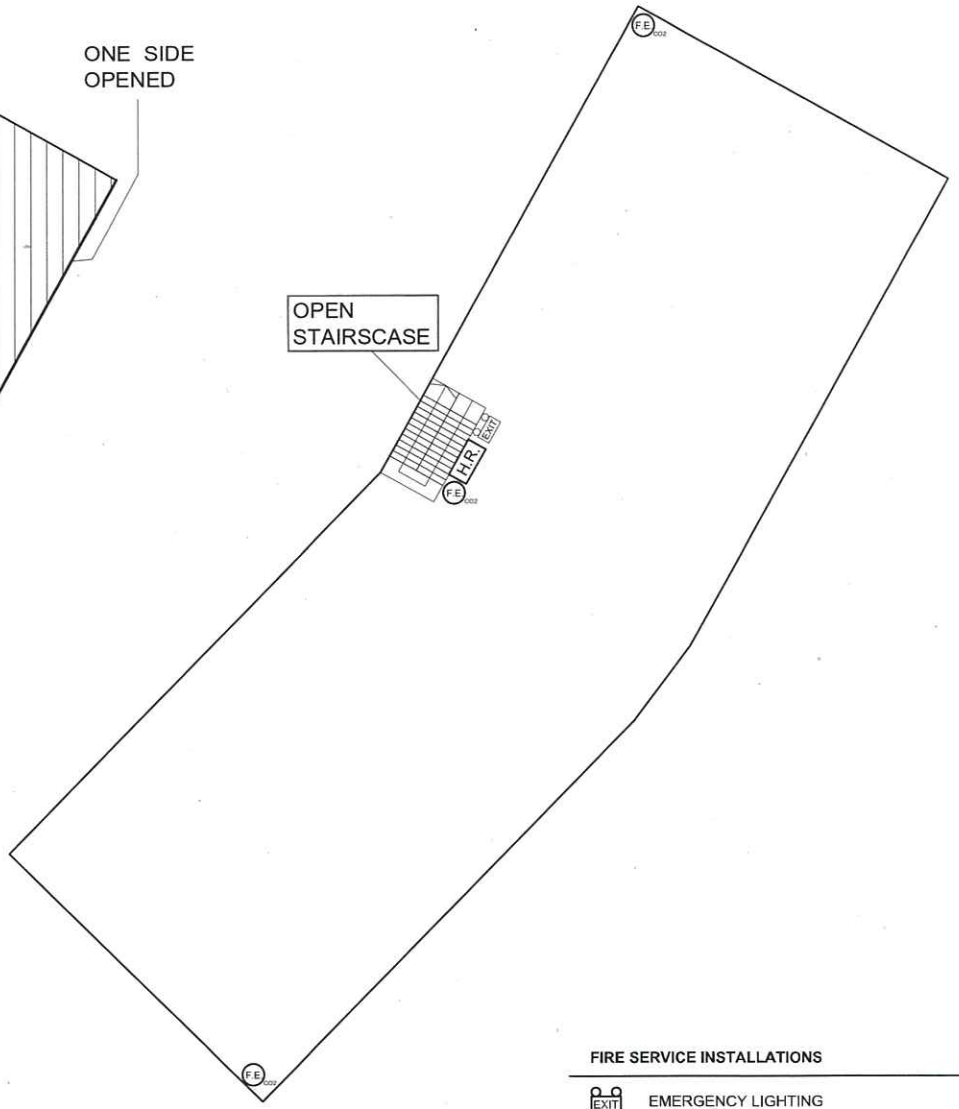
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title	FSIs PROPOSAL (2/4)
Scale of A4	1 : 500
Drawn OL	Date 28.2.2022
Revised OL	Date 30.3.2022



B1 G/F



B1 1/F - 3/F

FIRE SERVICE INSTALLATIONS

- EXIT — EMERGENCY LIGHTING AND EXIT SIGN
- F.E. CO_2 — 5KG CO2 GAS TYPE FIRE EXTINGUISHER
- F.E. DP — 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- FIRE ALARM / HOSE REEL PUMP CONTROL PANEL
- H/R — FS HOSE REEL SET
- FS HOSE REEL PUMP WITH ENCLOSURE
- 1 SIDE OPEN AREA

NORTH
W E
S

Drawing No.	Ver.
FSIs	02

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title
FSIs PROPOSAL (3/4)

Scale of A4
1 : 300

Drawn	Date
OL	28.2.2022
Revised	Date
OL	30.3.2022

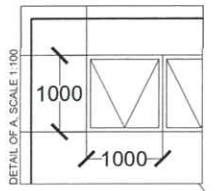
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

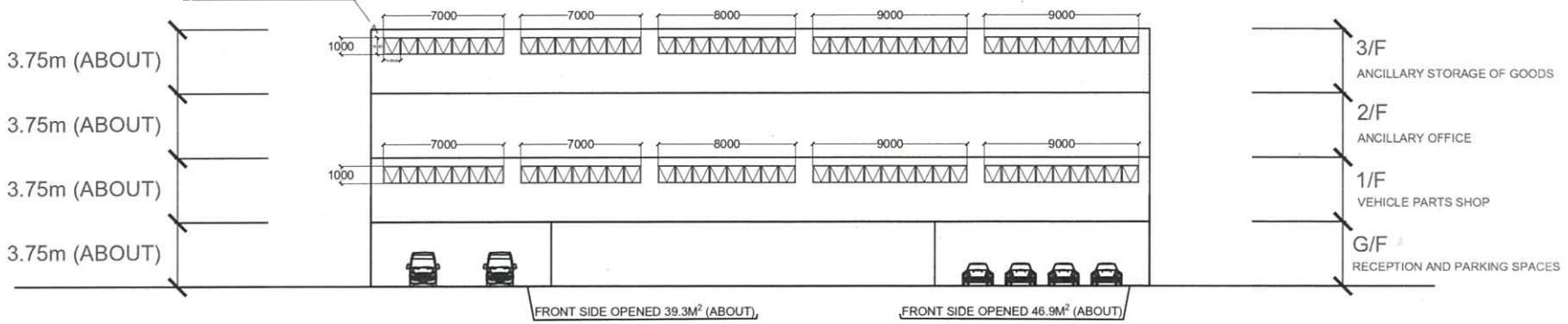
APPLICATION SITE AREA	: 1,443m² (ABOUT)
COVERED AREA	: 614m² (ABOUT)
UNCOVERED AREA	: 829m² (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m² (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³	
LOCATION	**STRUCTURE B1**
GFA	**2456m²**
OPENABLE WINDOW AREA REQUIRED	2456m² X 6.25% = **153.5m²**
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = **80m²** REFER TO ELEVATION - (B-B) = **80m²**
	TOTAL = **160m²** > 153.5m²

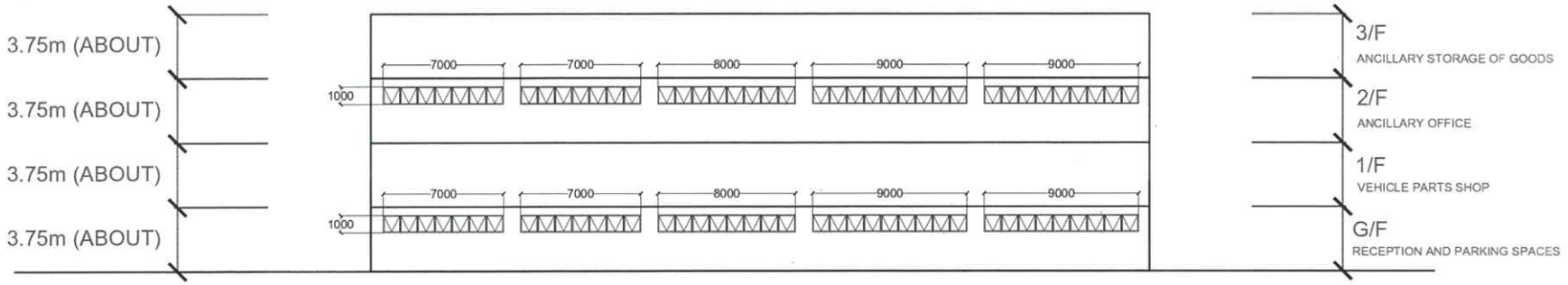
FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	COVERED AREA	HEIGHT	VOLUME
B1*	GROUND FLOOR (G/F)			
	- RECEPTION AND PARKING & L/UL SPACES	614m² (ABOUT)	3.75m (ABOUT)	2302.5m³ (ABOUT)
	FIRST FLOOR (1/F)			
	- VEHICLE PARTS SHOP	614m² (ABOUT)	3.75m (ABOUT)	2302.5m³ (ABOUT)
	SECOND FLOOR (2/F)			
	- ANCILLARY OFFICE	614m² (ABOUT)	3.75m (ABOUT)	2302.5m³ (ABOUT)
	THIRD FLOOR (3/F)			
	- ANCILLARY STORAGE OF VEHICLE PARTS	614m² (ABOUT)	3.75m (ABOUT)	2302.5m³ (ABOUT)
	TOTAL	**614m² (ABOUT)**	**15m (ABOUT)**	





ELEVATION PLAN (ELV A-A)



ELEVATION PLAN (ELV B-B)

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

Drawing No.	Ver.
FSIs	02

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title

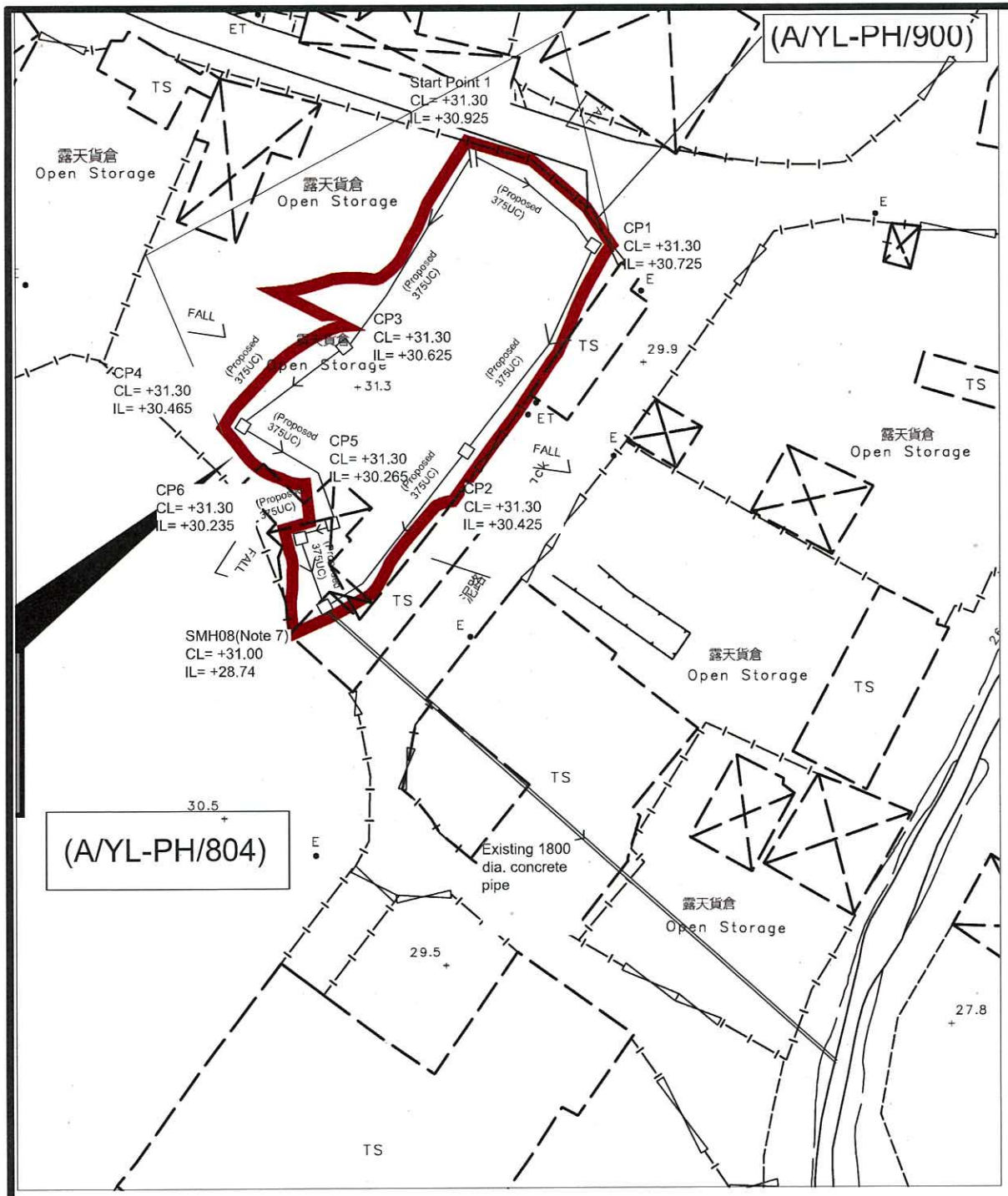
FSIs PROPOSAL (4/4)

Scale of A4

1 : 400

Drawn	Date
OL	28.2.2022
Revised	Date
OL	30.3.2022

Annex III



Note:

1. Proposed Catchpit (CP7 and CP9) with desilting facility shall follow CEDD's standard drawing C2406.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig 8.11 ,respectively.

3. The inverted level of the connection point shall be verified on site piror the commencement of work.

4. No solid walls or hoardings are erected.

5. Existing / Temporary structure at adjacent lots have their own stormwater collection system

6. All UC gradient 1:100

7. SMH08 is the manhole stated in the DIA under planning application A/YL-PH/804. The DIA and approval letter is presented in Appendix A. The site (A/YL-PH/900) is refered to part of catchment H in such DIA. Since the site is not considered in the capacity checking of the existing 1800 dia. concetre pipe, the additional runoff from the site is added to check if it has adequate capacity. It is presented in Appendix A.

Legend:

- Proposed 375UC (1:100)
- Existing 1800dia. concrete pipe
- Proposed Catchpit

Company:

正宏工程顧問公司
CHING WAN ENGINEERING CONSULTANTS CO.

Project :

Proposed Temporary Shop and Services with Ancillary Storage and Office for a Period of 5 Years at Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung, Yuen Long

(Application No: A/YL-PH/900)

Title:

Drainage Proposal

Date:
28-4-2022

Dwg No.

Company:
Project :

Date: 28/2/2022

Calculation for channels:

Catchment Area of site

Site Catchment Area A	=	2894	m^2							
	=	0.002894	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	250	mm/hr	x	0.002894	km^2
	=	0.19107635	m^3/s							
	=	11465	liter/min							

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 375UC will be suitable.

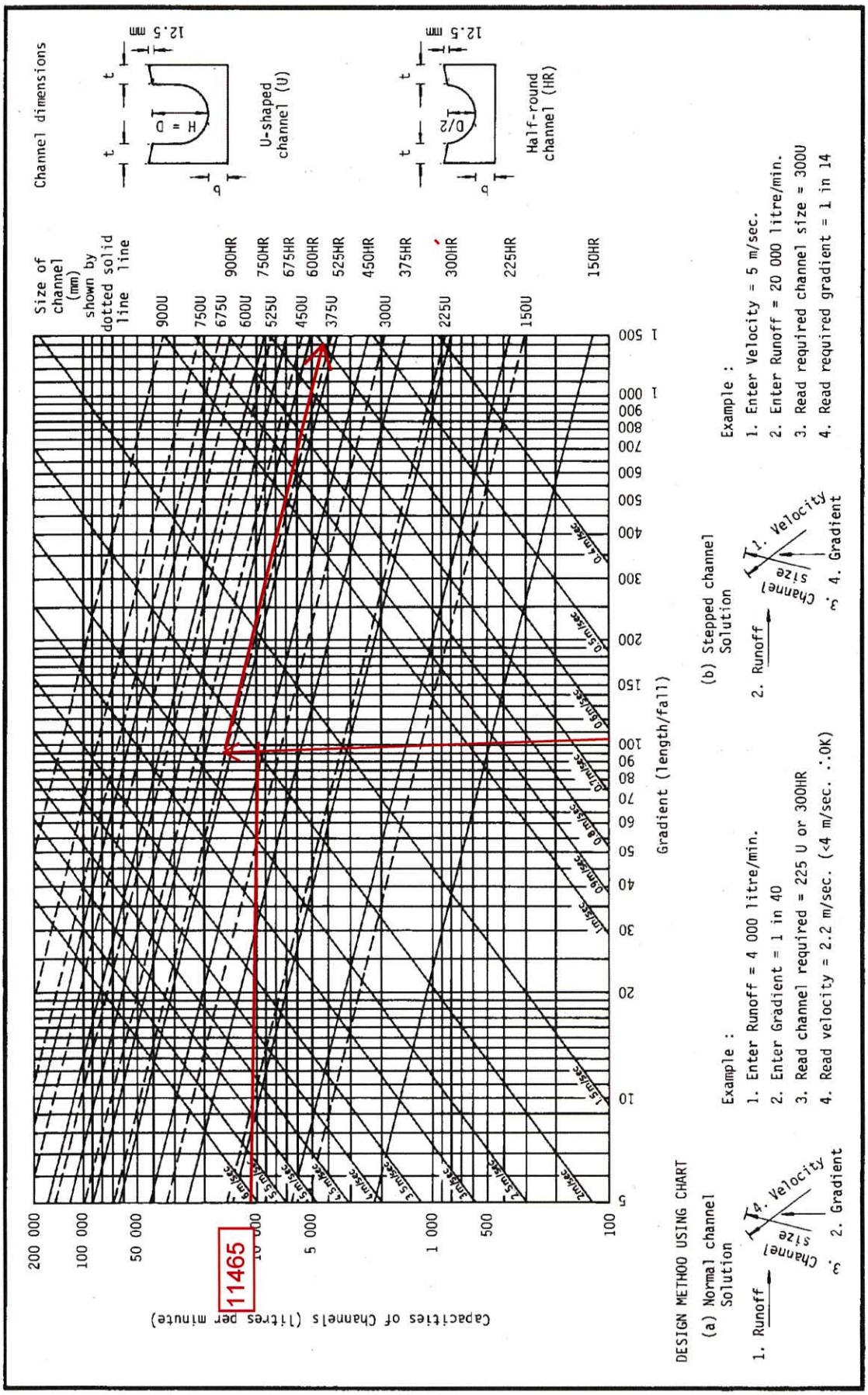
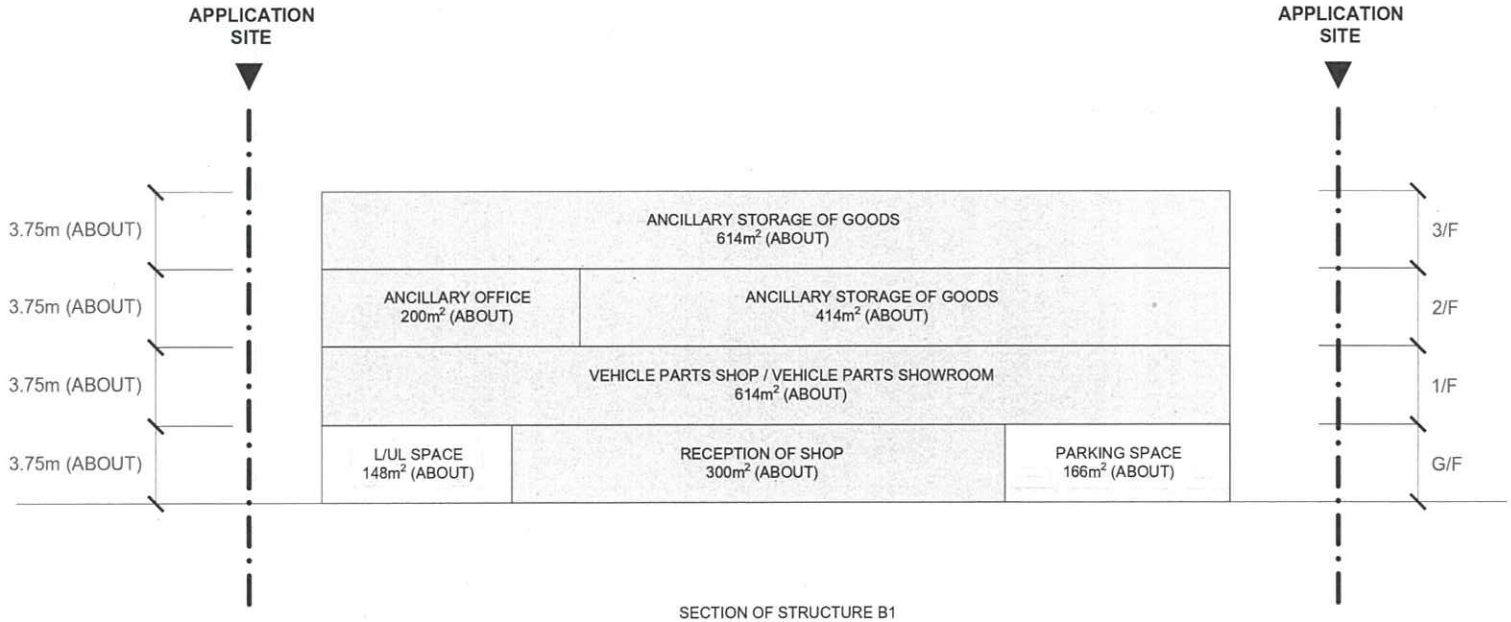


Figure 8.7 - Chart for the Rapid Design of Channels

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,443m^2 (ABOUT)
COVERED AREA	: 614m^2 (ABOUT)
UNCOVERED AREA	: 829m^2 (ABOUT)
PLOT RATIO	: 1.7 (ABOUT)
SITE COVERAGE	: 43% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,456m^2 (ABOUT)
BUILDING HEIGHT	: 15m (ABOUT)
NO. OF STOREY	: 4

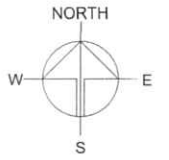
EXACT GFA OF EACH USE IS SUBJECT TO LATER DETAILED DESIGN STAGE



SECTION OF STRUCTURE B1
INDICATIVE ONLY

PARKING AND LOADING/UNLOADING SPACE

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)



Drawing No	Ver.
PLAN 1	03

Project

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE AND OFFICE FOR A PERIOD OF 5 YEARS

LOTS 861 S.A (PART) AND 861 S.C (PART) IN D.D. 111 AND ADJOINING GOVERNMENT LAND, HA CHE, PAT HEUNG, YUEN LONG

Drawing Title
ELEVATION PLAN

Scale of A4
INDICATIVE ONLY

Drawn	Date
	5.10.2021
Revised	Date
	26.4.2022

Appendix A
DIA MATERIAL (A/YL-PH/804)

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	
本署檔號	Our Reference :	TPB/A/YL-PH/804
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

By Post & Fax

11 October 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (c)
- the Submission of Drainage Proposal

Proposed Temporary Wholesale Trade (Food) for a Period of 5 Years in "Open Storage" ("OS") Zone, Lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 (Part), 892 (Part), 893 (Part), 3049 and 3050 in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long
(Application No. A/YL-PH/804)

I refer to your submission dated 7.10.2021 and 11.10.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in ***Appendix***.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in ***Appendix***.

Should you have any queries on the departmental comments, please contact Mr. Ivan YIM (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
DSD (Attn.: Mr. Ivan YIM)
Internal
CTP/TPB

AL/TW/ol

Appendix

Comments of the Chief Engineer/Mainland North of the Drainage Services Department:

In view that the submitted drainage proposal together with the commitment made in the R-to-C from the applicant dated 11.10.2021 are considered acceptable from drainage point of view, the approval condition (c) of the subject application is considered complied.

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD111 Lot 858 & VL
Your Ref.: TPB/A/YL-PH/804

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

By Email

7 October 2021

Dear Sir,

Compliance with Approval Condition (c)

Proposed Temporary Wholesale Trade (Food)For a Period of 5 Years in "Open Storage" Zone, lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 (Part), 892 (Part), 893 (Part), 3049 and 3050 in D.D. 111 and Adjoining Government Land, Pat Heung, Yeun Long

(S.16 Planning Application No. A/YL-PH/804)

We are writing to submit a revised drainage proposal for compliance with approval condition (c) of the subject application, i.e. the submission of drainage proposal (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE

SMEC

Member of the Surbana Jurong Group

local people
global experience

D01 – Drainage Proposal

Proposed Temporary Wholesales Trade (Food) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long

Reference No. PLG10195
Prepared for Ha Che Development Limited
7 October 2021

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0	17 June 2020	Arthur CHIU	Antony WONG	Jacky YAU
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1 PROJECT BACKGROUND

1.1 Introduction

1.1.1 A temporary wholesale trade (food) development (the Proposed Use) has been proposed for a period of five years at Lots 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 (Part), 892 (Part), 893 (Part), 3049 and 3050 in DD 111 and adjoining government land, Pat Heung, Yuen Long ("the Site"). The Site is zoned "Open Storage" (OS) on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11. A planning application (no. A/YL-PH/804) for the Proposed Use was submitted under Section 16 of the Town Planning Ordinance (TPO) and was approved with conditions by the Town Planning Board (TPB) on 12 April 2019. Two of the approval conditions related to drainage issues are as follows:

(c) The submission of drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.10.2019; and

(d) In relation to (c) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 12.10.2019.

1.1.2 Subsequently, an application for Class B Amendment – Extension of Time Limit (no. A/YL-PH/804-2) under Section 16A of the TPO and was approved with conditions by the TPB in which the approval conditions related to drainage issues are summarised as follows:

- *The submission of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB as required under planning condition (c) by 12.4.2020.*
- *The implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB as required under planning condition (d) by 12.4.2020.*

1.1.3 SMEC Asia Limited (SMEC) has been commissioned to prepare this Drainage Proposal to discharge the abovementioned approval condition (c).

1.2 Site Description

1.2.1 The Site location and its environs are shown on ***Figure 1.1*** which the uses surrounding the Site include:

- To the North and East: Various open storage / storage yards, workshops, container trailers / tracker park.
- To the South: Village houses in Fu Shing Garden and Ha Che.
- To the West: Vacant land covered with vegetation under "Green Belt" zone.

1.2.2 The Site area is approximately 21,006m^2 and its layout plans can be referred to the Planning Statement.

1.3 Objectives of this Report

1.3.1 The objectives of this Drainage Proposal are to:

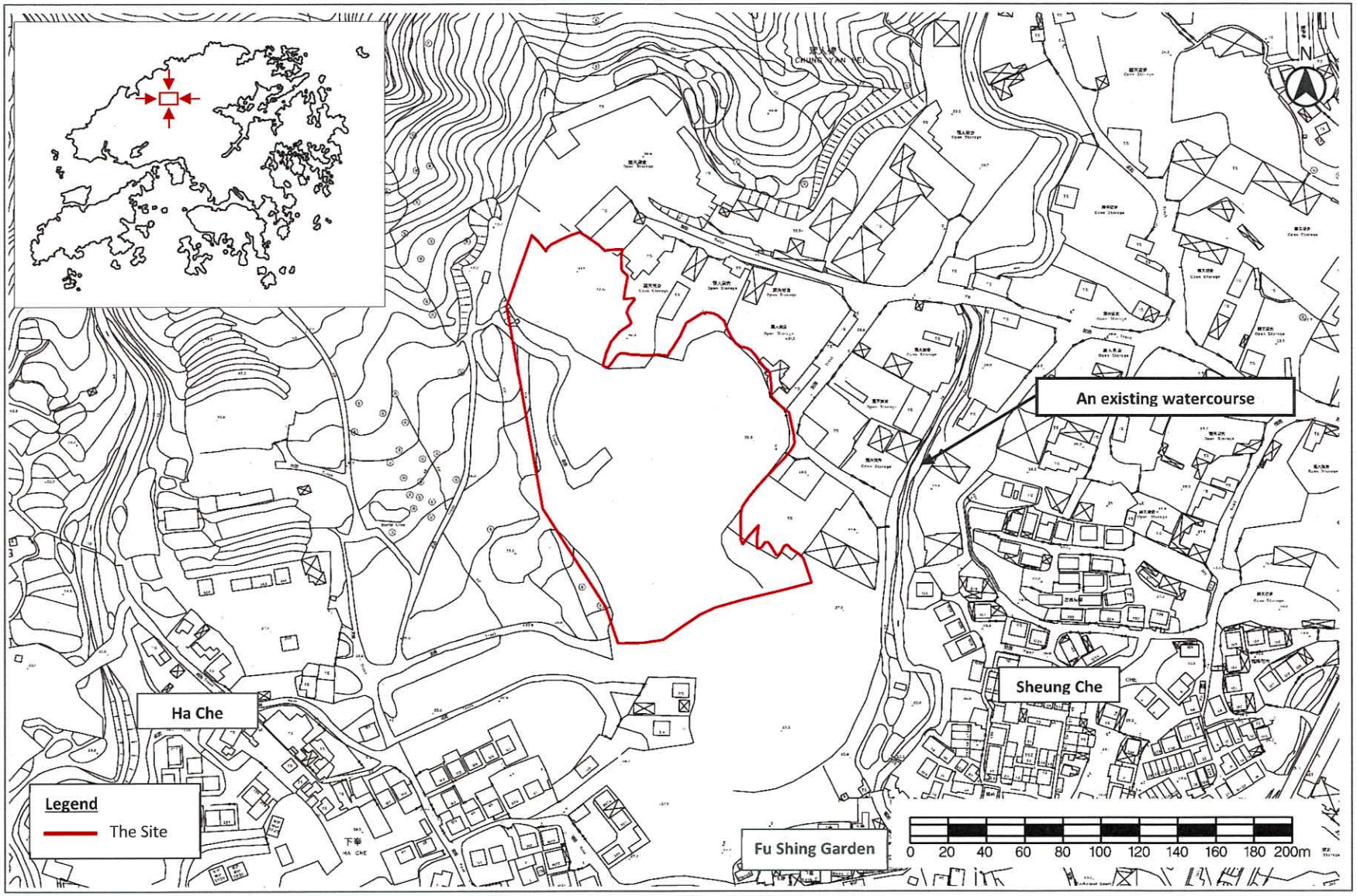
- Assess the potential drainage impacts arising from the Site.
- Recommend the necessary mitigation measures to alleviate any impacts.

1.4 Reference Materials

1.4.1 In evaluating the drainage impact arising from the Proposed Use, the following materials have been referred to:

- Drainage Services Department (DSD) publication Stormwater Drainage Manual (with Eurocodes incorporated) – Planning, Design and Management (2018 Edition).
- DSD Advice Note No. 1 – Application of the Drainage Impact Assessment Process to Private Sector Projects.
- DSD publication Technical Note to prepare a "Drainage Submission".
- GeoInfo Map reviewed on 21 May 2020.

Figure 1.1: Site Location and its Environs



2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

2.1 Site Location and Topography

2.1.1 As illustrated on ***Figure 1.1***, the Site is situated on a vacant land to the north of Ha Che in Pat Heung, Yuen Long and surrounded by various open storage / storage yards, workshops, container trailers / tracker park, village houses and vacant land.

2.2 Existing Baseline Conditions

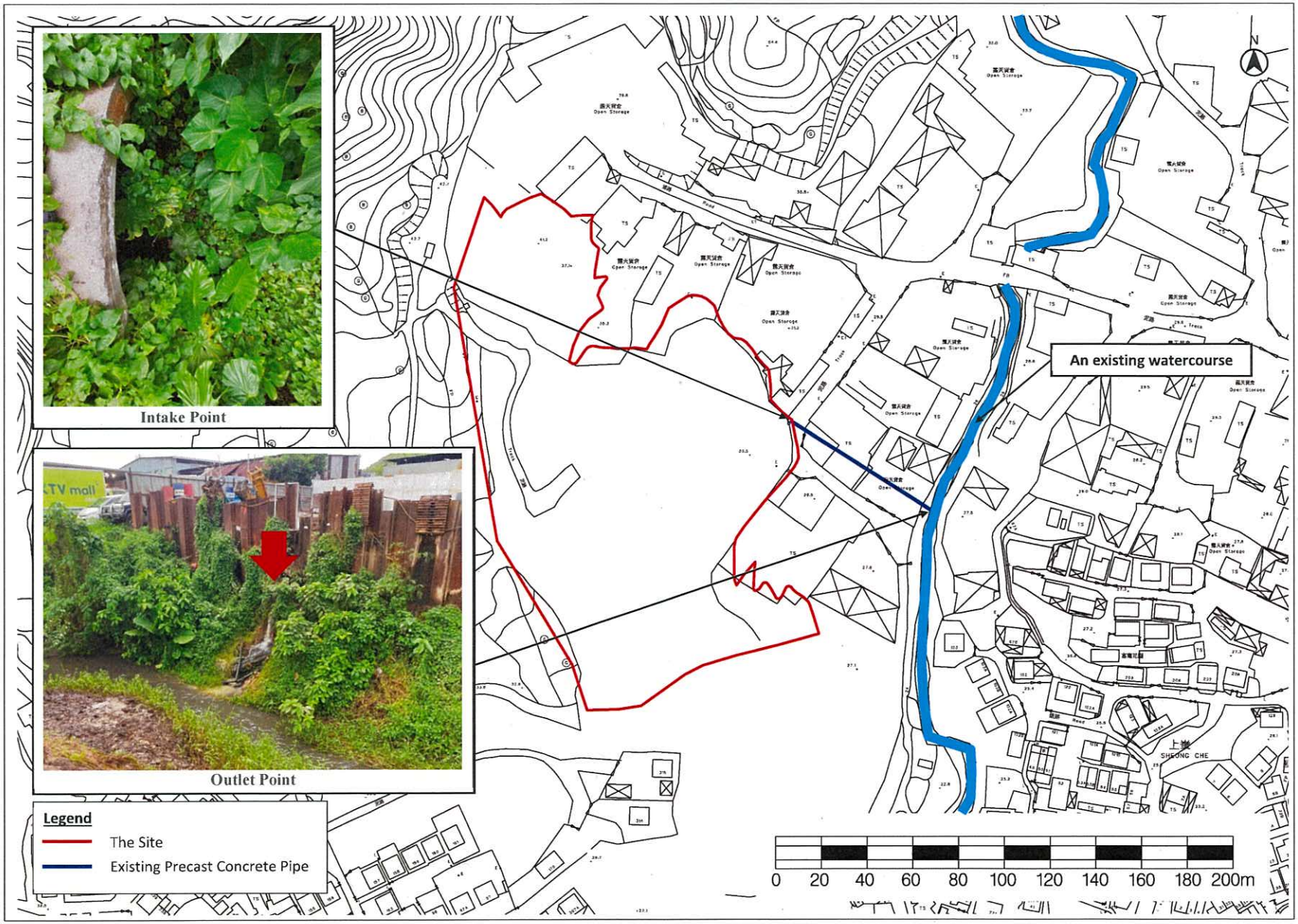
2.2.1 Majority of the Site area is currently unpaved and covered with vegetation.

2.2.2 With reference to GeoInfo Map and review on drainage layout records in DSD drawing office in May 2020, there is no municipal drainage system in the vicinity of the Site.

2.2.3 Based on the site observation and CCTV pipe inspection, there is an existing precast concrete pipe connecting the eastern boundary of the Site to an existing watercourse to the east of the Site as shown on ***Figure 2.1***. The dimension of the precast concrete pipe is Ø1,800mm in diameter starting from the Site and then change to Ø600mm in diameter near the outlet at the watercourse. Hence, it is proposed to divert the site runoff to the existing watercourse to the east of the Site following the current drainage arrangement. However, siltation and collapse of existing pipe was observed in some sections of the pipe. Therefore, the Applicant commits to repair and upgrade the existing pipe, if necessary.

2.2.4 The CCTV pipe inspection report is provided in ***Appendix A***. The photos of the pipe intake point and outlet point are shown on ***Figure 2.1.***

Figure 2.1: Existing Precast Concrete Pipe of the Site



3 DRAINAGE ANALYSIS

3.1 Assumptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Use was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the *Stormwater Drainage Manual*.

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278\ C\ i\ A \qquad \text{--- Equation 1}$$

where Q_p = peak runoff in m^3/s
C = runoff coefficient
i = rainfall intensity in mm/hr
A = catchment area in km^2

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \qquad \text{--- Equation 2}$$

where i = rainfall intensity in mm/hr
t_d = duration in minutes ($t_d \leq 240$)
a, b, c = storm constants given in Table 3 of SDM

3.1.4 For a single catchment, duration (t_d) can be assumed equal to the time of concentration (t_c) which is calculated as follows:

$$t_c = t_0 + t_f \qquad \text{--- Equation 3}$$

where t_c = time of concentration
t_0 = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_f = flow time

3.1.5 Generally, t_0 is much larger than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rainfall intensity (i) as well as smaller Q_p. For the worst-case scenario, t_f is assumed to be negligible and so:

$$t_d = t_c = t_0$$

$$t_0 = \frac{0.14465\ L}{H^{0.2}\ A^{0.1}} \qquad \text{--- Equation 4}$$

where A = catchment area (m^2)
H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.6 The capacities of the drains have been calculated using the Colebrook-White Equation, assuming full bore flow with no surcharge, as follows, incorporating 10% sedimentation in the calculation of drainage flow capacity in accordance with the Stormwater Drainage Manual:

$$V = -\sqrt{32gRs} \times \log\left(\frac{k_s}{14.8R} + \frac{1.25\upsilon}{R\sqrt{32gRs}}\right)$$ --- ***Equation 5***

where
- V = mean velocity (m/s)
- g = gravitational acceleration (m/s^2)
- R = hydraulic radius (m)
- k_s = hydraulic pipeline roughness (m)
- υ = kinematic viscosity of fluid (m^2/s)
- s = hydraulic gradient (energy loss per unit length due to friction)

3.1.7 On the other hand, the capacity of open channel has been calculated using the Manning's Equation:

$$V = \frac{R^{1/6}}{n} \times \sqrt{Rs}$$ --- ***Equation 6***

where
- V = mean velocity (m/s)
- R = hydraulic radius (m)
- n = Manning coefficient ($s/m^{1/3}$)
- s = hydraulic gradient (energy loss per unit length due to friction)

3.2 Assessment Assumptions

Identification of Catchments

3.2.1 Catchment Areas A to K were identified in accordance with the topographical data on the basemap obtained from the Survey and Mapping Office (SMO) in May 2020. The identified catchment areas is shown on ***Figure 3.1***. Based on the design of the rooftop and internal drainage system of the Site, Catchment A (i.e. the Site) was further divided into 12 sub-catchments, namely Catchment Areas A1 to A12. The sub-catchment areas A1 to A12 are shown on ***Figure 3.2***. The layouts of the Proposed Development are provided in ***Appendix B***. The photos showing the condition of the Site and the surrounding catchment areas are provided in ***Appendix C***.

3.2.2 The runoff from Catchments B, C, D, E and F will pass through the Site (i.e. Catchment A). Details are descripted in below paragraph. The cross sections of the Site and the surrounding area after the Proposed Development are provided in ***Appendix D***.

3.2.3 Based on the CCTV report, there are two connection point between the manhole within the Site and the outlet of the existing precast concrete pipe. As advised by the Applicant, the intake points of these connection points are within Catchment I. Hence, the Catchment I is also considered as the cumulative catchment of the Site.

Project Site (Internal Catchment)

3.2.4 The Site is located at Catchment A comprising 12 sub-catchments, namely Catchments A1 to A12.

3.2.5 Based on the Site visit on 28 May 2020 and 18 September 2020, majority of the Site is currently vacant and covered with vegetation while the northern part of the Site is occupied by parking of vehicles and trailers without valid planning permission. As such, for conservative approach, it is assumed that the Site is currently 100% grassland.

3.2.6 For the Proposed Development, two single storey structure with a total floor area of about 15,916m^2 (about 76% of the site area) for a wholesale trade use and eight loading / unloading spaces for container vehicles will be provided within in the Site. Hence, it is assumed that the Site will be 100% paved as a conservative approach.

3.2.7 The Site is relatively flat. With reference to the SDM, the runoff coefficients of grassland and paved surface are 0.25 and 0.95, respectively. As a result, the respective average runoff coefficient of 0.25

and 0.95 were adopted for the Site before and after the proposed development, respectively, as summarised in ***Table 3.1***.

Table 3.1: Surface Characteristics and Runoff Coefficients of the Site

Scenario Of Project	Area (m^2)	Surface Characteristics	Runoff Coefficient
Before Development	21,006	100% grassland	0.25
After Development		100% paved	0.95

3.2.8 There is no internal drainage system within the Site. A proper internal drainage system should be provided for collecting or diverting the runoff. The design of the internal drainage system will be discussed in the subsequent paragraphs below. The collected runoff will be then discharged to the existing watercourse to the east of the Site through the existing precast concrete pipe at the eastern boundary of the Site.

Cumulative Runoff (Surrounding Catchments)

3.2.9 The surrounding Catchment Areas B to K have been identified based on the topographical data as shown on ***Figure 3.1***.

3.2.10 Catchment B, C and D are relatively steep slopes, which are covered with vegetation, to the northwest of the Site. Based on the topographical data, the runoff from Catchment B, C and D will flow from northwest to southeast and pass through the northern part of the Site before discharging to the existing watercourse to the east of the Site.

3.2.11 Catchment E and F are relatively flat vacant land fully covered with vegetation to the west of the Site. Based on the topographical data, the runoff from Catchment E and F will flow from west to east and pass through southern part of the Site before discharge to the existing watercourse to the east of the Site.

3.2.12 Catchments G to J are paved areas occupied by open storages, temporary structures or access road. The runoff from these catchments will flow towards east, northeast or southeast and would be discharged to the existing watercourse to the east of the Site directly or indirectly though their internal drainage system. The runoff from these catchments will not pass though the Site. However, there are two intake points of the connection pipe to the existing precast concrete pipe within Catchment I. Therefore, Catchment I is also considered as the cumulative catchment of the Site.

3.2.13 Catchment K is a vacant land mainly covered with vegetation to the south of the Site. The runoff from Catchment K will flow from west to east and would be discharged to the existing watercourse to the east of Catchment K without passing through the Site.

3.2.14 Therefore, Catchment B, C, D, E and F are identified as the upper catchments to the Site. Catchment I is identified as the downstream catchment. With reference to the SDM, Catchment B, C and D are relatively steep covered with vegetation and the runoff coefficient is therefore assumed to be steep grassland of 0.35. On the other hand, Catchment E and F are relatively flat vacant land covered with vegetation and the runoff coefficient is therefore assumed to be flat grassland of 0.25. Catchment I is relatively flat fully paved area and the runoff coefficient is therefore assumed to be flat grassland of 0.95. The aforementioned runoff coefficients are summarised in ***Table 3.2***.

A/YL-PH/900 is in catchment H that it is not included in the capacity calculation checking in this DIA

Table 3.2: Surface Characteristics and Runoff Coefficients of Surrounding Catchments

Catchment	Area (m^2)	Surface Characteristics	Runoff Coefficient
Catchment B	9,855	100% steep grassland	0.35
Catchment C	1,451	100% steep grassland	0.35
Catchment D	31,423	100% steep grassland	0.35
Catchment E	7,354	100% flat grassland	0.25
Catchment F	3,528	100% flat grassland	0.25
Catchment I	5,257	100% paved	0.95

3.3 Estimated Existing and Future Runoff

Peak Runoff from the Site

3.3.1 Based on the assumptions as described in ***paragraphs 3.2.1*** to ***3.2.7***, the runoff from the Site before and after development has been estimated based on the return periods of 2, 10 and 50 years.

3.3.2 As shown in ***Table 3.3***, the estimated peak runoff generated from the Site before development is 0.369 m^3/s under 50 years return period, while it is 1.275 m^3/s after the development with 100% paving condition. There will be 246% increment in the estimated peak runoff after the proposed development under all assessed return periods. Detailed calculations are provided in ***Appendix E***.

Table 3.3: Estimated Peak Runoff of the Site

Return Period	Estimated Peak Runoff (m^3/s)		% Change
	Before Development	After Development	
2 Years	0.273	0.925	239%
10 Years	0.335	1.148	243%
50 Years	0.369	1.275	246%

Peak Runoff from Surrounding Catchments

3.3.3 In addition to the runoff generated from the Site, runoff from surrounding Catchments should also be considered, as mentioned in ***paragraphs 3.2.9 to 3.2.14***. The runoff from the surrounding catchments is summarised in ***Table 3.4***.

Table 3.4: Estimated Peak Runoff from Surrounding Catchments

Return Period	Estimated Peak Runoff After Development (m^3/s)						
	Catchment B	Catchment C	Catchment D	Catchment E	Catchment F	Catchment I	Total
2 Years	0.167	0.027	0.393	0.077	0.039	0.220	0.923
10 Years	0.206	0.033	0.501	0.096	0.048	0.274	1.158
50 Years	0.228	0.037	0.570	0.108	0.054	0.305	1.302

Cumulative Peak Runoff

3.3.4 The estimated cumulative runoff from surrounding Catchments is approximately 2.577m^3/s under worst case scenario, i.e. 50 years return period, as shown in ***Table 3.5.*** Detailed calculations are provided in ***Appendix E***.

Table 3.5: Estimated Cumulative Runoff of the Site and Surrounding Catchments

Return Period	Estimated Peak Runoff after Development (m^3/s)		
	Site	Surrounding Catchments	Cumulative
2 Years	0.925	0.923	1.848
10 Years	1.148	1.158	2.306
50 Years	1.275	1.302	2.577

3.4 Proposed Drainage Layout

Internal Drainage System

3.4.1 As shown in ***Figure 3.1***, runoff from Catchment B to F will pass through the Site before discharging into the existing watercourse to the east of the Site as follows:

- Runoff from Catchment B will flow towards the southeast direction and pass though Catchment A5.
- Runoff from Catchment C will flow towards the east direction and pass though Catchment A4.
- Runoff from Catchment D will flow towards the southeast direction and pass though Catchment A3.
- Runoff from Catchment E will flow towards the east direction and pass though Catchment A2.
- Runoff from Catchment F will flow towards the east direction and pass though Catchment A1

3.4.2 A series of U-channel, as shown ***Figure 3.3*** and ***Figure 3.4***, should be constructed along the periphery of the Site to collect the runoff arising from Site and the cumulative catchments. The collected runoff by the U-channel will be further collected by series of internal underground circular drainage pipe. All the runoff would be flow to the sand trap before discharging out of the Site. The details of the U-channel and underground circular drainage pipe are summarised in ***Table 3.6*** and ***Table 3.7***, respectively.

Table 3.6: Summary of Proposed U-channels

U-Channel ID	Description	Size, mm	Gradient
UC01	Collecting runoff from Catchments A1 + F	Ø450	1:150
UC02	Collecting runoff from Catchments A2 + E	Ø450	1:150
UC03	Collecting runoff from Catchments A3 + D	Ø750	1:150
UC04	Collecting runoff from Catchments A4 + C	Ø450	1:150
UC05	Collecting runoff from Catchments A5 + B	Ø500	1:150
UC06-1	Collecting runoff from Catchment A6	Ø500	1:150
UC06-2	Collecting runoff from Catchment A6	Ø600	1:200
UC07-1	Collecting runoff from Catchment A7	Ø500	1:150
UC07-2	Collecting runoff from Catchment A7	Ø600	1:200
UC08-1	Collecting runoff from Catchment A8	Ø300	1:150
UC08-2	Collecting runoff from Catchment A8	Ø450	1:150
UC09-1	Collecting runoff from Catchment A9	Ø300	1:150
UC09-2	Collecting runoff from Catchment A9	Ø450	1:150
UC10-1	Collecting runoff from Catchment A10	Ø450	1:150
UC10-2	Collecting runoff from Catchment A10	Ø450	1:200
UC11	Collecting runoff from Catchment A11	Ø300	1:150

Table 3.7: Summary of Proposed Circular Drainage Pipe

Pipe ID	Description	Size, mm	Gradient
DP01	Collecting runoff from UC01 and UC06	Ø600	1:200
DP02	Collecting runoff from UC02 and UC03	Ø900	1:200
DP 03	Collecting runoff from UC04 and UC05	Ø600	1:200
DP04	Collecting runoff from UC08 and UC09	Ø600	1:200
DP05	Collecting runoff from UC03 and UC04	Ø750	1:200
DP06	Collecting runoff from DP02 and DP05	Ø1,000	1:200
DP07-1	Collecting runoff from DP01 and DP06	Ø1,200	1:200
DP07-2	Collecting runoff from DP01 and DP06	Ø1,200	1:20
DP08	Collecting runoff from UC07 and UC12	Ø600	1:200
DP09	Collecting runoff from UC10 and UC11	Ø450	1:200
DP10	Discharge the collected runoff from final sand trap to manhole	Ø1,000	1:200

3.4.3 Assessment on the flow capacity of the internal U-channel and circular drainage pipe have been conducted as shown in ***Table 3.8***. The typical details of U-channel is shown in ***Appendix F***, and detailed assessment is provided in ***Appendix G***.

Table 3.8: Summary of Flow Capacity of Proposed U-channel and Circular Drainage Pipe

U-Channel / Pipe ID	Size, mm	Gradient	Runoff, m^3/s	Capacity, m^3/s	% Of Capacity Used	Sufficient Capacity?
UC01	Ø450	1:150	0.075	0.268	28.0%	Yes
UC02	Ø450	1:150	0.186	0.268	69.5%	Yes
UC03	Ø750	1:150	0.743	1.045	71.1%	Yes
UC04	Ø450	1:150	0.112	0.268	41.8%	Yes
UC05	Ø500	1:150	0.267	0.354	75.3%	Yes
UC06-1	Ø500	1:150	0.294	0.354	82.9%	Yes
UC06-2	Ø600	1:200	0.294	0.499	58.9%	Yes
UC07-1	Ø500	1:150	0.285	0.354	80.4%	Yes
UC07-2	Ø600	1:200	0.285	0.499	57.1%	Yes
UC08-1	Ø300	1:150	0.075	0.091	82.6%	Yes
UC08-2	Ø450	1:150	0.075	0.268	28.0%	Yes
UC09-1	Ø300	1:150	0.063	0.091	69.4%	Yes
UC09-2	Ø450	1:150	0.063	0.268	23.5%	Yes
UC10-1	Ø450	1:150	0.103	0.268	38.5%	Yes
UC10-2	Ø450	1:200	0.103	0.232	44.4%	Yes
UC11	Ø300	1:150	0.061	0.091	67.2%	Yes
DP01	Ø600	1:200	0.369	0.438	84.3%	Yes
DP02	Ø900	1:200	0.929	1.266	73.4%	Yes
DP03	Ø600	1:200	0.379	0.438	86.5%	Yes
DP04	Ø600	1:200	0.138	0.438	31.5%	Yes
DP05	Ø750	1:200	0.517	0.786	65.8%	Yes
DP06	Ø1,000	1:200	1.446	1.667	86.7%	Yes
DP07-1	Ø1,200	1:200	1.815	2.689	67.5%	Yes
DP07-2	Ø1,200	1:20	1.815	8.533	21.3%	Yes
DP08	Ø600	1:200	0.293	0.438	66.9%	Yes
DP09	Ø450	1:200	0.111	0.209	53.2%	Yes
DP10	Ø1000	1:200	1.196	1.667	71.7%	Yes

Drainage Point

3.4.4 The collected runoff from the proposed internal U-channel and circular pipe would be diverted to the east of the Site and discharged to the existing watercourse through an existing precast concrete pipe, as shown on ***Figure 3.3*** and ***Figure 3.4***.

3.4.5 Flow capacities of existing precast concrete pipe has been assessed. The assessment results of the maximum estimated discharge based on the return period of 50 years are summarised in ***Table 3.9***, and the detailed assessment is provided in ***Appendix G***.

Extra runoff from the site to existing 1800 dia. concrete pipe = 0.191 m^3/s

New design runoff = 2.577+0.191=2.768m^3/s

New % of Capacity Used = 12.6%

Table 3.9: Drainage Capacity of Existing Precast Concrete Pipe before Upgrading Works

Description	Size, mm	Related Catchment	Runoff, m^3/s	Capacity, m^3/s	% Of Capacity Used	Sufficient Capacity?
Existing Precast Concrete Pipe – Section near the Inlet	Ø1,800	Catchments A1, A2, B and C	2.577	21.996	11.7	Yes
Existing Precast Concrete Pipe – Section near the Outlet	Ø600	Catchments A1, A2, B and C	2.577	1.392	185.1	No

3.4.6 As shown in ***Table 3.9***, the section of existing precast concrete pipe near the outlet at the watercourse would exceed 100% drainage capacity. Mitigation measures shall be considered to alleviate impact on the on the existing precast concrete pipe resulting from the Proposed Development.

Proposed Mitigation Measures – Upgrading Drainage Works

3.4.7 In order to mitigate the adverse drainage impact, the precast concrete pipe with exceedance shall be upgraded as practicable, subject to the liaison with the relevant Authorities in the future. Two options of upgrading drainage works are proposed and described in subsequent sections.

Option 1 – Upgrading the precast concrete pipe to a diameter of 1,800mm

3.4.8 The concerned section of precast concrete pipe would be upgraded from a diameter of 600mm to a diameter of 1,800mm with a gradient of between 1:260 and 1:500. The proposed upgrade works are shown in ***Table 3.10*** and detailed in ***Appendix G***.

Table 3.10: Drainage Capacity of Existing Precast Concrete Pipe after Upgrading Works (Option 1)

Description	Size, mm	Related Catchment	Runoff, m^3/s	Capacity, m^3/s	% Of Capacity Used	Sufficient Capacity?
Existing Precast Concrete Pipe – Section near the Site	Ø1,800	Catchments A1, A2, B and C	2.577	21.996	11.7	Yes
Existing Precast Concrete Pipe – Section near the Outlet	Ø1,800 in gradient of 1:260; or	Catchments A1, A2, B and C	2.577	6.800	37.9	Yes
	Ø1,800 in gradient of 1:500			4.985	52.6	

3.4.9 As shown in ***Table 3.10***, the utilisations of the precast concrete pipe range between 11.7% and 37.9% or between 11.7% and 52.6% of the available sewerage capacity after the drainage system upgrading works depending on the gradient to be determined due to the site constraint in the future. Therefore, there should be no adverse impact on the precast concrete pipe due to the Proposed Development with the proposed upgrading works.

Option 2 – Upgrading the precast concrete pipe to a diameter of 1,200mm

3.4.10 The concerned section of precast concrete pipe would be upgraded from a diameter of 600mm to a diameter of 1,200mm with a gradient of 1:160. The proposed upgrade works are shown in ***Table 3.11*** and detailed in ***Appendix G***.

Table 3.11: Drainage Capacity of Existing Precast Concrete Pipe after Upgrading Works (Option 2)

Description	Size, mm	Related Catchment	Runoff, m^3/s	Capacity, m^3/s	% Of Capacity Used	Sufficient Capacity?
Existing Precast Concrete Pipe – Section near the Site	Ø1,800	Catchments A1, A2, B and C	2.577	21.996	11.7	Yes
Existing Precast Concrete Pipe – Section near the Outlet	Ø1,200 in gradient of 1:160; or	Catchments A1, A2, B and C	2.577	3.008	85.7	Yes

3.4.11 As shown in ***Table 3.11***, the utilisations of the precast concrete pipe range between 11.7% and 85.7% of the available sewerage capacity after the drainage system upgrading. Therefore, there should be no adverse impact on the precast concrete pipe due to the Proposed Development with the proposed upgrading works.

Preferred Option

3.4.12 The maximum utilisation of the precast concrete pipe under Option 1 and Option 2 will be about 52.6% and 85.7%, respectively. Compared with Option 2 in which there is only 14.3% spare capacity, Option 1 is more preferable option due to there is at least 47.6% spare capacity of the precast concrete pipe after upgrading works.

3.4.13 Nevertheless, the actual option to be adopted will be determined in the future due to the site constraints. The final design and construction of the upgraded precast concrete pipe will be provided to the satisfaction of the relevant government departments.

Existing Watercourse

3.4.14 Assessment on the flow capacity of the existing watercourse has been conducted as shown in ***Table 3.12***. Based on the Site visit on 28 May 2020 and 18 September 2020, the section of the downstream watercourse at Sheung Che is narrower and shallower than the watercourse upstream and at the discharge point of the existing precast concrete pipe. Hence, the drainage capacity of the existing watercourse in the vicinity of the Site is limited by the capacity of this section of downstream watercourse at Sheung Che. As a conservative approach, the capacity of the existing watercourse is assumed to be the same as the capacity of the downstream watercourse at Sheung Che for assessment purpose. The photos of the upstream watercourse of the Site, watercourse at the discharge point of existing precast concrete pipe and downstream watercourse at Sheung Che Tsuen are shown on ***Figure 3.5***.

3.4.15 The maximum occupied capacity of watercourse by the cumulative runoff from the upstream and downstream catchment before the development are estimated by site observations on the high water level marks of the watercourse. Based on the site visit on 28 May 2020 and 18 September 2020, the maximum occupied capacity of the watercourse by the cumulative runoff from the upstream and downstream catchment before the development is about 20% of the watercourse. As a conservative approach, the maximum occupied capacity of watercourse by the cumulative runoff from the upstream and downstream catchment before the development is assumed as 25% for assessment purpose. The photos of the watercourse at assessment point are shown in ***Figure 3.5*** for reference.

3.4.16 As shown in ***Table 3.3***, the estimated peak runoff generated from the Site before development is 0.369 m^3/s under 50 years return period, while it is 1.275 m^3/s after the development with 100% paving condition. Therefore, additional runoff of 0.906 m^3/s will be generated from the Proposed Development, which contribute to 2.6% of capacity of the existing watercourse as shown in the calculation in ***Appendix G***. Together with 25% occupied capacity of watercourse by the cumulative

runoff from the upstream and downstream catchment, the occupied capacity of watercourse after the Proposed Development will be 27.6%. As there is sufficient spare capacity of the watercourse after development, no adverse drainage impact arising from the Proposed Development is anticipated.

Table 3.12: Drainage Capacity of Existing Watercourse

Description	Size	Related Catchment	Runoff, m^3/s	Capacity, m^3/s	% Of Capacity Used
Existing Watercourse at Downstream	3.56m (w) x 2.42m (h)	Additional Runoff from Site	0.906	34.393	2.6%
		All other cumulative catchment in upstream and downstream	--		25.0%
			Total % of Capacity Used		**27.6%**

3.5 Additional Mitigation Measure - Retention Tank

3.5.1 In addition to the upgrade of 1800mm dia. pipe proposed in Option 1 mentioned in ***para3.4.8*** and ***para3.4.9*** , a retention tank of about $1000m^3$ for 30-minutes retention time is proposed to be included within the site as an additional mitigation measure. The retention tank is proposed to store the additional runoff of $0.906m^3/s$ due to the proposed development. With the storage tank, additional runoff can be stored offline and to be discharged at a controlled manner during non-peak hours. The retention tank will be connected to a sandtrap which can help to filter out sand and silts before discharge. Device such as valve/ weir will be adopted as necessary to maintain the flow discharge rate no more than that of the discharge flow rate before development. Pumps will be added to empty the tank under regular maintenance. Calculations for sizing of the tank is presented in ***Appendix H*** Summary of the tank dimensions is presented in Table 3.13 below.

Table 3.13 Retention Tank Sizing

Description	Retention Time t (min)	Additional Runoff, m^3/s	Volume = Q x t	% time under peak flow	Tank capacity required m^3	Tank dimensions (LxWxH)	Tank capacity required m^3
Retention Tank	30	0.906	1630	60%	980	16x25x2.5	1000

3.6 Summary

3.6.1 Flow capacities of the internal drainage system (i.e. proposed U-channels and circular drainage pipe) and existing precast concrete pipe were calculated. Runoff from the corresponding catchment(s) (calculated based on a return period of 50 years) will account for 8.8% to 86.7% and 11.7% to 185.1% of their corresponding capacities, respectively. Therefore, upgrading the existing precast concrete pipe is required.

3.6.2 In order to mitigate the adverse drainage impact, the section of precast concrete pipe with surcharge shall be upgraded as practicable, subject to the liaison with the relevant authorities in the future. Two options of upgrading works are proposed and described as follow:

- Option 1 – Upgrading the section of precast concrete pipe with a diameter of 600mm into a diameter of 1,800mm with a gradient of at least 1:500 and no more than 1:260; or

- Option 2 – Upgrading the section of precast concrete pipe with a diameter of 600mm into a diameter of 1,200mm with a gradient of 1:160.

3.6.3 Under Option 1, the utilisations of the precast concrete pipe will range between 11.7% and 37.9% with a gradient of 1:260;or between 11.7% and 52.6% of the available drainage capacity with a gradient of 1:500.

3.6.4 Under Option 2 with a gradient of 1:160, the utilisations of the precast concrete pipe will range between 11.7% and 85.7%.

3.6.5 With the provision of the proposed drainage upgrading works, either Option 1 or Option 2, there should be no adverse impact on the precast concrete pipe due to the Proposed Development. Based on analysis, Option 1 is more preferable option due to there is at least 47.6% spare capacity of the precast concrete pipe after upgrading works

3.6.6 Nevertheless, the actual option to be adopted will be determined in the future due to the site constraints. The final design and construction of the upgraded precast concrete pipe will be provided to the satisfaction of the relevant government departments.

3.6.7 In addition to the upgrade of 1800mm dia. pipe proposed in Option 1, a retention tank of about 1,000m^3 for 30minutues retention time is proposed to be included within the site to store the additional runoff due to the proposed development. With the storage tank, excessive runoff can be stored offline and to be discharged at a controlled manner during non-peak hours.

3.6.8 Thus, the proposed drainage system and retention tank, the existing watercourse will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments with the proposed drainage system upgrading works. As a result, no adverse drainage impact is anticipated after the development of the Site

Figure 3.1: Identification of Catchments

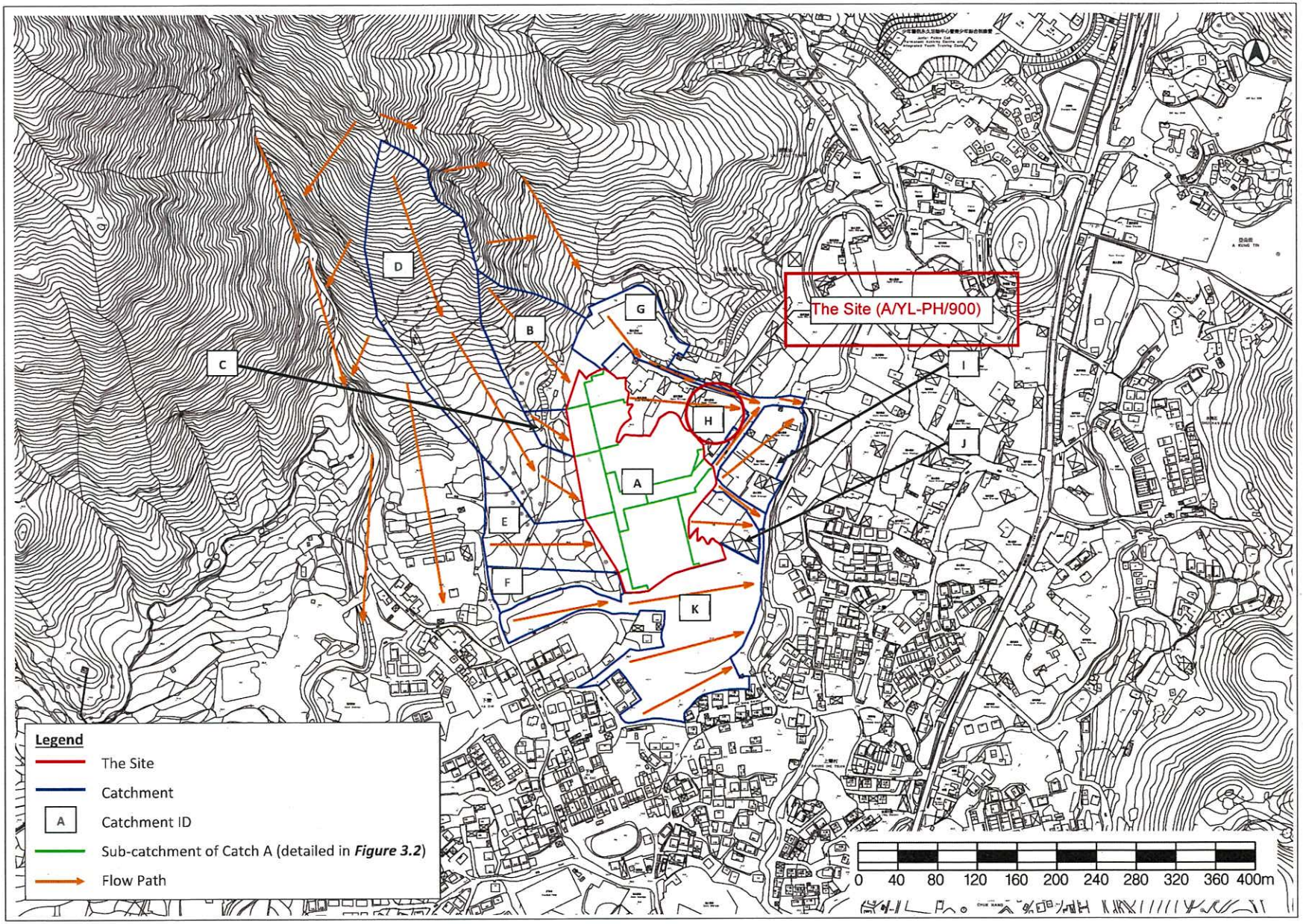


Figure 3.2: Sub-Catchment Areas A1 to A12

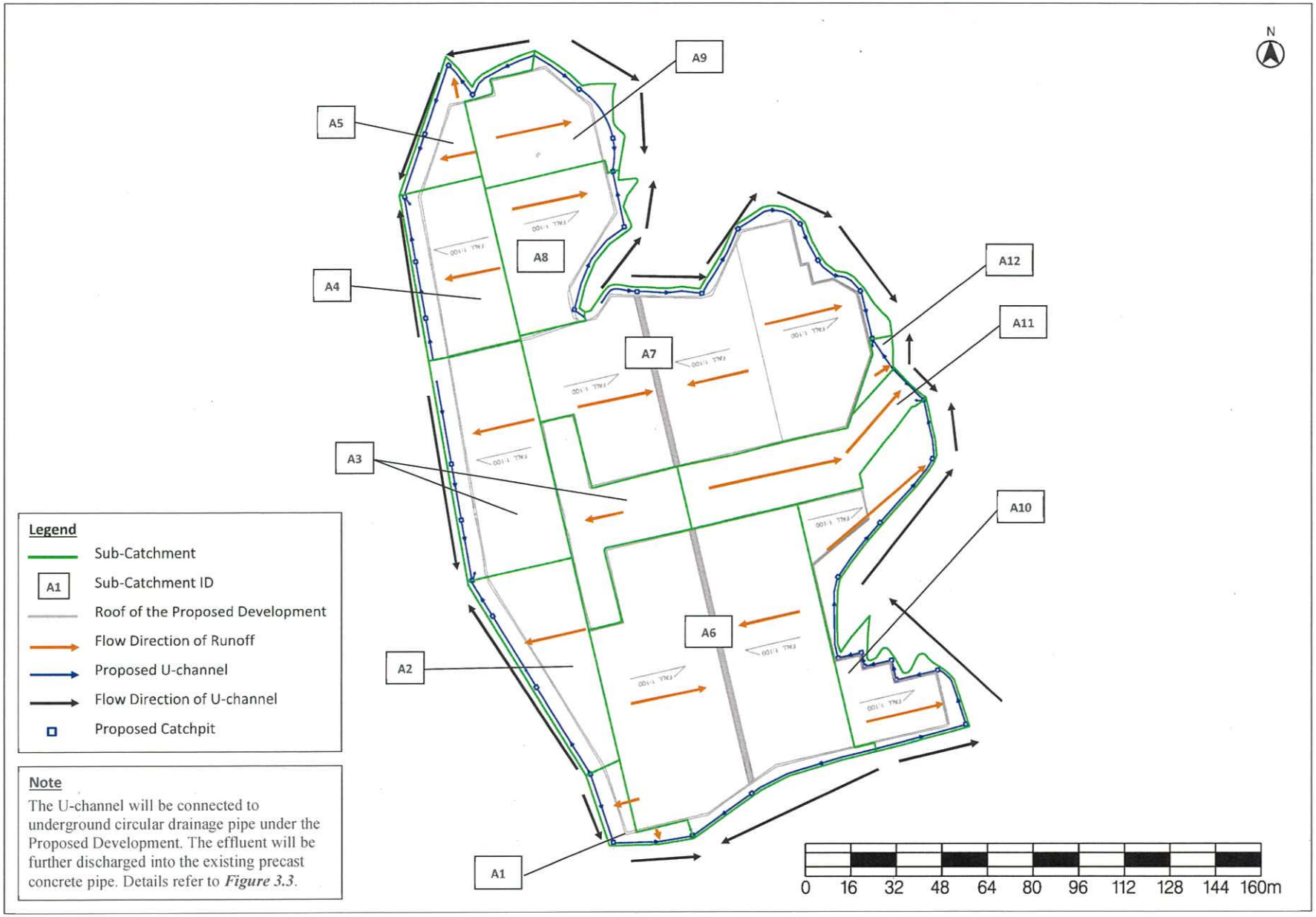


Figure 3.3: Proposed Drainage Diversion Layout (Sheet 1 of 2)

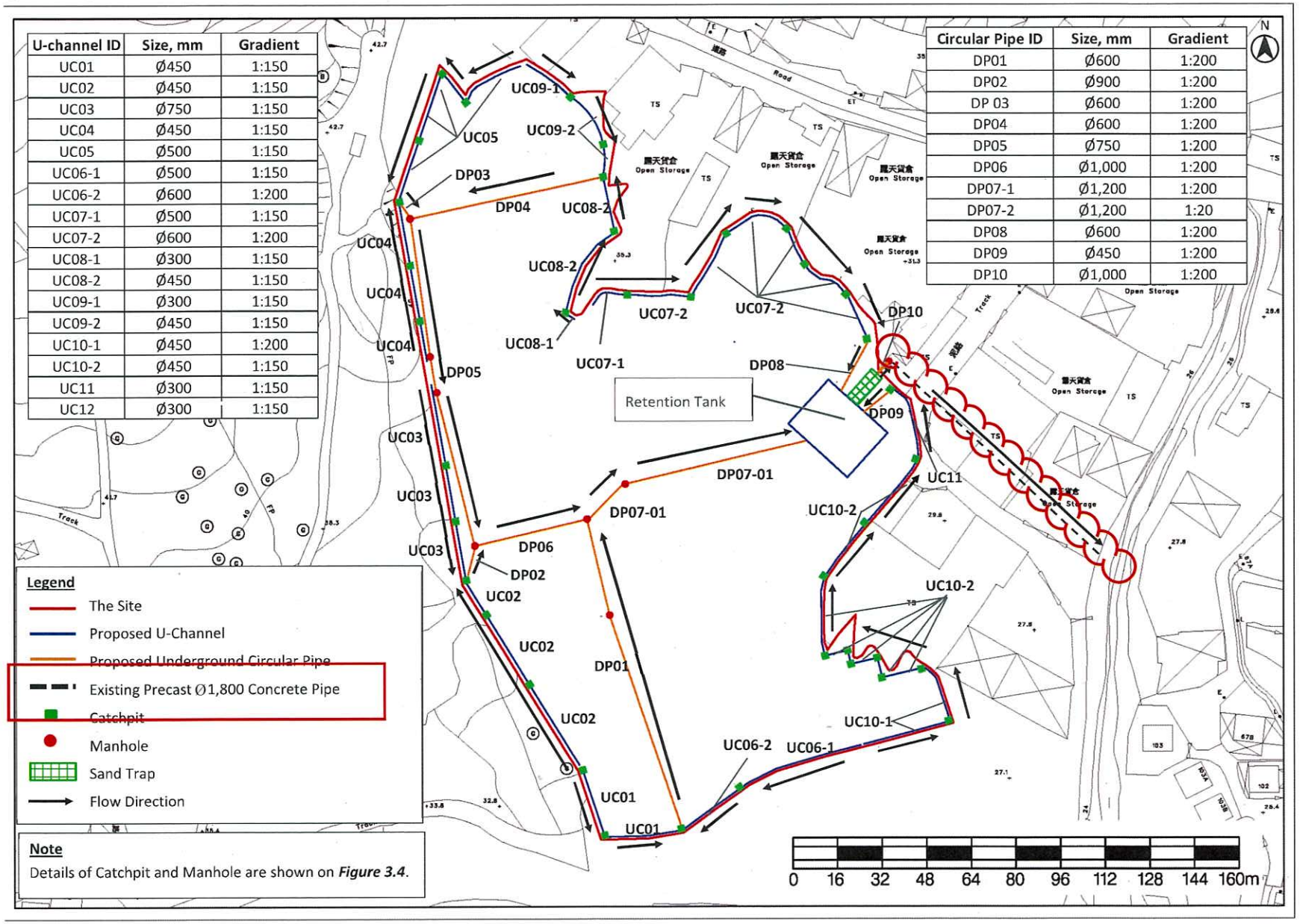
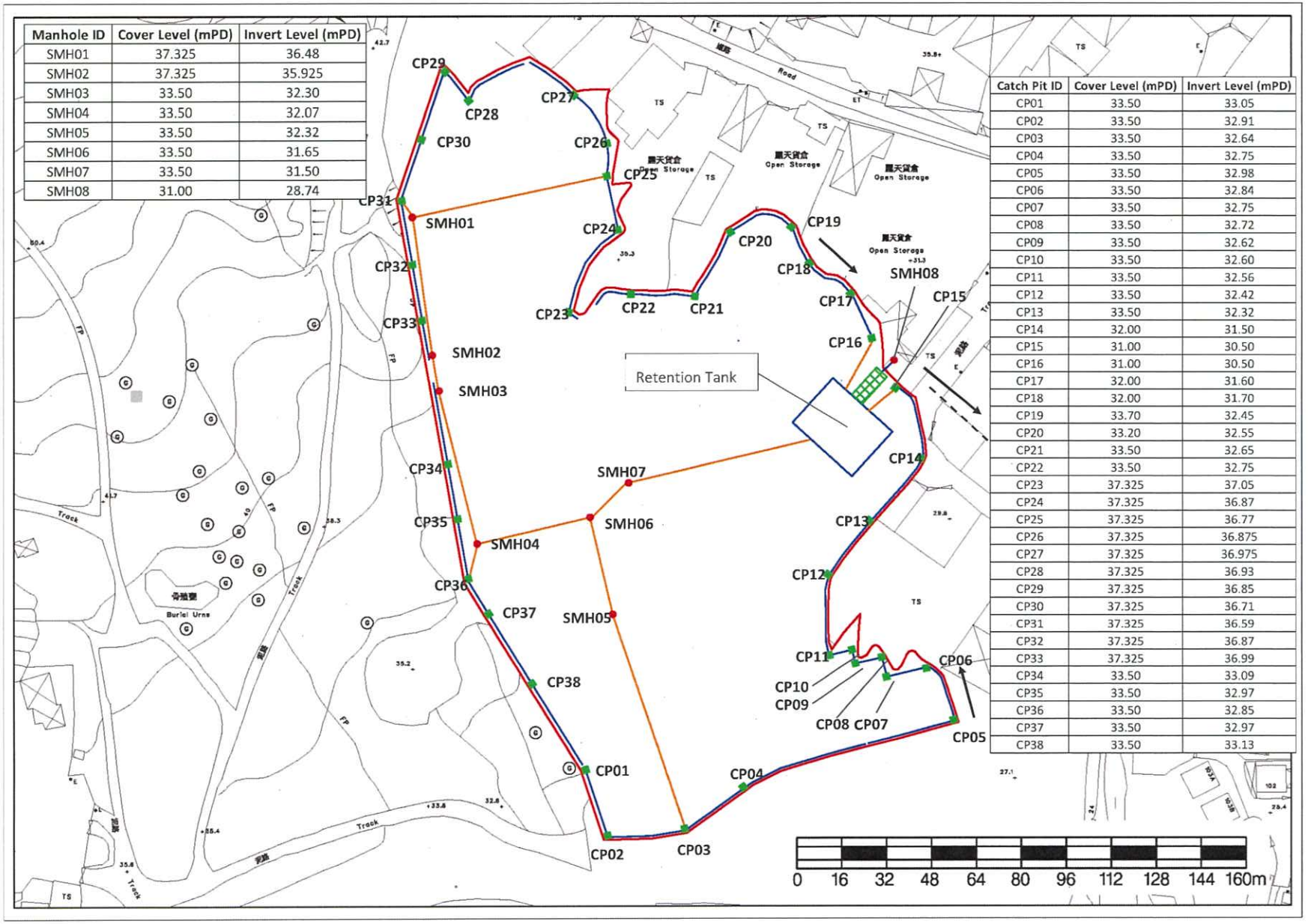


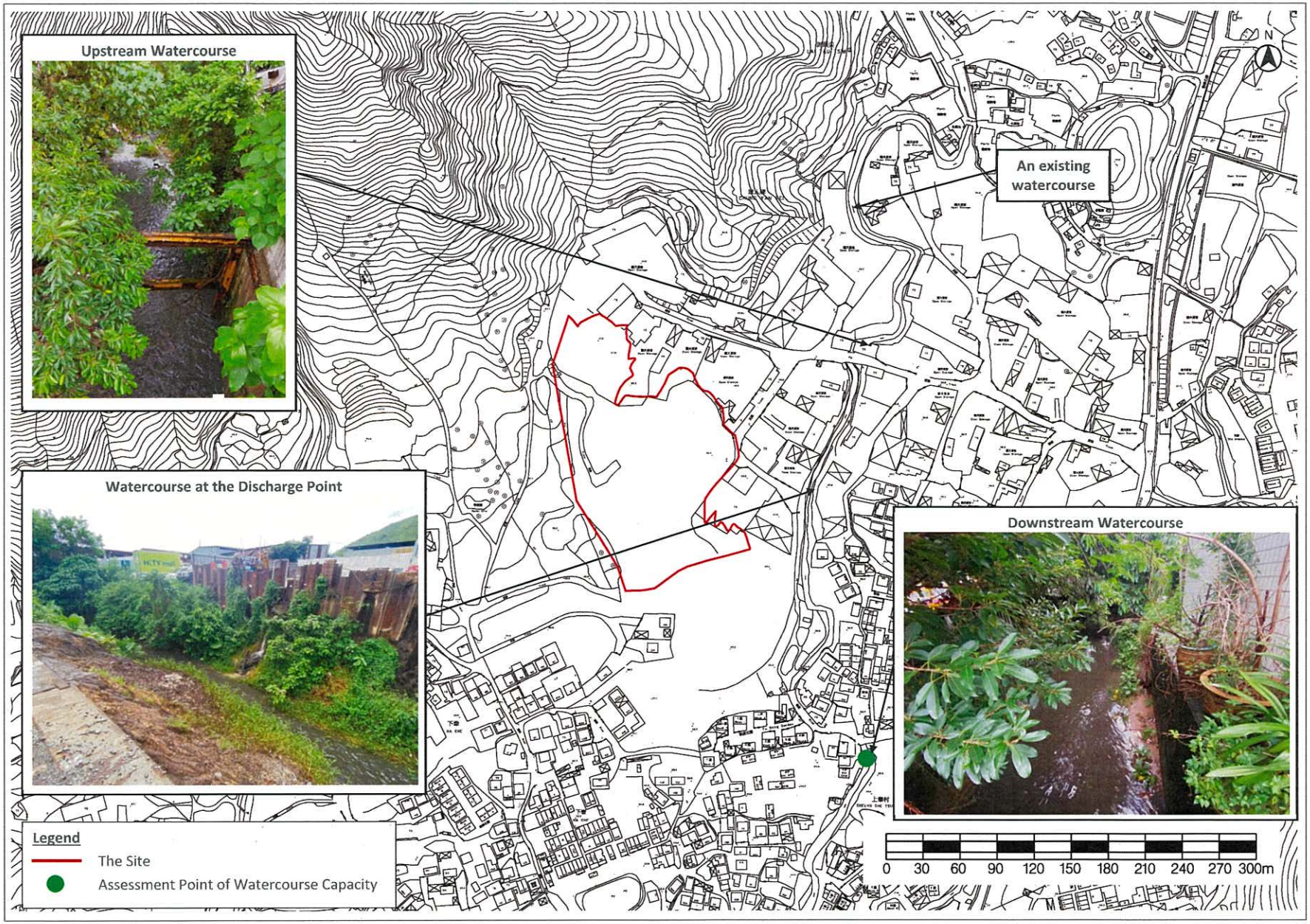
Figure 3.4: Proposed Drainage Diversion Layout (Sheet 2 of 2)



Manhole ID	Cover Level (mPD)	Invert Level (mPD)
SMH01	37.325	36.48
SMH02	37.325	35.925
SMH03	33.50	32.30
SMH04	33.50	32.07
SMH05	33.50	32.32
SMH06	33.50	31.65
SMH07	33.50	31.50
SMH08	31.00	28.74

Catch Pit ID	Cover Level (mPD)	Invert Level (mPD)
CP01	33.50	33.05
CP02	33.50	32.91
CP03	33.50	32.64
CP04	33.50	32.75
CP05	33.50	32.98
CP06	33.50	32.84
CP07	33.50	32.75
CP08	33.50	32.72
CP09	33.50	32.62
CP10	33.50	32.60
CP11	33.50	32.56
CP12	33.50	32.42
CP13	33.50	32.32
CP14	32.00	31.50
CP15	31.00	30.50
CP16	31.00	30.50
CP17	32.00	31.60
CP18	32.00	31.70
CP19	33.70	32.45
CP20	33.20	32.55
CP21	33.50	32.65
CP22	33.50	32.75
CP23	37.325	37.05
CP24	37.325	36.87
CP25	37.325	36.77
CP26	37.325	36.875
CP27	37.325	36.975
CP28	37.325	36.93
CP29	37.325	36.85
CP30	37.325	36.71
CP31	37.325	36.59
CP32	37.325	36.87
CP33	37.325	36.99
CP34	33.50	33.09
CP35	33.50	32.97
CP36	33.50	32.85
CP37	33.50	32.97
CP38	33.50	33.13

Figure 3.5: Photos of the Existing Watercourse



4 CONCLUSION

4.1.1 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed.

4.1.2 The peak runoff before and after the development of the Site has been estimated using Rational Method and based on the catchment surface characteristics for the existing environment and the Proposed Development. The estimated peak runoff generated from the Site and the surrounding catchments are 2.577m3/s under 50 years return period.

4.1.3 Flow capacities of the internal drainage system (i.e. proposed U-channels and circular drainage pipe) and existing precast concrete pipe were calculated. Runoff from corresponding catchment(s) (calculated based on a return period of 50 years) will account for 8.8% to 86.7% and 11.7% to 185.1% of their corresponding capacities, respectively. Therefore, upgrading the existing precast concrete pipe is required.

4.1.4 In order to mitigate the adverse drainage impact, the section of precast concrete pipe with surchage shall be upgraded as practicable, subject to the liaison with the relevant Authorities in the future. Two options of upgrading works are proposed and described as follow:

- Option 1 – Upgrading the section of precast concrete pipe with a diameter of 600mm into a diameter of 1,800mm with a gradient of at least 1:500 and no more than 1:260; ; or
- Option 2 – Upgrading the section of precast concrete pipe with a diameter of 600mm into a diameter of 1,200mm with a gradient of 1:160.

4.1.5 Under Option 1, the utilisations of the precast concrete pipe will range between 11.7% and 37.9% with a gradient of 1:260;or between 11.7% and 52.6% of the available drainage capacity with a gradient of 1:500.

4.1.6 Under Option 2 with a gradient of 1:160, the utilisations of the precast concrete pipe will range between 11.7% and 85.7%.

4.1.7 With the provision of the proposed drainage upgrading works, either Option 1 or Option 2, there should be no adverse impact on the precast concrete pipe due to the Proposed Development. Based on analysis, Option 1 is more preferable option due to there is at least 47.6% spare capacity of the precast concrete pipe after upgrading works

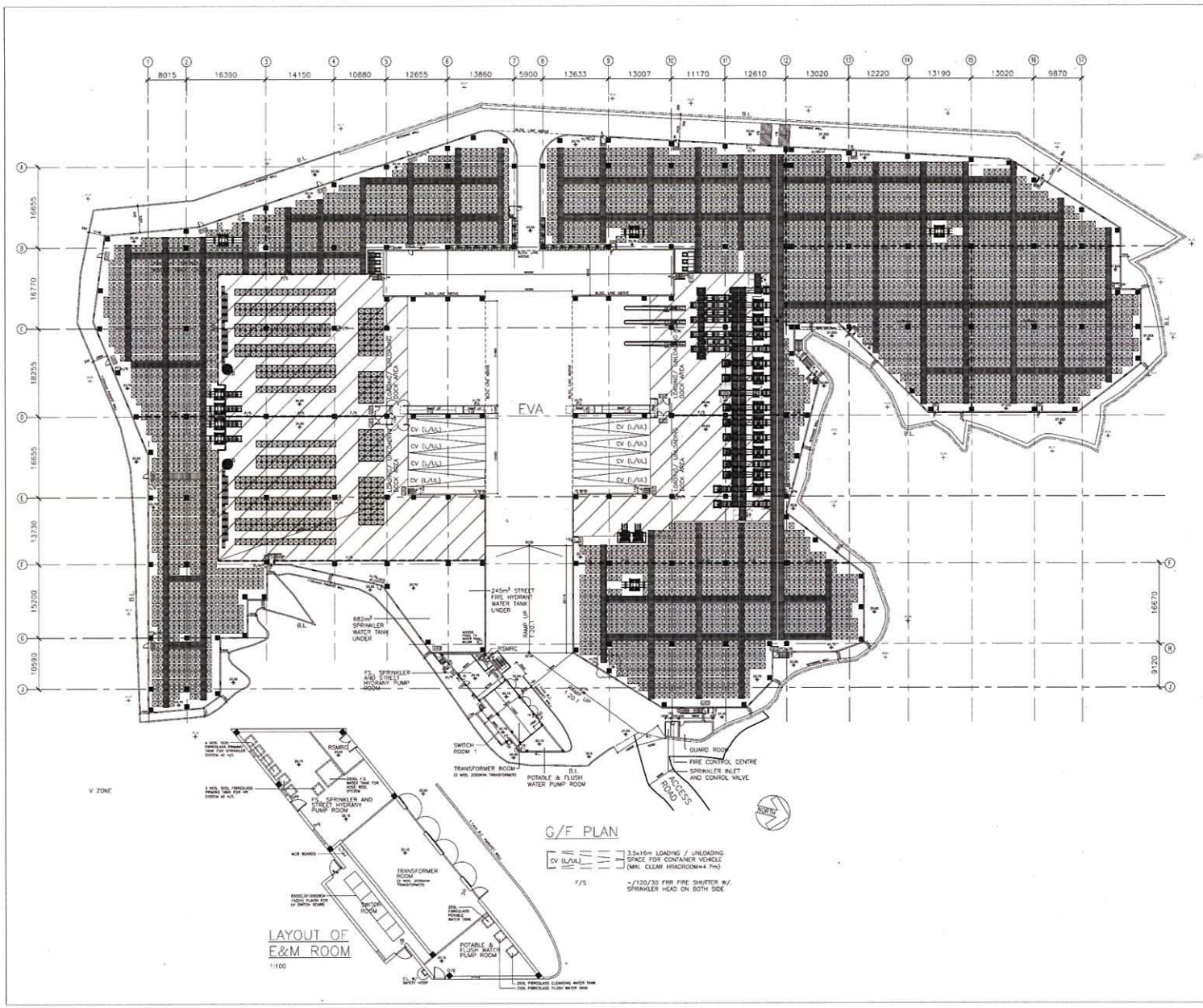
4.1.8 The actual option to be adopted will be determined in the future due to the site constraints. The final design and construction of the upgraded precast concrete pipe will be provided to the satisfaction of the relevant government departments.

4.1.9 In addition to the upgrade of 1800mm dia. pipe proposed in Option 1, a retention tank of about 1,000m3 for 30minutues retention time is proposed to be included within the site to store the additional runoff due to the proposed development. With the storage tank, excessive runoff can be stored offline and to be discharged at a controlled manner during non-peak hours.

4.1.10 Thus, with the proposed drainage system and retention tank, the existing watercourse will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments with the proposed drainage system upgrading works. As a result, no adverse drainage impact is anticipated after the development of the Site.

Appendix A CCTV PIPE INSPECTION REPORT

Appendix B LAYOUT OF THE PROPOSED DEVELOPMENT



B.D. REF. | F.S.D. REF.

Rev.No.	Date	Particulars

CHAO CHI MAN
AUTHORIZED PERSON–LIST OF ARCHITECTS.

樑安建築師有限公
L & N Architects Ltd.
ROOM 1203–1204, 12/F BELGIAN BANK BUILDING,
NOS. 721–725 NATHAN ROAD, KOWLOON
TEL : 3422 3082 FAX : 3428 2269

Job Title
PROPOSED TEMPORARY WHOLESALE TRADE (FOOD) AT LOT 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891(PART), 892(PART), 893(PART), 3049 AND 3050 IN D.D 111 AND ADJOINING GOVERNMENT LAND (GL), PAT HEUNG, YUEN LONG

Job No.

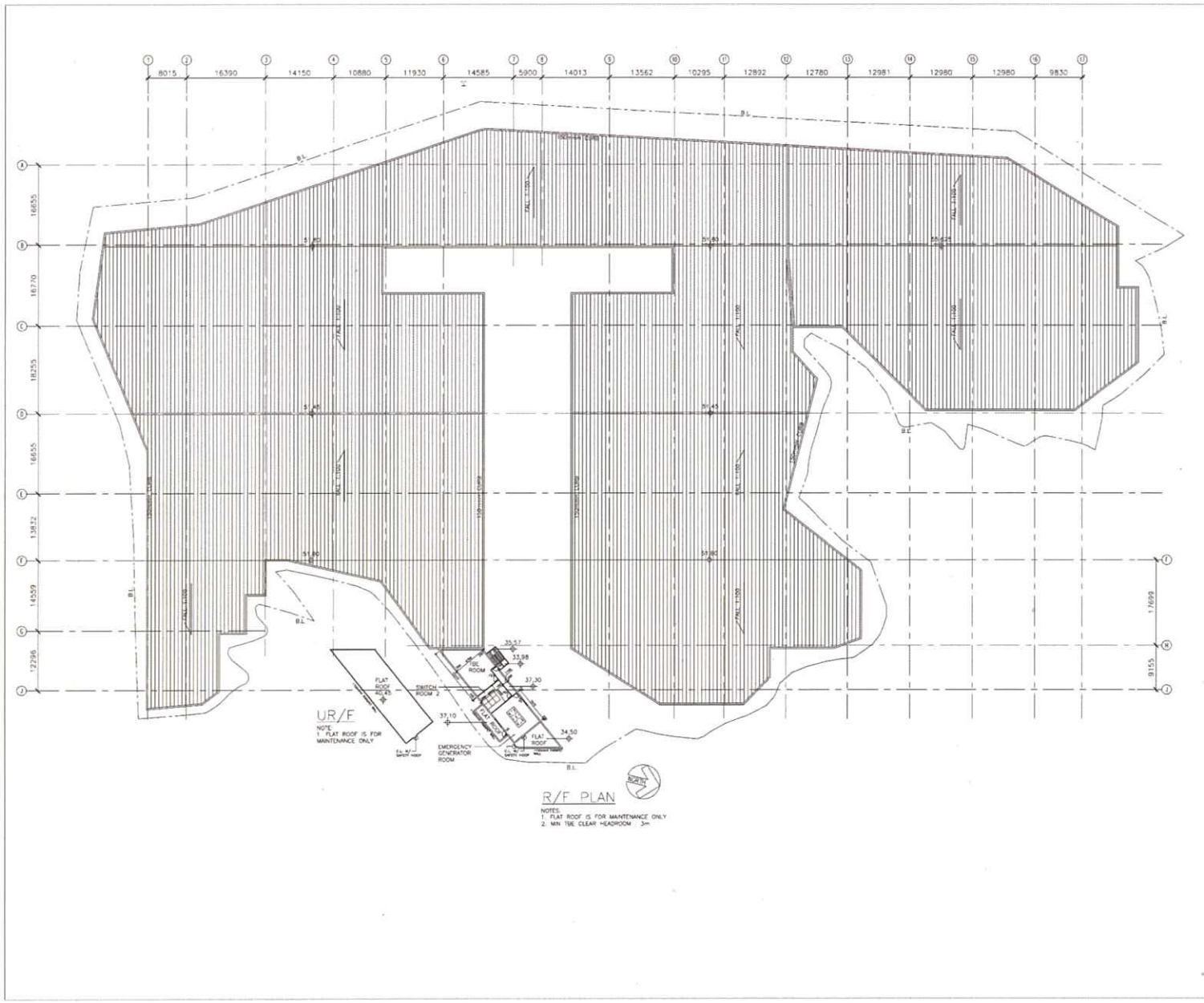
Drawing Title
G/F PLAN

Scale	Date Drawn
1:250 @A0	12/2019
Drawn By	Checked By
SH	CM
Drawing No.	Rev. No.
GP-02	

Approved Chop

Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specifications. The architect shall be notified immediately of any discrepancy found therein.

This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.



B.D. REF.	F.S.D. REF.

Rev.No.	Date	Particulars

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Job Title / Job No.

PROPOSED TEMPORARY WHOLESALE TRADE (FOOD) AT LOT 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891(PART), 892(PART), 893(PART), 3049 AND 3050 IN D.D. 111 AND ADJOINING GOVERNMENT LAND (GL), PAT HEUNG, YUEN LONG

Drawing Title

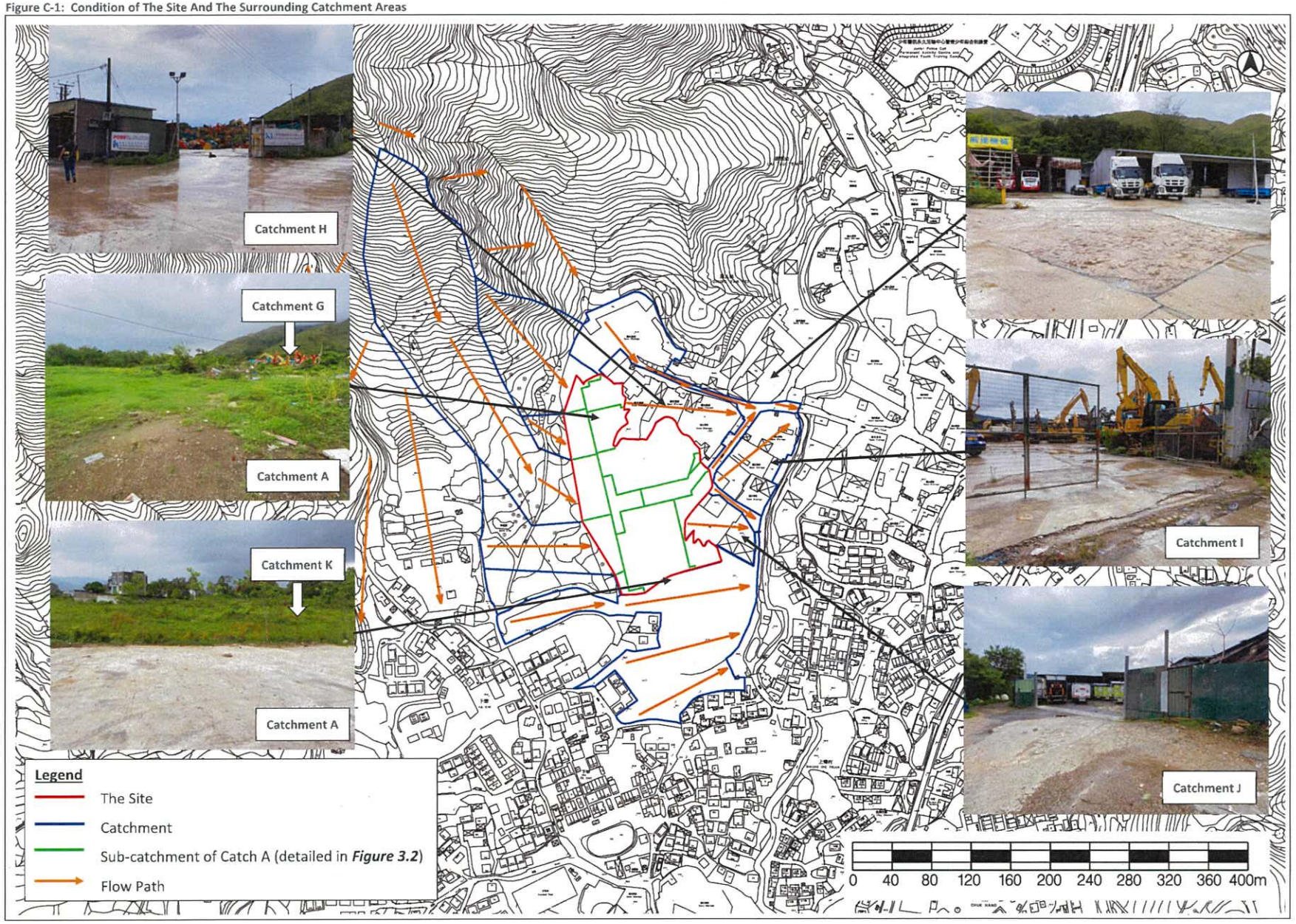
UPPER PART OF E&M ROOM AND R/F PLAN

Scale	Date Drawn
1:250 @A0	12/2019
Drawn By	Checked By
SH	CM
Drawing No.	Rev. No.
GP-03	

Approved Chop

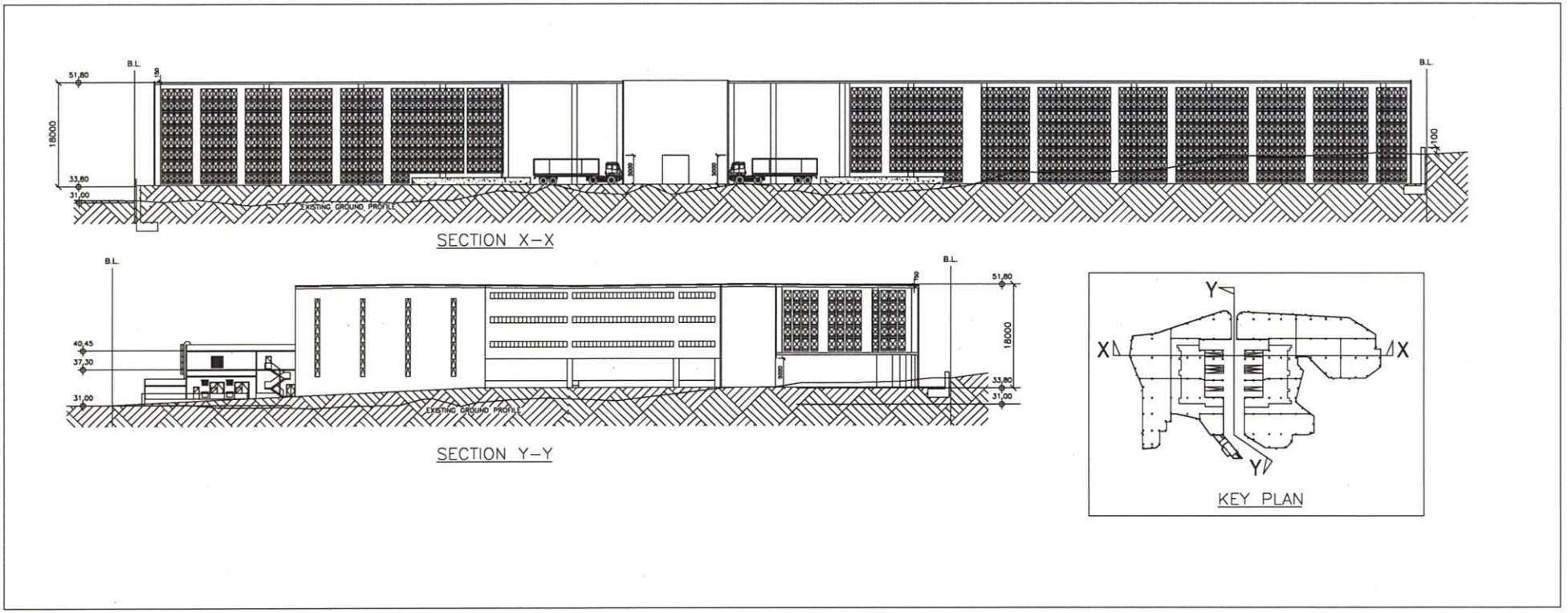
Appendix C CONDITION OF THE SITE AND THE SURROUNDING CATCHMENT AREAS

Figure C-1: Condition of The Site And The Surrounding Catchment Areas



Appendix D CROSS SECTION OF THE SITE AND THE SURROUNDING AREA AFTER THE PROPOSED DEVELOPMENT

Figure D-1: Cross Section



Appendix E RUNOFF CALCULATION

Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_o), min	Duration (t_d), min	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Before the Proposed Development												
Site Area (Catchment A1)	0.0003	9.09	11.0	0.58	0.58	499.8	4.26	0.494	229.29	0.25	0.0001	0.004
Site Area (Catchment A2)	0.0012	6.39	61.0	2.99	2.99	499.8	4.26	0.494	187.82	0.25	0.0003	0.016
Site Area (Catchment A3)	0.0028	7.82	78.0	3.38	3.38	499.8	4.26	0.494	183.03	0.25	0.0007	0.036
Site Area (Catchment A4)	0.0012	7.45	51.0	2.43	2.43	499.8	4.26	0.494	195.44	0.25	0.0003	0.016
Site Area (Catchment A5)	0.0006	1.61	31.0	2.17	2.17	499.8	4.26	0.494	199.36	0.25	0.0001	0.008
Site Area (Catchment A6)	0.0048	4.17	84.0	3.91	3.91	499.8	4.26	0.494	177.08	0.25	0.0012	0.060
Site Area (Catchment A7)	0.0048	6.34	71.0	3.04	3.04	499.8	4.26	0.494	187.18	0.25	0.0012	0.062
Site Area (Catchment A8)	0.0013	9.61	43.7	1.96	1.96	499.8	4.26	0.494	202.55	0.25	0.0003	0.018
Site Area (Catchment A9)	0.0011	8.52	41.1	1.92	1.92	499.8	4.26	0.494	203.24	0.25	0.0003	0.016
Site Area (Catchment A10)	0.0017	4.26	72.8	3.75	3.75	499.8	4.26	0.494	178.76	0.25	0.0004	0.021
Site Area (Catchment A11)	0.0012	2.46	69.0	4.12	4.12	499.8	4.26	0.494	174.92	0.25	0.0003	0.014
Site Area (Catchment A12)	0.0001	3.13	16.0	1.16	1.16	499.8	4.26	0.494	216.88	0.25	0.0000	0.002
Catchment B	0.0099	39.87	153.0	4.22	4.22	499.8	4.26	0.494	173.83	0.35	0.0034	0.167
Catchment C	0.0015	13.69	65.0	2.69	2.69	499.8	4.26	0.494	191.80	0.35	0.0005	0.027
Catchment D	0.0314	28.82	432.0	11.33	11.33	499.8	4.26	0.494	128.70	0.35	0.0110	0.393
Catchment E	0.0074	7.91	182.0	7.15	7.15	499.8	4.26	0.494	150.16	0.25	0.0018	0.077
Catchment F	0.0035	3.63	124.0	6.12	6.12	499.8	4.26	0.494	157.29	0.25	0.0009	0.039
Catchment I	0.0053	1.82	110.0	5.99	5.99	499.8	4.26	0.494	158.28	0.95	0.0050	0.220
											Total (General Scenario)	**1.196**
After the Proposed Development												
Site Area (Catchment A1)	0.0003	0.01	7.8	1.61	1.61	499.8	4.26	0.494	208.45	0.95	0.0003	0.015
Site Area (Catchment A2)	0.0012	0.01	22.0	3.93	3.93	499.8	4.26	0.494	176.88	0.95	0.0012	0.057
Site Area (Catchment A3)	0.0028	0.01	27.9	4.58	4.58	499.8	4.26	0.494	170.28	0.95	0.0027	0.126
Site Area (Catchment A4)	0.0012	0.01	23.0	4.12	4.12	499.8	4.26	0.494	174.92	0.95	0.0011	0.055
Site Area (Catchment A5)	0.0006	0.01	11.8	2.28	2.28	499.8	4.26	0.494	197.65	0.95	0.0005	0.029
Site Area (Catchment A6)	0.0048	0.01	31.9	4.96	4.96	499.8	4.26	0.494	166.80	0.95	0.0046	0.214
Site Area (Catchment A7)	0.0048	0.01	34.5	5.37	5.37	499.8	4.26	0.494	163.25	0.95	0.0045	0.206
Site Area (Catchment A8)	0.0013	0.01	33.0	5.86	5.86	499.8	4.26	0.494	159.33	0.95	0.0012	0.054
Site Area (Catchment A9)	0.0011	0.01	37.5	6.76	6.76	499.8	4.26	0.494	152.76	0.95	0.0011	0.045
Site Area (Catchment A10)	0.0017	0.01	26.0	4.50	4.50	499.8	4.26	0.494	171.08	0.95	0.0016	0.075
Site Area (Catchment A11)	0.0012	0.05	69.6	9.05	9.05	499.8	4.26	0.494	139.14	0.95	0.0011	0.043
Site Area (Catchment A12)	0.0001	0.05	8.0	1.33	1.33	499.8	4.26	0.494	213.67	0.95	0.0001	0.006
Catchment B	0.0099	39.87	153.0	4.22	4.22	499.8	4.26	0.494	173.83	0.35	0.0034	0.167
Catchment C	0.0015	13.69	65.0	2.69	2.69	499.8	4.26	0.494	191.80	0.35	0.0005	0.027
Catchment D	0.0314	28.82	432.0	11.33	11.33	499.8	4.26	0.494	128.70	0.35	0.0110	0.393
Catchment E	0.0074	7.91	182.0	7.15	7.15	499.8	4.26	0.494	150.16	0.25	0.0018	0.077
Catchment F	0.0035	3.63	124.0	6.12	6.12	499.8	4.26	0.494	157.29	0.25	0.0009	0.039
Catchment I	0.0053	1.82	110.0	5.99	5.99	499.8	4.26	0.494	158.28	0.95	0.0050	0.220
											Total (General Scenario)	**1.848**

Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Before the Proposed Development												
Site Area (Catchment A1)	0.0003	9.09	11.0	0.58	0.58	471.9	3.02	0.397	283.72	0.25	0.0001	0.006
Site Area (Catchment A2)	0.0012	6.39	61.0	2.99	2.99	471.9	3.02	0.397	231.52	0.25	0.0003	0.020
Site Area (Catchment A3)	0.0028	7.82	78.0	3.38	3.38	471.9	3.02	0.397	225.83	0.25	0.0007	0.044
Site Area (Catchment A4)	0.0012	7.45	51.0	2.43	2.43	471.9	3.02	0.397	240.70	0.25	0.0003	0.020
Site Area (Catchment A5)	0.0006	1.61	31.0	2.17	2.17	471.9	3.02	0.397	245.48	0.25	0.0001	0.009
Site Area (Catchment A6)	0.0048	4.17	84.0	3.91	3.91	471.9	3.02	0.397	218.83	0.25	0.0012	0.074
Site Area (Catchment A7)	0.0048	6.34	71.0	3.04	3.04	471.9	3.02	0.397	230.75	0.25	0.0012	0.077
Site Area (Catchment A8)	0.0013	9.61	43.7	1.96	1.96	471.9	3.02	0.397	249.41	0.25	0.0003	0.022
Site Area (Catchment A9)	0.0011	8.52	41.1	1.92	1.92	471.9	3.02	0.397	250.26	0.25	0.0003	0.019
Site Area (Catchment A10)	0.0017	4.26	72.8	3.75	3.75	471.9	3.02	0.397	220.79	0.25	0.0004	0.025
Site Area (Catchment A11)	0.0012	2.46	69.0	4.12	4.12	471.9	3.02	0.397	216.29	0.25	0.0003	0.017
Site Area (Catchment A12)	0.0001	3.13	16.0	1.16	1.16	471.9	3.02	0.397	267.47	0.25	0.0000	0.002
Catchment B	0.0099	39.87	153.0	4.22	4.22	471.9	3.02	0.397	215.02	0.35	0.0034	0.206
Catchment C	0.0015	13.69	65.0	2.69	2.69	471.9	3.02	0.397	236.30	0.35	0.0005	0.033
Catchment D	0.0314	28.82	432.0	11.33	11.33	471.9	3.02	0.397	163.91	0.35	0.0110	0.501
Catchment E	0.0074	7.91	182.0	7.15	7.15	471.9	3.02	0.397	187.93	0.25	0.0018	0.096
Catchment F	0.0035	3.63	124.0	6.12	6.12	471.9	3.02	0.397	196.01	0.25	0.0009	0.048
Catchment I	0.0053	1.82	110.0	5.99	5.99	471.9	3.02	0.397	197.13	0.95	0.0050	0.274
											Total (General Scenario)	**1.493**
After the Proposed Development												
Site Area (Catchment A1)	0.0003	0.01	7.8	1.61	1.61	471.9	3.02	0.397	256.75	0.95	0.0003	0.019
Site Area (Catchment A2)	0.0012	0.01	22.0	3.93	3.93	471.9	3.02	0.397	218.59	0.95	0.0012	0.070
Site Area (Catchment A3)	0.0028	0.01	27.9	4.58	4.58	471.9	3.02	0.397	210.91	0.95	0.0027	0.156
Site Area (Catchment A4)	0.0012	0.01	23.0	4.12	4.12	471.9	3.02	0.397	216.30	0.95	0.0011	0.068
Site Area (Catchment A5)	0.0006	0.01	11.8	2.28	2.28	471.9	3.02	0.397	243.40	0.95	0.0005	0.036
Site Area (Catchment A6)	0.0048	0.01	31.9	4.96	4.96	471.9	3.02	0.397	206.89	0.95	0.0046	0.265
Site Area (Catchment A7)	0.0048	0.01	34.5	5.37	5.37	471.9	3.02	0.397	202.80	0.95	0.0045	0.256
Site Area (Catchment A8)	0.0013	0.01	33.0	5.86	5.86	471.9	3.02	0.397	198.33	0.95	0.0012	0.068
Site Area (Catchment A9)	0.0011	0.01	37.5	6.76	6.76	471.9	3.02	0.397	190.86	0.95	0.0011	0.056
Site Area (Catchment A10)	0.0017	0.01	26.0	4.50	4.50	471.9	3.02	0.397	211.83	0.95	0.0016	0.093
Site Area (Catchment A11)	0.0012	0.05	69.6	9.05	9.05	471.9	3.02	0.397	175.55	0.95	0.0011	0.054
Site Area (Catchment A12)	0.0001	0.05	8.0	1.33	1.33	471.9	3.02	0.397	263.36	0.95	0.0001	0.007
Catchment B	0.0099	39.87	153.0	4.22	4.22	471.9	3.02	0.397	215.02	0.35	0.0034	0.206
Catchment C	0.0015	13.69	65.0	2.69	2.69	471.9	3.02	0.397	236.30	0.35	0.0005	0.033
Catchment D	0.0314	28.82	432.0	11.33	11.33	471.9	3.02	0.397	163.91	0.35	0.0110	0.501
Catchment E	0.0074	7.91	182.0	7.15	7.15	471.9	3.02	0.397	187.93	0.25	0.0018	0.096
Catchment F	0.0035	3.63	124.0	6.12	6.12	471.9	3.02	0.397	196.01	0.25	0.0009	0.048
Catchment I	0.0053	1.82	110.0	5.99	5.99	471.9	3.02	0.397	197.13	0.95	0.0050	0.274
											Total (General Scenario)	**2.306**

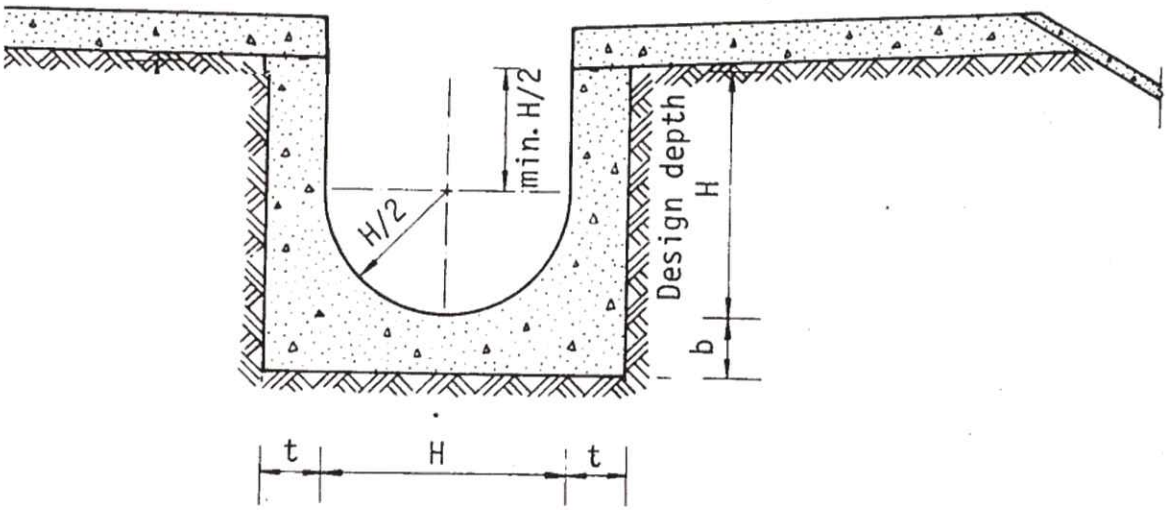
Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q_p), m^3/s
						a	b	c				
Before the Proposed Development												
Site Area (Catchment A1)	0.0003	9.09	11.0	0.58	0.58	451.3	2.46	0.337	310.19	0.25	0.0001	0.006
Site Area (Catchment A2)	0.0012	6.39	61.0	2.99	2.99	451.3	2.46	0.337	254.83	0.25	0.0003	0.022
Site Area (Catchment A3)	0.0028	7.82	78.0	3.38	3.38	451.3	2.46	0.337	248.98	0.25	0.0007	0.048
Site Area (Catchment A4)	0.0012	7.45	51.0	2.43	2.43	451.3	2.46	0.337	264.33	0.25	0.0003	0.022
Site Area (Catchment A5)	0.0006	1.61	31.0	2.17	2.17	451.3	2.46	0.337	269.31	0.25	0.0001	0.010
Site Area (Catchment A6)	0.0048	4.17	84.0	3.91	3.91	451.3	2.46	0.337	241.82	0.25	0.0012	0.081
Site Area (Catchment A7)	0.0048	6.34	71.0	3.04	3.04	451.3	2.46	0.337	254.04	0.25	0.0012	0.085
Site Area (Catchment A8)	0.0013	9.61	43.7	1.96	1.96	451.3	2.46	0.337	273.42	0.25	0.0003	0.025
Site Area (Catchment A9)	0.0011	8.52	41.1	1.92	1.92	451.3	2.46	0.337	274.31	0.25	0.0003	0.021
Site Area (Catchment A10)	0.0017	4.26	72.8	3.75	3.75	451.3	2.46	0.337	243.83	0.25	0.0004	0.028
Site Area (Catchment A11)	0.0012	2.46	69.0	4.12	4.12	451.3	2.46	0.337	239.24	0.25	0.0003	0.019
Site Area (Catchment A12)	0.0001	3.13	16.0	1.16	1.16	451.3	2.46	0.337	292.56	0.25	0.0000	0.002
Catchment B	0.0099	39.87	153.0	4.22	4.22	451.3	2.46	0.337	237.94	0.35	0.0034	0.228
Catchment C	0.0015	13.69	65.0	2.69	2.69	451.3	2.46	0.337	259.77	0.35	0.0005	0.037
Catchment D	0.0314	28.82	432.0	11.33	11.33	451.3	2.46	0.337	186.40	0.35	0.0110	0.570
Catchment E	0.0074	7.91	182.0	7.15	7.15	451.3	2.46	0.337	210.54	0.25	0.0018	0.108
Catchment F	0.0035	3.63	124.0	6.12	6.12	451.3	2.46	0.337	218.68	0.25	0.0009	0.054
Catchment I	0.0053	1.82	110.0	5.99	5.99	451.3	2.46	0.337	219.81	0.95	0.0050	0.305
											Total (General Scenario)	**1.671**
After the Proposed Development												
Site Area (Catchment A1)	0.0003	0.01	7.8	1.61	1.61	451.3	2.46	0.337	281.15	0.95	0.0003	0.021
Site Area (Catchment A2)	0.0012	0.01	22.0	3.93	3.93	451.3	2.46	0.337	241.58	0.95	0.0012	0.078
Site Area (Catchment A3)	0.0028	0.01	27.9	4.58	4.58	451.3	2.46	0.337	233.76	0.95	0.0027	0.173
Site Area (Catchment A4)	0.0012	0.01	23.0	4.12	4.12	451.3	2.46	0.337	239.24	0.95	0.0011	0.075
Site Area (Catchment A5)	0.0006	0.01	11.8	2.28	2.28	451.3	2.46	0.337	267.13	0.95	0.0005	0.039
Site Area (Catchment A6)	0.0048	0.01	31.9	4.96	4.96	451.3	2.46	0.337	229.68	0.95	0.0046	0.294
Site Area (Catchment A7)	0.0048	0.01	34.5	5.37	5.37	451.3	2.46	0.337	225.54	0.95	0.0045	0.285
Site Area (Catchment A8)	0.0013	0.01	33.0	5.86	5.86	451.3	2.46	0.337	221.02	0.95	0.0012	0.075
Site Area (Catchment A9)	0.0011	0.01	37.5	6.76	6.76	451.3	2.46	0.337	213.49	0.95	0.0011	0.063
Site Area (Catchment A10)	0.0017	0.01	26.0	4.50	4.50	451.3	2.46	0.337	234.69	0.95	0.0016	0.103
Site Area (Catchment A11)	0.0012	0.05	69.6	9.05	9.05	451.3	2.46	0.337	198.09	0.95	0.0011	0.061
Site Area (Catchment A12)	0.0001	0.05	8.0	1.33	1.33	451.3	2.46	0.337	288.17	0.95	0.0001	0.008
Catchment B	0.0099	39.87	153.0	4.22	4.22	451.3	2.46	0.337	237.94	0.35	0.0034	0.228
Catchment C	0.0015	13.69	65.0	2.69	2.69	451.3	2.46	0.337	259.77	0.35	0.0005	0.037
Catchment D	0.0314	28.82	432.0	11.33	11.33	451.3	2.46	0.337	186.40	0.35	0.0110	0.570
Catchment E	0.0074	7.91	182.0	7.15	7.15	451.3	2.46	0.337	210.54	0.25	0.0018	0.108
Catchment F	0.0035	3.63	124.0	6.12	6.12	451.3	2.46	0.337	218.68	0.25	0.0009	0.054
Catchment I	0.0053	1.82	110.0	5.99	5.99	451.3	2.46	0.337	219.81	0.95	0.0050	0.305
											Total (General Scenario)	**2.577**

Note:

1) Runoff is calculated in accordance with DSD's "*Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Managemen* t" (SDM), fifth edition, January 2018.

Appendix F DRAWING OF TYPICAL DETAILS OF U-CHANNEL


min. H/2
H/2
Design depth
H
b
t
H
t

Appendix G CALCULATION OF DRAINAGE CAPACITY

Calculation of Drainage Capacity for Return Period of 50 Years

Drainage Capacity of Internal Drainage System (U-channel)

Description	Shape	Depth (m)	Diameter (m)	s	A_w	P_w	R	n	V	Q_c	Total Runoff (m3/s)	% of capacity	Remark
Proposed U-shape channel UC01 (For collecting runoff from Catchments A1 + F)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.075	28.0%	OK
Proposed U-shape channel UC02 (For collecting runoff from Catchments A2 + E)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.186	69.5%	OK
Proposed U-shape channel UC03 (For collecting runoff from Catchments A3 + D)	U-Shape	0.38	0.75	0.0067	0.50	1.93	0.26	0.016	2.08	1.045	0.743	71.1%	OK
Proposed U-shape channel UC04 (For collecting runoff from Catchments A4 + C)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.112	41.8%	OK
Proposed U-shape channel UC05 (For collecting runoff from Catchments A5 + B)	U-Shape	0.25	0.50	0.0067	0.22	1.29	0.17	0.016	1.59	0.354	0.267	75.3%	OK
Proposed U-shape channel UC06-1 (For collecting runoff from Catchment A6)	U-Shape	0.25	0.50	0.0067	0.22	1.29	0.17	0.016	1.59	0.354	0.294	82.9%	OK
Proposed U-shape channel UC06-2 (For collecting runoff from Catchment A6)	U-Shape	0.30	0.60	0.0050	0.32	1.54	0.21	0.016	1.55	0.499	0.294	58.9%	OK
Proposed U-shape channel UC07-1 (For collecting runoff from Catchment A7)	U-Shape	0.25	0.50	0.0067	0.22	1.29	0.17	0.016	1.59	0.354	0.285	80.4%	OK
Proposed U-shape channel UC07-2 (For collecting runoff from Catchment A7)	U-Shape	0.30	0.60	0.0050	0.32	1.54	0.21	0.016	1.55	0.499	0.285	57.1%	OK
Proposed U-shape channel UC08-1 (For collecting runoff from Catchment A8)	U-Shape	0.15	0.30	0.0067	0.08	0.77	0.10	0.016	1.13	0.091	0.075	82.6%	OK
Proposed U-shape channel UC08-2 (For collecting runoff from Catchment A8)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.075	28.0%	OK
Proposed U-shape channel UC09-1 (For collecting runoff from Catchment A9)	U-Shape	0.15	0.30	0.0067	0.08	0.77	0.10	0.016	1.13	0.091	0.063	69.4%	OK
Proposed U-shape channel UC09-2 (For collecting runoff from Catchment A9)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.063	23.5%	OK
Proposed U-shape channel UC10-1 (For collecting runoff from Catchment A10)	U-Shape	0.23	0.45	0.0067	0.18	1.16	0.16	0.016	1.48	0.268	0.103	38.5%	OK
Proposed U-shape channel UC10-2 (For collecting runoff from Catchment A10)	U-Shape	0.23	0.45	0.0050	0.18	1.16	0.16	0.016	1.28	0.232	0.103	44.4%	OK
Proposed U-shape channel UC11 (For collecting runoff from Catchment A11)	U-Shape	0.15	0.30	0.0067	0.08	0.77	0.10	0.016	1.13	0.091	0.061	67.2%	OK

Legend

D = diameter, m
A_w = Cross Section Area of Flow, m^2
P_w = Wetted Perimeter, m
R = Hydraulic Radius = A_w/P_w, m
s = Hydraulic Gradient
n = Manning's roughness coefficient
V = Mean Velocity, m/s
Q_c = Flow Capacity, m^3/s
Q_n = Estimated Peak Flow, m^3/s

Drainage Capacity of Internal Drainage System (Circular Pipe)

Description	Length	d	r	A_w	P_w	R	s	k_s	V	Q_c	Total Runoff	% of capacity	Remark
	m	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
Proposed Underground Circular Pipe DP01 (For collecting runoff from UC01+UC06)	-	0.60	0.30	0.28	1.89	0.15	0.005	0.60	1.72	0.438	0.369	84.3%	OK
Proposed Underground Circular Pipe DP02 (For collecting runoff from UC02+UC03)	-	0.90	0.45	0.64	2.83	0.22	0.005	0.60	2.21	1.266	0.929	73.4%	OK
Proposed Underground Circular Pipe DP03 (For collecting runoff from UC04+UC05)	-	0.60	0.30	0.28	1.89	0.15	0.005	0.60	1.72	0.438	0.379	86.5%	OK
Proposed Underground Circular Pipe DP04 (For collecting runoff from UC08+UC09)	-	0.60	0.30	0.28	1.89	0.15	0.005	0.60	1.72	0.438	0.138	31.5%	OK
Proposed Underground Circular Pipe DP05 (For collecting runoff from DP03+DP04)	-	0.75	0.38	0.44	2.36	0.19	0.005	0.60	1.98	0.786	0.517	65.8%	OK
Proposed Underground Circular Pipe DP06 (For collecting runoff from DP02+DP05)	-	1.00	0.50	0.79	3.14	0.25	0.005	0.60	2.36	1.667	1.446	86.7%	OK
Proposed Underground Circular Pipe DP07-1 (For collecting runoff from DP01+DP06)	-	1.20	0.60	1.13	3.77	0.30	0.005	0.60	2.64	2.689	1.815	67.5%	OK
Proposed Underground Circular Pipe DP07-2 (For collecting runoff from DP01+DP06)	-	1.20	0.60	1.13	3.77	0.30	0.050	0.60	8.38	8.533	1.815	21.3%	OK
Proposed Underground Circular Pipe DP08 (For collecting runoff from UC07+ runoff from Catchment A12)	-	0.60	0.30	0.28	1.89	0.15	0.005	0.60	1.72	0.438	0.293	66.9%	OK
Proposed Underground Circular Pipe DP09 (For collecting runoff from UC10+UC11)	-	0.45	0.23	0.16	1.42	0.11	0.005	0.60	1.44	0.209	0.164	78.6%	OK
Proposed Underground Circular Pipe DP10 (For For discharging the collected runoff)	-	1.00	0.50	0.79	3.14	0.25	0.005	0.60	2.36	1.667	1.196	71.7%	OK

Legend

d = pipe diameter, m
r = pipe radius (m) = 0.5d
A_w = wetted area (m^2) = πr^2
P_w = wetted perimeter (m) = $2\pi r$
R = Hydraulic radius (m) = A_w/P_w
s = Slope of the total energy line
k_s = equivalent sand roughness, mm
V = Velocity of flow calculated based on Colebrook White Equation, m/s
Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s
Q_p = Estimated total peak flow from the Site during peak season, m^3/s

Drainage Capacity of Existing Precast Concrete Pipe before Upgrading Works

From	To	Description	Length	d	r	A_w	P_w	R	s	k_s	V	Q_C	Total Runoff	% of capacity	Remark
			m	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Intake within the Site	-	1.8	0.90	2.545	5.655	0.450	0.040	0.60	9.60	21.996	2.577	11.7%	OK
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Outlet at the watercourse	-	0.6	0.30	0.283	1.885	0.150	0.050	0.60	5.46	1.392	2.577	185.1%	"NOTOK

Legend

d = pipe diameter, m
r = pipe radius (m) = 0.5d
A_w = wetted area (m^2) = πr^2
P_w = wetted perimeter (m) = $2\pi r$
R = Hydraulic radius (m) = A_w/P_w
s = Slope of the total energy line
k_s = equivalent sand roughness, mm
V = Velocity of flow calculated based on Colebrook White Equation, m/s
Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s
Q_p = Estimated total peak flow from the Site during peak season, m^3/s

Remark

1. The gradinet of the exising precast concentrate pipe is based on the CCTV inspection report. The lowest gradients of each section are adotped for assessment as a conservative approach.

Drainage Capacity of Existing Precast Concrete Pipe after Upgrading Works (Option 1)

From	To	Description	Length	d	r	A_w	P_w	R	s	k_s	V	Q_C	Total Runoff	% of capacity	Remark
			m	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Intake within the Site	-	1.8	0.90	2.545	5.655	0.450	0.040	0.60	9.60	21.996	2.577	11.7%	OK
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Outlet at the watercourse	-	1.8	0.90	2.545	5.655	0.450	0.004	0.60	2.97	6.800	2.577	37.9%	OK
			-	1.8	0.90	2.545	5.655	0.450	0.002	0.60	2.14	4.895	2.577	52.6%	OK

Legend

d = pipe diameter, m
r = pipe radius (m) = 0.5d
A_w = wetted area (m^2) = πr^2
P_w = wetted perimeter (m) = $2\pi r$
R = Hydraulic radius (m) = A_w/P_w
s = Slope of the total energy line
k_s = equivalent sand roughness, mm
V = Velocity of flow calculated based on Colebrook White Equation, m/s
Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s
Q_p = Estimated total peak flow from the Site during peak season, m^3/s

Drainage Capacity of Existing Precast Concrete Pipe after Upgrading Works (Option 2)

From	To	Description	Length	d	r	A_w	P_w	R	s	k_s	V	Q_C	Total Runoff	% of capacity	Remark
			m	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Intake within the Site	-	1.8	0.90	2.545	5.655	0.450	0.040	0.60	9.60	21.996	2.577	11.7%	OK
Sand Trap / Manhole	Existing Stream	Exising Precast Concentrate Pipe (Circular) - Section near the Outlet at the watercourse	-	1.2	0.60	1.131	3.77	0.300	0.006	0.60	2.96	3.008	2.577	85.7%	OK

Legend

d = pipe diameter, m
r = pipe radius (m) = 0.5d
A_w = wetted area (m^2) = πr^2
P_w = wetted perimeter (m) = $2\pi r$
R = Hydraulic radius (m) = A_w/P_w
s = Slope of the total energy line
k_s = equivalent sand roughness, mm
V = Velocity of flow calculated based on Colebrook White Equation, m/s
Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s
Q_p = Estimated total peak flow from the Site during peak season, m^3/s

Drainage Capacity of Watercourse at the Assessment Point

Description	Description	Shape	Width	Depth	Leg	Radius	Start Level	End Level	Slope (s)	Cross Section Area, m2	Wetted Perimeter	Hydarallus Radius, m	Manning Roughness Coefficient	Mean Velocity, m/s	Capacity Flow, m3/s	Total Runoff, m3/s	% of capacity	Remark
Catchment A	Capacity of the Channel	Rectangular	3.56	2.42	--	--	--	--	0.01	8.61	8.40	1.03	0.018	3.99	34.393	0.906	2.6%	OK

Appendix H SIZING OF RETENTION TANK

Design Parameters			Remarks
Return Period	50	years	
Q=0.278CiA			
Catchment surface area (Site only)	21000	m^2	
Peak Surface Runoff from Site			
Before Development	0.369	m^3/s	
After Development	1.275	m^3/s	
Increment of runoff Q1	0.906	m^3/s	
Duration of storm event= time t	30	min	
			30min is assumed as the retention time
Volume = Q1x t			
Volume=	1630.8	m^3	
Required Volume	978.48	m^3	
L	16	m	Assume 60% of the time at peak flow
D	25	m	
W	2.5	m	
Design Volume	1000	m^3	

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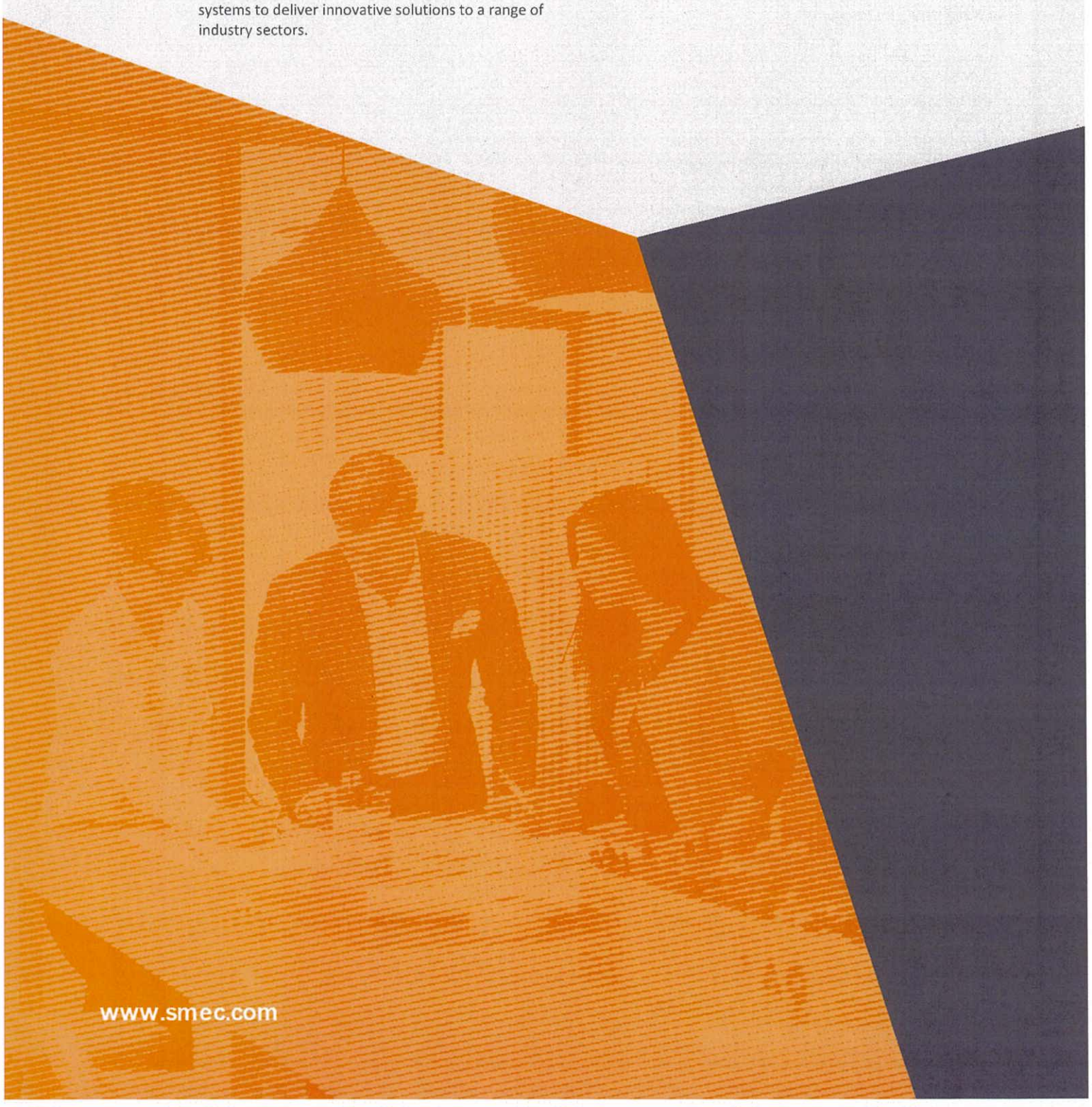
SMEC is recognised for providing technical excellence and consultancy expertise in urban, infrastructure and management advisory. From concept to completion, our core service offering covers the life-cycle of a project and maximises value to our clients and communities. We align global expertise with local knowledge and state-of-the-art processes and systems to deliver innovative solutions to a range of industry sectors.



www.smec.com

Re: [Compliance] S.16 Application No. A/YL-PH/804 - Compliance with approval condition (c)

Matthew Ng <matthewng@r-riches.com.hk>
Mon 11/10/2021 17:07

To: Todd WAN (ttwwan@pland.gov.hk) <ttwwan@pland.gov.hk>
Cc: ochlung@pland.gov.hk <ochlung@pland.gov.hk>;Bon Tang <bontang@r-riches.com.hk>;Grace Wong <gracewong@r-riches.com.hk>;Orpheus Lee <orpheuslee@r-riches.com.hk>

Dear Todd,

I refer to your email to our Orpheus LEE regarding the subject application, attached herewith the RtoC table to respond to DSD's comments on the submission for compliance with approval condition (c).

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
T: (852) 2339 0884 | **F**: (852) 2323 3662 | **M**: (852) 5382 1014 | **E**: matthewng@r-riches.com.hk
A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

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From: ttwwan@pland.gov.hk <ttwwan@pland.gov.hk>
Sent: 11 October 2021 16:16
To: Orpheus Lee <orpheuslee@r-riches.com.hk>
Cc: ochlung@pland.gov.hk <ochlung@pland.gov.hk>
Subject: Re: Fw: [Compliance] S.16 Application No. A/YL-PH/804 - Compliance with approval condition (c)

Good afternoon Orpheus

Further to your latest submission on 7.10.2021, please find DSD's comments as follows for your consideration / further action:

- the applicant should confirm if he is committed to implementing the proposed retention tank drainage system, to which DSD has no objection in principle to from public drainage point of view; and

- if the current approval condition (c) of application no. A/YL-PH/804 is considered to be complied with, the applicant should confirm if he is committed to providing supplementary information to address the following outstanding technical issues on the drainage proposal as part of discharging approval condition (d) of planning application no. A/YL-PH/804 (the implementation of drainage proposal):

- Supporting calculation and documents to justify the applicant's assumption on the capacity of the existing watercourse are not provided that the drainage impact from the proposed development to the existing watercourse for either Option 1 or Option 2 without the retention tank have not yet been ascertained

- Supporting calculation and documents shall be provided to justify the proposed 30 minutes retention time of the proposed retention tank

- Paragraph 3.4.9: Please clarify if "sewerage capacity" in line 2 should read "drainage capacity".

Best regards
Todd Wan
TP/FS5, FSYLE DPO, PlanD
Tel.: 3168 4051

From: Orpheus Lee <orpheuslee@r-riches.com.hk>
To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>
Cc: Otto LUNG <ochlung@pland.gov.hk>, Bon Tang <bontang@r-riches.com.hk>, Matthew Ng <matthewng@r-riches.com.hk>, Grace Wong

<gracewong@r-riches.com.hk>
Date: 07/10/2021 16:48
Subject: [Compliance] S.16 Application No. A/YL-PH/804 - Compliance with approval condition (c)

Dear Sir,

We are writing to submit a revised drainage proposal for compliance with approval condition (c) of the subject application, i.e. the submission of drainage proposal (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) 5313 3221 or the undersigned at your convenience.

Kind Regards,

Orpheus LEE
Planning and Development Consultant

R-riches Property Consultants Limited
T: (852) 2339 0884 | **F**: (852) 2323 3662 | **M**: (852) 5964 4378 | **E**: orpheuslee@r-riches.com.hk
A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

(i) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Ivan YIM; Tel: 2300 1257)**	
(a)	The applicant should confirm if he is committed to implementing the proposed retention tank drainage system, to which DSD has no objection in principle to from public drainage point of view; and	Please be confirmed that the applicant is committed to implementing the proposed retention tank drainage system.
(b)	If the current approval condition (c) of application no. A/YL-PH/804 is considered to be complied with, the applicant should confirm if he is committed to providing supplementary information to address the following outstanding technical issues on the drainage proposal as part of discharging approval condition (d) of planning application no. A/YL-PH/804 (the implementation of drainage proposal):	Please be confirmed that the applicant is committed to providing supplementary information to address the following outstanding technical issues on the drainage proposal as part of discharging approval condition (d) of planning application no. A/YL-PH/804 (the implementation of drainage proposal).
	- Supporting calculation and documents to justify the applicant's assumption on the capacity of the existing watercourse are not provided that the drainage impact from the proposed development to the existing watercourse for either Option 1 or Option 2 without the retention tank have not yet been ascertained.	
	- Supporting calculation and documents shall be provided to justify the proposed 30 minutes retention time of the proposed retention tank.	
	- Paragraph 3.4.9: Please clarify if "sewerage capacity" in line 2 should read "drainage capacity".	Please be confirmed that the "sewerage capacity" in line 2 is read "drainage capacity".

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-PH/797	Proposed Temporary Shop and Services (Vehicle Parts) for a Period of 3 Years	21.12.2018
A/YL-PH/847	Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Storage and Office for a Period of 5 Years	1.9.2020

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- based on the FI submitted by the applicant (**Appendix Ib**), he has no further comment on the planning application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

3. Environment

Comments of Director of Environmental Protection (DEP):

- there was no environmental complaint received in the past 3 years; and
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP.

4. Drainage

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

- no objection in-principle to the application from the public drainage point of view;
- no adverse comment on the submitted drainage proposal in **Appendix Ib**; and
- should the application be approved, the applicant is required to implement and maintain the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to the satisfaction of his department; and
- the FSIs proposal in **Appendix Ib** is considered acceptable. Should the application be approved, the applicant is required to implement the accepted FSIs proposal for the Site.

6. **Building Matters**

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

- no objection to the application.

7. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no specific comment on the application.

9. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD), the Director of Environmental Protection (DEP) and the Commissioner of Police (C of P) have no adverse comment on / no objection to the application.

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer / Yuen Long, Lands Department (DLO/YL, LandsD) that:

- 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 prior approval of the Government;
- no permission is given for occupation of the government land (GL) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
- within the Site, part of the private lots is covered by Short Term Waiver (STW) (STW No. 4738) in Lot 861 S.A in D.D. 111, under which the permitted use is open storage of vehicles and vehicle parts; and
- should the application be approved, the STW owner(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lot owner(s) of the Lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL portion from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;

(b) to note the comments of the Commissioner for Transport (C for T) that:

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicles is allowed to queue back or reverse onto/ from public road at any time during the planning approval period;

(c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- his department does not and will not maintain any access connecting the Site and Kam Tin Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

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

- the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;

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

- the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation;

- the applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and

- the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of drainage works;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- regarding the implementation of the accepted FSIs proposal, the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services; and

- the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

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

- if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;

- before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;

- 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;

- 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;

- 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

- detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	211208-153203-83475
提交限期 **Deadline for submission:**	28/12/2021
提交日期及時間 **Date and time of submission:**	08/12/2021 15:32:03
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-PH/900
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. LAM KA HING

意見詳情
Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2021年12月27日星期一 2:50
收件者: tpbpd
主旨: A/YL-PH/900 DD 111 Ha Che, Pat Heung

A/YL-PH/900

Lots 861 S.A (Part) and 861 S.C (Part) in D.D. 111 and Adjoining Government Land, Ha Che, Pat Heung Site area : About 1,443sq.m Includes Government Land of about 53sq.m

Zoning : "Open Storage"

Applied use : Shop and Services with Ancillary Storage / 5 Years / 5 Vehicle Parking

Dear TPB Members,

Application 847 was approved on 1 Sept 2020 but to date conditions have not been fulfilled.

However Applicant is seeking approval for a larger site.

Perhaps members should consider withholding approval while 847 is not in compliance.

Mary Mulvihill