

2023年 5月 22日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 22 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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/YC-PH/1954
	Date Received 收到日期	22 MAY 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

騰珀發展有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗八鄉丈量約份第108約地段第15號B分段 (部分) Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,207 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) 「住宅(丁類)」
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 15/05/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 15/05/2023 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Logistics Centre and Ancillary Parking of Vehicles 臨時物流中心及附屬泊車位 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,733sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,167sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,207sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,207sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... 構築物1：臨時物流中心，面積不多於4127平方米，1層高，高度不多於13米。 構築物2：辦公室，每層面積不多於40平方米，2層高，高度不多於6米，總面積不多於80平方米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	3
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>在申請地點做好排水工程</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

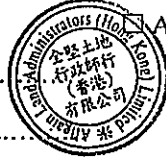
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）



Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Manager

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

15/05/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第108約地段第15號B分段 (部分) Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
Site area 地盤面積	5,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
Zoning 地帶	Residential (Group D) 「住宅(丁類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Logistics Centre and Ancillary Parking of Vehicles 臨時物流中心及附屬泊車位

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,207 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.713 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	70.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	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) <hr/>		3個中型貨車停車位
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
位置圖 Location Plan, 地盤平面圖 Site Plan		
行車路線圖 Vehicular Access Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

元朗八鄉丈量約份第 108 約地段第 15 號 B 分段 (部分)

擬議臨時物流中心及附屬泊車位 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

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

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關元朗八鄉丈量約份第 108 約地段第 15 號 B 分段(部分)的規劃申請，擬在上述地段申請為期三年的臨時物流中心及附屬泊車位。
2. 申請地點位於元朗八鄉的粉錦公路附近，在《八鄉分區計劃大綱核准圖編號 S/YL-PH/11》上劃為「住宅(丁類)」用途。
3. 申請地盤面積為約 5,900 平方米，上蓋總面積為 4167 平方米，露天地方面積為 1,733 平方米，上蓋覆蓋率為 70.6 %。
4. 申請地點將設有兩個構築物，總樓面面積不多於 4,207 平方米，用途如下：
構築物 1：物流中心，面積不多於 4,127 平方米，1 層高，高度不多於 13 米；構築物 2：辦公室，每層面積不多於 40 平方米，2 層高，高度不多於 6 米，總面積不多於 80 平方米。
5. 申請地點涉及三個中型貨車(24 噸)的停車位，每個停車位的呎吋為 3.5 米 x 11 米，不設任何重型貨車或貨櫃車車位。
6. 申請地點可從粉錦公路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。

申請原因

1. 申請地點的面積約為 5,900 平方米，根據八鄉分區計劃大綱核准圖編號 S/YL-PH/11，申請地點現時被規劃為「住宅(丁類)」。
2. 申請地點範圍屬集體政府租契批租的舊批農地，並涉及之前的規劃申請：A/YL-PH/897，因申請人已向地政處申請短期豁免書 (STW)，並正在等相關部門審批，所以無法完成相關附帶條件，需重新入申請。待地政處的文件批出後，申請人會繳付相關費用及依足地政處的規定搭建構築物。
3. 擬議申請用途為臨時物流中心，不屬於「住宅(丁類)」地帶內第一欄或第二欄的准許用途，按照城規會條例，需向城規會作出申請，城規會視乎情況考慮，在有條件或無條件的情況下批出為期不超過 3 年的規劃許可。
4. 申請地點所在位置全部範圍屬於規劃指引編號 13G 的「第二類地區」範圍。按規劃指引編號 13G 的擬作「露天貯物及港口後勤用途」內說明，「第二類地區」指大多數是未有清晰規劃意向或既定發展計劃的地區；會受即將展開的大型基建工程影響的地區；坐落或鄰近在《城市規劃條例》下定為「現有用途」、以及 / 或是先前曾獲批規劃許可作露天貯物、港口後勤或其他類型棕地用途的地點群的地區。此外，有關地區不應是發生水浸機會高的地區。。申請人或須提交技術評估，以證明擬議用途不會對附近地區造成不良的排水、交通、視覺、景觀和環境影響。如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長 3 年的臨時規劃許可。
5. 申請地點附近已存在貨櫃場及與本規劃申請相類似的物流中心用途，因此本申請用途與周遭環境並非不協調。而大部份於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的規劃許可。

6. 由於政府要落實洪水橋及廈村分區計劃大綱圖的發展，並已對部份土地進行收地，此舉影響了一些「露天貯物及港口後勤用途」的用地。申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求。
7. 擬議發展只是臨時三年的性質，政府現在還未展開收回土地發展的關係，「住宅(丁類)」的規劃意向於未來三年將難以實現，所以擬議發展不會影響用途地帶的長遠規劃意向。
8. 申請用途不會破壞「住宅(丁類)」地帶上的一草一木，只是利用現時的硬地面作臨時物流中心及附屬停車位，不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
9. 申請地點涉及 1 個私家地段，申請地型不規則，現時土地已平整，是硬地面，不用進行任何斬樹、填泥、鑽土等損害環境的工作。
10. 申請地點的營運時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。必要的運輸工作，會安排在日間非繁忙時間進行，營運時間以外不會進行任何運輸工作。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准元朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）作為期三年的臨時物流中心及附屬泊車位。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及兩個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

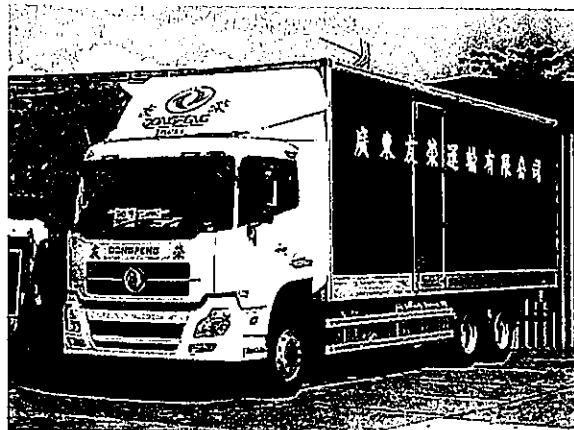
申請地點有行車通道連接粉錦公路，該行車通道少有行人，已經早已平整，平均闊度有 6 米以上，由於道路屬私人土地，申請人和業主也會負責參與管理、維修及保養工作。



3. 擬議發展的交通安排

申請用途涉及 3 個中型貨車停車位，總重量為 24 公噸以內，不涉及任何重型貨車或貨櫃車或拖頭，申請地點設有 15 米直徑的車輛迴旋空間供車輛掉頭，貨車不會以倒車方式進入。擬議發展不會對附近交通造成不良影，不

會構成道路安全問題，申請人亦保證不會有超過 24 噸的車輛進入申請地點。



24 噸中型貨車

4. 環境方面

申請人會按照環保署對臨時物流中心的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時物流中心，不涉及任何機械加工，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時物流中心，只在星期一至星期六上午八時至下午六時營業，星期日及公眾假期全日休業；而附近主要都物流中心及港口後勤用途，甚少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按照指引興建化糞池。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准元
朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）作為期不超過三年
的臨時物流中心及附屬泊車位。

有關第 16 條規劃申請編號

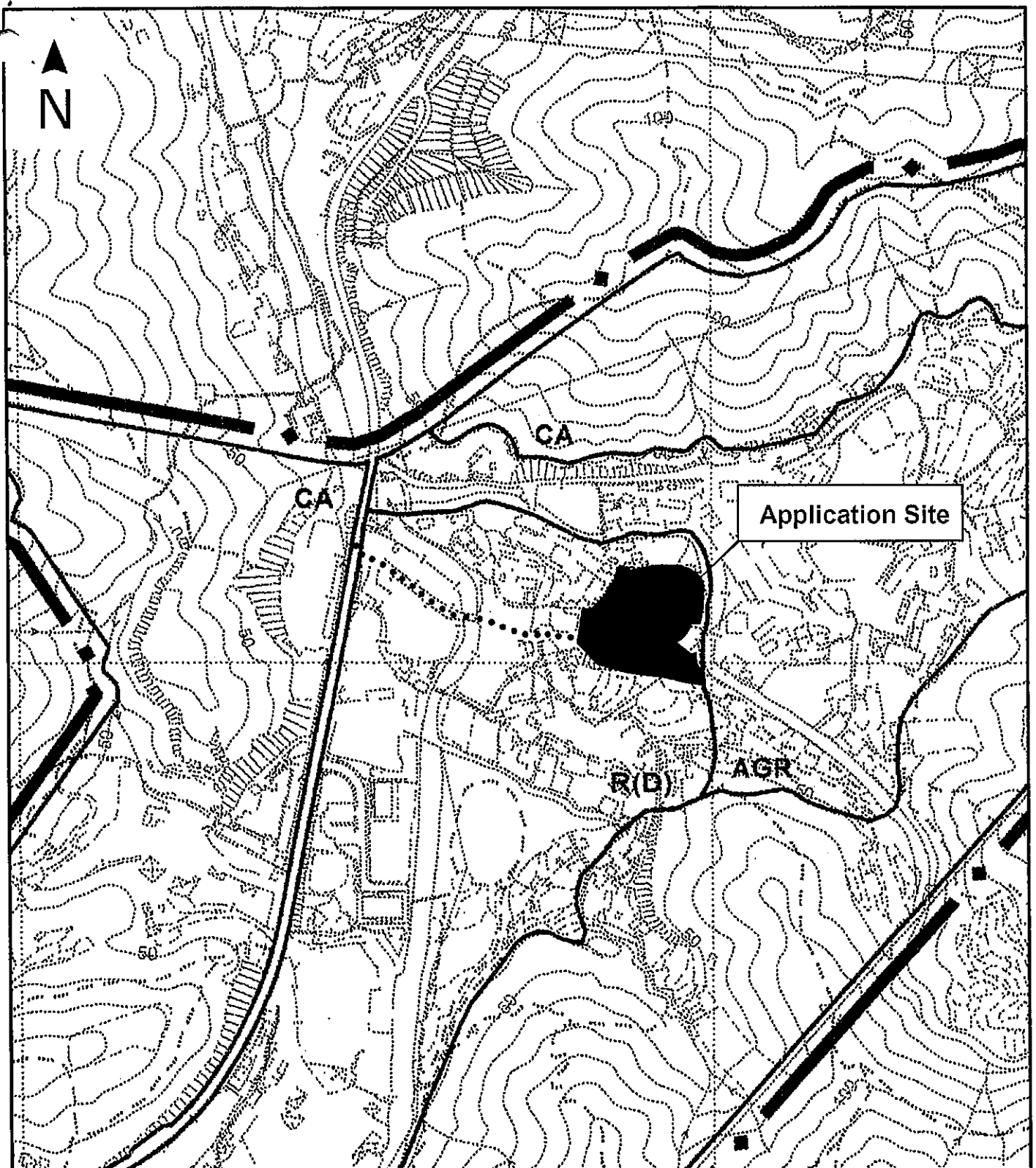
擬議申請用途：臨時物流中心及附屬泊車位

丈量和地段編號：元朗八鄉丈量約份第 108 約地段第 15 號 B 分段（部分）

預計中型貨車(24 噸) 進出流量報告
(星期一至星期六)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	1
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years at Lot 15 S.B(part) in D.D. 108, Pat Heung, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



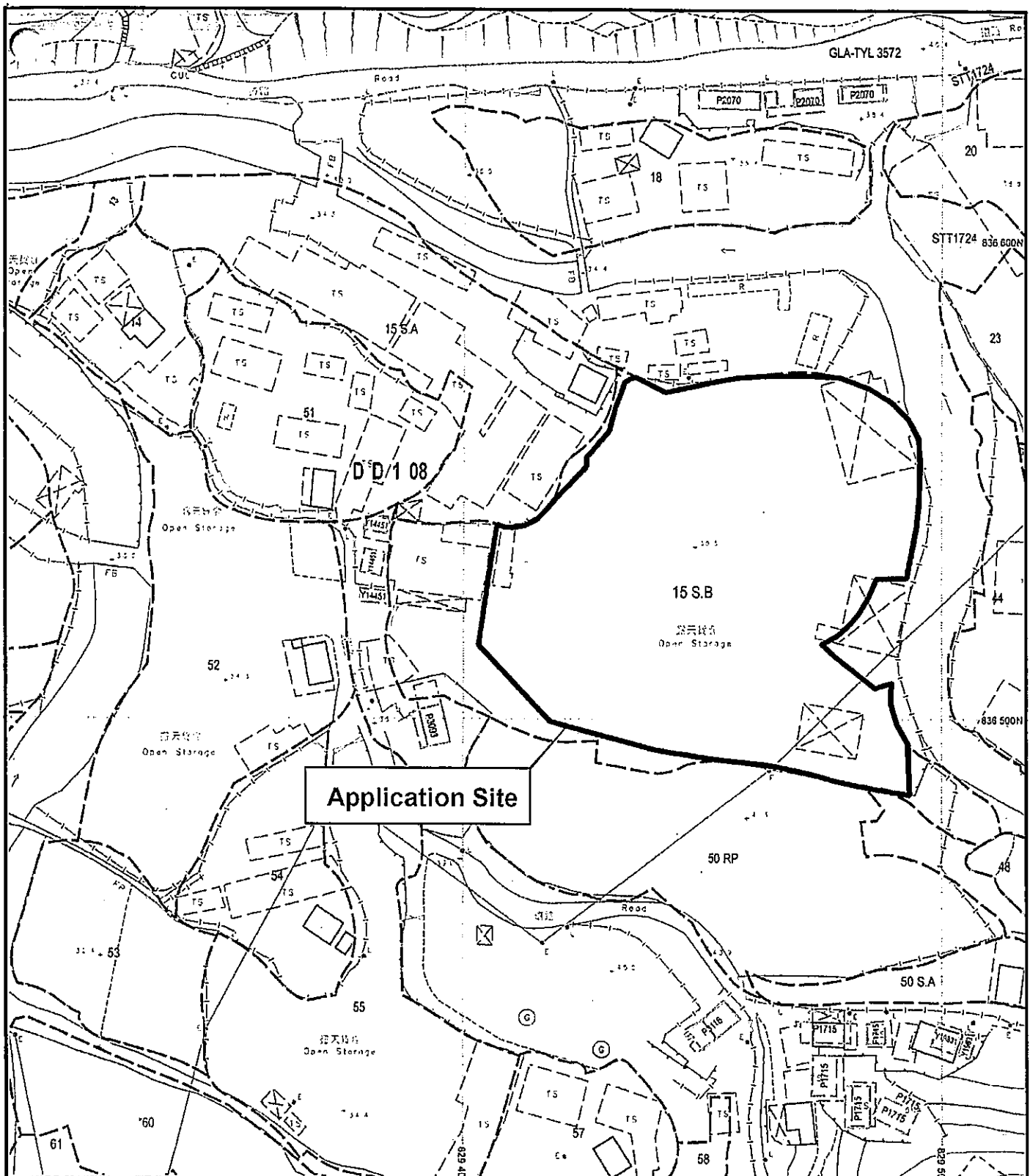
Drawing No. 圖號:

20230513

Remarks 備註:

... Vehicular access leading from Fan Kam Road

Scale 比例:



Application Site

Project 項目名稱:

Proposed Temporary Logistics Centre
and Ancillary Parking of Vehicles for a
Period of 3 Years at Lot 15 S.B(part)
in D.D. 108, Pat Heung, Yuen Long,
New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

20230513



Remarks 備註:

Scale 比例:

Structure 2

Converted container
for site office use
GFA: Not exceeding 80m²
No. of storey: 2
Height: Not exceeding 6m

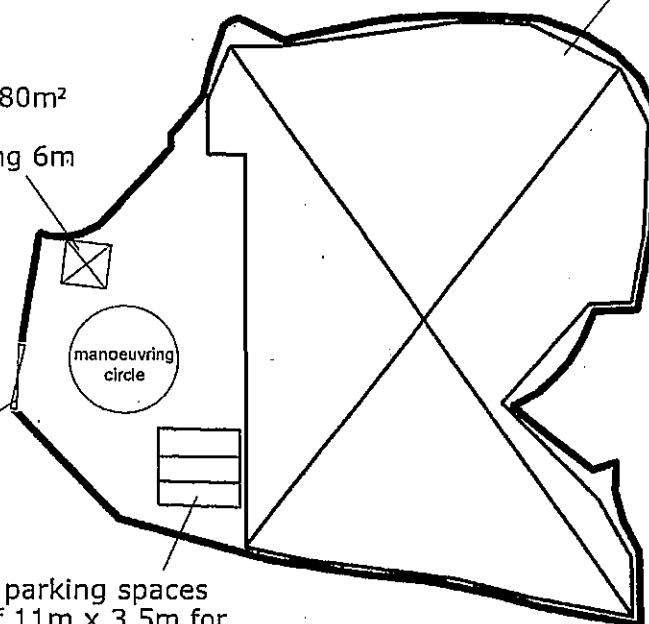
Ingress/Egress

manoeuvring
circle

3 parking spaces
of 11m x 3.5m for
medium goods
vehicle

Structure 1

Logistics Centre
GFA: Not exceeding 4,127m²
No. of Storey: 1
Height: Not exceeding 13m



Project 項目名稱:

Proposed Temporary Logistics Centre
and Ancillary Parking of Vehicles for a
Period of 3 Years at Lot 15 S.B(part)
in D.D. 108, Pat Heung, Yuen Long,
New Territories

Drawing Title 圖紙標題:

Layout Plan



Drawing No. 圖號:

20230513

Remarks 備註:

Scale 比例:

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



AYL-PH/954 - 補充資料
01/06/2023 07:34

From: Chong Hermose <
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "pplngan@pland.gov.hk" <pplngan@pland.gov.hk>
File Ref:

2 attachments



AYL-PH-954 FS Plan.pdfTemporary Drainage Proposal for AYL-PH954 (Issue 1).pdf

城規會/規劃處：

有關規劃許可：A/YL-PH/954

現附上補充資料（消防圖、渠務圖），請查收。

謝謝。

Ms Chong

(

F.S. NOTES

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 3022), FSD CIRCULAR LETTERS AND THE HONG KONG FIREWORKS STANDARDS REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE CAPABLE TO RESIST MEDIUM GRADE WATER IMPINGEMENT UP TO 150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K100 WHERE APPROPRIATE ABOVE 150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE PLACES SHALL BE MADE OF DUCTILE IRON.
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE, SHOCK EXTRACTOR SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TURN.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2"/1.5" FIBREGLASS WATER TANK VIA THE HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE THE PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTIVATION OF ANY BREAKGLASS UNIT FITTED ASOFC EACH HOSE REEL SET.
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & RED WARNING PLATE.
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLIP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE PUMP.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845:2015 (INCLUDING TECHNICAL BULLETIN, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE INSTALLATION WILL BE DOMESTIC INSULATED GROUP II.
- 3.2 ONE NEW 125mm SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TANK MAIN WATER SUPPLY WILL BE FED FROM SINGLE DGL.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN ITS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSEQUENT STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLIP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWING:
 - INCHES CLASS I (STANDARD RAISED GROUP II)
 - TYPE OF STORAGE: POST-PALLED (SPE)
 - EXPOSURE CATEGORY: CATEGORY I
 - MAXIMUM STORAGE HEIGHT: 12m
 - SPRINKLER PROTECTION: CEILING PROTECTION ONLY
 - MAXIMUM STORAGE AREA: 30m²

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1:2017 AND FSD CIRCULAR LETTER 6/2021.
- 4.2 NEW BREAKGLASS (DGL) AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-PART 1:2018 AND BS EN 1838:2015, FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTING SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. DGL SETS

- 6.1 ALL DGL SETS/DIRECTIONAL DGL SETS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-PART 1:2018 AND FSD CIRCULAR LETTER NO. 4/2021 FOR THE BUILDING. DGL SETS/DIRECTIONAL DGL SETS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HOSE REEL	EMERGENCY LIGHT	SFG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (WITH MONITORING)	SPRINKLER INLET	SFG DRY POWDER FIRE EXTINGUISHER

Structure 1 Openable Windows Calculation
Area of Structure 1 = 6666sqm
Area of High Rise Window (2.8mH) x 15m = 300 sq.m.
Total openable window area = 300 sq.m.
= 4.5% of floor area

Rain Shelter 282m²(Above)

Structure 1
Logistics centre
GPAL 4.55m²(Above)
No of Storey: 1
Height: 13m(Above)

PROJECT : Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years in "Transitional (Temporary)" Zone, Lot 16 S.B. (Part) in D.D. 108, Pat Heung, Yuen Long.	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	CONTRACTOR : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	FIRE SERVICE CONTRACTOR : CENTURY FIRE SERVICE ENGINEERING CO., LTD.	DATE : 30 MAY 2023	DRAWING NO : FS-01	REV : 0
				SCALE : 1:250 (A0)		SOURCE : S.O.D., Ref. 60	
				APPROVED BY :		F.S.D. Ref. FP	

ISSUE 1

TEMPORARY DRAINAGE PROPOSAL (FINAL)

**APPLICATION SITE OF PROPOSED TEMPORARY
LOGISTICS CENTRE AND ANCILLARY PARKING OF
VEHICLES FOR A PERIOD OF 3 YEARS AT LOT 15
S.B (PART) IN D.D. 108, PAT HEUNG, YUEN LONG**

PROJECT NO. AGLA/TDM/014

PREPARED FOR

APPLICATION NO. A/YL-PH/954

31 MAY 2023

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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years at Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long.

1.2 Objectives of the Report

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

1.3 Report Structure

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

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Pat Heung, Yuen Long with an area of around 5,900m² and ground level varying between + 36.8mPD and + 41.0 mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Residential (Group D)" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

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

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

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

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

3.2 Calculation Methodology for Runoff

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

$$Q_p = 0.278 C i A$$

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

3.2.2 The paved area of the site will account for 5,900m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Pat Heung, Yuen Long with an area of around 5,900m² and ground level varying between + 36.8mPD and + 41.0 mPD.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

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

	BEFORE	AFTER
Grassland (m ²)	0	0
Paved Area (m ²)	5,900	5,900
External Catchment Area	360	360
Total Catchment Area (m ²)	6,260	6,260

4.3 Potential Drainage Impact

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

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
600mm UC	0.422	0.706	40%

Note:

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

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

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.422m³/s, which is within the drainage capacity of the proposed 600mm u-channel of 0.706m³/s with gradient 1:100, the reserve capacity is 40%.
- 4.3.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

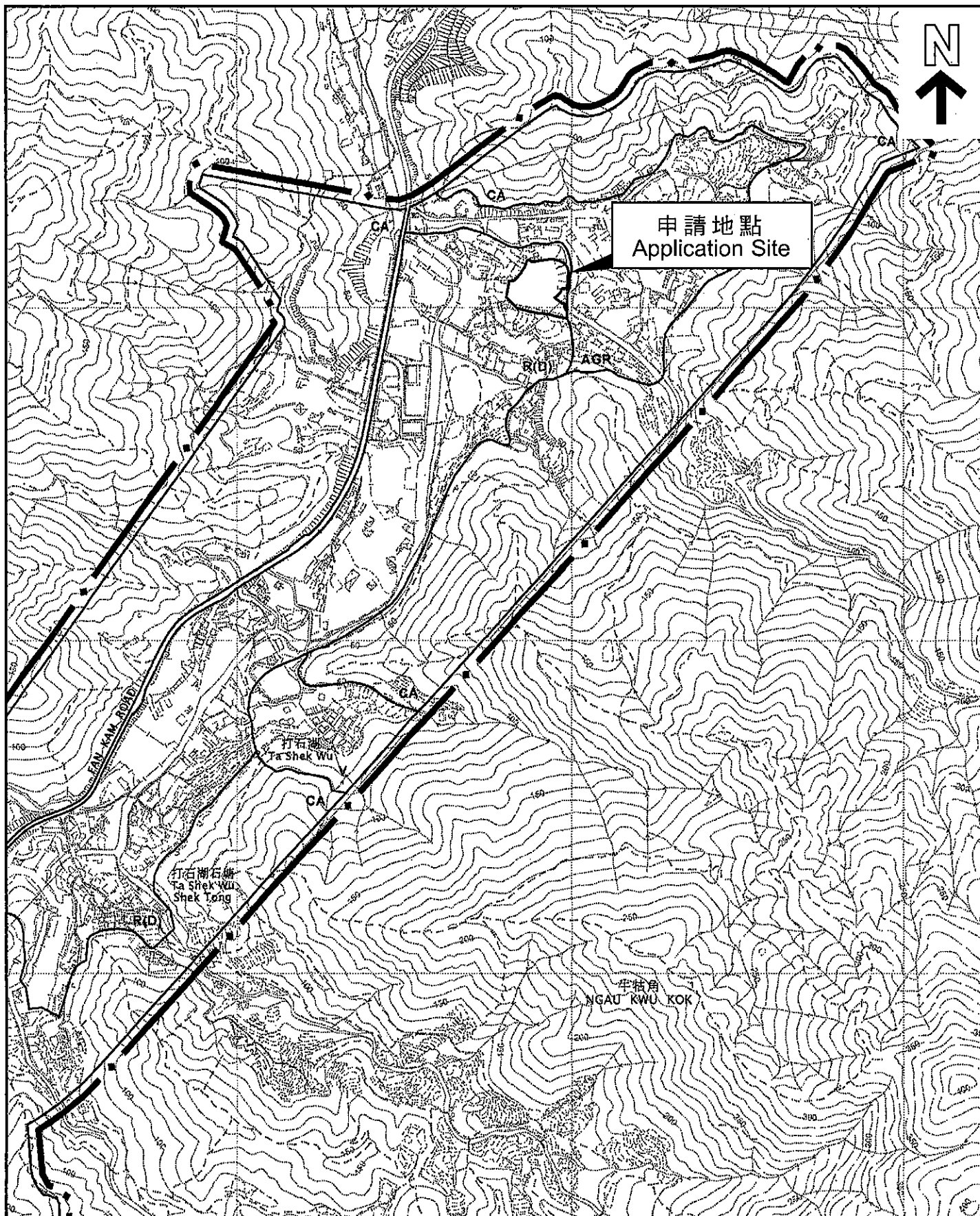
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 5,900m² consists of the site area of the proposed Application Site only and external catchment area of 360m² had been identified.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

本摘要圖於2021年10月22日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-PH/11
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON OUTLINE ZONING
PLAN No. S/YL-PH/11 APPROVED ON
17.10.2006

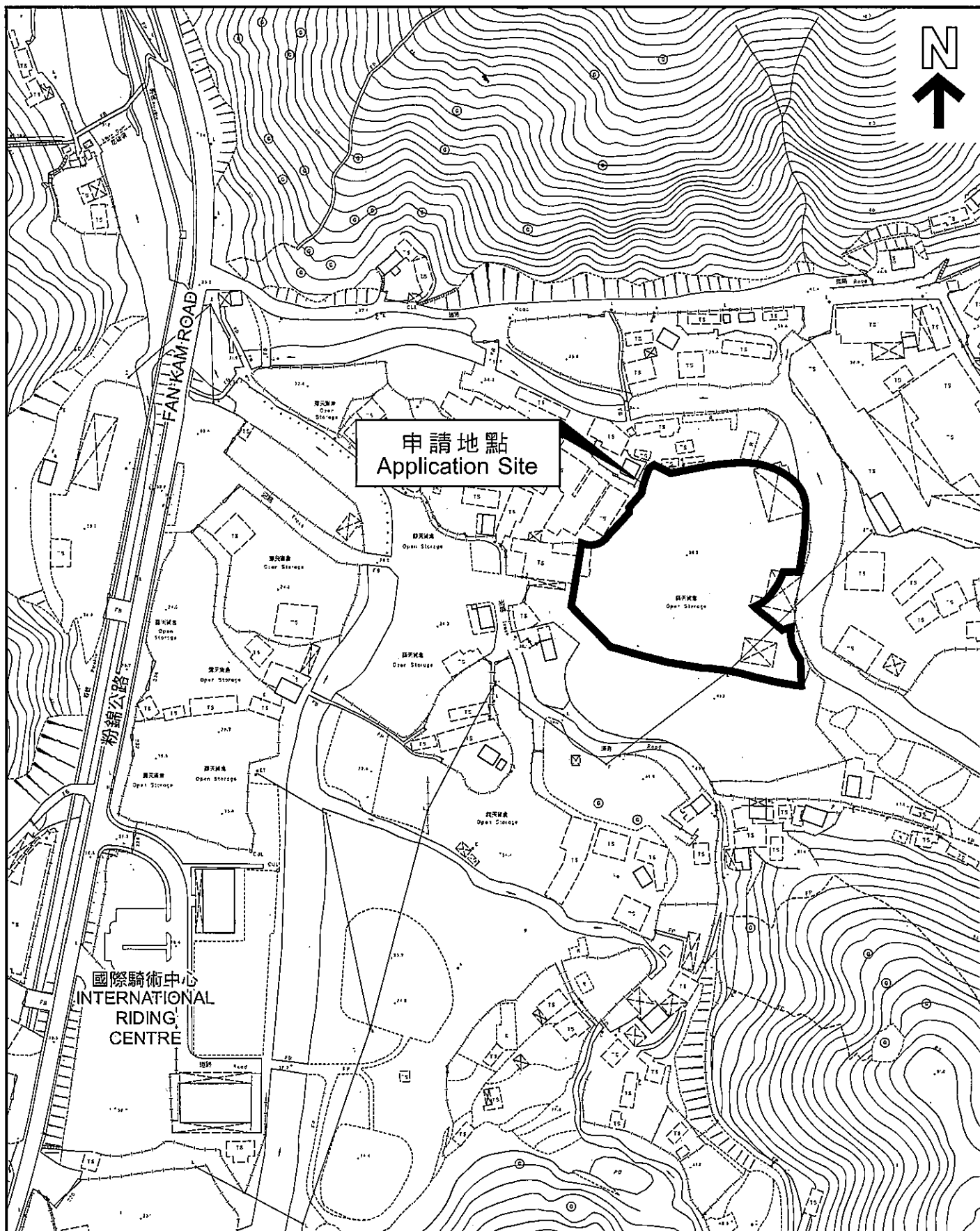
SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

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

參考編號
REFERENCE No.

A/YL-PH/897

APPENDIX B
LAYOUT PLAN



平面圖 SITE PLAN

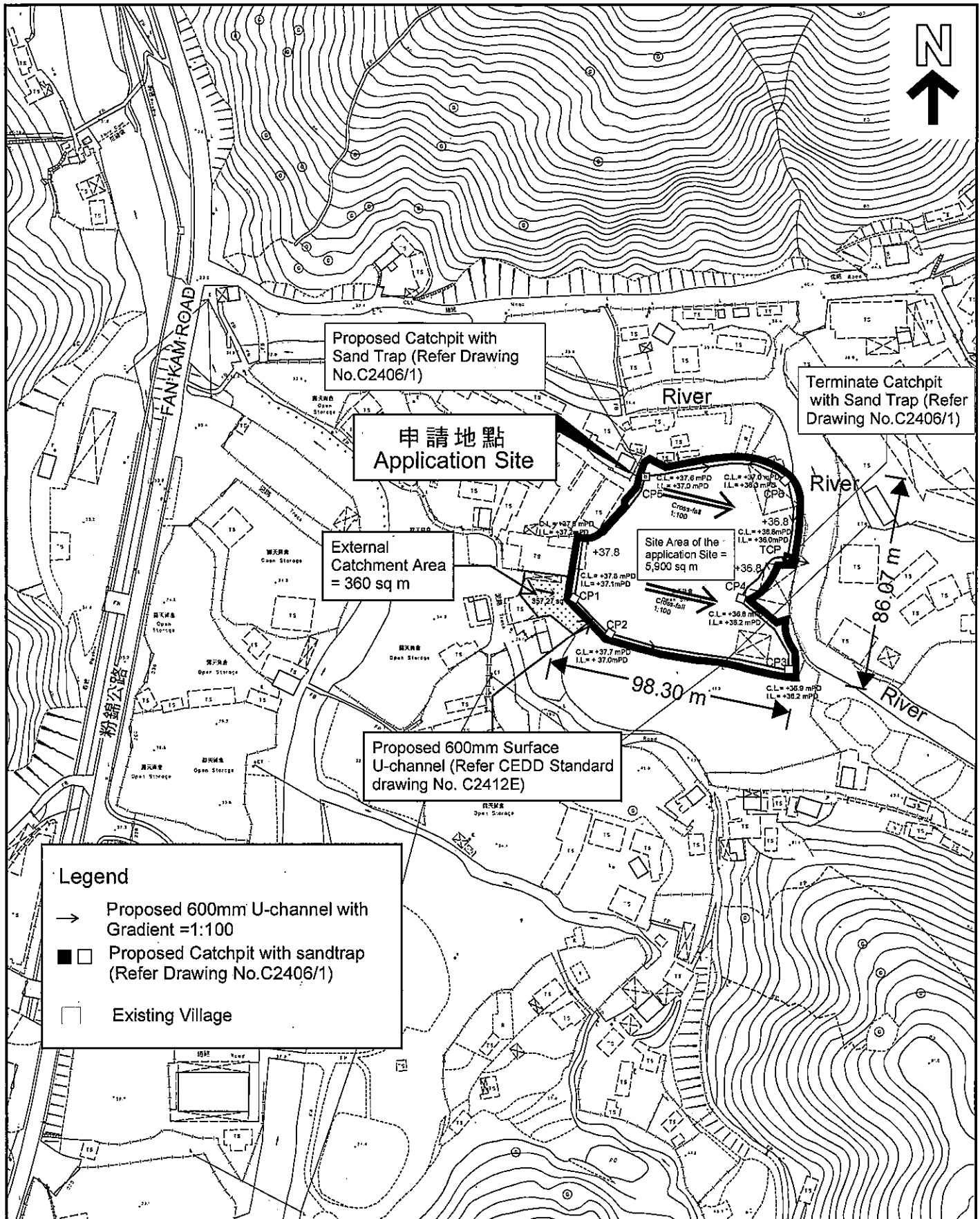
本摘要圖於2021年10月22日擬備，
所根據的資料為測量圖編號2-SE-25D
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON SURVEY SHEET
No. 2-SE-25D

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

參考編號
REFERENCE No.

A/YL-PH/897

APPENDIX C
PROPOSED DRAINAGE PLAN



本摘要圖於2021年10月22日擬備，
所根據的資料為測量圖編號2-SE-25D
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON SURVEY SHEET
No. 2-SE-25D

Appendix C - Proposed Drainage Plan

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

參考編號
REFERENCE No.

A/YL-PH/897

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

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

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	5900.0
External Catchment Area	1.00	360.0 m ²
Total Catchment Area	1.00	6260.0 m ²

Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L

Time of concentration of natural catchment, t_0 Length of drain, L_i Velocity, V_i Flow time, t_f Time of concentration, t_c

Storm constants for 200-year return period:

Extreme mean intensity, i_{200yr}

Design flow, Q

600mm u-channel capacity

Diameter

Cross-sectional area of 600mm U-channel

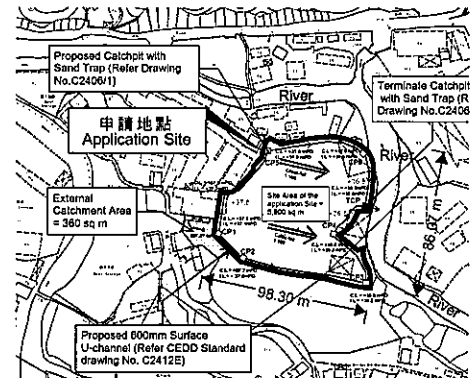
Gradient

flow velocity

Design Capacity

Reserve capacity

For conservative, all the U-channel along the site boundary shall be 600mm.



$$= 1 / 100m$$

$$= 6260 \text{ m}^2$$

$$= 30 \text{ m}$$

$$= 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

$$= 1.81 \text{ min.}$$

$$= 30 \text{ m}$$

$$= 2.197 \text{ m/s}$$

$$= \Sigma (L_i / V_i)$$

$$= 0.2276307 \text{ min.}$$

$$= t_0 + t_f$$

$$= 2.04 \text{ min.}$$

$$a = 451.3$$

$$b = 2.46$$

$$c = 0.337$$

$$= a / (t_d + b)^c$$

$$= 242.59975 \text{ mm/hr}$$

$$< 405.000 \text{ mm/hr}$$

$$= 0.278 \Sigma K A$$

$$= 0.422 \text{ m}^3/\text{s}$$

$$= 600 \text{ mm}$$

$$= 0.3214 \text{ m}^2$$

$$= 0.01$$

$$= 2.197 \text{ m/s}$$

$$= 0.706 \text{ m}^3/\text{s}$$

$$> 0.422 \text{ m}^3/\text{s}$$

$$= 40\%$$

OK

SDM 7.5.2

SDM 7.5.2

SDM Table 3

SDM 4.3.2

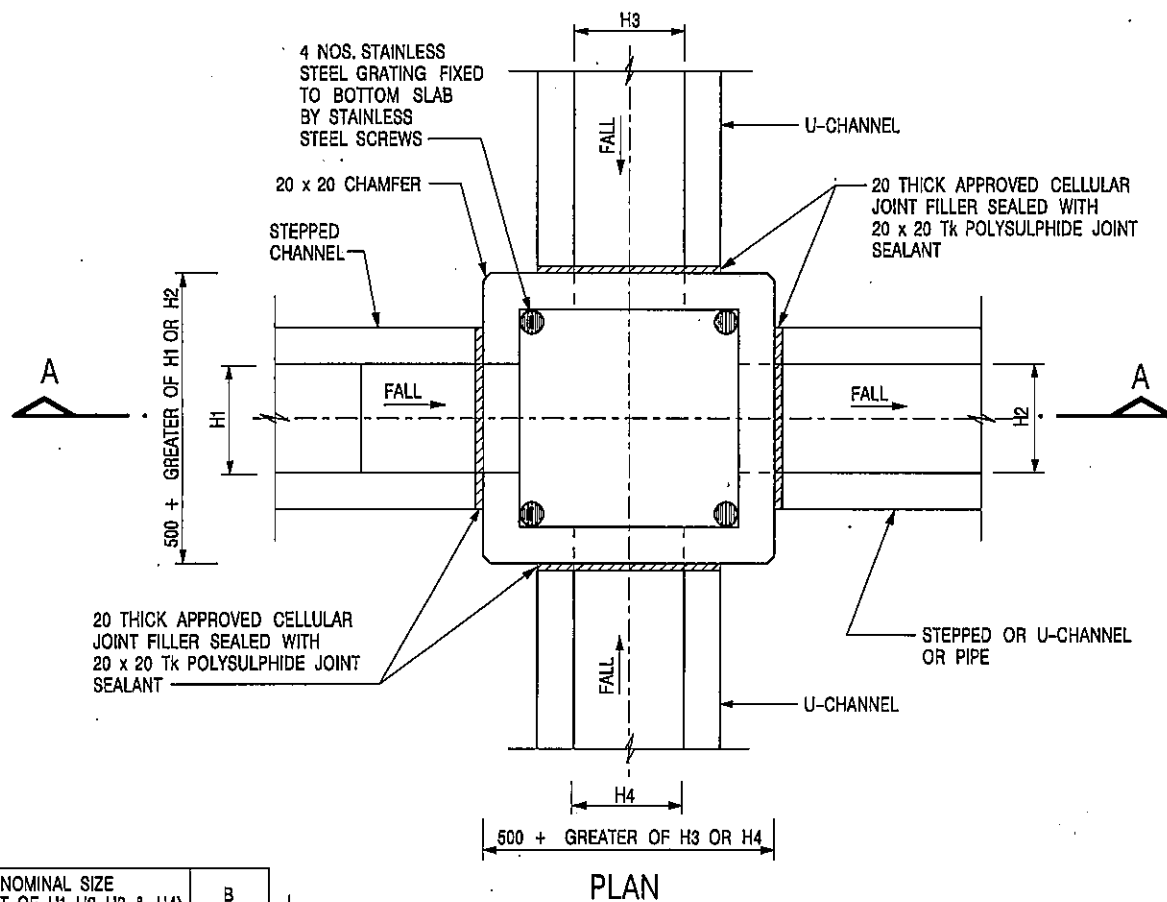
GMS Fig 8.2

SDM 7.5.2

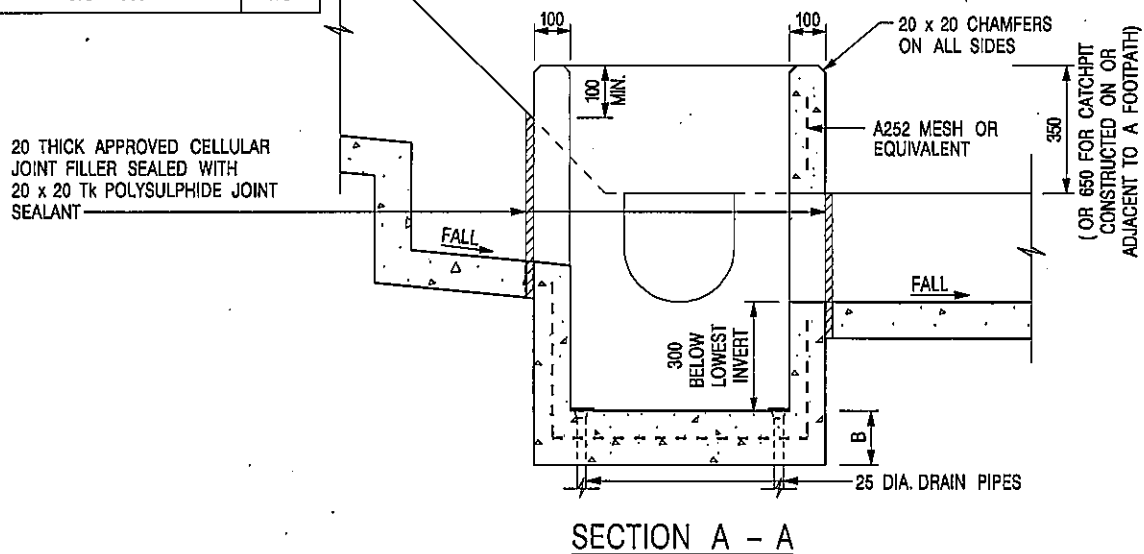
Manning's Eq.

APPENDIX E

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



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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

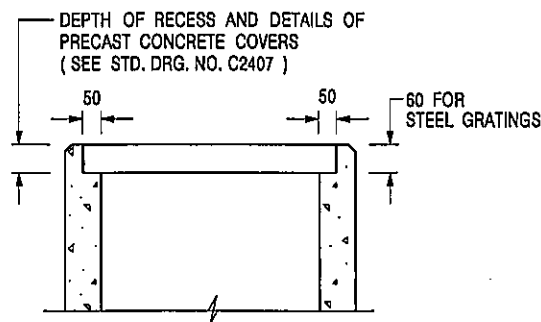
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



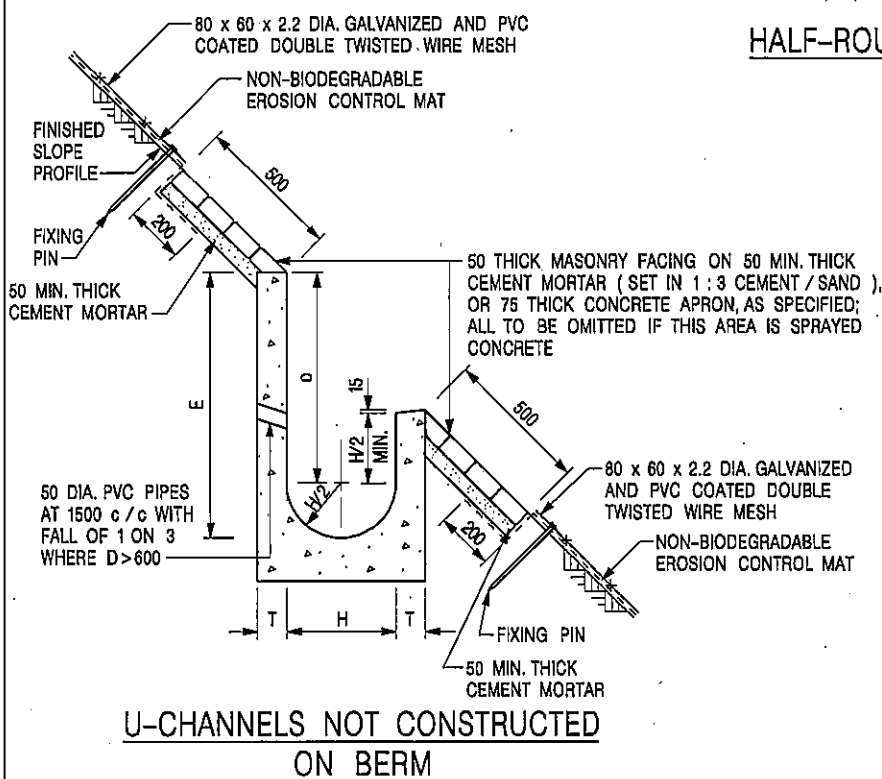
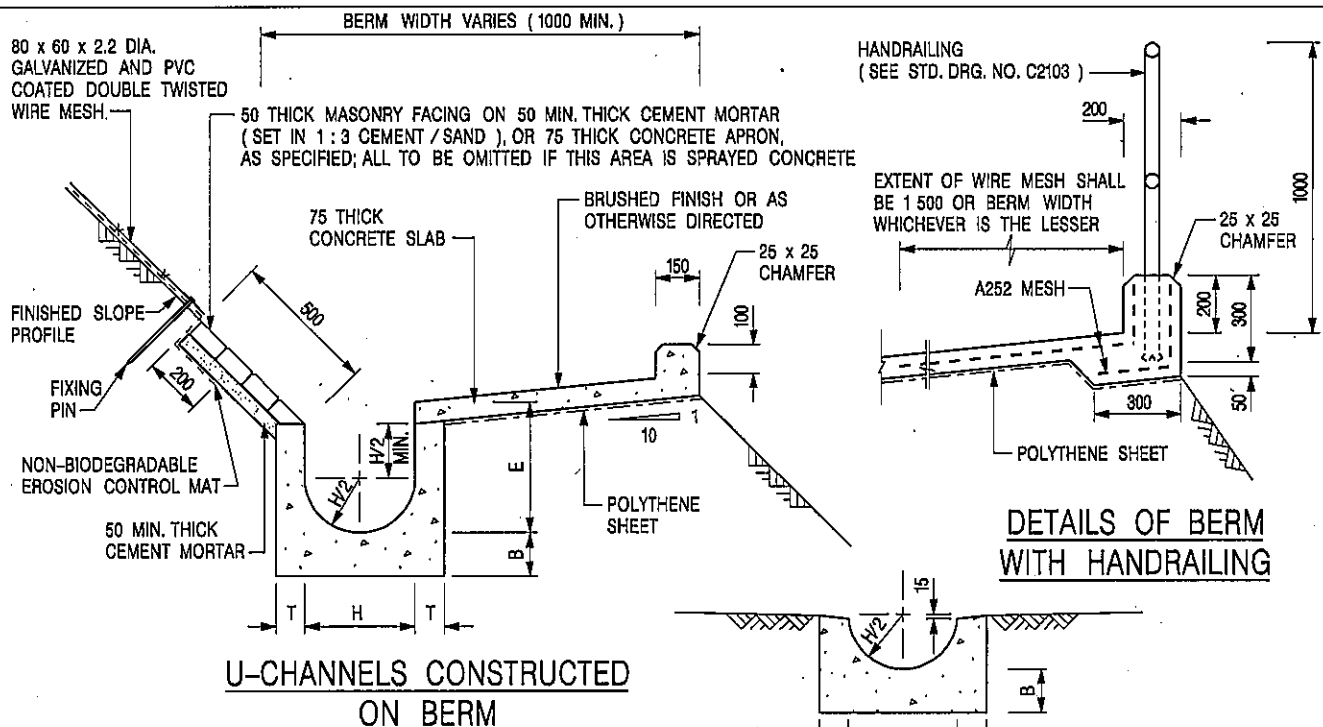
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2A



NOTES:

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

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

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.89
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

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



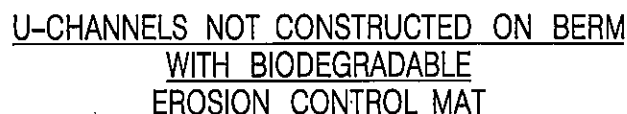
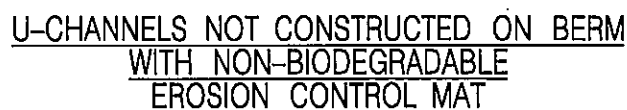
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DRAWING NO.

DATE JAN 1991

C24091



1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C25112.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.

9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.

10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C251/1.

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

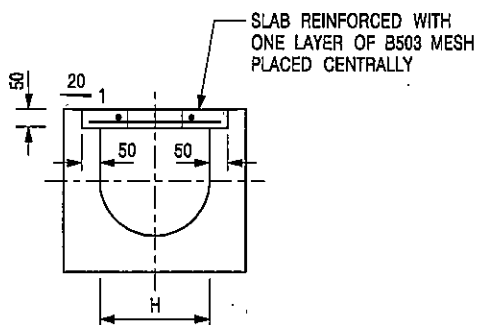
卓越工程 建設香港

**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

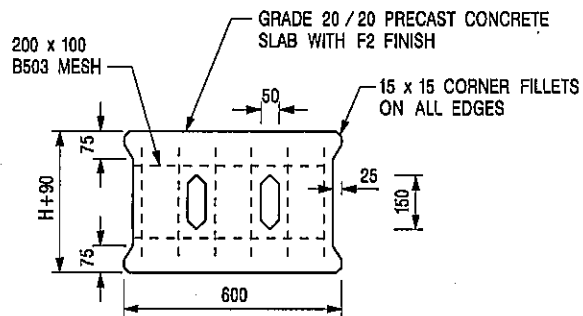
DRAWING NO.

C24101

We Engineer Hong Kong's Development



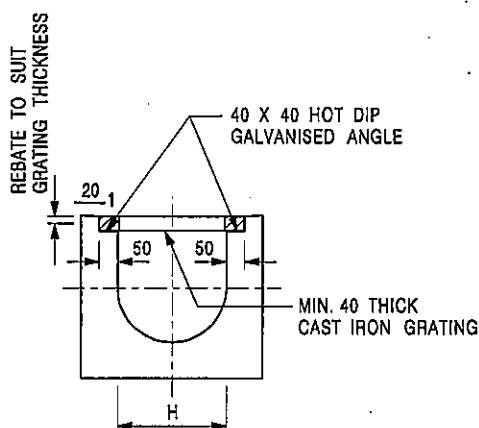
TYPICAL SECTION



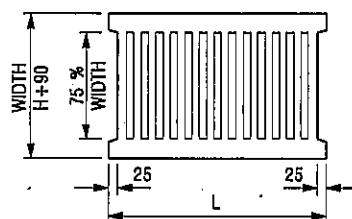
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E

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



A/YL-PH/954 - 補充資料

01/06/2023 12:57

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "pplngan@pland.gov.hk" <pplngan@pland.gov.hk>
File Ref:

2 attachments



Update_申請表格_P5_20230601.pdf Update_申請表格_P10_20230601.pdf

城規會/規劃處：

有關規劃許可：A/YL-PH/954

現附上補充資料，請查收。

謝謝。

Ms Chong

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展**Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles**
擬議臨時物流中心及附屬泊車位

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 1,733sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 4,167sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 4,207sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 4,207sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：臨時物流中心，面積不多於4127平方米，1層高，高度不多於13米。

構築物2：辦公室，每層面積不多於40平方米，2層高，高度不多於6米，總面積不多於80平方米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 0

Motorcycle Parking Spaces 電單車車位 0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 3

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0

Others (Please Specify) 其他 (請列明) 0

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

Taxi Spaces 的士車位 0

Coach Spaces 旅遊巴車位 0

Light Goods Vehicle Spaces 輕型貨車車位 0

Medium Goods Vehicle Spaces 中型貨車車位 0

Heavy Goods Vehicle Spaces 重型貨車車位 0

Others (Please Specify) 其他 (請列明) 0

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗八鄉丈量約份第108約地段第15號B分段 (部分) Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long
Site area 地盤面積	5,900 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11
Zoning 地帶	Residential (Group D) 「住宅(丁類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles 擬議臨時物流中心及附屬泊車位

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



A/YL-PH/954 - 回應部門意見
27/06/2023 09:52

From: Chong Hermose <
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "pplingan@pland.gov.hk" <pplingan@pland.gov.hk>
File Ref:

3 attachments



回應漁護處意見.pdf PH_954_Drainage Proposal (Issue 2).pdf PH_954_FS Plan.pdf

城規會/規劃處：

有關規劃許可：A/YL-PH/954

現附上回應3個部門的意見（渠務處、消防處和漁護處），請查收。

謝謝。

Ms Chong

Planning Application No. A/YL-PH/954

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department	
(a)	Based on the information provided, there is a watercourse located at the eastern boundary site. Please clarify if the proposed use would cause any adverse ecological impact to the watercourse and propose appropriate measures to minimize the impacts.	<p>如獲批，申請人將會在地界設置圍欄（坑鐵圍版），將申請地點和河流完全分隔，避免沙塵或垃圾吹過去污染河流。</p> <p>在興趣物流心時，會嚴格要求建築商在興建時不可把泥頭/垃圾/污水棄置到該河流內，全部把垃圾運送走。</p> <p>由於現時已是硬地面，興建臨時物流中心需要垃圾板/工字鐵/角鐵/方鐵等材料，應不會帶來大量泥頭或污水廢料。</p> <p>在工程未開始先，申請人會和建築商簽訂合約，要求建築商在進行工程時，保護河流，把工程引致的所有垃圾/泥頭/廢料全部用泥頭車運送走。不得隨意棄置在河流內或其他地方上。</p> <p>首先要做的工程是在申請地點地界上圍上坑板分隔。</p> <p>申請人可在工程進行時定期拍照記錄，交給相關部門查閱，以確保河流不會受到污染。</p>

ISSUE 2

TEMPORARY DRAINAGE PROPOSAL (FINAL)

APPLICATION SITE OF PROPOSED TEMPORARY
LOGISTICS CENTRE AND ANCILLARY PARKING OF
VEHICLES FOR A PERIOD OF 3 YEARS AT LOT 15
S.B (PART) IN D.D. 108, PAT HEUNG, YUEN LONG

PROJECT NO. AGLA/TDM/014

PREPARED FOR

APPLICATION NO. A/YL-PH/954

23 JUNE 2023

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1.2	Objectives of the Report	1
1.3	Report Structure.....	1
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3.1	Design Return Periods	2
3.2	Calculation Methodology for Runoff.....	2
3.3	Calculation Methodology for Pipe Capacity Checking.....	3
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6	Conclusions.....	5
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- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings Of U-Channel and Catchpit
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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years at Lot 15 S.B (Part) in D.D. 108, Pat Heung, Yuen Long.

1.2 Objectives of the Report

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

1.3 Report Structure

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

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Pat Heung, Yuen Long with an area of around 5,900m² and ground level varying between + 36.8mPD and + 41.0 mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Residential (Group D)" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

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

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

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

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

3.2 Calculation Methodology for Runoff

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

$$Q_p = 0.278 C i A$$

where

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

3.2.2 The paved area of the site will account for 5,900m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Pat Heung, Yuen Long with an area of around 5,900m² and ground level varying between + 36.8mPD and + 41.0 mPD.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

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

	BEFORE	AFTER
Grassland (m ²)	0	0
Paved Area (m ²)	5,900	5,900
External Catchment Area	360	360
Total Catchment Area (m ²)	6,260	6,260

4.3 Potential Drainage Impact

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

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
600mm UC	0.297	1.637	82%

Note:

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

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

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.297m³/s, which is within the drainage capacity of the proposed 600mm u-channel of 1.637m³/s with gradient 1:100, the reserve capacity is 82%.
- 4.3.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

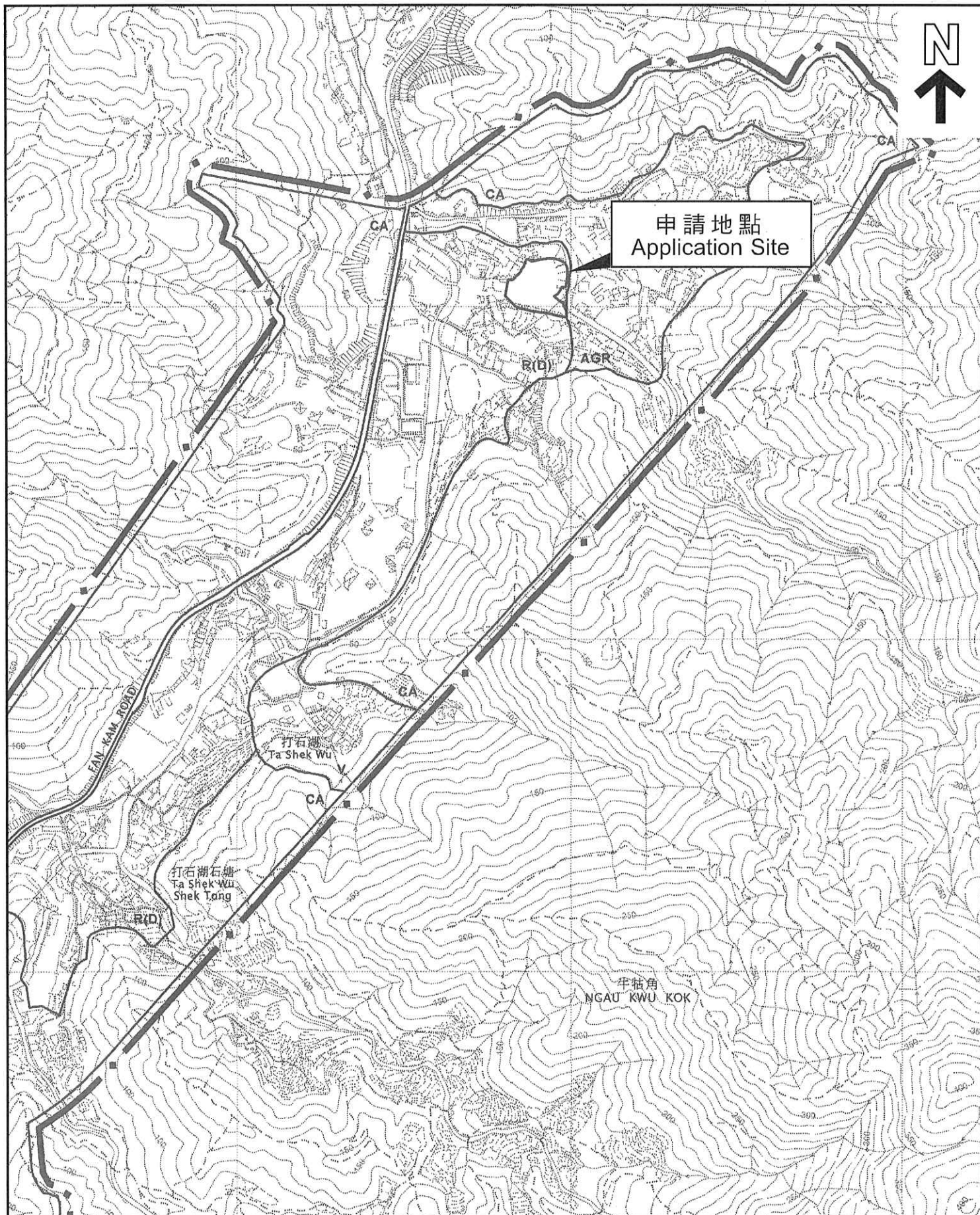
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 5,900m² consists of the site area of the proposed Application Site only and external catchment area of 360m² had been identified.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

本摘要圖於2021年10月22日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/YL-PH/11
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON OUTLINE ZONING
PLAN No. S/YL-PH/11 APPROVED ON
17.10.2006

SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

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

參考編號
REFERENCE No.

A/YL-PH/897

APPENDIX B
LAYOUT PLAN



平面圖 SITE PLAN

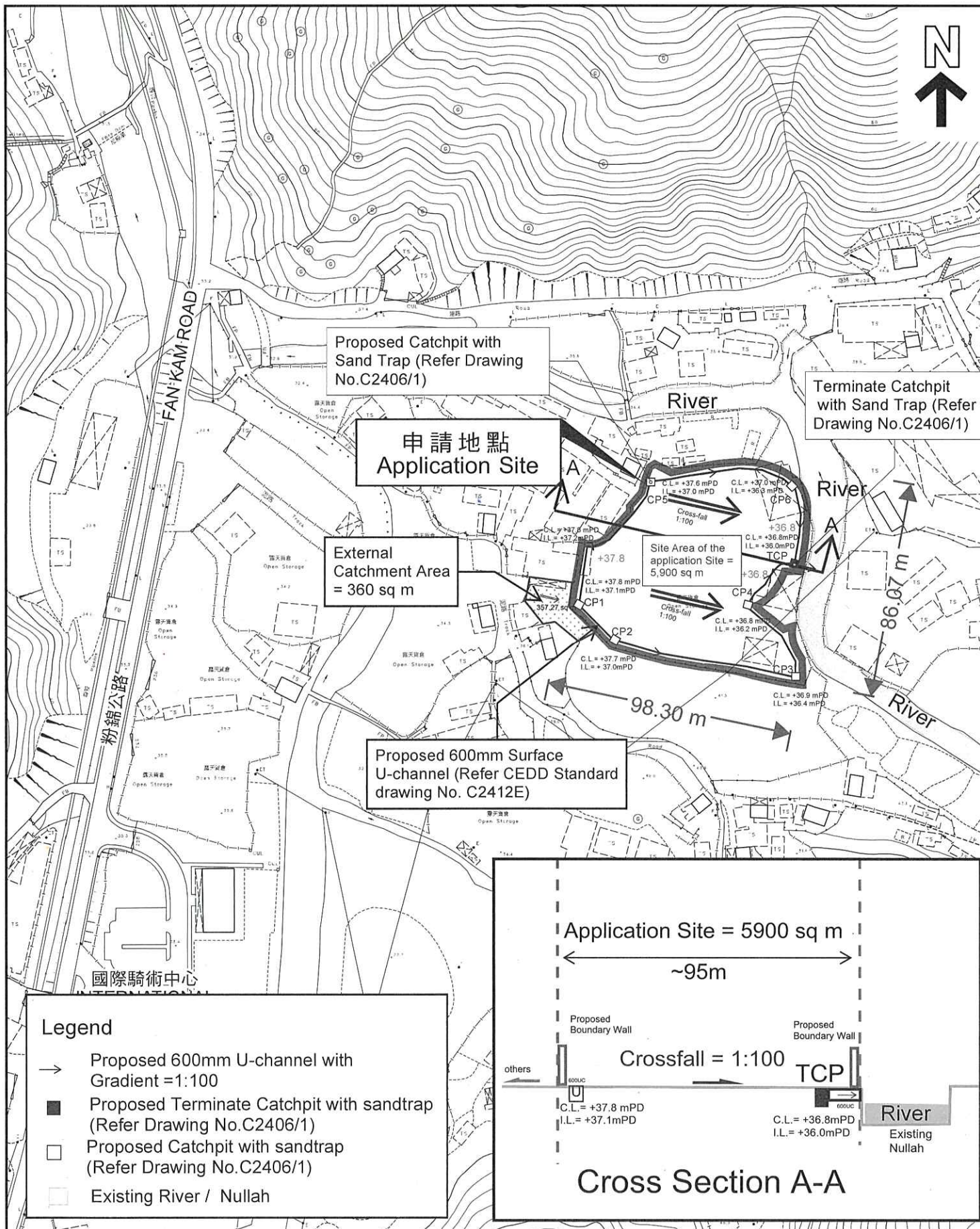
本摘要圖於2021年10月22日擬備，
所根據的資料為測量圖編號2-SE-25D
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON SURVEY SHEET
No. 2-SE-25D

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

參考編號
REFERENCE No.

A/YL-PH/897

APPENDIX C
PROPOSED DRAINAGE PLAN



本摘要圖於2021年10月22日擬備，
所根據的資料為測量圖編號2-SE-25D
EXTRACT PLAN PREPARED ON
22.10.2021 BASED ON SURVEY SHEET
No. 2-SE-25D

Appendix C - Proposed Drainage Plan

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

參考編號
REFERENCE No.

APPENDIX D
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Design Data

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

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	5900.0
External Catchment Area	1.00	360.0 m ²
Total Catchment Area	1.00	6260.0 m ²

Runoff estimation

Average slope, H = 1 / 100m
 Catchment area, A = 6260 m²
 Distance between summit and point under consideration, L = 100 m
 Time of concentration of natural catchment, t_o = $0.14465 \times L / (H^{0.2} \times A^{0.1})$

= 6.03 min.

Length of drain, L_j = 250 m

Velocity, V_j = 2.197 m/s

Flow time, t_f = $\sum (L_j / V_j)$
 = 1.8969227 min.

Time of concentration, t_c = t_o + t_f
 = 7.93 min.

Storm constants for 50-year return period:

a = 1167.6

b = 16.76

c = 0.561

Extreme mean intensity, i_{50_{yr}} = $a / (t_d + b)^c$

= 170.92259 mm/hr

< 405.000 mm/hr

Design flow, Q = $0.278 \sum K A$

= 0.297 m³/s

600mm u-channel capacity

Diameter = 600 mm

Cross-sectional area of 600mm U-channel = $(\pi \times R^2 / 2) + R \times R / 2 =$

= 0.7455 m²

Gradient = 0.01

flow velocity = 2.197 m/s

Design Capacity = 1.637 m³/s

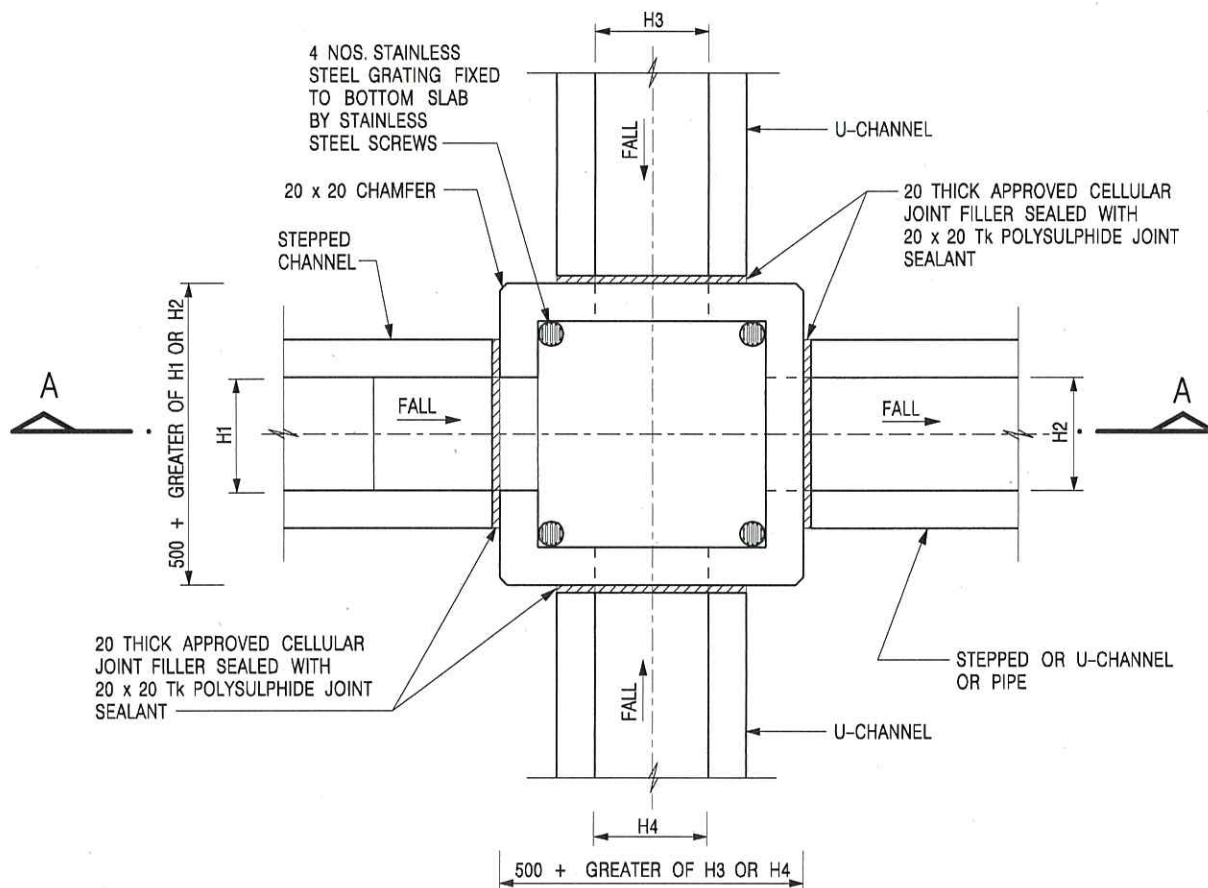
> 0.297 m³/s

Reserve capacity = 82% OK

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

APPENDIX E

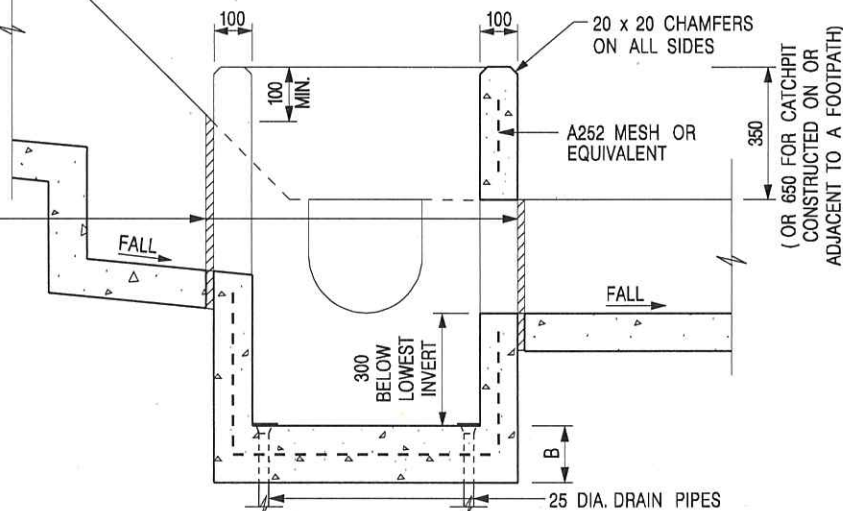
**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



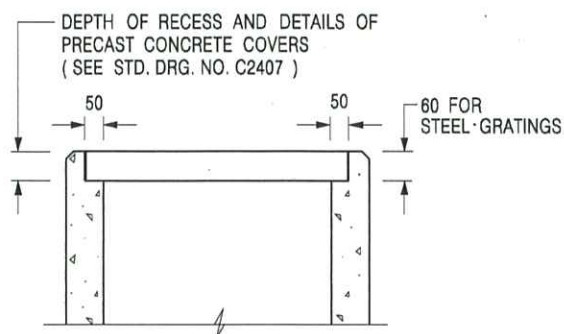
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



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

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

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

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

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

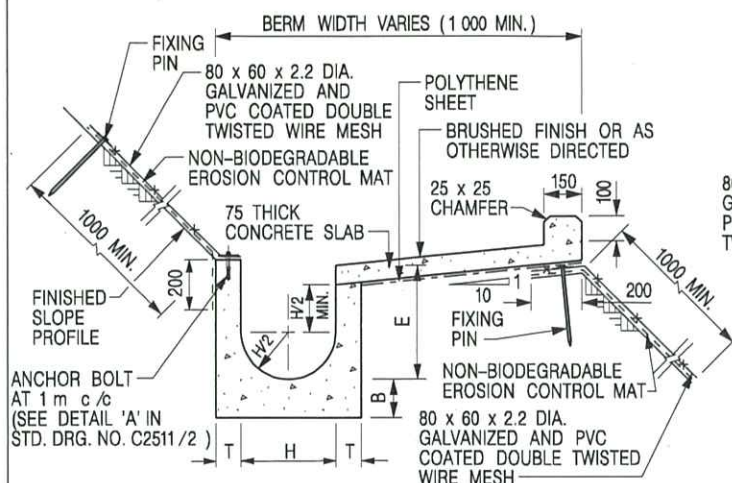
SCALE 1 : 25

DATE JAN 1991

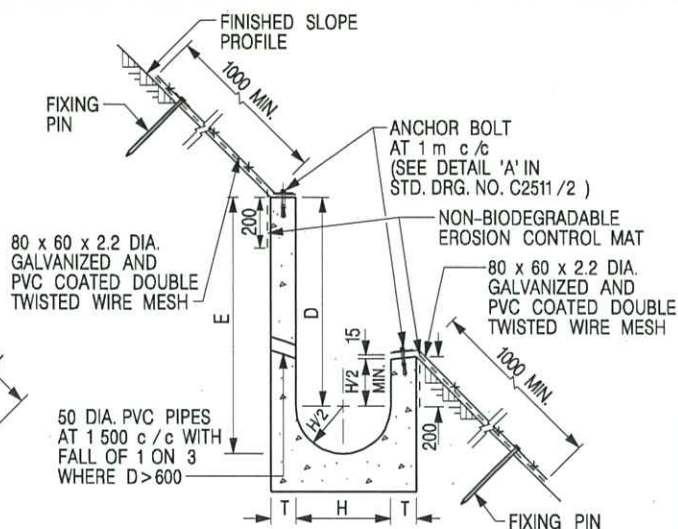
DRAWING NO.

C2409|

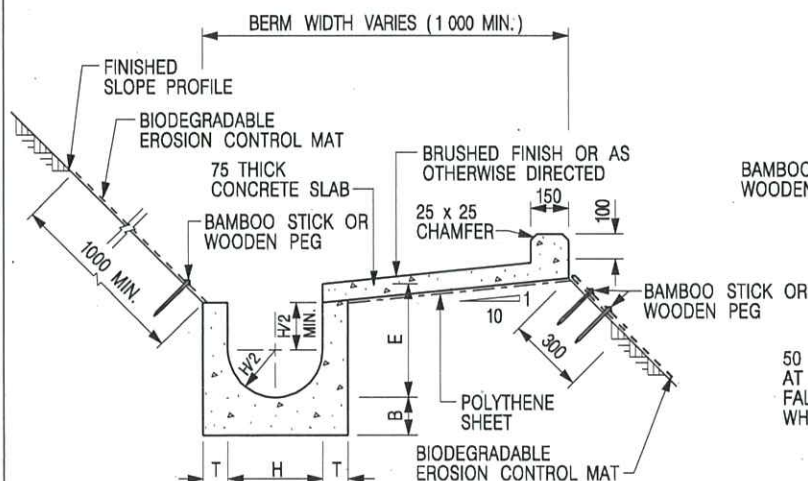
We Engineer Hong Kong's Development



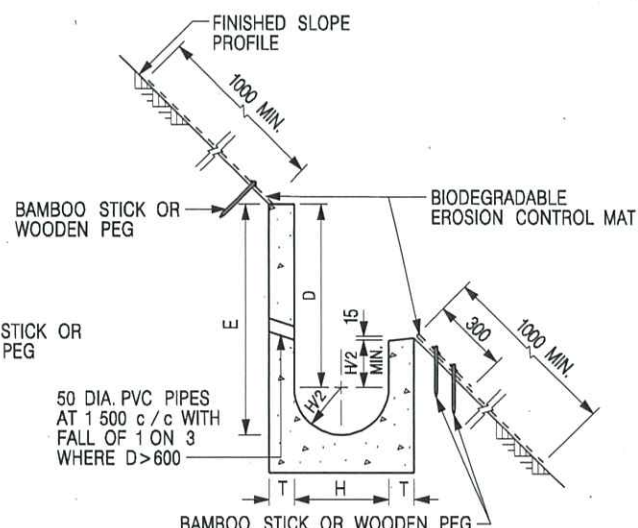
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



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



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



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

NOTES:

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

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

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

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



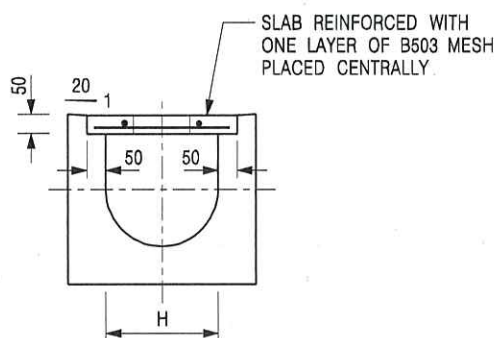
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

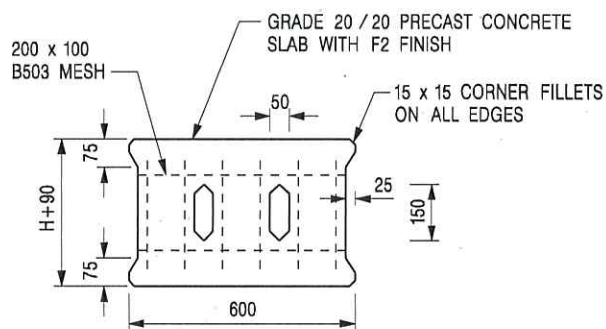
DRAWING NO.

DATE JAN 1991

C24101



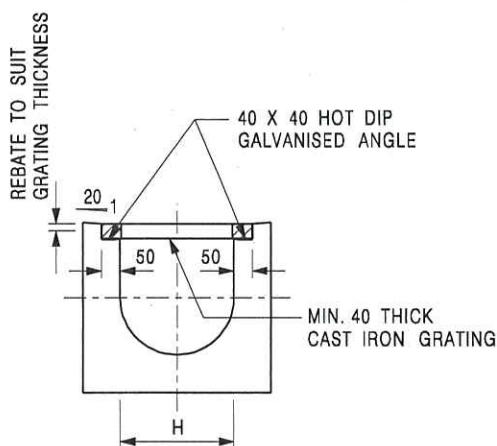
TYPICAL SECTION



PLAN OF SLAB

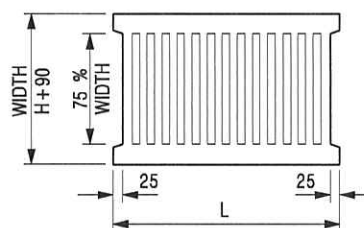
U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION

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



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

CAST IRON GRATING

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E


APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/YL	2
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1. Comments from DSD/YL

No.	Comments	Response
1.	Appendix C : Please review the invert levels of CP3 and CP4 as they are at the same level which is not acceptable.	Noted with thanks. The I.L. of CP3 is revised to +36.4 mPD while the I.L. of CP4 is remains as +36.2 mPD.
2.	Appendix C : Please revise the legend/ symbol of catchpit and catchpit with sand trap to avoid confusion.	Noted and revised accordingly. Please be clarified that sand trap are proposed for every catchpits within the site for ease of maintenance.
3.	Appendix D : Please also include the step/ measurement of Lj and Vj in the calculations.	Noted. The length of drain, Lj and the velocity, Vj are revised accordingly in the calculations. Please refer to the revised Appendix D.
4.	Appendix D: The return period was wrong input as 200-year in the calculation of rainfall intensity, please revise.	Noted with thanks, the typo is revised accordingly.
5.	Appendix D : Please include steps of the cross-sectional area of 600UC in the calculations.	The steps of the cross-sectional area of 600UC have been provided and the cross-section area is revised accordingly.
6.	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Please note that no site formation would be carried out under this application.
7.	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted. Please also provide the connection details with section for reference.	<p>Noted. The owner of the existing drainage facilities would be consulted separately.</p> <p>Please note that the runoff from the Application site is collected by 600mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the existing river at the eastern direction of the application site via 600mm U-channels, and eventually discharge to the further downstream as indicated in the Appendix C.</p> <p>The Section showing the 600mm U-channels and the standard drawing showing connection details was provided in Appendix C and Appendix E respectively.</p>
8.	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Please provide site photos to show existing condition of the existing drainage facilities which receives the discharge from the application site.	Noted. The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area. Please note that there are no existing drainage facilities to receives the run-off from the application site currently.

No.	Comments	Response
		
9.	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Please note that hoarding with adequate opening would be provided along the site boundary to receive the overland flow.
10.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted and provided. Please refer to the revised Appendix C.
11.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
12.	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.

1. GENERAL

1. GENERAL

- ## 2. HOSE REEL SYSTEM

- ### 3. AUTOMATIC SPRINKLER SYSTEM

- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLIP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

- INBOARD CLASS : UNARMED INBOARD GROUP ■
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I

- FIRE ALARM SYSTEM**
RECOMMEND STUDYING NOW : 3001

- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-PART 1 :2016 AND BS EN 1838 :2013", FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH '05 5266-PART 1 :2016 AND TSD CIRCULAR LETTER NO. 5/2008,

- PORTABLE APPLIANCES

- GEND
- 100% WASHABLE
- EMERGENCY LIGHT
- 5KG CO2

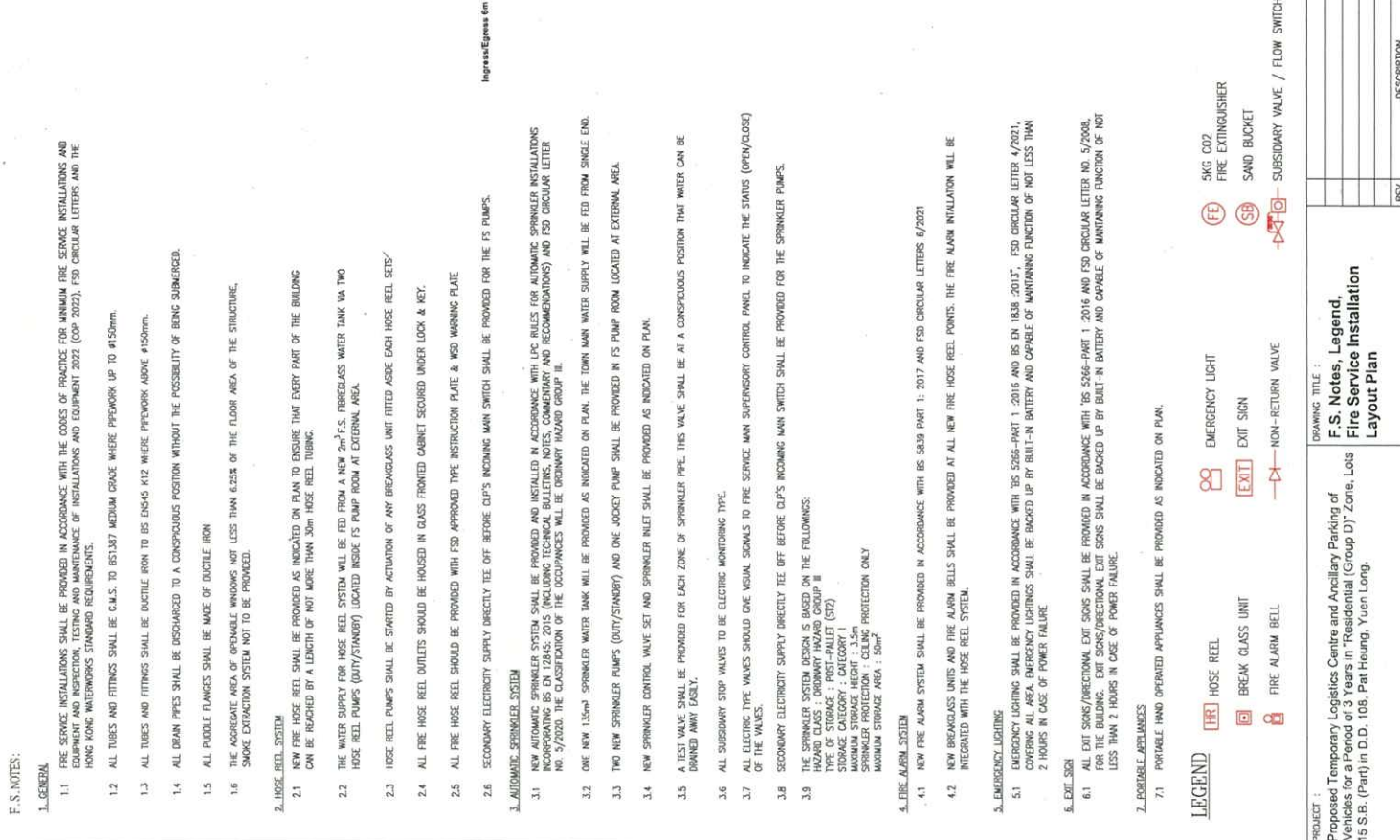
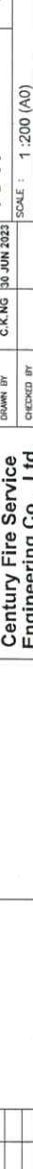
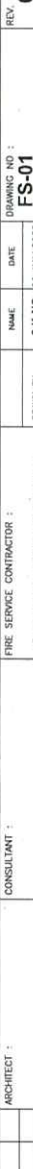
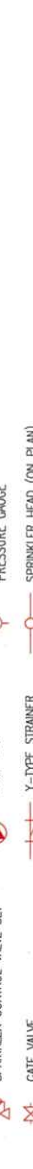
- BREAK GLASS UNIT
EXIT SIGN
MONI. BOTTOM VALVE
SAND BUCKET

- Temporary Logistics Centre and Ancillary Parking of

- Layout Plan

-

Section drawing of window opening for the structure (1)



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



A/YL-PH/954 : 進一步資料
06/07/2023 10:34

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "pplngan@pland.gov.hk" <pplngan@pland.gov.hk>
File Ref:

2 attachments



回應地政處的意見.pdf 補充說明.pdf

城規會/規劃處：

有關規劃許可：A/YL-PH/954

現附上申請人回應部門的意見，請查收。

這電郵將取代2023年7月5日的電郵。

謝謝。

Ms Chong

Planning Application No. A/YL-PH/954

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Lands Department	
(a)	LandsD has grave concerns given that there are unauthorized building works (UBWs) and/or uses on Lot 15 S.B (Part) in D.D. 108 which are already subject to lease enforcement action. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	申請人已就規劃許可編號 A/YL-PH/897 向地政署遞交短期豁免書的申請，但是現在還未批出。 當地政署批出短期豁免書後，申請人會按照批准的文件去興建上蓋和拆除所有違法建築物。

A/YL-PH/954

補充說明

1. 申請人的英文名稱是 Amber Development Limited
2. 申請地點會設置 2.4 米（約 8 呎高）的圍板，減少對周邊環境的影響。
3. 擬議發展的物流中心，主要用作中港運輸物流存放貨物中轉站用途，中港貨車從內地過關，然後把以卡板擺放的貨物（主要是五金材料零件、磁磚、木地板、膠地板等）放在物流中心內，然後等本地運輸公司來提貨。
4. 申請人正在向地政處申請短期豁免書，由於短期豁免書尚未批出，一切上蓋和有關工程都未能開始，未能完全履行 A/YL-PH/897 的附帶條件。如獲批准，申請人承諾一定會盡快履行相關附帶條件，不會再拖延。
5. 擬議申請不涉及任何工場活動。

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-PH/897	Proposed Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	10.12.2021 [revoked on 10.6.2023]

Government Departments' General Comments

1. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

2. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of his department.

3. Fire Safety

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

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

4. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application from nature conservation perspective; and
- there is a watercourse abutting the eastern boundary of the application site (the Site). It is noted that the applicant would adopt appropriate measures, e.g. confining the works areas and no discharge of construction wastes to the watercourse during construction, to minimise the disturbance to the nearby watercourse.

5. Landscape

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

- no comment on the application from landscape planning perspective; and
- the Site falls within "Residential (Group D)" zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

6. **Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application.

7. **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 particular comment on the application.

8. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- the Director of Electrical and Mechanical Services (DEMS); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the proposed development and structures under application. It does not condone any other development and structures which currently occur on the Site but are not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (d) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval given to the application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD; and
 - there are unauthorised building works (UBWs) and/or uses on Lot 15 S.B in D.D. 108 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (f) 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 the Transport Department. The land status of the local access road should be checked with 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 vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Fan Kam Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation/maintenance/modification/repair work of fire service installation 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 D of FS; and
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the Site is abutting a watercourse in its east and hence the applicant should adopt appropriate measures to minimise disturbance to the nearby watercourse; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are UBWs under the BO and should not be designated for any proposed use under the captioned application;
 - for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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.

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



A/YL-PH/954 DD 108 Pat Heung
20/06/2023 03:09

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

So conditions have not been fulfilled so applicant turns to the successful formula, file another application and good to go for another 3 years.

But members have a duty to make inquiries into the conditions that are not being met.

Regards
Mary

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 16 November 2021 2:27 AM CST
Subject: A/YL-PH/897 DD 108 Pat Heung

A/YL-PH/897
Lot 15 S.B (Part) near International Riding School in D.D. 108, Pat Heung
Site area : About 5,900sq.m
Zoning : "Res (Group D)"
Applied use : Logistics Centre / 3 Vehicle Parking.

Dear TPB Members,

The site is clearly a long established brownfield container parking site.

Of concern is that it is adjacent to the river. Members must question is the unapproved use has a negative impact on the watercourse, run offs, waste discharge, etc.

Mary Mulvihill

