

This document is received on 14 JUL 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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301711

23.6.2023

By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-PS/694
	Date Received 收到日期	14 JUL 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樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

凱富萬豐吊船有限公司

HOI FU MAN FUNG GONDOLA COMPANY LIMITED

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

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

黃新和

WONG SUN WO WILLIAM

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗屏山丈量約份第126約地段第48號(部分),
52號(部分), 53號(部分), 54號(部分), 55號餘段(部分),
65號(部分)及674號(部分)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 14580 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 N/A sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... NA sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	屏山分區計劃大綱核准圖編號 S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	農莊 (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 14-07-2023 (DD/MM/YYYY)*CHINA DAILY
於 17-06-2023 (日/月/年)在指定報章就申請刊登一次通知*文滙報及明報

- ☒ posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)*
於 14-6-2023 (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 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	14580 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.15 m 米	<input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	填土以作准許農業用途		

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

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

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

.....

.....

.....

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

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年10月

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 天華路經鄉村小路到達</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 2</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

我等已獲得元朗地政處及漁護署批准在上述地段開設農莊農業用途溫室，因運輸及消防通道所須
我等須要建造一條運輸通道及消防通道，現時為泥路，在下雨天時跟本寸步難行，因而上述土地
用途為康樂用途，及規劃條例列明，在上述地段進行填土工程必須向城市規劃委員會作出申請
因此我等現向貴會申請填土工程，以作准許農業用途，申請地點為農莊範圍。

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

.....
WONG SUN WO WILLIAM

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

18-06-2023

..... (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。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	元朗屏山丈量約份第126約地段第48號(部分)・52號(部分)・53號(部分)・54號(部分)・55號餘段(部分)・65號(部分)及674號(部分)		
Site area 地盤面積	14580sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	屏山分區計劃大綱核准圖編號 S/YL-PS/20		
Zoning 地帶	REC		
Applied use/ development 申請用途/發展	填土以作准許農業用途		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	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) _____ _____	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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) 。 申請地點位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

申請地點位置圖

申請地點

DD 126



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Max Yuet Lun WONG/PLAND

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寄件日期: 2023年07月20日星期四 15:11
收件者: Max Yuet Lun WONG/PLAND
副本: Alexander Weng Yip MAK/PLAND; Joyce Hiu Lam TAM/PLAND
主旨: Fw: A/YL-PS/694
附件: P 2,6,14 20-07-2023.pdf

To: "Max Yuet Lun WONG/PLAND" <mylwong@pland.gov.hk>

Cc: "Alexander Weng Yip MAK/PLAND" <awymak@pland.gov.hk>, "Joyce Hiu Lam TAM/PLAND" <jhltam@pland.gov.hk>

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 20/07/2023 15:10 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 20/07/2023 14:36
Subject: FW: A/YL-PS/694

From: sun wo wong [REDACTED]
Sent: Thursday, July 20, 2023 1:19 PM
To: mylwong@pland.gov.hk; 城規會秘書處 <tpbpd@pland.gov.hk>
Subject: A/YL-PS/694



更改部份內頁事宜(See attached file: P 2,6,14 20-07-2023.pdf)

P 2,6,14 20-07-2023.pdf



(See attached file: 布局圖(原圖).pdf)

布局圖(原圖).pdf

(See attached file: 申請地點位置



圖.pdf)

申請地點位置圖.pdf

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

凱富萬豐吊船有限公司

HOI FU MAN FUNG GONDOLA COMPANY LIMITED

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

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

黃新和

WONG SUN WO WILLIAM

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗屏山丈量約份第126約地段第48號(部分), 52號(部分), 53號(部分), 54號(部分), 55號餘段(部分), 65號(部分)及674號(部分)
(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 14680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 14680 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))</p>
<p>(b) Intended use/development 有意進行的用途／發展</p>	<p>填土以作准許農業用途</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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	元朗屏山丈量約份第126約地段第48號(部分)・52號(部分)・53號(部分)・54號(部分)・55號餘段(部分)・65號(部分)及674號(部分)		
Site area 地盤面積	14680sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	屏山分區計劃大綱核准圖編號 S/YL-PS/20		
Zoning 地帶	REC		
Applied use/ development 申請用途/發展	填土以作准許農業用途		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

布局圖



2個私家車位

1個輕型貨車上落貨車位

行車路線

DD 1 26

申請地點位置圖

申請地點

DD 1 26



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

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
寄件日期: 2023年11月23日星期四 10:29
收件者: Max Yuet Lun WONG/PLAND
副本: Alexander Weng Yip MAK/PLAND; Moon Leong KOK/PLAND
主旨: Fw: A/YL-PS/694
附件: 回應園境組的擬問21-11-2023.pdf; 工程師函件.pdf; 回應運輸署的擬問21-11-2023.pdf; 唐人新村舊場地面積及用途說明.pdf

To: "Max Yuet Lun WONG/PLAND" <mylwong@pland.gov.hk>

Cc: "Alexander Weng Yip MAK/PLAND" <awymak@pland.gov.hk>, "Moon Leong KOK/PLAND" <mlkok@pland.gov.hk>

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 23/11/2023 10:28 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 23/11/2023 09:28
Subject: Fw: A/YL-PS/694

From: sun wo wong <[REDACTED]>
Sent: Wednesday, November 22, 2023 8:56 PM
To: mylwong@pland.gov.hk; 城規會秘書處 <tpbpd@pland.gov.hk>
Subject: A/YL-PS/694



回應各部們的擬問(See attached file: 工程師函件.pdf) 工程師函件.pdf (See attached file: 回應園境組



的擬問21-11-2023.pdf) 回應園境組的擬問21-11-2023.pdf (See attached file: 回應運輸署的擬問21-11-



2023.pdf) 回應運輸署的擬問21-11-2023.pdf (See attached file: 唐人新村舊場地面積及用途說



明.pdf) 唐人新村舊場地面積及用途說明.pdf



PHILIP SO & ASSOCIATES LTD.
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Our Ref. : PSA0692/23/23058/M

Date : 22nd November 2023

Town Planning Board

15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir / Madam,


**Re.: Planning Application Nos.: A/YL-PS/694
Fung Ka Wai, Yuen Long**

I refer to the captioned application, and would like to request an extension of time to respond to the comments from various departments.

Should you have any queries, please contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully,



Philip C W So
Registered Geotechnical Engineer
PS/CL/mt
Encl

c.c. Mr. Lam

Email: [REDACTED]

Detailed Comments

4. According to Item 6(ii)(a) of Form No. S16-I, the applicant stated the proposed filling of land for the entire site for agriculture use but the proposed land filling material is not indicated in the proposed “布局圖” submitted by the applicant and no landscape proposal was included in the planning statement to mitigate the landscape impact arising from the development. The applicant should provide the required information to demonstrate the proposed filling of land for permitted agricultural use and mitigate the impact caused by the proposed use.

有關我等申請填土目的只作為行車通道所須，因我等場地有部份位置在斜坡範圍在大雨期間，車輛在泥地上行走會產生打滑的情況出現令至車輛不能行駛因此須要鋪上混凝土方便行車用途，而並非一般的填土工程，而我等建設農用構築物時有關行車的部份地方已鋪蓋上混凝土，如獲批准日後亦不須要進行有關的工序。在境觀上我等沒有改變現有的地貌及景觀，如有須要時我等同意加設植樹的位置

代理人 黃新和

21-11-2023

(i) Transport Department (Contact Person: Ms. LI Ping, Tel No. 2399 2427)

1. Please advise the estimated trip generation for proposed filling of the land

有關我等申請填土目的只作為行車通道所須，因我等場地有部份位置在斜坡範圍在大雨期間，車輛在泥地上行走會產生打滑的情況出現令至車輛不能行駛因此須要鋪上混凝土方便行車用途，而並非一般的填土工程，而我等建設農用構築物時有關行車的部份地方已鋪蓋上混凝土，如獲批准日後亦不須要進行有關的工序。

2) The applicant is reminded that sufficient space within the application site should be provided for maneuvering of vehicles. In addition, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

我等建設農用構築物時有關行車的部份地方已鋪蓋上混凝土，如獲批准日後亦不須要進行有關的工序。因此絕對不會產生車輛堵塞的情況出現。

我等在現址經營溫室種植及園藝銷售和工程機械及建築器材(吊船及金屬棚架)租售服務多年，土地面積超過20萬平方呎，早前收到地政處收地通知後已即時尋找土地以便進行搬遷工作，但尋找多時亦未能找得合適的土地，最主要係屯門，元朗，天水圍，洪水橋及新界北區大部份土地都在進行收地發展，令至我等尋找土地搬遷工作非常困難，現得到同村兄弟的幫助，同意將其閒置的土地給與我等共同發展，因此作出是次申請，如獲批准我等會即時將有關地段上的貨品搬遷至申請地點作為臨時存放，而溫室種植及園藝銷售服務將會安排在DD126 LOT No.s 48(部分)

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

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
寄件日期: 2024年01月15日星期一 10:56
收件者: Max Yuet Lun WONG/PLAND
副本: Alexander Weng Yip MAK/PLAND; Haidi Long Hei LAM/PLAND
主旨: Fw: A/YL-PS/694
附件: 雨水排放建議圖13-01-2024.pdf; 鋪上混凝土的位置圖13-01-2024.pdf; 雨水渠大樣圖.pdf; 鋪上混凝土的位置圖 (附件).pdf


----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 15/01/2024 10:54 -----


From: "tpbpd/PLAND" <tpbpd@pland.gov.hk>
To: "tmylwdpo_pd/PLAND" <tmylwdpo@pland.gov.hk>
Cc: "Kiff Kit Fu YIU/PLAND" <kkfyiu@pland.gov.hk>
Date: 15/01/2024 10:22
Subject: Fw: A/YL-PS/694

From: sun wo wong <[REDACTED]>
Sent: Sunday, January 14, 2024 12:03 PM
To: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-PS/694


A/YL-PS/694
回應有關部門的疑問


sun wo wong <[REDACTED]> 於 2024年1月14日 週日 下午12:01寫道：

回應有關部門的疑問(See attached file: 雨水排放建議圖13-01-2024.pdf)  雨水排放建議圖13-01-2024.pdf

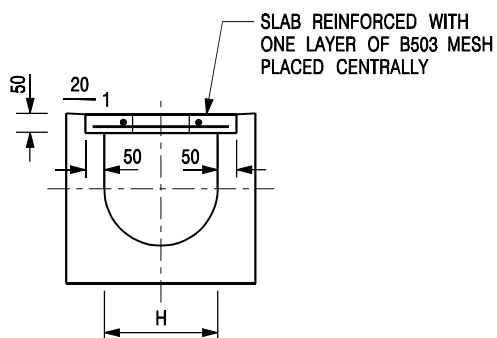
(See attached file: 雨水渠大樣圖.pdf)  雨水渠大樣圖.pdf (See attached file: 鋪上混凝土的位置圖13-01-

2024.pdf)  鋪上混凝土的位置圖13-01-2024.pdf (See attached file: 鋪上混凝土的位置圖 (附

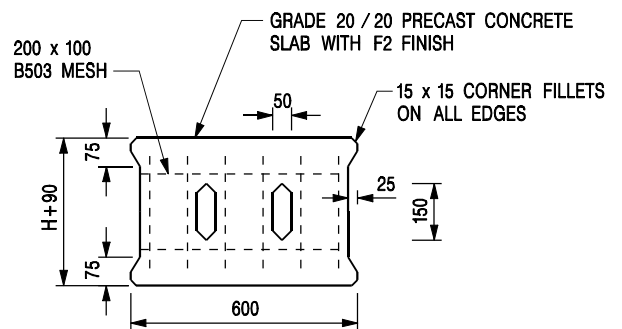
件).pdf)  鋪上混凝土的位置圖 (附件).pdf

(See attached file: 美化環境建議圖13-01-2024.pdf)  美化環境建議圖13-01-2024.pdf

(See attached file: 美化環境建議圖 (附件).pdf)  美化環境建議圖 (附件).pdf



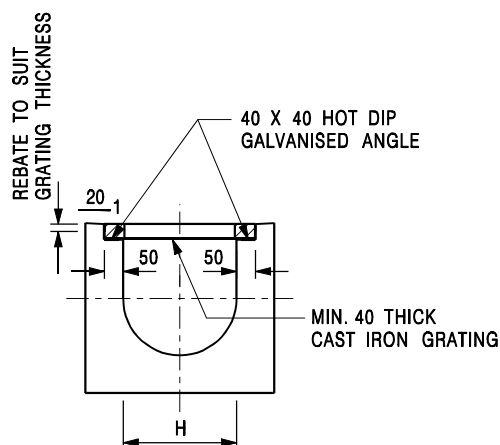
TYPICAL SECTION



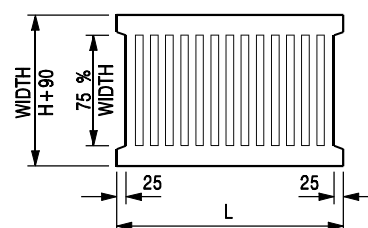
PLAN OF SLAB

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**

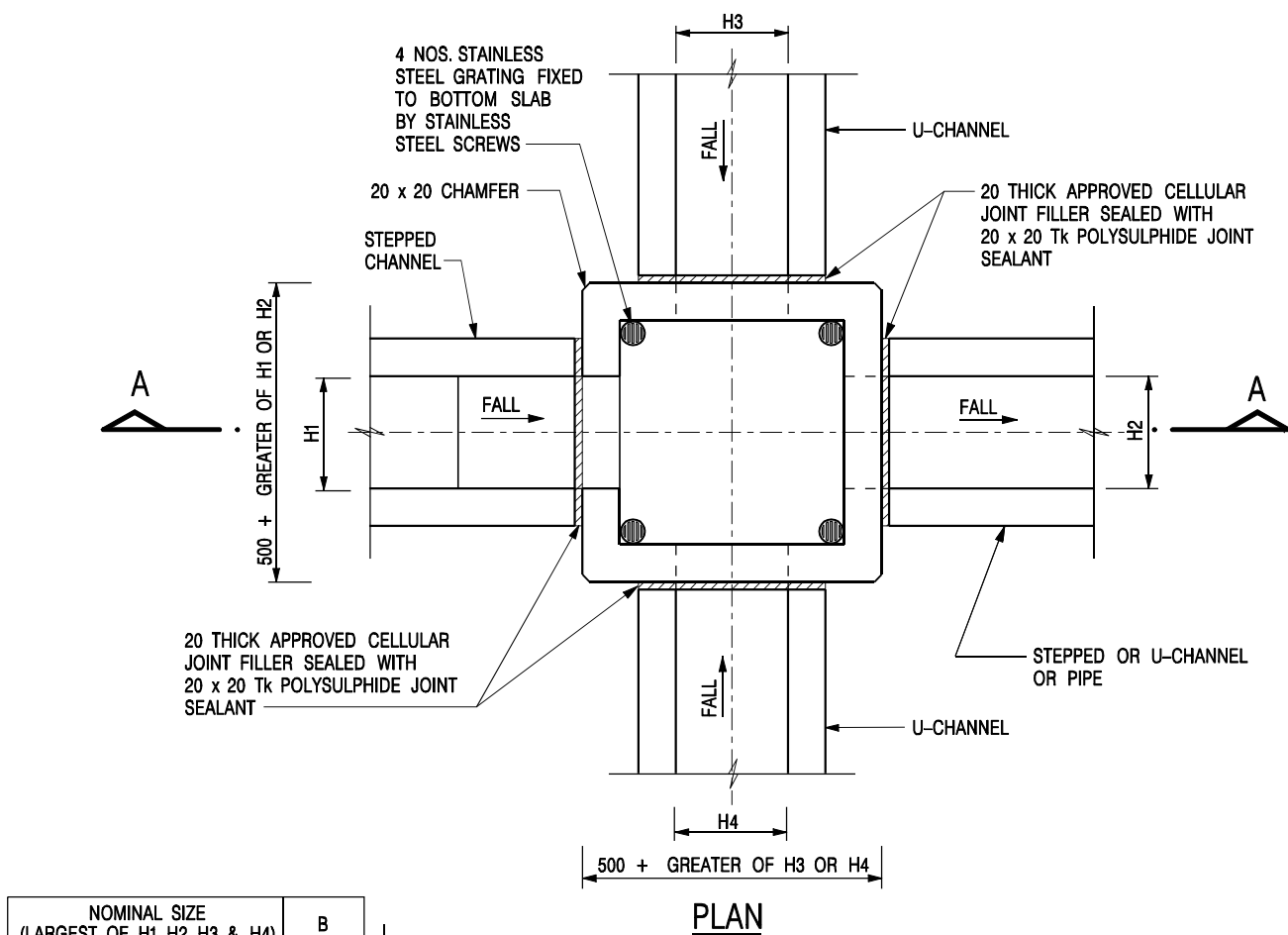


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

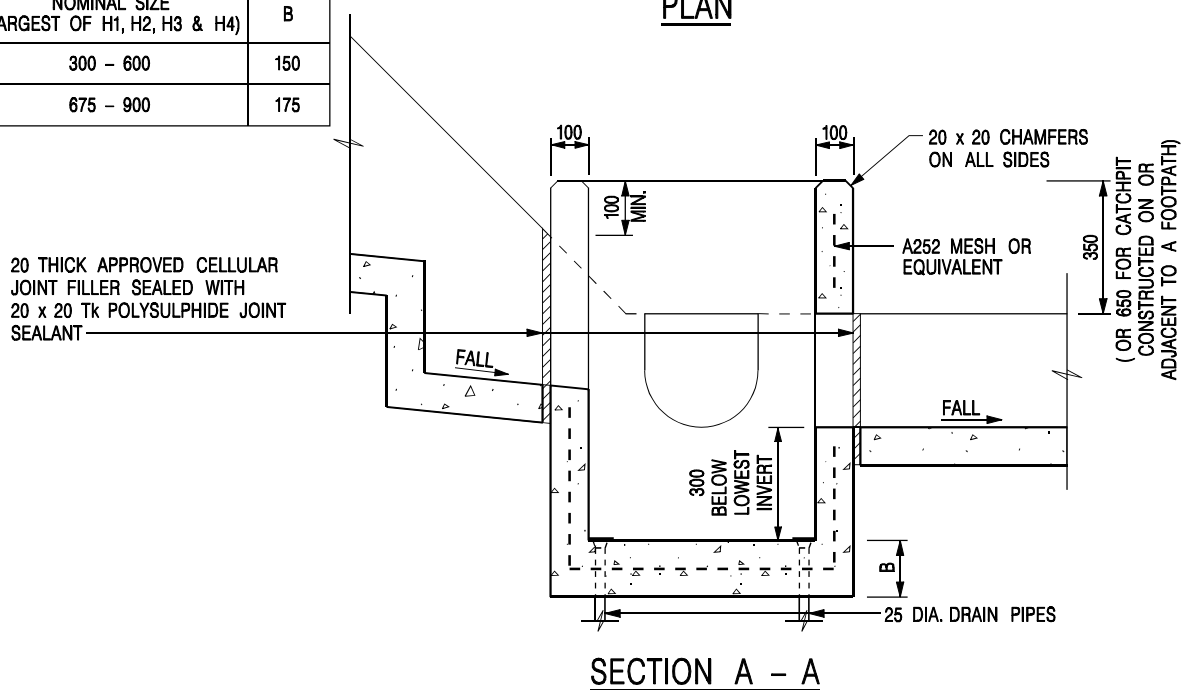
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E




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

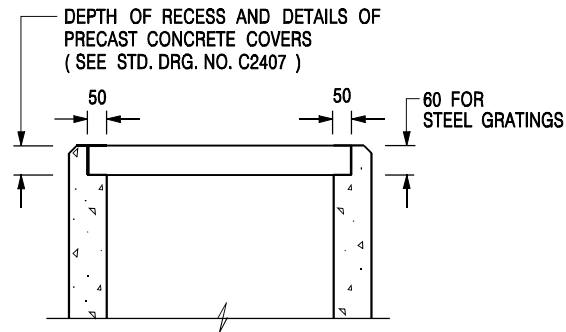


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) 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 'G' ON STD. DRG. NO. C2405; 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 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	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 /2

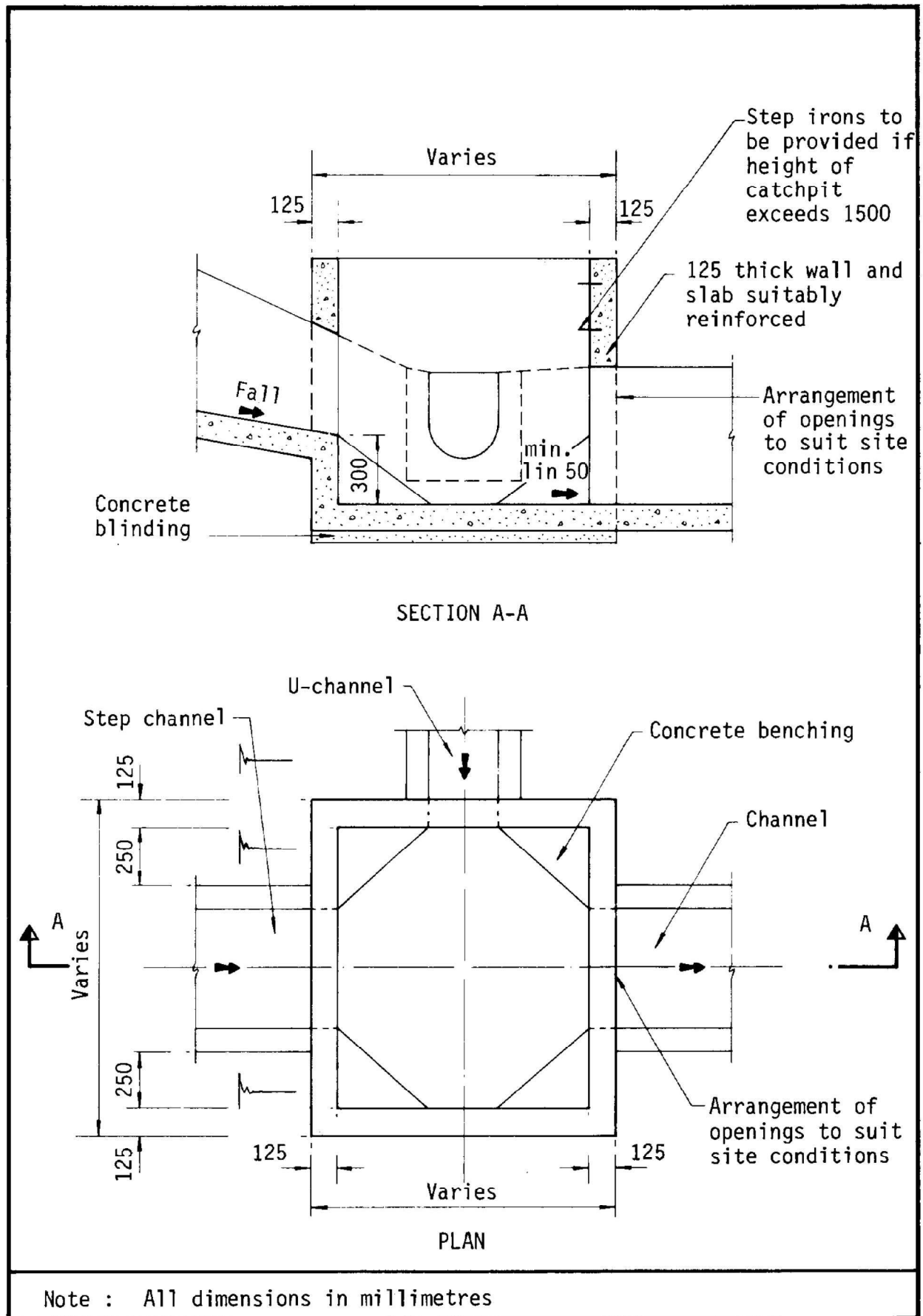
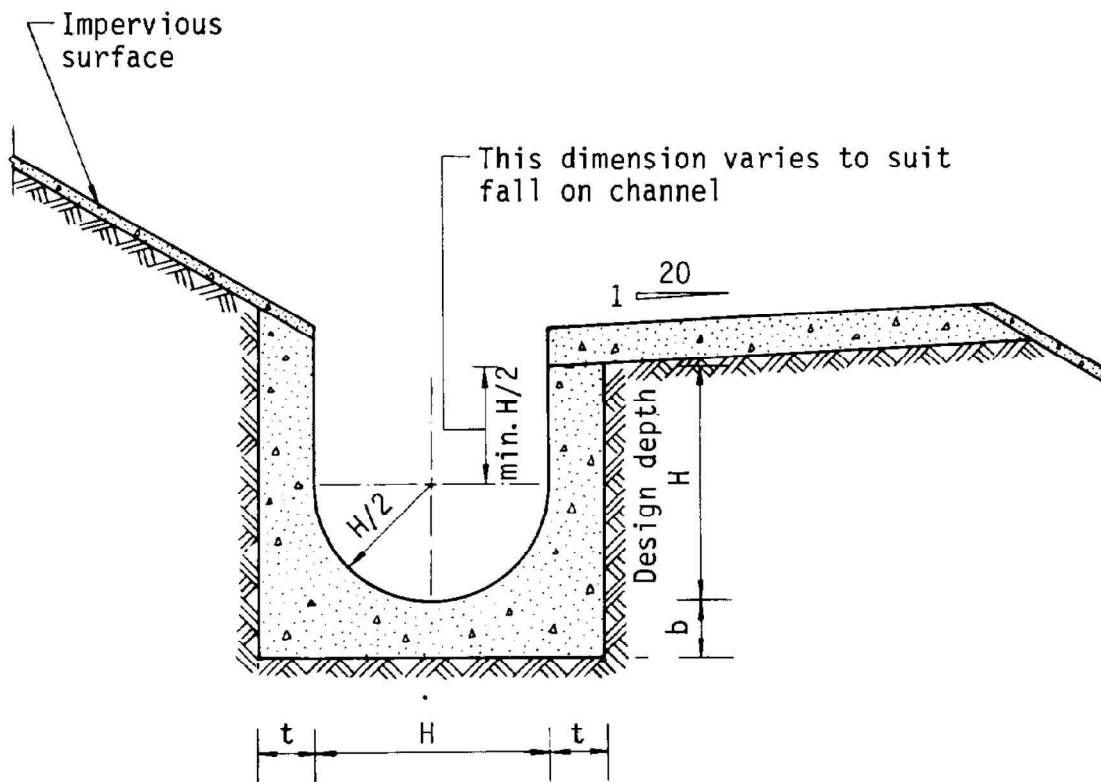


Figure 8.10 - Typical Details of Catchpits

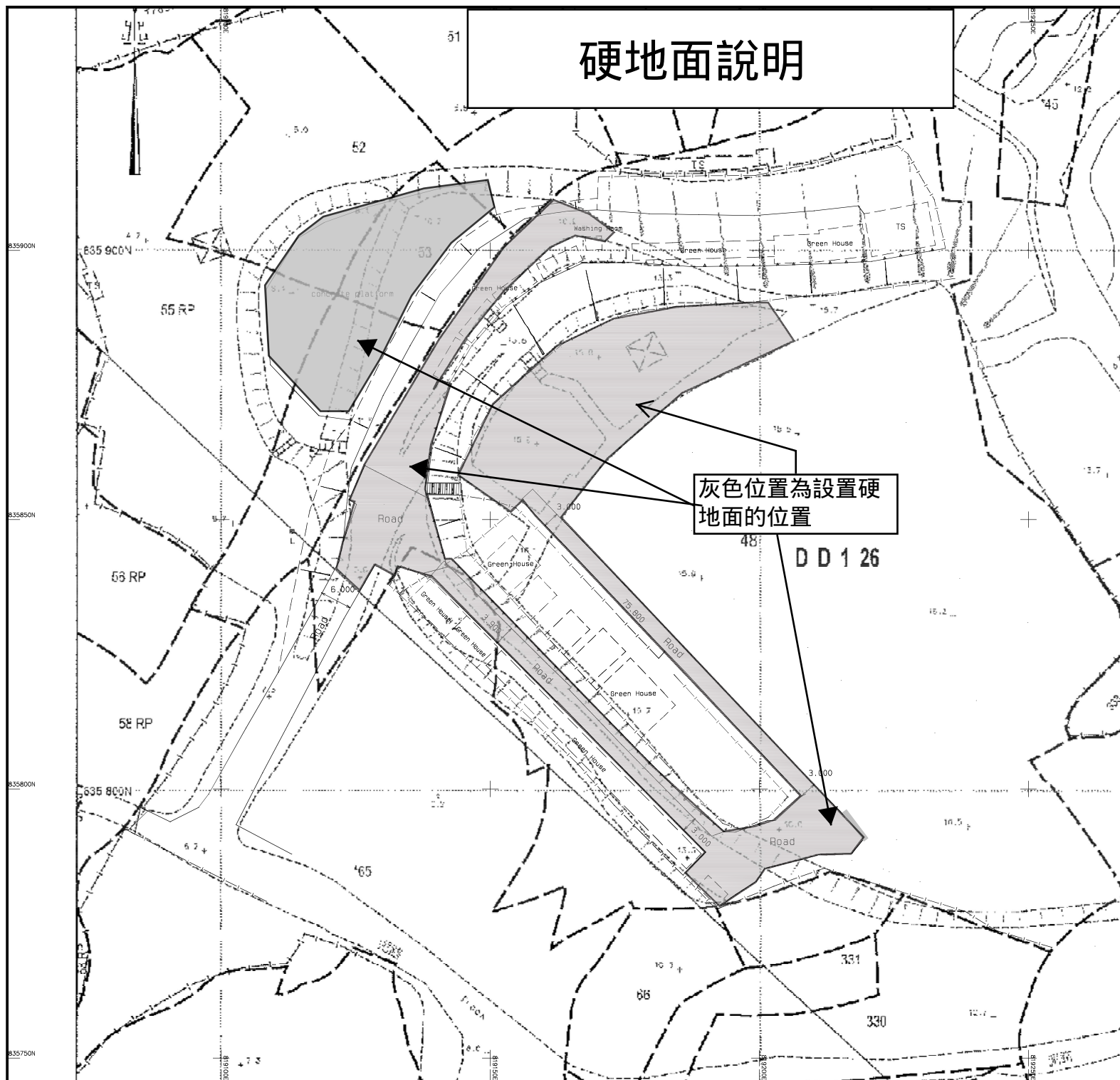


Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

硬地面說明

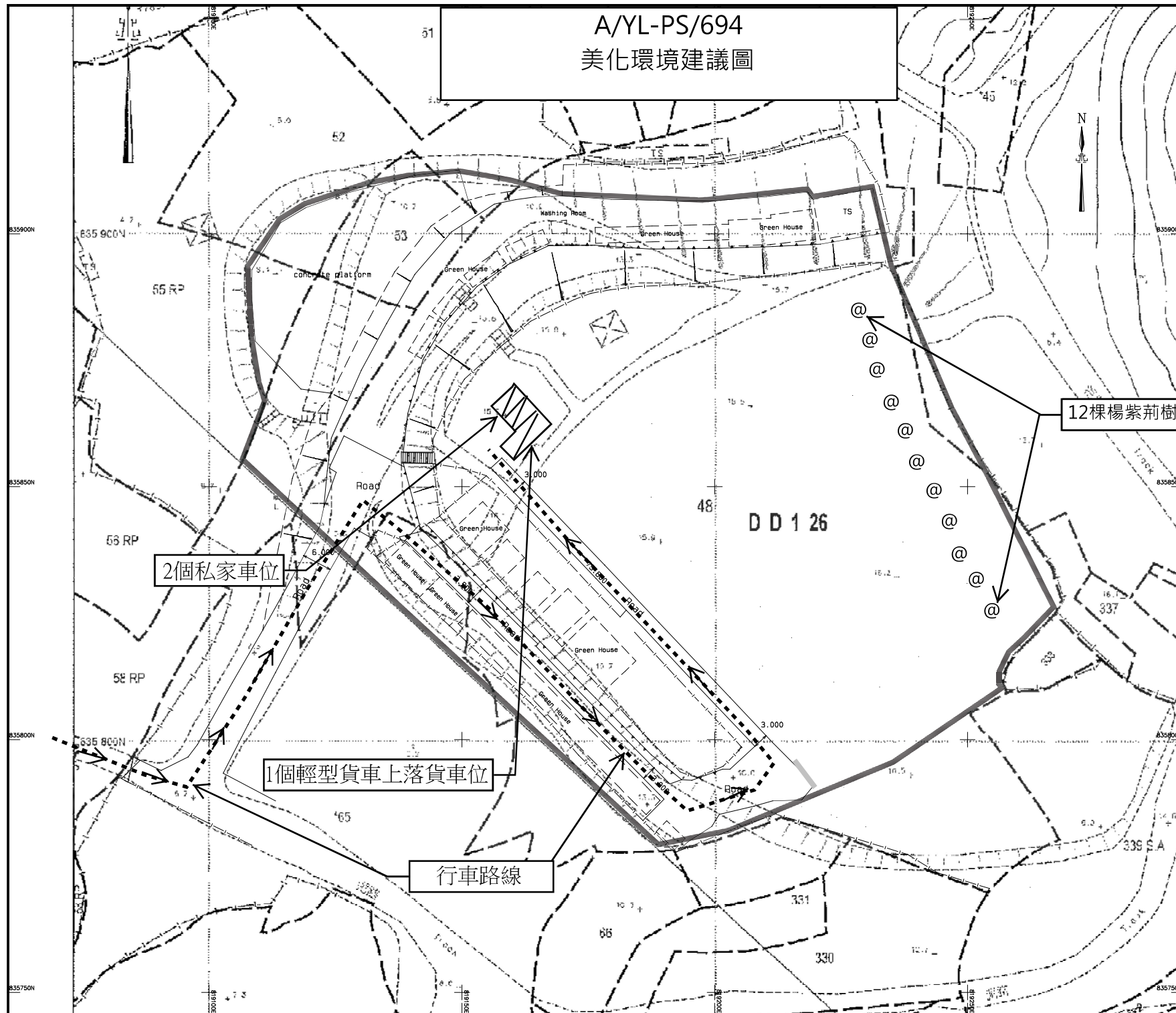


我等場地申請填土 (混凝土)的實際面積約為4000平方米，餘下的土地絕大部份為坭地種植因此不會鋪上混凝土，因為我們會搭建溫室種植農物，而在溫室的坭地上會放置磚塊，用作通道及在大雨期間防止坭土流失，經規劃署執行及管制組的通知，就算我等在坭地面放置磚塊亦作為填土，因此我等作出是次申請。而我等場地面積約為14680平方米，因運作所須的硬地面約為4000平方米即面積的27%，因此對整體的種植環境影響不大。



A/YL-PS/694
美化環境建議圖

我等場地周邊已有大量。樹木在生長中，而我等場地內亦有大量果樹，包括香蕉，荔枝，龍眼，芒果棵，而溫室內亦有多個品種在種植中，請看附件的相片。謝謝







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

Max Yuet Lun WONG/PLAND

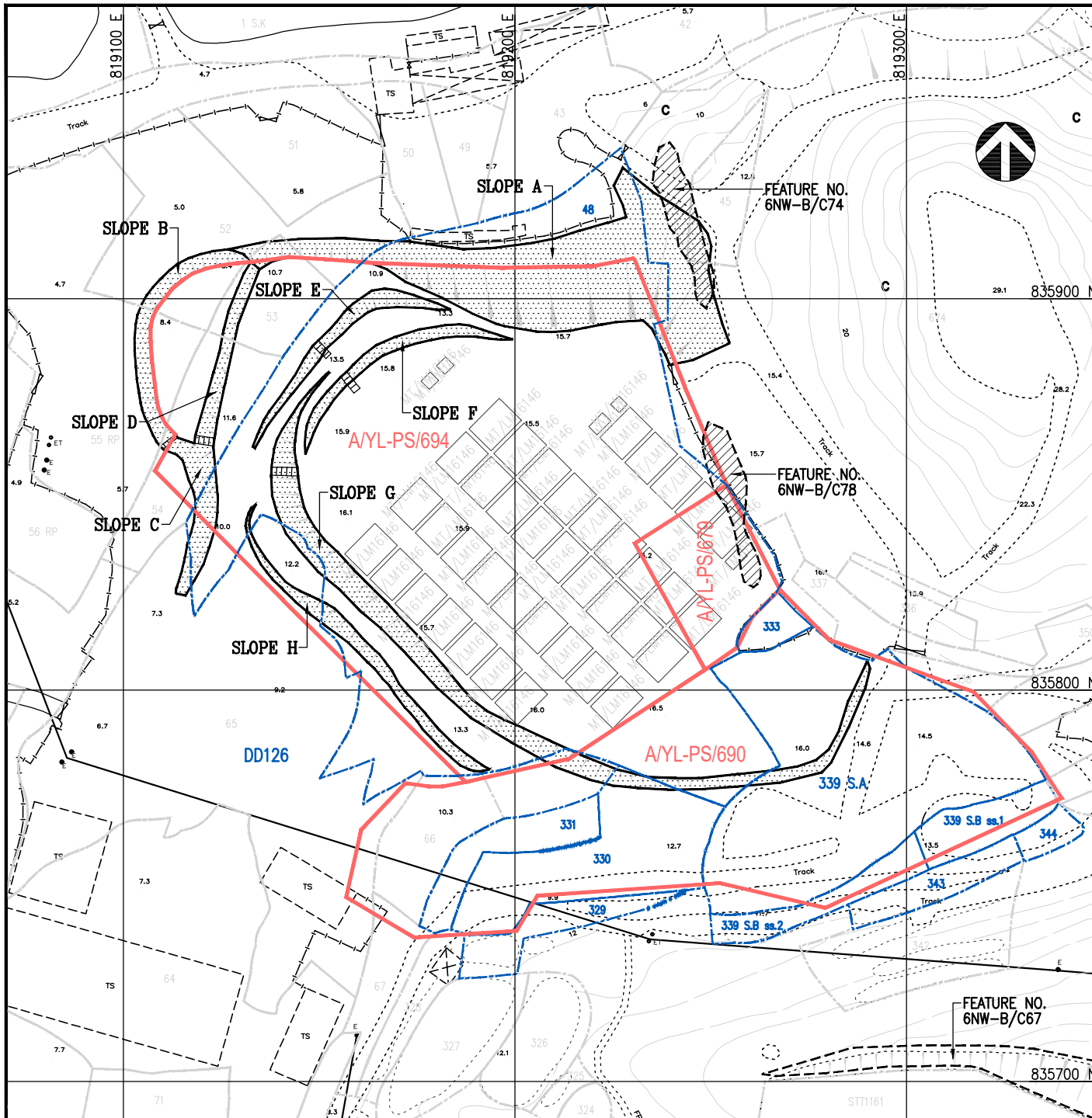
寄件者: clo <[REDACTED]>
寄件日期: 2024年01月24日星期三 10:28
收件者: Max Yuet Lun WONG/PLAND
副本: Haidi Long Hei LAM/PLAND; RACHEL WAI YAN LAU/CEDD; [REDACTED]
主旨: RE: 回覆 : Fwd: [Departmental Comments] Planning Application No. A/YL-PS/694 -
Further Infromation (4)
附件: Fig-01.pdf
類別: Internet Email

Dear Mr. Wong,

I refer to CEDD's comments in your email below, and submit herewith a plan showing the relevant registered and unregistered features for your perusal.

Regards

Christopher Lo
Civil & Geotechnical Engineer
Philip So & Associates Ltd.
Tel: [REDACTED]



LEGENDS:

- SITE BOUNDARY LINE
- - - LOT BOUNDARY LINE
- - - FEATURE BOUNDARY LINE
- SLOPE A UNREGISTERED SLOPE FEATURE MARK (SLOPE A TO H)

NOTES:

BOTH THE REGISTERED AND UNREGISTERED FEATURES SHALL BE SUBJECT TO SITE INSPECTION AND DETAIL SURVEY. GEOTECHNICAL ASSESSMENT REPORTS FOR THESE FEATURES SHALL BE SUBMITTED TO THE SATISFACTION OF THE RELEVANT DEPARTMENTS.

PROJECT :

PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339 S.B ss.2, 339 S.B ss.1, 343 & 344 IN D.D.126, PING SHAN, YUEN LONG, N.T.

DWG. TITLE : REGISTERED AND UNREGISTERED FEATURES

DATE : 23/01/2024 SCALE : 1:1500 DRG. NO. : FIG-01

GEOTECHNICAL CONSULTANT :

PSA PHILIP SO & ASSOCIATES LTD.
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Flat C, 8/F., On Ho Industrial Building,
No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.

TEL. (852) 2739 9333
FAX. (852) 2732 2663

2024-23-01 12:02 dtdy

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Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年06月18日星期二 10:14
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND
主旨: 轉寄: A/YL-PS/694
附件: GPRR 10-12-2023.pdf; TSWFKW DIA_20240503_v2 (2) (1).pdf; 2024-04-03_125520 (1).pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, June 18, 2024 9:24 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-PS/694

From: sun wo wong <[REDACTED]>
Sent: Monday, June 17, 2024 9:53 PM
To: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/694

我等現附上全新的土力評估報告書及雨水排放建議書係取代我等在下列

日期交付貴會的文件

26.9.2023, 18.10.2023, 11.12.2023, 15.2.2024, 3.4.2024 , 6.5.2024 and 16-06-2024



PHILIP SO & ASSOCIATES LTD.
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Our Ref. : PSA0706/23/23058/M
Date : 4th December 2023

Town Planning Board

15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir / Madam,

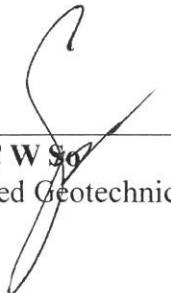
**Re.: Planning Application Nos.: A/YL-PS/694
Fung Ka Wai, Yuen Long**

I refer to the captioned application, and submit herewith 2 sets of Geotechnical Planning Review Report together with 2 sets of Responses to Comments for your perusal.

Should you have any queries, please contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully,


Philip C W So
Registered Geotechnical Engineer

PS/CL/bf
Encl

c.c. Mr. Lam

Email: [REDACTED]

**PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339S.B. ss2,
339S.B. ss1, 343, 344 IN D.D.126 AT FUNG KA WAI, YUEN LONG**

Comments and Responses

GEO's comment From Ms. Celia Yang dated 13 November 2023	Our response
(i) The site boundary shown in the figures of the GPRR is different from that of the application site. Please ask the applicant to clarify the discrepancy and revise the GPRR accordingly.	(i) Please find attached the revised Figure 1-5 for the site boundary of the application site.
(ii) We note that from the GPRR that ground investigation works will be carried out to investigate the ground conditions at a later stage, and that further assessment on the site/ground conditions will be conducted and submitted to the Buildings Department.	(ii) Noted.
(iii) As noted in the GPRR, a number of unregistered slopes were observed within/adjoining the application site. The applicant should identify the unregistered slopes which are pertinent to the proposed development and review the geotechnical feasibility of the proposed development accordingly. The applicant should also clarify whether further geotechnical assessment for the registered and unregistered slopes, and the proposed upgrading and stabilization measures, if found necessary, will be submitted to the Buildings Department.	(iii) Please be clarified that further site visit and detailed survey will be carried out after site clearance to identify unregistered slopes within/adjoining the application site. GI works would be proposed to assess the registered and unregistered slopes, and the proposed upgrading and stabilization measures if found necessary in the later stage.
(iv) The applicant should provide section to show the ground profile at and in vicinity of the subject application site.	(iv) Please find attached Appendix E showing the ground profile at and in vicinity of the subject application site.
(v) Please remind the applicant that submitting the GPRR in support of this planning application does not infer future acceptance by the Office on the geotechnical assessment	(v) Noted.

**PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339S.B. ss2,
339S.B. ss1, 343, 344 IN D.D.126 AT FUNG KA WAI, YUEN LONG**

Comments and Responses

GEO's comment	Our response
From Ms. Celia Yang dated 13 November 2023 and/or proposed upgrading/stabilization measures, if found necessary.	

Proposed Development
at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B.
ss2, 339 S.B. ss.1, 343, 344 in D.D.126
at Fung Ka Wai, Yuen Long

GEOTECHNICAL PLANNING REVIEW REPORT

REVISION 2

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APPENDIX

Appendix A	Photographs
Appendix B	SIMAR Records
Appendix C	SIS Records Retrieved from CEDD
Appendix D	Schematic Building Layout Plan
Appendix E	Ground Profile at and in Vicinity of the Subject Application Site

1. INTRODUCTION

Philip So & Associates Ltd. was appointed to carry out Geotechnical Planning Review Report (GPRR) for the premises at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss2, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan.

This GPRR is made based on desk study and review of available documentary information and proposed development plan. The schematic building layout plans are presented in Appendix D. The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.

2. THE SITE AND THE FEATURES

The site is at a relatively flat ground at Fung Ka Wai, Tin Shui Wan. Site photos taken in September 2023 are presented in Appendix A (see Photos A to J). The site location plan with photo directions and the aerial view of the proposed development site are presented in Figures 1 and 2, respectively.

According to the available SIMAR reports retrieved from Lands Department and SIS records obtained from Geotechnical Engineering Office (GEO), there is 1 registered geotechnical feature lies within or in the vicinity of the site (see Figure 3). The feature and the responsible lot/party are tabulated below:

Feature No.	Sub-division No.	Responsible Lot/Party
6NW-B/C78	1	DD126 LOT 48
	2	DD126 LOT 674

A copy of the SIMAR reports and slope records are enclosed in Appendix B and C, respectively. The location of the said features is also presented in Figure 3.

3. DESK STUDY

Desk study has been carried out to search and review the existing building records, previous ground investigation data and geotechnical study reports kept by the Geotechnical Information Unit (GIU) of Geotechnical Engineering Office (GEO) and the Buildings Department (BD).

3.1 Geological Maps

The geology of the Study Area is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 6 (Yuen Long), 1:20,000-scale HGM20 series. The local geology of the Study Area is presented in Figure 5 and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological maps indicated that regional area around the Site is underlain by metasiltstone (Cslm_ztm) of the Mai Po Member under Lok Ma Chau Formation.

3.1.2 Superficial Geology

Eastern and southern portions of the Site are surrounded by Quaternary colluvium (Qcd). Northern and western portions of the Site are surrounded by Quaternary alluvium (Qca).

3.1.3 Structural Geology

There is an inferred north-west trending fault line running close to the northeastern boundary of the Site.

3.2 Enhanced Natural Terrain Landslide Inventory

In 1995, the GEO compiled the Natural Terrain Landslide Inventory (NTLI) from an interpretation of high-altitude (8,000ft and above) aerial photographs dated from 1945 to 1994 (King, 1999). In 2007, the GEO produced an Enhanced Natural Terrain Landslide Inventory (ENTLI) using low-altitude (8,000ft and below) aerial photographs to update the NTLI.

In accordance with GEO Report No. 138 (GEO, 2016), landslides are classed as either "Relict" or "Recent", depending on their appearance in aerial photographs. "Relict" landslides are defined as those where the main scarp is well-defined but vegetation has re-established on the scar on the earliest set of available aerial photographs. "Recent" landslides are defined as having occurred within the timespan of the aerial photograph coverage. These are typically identified as having a light tone on the aerial photographs and are bare of vegetation.

The ENTLI has recorded no relict or recent landslide within the Site (see Figure 4).

3.3 Historical Landslide Catchment (HLC) Inventory

Historical Landslide Catchments (HLCs) have been defined by GEO based on the results of the ENTLI. According to the inventory, 2 catchments 6NW-B/OH 30 and 6NW-B/OH 22 were located at a distance of 80m and 151m south of the Site respectively (see Figure 4). The plan areas of the catchments are 3222 sq. m and 889 sq. m respectively.

3.4 Large Landslide Study

The Large Landslide database was prepared by Scott Wilson (1999) for the GEO. Interpretation of landslide details with Map Sheet Ref No. 7-SW-C was conducted using the low altitude (3,900 ft.) 1963 aerial photographs to identify features thought to be landslides with source area greater than 20 m wide. The database has no record of large landslides within or close to the Site.

3.5 Reported Landslide Incidents

The GEO has recorded no landslide incident within the Site. (Figure 4)

3.6 Relevant Previous Ground Investigation Works

There is no previous ground investigation report relevant to the Site.

3.7 DH Orders

No DH Order is present relevant to the features within the Site.

3.8 Stage 2 Studies

According to the GIU, there is no Stage 2 Studies carried out for the features within the Site.

3.9 Stage 3 Studies

According to the GIU, there is no Stage 3 Studies carried out for the features within the Site.

4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE

4.1 Feature No. 6NW-B/C78

Feature no. 6NW-B/C78 is located at the northeastern portion of the Site. According to the SIS record, the feature is about 40m long and 4m high with slope gradient about 40° to the horizontal.

4.2 Impacts from the Proposed Works to the Registered Slope Features

As the aforementioned features have stood from some time without evidence of major distress or instability, it is expected that these features will continue under the present condition. However, the stabilities of the features have to be checked with respect to the proposed development and based on the subsurface conditions and shear strength parameters of soil/rock obtained from site specific ground investigation. If found necessary, appropriate improvement/upgrading works, including slope re-profiling, installation of soil nails, and provision of raking drains will be carried out to bring up the sub-standard portion of the feature to meet the current geotechnical standard.

4.3 Impacts from the Proposed Works to the Natural Hillside

As mentioned in Section 3.2 and 3.3, the ENTLI has recorded a no relict or recent landslide and no HLC catchment within the Site. The natural hillside (as shown in Figure 4 and Photo J) located northeast of the Site (NH1) has an angular elevation of 13° from the Site. The other one located at the southeast of the Site (NH2) has an angular elevation of 18°. The two angular elevations are below the 'Alert Criteria' of 20° with respect to the concerned natural hillside according to the GEO Report No. 138 2nd Edition. Thus, further study of the natural hillsides are not required and it is expected that the natural hillside will continue to be stable under the present condition.

4.4 Impacts from the Existing Fill Platforms to the Proposed Development

The proposed carparks and buildings were situated on the existing fill platforms as shown in Appendix D. The ground profile of the Site, i.e. the extent, thickness, material types, groundwater regime and the geotechnical properties of the subsurface materials shall be obtained before the design of site formation works. Detailed ground investigation works shall be planned and followed by the geotechnical assessment to check whether differential settlement or instability of the adjacent slopes would occur due to the proposed works. If found necessary, appropriate improvement works, such as soil replacement will be carried out.

5. CONCLUSION

Based on the above discussion, it can be concluded that the proposed development is considered to be feasible from geotechnical point of view. The construction would be straight forward unlikely posting particular problems to the surrounding area under careful planning, proper execution and vigilant supervision.

It is essential to search and review the background information of existing building, geotechnical features and underground services within and in the vicinity of the site. Site investigation is proposed to reveal/confirm the subsoils and the ground regime within and in the vicinity of the site as well as to determine the engineering properties of subsoils and rock. The ground investigation field works should be preceded under supervision of suitably qualified engineers and technically competent persons conforming the requirements specified in the "Code of Practice for Site Supervision 2009" published by the BD.

For safety and cost effective, the foundation design and retaining wall stability assessment and excavation planning as well as the design of geotechnical structure should be based on geological horizons inferred from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records and geotechnical parameters determined and adopted by field and laboratory testing.

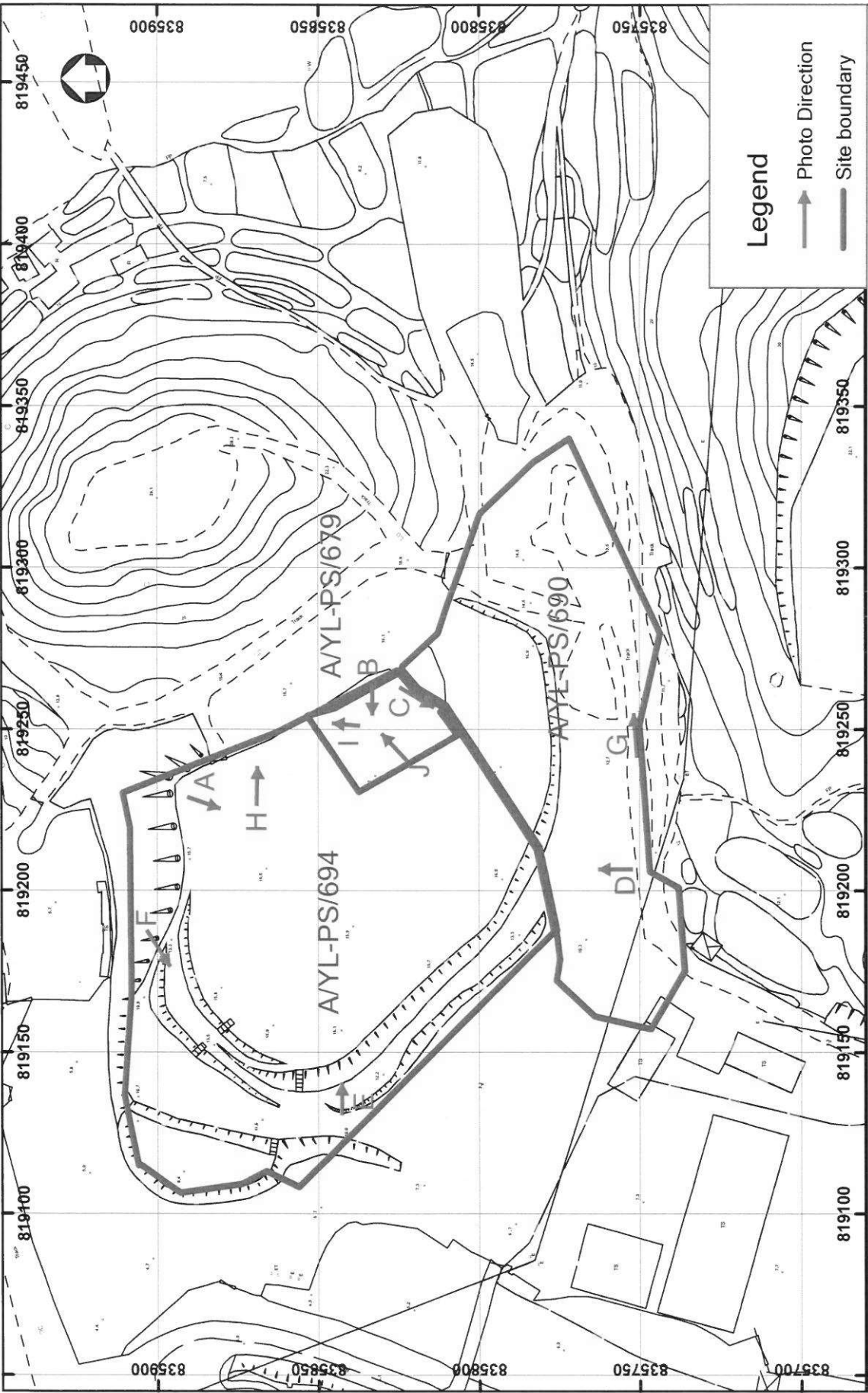
A comprehensive precautionary monitoring program including settlement markers, tilting, vibration check points as well as groundwater observation wells shall be implemented to ensure demolition of foundation of existing buildings and substructure construction being carried out safety and soundly.

A geotechnical assessment on the stability of the ground conditions for the proposed works will be prepared to the Building Department in the next stage of the project.

FIGURES

Figure 1

Site Location Plan

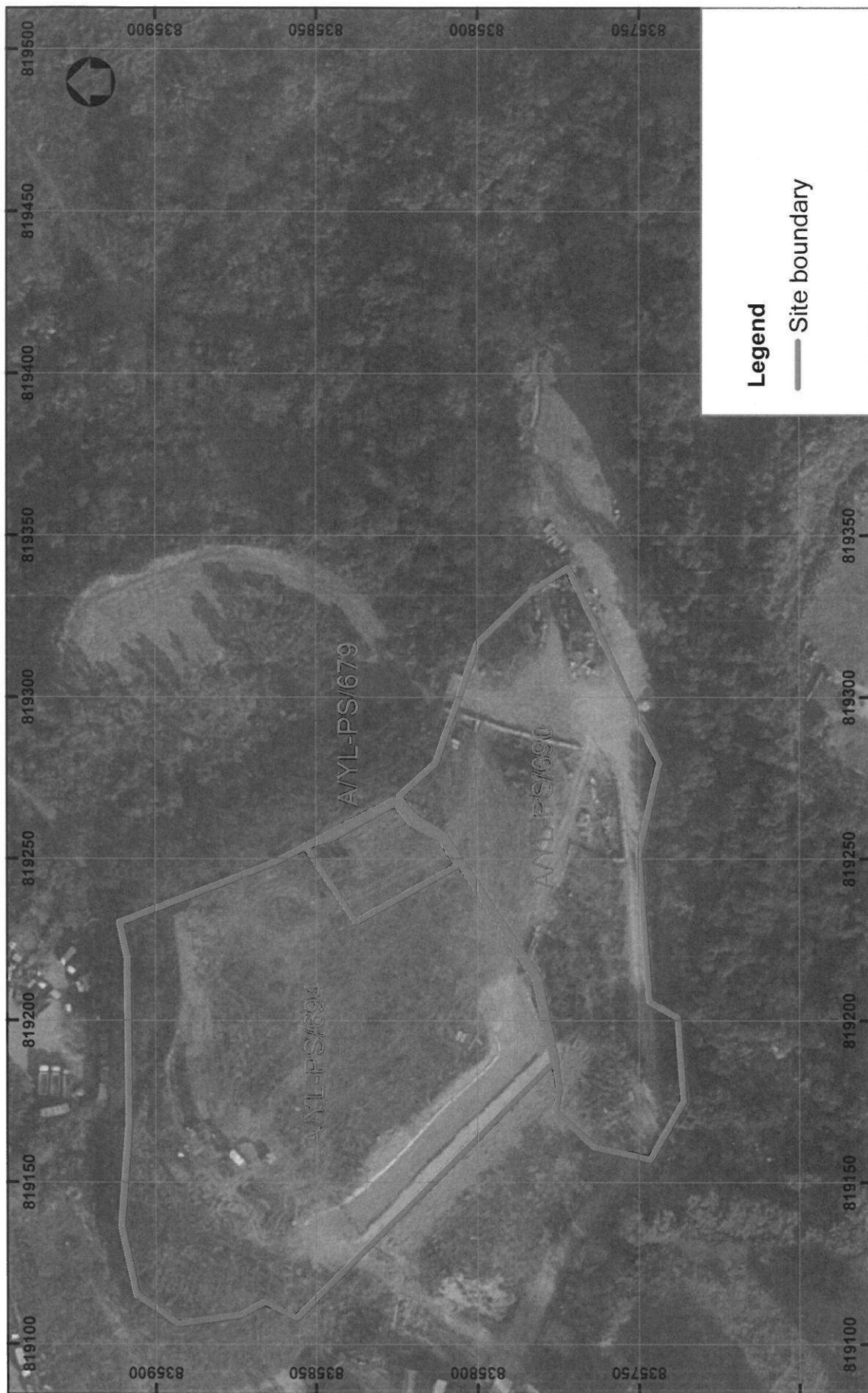


PROJECT: Proposed Development at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan

TITLE: Location Plan	SCALE: 1:1500	Philip So & Associates Ltd.	FIGURE NO : FIGURE 1
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Figure 2

Aerial View of the Site

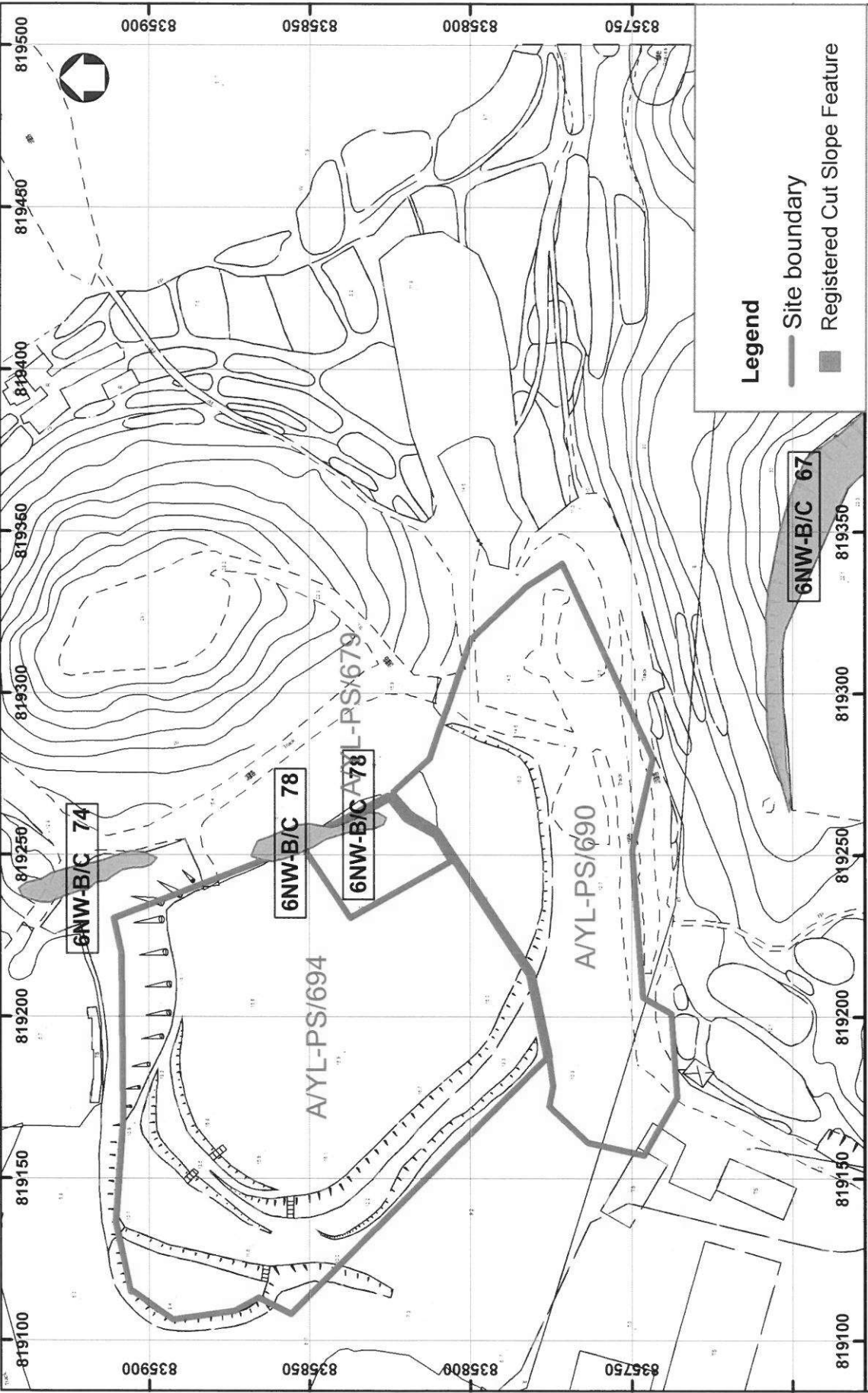


PROJECT: Proposed Development at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss2, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan

TITLE: Aerial View of the Site	SCALE: 1 : 1500	Philip So & Associates Ltd.	FIGURE NO : FIGURE 2

Figure 3

Registered Man-made Features within Site



PROJECT: Proposed Development at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan

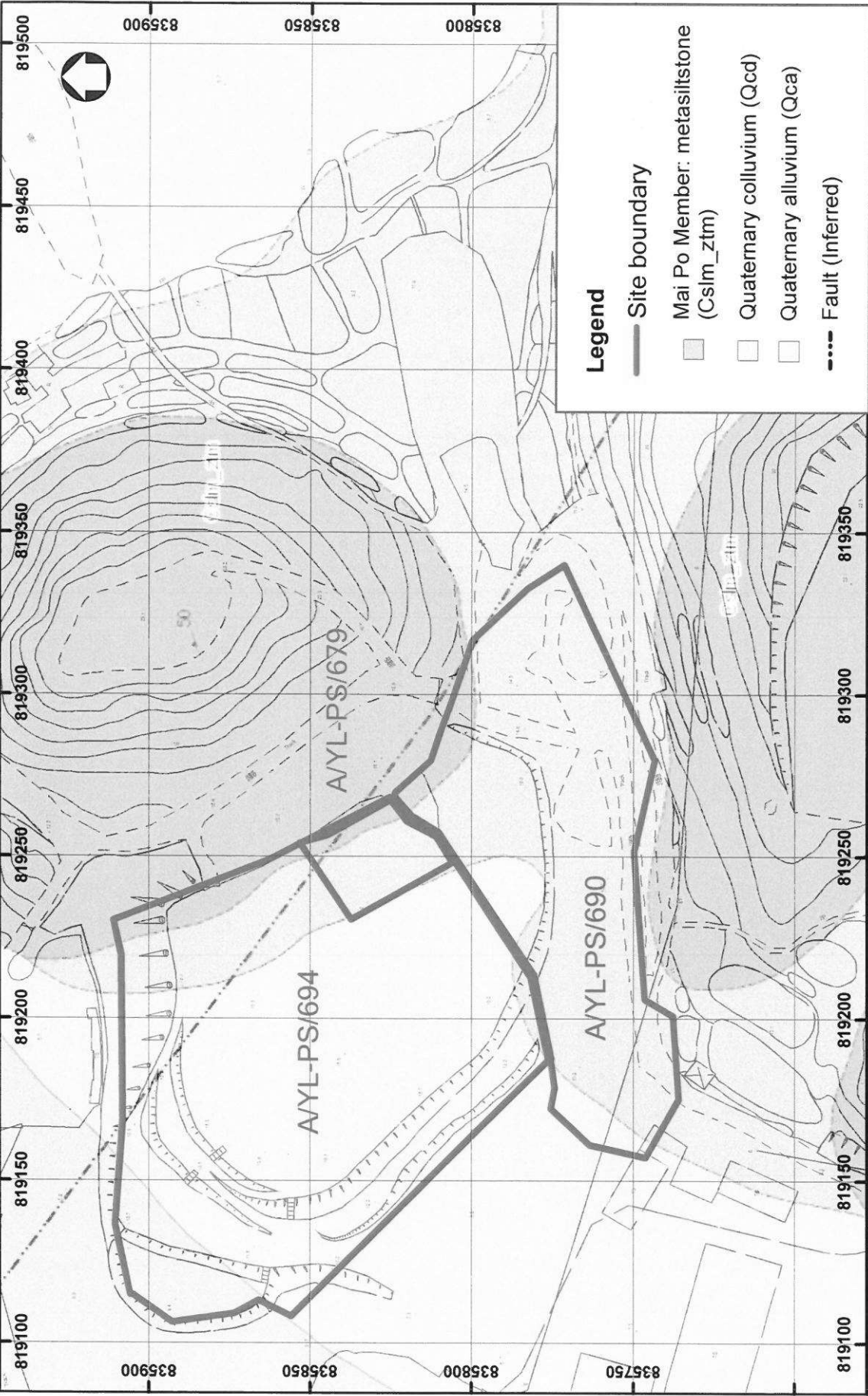
TITLE: Registered Man-made Features	SCALE: 1 : 1500	Philip So & Associates Ltd.	FIGURE NO : FIGURE 3
-------------------------------------	--------------------	-----------------------------	-------------------------

Figure 4

Past Instabilities

Figure 5

Geological Map



PROJECT: Proposed Development at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan

TITLE: Geological Map	SCALE: 1 :1500	Philip So & Associates Ltd.	FIGURE NO : FIGURE 5
-----------------------	-------------------	-----------------------------	-------------------------

APPENDIX

Appendix A

Photographs



Photo A

View of the northern portion of the Site, Looking south



Photo B

View of eastern portion of the Site, Looking west



Photo C

View of middle portion of the Site, Looking southwest



Photo D

View of southern portion of the Site, Looking north



Photo E
View of western portion of the Site, Looking east



Photo F
View of northern portion of the Site, Looking southwest



Photo G

View of southern portion of the Site, Looking east



Photo H

General View of the Feature No. 6NW-B/C78, Looking northeast



Photo I

General View of the Feature No. 6NW-B/C78, Looking southeast



Photo J

General View of the natural hillside at the northeast of the Site, Looking northeast

Appendix B

SIMAR Record – Feature No. 6NW-B/C78

Slope Maintenance Responsibility Report

(6NW-B/C78)


**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**
List of Slope Maintenance Responsibility Area(s)

1	6NW-B/C78		Sub-Division	1
	Location	Partly within DD126 LOT 48 and partly within DD126 LOT 674		
	Responsible Lot/Party	DD126 LOT 48	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	6NW-B/C78		Sub-Division	2
	Location	Partly within DD126 LOT 48 and partly within DD126 LOT 674		
	Responsible Lot/Party	DD126 LOT 674	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

Notes:






- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

The use of this report and plan is subject to the terms and conditions set out under the respective Disclaimers, Copyright Notice and Privacy Policy displayed on the Slope Maintenance Responsibility Information System webpage at <http://www.slope.landsd.gov.hk/smr/s/disclaimer>. The contents of this report and plan, including but not limited to all text, graphics, drawings, diagrams and compilation of data or other materials are protected by copyright. The users of this report and plan acknowledge that the Government of the Hong Kong Special Administrative Region is the owner of all copyright works contained in this report and plan. Any reproduction, adaptation, distribution, dissemination or making available of any copyright works contained in this report and plan to the public is strictly prohibited unless prior written authorization is obtained from the Lands Department.

Location Plan



Legend

-  Slope Area(s)
-  Search Location
-  Slope(s) Maintained by Government
-  Slope(s) Maintained by Private Party/Parties
-  Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 10/09/2023

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Appendix C

Slope Records Retrieved from CEDD – Feature No. 6NW-B/C78

BASIC INFORMATION

Location: North of the working site, North of Fung Ka Wai, Tin Shui Wai, Yuen Long

Date of Formation: pre-1977

Date of Construction/

Modification:

Approximate Coordinates: Easting : 819260 Northing : 835833

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4 Length (m): 40 Average Angle (deg): 40

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature Party: DD126 LOT 48 Agent: N/A
Private Feature Party: DD126 LOT 674 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 29-03-2010
Data Source: LPM
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A



WALL PART

N/A

SERVICES

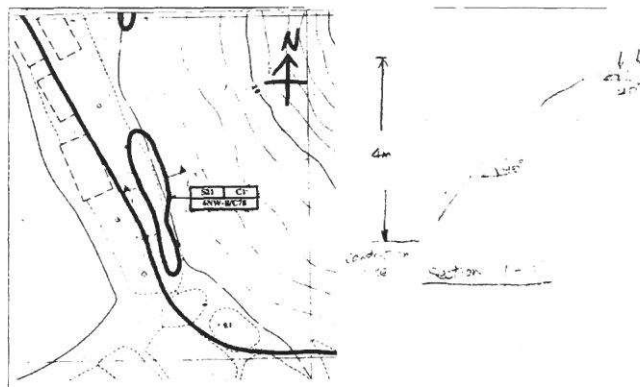
N/A

STAGE 1 STUDY REPORT

Inspected On: 24-10-1997

Weather: Some Rain

District: MW



Section No: 1-1

Height(m): H1 : 4 , H2 : 0

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: U

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: U

Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

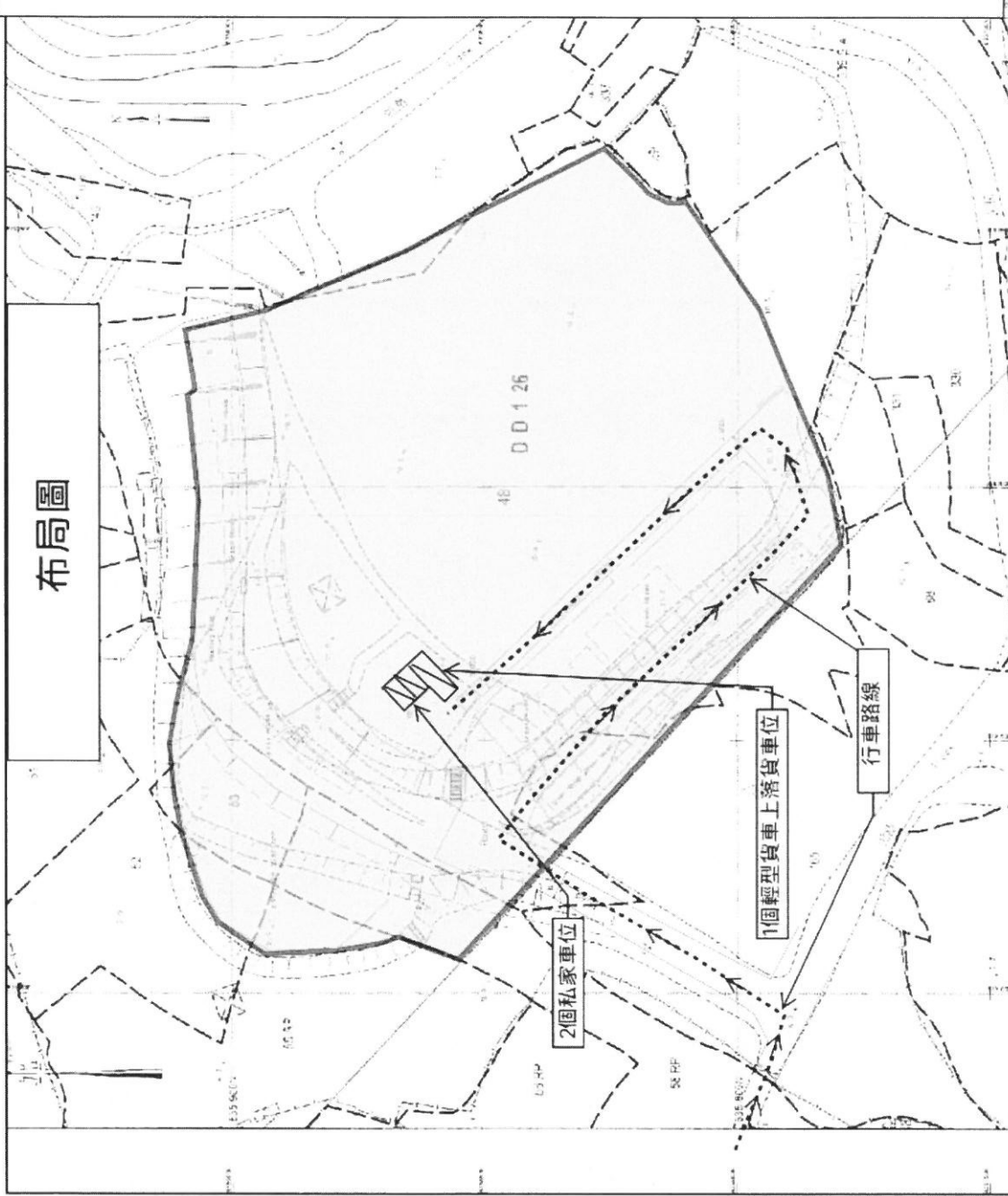
PHOTO



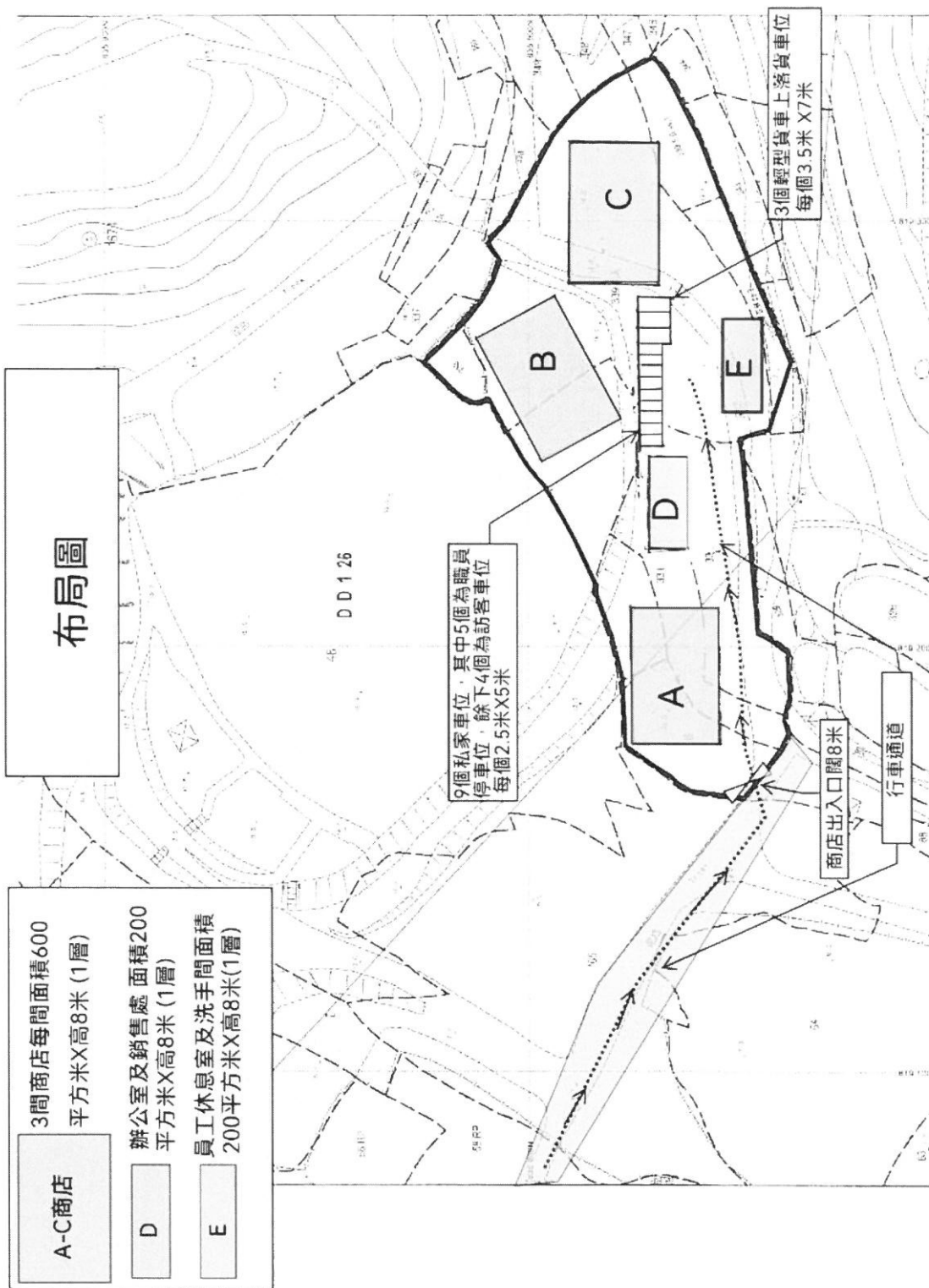


Appendix D

Schematic Building Layout Plans



Plan A – Western portion of the Site



Plan B – Southern portion of the Site

Appendix E

Ground Profile at and in Vicinity
of the Subject Application Site

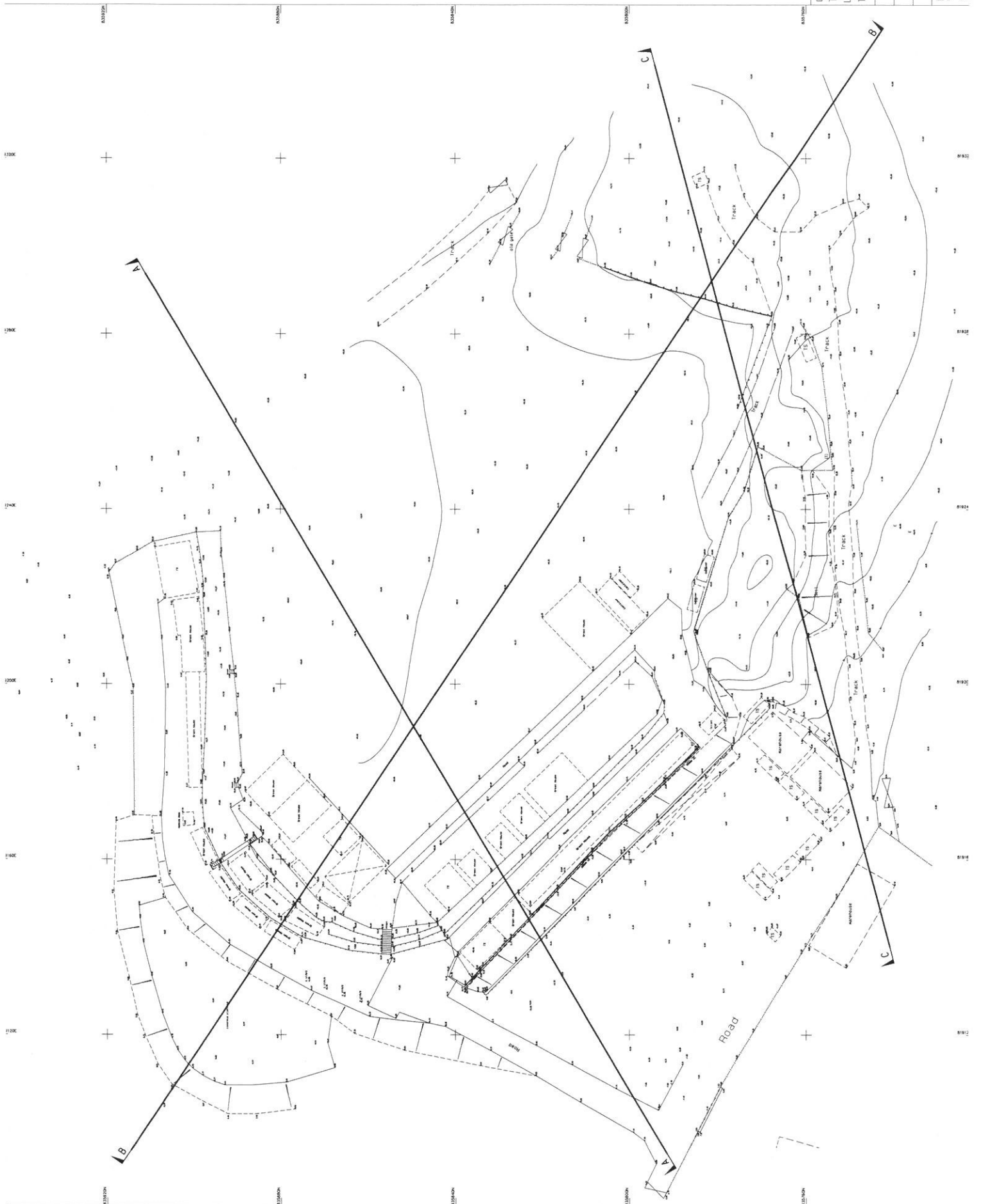
UNCLASSIFIED

1. Coordinates are in Hong Kong Metric Grid (1983).
2. All dimensions are in metres unless otherwise stated.
3. Levels of sets are referred to bottom of sets.
4. Dimensions are in metres unless otherwise shown.

Abbreviation:
OS Open-side Structure
FP Footpath

LEGENDS:

- 300mm U-Channel
Fence / Walling
Vertical Cutting
Lot Boundary
Adjacent Steps
Machine Fuel Water
Machine Fuel Oil
Machine Steam Water
Machine (unclassified)
Gate
Telephone Pole
Building
Spot Level
Invert Level
Top Level



Drawing Title:
TOPOGRAPHIC SURVEY AT
LOT 48 IN D.D. 126
TIN TSZ ROAD, YUEN LONG

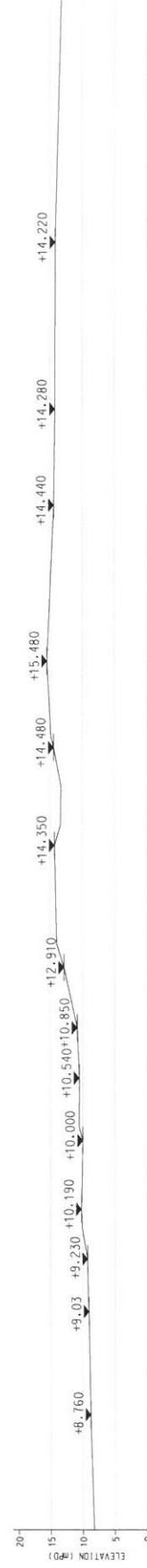
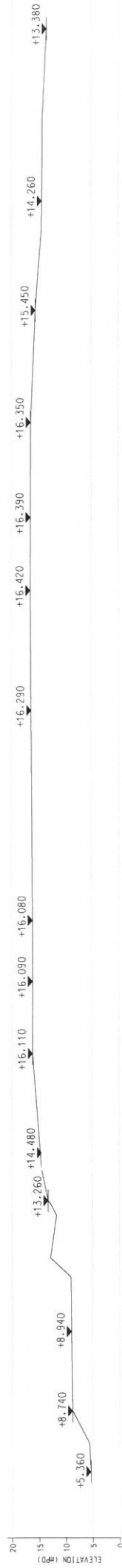
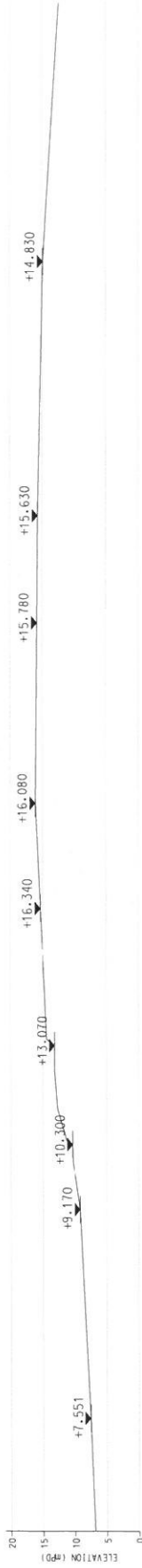
Scale: 1 : 400 (A1)

Date of Survey : 23 June, 2023

Drawing No.: C0749/YL/TP0-01

Rocky Fung Surveying Company

P.O. Box 406, Funging Post Office, Funging, N.T.
Tel: 3438 8888 Fax: 3438 8889



Philip So & Associates Limited

Proposed Development

**at Lot Nos. 48, 329, 330, 331, 333,
337, 339, 339 S.B.**

**ss2, 339 S.B. ss.1, 343, 344 in
D.D.126**

at Fung Ka Wai, Yuen Long

Drainage Impact Assessment Report (1st Submission)

TSWFKW / DIA / 001 / Issue 1

March 2024

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Appendix B	Site Photograph
Appendix C	Slope Information System Report of Feature Ref. No. 6NW-B/F 187
Appendix D	Existing Public Drainage Network
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F3	Manhole and Catchpit Schedule
Appendix G	Typical Details and General Notes

1. INTRODUCTION

1.1 Background

Philip So & Associates Ltd. was appointed to carry out a Drainage Impact Assessment (DIA) for the premises at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss2, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wai.

1.2 Purpose of the Report

The purpose of this report is to present the Drainage Impact Assessment (DIA) for the application site, which is required by the Town Planning Board as supporting (Technical Assessment) documents involved in the Planning Application (Annex E) for Section 16.

1.3 Scope of Works

The objective of this Drainage Impact Assessment (DIA) is to review the proposed drainage arrangements in the vicinity of the application site and evaluate the potential impacts and their mitigation strategies if necessary.

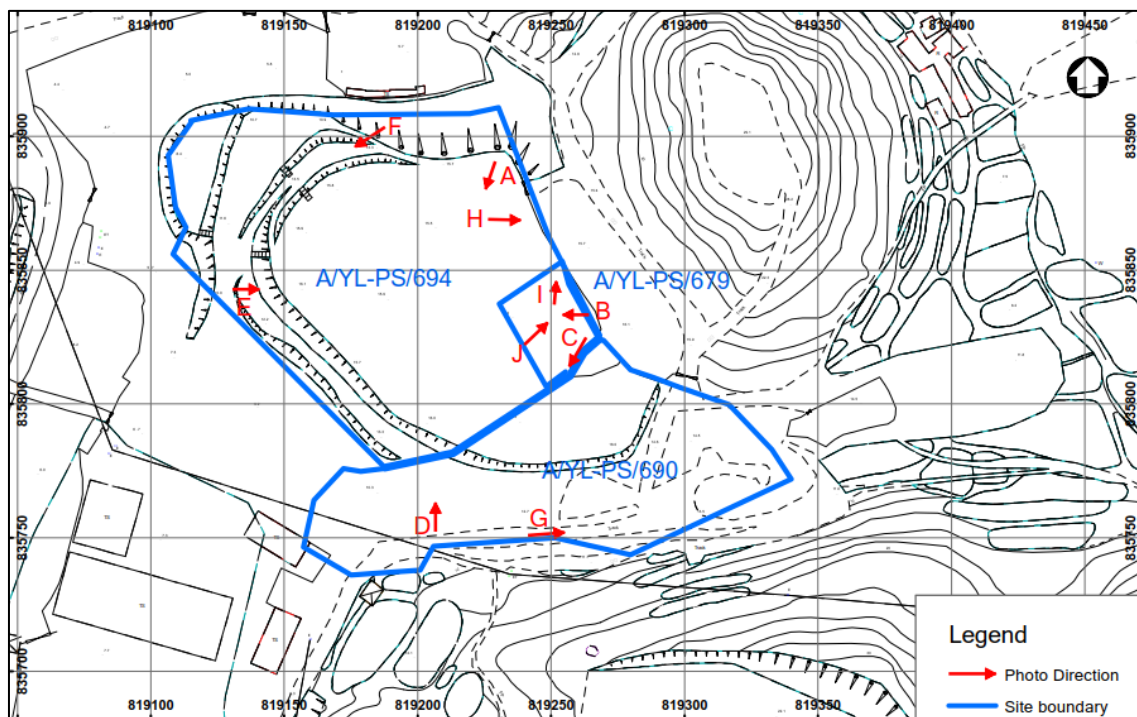


Figure 1.1 – Location Plan

2. SITE DESCRIPTION

2.1 Site Location

The site is on relatively flat ground at Fung Ka Wai, Tin Shui Wan. Site photos taken in September 2023 are presented in Appendix A (see Photos A to J). The site location plan with photo directions and the aerial view of the proposed development site are presented in Figures 1.1 and 2.1, respectively.



Figure 2.1 – Aerial View of the Site

2.2 Existing Drainage Plan

It is found that there are existing drainage systems nearby. As shown in Figure 2.2, there is a $\varnothing 800$ stormwater pipe next to the site that discharges into a 5800x4200 mm box culvert (SBP1008589).

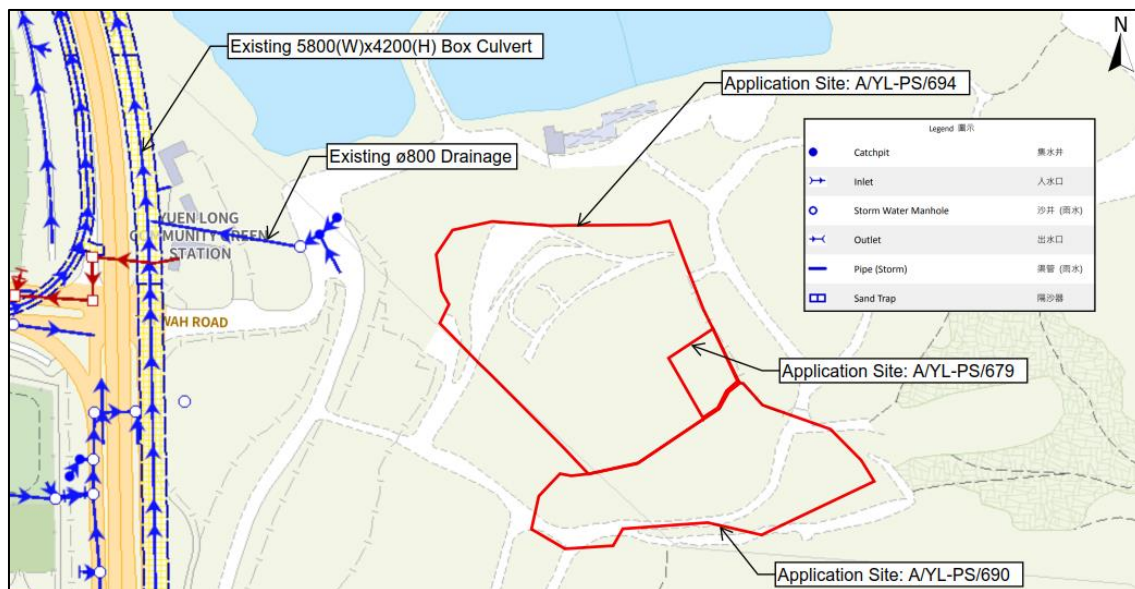


Figure 2.2 – Existing Drainage Network from GeoInfo Map

3. DESIGN STANDARDS AND REFERENCES

3.1 Design Codes and References

- Stormwater Drainage Manual with Eurocodes incorporated – Planning, Design and Management (DSD, 2018)
- Stormwater Drainage Manual Corrigendum No.1/2022 (DSD, 2022)
- Water Pollution Control Ordinance (Cap 358) (WPCO, 1980);
- Advice Note No. 1 – Application of the Drainage Impact Assessment Process to Private Sector Projects (DSD); and
- Technical Memorandum on Effluent Standards, Water Pollution Control Ordinance Cap358 Section 21 (EPD).

3.2 Design Parameters and Assumptions

The peak instantaneous runoff before and after the proposed development was calculated based on the Rational Method. The recommended physical parameters, such as the runoff coefficient (C) are as per the Stormwater Drainage Manual by DSD.

The Rational Method

The Peak Runoff is given by:

$$Q_p = 0.278 C i A \quad (\text{Eq. 1})$$

Where

- Q_p = Peak runoff in m^3/s
- C = Runoff coefficient
- i = Rainfall intensity in mm/hr
- A = Catchment area in km^2

The Rainfall Intensity is given by:

$$i = a / (t_d + b)^c \quad (\text{Eq. 2})$$

Where

- i = Rainfall intensity in mm/hr
- t_d = Duration in minutes ($t_d \leq 240$)
- a, b, c = Storm constants given in Table 3 of SDM

For a single catchment, the duration (t_d) is assumed to be equal to the time of concentration (t_c), which is given by:

$$t_c = t_0 + t_f \quad (\text{Eq. 3})$$

Where t_c = Time of concentration

t_0 = Time taken to flow from the further point to reach the most upstream point

t_f = Flow time

Because t_0 is generally much greater than t_f . As t_d is inversely proportional to the rainfall intensity (i), it is conservative in general to neglect t_f , therefore:

$$t_c = t_d = t_0 \quad (\text{Eq. 4})$$

The time of concentration (t_c) is given by the Bransby-Williams equation, with due consideration of the presence of any prominent natural stream channels:

$$t_c = (0.14465 L) / H^{0.2} / A^{0.1} \quad (\text{Eq. 5})$$

Where H = Average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = Distance (on plan) measured on the line of natural flow between summit and point of consideration

For open channel flows, the capacity is given by Manning's Equation:

$$V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}} \quad (\text{Eq. 6})$$

Where V = Mean Velocity in m/s

R = Hydraulic Radius in m

n = Manning's coefficient in $\text{s/m}^{1/3}$

S_f = Hydraulic gradient (energy loss per unit due to friction)

4. DRAINAGE FLOW ESTIMATION

4.1 Catchment Area

The Application site contains an approximate area of 31,950 m²; the details of the other catchment areas concerned are summarized in Table 4.1.

Table 4.1 Catchment Areas

Catchment ID	Description	Area (m ²)
1	Northern Mountain Slope	3,082.56
2	North-eastern Mountain Slope	1,688.06
3	Eastern Mountain Slope	3,968.97
4	Application Site A/YL-PS/690	7,950.88
5	Northern Part of Application Site A/YL-PS/694	8,315.59
6	Application Site A/YL-PS/679	956.75
7	Southern Part of Application Site A/YL-PS/694	5987.37

From Appendix E1, the stormwater discharges from the 7 catchments including the application site, which are all directed into the stormwater drainage system downstream, carried by a series of natural streams to a sand trap leading to the box culvert.

In addition, according to the Geotechnical Information Infrastructure (GInfo) System, there is a retaining wall (Feature Ref. No. 6NW-B/F 187) located beneath the Application Site. The Highways Department (HyD) maintains it. Appendices A and D show the existing slope drainage system at the Feature. It is assumed that the existing drainage system will collect stormwater runoff along the toe of the man-made feature. Therefore, run-off from the Feature will not be considered in the assessment.

4.2 Catchment Flow Estimation

The catchment flows from the identified drainage catchment areas are calculated by Eq. 1 and the results are tabulated as follows:

Table 4.2 Summary of Catchment Flows

Catchment ID	Flow Rate for return period of 50 years (m ³ /s)
1	0.026
2	0.014
3	0.032
4	0.198

Catchment ID	Flow Rate for return period of 50 years (m ³ /s)
5	0.099
6	0.022
7	0.059

The detailed calculation is enclosed in Appendix E.

4.3 Hydraulic Capacity of the New Drainage System

Similar to catchment flow estimation, the same equations are used to assess the hydraulic capacities of the stormwater drainage system. As specified in Section 6.6.2 in the Stormwater Drainage Manual, a return period of 50 years is adopted for the assessment; details are enclosed in **Appendix E**. The capacity flow from the catchment is summarized below:

Table 4.3 Summary of Hydraulic Capacity

Drainage No.	Size	Gradient	Catchment ID	Total Catchment Flow (m ³ /s)	Capacity Provided (m ³ /s)	Utilization
Type a UC	300	1:60	2,6	0.036	0.119	30%
Type b UC	400	1:70	1,2,5,6	0.160	0.237	68%
Type c UC	300	1:100	3	0.032	0.092	35%
Type d UC	400	1:100	3,4	0.114	0.198	58%
Type e UC	500	1:100	3,4,7	0.173	0.360	48%
Type g UC	400	1:100	5	0.099	0.198	50%
Type h UC	300	1:30	7	0.059	0.168	35%
Type i UC	300	1:50	3	0.032	0.130	25%
Type f CONC. Pipe	700	1:100	1,2,3,4,5,6,7	0.450	0.748	60%
Type j D.I. Pressurized Pipe	400		3,4,7	0.114	0.230	50%

Note: For Manning's roughness coefficient,
 n = 0.018 for Concrete U-Channel in Poor Condition
 n = 0.015 for Concrete Pipe in Poor Condition
 n = 0.015 for Ductile Iron Pipe in Poor Condition

As shown above, the total flow generated at site is 0.450 m³/s and as a general practice, the capacities of the channels are designed to be below 70% of their full capacity over a 50-years return period.

It should be noted that one 400mm dia. D.I. pressurized pipe will be proposed due to a noticeable ground level difference between two proposed catchpit locations (CP15 and CP16).

As the contribution from the stormwater flow at this site is significant, adequate hydraulic capacity has been provided from the proposed drainage system along the slope and site perimeter. It is anticipated that no adverse stormwater drainage impact due to the proposed development will be imposed on the existing system.

5. EFFECT OF PROPOSED DEVELOPMENT

5.1 Impact of Proposed Development

As discussed, the application site will propose a new gold course. Therefore, the main difference is the additional surface runoff collected from the proposed development as the existing site pre-development is mostly flat grassland.

The table below summarizes the change from the development.

Table 5.1 Summary of Impacts before-and-after of Development

Catchment Area	Before	After
4	100 % Flat Grassland	66.7% Flat Grassland, 33.3% Paved
5	100 % Flat Grassland	66.7% Flat Grassland, 33.3% Paved
7	100 % Flat Grassland	66.7% Flat Grassland, 33.3% Paved
Total Flow rate, Q (m ³ /s)	0.366	0.450 (+23.0%)

5.2 Impact on Existing Stormwater Drainage System

As discussed, the stormwater run-off will be collected by the proposed drainage system (refer to Appendix D) to a terminal manhole (TM1), which will discharged into the natural existing stream courses through the proposed permanent outfall, and to be collected by catchpit (SCH1031240) and into the 5800mm x 4200mm box culvert (i.e., SBP1002868).

This box culvert will then end at an outfall point within the Deep Bay Water Control Zone according to The Water Pollution Control Ordinance (Chapter 358).

Table 5.2 Contribution to downstream

Capacity contribution (post-development)	
Ø750 Pipe (SWD1072060)	+49.98%
5800 x 4200 2-Cell Box Culvert (SBP1002869)	+0.26%

Table 5.2 shows the contribution to the existing drainage system downstream.

6. CONCLUSION

- The proposed development at the application site will collect a drainage flow of 0.450 m³/s.

The run-off collected will be discharged into the watercourse, to be collected by a downstream catchpit.

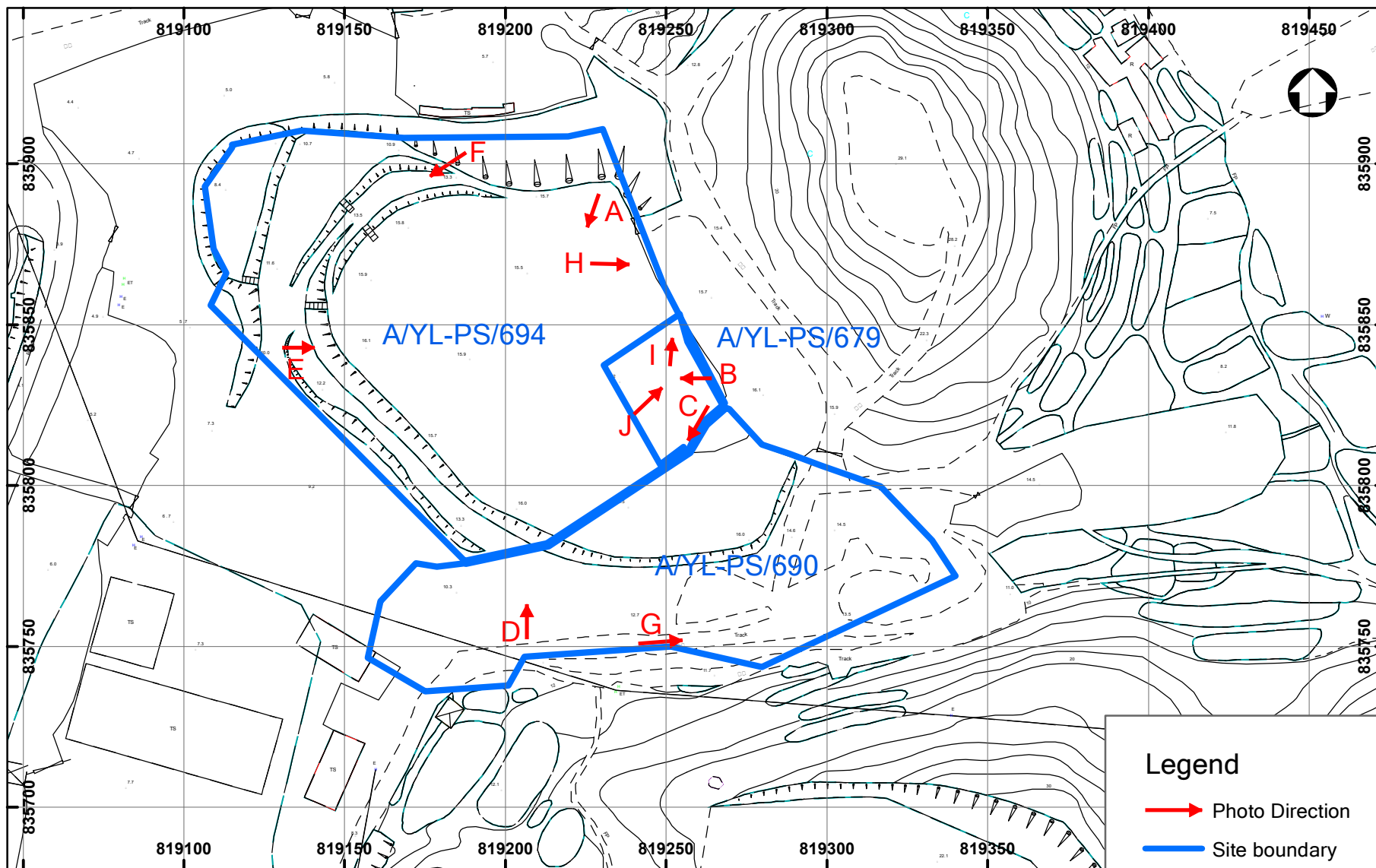
- The hydraulic capacities for the proposed drainage system are able to cater for the surface runoff from the proposed development, with the capacity below 70%.
- The project proponent will be responsible for the on-going maintenance of the drainage system.
- There will be no unacceptable drainage impacts as a result of the proposed development.

END OF TEXT

APPENDICES

APPENDIX A

Site Layout Plan



PROJECT: Proposed Development at Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss2, 339 S.B. ss.1, 343, 344 in D.D.126, Fung Ka Wai, Tin Shui Wan

TITLE: Location Plan

SCALE:
1 :1500

Philip So & Associates Ltd.

FIGURE NO :
FIGURE 1

APPENDIX B

Site Photograph



Photo A
View of the northern portion of the Site, Looking south



Photo B
View of eastern portion of the Site, Looking west



Photo C
View of middle portion of the Site, Looking southwest



Photo D
View of southern portion of the Site, Looking north



Photo E
View of western portion of the Site, Looking east

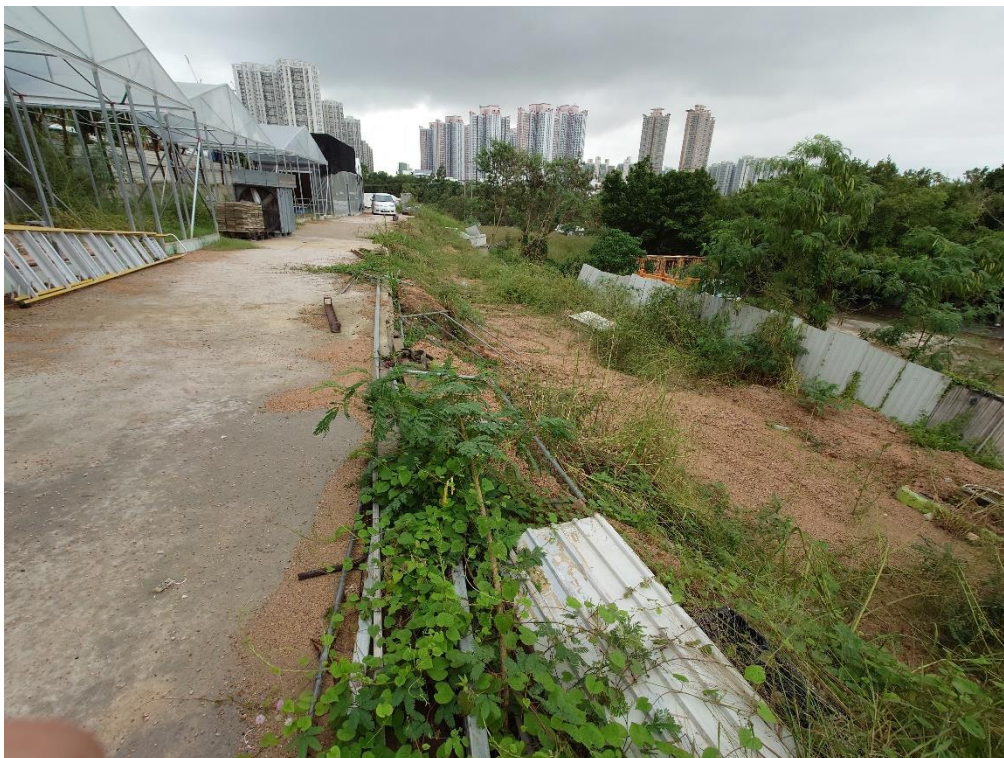


Photo F
View of northern portion of the Site, Looking southwest



Photo G

View of southern portion of the Site, Looking east



Photo H

General View of the Feature No. 6NW-B/C78, Looking northeast



Photo I

General View of the Feature No. 6NW-B/C78, Looking southeast



Photo J

General View of the natural hillside at the northeast of the Site, Looking northeast

APPENDIX C

Slope Information System Report of Feature Ref. No.
6NW-B/F 187



BASIC INFORMATION

Location: 100m West of Kenswood Court, Tin shui Wai

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 818976 Northing : 835679

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density

Distance of Facility from Crest (m): 0

Facility at Toe: Road/footpath with low traffic density

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4.5 Length (m): 460 Average Angle (deg): 25

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Government Feature Party: HyD Agent: HyD

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 29-11-2013

Data Source: EI(HyD)

Slope Part Drainage: (1) Position: Crest Size(mm): 300
(2) Position: On slope Size(mm): 300
(3) Position: Toe Size(mm): 300

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: N/A

Berm: No. of Berms: N/A Min. Berm Width (m): N/A

Weepholes: Size (mm): N/A Spacing (m): N/A



WALL PART

N/A

SERVICES

N/A



STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Road/footpath with low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Road/footpath with low traffic density

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:



Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

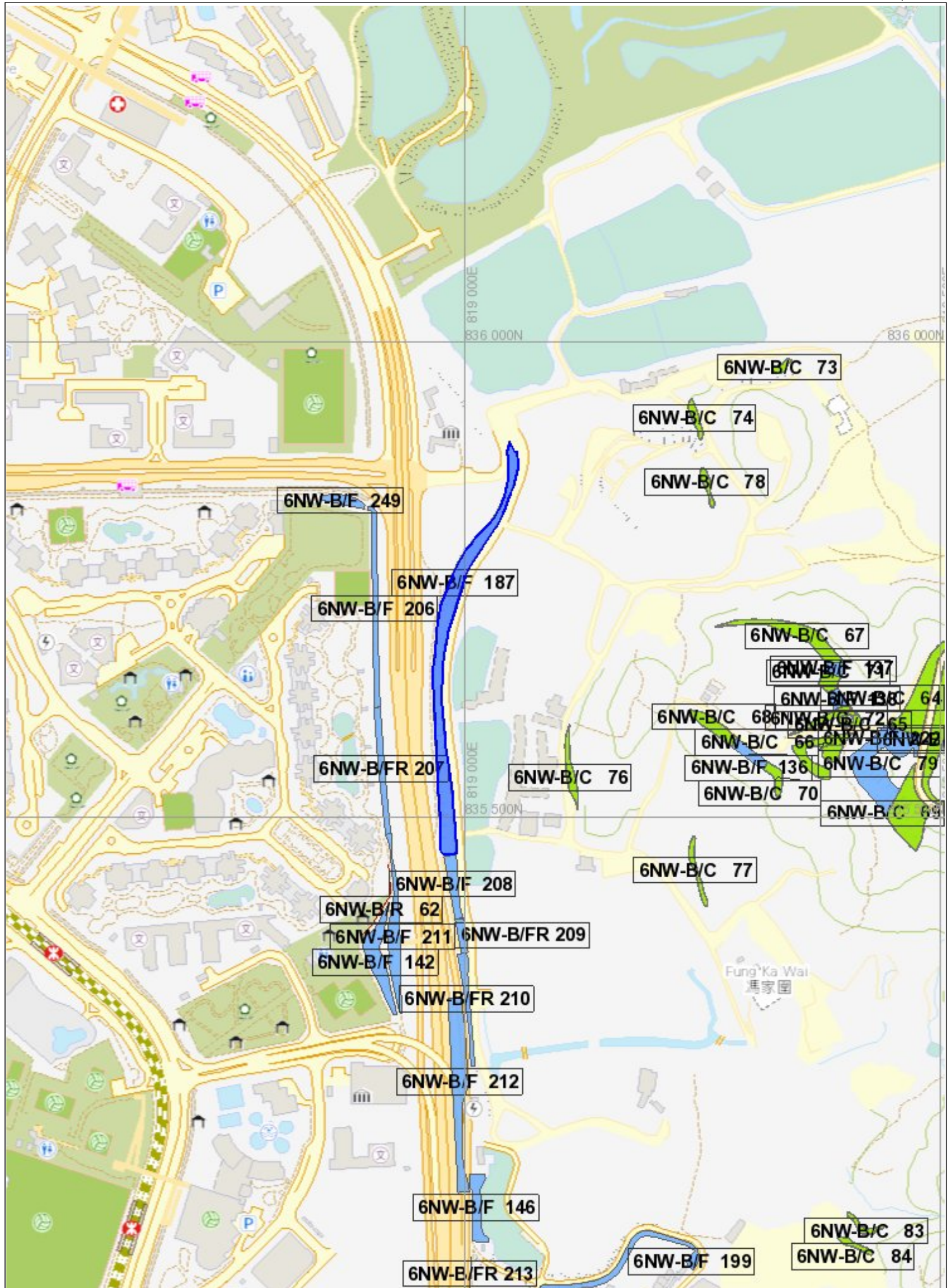
Action By: N/A

Non-routine Maintenance:

Action By: N/A

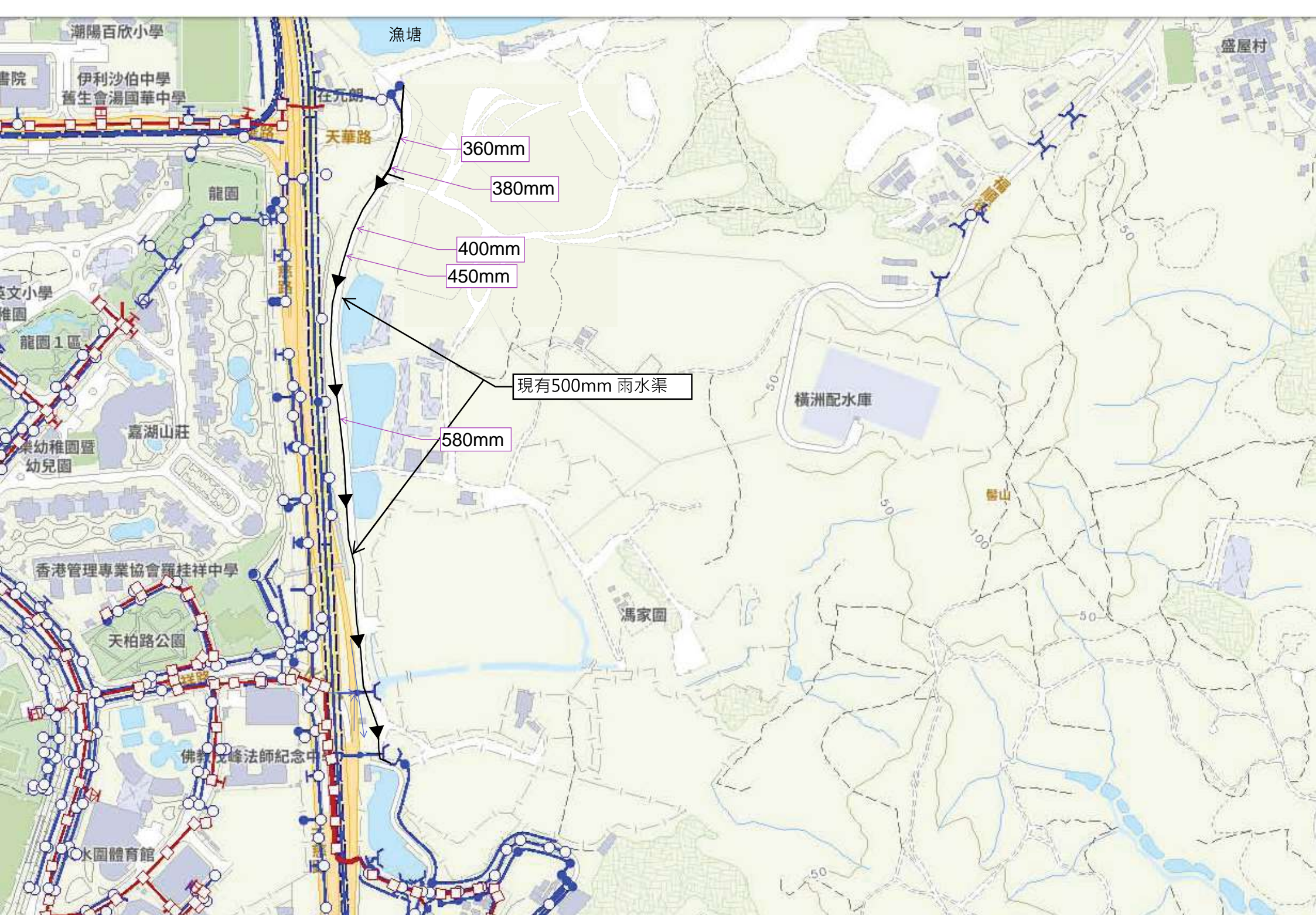
PHOTO





APPENDIX D

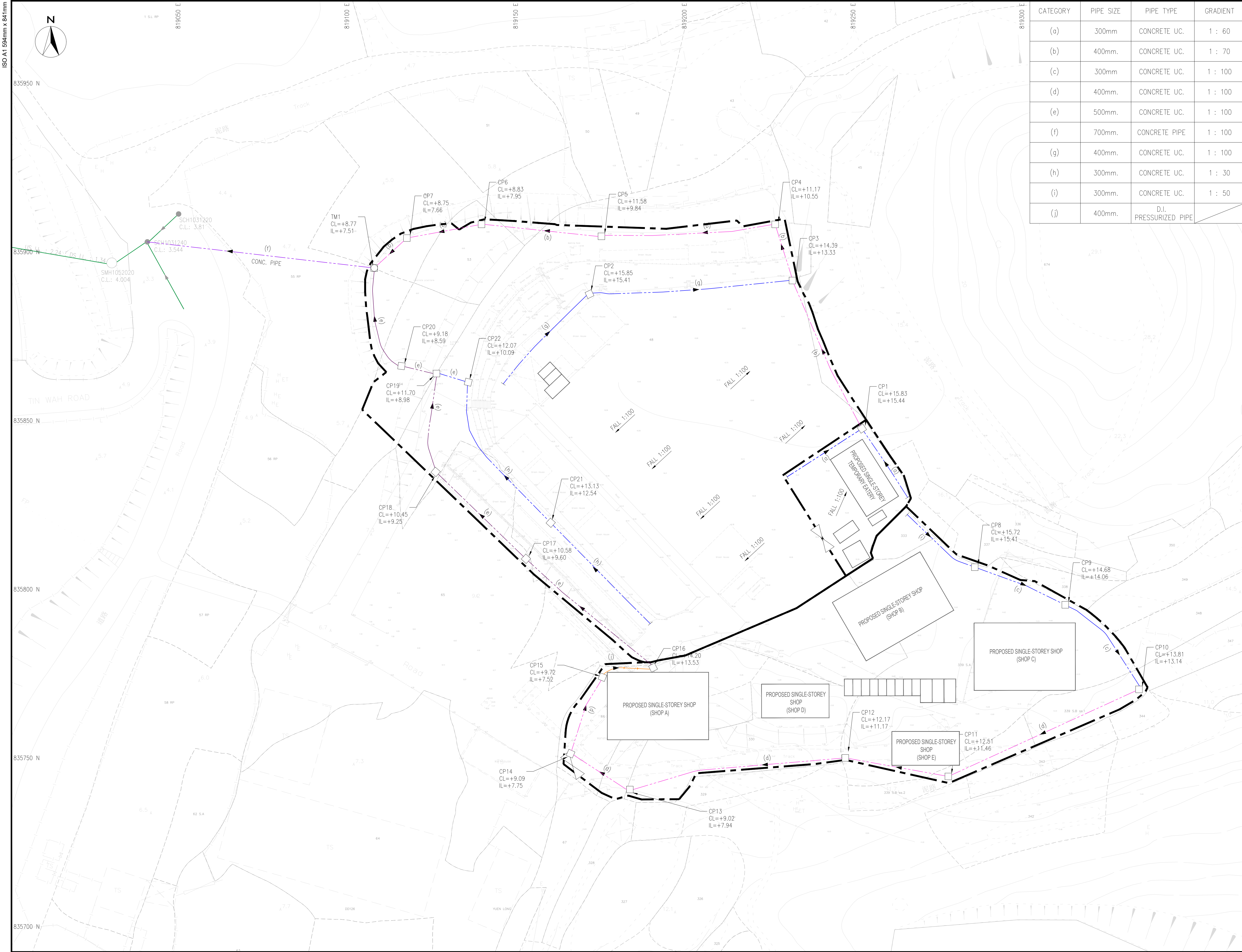
Existing Public Drainage Network



APPENDIX E

Proposed Drainage Network

ISO A1 594mm x 841mm



B.D. REF.		F.S.D. REF.	
LEGEND:			
--- SITE BOUNDARY			
--- EXISTING UC.			
--- PROPOSED 300 UC.			
--- PROPOSED 400 UC.			
--- PROPOSED 500 UC.			
--- PROPOSED 750 CONC. PIPE			
--- PROPOSED 400mm DIA. STORMWATER RISING MAIN			
□ PROPOSED CATCHPIT			
○ PROPOSED TERMINAL MANHOLE			

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING. ALL DRAWING SPECIFICATIONS AND THEIR COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.					
SIGNATURE FOR SUBMISSION/ CONSTRUCTION					

PROJECT NO:	XXXXX		
DRAWN BY:	QYD		04/24
DESIGNED BY:	KT		04/24
CHECKED BY:	JC		04/24
APPROVED BY:	VT		04/24
SCALE:	1:500 (A1)		
CAD FILE:	WNG_XXXXX_P_DR01-N		
PROJECT: PROPOSED DRAINAGE LAYOUT FOR PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339 S.B. SS2, 339 S.B. SS.1, 343, 344 IN D.D.126, FUNG KA WEI, TIN SHUI WAI			
DRAWING TITLE: DRAINAGE LAYOUT PLAN			
DRAWING NO: WNG/XXXXX/C/GEN/102		REV: -	

PHILIP SO & ASSOCIATES
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD.
Flat G, 9/F., On the Industrial Building, No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.
TEL: (852) 2739 9233 FAX: (852) 2739 2889

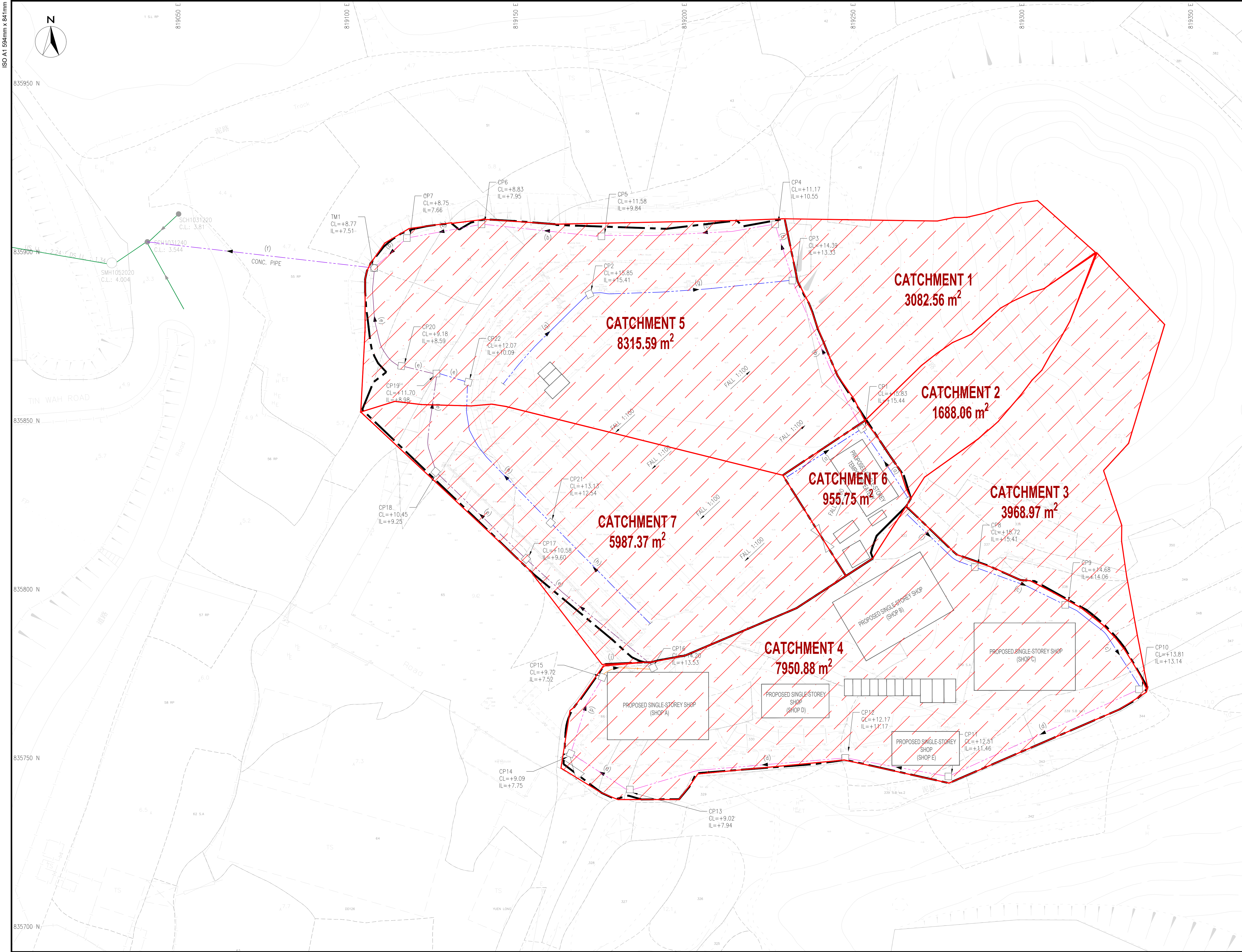
APPENDIX F

Drainage Impact Assessment Calculation

APPENDIX F1

Catchment Area

ISO A1 594mm x 841mm



B.D. REF.

F.S.D. REF.

LEGEND:

PROPOSED CATCHMENT AREA

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED

ALL MEASUREMENTS MUST BE CHECKED AT THE SITE – DO NOT SCALE DRAWING.

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SIGNATURE FOR SUBMISSION/ CONSTRUCTION

PROJECT NO:

XXXXX

DRAWN BY:

QYD

04/24

DESIGNED BY:

KT

04/24

CHECKED BY:

JC

04/24

APPROVED BY:

VT

04/24

SCALE:

1:500 (A1)

CAD FILE:

WNG_XXXXX_P_DR01-N

PROJECT:

PROPOSED DRAINAGE LAYOUT FOR PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339 S.B. SS2, 339 S.B. SS.1, 343, 344 IN D.D.126, FUNG KA WEI, TIN SHUI WAI

DRAWING TITLE:

GENERAL LAYOUT PLAN

DRAWING NO:

WNG/XXXXX/C/GEN/101

REV:

—

PHILIP SO & ASSOCIATES

CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD.

Plot C, 9/F., On the Industrial Building, No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.

Tel. (852) 2739 9233 Fax. (852) 2739 2883

APPENDIX F2

Hydraulic Capacities

WINGS & ASSOCIATES CONSULTING ENGINEERS Ltd.

Project : **Proposed Drainage Layout for Proposed Development in D.D.126, Fung Ka Wei,
Tin Shui Wai**

Job Number:

Subject : **Drainage Impact Assessment**

U channel no.	Catchments	Area (m ²)	Required Q (m ³ /s)	Channel/Pipe size provided (mm)	Gradient	Qp (m ³ /s) provided	Qp > Q ?	Utilization
-	Catchment 1	3083	0.026					
-	Catchment 2	1689	0.014					
TYPE c	Catchment 3	3970	0.032	300	1 / 100	0.092	OK	35%
TYPE i	Catchment 3	3970	0.032	300	1 / 50	0.130	OK	25%
-	Catchment 4	7951	0.082					
TYPE g	Catchment 5	5544	0.099	400	1 / 100	0.198	OK	50%
-	Catchment 6	956	0.022					
TYPE h	Catchment 7	3992	0.059	300	1 / 30	0.168	OK	35%
TYPE a	Catchment 2+6	-	0.036	300	1 / 60	0.119	OK	30%
TYPE b	Catchment 1+2+5+6	-	0.160	400	1 / 70	0.237	OK	68%
TYPE d	Catchment 3+4	-	0.114	400	1 / 100	0.198	OK	58%
TYPE j	Catchment 3+4 (D.I. Pressurized pipe)	-	0.114	400		0.180	OK	63%
TYPE e	Catchment 3+4+7	-	0.173	500		0.360	OK	48%
TYPE f	Catchment 1+2+3+4+5+6+7 (Concrete Pipe)	-	0.450	700	1 / 100	0.748	OK	60%

Note: Desgin to be complying with Stormwater Drainage Manual (5th Edition, January 2018)
Storm Constants obtained from Table 3(a) -Storm Constants for Different Return Periods of HKO Headquarters

Computed by:
Date:

Checked by:
Date:

Reference

Calculation

Output

For Downstream Structures:

Total Design runoff

			<u>Q (m³/s)</u>
Catchment	1	=	0.026
Catchment	2	=	0.014
Catchment	3	=	0.032
Catchment	4	=	0.198
Catchment	5	=	0.099
Catchment	6	=	0.022
Catchment	7	=	0.059

Total = 0.450 (m³/s)

For ø750 Pipe

Checking the capacity of the 750 mm CONC. Pipe SWD1072060

roughness n = 0.015 (for Concrete Pipe)
Flow area (full), A = 0.442 m²
Flow area (Reduced), A = 0.398 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 2.356 m

hydraulic radius, R = 0.169
gradient, S_f = 0.010 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 2.04 m/s > 0.75 m/s → OK (Clause 13.5.2, DSD Stormwater Manual)
Q = AV
= 0.90 m³/s > 0.450 m³/s → OK 49.98%

For 5800x4200 2-Cell Box Culvert

Checking the capacity of the 5800 x 4200 mm CONC. Box Culvert SBP1002869

For 1 Cell

roughness n = 0.015 (for CONC. Box Culvert)
Flow area (full), A = 24.360 m²
Flow area (Reduced), A = 21.924 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 20 m

hydraulic radius, R = 1.096
gradient, S_f = 0.010 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 7.09 m/s > 0.75 m/s → OK (Clause 13.5.2, DSD Stormwater Manual)
Q = AV
= 172.66 m³/s > 0.450 m³/s → OK 0.26%

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 3,083 m² (Steep Glassland (heavy soil))

area of the catchment, A_{c2} = 0 m² (Concrete or Asphalt)

flow distance, L_1 = 92.6 m

flow distance, L_2 = 0 m

average slope, H_1 = 19.57 m/100m

average slope, H_2 = 0.00 m/100m

time of concentration, t_{c1} = 3.309 min

time of concentration, t_{c2} = 0 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

runoff coefficient, C_1 = 0.35
Steep Glassland (heavy soil)

a = 474.6
b = 2.9
c = 0.371

runoff coefficient, C_2 = 0.95
Concrete or Asphalt

Rainfall intensity

$$i = \frac{a}{(t_d + b)^c}$$

End of 21st Century (2081 – 2100)

$i_1 = 308.79 \text{ mm/hr}$ + 12.10% + 16.00%

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

$i_2 = 409.57 \text{ mm/hr}$ + 12.10% + 16.00%

Design runoff

$Q = (C_1 i_1 A_{c1} + C_2 i_2 A_{c2}) \times 0.278$
 $= 0.026 \text{ m}^3/\text{s} \text{ or } 1544 \text{ l/min}$

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 1,689 m² (Steep Glassland (heavy soil))

area of the catchment, A_{c2} = 0 m² (Concrete or Asphalt)

flow distance, L_1 = 84.03 m

flow distance, L_2 = 0 m

average slope, H_1 = 15.79 m/100m

average slope, H_2 = 0.00 m/100m

time of concentration, t_{c1} = 3.329 min

time of concentration, t_{c2} = 0 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

runoff coefficient, C = 0.35
Steep Glassland (heavy soil)

a = 474.6
 b = 2.9
 c = 0.371

runoff coefficient, C = 0.95
Concrete or Asphalt

Rainfall intensity

$$i = \frac{a}{(t_d + b)^c}$$
$$i_1 = 308.43 \text{ mm/hr}$$

End of 21st Century (2081 – 2100)
+ 12.10% + 16.00%

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

$$i_2 = 409.57 \text{ mm/hr}$$

+ 12.10% + 16.00%

Design runoff

$$Q = (C i_1 A_{c1} + C i_2 A_{c2}) \times 0.278$$
$$= 0.014 \text{ m}^3/\text{s} \text{ or } 845 \text{ l/min}$$

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 5,301 m² (Flat Glassland (heavy soil))

area of the catchment, A_{c2} = 2,650 m² (Concrete or Asphalt)

flow distance, L_1 = 120 m

flow distance, L_2 = 120 m

average slope, H_1 = 6.02 m/100m

average slope, H_2 = 6.10 m/100m

time of concentration, t_{c1} = 5.143 min

time of concentration, t_{c2} = 5.497 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

a = 474.6
b = 2.9
c = 0.371

runoff coefficient, C = 0.25

Flat Glassland (heavy soil)

runoff coefficient, C = 0.95

Concrete or Asphalt

Rainfall intensity

$$i = \frac{a}{(t_d + b)^c}$$

$$i_1 = 280.53 \text{ mm/hr}$$

End of 21st Century (2081 – 2100)

+ 12.10% + 16.00%

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

$$i_2 = 276.08 \text{ mm/hr}$$

+ 12.10% + 16.00%

Design runoff

$$Q = (C i_1 A_{c1} + C i_2 A_{c2}) \times 0.278$$
$$= 0.082 \text{ m}^3/\text{s} \text{ or } 4943 \text{ l/min}$$

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 5,544 m² (Flat Glassland (heavy soil))

area of the catchment, A_{c2} = 2,772 m² (Concrete or Asphalt)

flow distance, L_1 = 153.5 m

flow distance, L_2 = 30 m

average slope, H_1 = 4.60 m/100m

average slope, H_2 = 2.64 m/100m

time of concentration, t_{c1} = 6.91 min

time of concentration, t_{c2} = 1.62 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

runoff coefficient, C = 0.25

Flat Glassland (heavy soil)

a = 474.6

b = 2.9

c = 0.371

runoff coefficient, C = 0.95

Concrete or Asphalt

Rainfall intensity

$i = \frac{a}{(t_d + b)^c}$

End of 21st Century (2081 – 2100)

i_1 = 260.59 mm/hr

+ 12.10% + 16.00%

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

i_2 = 347.48 mm/hr

+ 12.10% + 16.00%

Design runoff

$Q = (C i_1 A_{c1} + C i_2 A_{c2}) \times 0.278$

= 0.099 m³/s or 5913 l/min

Checking the capacity of the 400 mm U-channel

roughness n = 0.018 (for Concrete U-channel)

Flow area (full), A = 0.143 m²

Flow area (Reduced), A = 0.129 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)

wet perimeter (full), P = 1.028 m

hydraulic radius, R = 0.125

gradient, S_f = 0.010

OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$

= 1.39 m/s > 0.75 m/s → OK

(Clause 13.5.2 , DSD Stormwater Manual)

$Q = AV$

= 0.198 m³/s > 0.099 m³/s → OK 50%

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 956 m² (Concrete or Asphalt)

area of the catchment, A_{c2} = 0 m² (Concrete or Asphalt)

flow distance, L_1 = 43 m

flow distance, L_2 = 0 m

average slope, H_1 = 1.14 m/100m

average slope, H_2 = 0.00 m/100m

time of concentration, t_{c1} = 3.05 min

time of concentration, t_{c2} = 0 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

runoff coefficient, C = 0.95

Concrete or Asphalt

a = 474.6
b = 2.9
c = 0.371

runoff coefficient, C = 0.95

Concrete or Asphalt

Rainfall intensity

$$i = \frac{a}{(t_d + b)^c}$$

$$i_1 = 313.7 \text{ mm/hr} + 12.10\% + 16.00\%$$

End of 21st Century (2081 – 2100)

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

$$i_2 = 409.57 \text{ mm/hr} + 12.10\% + 16.00\%$$

Design runoff

$$Q = (C i_1 A_{c1} + C i_2 A_{c2}) \times 0.278$$

$$= 0.022 \text{ m}^3/\text{s} \text{ or } 1320 \text{ l/min}$$

Reference

Calculation

Output

For Catchment Area of Surface Channel

area of the catchment, A_{c1} = 3,992 m² (Flat Glassland (heavy soil))

area of the catchment, A_{c2} = 1,996 m² (Concrete or Asphalt)

flow distance, L_1 = 150 m

flow distance, L_2 = 150 m

average slope, H_1 = 7.19 m/100m

average slope, H_2 = 7.19 m/100m

time of concentration, t_{c1} = 6.381 min

time of concentration, t_{c2} = 6.840 min

Involve Branch System (D < 1.8m)

Area: North District Area

For return Period = 50 years

runoff coefficient, C = 0.25

Flat Glassland (heavy soil)

a = 474.6

b = 2.9

c = 0.371

runoff coefficient, C = 0.95

Concrete or Asphalt

Rainfall intensity

$i = \frac{a}{(t_d + b)^c}$

End of 21st Century (2081 – 2100)

i_1 = 266.01 mm/hr

+ 12.10% + 16.00%

(Table 28 + 31, Clause 6.3 Rainfall Increase due to Climate Change, DSD Stormwater Manual)

i_2 = 261.29 mm/hr

+ 12.10% + 16.00%

Design runoff

$Q = (C i_1 A_{c1} + C i_2 A_{c2}) \times 0.278$

= 0.059 m³/s or 3526 l/min

Checking the capacity of the 300 mm U-channel

roughness n = 0.018 (for Concrete U-channel)

Flow area (full), A = 0.080 m²

Flow area (Reduced), A = 0.072 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)

wet perimeter (full), P = 0.771 m

hydraulic radius, R = 0.094

gradient, S_f = 0.033

OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$

= 2.09 m/s > 0.75 m/s → OK

(Clause 13.5.2, DSD Stormwater Manual)

$Q = AV$

= 0.168 m³/s > 0.059 m³/s → OK 35%

Reference	Calculation	Output
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For Catchment Area of Surface Channel

Design runoff

			<u>Q (m³/s)</u>
Catchment	2	=	0.014
Catchment	6	=	0.022
Total		=	0.036 (m³/s)

Checking the capacity of the 300 mm Conc. U-Channel

roughness n = 0.018 (for Conc. U-Channel)
Flow area (full), A = 0.080 m²
Flow area (Reduced), A = 0.072 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 0.771 m

hydraulic radius, R = 0.094
gradient, S_f = 0.017 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 1.48 m/s > 0.75 m/s → OK
(Clause 13.5.2 , DSD Stormwater Manual)
Q = AV
= 0.119 m³/s > 0.036 m³/s → OK 30%

Reference

Calculation

Output

For Catchment Area of Surface Channel

Design runoff

			<u>Q (m³/s)</u>
Catchment	1	=	0.026
Catchment	2	=	0.014
Catchment	5	=	0.099
Catchment	6	=	0.022
Total =			0.160 (m³/s)

Checking the capacity of the 400 mm U-Channel

roughness n = 0.018 (for U-Channel)
Flow area (full), A = 0.143 m²
Flow area (Reduced), A = 0.129 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 1.028 m

hydraulic radius, R = 0.125
gradient, S_f = 0.014 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 1.66 m/s > 0.75 m/s → OK (Clause 13.5.2 , DSD Stormwater Manual)
Q = AV
= 0.237 m³/s > 0.160 m³/s → OK 68%

Reference

Calculation

Output

For Catchment Area of Surface Channel

Design runoff

			<u>Q (m³/s)</u>
Catchment	3	=	0.032
Catchment	4	=	0.082
Total		=	0.114 (m³/s)

Checking the capacity of the 400 mm U-Channel

roughness n = 0.018 (for U-Channel)
Flow area (full), A = 0.143 m²
Flow area (Reduced), A = 0.129 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 1.028 m

hydraulic radius, R = 0.125
gradient, S_f = 0.010 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 1.39 m/s > 0.75 m/s → OK (Clause 13.5.2 , DSD Stormwater Manual)
Q = AV
= 0.198 m³/s > 0.114 m³/s → OK 58%

Reference	Calculation	Output
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For Catchment Area of Circular Pipe

Design runoff

			<u>Q (m³/s)</u>
Catchment	3	=	0.032
Catchment	4	=	0.082
Total		=	0.114 (m³/s)

Checking the capacity of the 400 mm D.I. Pipe

roughness n = 0.014 (for D.I. Pipe)
Flow area (full), A = 0.126 m²
Flow area (Reduced), A = 0.113 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 1.257 m

hydraulic radius, R = 0.090
gradient, S_f = 0.010 > OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 1.43 m/s > 0.75 m/s → OK
(Clause 13.5.2 , DSD Stormwater Manual)
Q = AV
= 0.180 m³/s > 0.114 m³/s → OK 63%

Computed by	Checked by	Distribution	Filed in
Date	Date		

Reference

Calculation

Output

For Catchment Area of Surface Channel

Design runoff

			<u>Q (m³/s)</u>
Catchment	3	=	0.032
Catchment	4	=	0.082
Catchment	7	=	0.059

Total = 0.173 (m³/s)

Checking the capacity of the 500 mm U-Channel

roughness n = 0.018 (for U-Channel)
Flow area (full), A = 0.223 m²
Flow area (Reduced), A = 0.201 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)
wet perimeter (full), P = 1.285 m

hydraulic radius, R = 0.156
gradient, S_f = 0.010 OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$
= 1.61 m/s > 0.75 m/s → OK
(Clause 13.5.2 , DSD Stormwater Manual)
Q = AV
= 0.360 m³/s > 0.173 m³/s → OK 48%

For Catchment Area of Surface Channel

Design runoff

			<u>Q (m³/s)</u>
Catchment	1	=	0.026
Catchment	2	=	0.014
Catchment	3	=	0.032
Catchment	4	=	0.198
Catchment	5	=	0.099
Catchment	6	=	0.022
Catchment	7	=	0.059

Total = 0.450 (m³/s)

Checking the capacity of the 700 mm CONC. Pipe

roughness n = 0.015 (for Concrete U-channel)

Flow area (full), A = 0.385 m²

Flow area (Reduced), A = 0.346 m² (Clause 9.3 (b) Sediment Deposit, DSD Stormwater Manual)

wet perimeter (full), P = 2.199 m

hydraulic radius, R = 0.158

gradient, S_f = 0.010 > OK

Capacity $V = \frac{1}{n} R^{\frac{2}{3}} S_f^{\frac{1}{2}}$

= 1.94 m/s > 0.75 m/s → OK
(Clause 13.5.2 , DSD Stormwater Manual)

Q = AV

= 0.748 m³/s > 0.450 m³/s → OK 60%

APPENDIX F3

Manhole and Catchpit Schedule

CATCHPIT NO.	CATCHPIT TYPE	APPROXIMATE COVER LEVEL (mPD)	INLET						OUTLET					
			INVERT LEVEL(mPD)	SIZE(mm)	FROM	CLASS OF INLET	Type	DISTANCE(m)	INVERT LEVEL(mPD)	SIZE(mm)	TO	CLASS OF OUTLET	Type	DISTANCE(m)
CP01	R.C. CATCHPIT	15.83	15.51	300	15.9mPD I.L.	CONC. UC	a	23.50	15.44	400	CP03	CONC. UC	b	46.31
	R.C. CATCHPIT	15.83	15.44	300	15.86mPD I.L.	CONC. UC	a	25.40						
CP02	R.C. CATCHPIT	15.85	15.31	400	15.67mPD I.L.	CONC. UC	g	36.01	15.31	400	CP03	CONC. UC	g	58.35
CP03	R.C. CATCHPIT	14.39	13.36	400	13.94mPD I.L.	CONC. UC	g	58.35	13.28	400	CP04	CONC. UC	b	15.36
	R.C. CATCHPIT	14.39	13.28	400	13.94mPD I.L.	CONC. UC	b	46.31						
CP04	R.C. CATCHPIT	11.17	10.50	400	10.72mPD I.L.	CONC. UC	b	15.36	10.50	400	CP05	CONC. UC	b	49.68
CP05	R.C. CATCHPIT	11.58	9.79	400	10.5mPD I.L.	CONC. UC	b	49.68	9.79	400	CP06	CONC. UC	b	33.72
CP06	R.C. CATCHPIT	8.83	7.90	400	8.38mPD I.L.	CONC. UC	b	33.72	7.90	400	CP07	CONC. UC	b	20.45
CP07	R.C. CATCHPIT	8.75	7.61	400	7.9mPD I.L.	CONC. UC	b	20.45	7.61	400	TM1	CONC. UC	b	10.43
CP08	R.C. CATCHPIT	15.72	15.41	300	15.9mPD I.L.	CONC. UC	i	24.70	15.41	300	CP09	CONC. UC	c	26.91
CP09	R.C. CATCHPIT	14.68	14.06	300	14.33mPD I.L.	CONC. UC	c	26.91	14.06	300	CP10	CONC. UC	c	32.11
CP10	R.C. CATCHPIT	13.81	13.14	300	13.46mPD I.L.	CONC. UC	c	32.11	13.14	400	CP11	CONC. UC	d	59.92
CP11	R.C. CATCHPIT	12.51	11.46	400	12.06mPD I.L.	CONC. UC	d	59.92	11.46	400	CP12	CONC. UC	d	28.97
CP12	R.C. CATCHPIT	12.17	11.17	400	11.46mPD I.L.	CONC. UC	d	28.97	11.17	400	CP13	CONC. UC	d	62.80
CP13	R.C. CATCHPIT	9.02	7.94	400	8.57mPD I.L.	CONC. UC	d	62.80	7.94	400	CP14	CONC. UC	d	18.69
CP14	R.C. CATCHPIT	9.09	7.75	400	7.94mPD I.L.	CONC. UC	d	18.69	7.75	400	CP15	CONC. UC	d	22.70
CP15	R.C. CATCHPIT	9.72	7.52	400	7.75mPD I.L.	CONC. UC	d	22.70	7.52	400	CP14	D.I. PRESSURIZED PIPE	j	14.11
CP16	R.C. CATCHPIT	14.20	13.53	400	13.67mPD I.L.	D.I. PRESSURIZED PIPE	j	14.11	13.53	500	CP15	CONC. UC	e	22.70
CP17	R.C. CATCHPIT	10.58	9.55	500	10.03mPD I.L.	CONC. UC	e	47.62	9.55	500	CP16	CONC. UC	e	35.14
CP18	R.C. CATCHPIT	10.45	9.20	500	9.55mPD I.L.	CONC. UC	e	35.14	9.20	500	CP19	CONC. UC	e	27.37
CP21	R.C. CATCHPIT	13.13	12.54	300	13.91mPD I.L.	CONC. UC	h	41.00	12.54	300	CP22	CONC. UC	h	49.02
CP22	R.C. CATCHPIT	12.07	10.09	300	11.72mPD I.L.	CONC. UC	h	49.02	10.09	500	CP19	CONC. UC	e	7.79
CP19	R.C. CATCHPIT	11.70	8.93	500	9.2mPD I.L.	CONC. UC	e	27.37	8.93	500	CP20	CONC. UC	e	8.65
	R.C. CATCHPIT	11.70	9.83	300	10.09mPD I.L.	CONC. UC	h	7.79						
CP20	R.C. CATCHPIT	9.18	8.54	500	8.63mPD I.L.	CONC. UC	e	8.65	8.54	500	TM1	CONC. UC	e	30.23
TM1	R.C. MANHOLE	8.77	7.46	400	7.61mPD I.L.	CONC. UC	b	10.43	7.46	700	SCH1031240	CONC. PIPE	f	66.66
	R.C. MANHOLE	8.77	7.92	500	8.22mPD I.L.	CONC. UC	e	30.23						
SCH1031240	R.C. CATCHPIT	3.54	2.42	700	2.79mPD I.L.	CONC. PIPE	f	36.90						

2.328

OK

APPENDIX G

Typical Details and General Notes

2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
3. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
4. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
5. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS. THE CONTRACTOR SHALL INFORM THE AP/RSE IMMEDIATELY OF ANY DISCREPANCIES FOUND IN THE DRAWINGS.
7. WORKS SHALL COMPLY WITH THE HONG KONG BUILDING (CONSTRUCTION) REGULATIONS, CODE OF PRACTICE FOR STRUCTURAL USE OF CONCRETE AND RELEVANT PRACTICE NOTES FOR AUTHORIZED PERSONS, REGISTERED STRUCTURAL ENGINEERS, REGISTERED GEOTECHNICAL ENGINEERS AND PRACTICE NOTES FOR REGISTERED CONTRACTORS.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE NOT TO DISTURB/INTERFERE WITH OR CAUSE DAMAGE TO ADJACENT STRUCTURES, PROPERTIES AND PUBLIC UTILITIES.
9. ALL SETTING-OUT COORDINATES, DIMENSIONS AND LEVELS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
10. THE CONTRACTOR SHALL REPORT TO THE RSE/RGE IMMEDIATELY IF THE ACTUAL GROUND WATER TABLE AND GROUND CONDITION REVEALED DURING CONSTRUCTION ARE DIFFERENT FROM THE DESIGN ASSUMPTIONS.
11. THE SURFACE RUNOFF OR EXTRACTED GROUND WATER CONTAMINATED BY SILT AND SUSPENDED SOLIDS SHALL BE COLLECTED BY THE ON-SITE DRAINAGE SYSTEM AND DISCHARGED INTO STORM DRAINS AFTER THE REMOVAL OF SILT IN SILT REMOVAL FACILITIES. THE DISCHARGE LOCATION SHALL BE SUBJECT TO THE AGREEMENT WITH THE AP.
12. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND HYGIENIC CONDITION. ALL SURPLUS MATERIAL AND WASTE OF ANY KIND WHATSOEVER GENERATED BY THE CONTRACTOR OR BY THE WORKS SHALL BE CLEARED AWAY AND REMOVED FROM THE WORKS AREA. ALL SURPLUS MATERIAL AND WASTE SHALL BE DISPOSED.
13. EXCEPT FOR CARPARK, ALL MANHOLES COVERS WITHIN BUILDINGS SHALL BE USED STAINLESS STEEL RECESS TYPE DOUBLE SEAL. FOR CARPARK AREA, ALL MANHOLES COVERS SHALL BE USED CAST IRON DOUBLE SEAL.
14. ALL CHANNEL SHALL BE CONSTRUCTED TO FALL WITH A MINIMUM GRADIENT OF 1:100.
15. MINIMUM GRADIENT OF DRAINAGE PIPES SHALL BE AS FOLLOWS:-

<u>DIA METER OF PIPE (mm)</u>	<u>GRADIENT / FALL</u>
100 & BELOW	1:40
150	1:70
225	1:100
300 or ABOVE	1:150
16. DETAIL FOR MANHOLES AND CHANNELS ARE INDICATED ON THE DRAINAGE DETAILS DRAWING.
17. ALL CONCEAL PIPEWORKS SHALL BE CONCEALED IN NON-BEARING STRUCTURE MEMBER.
18. EVERYPipe DISCHARGE TO CHANNEL SHALL DISCHARGE AT A HEIGHT NOT MORE THAN 150MM ABOVE THE LEVEL OF THE CHANNEL AND WITH A PIPE SHOULDER.
19. F.F.L FOR SEWER AND STORM WATER DRAIN VENTILATION SHALL BE FITTED WITH A MICA FLAP BEHIND GRATING WHICH ACTS AS A NON-RETURN VALVE.
20. MANHOLE COVER DUTIES ARE CLASSIFIED AS FOLLOWS:-

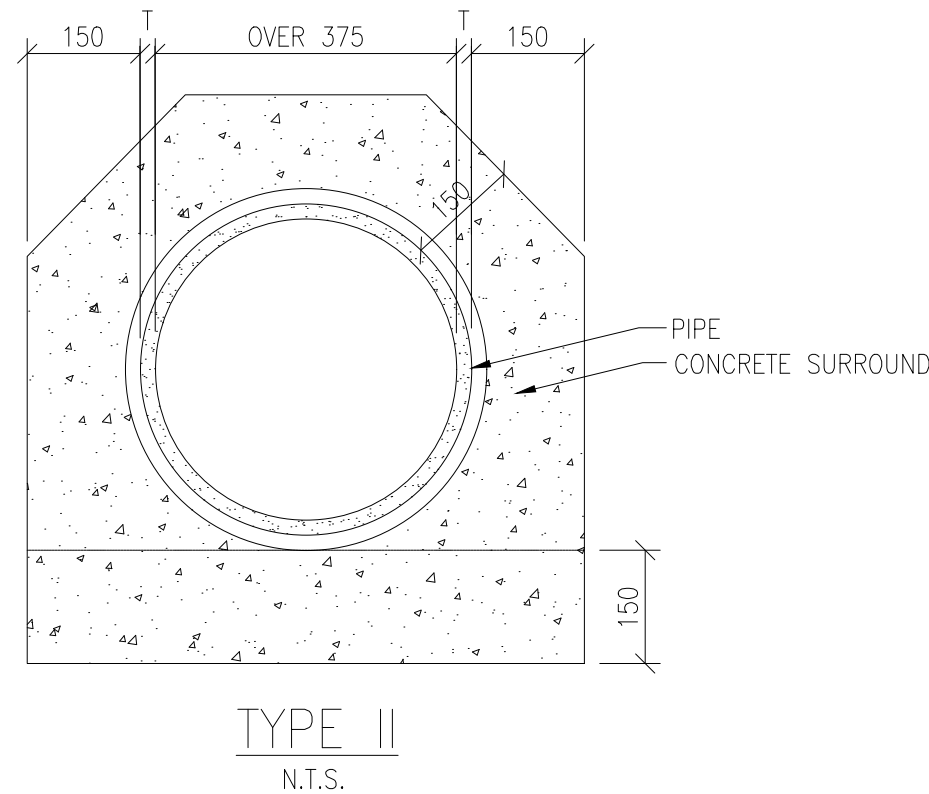
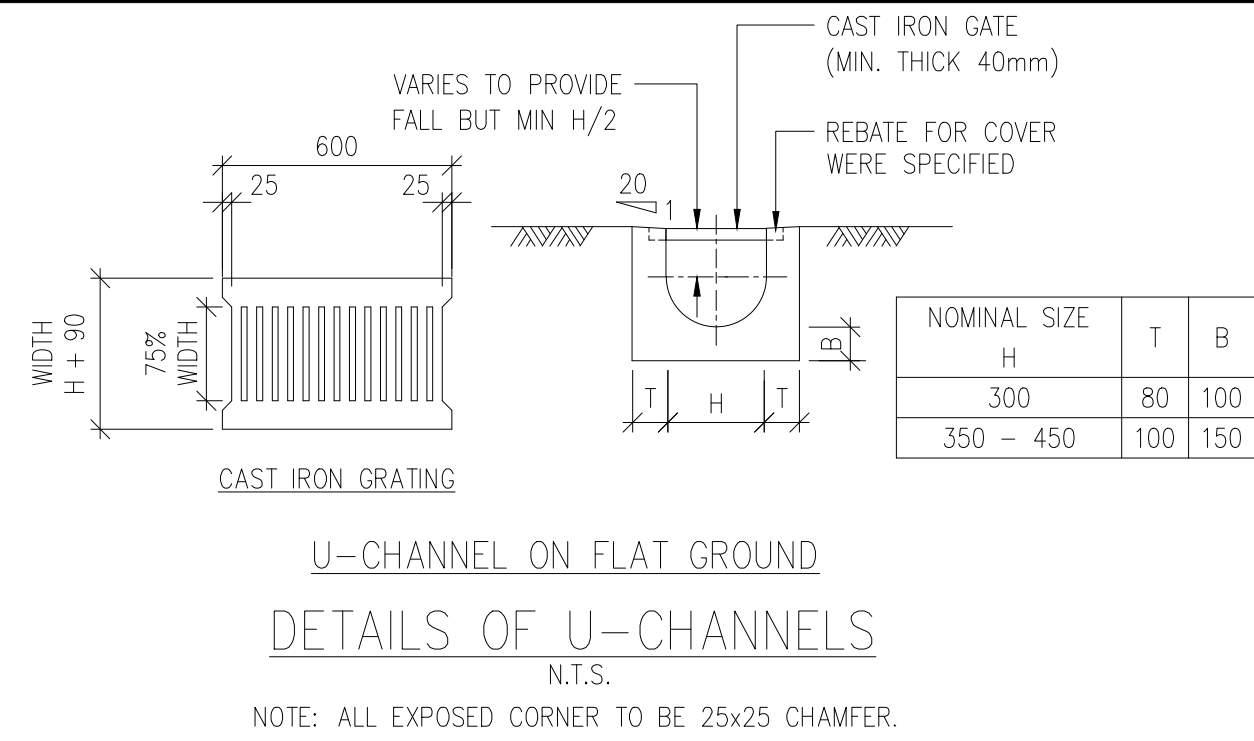
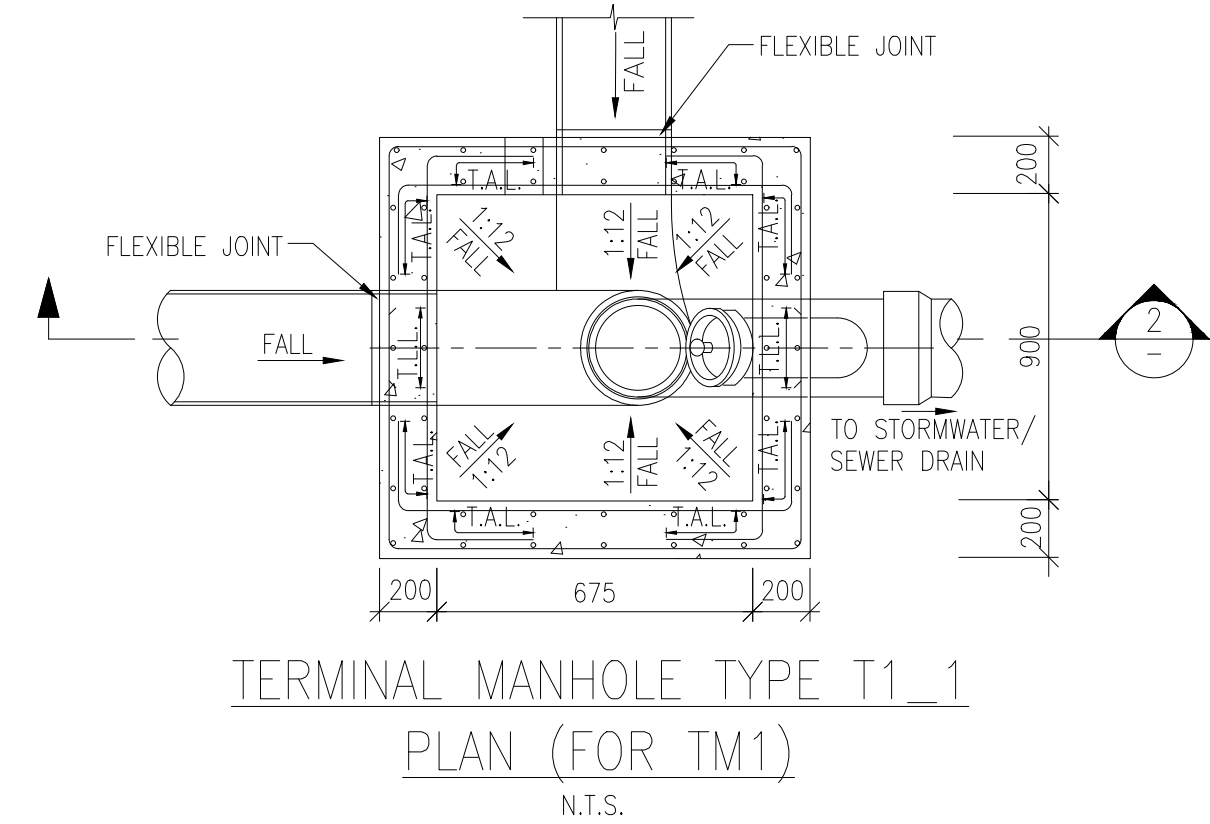
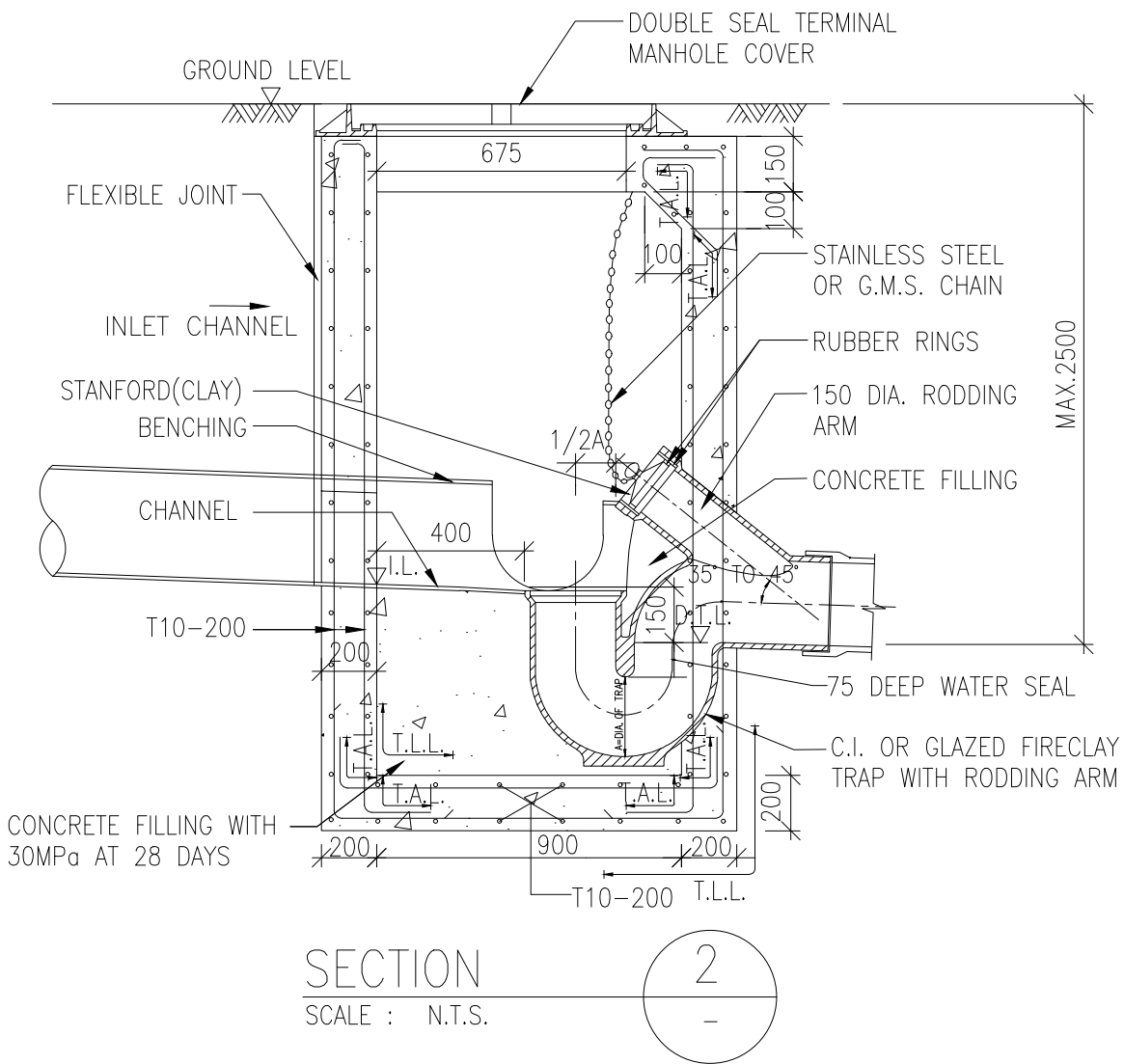
HEAVY DUTY	-	SUBJECT TO VEHICULAR TRAFFIC
MEDIUM DUTY	-	SUBJECT TO PEDESTRIAN TRAFFIC
LIGHT DUTY	-	OTHER THAN THE ABOVE
21. CHANNEL GRATING DUTIES ARE CLASSIFIED AS FOLLOWS:-

HEAVY DUTY	-	BEAR WHEEL LOADS UP TO 11.50 TONNES, FOR CARRIAGEWAYS.
MEDIUM DUTY	-	AR WHEEL LOADS UP TO 5.00 TONNES, FOR USE IN CARRIAGEWAYS.
LIGHT DUTY	-	USE IN SITUATIONS INACCESSIBLE TO MOTOR VEHICLES.

1. ALL DESIGN SHALL COMPLY WITH HONG KONG BUILDING (CONSTRUCTION) REGULATIONS AND THE CODE OF PRACTICE FOR STRUCTURAL USE OF CONCRETE 2013.
2. ALL DIMENSIONS ARE IN mm AND ALL LEVEL ARE IN METERS ABOVE PRINCIPAL DATUM UNLESS OTHERWISE STATED.
3. ALL REINFORCEMENT SHALL COMPLY WITH BS4449:2005, AND CONSTRUCTION STANDARD, CS2, 2012 "T" INDICATES HIGH TENSILE STEEL, WITH MINIMUM TENSILE STRESS EQUAL TO 500 MPa.
4. CONCRETE TO BLINDING LAYER SHALL BE PRESCRIBED MIX. 10P, THICKNESS OF BLINDING SHALL BE 75mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHALL NOT EXCEED 3.0kg. WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFIED ITEM GIVEN IN APPENDIX A OF APP-74.
6. ANY ADDITIVE OR ADMIXTURE SHALL COMPLY WITH BS5075 PART 1 : 1982 AND PART 3 : 1985 AND SHALL NOT BE USED WITHOUT PRIOR AGREEMENT OF THE ENGINEER.
7. SAMPLES OF ALL MATERIALS USED SHALL BE TESTED & TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ALL WORKS, MATERIALS AND TESTING SUCH AS TESTING OF STEEL BAR & CONCRETE CUBES SHALL COMPLY WITH GENERAL SPECIFICATION FOR CIVIL ENGINEERING WORKS, 600 EDITION, AND HONG KONG BUILDING (CONSTRUCTION) REGULATION UNLESS OTHERWISE STATED IN THE DRAWINGS.
8. DETAILS SETTING OUT OF THE BUILDING SHALL REFER TO BUILDING PLANS.
9. THE CONTRACTOR SHALL CHECK ALL RELEVANT DRAWINGS AND VERIFY LEVELS AND DIMENSIONS IN ADVANCE OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT/ENGINEER IMMEDIATELY.
10. THE LAP/ANCHORAGE BOND LENGTH FOR DESIGNED MIX OF C30/20 OF ABOVE SHALL BE AS FOLLOWED : -

11. ALL CONCRETE WORKS SHALL COMPLY WITH CS1:2010 (EXCEPT (7.7.7) AND THE CONCRETE GRADE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:-
 - i. CONCRETE BEDDING - 10/20
 - ii. CATCHPIT/MANHOLE - 30/20
 - iii. U CHANNEL - 30/20
12. ALL BAR REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:-
 - i. HOT ROLLED STEEL BAR TO CS2-2012
 - ii. COLD REDUCED STEEL WIRE USED FOR FABRIC REINFORCEMENT TO BS 4482:1985
 - iii. FABRIC REINFORCEMENT TO BS 4483:1998

1. BEFORE CONSTRUCTION COMMENCES, THE CONTRACTOR SHALL MARK THE POSITION OF THE CHANNELS FOR VERIFICATION BY THE ENGINEER.
2. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 5 METRES.
3. ALL CONCRETE SHALL BE 30/20 GRADE AND CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL EXISTING SURFACE DRAINAGE DUCTS AND CHANNELS WITHIN THE WORKS SITE UNLESS OTHERWISE SPECIFIED ON THE DRAWING OR INSTRUCTED BY THE ENGINEER.
5. THE ORIENTATION AND SIZE OF A DRAINAGE CHANNEL MAY BE REVISED TO SUIT SITE CONDITIONS.



NOTES:

1. 'T' DENOTES WALL THICKNESS OF PIPE.
2. CONCRETE MIX TO BE GRADE 20/20 WITH MINIMUM CEMENTITIOUS CONTENT:-
EXPOSURE CONDITION* MINIMUM CEMENTITIOUS CONTENT (kg/m³)
MODERATE 280
SEVERE 330
[*EXPOSURE CONDITION SHALL BE STATED IN THE CONTRACT.]

CATCHPIT NO.	CATCHPIT TYPE	APPROXIMATE COVER LEVEL (mPD)	INLET						OUTLET					
			INVERT LEVEL(mPD)	SIZE(mm)	FROM	CLASS OF INLET	Type	DISTANCE(m)	INVERT LEVEL(mPD)	SIZE(mm)	TO	CLASS OF OUTLET	Type	DISTANCE(m)
CP01	R.C. CATCHPIT	15.83	15.51	300	15.9mPD I.L.	CONC. UC	a	23.50	15.44	400	CP03	CONC. UC	b	46.31
	R.C. CATCHPIT	15.83	15.44	300	15.86mPD I.L.	CONC. UC	a	25.40						
CP02	R.C. CATCHPIT	15.85	15.31	400	15.67mPD I.L.	CONC. UC	g	36.01	15.31	400	CP03	CONC. UC	g	58.35
CP03	R.C. CATCHPIT	14.39	13.36	400	13.94mPD I.L.	CONC. UC	g	58.35	13.28	400	CP04	CONC. UC	b	15.36
	R.C. CATCHPIT	14.39	13.28	400	13.94mPD I.L.	CONC. UC	b	46.31						
CP04	R.C. CATCHPIT	11.17	10.50	400	10.72mPD I.L.	CONC. UC	b	15.36	10.50	400	CP05	CONC. UC	b	49.68
CP05	R.C. CATCHPIT	11.58	9.79	400	10.5mPD I.L.	CONC. UC	b	49.68	9.79	400	CP06	CONC. UC	b	33.72
CP06	R.C. CATCHPIT	8.83	7.90	400	8.38mPD I.L.	CONC. UC	b	33.72	7.90	400	CP07	CONC. UC	b	20.45
CP07	R.C. CATCHPIT	8.75	7.61	400	7.9mPD I.L.	CONC. UC	b	20.45	7.61	400	TM1	CONC. UC	b	10.43
CP08	R.C. CATCHPIT	15.72	15.41	300	15.9mPD I.L.	CONC. UC	i	24.70	15.41	300	CP09	CONC. UC	c	26.91
CP09	R.C. CATCHPIT	14.68	14.06	300	14.33mPD I.L.	CONC. UC	c	26.91	14.06	300	CP10	CONC. UC	c	32.11
CP10	R.C. CATCHPIT	13.81	13.14	300	13.46mPD I.L.	CONC. UC	c	32.11	13.14	400	CP11	CONC. UC	d	59.92
CP11	R.C. CATCHPIT	12.51	11.46	400	12.06mPD I.L.	CONC. UC	d	59.92	11.46	400	CP12	CONC. UC	d	28.87
CP12	R.C. CATCHPIT	12.17	11.17	400	11.46mPD I.L.	CONC. UC	d	28.97	11.17	400	CP13	CONC. UC	d	62.90
CP13	R.C. CATCHPIT	9.02	7.94	400	8.57mPD I.L.	CONC. UC	d	62.80	7.94	400	CP14	CONC. UC	d	18.69
CP14	R.C. CATCHPIT	9.09	7.75	400	7.94mPD I.L.	CONC. UC	d	18.69	7.75	400	CP15	CONC. UC	d	22.70
CP15	R.C. CATCHPIT	9.72	7.52	400	7.75mPD I.L.	CONC. UC	d	22.70	7.52	400	CP14	D.I. PRESSURIZED PIPE	j	14.11
CP16	R.C. CATCHPIT	14.20	13.53	400	13.67mPD I.L.	D.I. PRESSURIZED PIPE	j	14.11	13.53	500	CP15	CONC. UC	e	22.70
CP17	R.C. CATCHPIT	10.58	9.55	500	10.03mPD I.L.	CONC. UC	e	47.62	9.55	500	CP16	CONC. UC	e	35.14
CP18	R.C. CATCHPIT	10.45	9.20	500	9.55mPD I.L.	CONC. UC	e	35.14	9.20	500	CP19	CONC. UC	e	27.37
CP21	R.C. CATCHPIT	13.13	12.54	300	13.91mPD I.L.	CONC. UC	h	41.00	12.54	300	CP22	CONC. UC	h	49.02
CP22	R.C. CATCHPIT	12.07	10.09	300	11.72mPD I.L.	CONC. UC	h	49.02	10.09	500	CP19	CONC. UC	e	7.79
CP19	R.C. CATCHPIT	11.70	8.93	500	9.2mPD I.L.	CONC. UC	e	27.37	8.93	500	CP20	CONC. UC	e	8.65
	R.C. CATCHPIT	11.70	9.83	300	10.09mPD I.L.	CONC. UC	h	7.79						
CP20	R.C. CATCHPIT	9.18	8.54	500	8.63mPD I.L.	CONC. UC	e	8.65	8.54	500	TM1	CONC. UC	e	30.23
TM1	R.C. MANHOLE	8.77	7.46	400	7.61mPD I.L.	CONC. UC	b	10.43	7.46	700	SCH1031240	CONC. PIPE	f	66.66
	R.C. MANHOLE	8.77	7.92	500	8.22mPD I.L.	CONC. UC	e	30.23						
SCH1031240	R.C. CATCHPIT	3.54	2.42	700	2.79mPD I.L.	CONC. PIPE	f	36.90						

B.D. REF.					
F.S.D. REF.					
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE -- DO NOT SCALE DRAWING -- ALL DRAWING SPECIFICATIONS AND THEIR COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK -- THIS DRAWING IS NOT VALID FOR FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED.					
SIGNATURE FOR SUBMISSION/ CONSTRUCTION					
PROJECT NO:		XXXXXX			
DRAWN BY:		QYD		04/24	
DESIGNED BY:		KT		04/24	
CHECKED BY:		JC		04/24	
APPROVED BY:		VT		04/24	
SCALE:		AS SHOWN (A1)			
CAD FILE:		WNG_XXXXX_C_GEN_103 mark e			
PROJECT:					
PROPOSED DRAINAGE LAYOUT FOR PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339 S.B. SS2, 339 S.B. SS.1, 343, 344 IN D.D.126, FUNG KA WEI, TIN SHUI WAI					
DRAWING TITLE:					
GENERAL NOTES AND TYPICAL DETAILS					
DRAWING NO:				REV:	
WNG/XXXXX/C/GEN/103				—	
PSA PHILIP SO & ASSOCIATES CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS LTD. Flux. C. 6/F., On Ho Industrial Building, TEL. (852) 2729 8233 No. 17-19, Shing Wa Road, Tai Wai, Sha Tin, N.T. FAX. (852) 2722 2862					

P&C ENGINEERING CONSULTANCY CO.

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

日期:3-Apr-2024

Drainage Impact Assessment Report

申請編號:A/YL-PS/694 – Further Information

Lot Nos. 48, 329, 330, 331, 333, 337, 339, 339 S.B. ss.1, 343 & 344 In D.D.126, Ping Shan, Yuen Long, N.T.

According to App-01/1,2,3&4 and App-02 the discharge ratio did not over capacity of HKSAR Drainage Discharge Capacity.

P&C Engineering Consultancy Co.



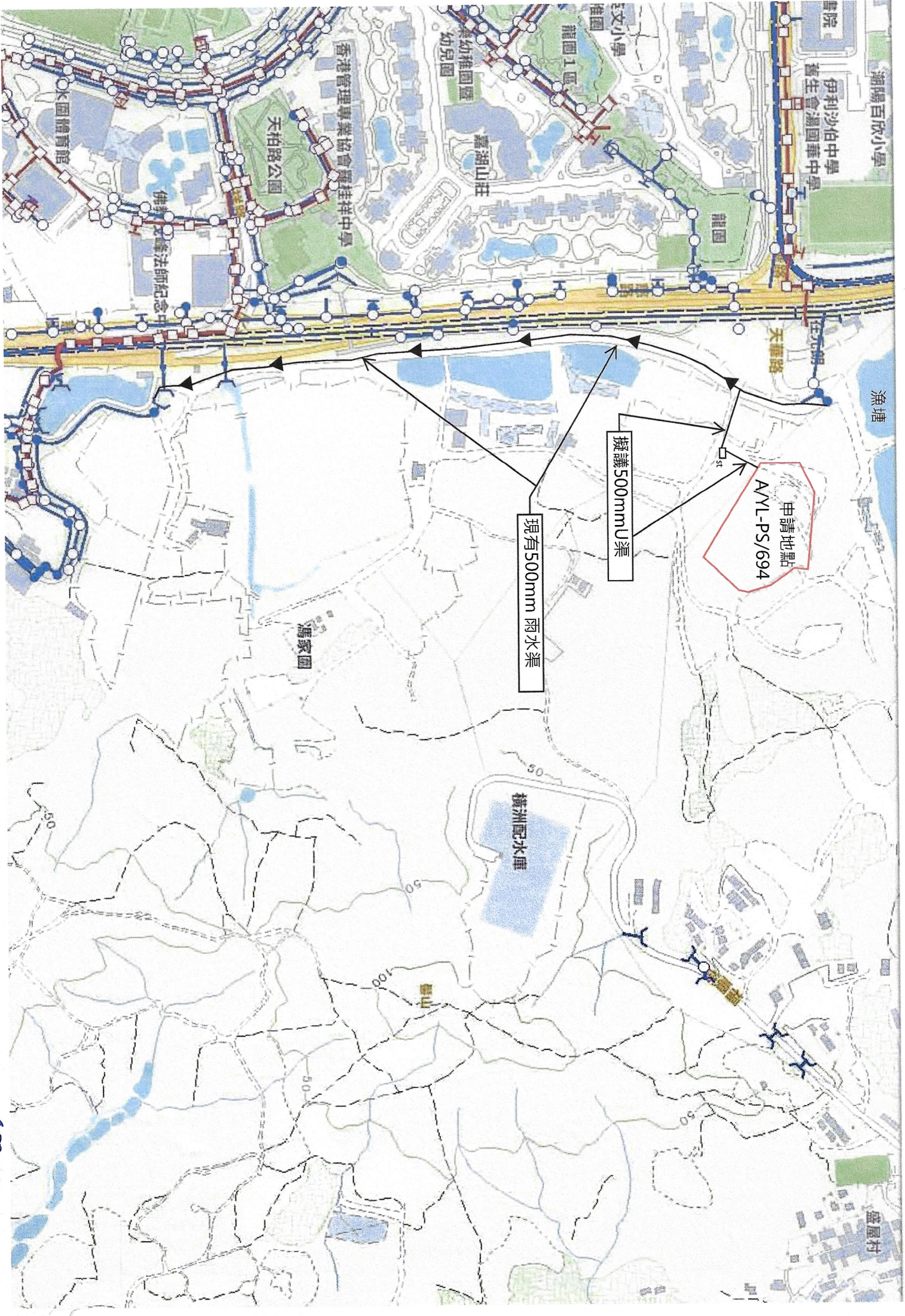
Tony K.S. Fung

Bsc(Hons) Civil, FM

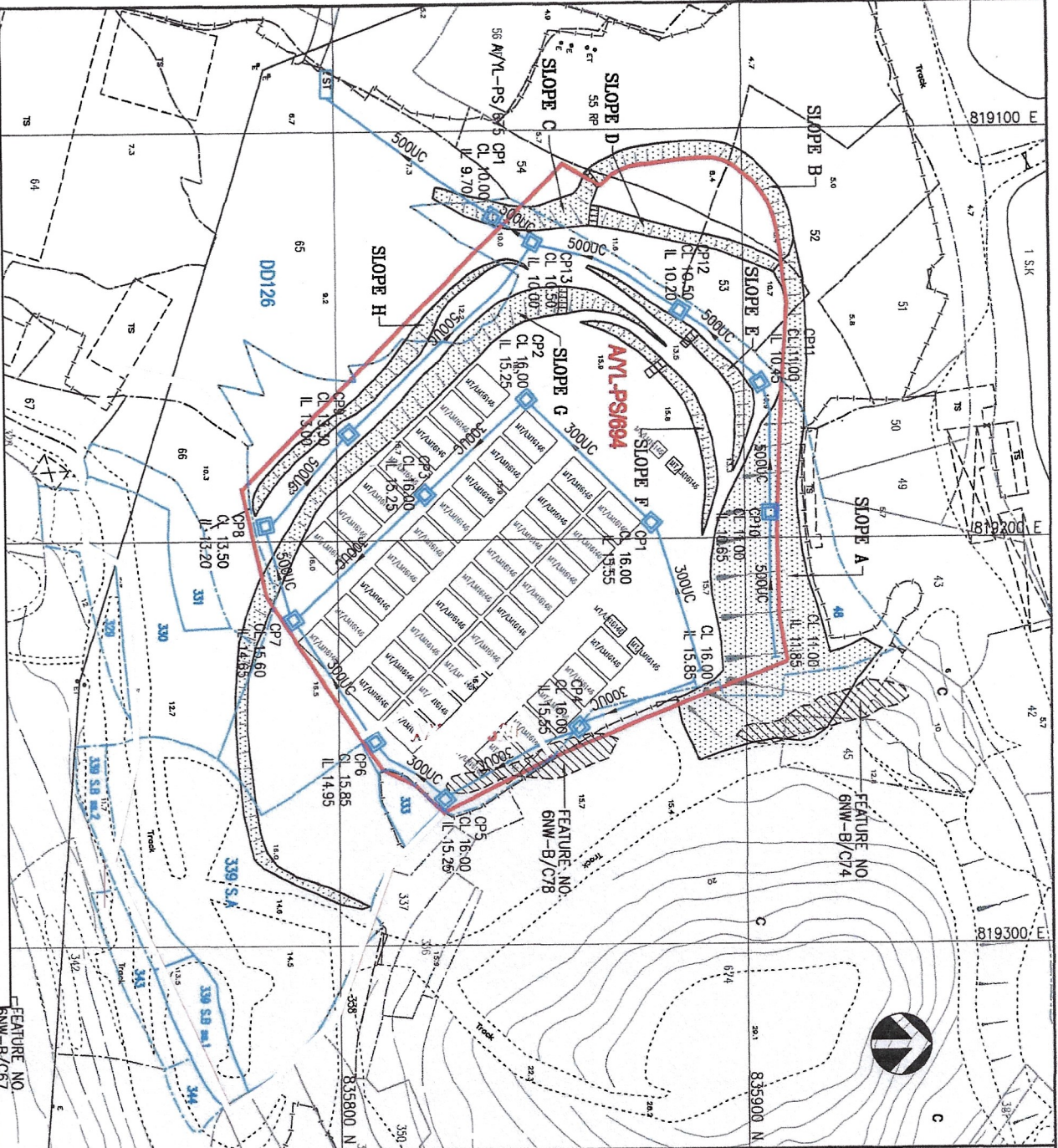
MRICS, MCInstCES, MASCE

(95468305)

Encl. App-01/1,2,3 &4 and App-02



AYL-PS/694 雨水排放建議圖



Note:

1. Catchpit (CP1-CP13) with desilting facility shall follow CEDD's standard drawing No. C24061.
2. Catchpit and U-C follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E. U-CHANNELS WITH PRECAST CONCRETE SLABS

LEGENDS:

- SITE BOUNDARY LINE
- LOT BOUNDARY LINE
- FEATURE BOUNDARY LINE
- SLOPE A UNREGISTERED SLOPE FEATURE MARK (SLOPE A TO H)
- PROPOSED 500mm U-CHANNEL
- PROPOSED 300mm U-CHANNEL
- PROPOSED CATCHPIT
- PROPOSED COVERED LEVEL (mPD)
- PROPOSED INVERT LEVEL (mPD)

NOTES:

BOTH THE REGISTERED AND UNREGISTERED FEATURES SHALL BE SUBJECT TO SITE INSPECTION AND DETAIL SURVEY. GEOTECHNICAL ASSESSMENT REPORTS FOR THESE FEATURES SHALL BE SUBMITTED TO THE SATISFACTION OF THE RELEVANT DEPARTMENTS.

PROJECT : AYL-PS/694

PROPOSED DEVELOPMENT AT LOT NOS. 48, 329, 330, 331, 333, 337, 339, 339 S.B ss.2, 339 S.B ss.1, 343 & 344 IN D.D.126, PING SHAN, YUEN LONG, N.T.

DWG. TITLE : DRAINAGE LAYOUT PLAN

DATE : 23/01/2024 SCALE : 1:1500 DRG. NO. : D-01

GEOTECHNICAL CONSULTANT :

PSA PHILIP SO & ASSOCIATES LTD.

CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

TEL (852) 2739 8833
FAX (852) 2732 2863

No. 17-19, Shing Wan Road, Tai Wai, Shatin, N.T.

Catchment Area of site D

Site Catchment Area

= 1350 m²
 = 0.00135 km²

Peak runoff in m³/s

= 0.278 x 0.95 x 250 mm/hr x 0.000857 km²
 = 0.08913 m³/s
 = 5348 liter/min

Catchment Area of site E

Site Catchment Area

= 1850 m²
 = 0.00185 km²

Peak runoff in m³/s

= 0.278 x 0.95 x 250 mm/hr x 0.00142 km²
 = 0.12214 m³/s
 = 7328 liter/min

Catchment Area of site F

Site Catchment Area

= 1444 m²
 = 0.00144 km²

Peak runoff in m³/s

= 0.278 x 0.95 x 250 mm/hr x 0.000571 km²
 = 0.0950 m³/s
 = 5720 liter/min

Peak runoff of whole site

= 0.709356 m³/s
 = 42581 liter/min

APP-01/2-01/

Company:
Project :

PHILIP SO & ASSOCIATES LTD
PROPOSED DEVELOPMENT AT LOT NOS. 48(Part), 52(Part), 53(Part), 54(Part), 55(Part), 65(Part), 674(Part)

Date:

15-01-2024

Calculation for channels:

Catchment Area of site A

Site Catchment Area

$$\begin{aligned} &= 3502 \text{ m}^2 \\ &= 0.003502 \text{ km}^2 \end{aligned}$$

Peak runoff in m³/s

$$\begin{aligned} &= 0.278 \text{ m}^3/\text{s} \times 0.95 \times 250 \text{ mm/hr} \times 0.003502 \text{ km}^2 \\ &= 0.23121 \text{ m}^3/\text{s} \\ &= 13873 \text{ liter/min} \end{aligned}$$

Catchment Area of site B

Site Catchment Area

$$\begin{aligned} &= 4590 \text{ m}^2 \\ &= 0.00459 \text{ km}^2 \end{aligned}$$

Peak runoff in m³/s

$$\begin{aligned} &= 0.278 \text{ m}^3/\text{s} \times 0.95 \times 250 \text{ mm/hr} \times 0.00125 \text{ km}^2 \\ &= 0.330305 \text{ m}^3/\text{s} \\ &= 18183 \text{ liter/min} \end{aligned}$$

Catchment Area of site C

Site Catchment Area

$$\begin{aligned} &= 1250 \text{ m}^2 \\ &= 0.00125 \text{ km}^2 \end{aligned}$$

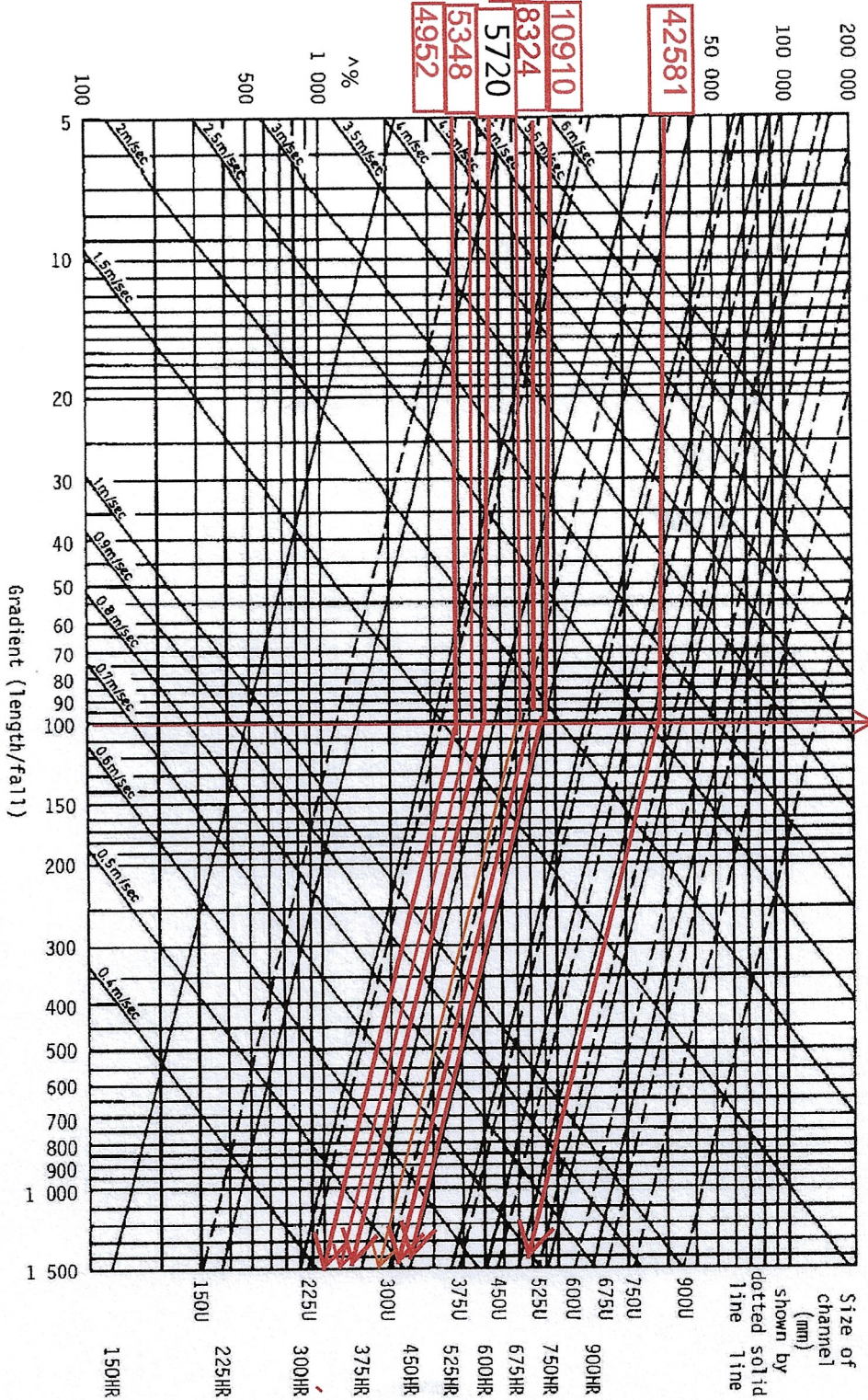
Peak runoff in m³/s

$$\begin{aligned} &= 0.278 \text{ m}^3/\text{s} \times 0.95 \times 250 \text{ mm/hr} \times 0.000968 \text{ km}^2 \\ &= 0.08253 \text{ m}^3/\text{s} \\ &= 4952 \text{ liter/min} \end{aligned}$$

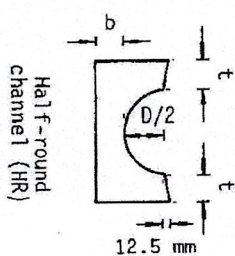
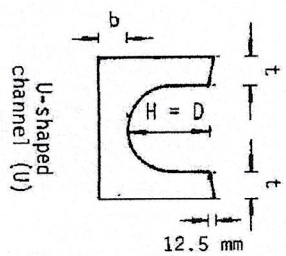
site A and B, are greenhouses with all mud floors During heavy rains, it is expected that 40% of the rainwater will be absorbed by the soil and plants, and the remaining 60% of the rainwater will be discharged through storm drains.

APP-01/3

Capacities of Channels (litres per minute)

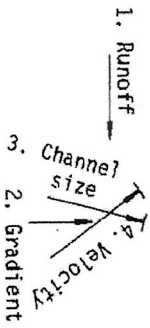


Channel dimensions



DESIGN METHOD USING CHART

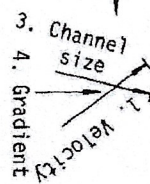
(a) Normal channel Solution



Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

(b) Stepped channel Solution



Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

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

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年06月27日星期四 16:15
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND
主旨: 轉寄: A/YL-PS/694
附件: 回應規劃署的擬問1 (25-06-2024).pdf; 回應規劃署的擬問2 (25-06-2024).pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, June 27, 2024 4:07 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-PS/694

From: sun wo wong [REDACTED]
Sent: Thursday, June 27, 2024 3:56 PM
To: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: A/YL-PS/694

A/YL-PS/694

我等現附上新一份補充文件
希望能有助我等的申請。
謝謝



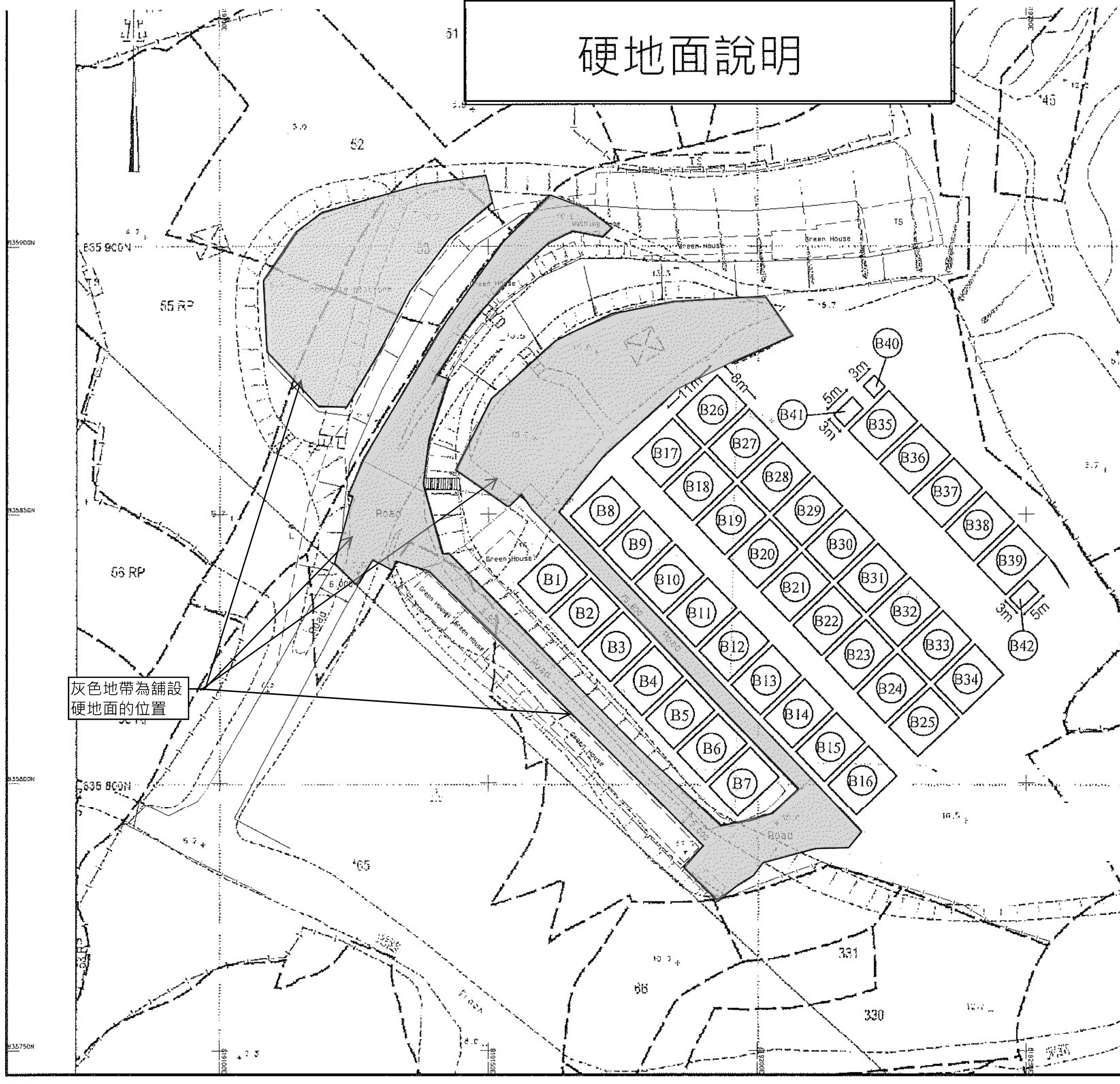
我等早前提及在溫室棚內的地面上亦有放置磚塊，只是防止在大雨其間雨水沖走地面上的坭土同時用作通道用途，每個溫室內的磚塊只占用小部份面積，同時我等種植多數為時令的農作物，量多收成快，我等園內亦有種植蘭花，每年出售的蘭花數以千計，因此溫室種植為我等主要的收益來源。

24-06-2024

硬地面說明

灰色地帶為鋪設
硬地面的位置

我等場地申請填土(混凝土)的實際面積約為4000平方米，餘下的土地絕大部份為坭地種植因此不會鋪上混凝土，因為我們會搭建溫室種植農物，而在溫室的坭地上會放置磚塊，用作通道及在大雨期間防止泥土流失，經規劃署執行及管制組的通知，就算我等在坭地面放置磚塊亦作為填土，因此我等作出是次申請。而我等場地面積約為14680平方米，因運作所須的硬地面約為4000平方米即面積的27%，因此對整體的種植環境影響不大。



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

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

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

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

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

- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor
- vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

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

Previous Applications Covering the Site

Rejected Applications

<u>Application No.</u>	<u>Zoning</u> (at the time of consideration)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/YL-PS/50	Unspecified Use	Temporary Use as Container Vehicles Park for 3 Years	16.2.1996 (TPB)	(1), (2), (3), (4) & (5)
A/YL-PS/42	“REC”	Filling of Pond for Growing of Vegetables	11.12.1998	(3) & (7)
A/YL-PS/244	“REC”	Temporary Open Storage of Construction Materials (Iron, Steel and Stone) for a Period of 3 Years	19.5.2006	(1), (2), (4), (6) & (7)

Rejection Reasons

- (1) Not in line with planning intention of the area/the “REC” zone.
- (2) Not compatible with surrounding land uses.
- (3) It has not been demonstrated in the submission that the proposed development will not cause adverse impacts on the ecology of the area which is needed to sustain the nearby Mai Po Nature Reserve.
- (4) The submission has not adequately addressed the potential traffic impact of the proposed development on the surrounding area.
- (5) The road improvement work proposed by the applicant will trigger off further developments in the area and this is highly undesirable in terms of traffic growth control and transport planning.
- (6) The proposed development did not comply with the Town Planning Board (TPB) Guidelines No. 13E in that no previous planning approval had been granted for the use on the site, the applicant had failed to demonstrate that the proposed development would not have adverse landscape and traffic impacts on the surrounding areas, and there were adverse departmental comments and public objections on the application. The proposed development was also not compatible with the surrounding area which was rural in character.
- (7) The approval of the application would set an undesirable precedent for other similar applications.

Similar s.16 Applications within the same “REC” Zone

Approved Applications

<u>Application No.</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/675	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	31.3.2023
A/YL-PS/698	Proposed Temporary Public Vehicle Park (Coaches) for a Period of 5 Years and Associated Filling of Land	24.11.2023
A/YL-PS/699	Proposed Temporary Shop and Services (Selling of Gardening and Construction Materials) for a Period of 5 Years and Associated Filling of Land	24.11.2023

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the applicant is reminded that sufficient space within the Site should be provided for maneuvering of vehicles;
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) the Site is connected to Tin Wah Road via a local unnamed access road which is not managed by Transport Department. The land status of that local access road should be checked with LandsD. The management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tin Wah Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tin Wah Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) to follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during construction stage; and
 - (ii) it is the applicant's responsibility to comply with all relevant environment legislations during construction of the project;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) as revealed in the application form, greenhouses will be erected within the Site. The applicant is advised to submit relevant layout plans incorporated with the proposed Fire Service Installations (FSIs) to his department for approval;
 - (ii) the applicant should be advised on the following:
 - (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (b) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that as mentioned in the Geotechnical Planning Review Report (GPRR), a number of slopes were identified, and as mentioned in the response-to-comments enclosed with the GPRR, study of slopes (e.g. site visit, detailed survey, assess the slopes, etc.) will be carried out in the later stage. It is also noted in the GPRR that the geotechnical assessment on stability of ground conditions, etc. will be prepared to the Buildings Department in the next stage of the project. As such, the applicant is reminded to strictly observe the requirements for building works (including but not be limited to building construction, site formation works, etc.) under the BO. An Authorized Person / Registered Structural Engineer / Registered Geotechnical Engineer should be appointed for the design and assessment of geotechnical elements in the building works submissions, as necessary, according to the BO to demonstrate the proposed works are in compliance with the safety requirements.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that site formation works are building works under the control of the BO, unless exempted. Before the proposed filling of land is to be carried out on the application site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO.

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



A/YL-PS/694 DD 126 Ping Shan Rec

11/08/2023 03:19

From:

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

File Ref:

A/YL-PS/694

Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part)
in D.D. 126, Ping Shan

Site area : About 14,680sq.m

Zoning: "Recreation"

Applied use: **Filling of Land** for Permitted Agricultural Use / 3 Vehicle Parking

Dear TPB Members,

Previous applications for these lots have been withdrawn.

Filling with what? Soil?? Cement?? No indication as to what kind of 'agricultural use' is intended.

Google map shows that the lots have been stripped of vegetation and ponds filled in. But these lots are on the fringes of the Hong Kong Wetland Park. This is certainly a recreational node where people go to observe nature. The land to the East of Tin Tse Road must be spared from development.

Only operations that are conducive to the beneficial to the conservation zone should be approved.

With extensive high rise development planned for nearby areas, there is need to strike a balance in order to ensure that the future residents can enjoy a better quality of life as promised in all the policy initiatives.

Mary Mulvihill

Seq 1 2

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



AYL-PS/694 DD 126 Ping Shan Recreation

07/11/2023 02:19

From:

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

File Ref:

1 attachment



Tin Wah Rd - Google Maps.pdf

A/YL-PS/694

Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan

Site area: About 14,680sq.m

Zoning: "Recreation"

Applied use: **Filling of Land** for Permitted Agricultural Use / 3 Vehicle Parking

Dear TPB Members,

Application 547 was withdrawn. The new application is for the upper part of its footprint. This application reflects what is obviously the original intention, open storage. The entire site is to be filled in. This application should be considered together with 675 as this is a typical example of Divide To Succeed.

Google map shows that the lots have been stripped of vegetation and ponds filled in. But these lots are on the fringes of the Hong Kong Wetland Park. This is certainly a recreational node where people go to observe nature. The land to the East of Tin Tse Road must be spared from development.

Why has no enforcement action been taken with regard to the unapproved trashing of the lots. Further damage has been done to the environment since the 2017 application.

It is unacceptable to have brownfield operations so close to conservation area.

Members must reject this application so that the integrity and function of the CA and its buffer zone be maintained.

Mary Mulvihill

From:

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

Date: Thursday, 9 November 2017 1:58 AM CST

Subject: A/YL-PS/547 DD 126 Ping Shan Golf Range

A/YL-PS/547

Lots 48 (Part), 51, 52, 53, 54, 55 RP and 65 (Part) in D.D. 126, Ping Shan

Site area : About 30,084.6m²

Zoning : "Recreation"

Applied Development : Filling of Land Golf Driving Range

Dear TPB Members,

This site has previous applications for and rejection for use as open storage. I would appear that there has been unapproved use of the site for such purposes but now that the administration has finally begun to take action with regard to such matters the operator has now come up with a Recreation use.

This is a large site intended for the enjoyment of the general community. Golf is a past time enjoyed by only a small section of the community.

There is no mention of parking even though this activity would attract vehicle owners.

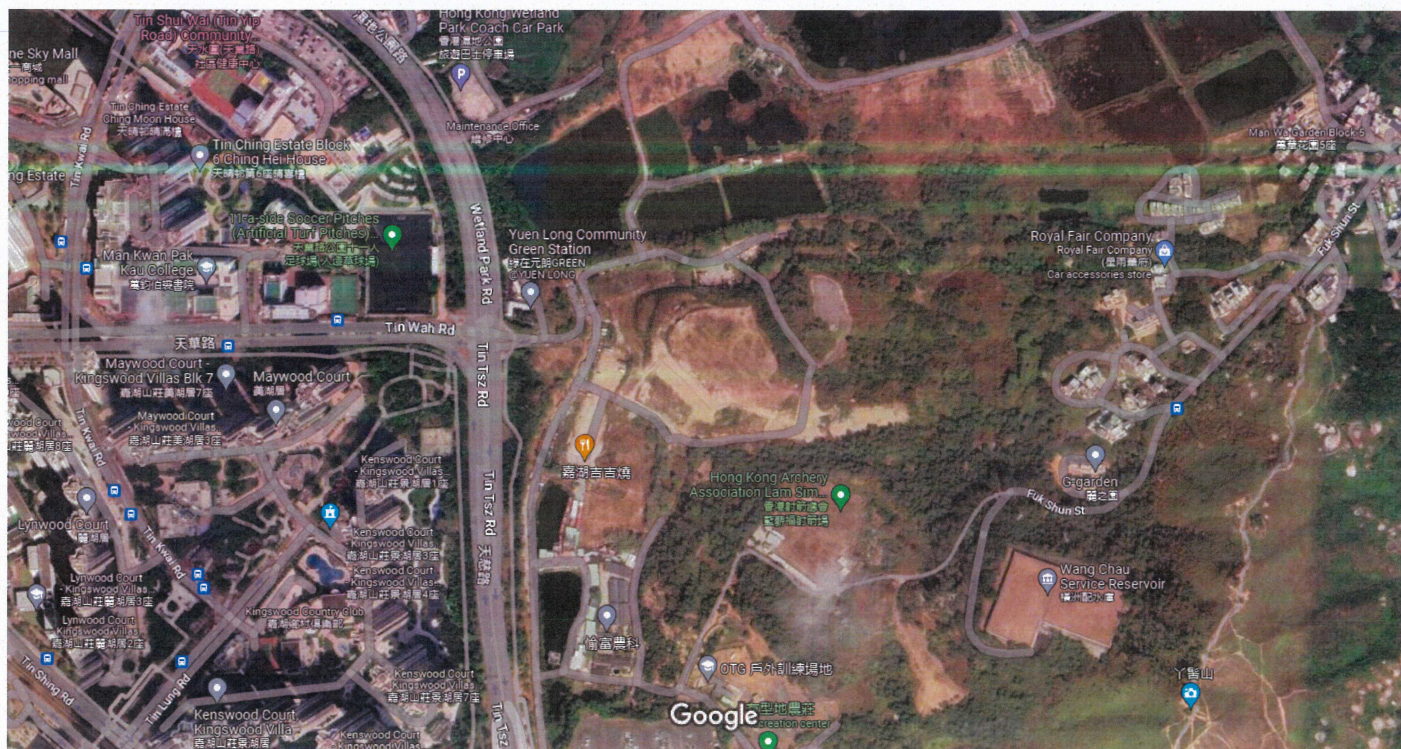
Filling the land would destroy its natural qualities.

Application 441 - The Chief Town Planner/Urban Design and Landscape, Planning Department had reservation on the application from the landscape planning perspective considering the possible impact on the existing trees; However there is no mention of trees in the Gist.

Members should reject this application as its real intent is questionable, the filling in of the land may be to prepare the site for further development. A large site zoned Recreation should provide facilities that serve the community in general..

Mary Mulvihill

Google Maps Tin Wah Rd



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 100 m

Seq 5 3

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



Fwd: A/YL-PS/694 DD 126 Ping Shan Recreation

20/02/2024 01:59

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



Tin Wah Rd - Google Maps.pdf

Dear TPB Members,

"The applicant clarified on the background information of the planning application".

Unfortunately no soft copy provided. Does it include details of the unapproved brownfield use and illegal filling of land?

Hopefully members will request images and history of trashing of the site.

"Destroy to Build" applications should not be rewarded.

Mary Mulvihill

From:

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

Date: Tuesday, 7 November 2023 2:19 AM HKT

Subject: A/YL-PS/694 DD 126 Ping Shan Recreation

A/YL-PS/694

Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part)
in D.D. 126, Ping Shan

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It is unacceptable to have brownfield operations so close to conservation area.

Members must reject this application so that the integrity and function of the CA and its buffer zone be maintained.

Mary Mulvihill

From:

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

Date: Friday, 11 August 2023 3:20 AM HKT

Subject: A/YL-PS/694 DD 126 Ping Shan Rec

A/YL-PS/694

Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan

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Mary Mulvihill

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A/YL-PS/547

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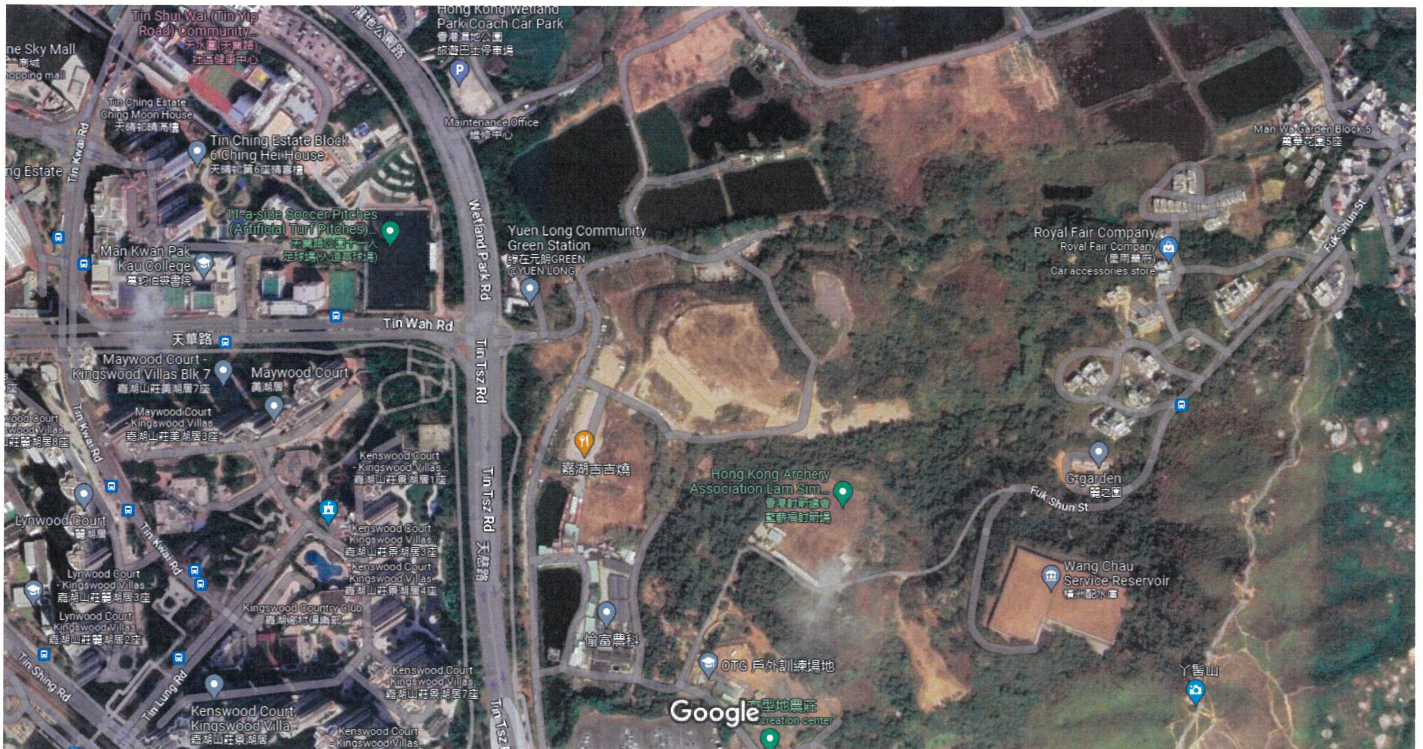
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general..

Mary Mulvihill

Google Maps Tin Wah Rd



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 100 m

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/694

- Applicant** : Hoi Fu Man Fung Gondola Company Limited represented by Mr. Wong Sun Wo William
- Site** : Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
- Site Area** : About 14,680 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Recreation” (“REC”)
- Application** : Filling of Land for Permitted Agricultural Use

1. The Proposal

- 1.1 The applicant seeks planning permission for filling of land for permitted agricultural use at the application site (the Site). The Site falls within an area zoned “REC” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “REC” zone, while ‘Agricultural Use’ is a Column 1 use which is always permitted, filling of land requires planning permission from the Town Planning Board (the Board). The Site is currently mainly used for agricultural use comprising a number of greenhouse structures and partly vacant (**Plans A-2, A-4a to A-4c**).
- 1.2 According to the applicant, the Site is accessible via a local track leading from Tin Wah Road (**Plans A-2 and A-3**). The current application which is for filling of land covering the entire site with soil, concrete and bricks with a depth of about 0.15m is to regularise the filling of land at the Site for permitted agricultural use. The hard-paved area (mainly covered by concrete) occupies about 4,000m² (27% of the total site area) is mainly for ancillary parking, manoeuvring space and emergency access (**Drawing A-2**). Bricks are laid on the floor of the greenhouse structures for circulation and prevention of soil erosion. The remaining areas of the Site are mainly covered with soil. The layout plan with vehicular access, land filling plan, landscape plan and drainage plan submitted by the applicant are shown at

Drawings A-1 to A-4 respectively.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form and supplementary statement (**Appendix I**) received on 14.7.2023
- (b) Supplementary Information (SI) received on (**Appendix Ia**) 20.7.2023
- (c) Further Information (FI) received on 23.11.2023[#] (**Appendix Ib**)
- (d) FI received on 15.1.2024* (**Appendix Ic**)
- (e) FI received on 24.1.2024[#] (**Appendix Id**)
- (f) Consolidated Report received on 18.6.2024[^] (**Appendix Ie**)
- (g) FI received on 27.6.2024[#] (**Appendix If**)
[^][FIs received on 26.9.2023, 18.10.2023*, 11.12.2023*, 15.2.2024*, 3.4.2024* and 6.5.2024* were superseded and not attached]*

**accepted but not exempted from publication and recounting requirements*

[#]accepted and exempted from publication and recounting requirements

1.4 On 8.9.2023 and 8.1.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's requests to defer making a decision on the application each for two months.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendices I to If** and are briefly summarised as follows:

- (a) the applicant has been selling gardening and construction materials at a site at Tong Yan San Tsuen but it is subject to land resumption by the Government. The applicant would like to continue the business operation at the Site for gardening while separate planning applications have been submitted for adjoining sites for other uses. The area used for agriculture and plant nursery at the previous site is similar to the site area under the current application; and
- (b) the application serves to regularise the filling of land in order to provide a suitable access for emergency access and supporting the operation of the agricultural use. The structures at the Site are farming structures with prior approval obtained from Lands Department (LandsD) and Agriculture, Fisheries and Conservation Department (AFCD).

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is not the "current land owner" but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's

Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A¹) by posting notice at the Site and sending registered post to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is the subject of a planning enforcement case (No. E/YL-PS/755) against unauthorized development (UD) involving filling of land. Reinstatement Notice was issued on 28.6.2023 and expired on 28.9.2023. As the Site has not been reinstated upon expiry of the notice, prosecution action is being considered.

5. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C) are relevant to this application. According to the said Guidelines, the Site falls within the Wetland Buffer Area (WBA). Relevant extract of the Guidelines is at **Appendix II**.

6. **Previous Applications**

6.1 The Site is involved in three previous applications (No. A/DPA/YL-PS/50, A/YL-PS/42 and 244) for temporary container vehicle park, filling of pond and temporary eating place which were all rejected by the Committee or by the Board upon review between 1996 and 2006. Details of these previous applications are shown in **Appendix III** and their boundaries are shown on **Plan A-1**. As applications No. A/DPA/YL-PS/50 and A/YL-PS/244 for temporary container vehicle park and temporary eating place with ancillary storeroom respectively involve different uses to the current application, the considerations for the said applications are not relevant.

6.2 Application No. A/YL-PS/42 for filling of pond for growing of vegetables, covering the north-western part of the Site, was rejected by the Committee on 11.12.1998. Considerations of this application are also not relevant to the current application which involves filling of land.

7. **Similar Applications**

There are three similar applications (No. A/YL-PS/675, 698 and 699) involving filling of land for proposed temporary shop and services and public vehicle park respectively for a period of five years within the same “REC” zone in the past five years. They were approved with conditions by the Committee on 31.3.2023 and 24.11.2023 respectively mainly on considerations that the applied uses would not frustrate the long-term planning intention of the “REC” zone; not incompatible with the

¹ The current application was received before the promulgation of the revised TPB PG-No. 31B in September 2023.

surrounding areas; and concerned government departments had no objection to/no adverse comment on the application. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

8.1 The Site is:

- (a) mainly used for agricultural use comprising a number of greenhouse structures and partly vacant; and
- (b) accessible via a local track leading from Tin Wah Road and Tin Tsz Road.

8.2 The surrounding areas comprise predominantly shops, parking of vehicles, unused land, cultivated land, scrubland/woodland and ponds. Some of the uses are covered by valid planning permission and some uses are suspected unauthorized developments subject to planning enforcement action.

9. Planning Intention

9.1 The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

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

- (a) no adverse comment on the application from land administration point of view;
- (b) no objection to the filling of land from the lease perspective;
- (c) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease and New Grant Agricultural Lot held

under Government Gazette dated 24.10.1941 and G.G. 364 of 1934, which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

- (d) it is noted that the filling of land is for permitted agricultural use on the Site and vehicle parking on Lot 48 in D.D. 126;
- (e) there is no any guarantee of right of access. The applicant should make its own arrangement for acquiring access. The Government shall accept no responsibility on arrangement; and
- (f) a Letter of Approval was given for the erection of agricultural structures and a watchman hut on Lot 48 in D.D. 126.

Traffic

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

- (a) no comment from traffic engineering perspective; and
- (b) the applicant should note her advisory comments at **Appendix V**.

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

- (a) no adverse comment on the application from highways maintenance point of view; and
- (b) the applicant should note his advisory comments at **Appendix V**.

Environment

10.1.4 Comments of the Director of Environment Protection (DEP):

- (a) no objection to the application;
- (b) the applicant should note his advisory comments at **Appendix V**; and
- (c) there was one substantiated environmental complaint regarding waste pertaining to the Site in the past three years.

Drainage

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

- (a) no objection in principle to the application from drainage point of view and has no comment on the submitted drainage impact assessment together with the drainage proposal; and
- (b) should the application be approved, an approval condition should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to the satisfaction of his office.

Fire Safety

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

- (a) no comment on the filling of land; and
- (b) the applicant should note his advisory comment at **Appendix V**.

Geotechnical Aspect

10.1.7 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) no comment on the geotechnical planning review report (GPRR) and the supplementary geotechnical feature drawing; and
- (b) as his office has no record of the design and construction of the filling works and slopes at the Site, the applicant should note his advisory comments at **Appendix V**.

District Officer's Comments

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

His office has not received any feedback from locals.

Others

10.1.9 Comments of the Principal Land Executive/Yuen Long Projects, Lands Department (PLE/YLP, LandsD):

- (a) the business undertaking (BU), Hoi Fu Man Fung Gondola Company Limited (i.e. the applicant), is one of the affected business operators under the public housing development at Long Bin, Yuen Long and its business area falls within resumption/clearance limit of the Long Bin project; and
- (b) according to his site inspection record, it was revealed that the

business operation area of the subject BU was mainly used for storage of machines and construction materials. The operator also engaged in agricultural activities with cultivation and greenhouse nearby.

10.2 The following Government bureau/departments have no objection to/no adverse comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Building Surveyor/New Territories West (CBS/NTW), BD;
- (c) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Project Manager (West) (PM(W)), CEDD;
- (f) Director of Leisure and Cultural Services (DLCS); and
- (g) Commissioner of Police (C of P).

11. Public Comments received During the Statutory Publication Periods

On 25.7.2023, 17.10.2023, 10.11.2023, 29.12.2023, 30.1.2024, 27.2.2024, 26.4.2024 and 17.5.2024, the application and its FIs were published for public inspection. During the statutory public inspection periods, three public comments from the same individual were received (**Appendix VII**) objecting to the application mainly on the ground that the location of the Site is near the wetlands and brownfield operations are undesirable at the Site.

12. Planning Considerations and Assessments

- 12.1 The application is for filling of land with concrete, bricks and soil of about 0.15m in depth for permitted agricultural use at the Site within the “REC” zone. Whilst ‘Agricultural Use’ is always permitted within the “REC” zone, filling of land within the “REC” zone requires planning permission as it may cause adverse drainage impacts on the adjacent area and adverse impacts on the environment. In this regard, CE/MN, DSD and DEP have no objection to the application on drainage and environmental aspects respectively.
- 12.2 The Site is situated in an area predominated by shops, parking of vehicles, unused land, cultivated land, scrubland/woodland and ponds in the proximity (**Plan A-2**). The proposed filling of land for permitted agricultural use is considered not incompatible with the surrounding landscape character. In this regard, CTP/UD&L, PlanD has no comment on the application.
- 12.3 While the Site falls within the WBA of the TPB PG-No. 12C, planning applications for local and minor uses are exempted from the requirement of ecological impact assessment. In this regard, DAFC has no comment on the application. Other relevant government departments, including the C for T and D of FS, have no objection to or adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in

paragraph 13.2 below.

- 12.4 The Committee had approved three similar application for various temporary uses with filling of land within the same “REC” zone in 2023 (**Plan A-1**). Approval of the current application is in line with the Committee’s previous decisions.
- 12.5 There are three public comments from an individual objecting to the application received during the statutory publication periods as summarised in paragraph 11 above. The planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

13. **Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, no time clause on commencement is proposed as the ‘filling of land’ operation under the application has already been completed. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no part of the Site shall be filled ~~other than gravel~~ to a depth exceeding 0.15m, as proposed by the applicant;
- (b) the implementation of the drainage proposal, as proposed by the applicant, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period; and
- (d) if any of the above planning condition (a), (b), or (c) is not complied with, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection is suggested for Members’ reference:
- (a) the applied filling of land, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there

is no ecological impact assessment in the submission to demonstrate that the filling of land would not have negative off-site disturbance impact on the ecological value of the Wetland Conservation Area; and

- (b) the applicant fails to justify the need for the filling of land, and to demonstrate that the filling of land would not have adverse landscape impact on the surrounding areas.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 14.7.2023
Appendix Ia	SI received on 20.7.2023
Appendix Ib	FI received on 23.11.2023
Appendix Ic	FI received on 15.1.2024
Appendix Id	FI received on 24.1.2024
Appendix Ie	Consolidate Report received on 18.6.2024
Appendix If	FI received on 27.6.2024
Appendix II	Extract of the TPB PG-No. 12C
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout Plan with Vehicular Access
Drawing A-2	Land Filling Plan
Drawing A-3	Landscape Plan
Drawing A-4	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos