## Previous s.16 Application covering the Application Site

Rejected Application

| No. | Application No. | Use(s)/Development(s) | Date of Consideration (RNTPC) |
|---|---|---|---|
| 1. | A/YL-SK/226 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 10.11.2017 |

Rejection reasons:

(a) not in line with the planning intention of the "Agriculture" zones;

(b) the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas; and

(c) setting of an undesirable precedent.

## Similar s.16 Applications within the same "Agriculture" zone on the Shek Kong Outline Zoning Plan in the Past Five Years

Approved Applications

| No. | Application No. | Use(s)/Development(s) | Date of Consideration (RNTPC) |
|---|---|---|---|
| 1. | A/YL-SK/318* | Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling | 12.3.2021 [revoked on 26.5.2023] |
| 2. | A/YL-SK/348 | Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land | 8.12.2023 |

* denotes permission revoked

## Government Departments' General Comments

### 1. Environment

Comments of the Director of Environmental Protection:

- no comment on the application;
- in the past three years, one substantiated complaint related to waste and one non-substantiated complaint related to wastewater were received. For the substantiated complaint received in 2022, as some unused suspected chemical materials was spotted on the application site (the Site), the person-in-charge was advised to apply for a Registration of Chemical Waste Producer before producing any chemical waste, and application form was received by the Environemntal Protection Department afterwards; and
- advisory comments are detailed in **Appendix IV**.

### 2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West of Highway Department (HyD):

- no adverse comment on the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix IV**.

### 3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape of Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of October 2023, the Site is located in an area of rural inland plains landscape character comprising of farmland, temporary structures, village houses, scattered tree groups and dense vegetation to the west of the Site. The proposed use is not incompatible with the surrounding landscape character; and
- according to site photo taken in November 2024, the Site is fenced off and partly hard paved with some temporary structures. No existing tree is observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

**4. Drainage**

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

- no in-principle objection to the application from the public drainage point of view;
- no comment on the responses to comments and revised drainage proposal; and
- should the application be approved, conditions should be stipulated requiring the applicant the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**5. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- advisory comments are detailed in **Appendix IV**.

**6. Buildings**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix IV**.

**7. Other Departments**

The following government departments have no objection to/no adverse comment on the application:

(a) Project Manager (West), West Development Office of CEDD;
(b) Chief Engineer/Railway Development 1-1, Railway Development Office of HyD;
(c) Chief Engineer/Construction of Water Supplies Department;
(d) Commissioner of Police; and
(e) District Officer (Yuen Long) of Home Affairs Department.

## Recommended Advisory Clauses

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

- there are unauthorized structure(s) and uses on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD;

- the Government Land (GL) within the application site (the Site) (about 8$m^2$ as mentioned in the application form) has been unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice; and

- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

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

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the 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 of Highways Department (HyD) that:

- HyD shall not be responsible for the maintenance of any access connecting the Site and Nam Hing West Road;

- if the proposed access on Nam Hing West Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

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

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

(e) to note the comments of the Director of Fire Services that:

- the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

- 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 Chief Building Surveyor/New Territories West of Buildings Department that:

- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;

- it is noted that two structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- if the existing structure is erected on leased land without the approval of the BA, it is UBW under BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and

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

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
**A/YL-SK/392**

意見詳情（如有需要，請另頁說明）
**Details of the Comment** (use separate sheet if necessary)

本辦事處收到村代表反對規劃署擬就著 DD112 Lot 443 RP 和毗連官地進行改變土地用途。理由如下：

1. 現時錦上路交通已經不勝負荷，早晚繁忙時間交通阻塞尤為嚴重，此發展及工程將會加重交通負擔，影響本區交通。
2. 填土工程對附近村落及郊野環境衛生，造成污染及影響。
3. 將會加重附近村落的水浸情況。
4. 由於村情複雜，令到臨時商店開設後有關政府部門難以監管。

「提意見人」姓名/名稱 **Name of person/company making this comment**
李靜儀

簽署 **Signature** _____

日期 **Date** 29 - 10 - 2024

RECEIVED
29 OCT 2024
Town Planning Board

八鄉 蓮花地

2

[redacted]



敬啟者：

反對石崗丈量 DD112 Lot 443 RP 和毗連官地
(申請編號：A/YL-SK/392)

見規劃署於日期：22-10-2024 展示通知啟示，在上述地點，擬進行改變土地用途，申請臨時商店及服務行業(為期 3 年)及相關填工程。 吾等一致反對，理由如下：

(1) 現時錦上路交通已經不勝負荷，早晚繁忙時間交通阻塞尤為嚴重，此發展及工程必會加重交通負担，影響本區交通。

(2) 填土工程對本村及郊野環境衛生，造成重大污染及影響。

(3) 工程進行及完成後，會對本區交通及環境帶來壞的影響。

(4) 將會加重本村的水浸風險。

(5) 甚麼服務行業，只是巧立名目，令到有關當局無從監管。

基於上述反對理由，懇請署長否決此申請！

此致

城市規劃署署長

馮精能　郭惠新

八鄉蓮花地原居民村代表　謹呈

2024 年 10 月 23 日

副本：

元朗民政事務專員
元朗地政專員
八鄉鄉事委員會主席
八鄉南區區議員

3

# 八鄉鄉事委員會 PAT HEUNG RURAL COMMITTEE

[redacted]

本會檔號:081/PHRC/2024/27/02

城市規劃委員會秘書
香港北角渣華道 333 號北角政府合署 15 樓 (傳真 2877 0245 及 郵遞)

反對新界元朗石崗丈量約份第 112 約地段第 443 號(部分)及毗鄰政府土地擬議臨時商店及服務行業(為期 3 年)及相關填土工程
(申請編號:A/YL-SK/392)

執事先生/女士:

本會接獲眾多八鄉居民的投訴和求助,就上標申請提出強烈反對。

申請項目位於八鄉南慶西路南端,與南慶西路末端相距約 10 米,毗連錦田河(石崗機場段)。交通依賴南慶西路、高上路再接連錦上路。南慶西路是為維修錦田防渠而興建,環境幽美,吸引大量附近居民在此散步或造運動。相關發展定必帶來交通問題,對散步或造運動的居民構成阻礙及困擾。

相關發展地段與南慶西路末端相距約 10 米,發展商為了個人利益,砍伐防洪渠邊緣的樹木開闢行車通道,損害防洪渠的結構,我們對破壞公眾利以謀取個人利益的行為是不能容忍的話。

再者,相關發展項目涉及在「農業地帶」興建 2 幢樓高 7 米的建築物,樓面面積達 88 平方米,而申請地毗鄰錦田河石崗機場段,大量罕有雀鳥在附近棲息覓食,吸引眾多觀鳥愛好者。相關申請項目定必嚴重破壞當地獨特的生態環境,帶來不可逆轉的「生態災難」!

本會懇請城市規劃委員會正視發展項目帶來的交通問題、對當地生態環境造成的破壞,否決相關申請,造福八鄉居民及維護自然生態的平衡!

八鄉鄉事委員會主席 : 郭永昌
副主席 : 鄧志光
黎永添

2024 年 11 月 12 日

通訊地址 [redacted]
聯絡電話

4

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



12th November, 2024.

**By email only**

Dear Sir/ Madam,

**Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land**
**(A/YL-SK/392)**

1. We refer to the captioned.

2. There is a rejected application for Proposed Temporary Animal Boarding Establishment for a Period of 3 Years (A/YL-SK/226) covering the current site. The reasons for rejection are as follows:

*(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis;*

*(b) the applicant fails to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas; and*

*(c) approval of the application would set an undesirable precedent for similar applications within this part of the "AGR" zone. The cumulative effect of approving such applications would result in general degradation of the rural environment of the area.*

[redacted]

3. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the Agriculture zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[redacted]

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

5

**From:** [redacted]
**Sent:** 2024-11-21 星期四 04:12:39
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>
**Subject:** A/YL-SK/392 DD 112 Shek Kong

A/YL-SK/392

Lot 443 (Part) in D.D. 112 and Adjoining Government Land, nr end of Nam Hing Road, Shek Kong

Site area:About 260sq.m Includes Government Land of about 8sq.m

Zoning: "Agriculture"

Applied use: Shop and Services / **Filling of Land**

Dear TPB Members,

An application some years ago was rejected on the grounds that "approval of the application would set an undesirable precedent for similar applications within this part of the "AGR" zone. The cumulative effect of approving such applications would result in general degradation of the rural environment of the area."

This is an area with considerable agricultural activity. There are no residential nodes close by so the need for a shop is debateable.

The application appears to be in fact a ruse to legitimize an existing and unapproved development as is clearly visible in Google Maps.

This is no justification for approval.

Mary Mulvihill

Form No. S16-III
表格第 S16-III 號

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

# 根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402381 30/9 by Land



| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-SKT/392 |
|---|---|---|
| | Date Received 收到日期 | 14 OCT 2024 |

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

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

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

---

## 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 )

天薈集團有限公司
Sky Views Holdings 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 )

Allgain Land Planning Limited 全堅土地規劃有限公司

## 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） | 新界元朗石崗丈量約份第112約地段第443號(部份)和毗連政府土地<br>Lot 443(Part) in D.D.112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積 | ☑Site area 地盤面積 260 sq.m 平方米 ☑About 約<br>☑Gross floor area 總樓面面積 88 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） | 8 sq.m 平方米 ☑About 約 |

| | | |
|---|---|---|
| (d) | Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9<br>石崗分區計劃大綱核准圖編號 S/YL-SK/9 |
| (e) | Land use zone(s) involved<br>涉及的土地用途地帶 | Agriculture 「農業」 |
| (f) | Current use(s)<br>現時用途 | 現時是空置的<br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

☑ is the sole "current land owner"#& (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<br>根據土地註冊處記錄已獲得同意的地段號碼／處所地址 | Date of consent obtained (DD/MM/YYYY)<br>取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

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

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

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

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

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

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

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

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

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

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(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

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**
**位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展**
**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**
**(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

| | |
|---|---|
| (a) Proposed use(s)/development 擬議用途/發展 | Proposed Temporary Shop and Service and Associated Filling of Land<br>擬議臨時商店及服務行業及相關填土工程<br><br>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | ☑ year(s) 年 ..... 3 .....<br>☐ month(s) 個月 ..... |

(c) Development Schedule 發展細節表

| | | |
|---|---|---|
| Proposed uncovered land area 擬議露天土地面積 | 212 | sq.m ☑About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 48 | sq.m ☑About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 2 | |
| Proposed domestic floor area 擬議住用樓面面積 | 0 | sq.m ☐About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 88 | sq.m ☑About 約 |
| Proposed gross floor area 擬議總樓面面積 | 88 | sq.m ☑About 約 |

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

構築物1：臨時商店及服務行業，兩層高，上蓋面積約40平方米，總樓面面積約80平方米，高度不多於7米。

構築物2：流動洗手間，一層高，上蓋面積約8平方米，樓面面積約8平方米，高度不多於3米。

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

| | |
|---|---|
| Private Car Parking Spaces 私家車車位 | 0 |
| Motorcycle Parking Spaces 電單車車位 | 0 |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 0 |

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

| | |
|---|---|
| Taxi Spaces 的士車位 | 0 |
| Coach Spaces 旅遊巴車位 | 0 |
| Light Goods Vehicle Spaces 輕型貨車車位 | 0 |
| Medium Goods Vehicle Spaces 中型貨車車位 | 0 |
| Heavy Goods Vehicle Spaces 重型貨車車位 | 0 |
| Others (Please Specify) 其他 (請列明) | 0 |

Proposed operating hours 擬議營運時間
營運時間為星期一至星期日上午 9 時至下午 7時，包括公眾假期。

| | | | |
|---|---|---|---|
| (d) | Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | ☑ 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)) 從南慶西路進入<br>☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度） |
| | | No 否 | ☐ |

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

| | | | |
|---|---|---|---|
| (i) | Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | ☐ Please provide details 請提供詳情 |
| | | No 否 | ☑ |
| (ii) | Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | ☑ (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)<br>☐ Diversion of stream 河道改道<br>☐ Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約<br>Depth of filling 填塘深度 ..... m 米 ☐About 約<br>☑ Filling of land 填土<br>Area of filling 填土面積 260 sq.m 平方米 ☑About 約<br>Depth of filling 填土厚度 0.2 m 米 ☑About 約<br>☐ Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 ☐About 約<br>Depth of excavation 挖土深度 .....m 米 ☐About 約 |
| | | No 否 | ☐ |

| | | | |
|---|---|---|---|
| (iii) | Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 | Yes 會 ☐ No 不會 ☑ |
| | | On traffic 對交通 | Yes 會 ☐ No 不會 ☑ |
| | | On water supply 對供水 | Yes 會 ☐ No 不會 ☑ |
| | | On drainage 對排水 | Yes 會 ☐ No 不會 ☑ |
| | | On slopes 對斜坡 | Yes 會 ☐ No 不會 ☑ |
| | | Affected by slopes 受斜坡影響 | Yes 會 ☐ No 不會 ☑ |
| | | Landscape Impact 構成景觀影響 | Yes 會 ☐ No 不會 ☑ |
| | | Tree Felling 砍伐樹木 | Yes 會 ☐ No 不會 ☑ |
| | | Visual Impact 構成視覺影響 | Yes 會 ☐ No 不會 ☑ |
| | | Others (Please Specify) 其他 (請列明) | Yes 會 ☐ No 不會 ☑ |

| | |
|---|---|
| | Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)<br>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)<br>.....<br>.....<br>.....<br>.....<br>..... |

| **(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas<br>位於鄉郊地區或受規管地區臨時用途/發展的許可續期** | |
|---|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/_____/_____ |
| (b) Date of approval<br>獲批給許可的日期 | ..... (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry<br>許可屆滿日期 | ..... (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development<br>已批給許可的用途／發展 | |
| (e) Approval conditions<br>附帶條件 | ☐ The permission does not have any approval condition<br>許可並沒有任何附帶條件<br>☐ Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br>☐ Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br>_____<br>_____<br>_____<br>Reason(s) for non-compliance:<br>仍未履行的原因：<br>_____<br>_____<br>_____<br>(Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明) |
| (f) Renewal period sought<br>要求的續期期間 | ☐ year(s) 年 .....<br>☐ month(s) 個月 ..... |

## 7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

## 8. Declaration 聲明

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

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

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Ms Hermose Chong
Name in Block Letters 姓名（請以正楷填寫）

Manager
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 Allgain Land Planning Limited

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

Date 日期 03/10/2024 ..... (DD/MM/YYYY 日/月/年)

### Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. )
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | |
|---|---|
| Application No.<br>申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address<br>位置／地址 | 新界元朗石崗丈量約份第112約地段第443號(部份)和毗連政府土地<br>Lot 443(Part) in D.D.112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories |
| Site area<br>地盤面積 | 260 sq. m 平方米 ☑ About 約<br>(includes Government land of 包括政府土地 8 sq. m 平方米 ☑ About 約) |
| Plan<br>圖則 | Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9<br>石崗分區計劃大綱核准圖編號 S/YL-SK/9 |
| Zoning<br>地帶 | Agriculture 「農業」 |
| Type of Application<br>申請類別 | ☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br>☑ Year(s) 年 3 ☐ Month(s) 月 _____<br><br>☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br>☐ Year(s) 年 _____ ☐ Month(s) 月 _____ |
| Applied use/ development<br>申請用途/發展 | Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land<br>擬議臨時商店及服務行業(為期3年)及相關填土工程 |

| | | | | |
|---|---|---|---|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | | Plot Ratio 地積比率 |
| | Domestic 住用 | 0 | ☐ About 約<br>☐ Not more than 不多於 | 0 ☐About 約<br>☐Not more than 不多於 |
| | Non-domestic 非住用 | 88 | ☑ About 約<br>☐ Not more than 不多於 | 0.338 ☑About 約<br>☐Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | 0 | | |
| | Non-domestic 非住用 | 2 | | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 0 | | m 米<br>☐ (Not more than 不多於) |
| | | 0 | | Storeys(s) 層<br>☐ (Not more than 不多於) |
| | Non-domestic 非住用 | 7 | | m 米<br>☑ (Not more than 不多於) |
| | | 2 | | Storeys(s) 層<br>☑ (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | | 18.5 % | | ☑ About 約 |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | | 0 |
| | Private Car Parking Spaces 私家車車位 | | | 0 |
| | Motorcycle Parking Spaces 電單車車位 | | | 0 |
| | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | | | 0 |
| | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | | | 0 |
| | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | | | 0 |
| | Others (Please Specify) 其他 (請列明) | | | 0 |
| | _____ | | | |
| | _____ | | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | | 0 |
| | Taxi Spaces 的士車位 | | | 0 |
| | Coach Spaces 旅遊巴車位 | | | 0 |
| | Light Goods Vehicle Spaces 輕型貨車車位 | | | 0 |
| | Medium Goods Vehicle Spaces 中型貨車位 | | | 0 |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | | | 0 |
| | Others (Please Specify) 其他 (請列明) | | | |
| | _____ | | | |
| | _____ | | | |

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

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

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

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

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

**根據《城市規劃條例》(第 131 章)**

**第 16 條遞交的許可申請**

**新界元朗石崗丈量約份第 112 約地段第 443 號(部份)和毗連政府土地**

**擬議臨時商店及服務行業(為期 3 年)及相關填土工程**

# 申請報告書及擬議發展的計劃細節

# 目 錄

# 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗石崗丈量約份第 112 約地段第 443 號(部份)和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業及相關填土工程。
2. 申請地點位於元朗錦上路南慶西路附近，在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」用途。
3. 申請地盤面積為約 260 平方米，上蓋面積為 48 平方米，露天地方面積 212 平方米，上蓋覆蓋率為 18.5%。
4. 申請地點將會進行填土工程，填土物料為泥凝土，厚度為 0.2 米，主要用作擺放構築物和行人路的用途。
5. 申請地點將設有 2 個構築物，用途及面積如下：
   - 構築物 1：商店及服務行業，2 層高，每層面積約 40 平方米，總樓面面積約 80 平方米，高度不多於 7 米。
   - 構築物 2：流動洗手間，1 層高，約 8 平方米，高度不多於 3 米。
6. **擬議發展的商店及服務行業為地產代理，附近缺乏地產代理等商店，主要為周邊的居民服務，進行村屋及土地的租售業務。**
7. 申請地點不涉及任何上落貨車位和停車位。
8. 擬議發展的地產代理商店預計每天 1-2 名職員上班。
9. 申請地點可從從南慶西路前往。
10. 擬議發展的營運時間為星期一至星期日上午九時至下午七時，包括公眾假期。

# 申請原因

1. 申請地點的面積約為 260 平方米，根據石崗分區計劃大綱核准圖編號 S/YL-SK/9，申請地點現時被規劃為「農業」，擬議申請用途為臨時商店及服務行業及相關的填土工程，不屬於第一欄或第二欄的准許用途，須先向城規會申請。
2. 雖然申請地點屬於「農業」地帶，但該場地內多年來都沒有活躍的農業用途，申請地點周圍也被一些臨時構築物及寮屋包圍，因此擬議的開發被認為與週邊地區並不衝突。因此，暫時批准這個為期三年的臨時申請可以更好地利用荒廢農地，不會損害「農業」地帶的長遠規劃意向。
3. 擬議發展是在申請地點上設一個簡單的臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業（地產代理），臨時用途不會影響農業用途地帶的長遠規劃意向。
4. 擬議發展涉及部份填土範圍（約 260 平方米），用作固定構築物和行人路，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約1-2人，不會有人在留宿，他們只在營業時間內上班，步行 7 分鐘就有公共交通巴士或小巴站，十分方便。
8. 按規劃處記錄，在申請地點附近（同樣是「農業」規劃用途的地段），曾獲小組委員會批出同屬臨時商店申請個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。

**根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 443 號(部份)和毗連政府土地作為期不超過三年的擬議臨時商店及服務行業及相關填土工程。**

# 擬議發展計劃的各方面影響

1. 土地行政

   申點地點涉及 1 個私家地段及少量政府土地。該地段為政府集體官契的農地，擬議發展涉及 2 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書及短期租約。

2. 擬議發展的入口

   申請地點可從南慶西路前往，入口設有約 6 米闊的大門口。

3. 擬議發展的交通安排

   申請地點沒有任何上落貨/停車位，職員或訪客可錦上路的巴士站( 黎屋村 ) 下車，然後步行 7 分鐘左右即能到達申請地點。


4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

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

7. 排污方面

申請用途涉及臨時洗手間（構築物 2），申請人會租用流動洗手間，供訪客和職員使用，並安排清潔公司每星期前來清潔 1-2 次，以確保衛生。


8. 渠務方面

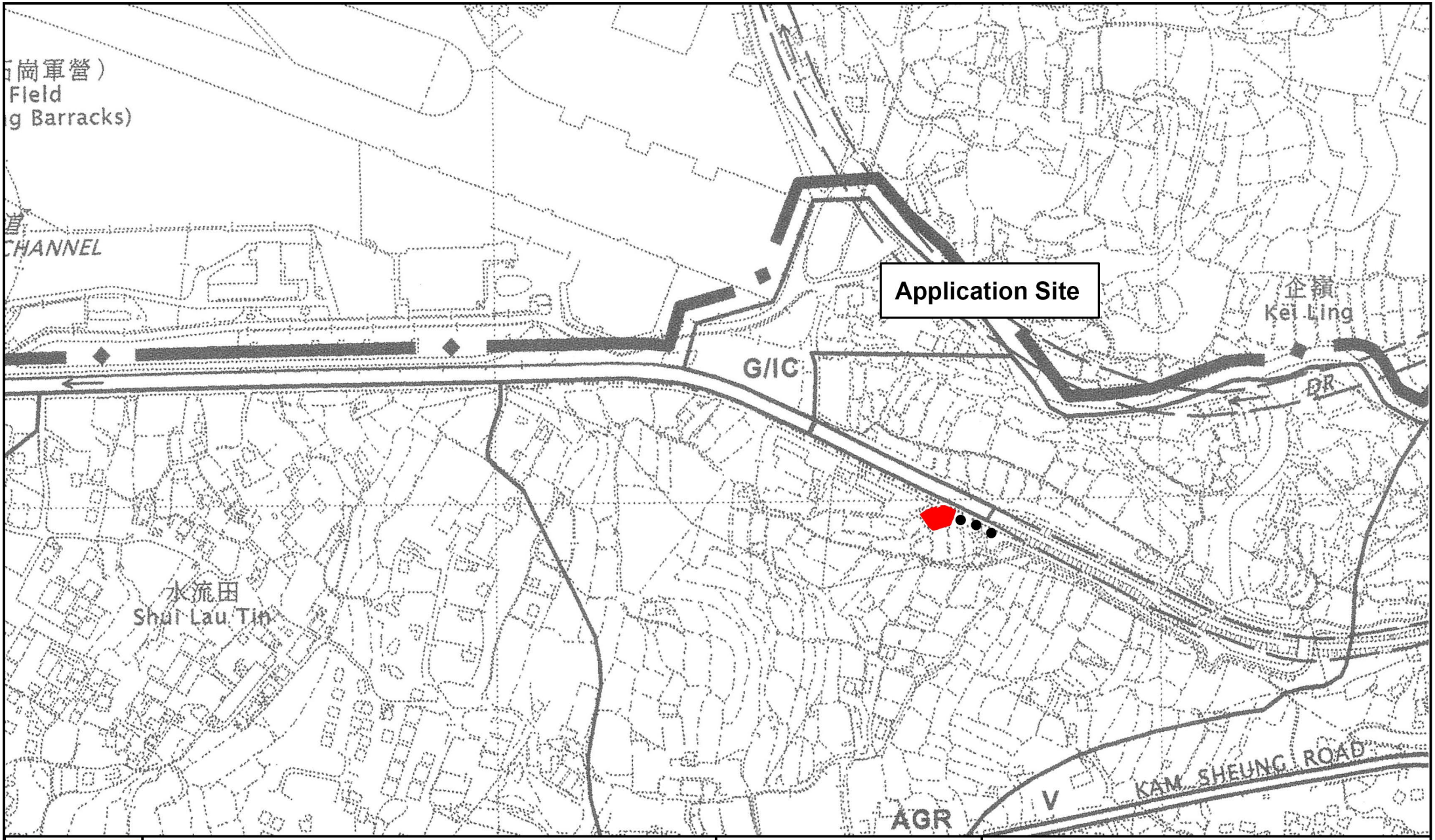
申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

**申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。**

**懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 443 號(部份)和毗連政府土地作為期不超過三年的臨時商店及服務行業及相關填土工程。**




Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

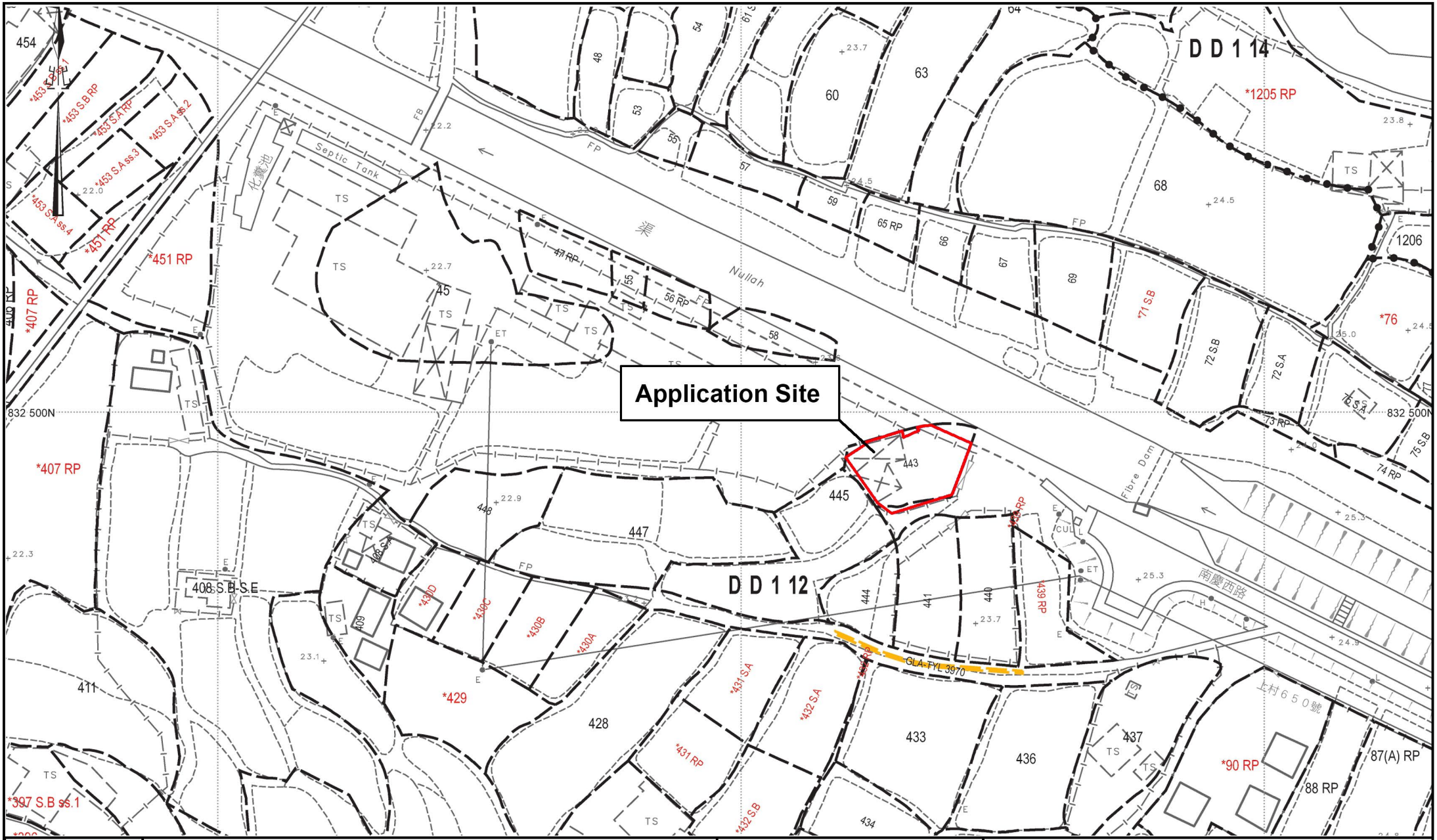
Location Plan

Drawing No. 圖號:

20241004

Remarks 備註:

●●● Vehicular access leading from Nam Hing West Road




Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories

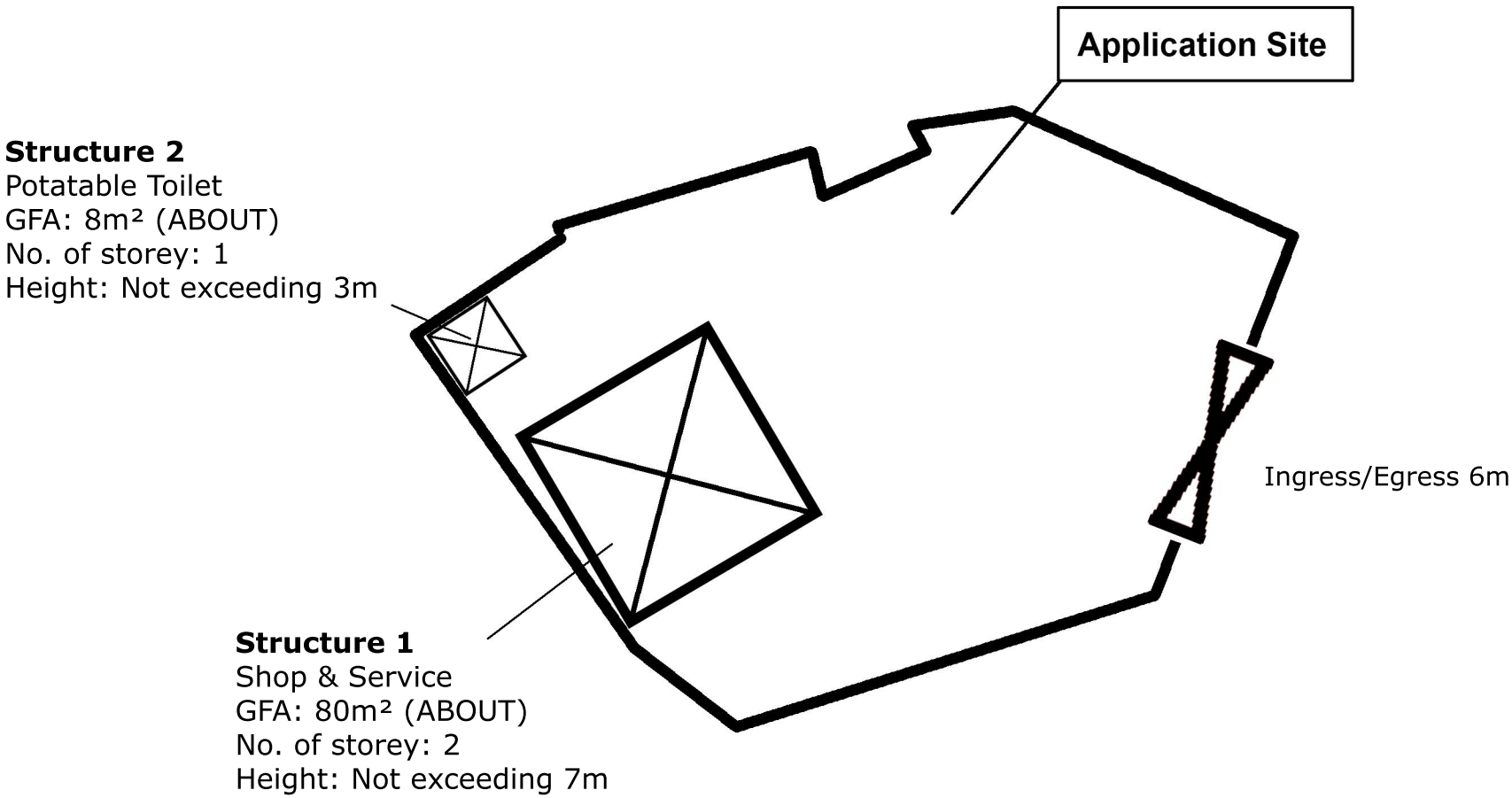
Drawing Title 圖紙標題:

Site Plan

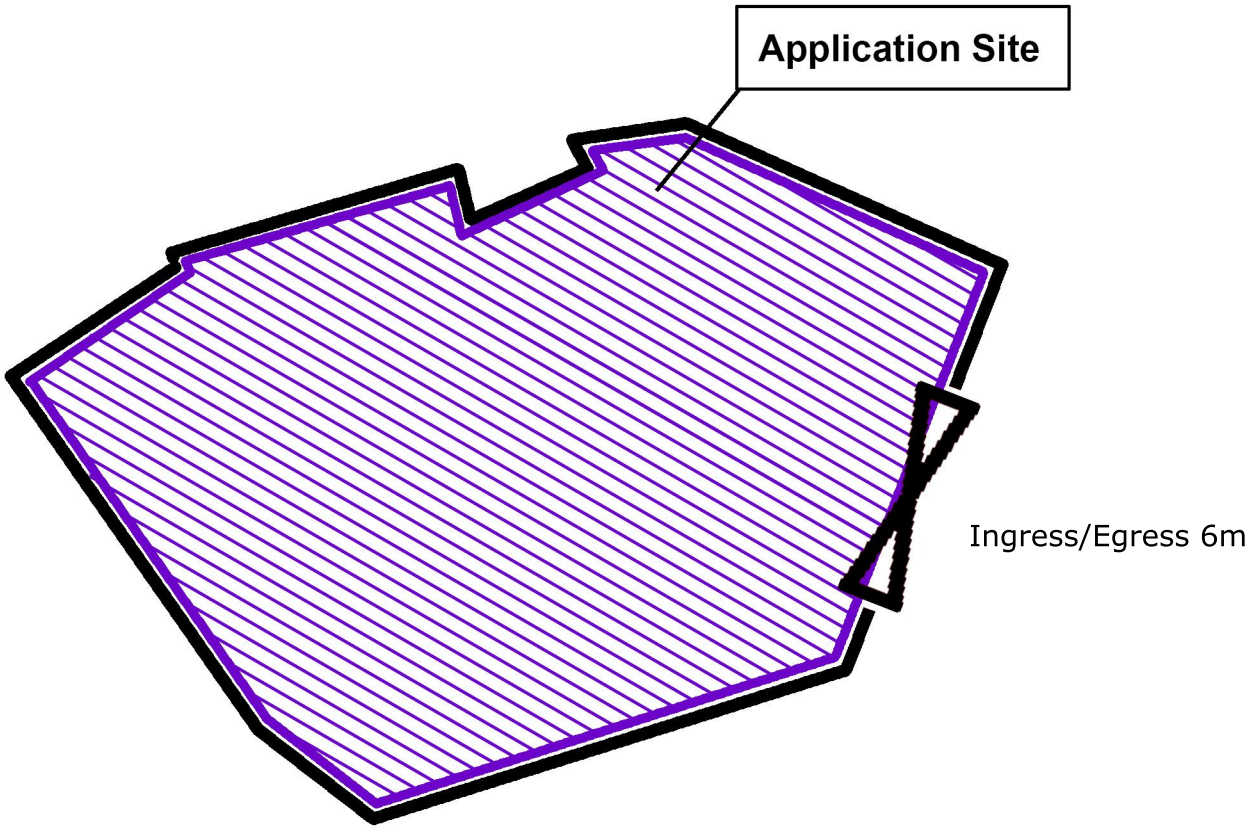
Drawing No. 圖號:

20241004

Remarks 備註:




| | | | |
|---|---|---|---|
| Allgain Land Planning 全堅土地規劃 | Project 項目名稱:<br>Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories | Drawing Title 圖紙標題:<br>Layout Plan<br><br>Drawing No. 圖號:<br>20241004 | Remarks 備註:<br>☒ Structure |




Allgain Land Planning
全堅土地規劃

Project 項目名稱:
Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:
Paved Ratio Plan

Drawing No. 圖號:
20241004

Remarks 備註:
Land filling area

**寄件者:** Chong Hermose <[redacted]>
**寄件日期:** 2024年10月23日星期三 15:52
**收件者:** Tiffany Cheuk Ting HUI/PLAND; tpbpd/PLAND
**主旨:** !!! A/YL-SK/392_補充文件
**附件:** Temporary Drainage Proposal_A_YL-SK_392_2.pdf

**類別:** Internet Email

城規會/規劃處：

有關規劃申請：A/YL-SK/392

現附上更正過的排水建議書，請查收，謝謝。

這電郵將取代今天較早的電郵，謝謝。

Ms Chong
([redacted])

---

**寄件者:** Chong Hermose
**寄件日期:** 2024 年 10 月 23 日 10:20
**收件者:** Tiffany Cheuk Ting HUI/PLAND <[redacted]>
**主旨:** A/YL-SK/392_補充文件

城規會/規劃處：

有關規劃申請：A/YL-SK/392

現附上排水建議書，請查收，謝謝。

Ms Chong
([redacted])

# TEMPORARY DRAINAGE PROPOSAL

## APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AT LOT 443 (PART) IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG

Application No.: A_YL-SK_392

Project No.: ALPL/TDM/005
Revision No.: 0
22 October 2024

# 1 Content

# 2 Introduction

## 2.1 Background

This report presents the Drainage Proposal for supporting the Proposed Temporary Shop and Services for a period of 3 years and associated filling of land at Lot 443 (part) in D.D. 112 and adjoining government land, Shek Kong, Yuen Long.

## 2.2 Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

## 2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

# 3 Development Proposal

## 3.1 Location of the Application Site

The application Site is located within the Shek Kong, Yuen Long, with an area of around 260$m^2$ (including Government Land of about 8$m^2$) and ground level varying between + 23.5mPD and + 23.7mPD. The layout plan is provided in **Appendix B**.

This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There is a existing Drainage Service Department 12000mm width nullah (feature no.: SCP1005080) vicinity of the application site, with reference to Geoinfo Map, the location and site photos of the existing nullah are provided in **Appendix C**.

# 4 Assessment Criteria

## 4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 below:

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

Table 4-1 Recommended Design Return Periods based on Flood Levels

As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems "An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."

As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

## 4.2 Calculation Methodology for Runoff

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

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

where

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

The paved area of the site will account for 5240m2. For conservative, the runoff coefficient of 0.9 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

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

## 4.3 Calculation Methodology for Pipe Capacity Checking

Due to the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff of the open area within the site. For the catchment area within the roofing of the one-story warehouse, stormwater would be collected by the gutter, and then be diverted to U-channel system at ground level via downpipe. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

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

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

# 5 Potential Drainage Impact

## 5.1 Existing Site Condition

The application Site is located within the Shek Kong with an area of around 260$m^2$ and ground level varying between + 23.5mPD and + 23.7mPD.

## 5.2 Changes in Drainage Characteristics

Since the ground level of application site is generally higher than the adjacent ground surface. No external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 5-1.

| | Before | After |
|---|---|---|
| Grassland ($m^2$) | 0 | 0 |
| Paved Area ($m^2$) | 260 | 260 |
| External Catchment Area($m^2$) | 0 | 0 |
| Total Catchment Area ($m^2$) | 260 | 260 |

Table 5-1 Change in sub-catchment within the site

## 5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).

The runoff within application site is collected by one 150mm U-channel and one 225mm U-channel along the lower level boundary and convey to the existing terminate catchpit with sand trap (TCP)within the application site, before discharging to the existing nullah at the Northern direction of the application site, and eventually discharge to the further downstream as indicated in the **Appendix C**.

| Drainage System | Estimated Flow (L/min) | Capacity (L/min) | Reserve Capacity |
|---|---|---|---|
| 150mm u-channel | 1053 | 1200 | 13% |
| 225mm u-channel | 1404 | 3600 | 61% |

Table 4-2 Design calculation of the proposed drainage work

1. Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.
2. The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 1404L/min, which is within the drainage capacity of the proposed 225mm u-channel of 3600L/min, the reserve capacity is 61%.

It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

# 6 Construction Stage

## 6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
(i) Erosion of ground materials;
(ii) Sediment transportation to existing downstream drainage system; and
(iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m3 in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

# 7 Conclusions

## 7.1 Conclusions

The analysed catchment area of 260m2 consists of the site area of the proposed Application Site only and no external catchment area had been identified.

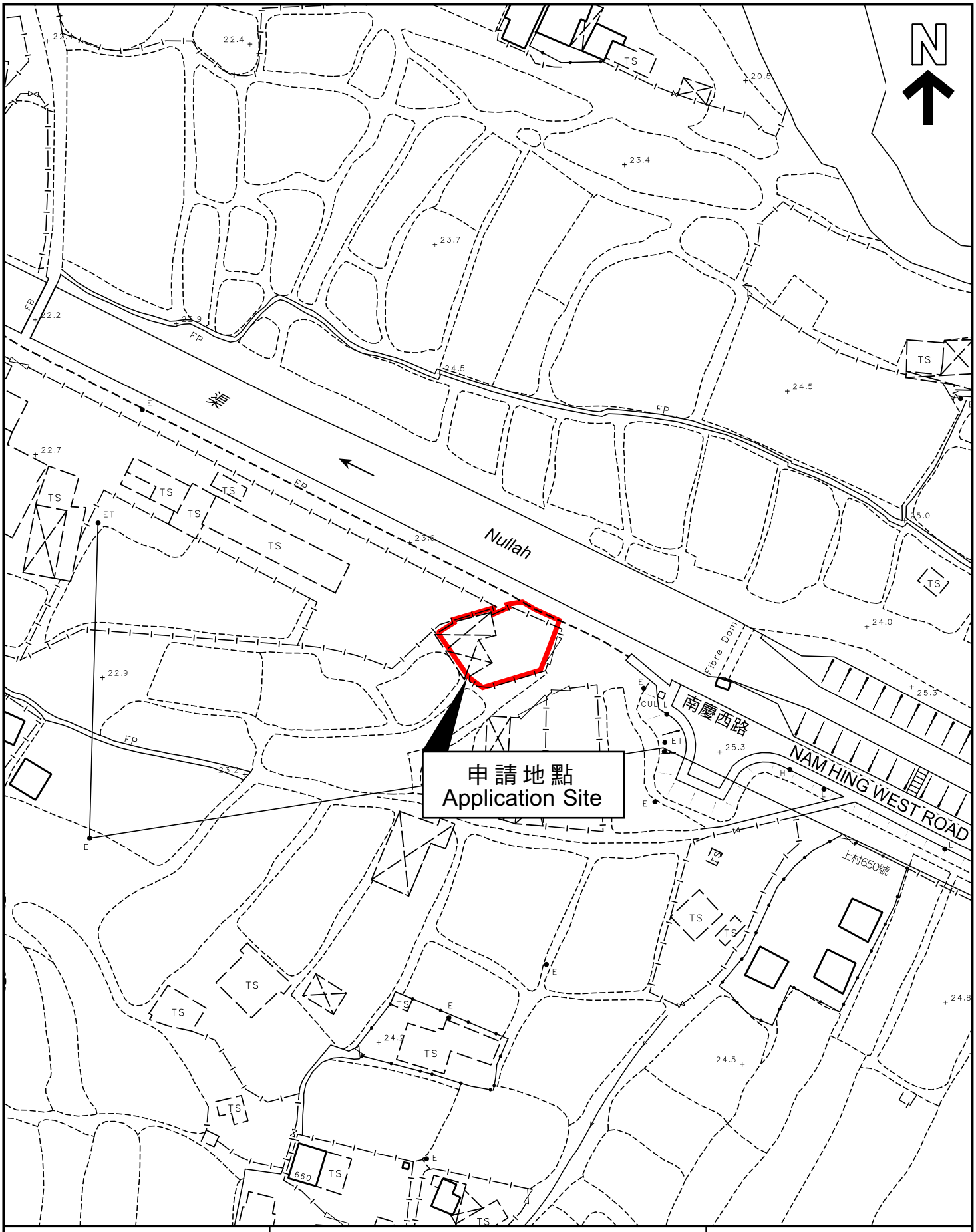
U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the lower-level boundary which is subject to change to suit the building layout.

The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

# APPENDIX A

# SITE LAYOUT PLAN




本摘要圖於2024年10月15日擬備，
所根據的資料為測量圖編號6-NE-14C及19A

EXTRACT PLAN PREPARED ON 15.10.2024 BASED ON SURVEY SHEETS No. 6-NE-14C & 19A

# 平面圖 SITE PLAN

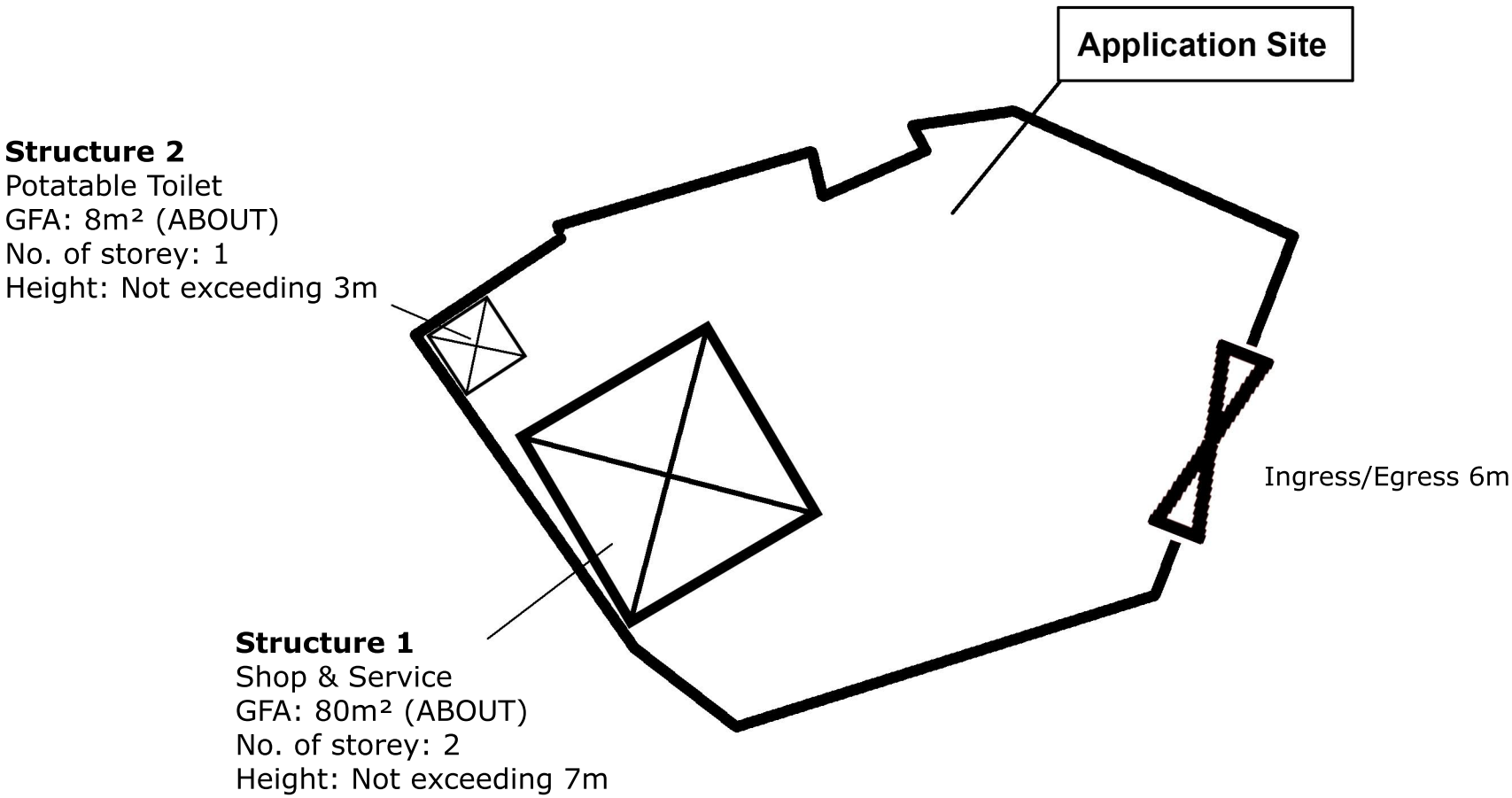
申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-SK/392

# APPENDIX B

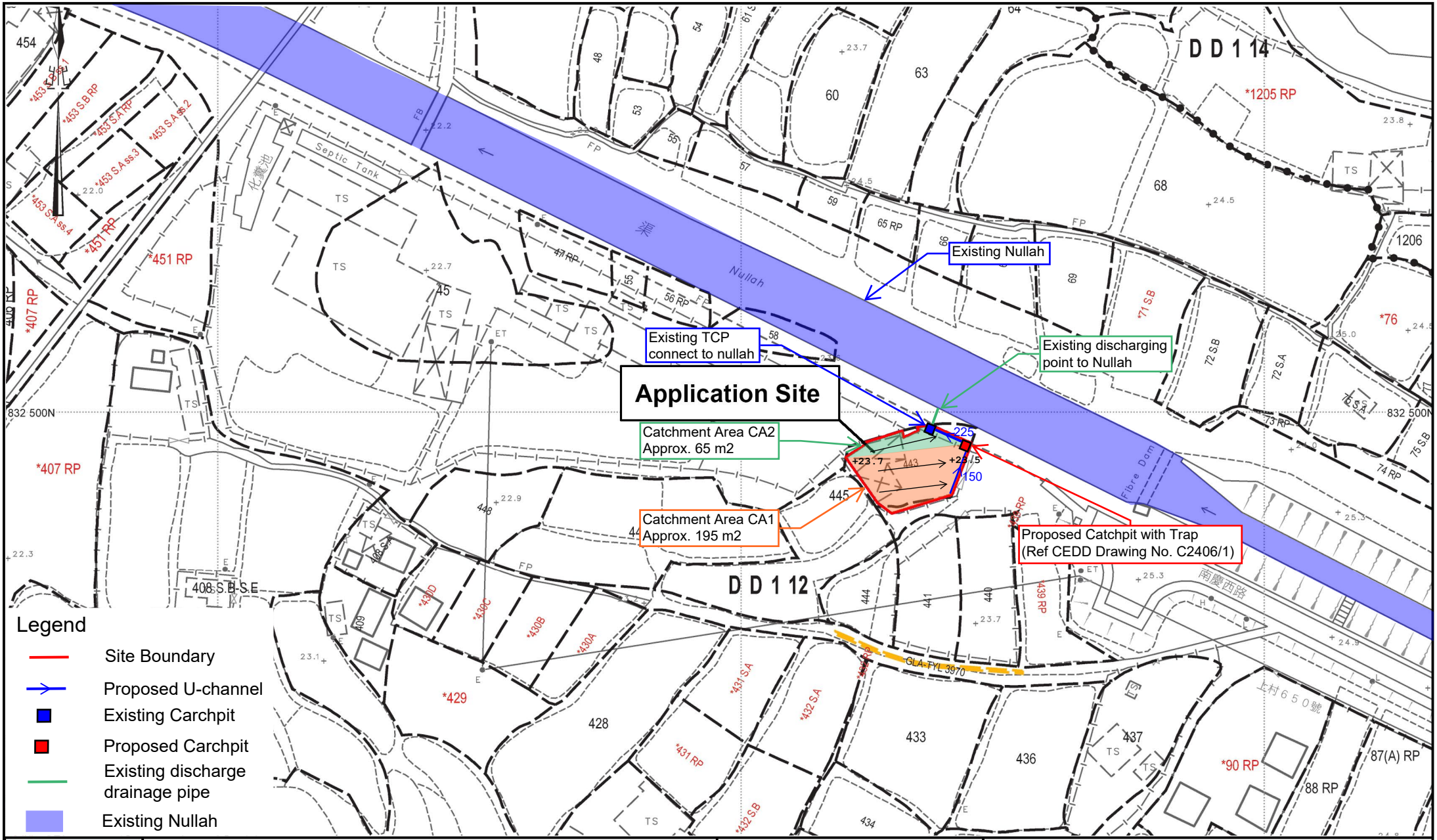
# LAYOUT PLAN




| | | | |
|---|---|---|---|
| Allgain Land Planning 全堅土地規劃 | Project 項目名稱:<br>Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories | Drawing Title 圖紙標題:<br>Layout Plan<br><br>Drawing No. 圖號:<br>20241004 | Remarks 備註:<br>☒ Structure |

# APPENDIX C

# PROPOSED DRAINAGE PLAN




Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed Drainage Plan

Drawing No. 圖號:

20241004

Remarks 備註:

# APPENDIX D

# DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

**PROJECT:** *APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND*
**JOB NO :** *ALPL/TDM/005*
**TITLE :** ***Temporary Drainage Design Calculation***

**Revision :** *0*
**Date :** *22-Oct-24*
**Prepare By:** *JW*

## *DETERMINE THE CATCHMENT OF AREA*

CA1 = 195 ($m^2$)
CA2 = 65 ($m^2$)

## *DETERMINE THE INLET TIME*

| *Section* | *A = Catchment of Area ($m^2$)* | | *Level of remote point (mPD)* | *Level of inlet point (mPD)* | *L (m)* | *H (m/100m)* | *$t_e$ = Time of Natural flow (min)* |
|---|---|---|---|---|---|---|---|
| *1* | *CA1* | *195* | *23.7* | *23.5* | *24.2* | *0.83* | *2.15* |
| *2* | *CA2* | *65* | *23.7* | *23.5* | *24.2* | *0.83* | *2.40* |

*Ref.:* ***Brandsby Williams Equation***

Note: $t_e = \frac{0.14465.L}{H^{0.2}.A^{0.1}}$

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

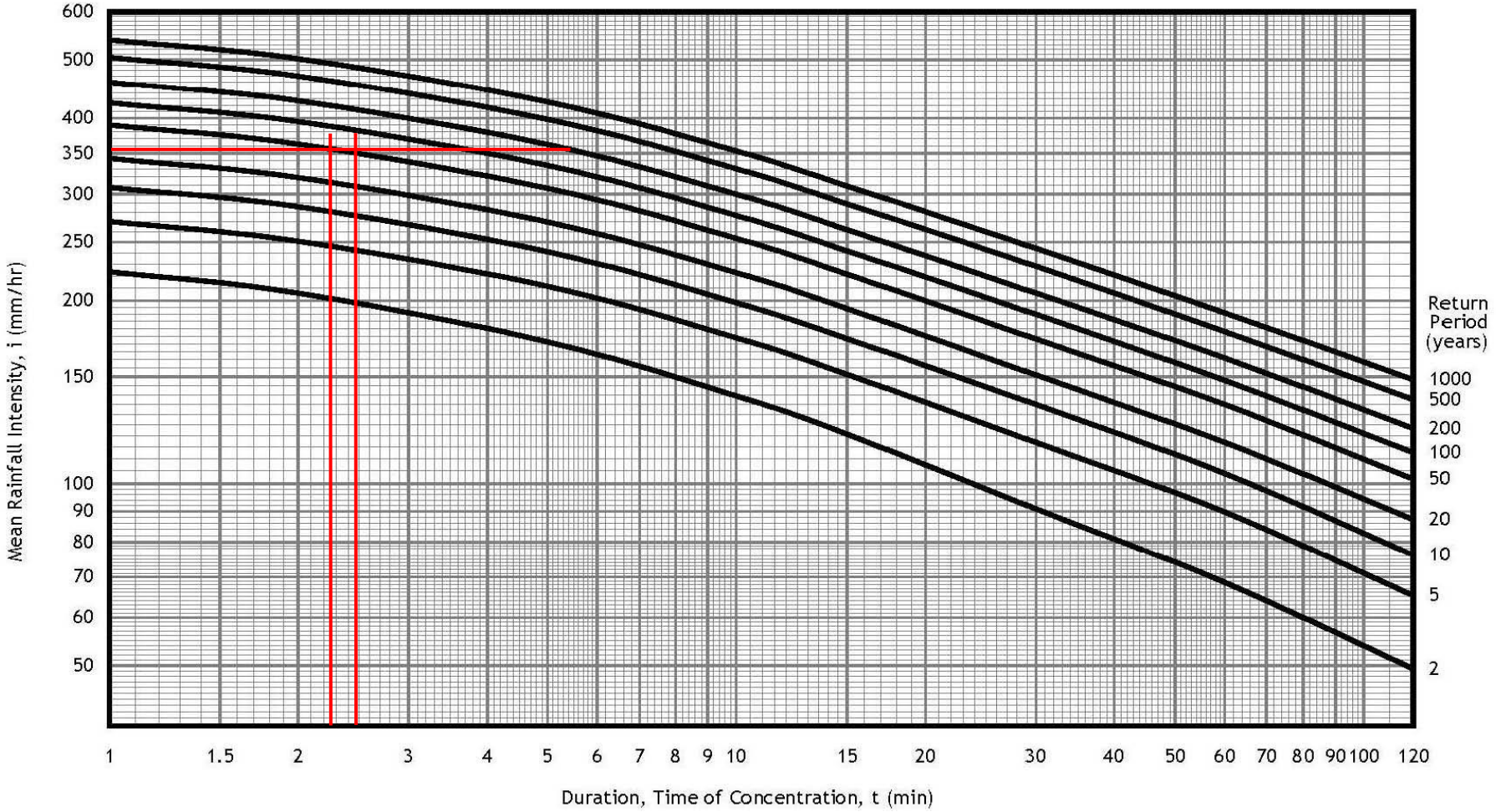
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m).

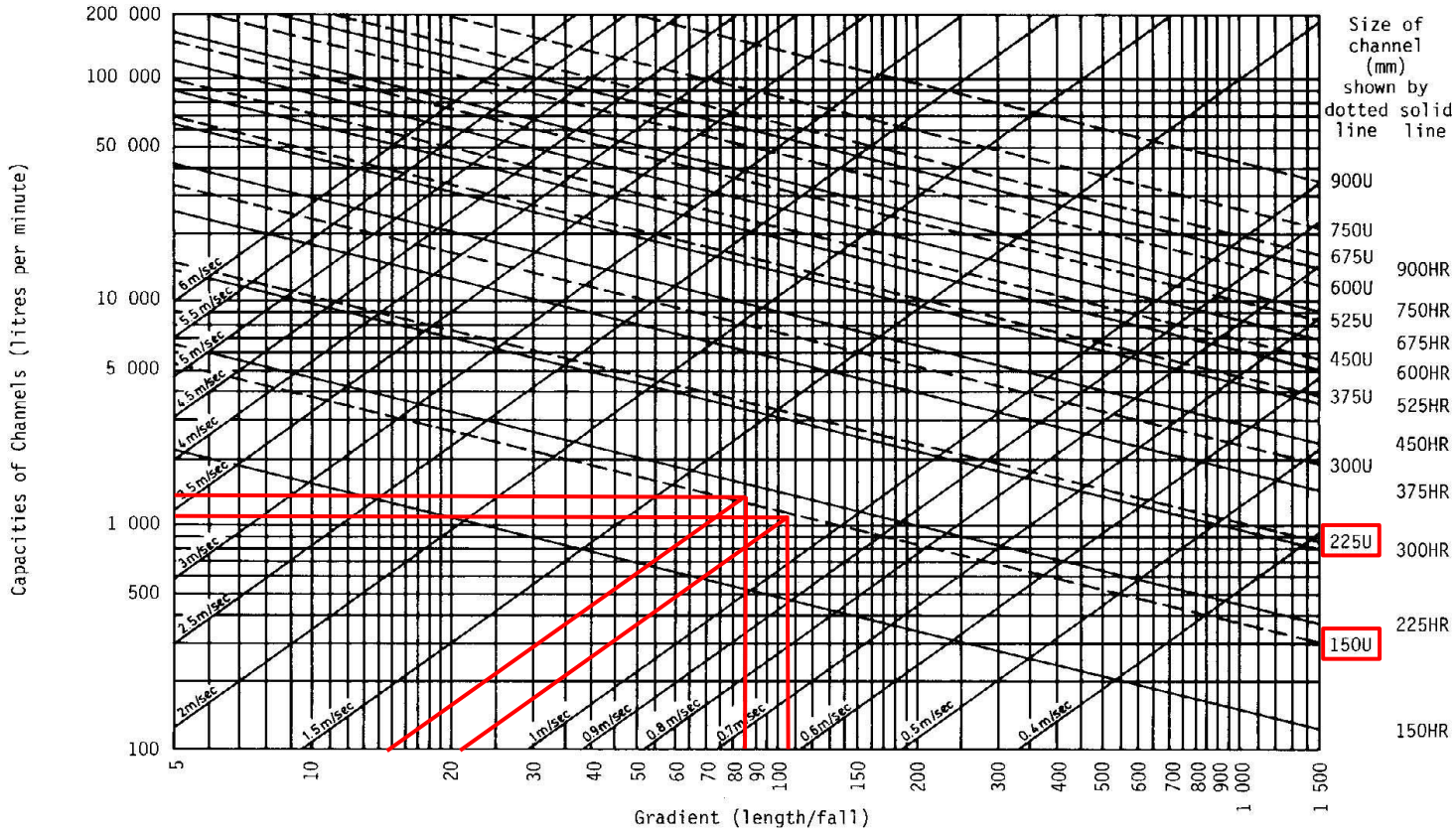
## *DETERMINE THE SIZE OF STEPPED / U-CHANNEL*

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Section No. | Ldr (m) | Lh (m) | L (m) | Gradient ( 1 in ) | Site area ($m^2$) | others area ($m^2$) | Total area ($m^2$) | A ($m^2$) | channel size | Capacity (l/min) | Assumed Flow | $t_f$ (min) | $t_e$ (min) | $t_c$ (min) | I (mm/hr) | Runoff (l/min) | Remark | | | | |
| 1.00 | 0.10 | 10.60 | 10.60 | 106.00 | 195.00 | 0.00 | 195.00 | 195.00 | 150 | 1200 | 1.50 | 0.12 | 2.15 | 2.26 | 360.00 | 1053.0 | *O.K.* | *CAPACITY > RUNOFF* | **[Use new** | **150** | **U, so it is** | **O.K.]** |
| 2.00 | 0.10 | 8.50 | 8.50 | 85.00 | 65.00 | 195.00 | 260.00 | 260.00 | 225 | 3600 | 1.50 | 0.09 | 2.40 | 2.49 | 360.00 | 1404.0 | *O.K.* | *CAPACITY > RUNOFF* | **[Use new** | **225** | **U, so it is** | **O.K.]** |

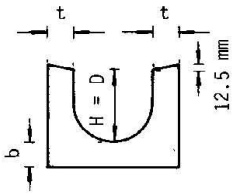
Note:
Ldr = Different level between U-channel section
Gradient = 1 in (Lh/Ldr)
Total area = Site area + others area
A=Cumulative area = Total area + others section area
Capacity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
Assumed flow velocity = Assumed velocity of runoff
Actual Flow velocity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
$t_f$ = Flow time = L / assumed flow velocity
$t_e$ = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
$t_c$ = Time of concentration = $t_f + t_e$ (Min. $t_c$ = 1 min. for conservative design)
I = Intensity Refer to the extracted Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in H.K. for Various Return Periods (Geotechnical Manual for Slopes P.248)
K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))
Design Return Period = 50 years
Runoff = K.I.A./3600 (l/s) = K.I.A./60 (l/min)
UC U-channel
SC Stepped channel

For section no. 1.00 , **Actual** Flow Velocity = **1.10** m/s < **4m/s, O.K.**
For section no. 2.00 , **Actual** Flow Velocity = **1.30** m/s < **4m/s, O.K.**

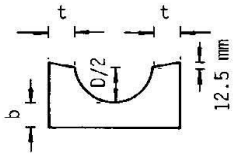

600
500
400
350
300
250
200
150
100
90
80
70
60
50
Mean Rainfall Intensity, i (mm/hr)
1
1.5
2
3
4
5
6
7
8
9
10
15
20
30
40
50
60
70
80
90
100
120
Duration, Time of Concentration, t (min)
Return Period (years)
1000
500
200
100
50
20
10
5
2




Channel dimensions



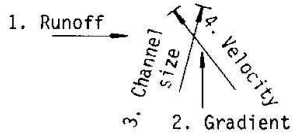

U-shaped channel (U)




Half-round channel (HR)

DESIGN METHOD USING CHART

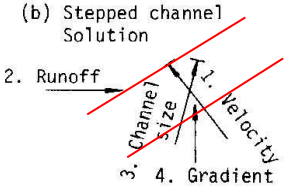
(a) Normal channel Solution




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



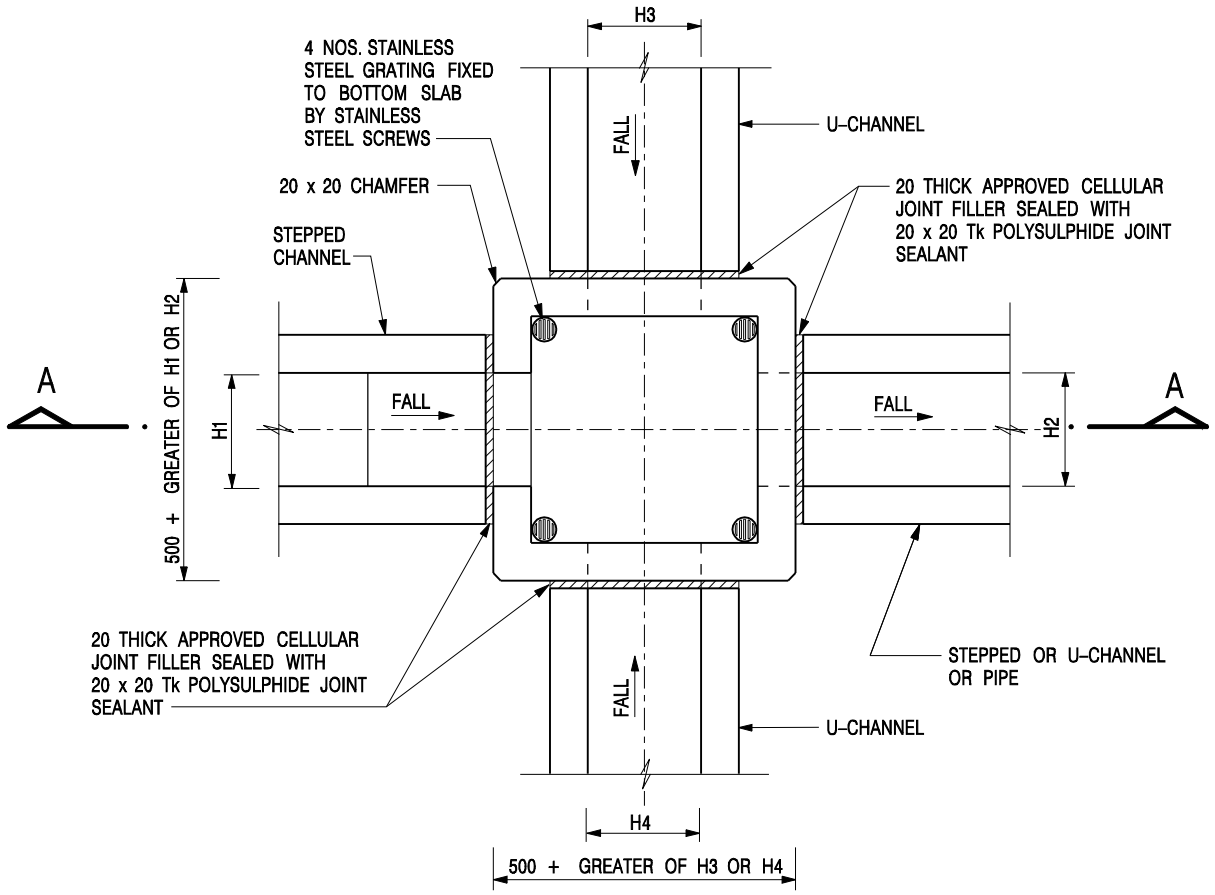

Example :

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

# APPENDIX E

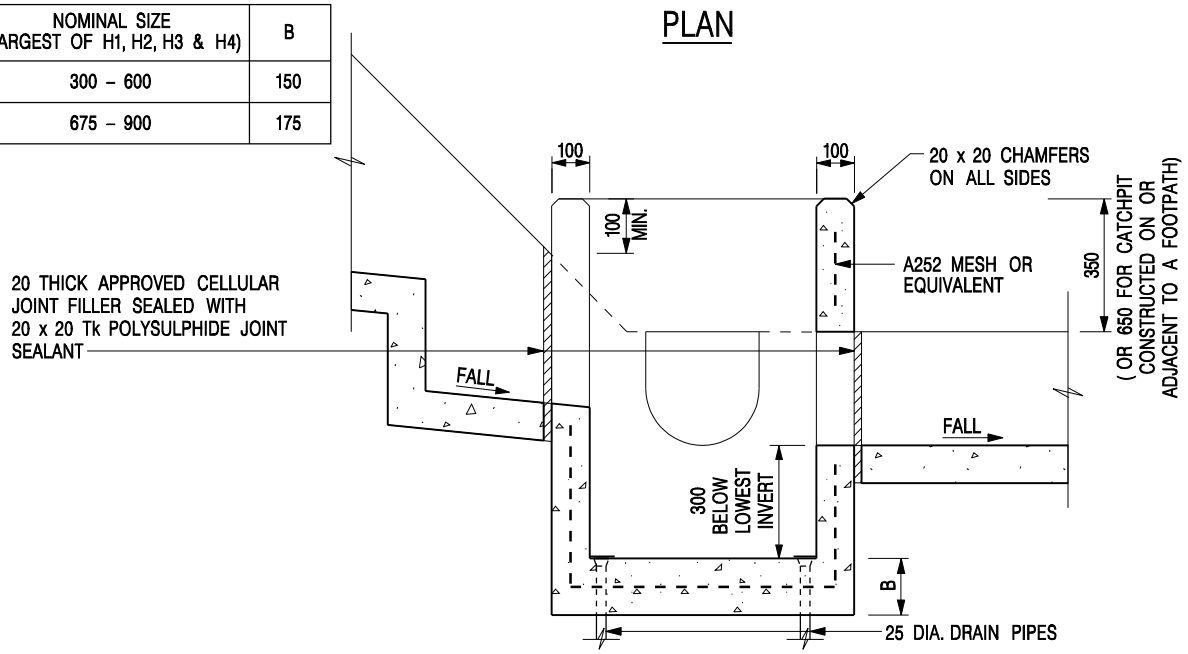
# TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

# (EXTRACTED FROM CEDD, FOR REFERNCE ONLY)




PLAN

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




SECTION A – A

NOTES:

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

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

# CATCHPIT WITH TRAP

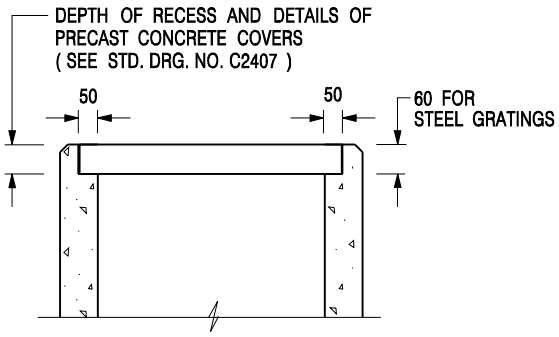
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1




# ALTERNATIVE TOP SECTION
# FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

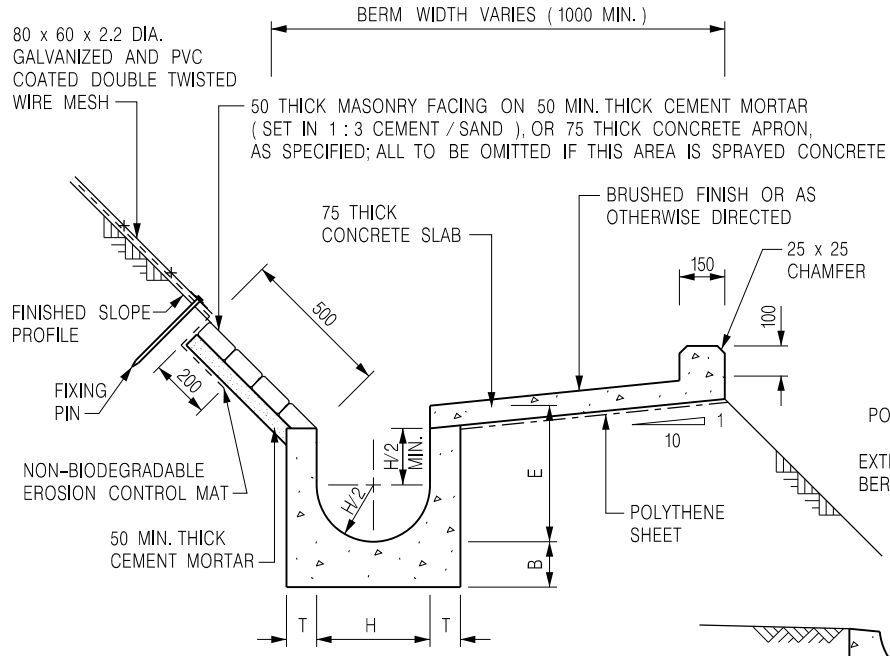
# CATCHPIT WITH TRAP
# (SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

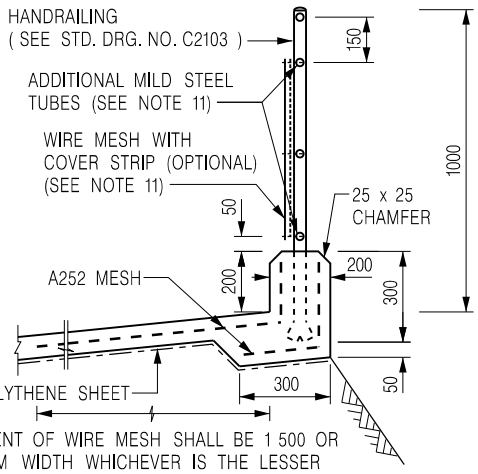
SCALE 1 : 20

DATE JAN 1991

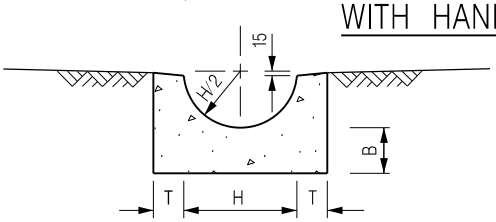
DRAWING NO. C2406 /2A



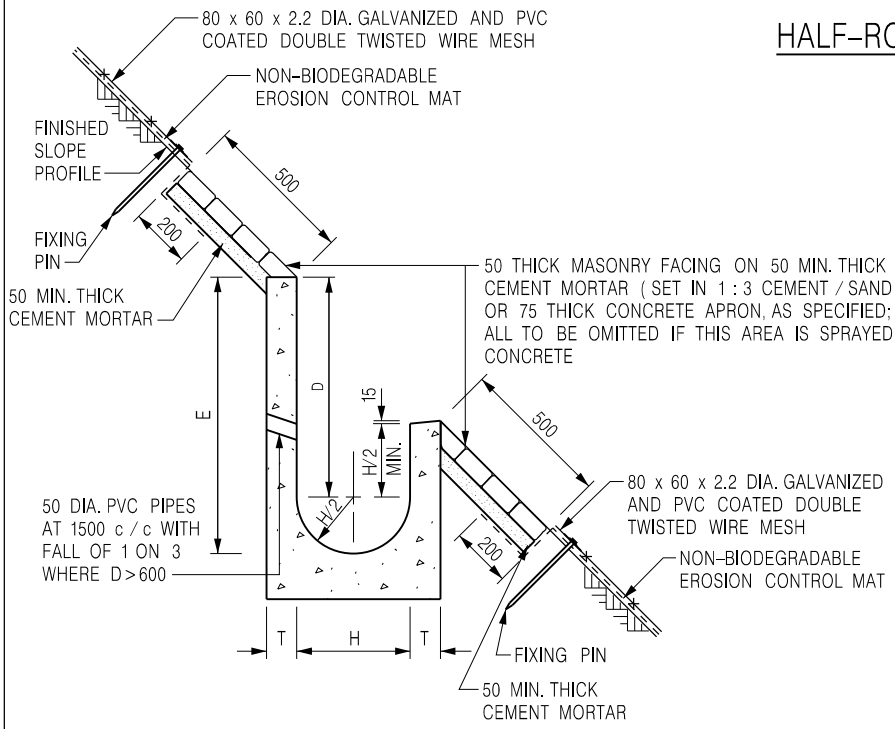

## U-CHANNELS CONSTRUCTED ON BERM




## DETAILS OF BERM WITH HANDRAILING




## HALF-ROUND CHANNEL




## U-CHANNELS NOT CONSTRUCTED ON BERM

### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)
11. THE WIRE MESH ON HANDRAILING IS OPTIONAL. THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO. C2103)

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

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| J | DETAILS OF HANDRAILING AMENDED. | Original Signed | 08.2024 |
| I | MINOR AMENDMENT. | Original Signed | 07.2018 |
| H | THICKNESS OF MASONRY FACING AMENDED. | Original Signed | 01.2005 |
| G | MINOR AMENDMENT. | Original Signed | 01.2004 |
| F | GENERAL REVISION. | Original Signed | 12.2002 |

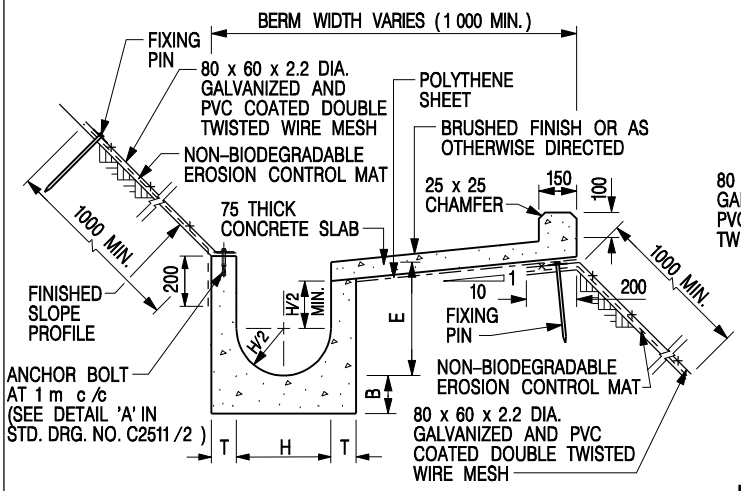
# DETAILS OF HALF-ROUND AND U-CHANNELS ( TYPE A – WITH MASONRY APRON )

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

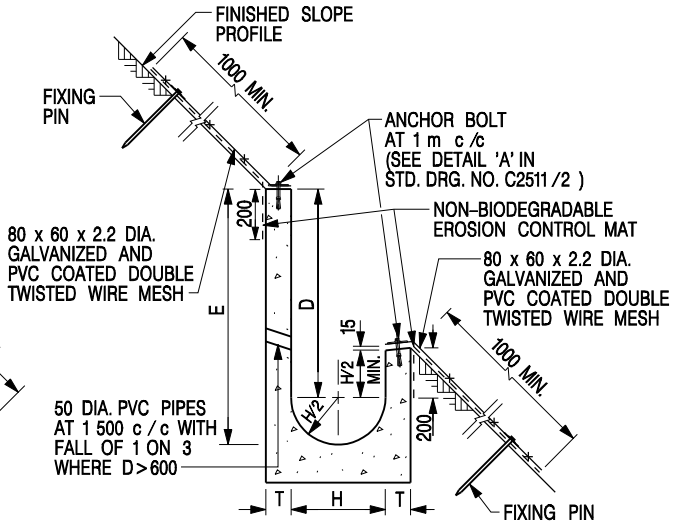
SCALE 1 : 25

DATE JAN 1991

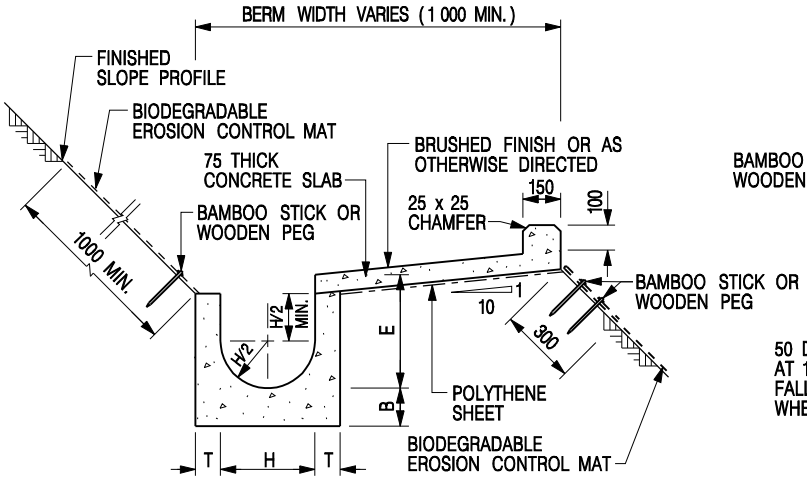
DRAWING NO. C2409J



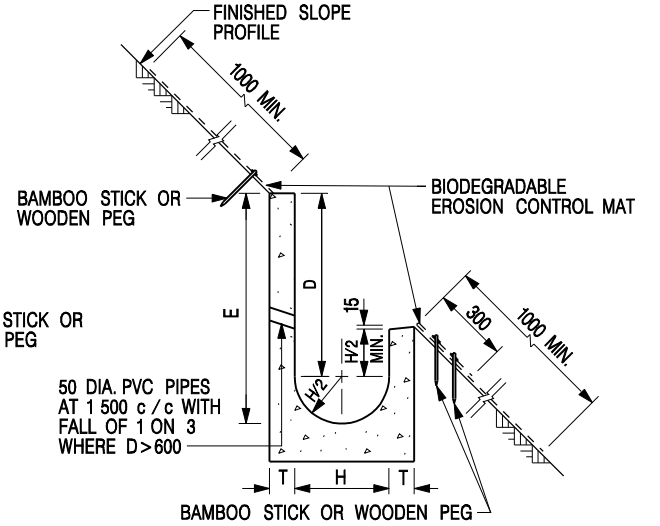

## U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT




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




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




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

NOTES:

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

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

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

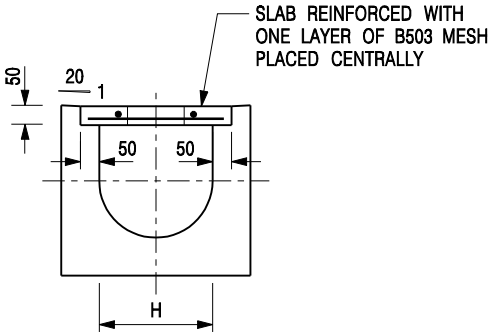
# DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

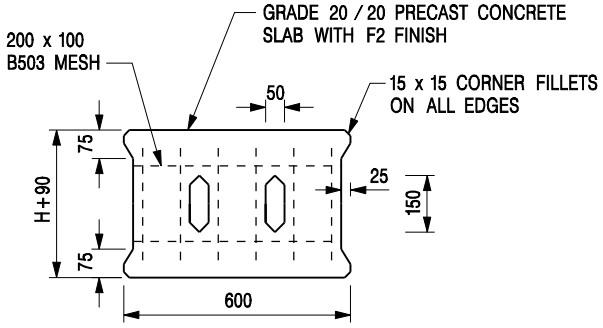
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



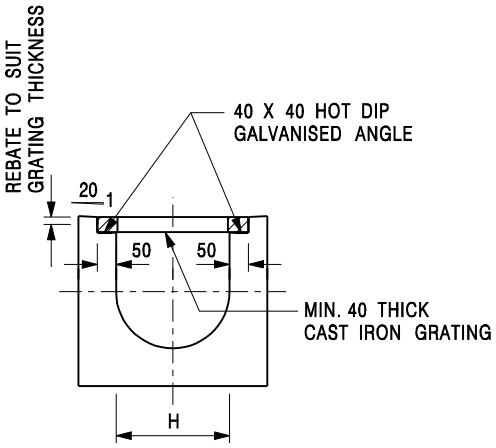

TYPICAL SECTION



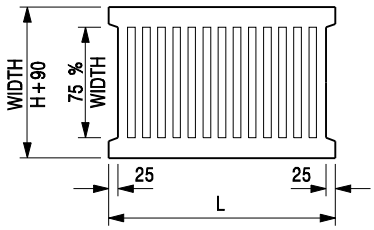

PLAN OF SLAB

## 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.

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| 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 |

# COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

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

| | |
|---|---|
| **From:** | Chong Hermose [redacted] |
| **Sent:** | 2024-12-10 星期二 15:16:40 |
| **To:** | tpbpd/PLAND <tpbpd@pland.gov.hk> |
| **Cc:** | |
| **Subject:** | Planning Application No. A/YL-SK/392：回應部門意見 |
| **Attachment:** | A_YL-SK_392_rtoc.pdf; Temporary Drainage Proposal_A_YL-SK_392 - r1.pdf; 申請人的申述.pdf |

城規會/規劃處：

有關規劃申請： A/YL-SK/392

現附上回應部門的意見和補充資料，請查收。

謝謝。

Ms Chong
[redacted]

# A/YL-SK/392

## 申請人的申述

1. 申請人是申請地點的業權人，由於購入土地時已有圍牆及大門，因此申請人將整個申請地點納入申請範圍，將來方便做渠務工程等附帶條件。

2. 申請地點的空地不會有任何其他活動，不會有車輛停泊。

3. 申請地點涉及填土工程，填土資料如下：

   Area: 440m² (ABOUT)
   Existing site level: +23.70mPD (ABOUT)
   Proposed site level: +23.90mPD (ABOUT)
   Depth of land filling : No more than 0.2m
   Land Filling Materials : Concrete

| Comment Received | Response |
|---|---|
| 1. The application site is encroached onto an existing drainage channel. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the drainage channel. All the proposed works in the vicinity of the drainage channel should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction. | Noted, the application site and the works to be constructed would be 3m away from the top of the bank of the existing nullah. |
| 2. Please advise the size and gradient of the proposed drainage facilities to be discharged from the site and/or the overland flow intercepted from the adjacent lands. | The detailed size and gradient of the proposed drainage facilities is updated in Appendix C. |
| 3. The submitted drainage plan indicates that only one u-channel at the north eastern side of the site will be provided. Please advise how the overland flow from the above area of the site could be properly intercepted and discharged. In general, peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. | Peripheral surface channels is now proposed to encounter the surface runoff and intercept the overland flow from the adjacent lands. Layout plan updated accordingly in Appendix C |
| 4. Please include the connection details, including the C.L., I.L. and bottom level, at discharge point in the submission. | Connection details; C.L., I.L. and B.L. of discharge point are now included in Appendix C. |
| 5. Please include the C.L. and I.L. of channels at starting point | C.L., I.L. and B.L. of surface channel at starting point and catchpit |

| | |
|---|---|
| and catchpit in the drainage plan. | are now included in Appendix C. |
| 6. Please demonstrate the proposed site formation works will not affect the overland flow from the adjacent lands. | Consider the level application site is higher than the adjacent road, lands and lots, the site formation works would not affect the overland flow, sections showing the application site and adjacent lands is provided in Appendix C. |
| 7. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc. | The development would not obstruct the overland flow or any existing natural streams and village drains. Peripheral surface channels with reserved capacity will be provided, hence all runoff within the application site would not affect the surrounding existing drains or adjacent area. |
| 8. Cross sections at longitude direction showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | Cross section of application site is now included in Appendix C. |
| 9. Adequate opening should be provided at boundary walls to intercept the existing overland flow passing through the site. | Adequate opening will be provided at boundary walls, location of the openings is now marked in Appendix C layout plan. |
| 10. The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office, The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, DO/YL should be consulted. | Noted. |
| 11. Colour photos to indicate the current conditions of the existing | Noted, the photos showing site condition is now included in layout |

| | |
|---|---|
| drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan. | plan. |
| 12. The applicant shall resolve any conflict/disagreement with relevant lot owners) and seek LandsD's permission for laying new drains/channels and/or modifying upgrading existing ones in other private lots or on Government land outside the application site. | Noted, any conflict/ disagreement from relevant lot owners would be resolved prior to the commencement of works. As the discharge pipe outside the application site is a existing facilities, no new drains or channels would be laid outside the application boundary under this application. |

# TEMPORARY DRAINAGE PROPOSAL

## APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AT LOT 443 (PART) IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG

Application No.: A_YL-SK_392

Project No.: ALPL/TDM/005
Revision No.: 1
20 November 2024

# 1 Content

# 2 Introduction

## 2.1 Background

This report presents the Drainage Proposal for supporting the Proposed Temporary Shop and Services for a period of 3 years and associated filling of land at Lot 443 (part) in D.D. 112 and adjoining government land, Shek Kong, Yuen Long.

## 2.2 Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

## 2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

# 3 Development Proposal

## 3.1 Location of the Application Site

The application Site is located within the Shek Kong, Yuen Long, with an area of around 260$m^2$ (including Government Land of about 8$m^2$) and ground level varying between + 23.5mPD and + 23.7mPD. The layout plan is provided in **Appendix B**.

This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There is a existing Drainage Service Department 12000mm width nullah (feature no.: SCP1005080) vicinity of the application site, with reference to Geoinfo Map, the location and site photos of the existing nullah are provided in **Appendix C**.

# 4 Assessment Criteria

## 4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 below:

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

Table 4-1 Recommended Design Return Periods based on Flood Levels

As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems "An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."

As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

## 4.2 Calculation Methodology for Runoff

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

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

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

The paved area of the site will account for 5240m2. For conservative, the runoff coefficient of 0.9 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

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

## 4.3 Calculation Methodology for Pipe Capacity Checking

Due to the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff of the open area within the site. For the catchment area within the roofing of the one-story warehouse, stormwater would be collected by the gutter, and then be diverted to U-channel system at ground level via downpipe. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

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

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

# 5 Potential Drainage Impact

## 5.1 Existing Site Condition

The application Site is located within the Shek Kong with an area of around 260$m^2$ and ground level varying between + 23.5mPD and + 23.7mPD.

## 5.2 Changes in Drainage Characteristics

Since the ground level of application site is generally higher than the adjacent ground surface. No external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 5-1.

| | Before | After |
|---|---|---|
| Grassland ($m^2$) | 0 | 0 |
| Paved Area ($m^2$) | 260 | 260 |
| External Catchment Area($m^2$) | 0 | 0 |
| Total Catchment Area ($m^2$) | 260 | 260 |

Table 5-1 Change in sub-catchment within the site

## 5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).

The runoff within application site is collected by one 150mm U-channel and one 225mm U-channel along the boundary and convey to the existing terminate catchpit with sand trap (TCP)within the application site, before discharging to the existing nullah at the Northern direction of the application site, and eventually discharge to the further downstream as indicated in the **Appendix C**.

| Drainage System | Estimated Flow (L/min) | Capacity (L/min) | Reserve Capacity |
|---|---|---|---|
| 150mm u-channel | 1053 | 1200 | 13% |
| 225mm u-channel | 1404 | 3600 | 61% |

Table 4-2 Design calculation of the proposed drainage work

1. Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.
2. The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 1404L/min, which is within the drainage capacity of the proposed 225mm u-channel of 3600L/min, the reserve capacity is 61%.

It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

# 6 Construction Stage

## 6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
(i) Erosion of ground materials;
(ii) Sediment transportation to existing downstream drainage system; and
(iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m3 in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

# 7 Conclusions

## 7.1 Conclusions

The analysed catchment area of 260m2 consists of the site area of the proposed Application Site only and no external catchment area had been identified.

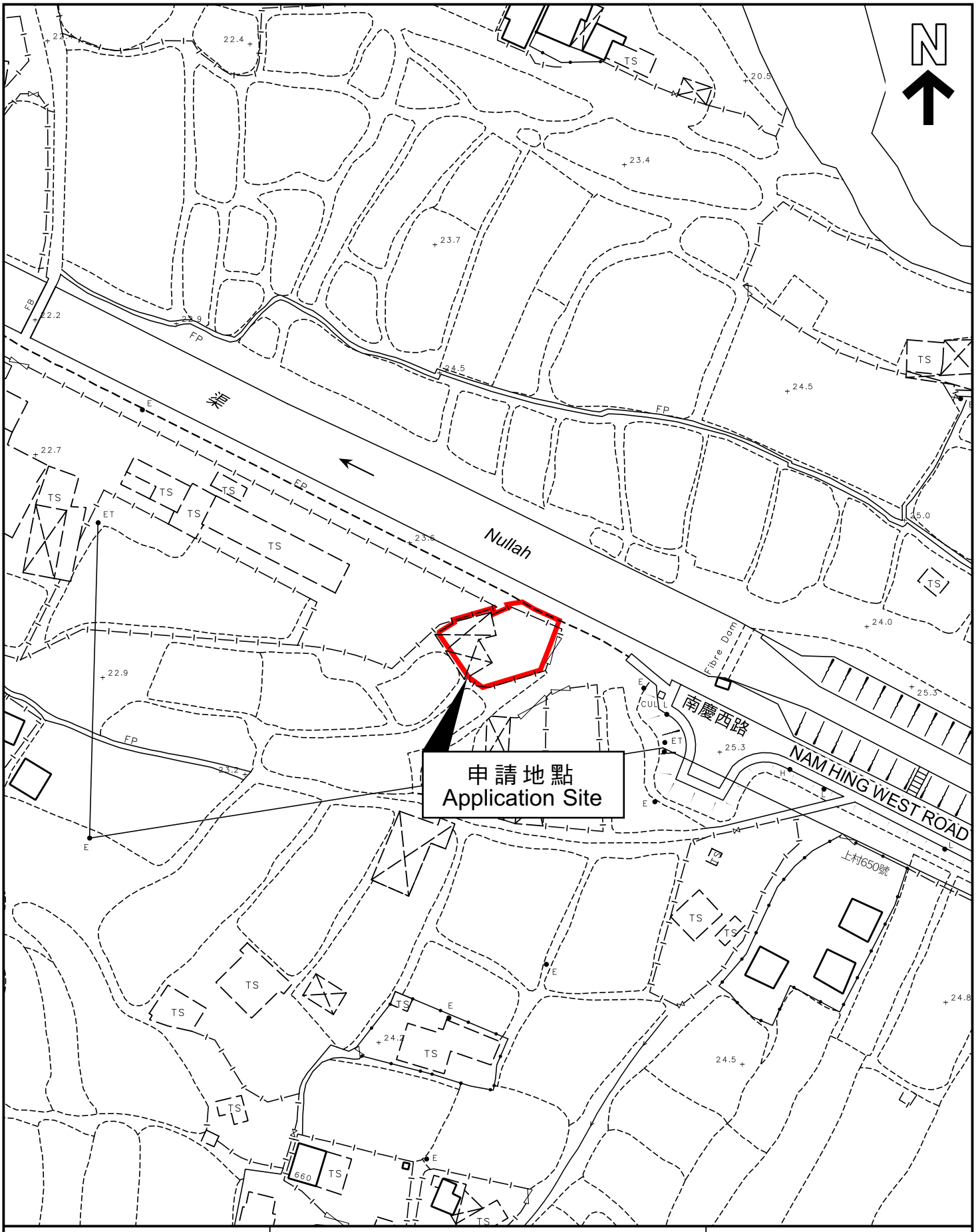
U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the lower-level boundary which is subject to change to suit the building layout.

The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

# APPENDIX A

# SITE LAYOUT PLAN




本摘要圖於2024年10月15日擬備，
所根據的資料為測量圖編號6-NE-14C及19A

EXTRACT PLAN PREPARED ON 15.10.2024 BASED ON SURVEY SHEETS No. 6-NE-14C & 19A

# 平面圖 SITE PLAN

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

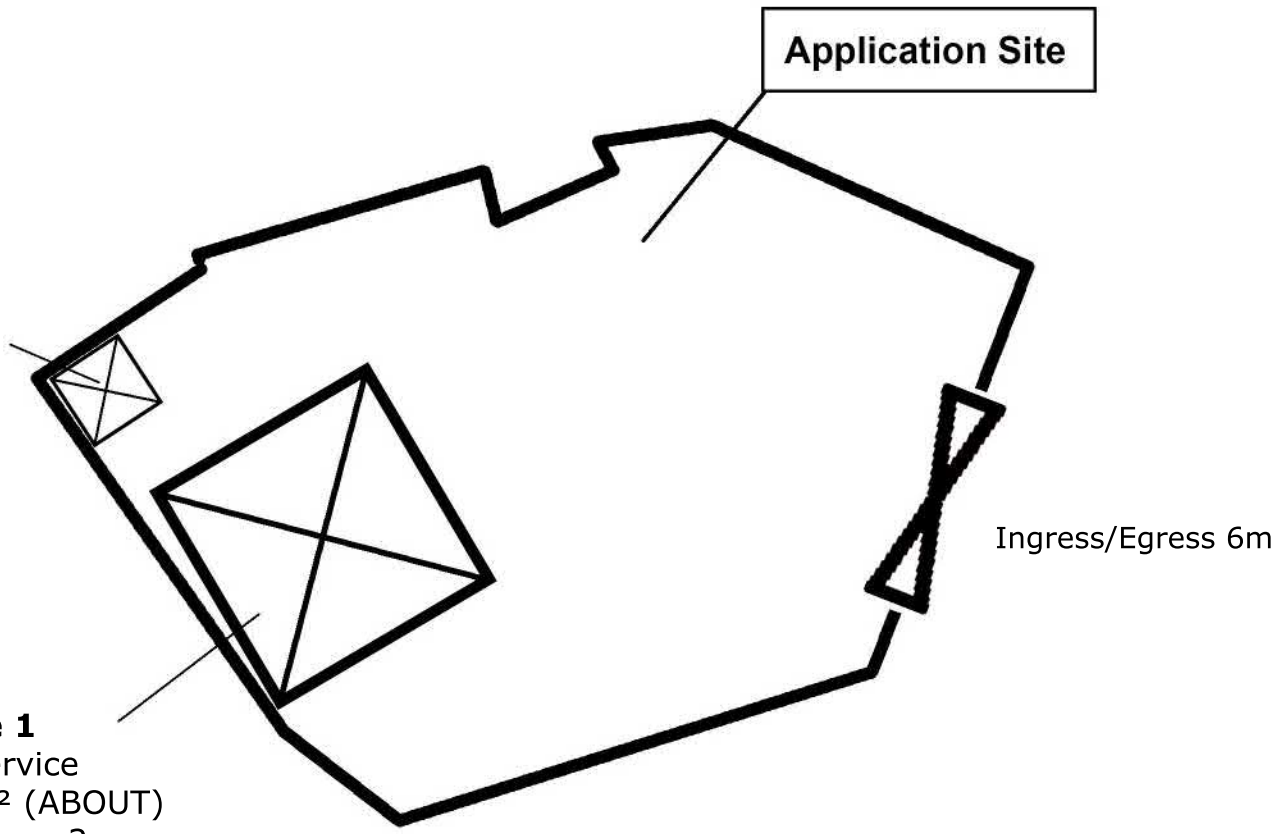
參考編號
REFERENCE No.

A/YL-SK/392

# APPENDIX B

# LAYOUT PLAN

**Structure 2**
Potatable Toilet
GFA: 8m² (ABOUT)
No. of storey: 1
Height: Not exceeding 3m

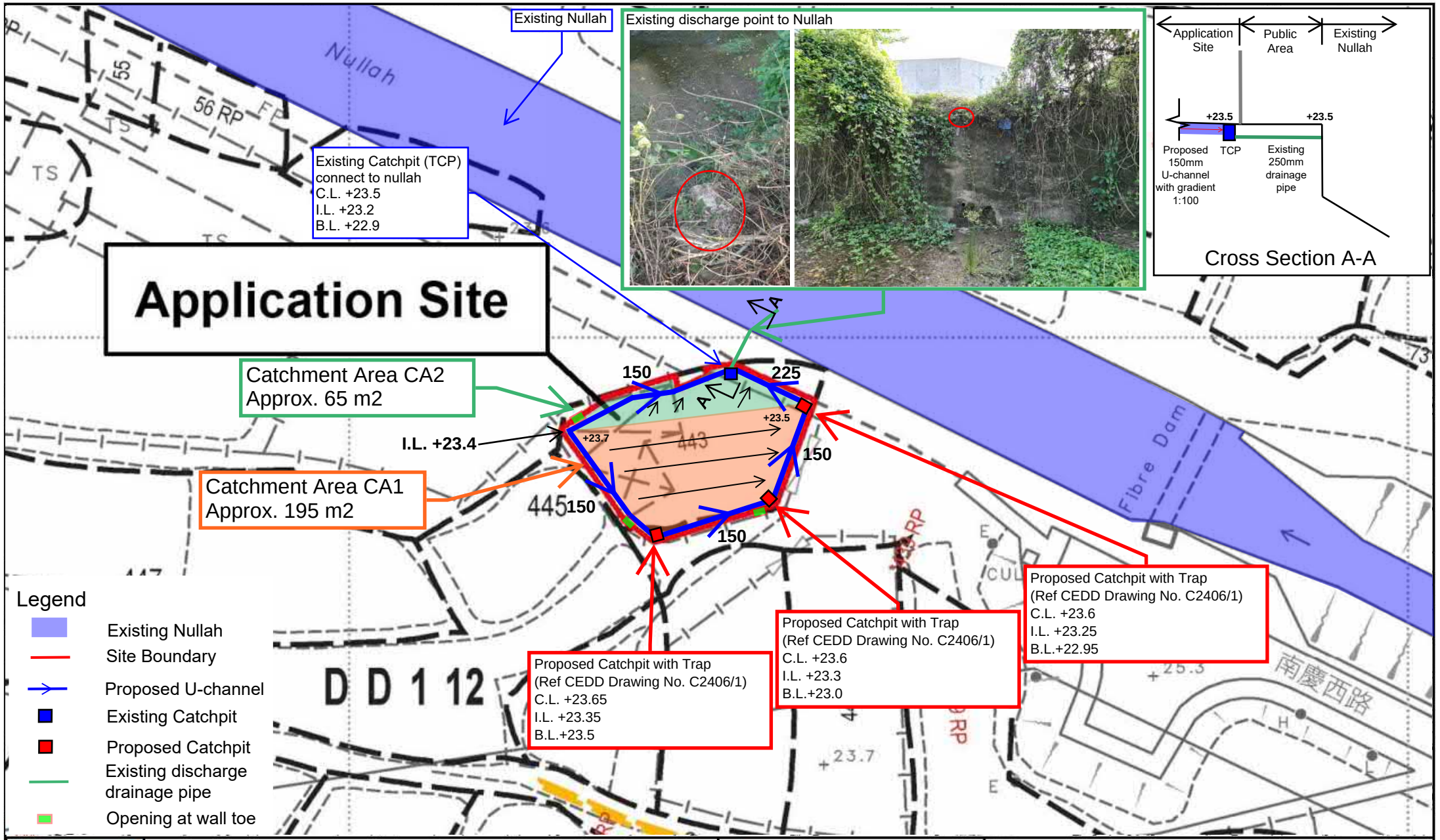



**Structure 1**
Shop & Service
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

| | | | |
|---|---|---|---|
| Allgain Land Planning 全堅土地規劃 | Project 項目名稱:<br>Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories | Drawing Title 圖紙標題:<br>Layout Plan<br><br>Drawing No. 圖號:<br>20241004 | Remarks 備註:<br>☒ Structure |

# APPENDIX C

# PROPOSED DRAINAGE PLAN




Project 項目名稱:

Proposed Temporary Shop and Service for a Period of 3 Years and Associated Filling of Land at Lot 443 (Part) in D.D.112 and Adjoining Government Land,Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Proposed Drainage Plan

Drawing No. 圖號:

20241004

Remarks 備註:

Allgain Land Planning 全堅土地規劃

# APPENDIX D

# DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

**PROJECT:** *APPLICATION SITE OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND*
**JOB NO :** *ALPL/TDM/005*
**TITLE :** ***Temporary Drainage Design Calculation***

**Revision :** *0*
**Date :** *22-Oct-24*
**Prepare By:** *JW*

## *DETERMINE THE CATCHMENT OF AREA*

CA1 = 195 ($m^2$)
CA2 = 65 ($m^2$)

## *DETERMINE THE INLET TIME*

| *Section* | *A = Catchment of Area ($m^2$)* | | *Level of remote point (mPD)* | *Level of inlet point (mPD)* | *L (m)* | *H (m/100m)* | *$t_e$ = Time of Natural flow (min)* |
|---|---|---|---|---|---|---|---|
| *1* | *CA1* | *195* | *23.7* | *23.5* | *24.2* | *0.83* | *2.15* |
| *2* | *CA2* | *65* | *23.7* | *23.5* | *24.2* | *0.83* | *2.40* |

*Ref.:* ***Brandsby Williams Equation***

Note: $t_e = \frac{0.14465.L}{H^{0.2}.A^{0.1}}$

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

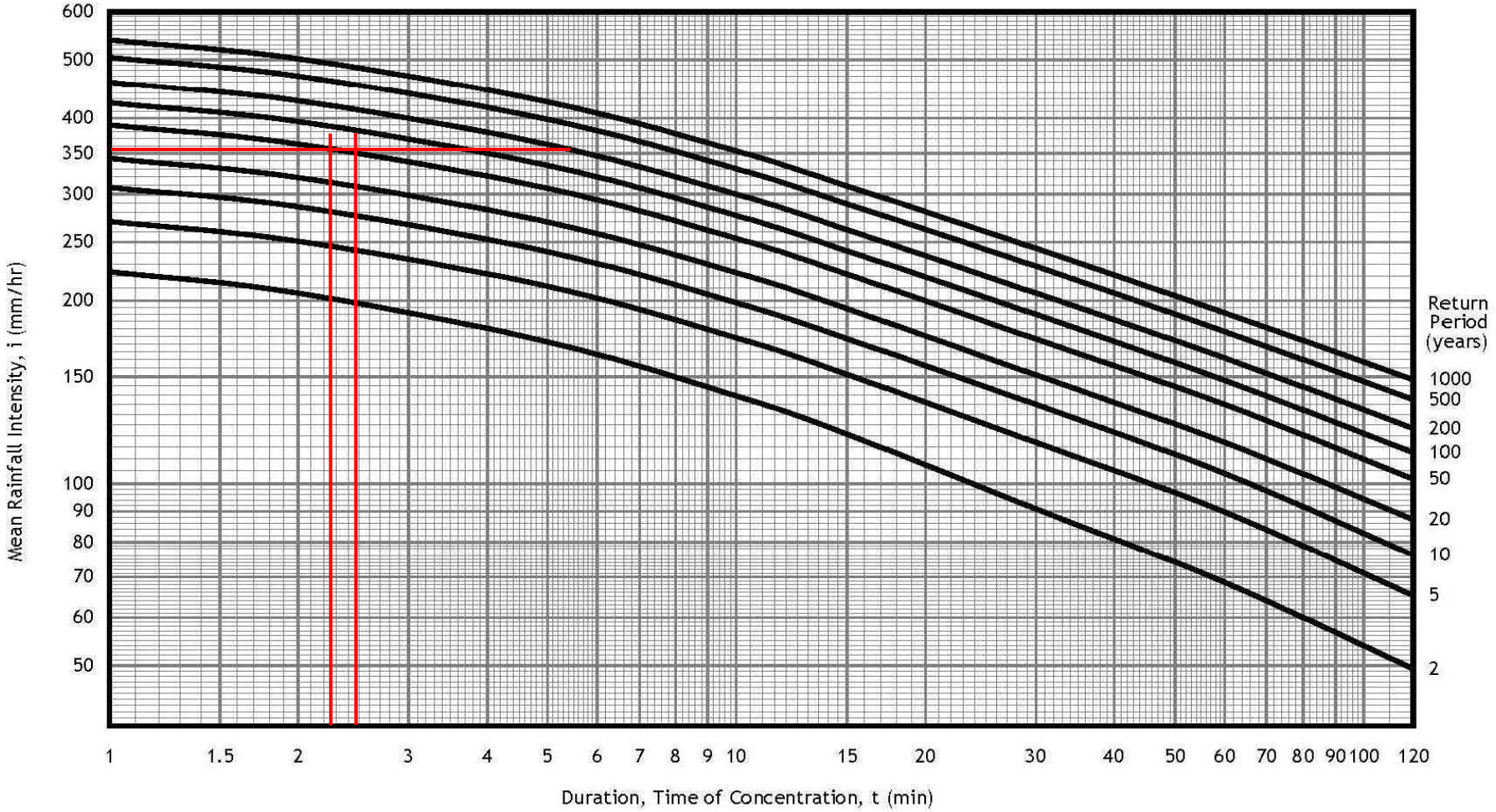
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m).

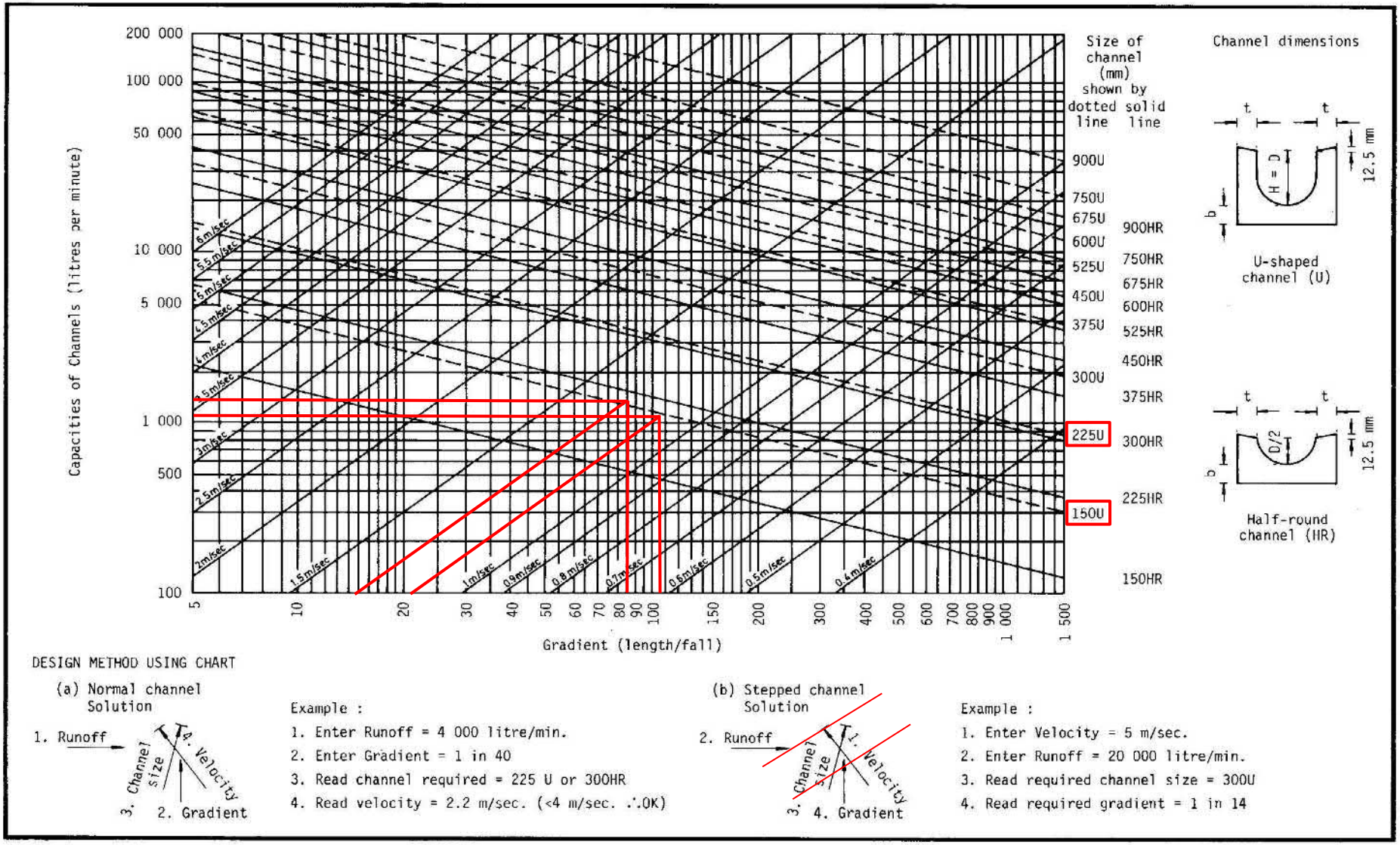
## *DETERMINE THE SIZE OF STEPPED / U-CHANNEL*

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Section No. | Ldr (m) | Lh (m) | L (m) | Gradient ( 1 in ) | Site area ($m^2$) | others area ($m^2$) | Total area ($m^2$) | A ($m^2$) | channel size | Capacity (l/min) | Assumed Flow | $t_f$ (min) | $t_e$ (min) | $t_c$ (min) | I (mm/hr) | Runoff (l/min) | Remark | | | | |
| 1.00 | 0.10 | 10.60 | 10.60 | 106.00 | 195.00 | 0.00 | 195.00 | 195.00 | 150 | 1200 | 1.50 | 0.12 | 2.15 | 2.26 | 360.00 | 1053.0 | *O.K.* | *CAPACITY > RUNOFF* | **[Use new** | **150** | **U, so it is** | **O.K.]** |
| 2.00 | 0.10 | 8.50 | 8.50 | 85.00 | 65.00 | 195.00 | 260.00 | 260.00 | 225 | 3600 | 1.50 | 0.09 | 2.40 | 2.49 | 360.00 | 1404.0 | *O.K.* | *CAPACITY > RUNOFF* | **[Use new** | **225** | **U, so it is** | **O.K.]** |

Note:
Ldr = Different level between U-channel section
Gradient = 1 in (Lh/Ldr)
Total area = Site area + others area
A=Cumulative area = Total area + others section area
Capacity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
Assumed flow velocity = Assumed velocity of runoff
Actual Flow velocity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)
$t_f$ = Flow time = L / assumed flow velocity
$t_e$ = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
$t_c$ = Time of concentration = $t_f + t_e$ (Min. $t_c$ = 1 min. for conservative design)
I = Intensity Refer to the extracted Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in H.K. for Various Return Periods (Geotechnical Manual for Slopes P.248)
K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))
Design Return Period = 50 years
Runoff = K.I.A./3600 (l/s) = K.I.A./60 (l/min)
UC U-channel
SC Stepped channel

For section no. 1.00 , **Actual** Flow Velocity = **1.10** m/s < **4m/s, O.K.**
For section no. 2.00 , **Actual** Flow Velocity = **1.30** m/s < **4m/s, O.K.**


Mean Rainfall Intensity, i (mm/hr)
600
500
400
350
300
250
200
150
100
90
80
70
60
50
1
1.5
2
3
4
5
6
7
8
9
10
15
20
30
40
50
60
70
80
90
100
120
Duration, Time of Concentration, t (min)
Return Period (years)
1000
500
200
100
50
20
10
5
2




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



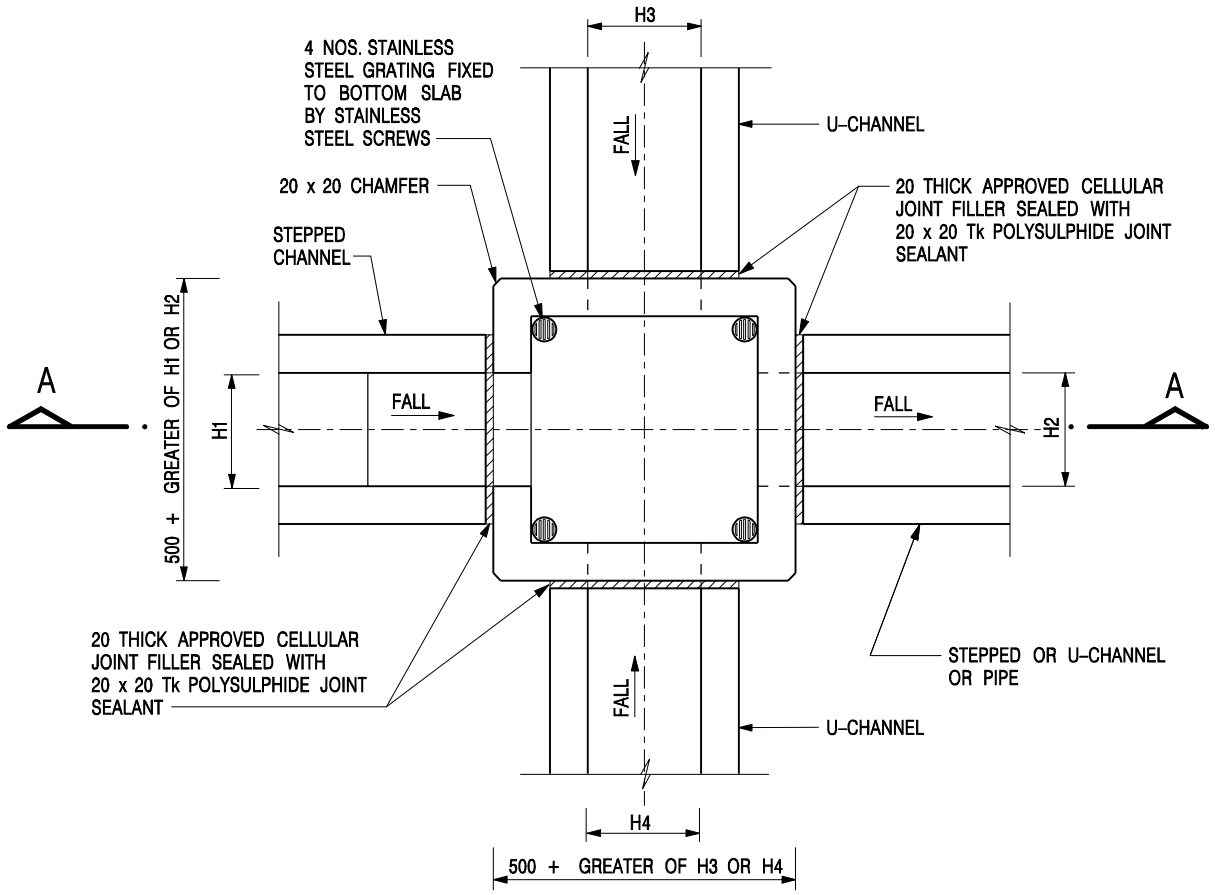

Example :

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

# APPENDIX E

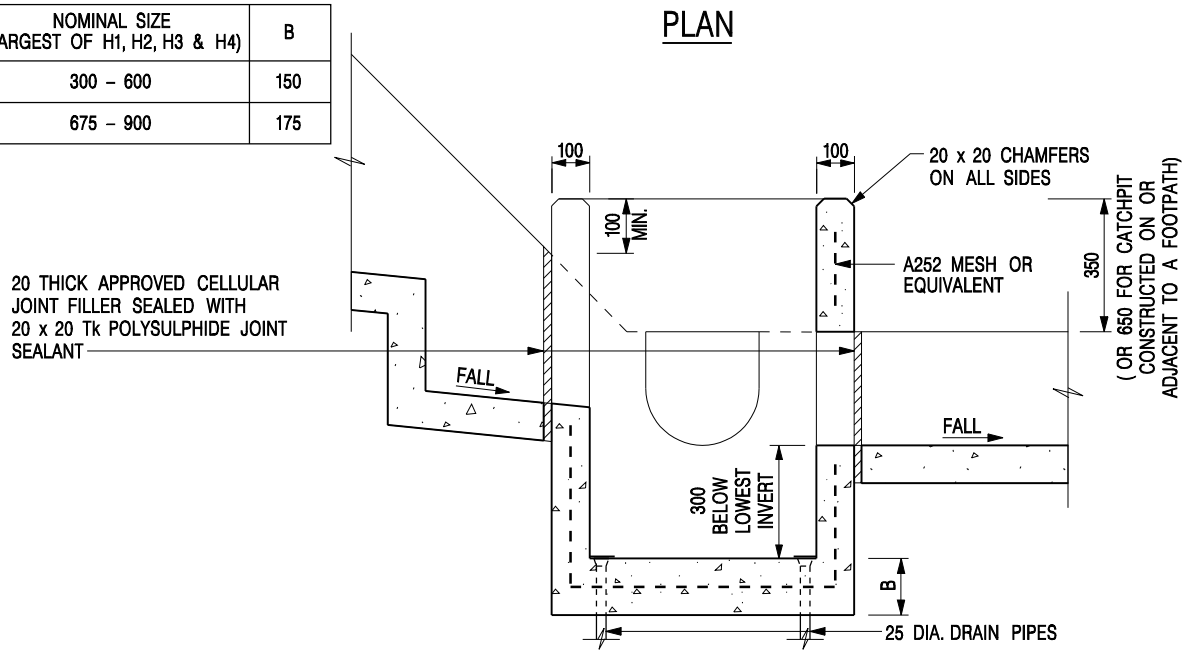
# TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

# (EXTRACTED FROM CEDD, FOR REFERNCE ONLY)




PLAN

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




SECTION A – A

NOTES:

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

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

# CATCHPIT WITH TRAP

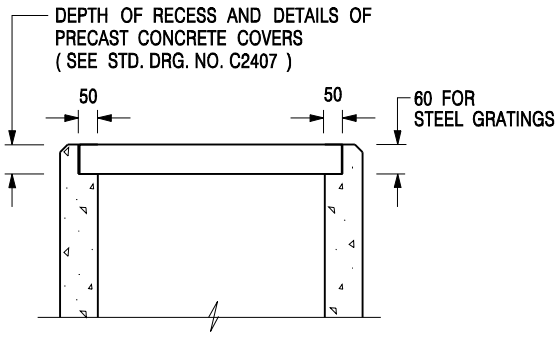
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1




# ALTERNATIVE TOP SECTION
# FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

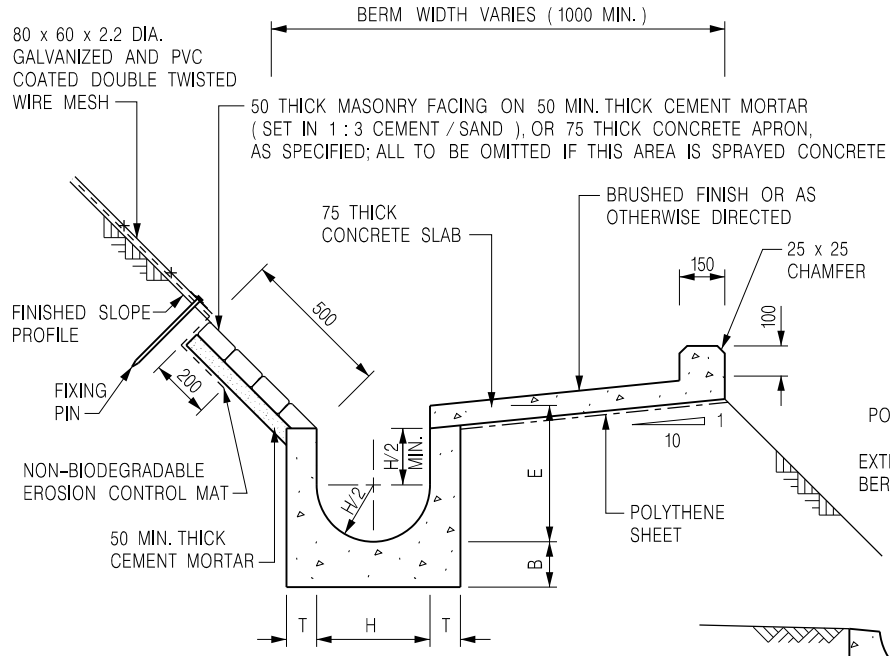
# CATCHPIT WITH TRAP
# (SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

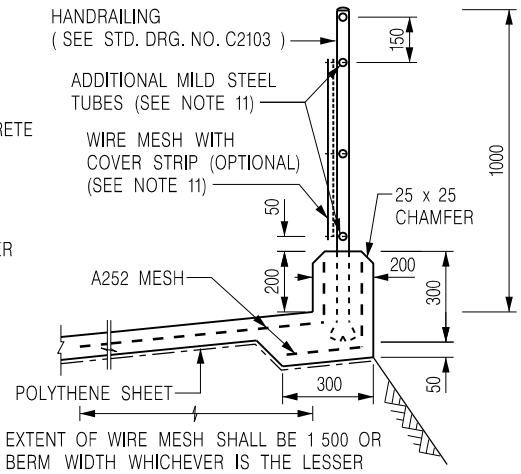
SCALE 1 : 20

DATE JAN 1991

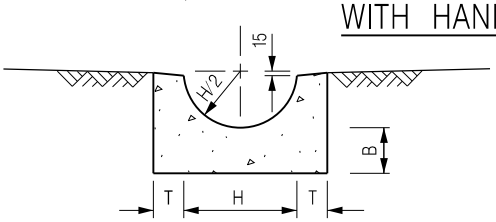
DRAWING NO. C2406 /2A



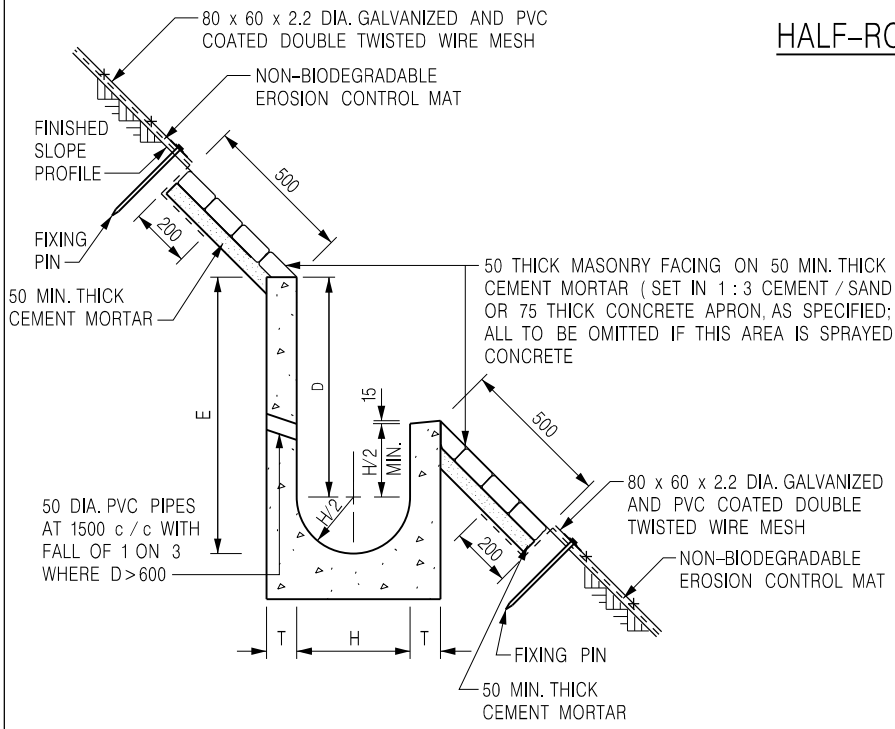

## U-CHANNELS CONSTRUCTED ON BERM




## DETAILS OF BERM WITH HANDRAILING




## HALF-ROUND CHANNEL




## U-CHANNELS NOT CONSTRUCTED ON BERM

### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)
11. THE WIRE MESH ON HANDRAILING IS OPTIONAL. THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO. C2103)

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

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| J | DETAILS OF HANDRAILING AMENDED. | Original Signed | 08.2024 |
| I | MINOR AMENDMENT. | Original Signed | 07.2018 |
| H | THICKNESS OF MASONRY FACING AMENDED. | Original Signed | 01.2005 |
| G | MINOR AMENDMENT. | Original Signed | 01.2004 |
| F | GENERAL REVISION. | Original Signed | 12.2002 |

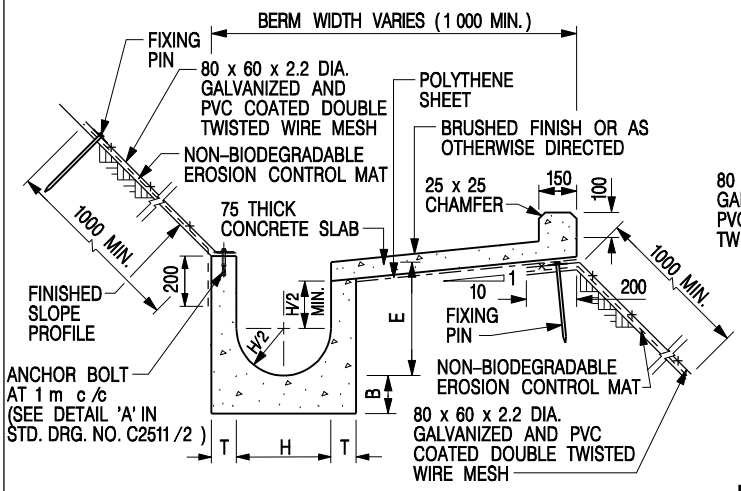
# DETAILS OF HALF-ROUND AND U-CHANNELS ( TYPE A – WITH MASONRY APRON )

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

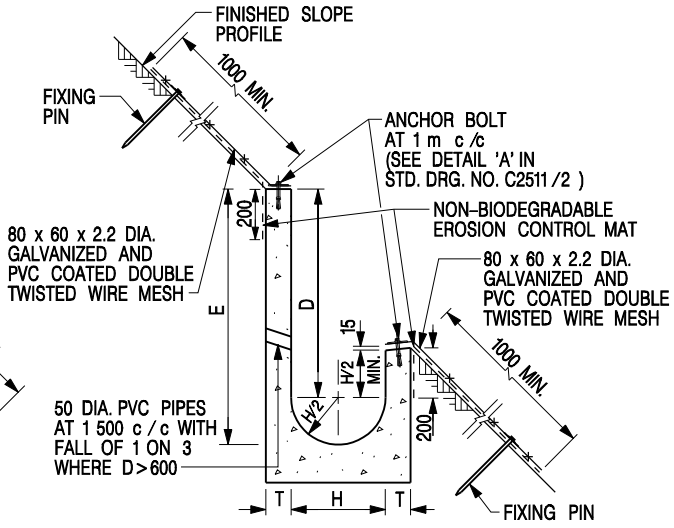
SCALE 1 : 25

DATE JAN 1991

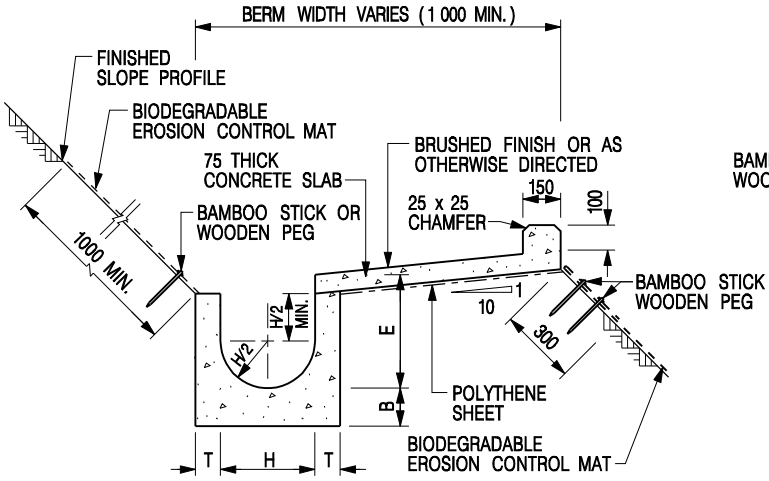
DRAWING NO. C2409J



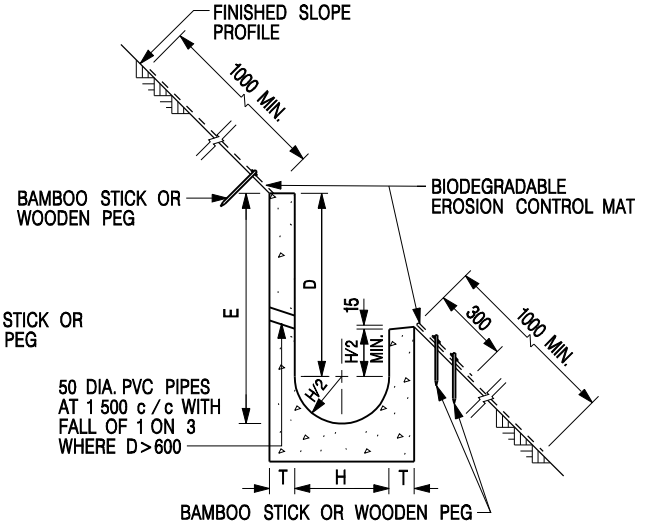

## U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT




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




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




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

NOTES:

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

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

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

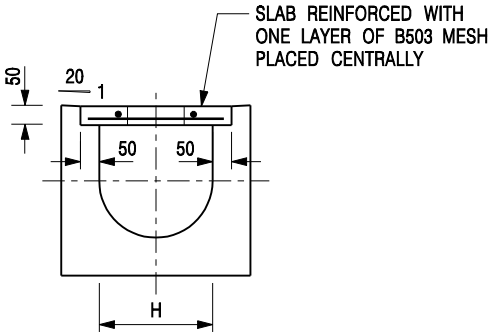
# DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

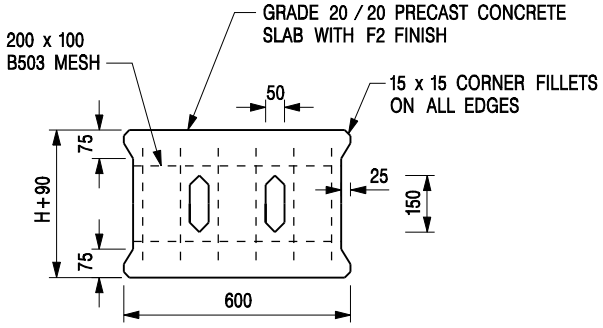
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



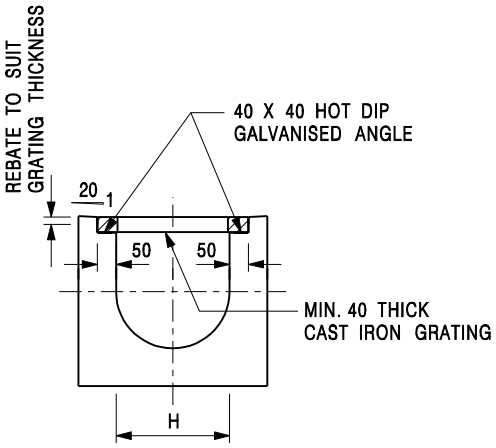

TYPICAL SECTION



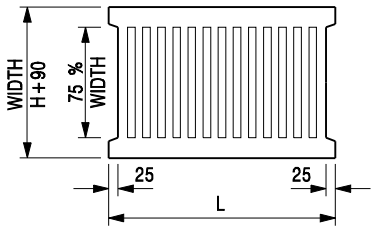

PLAN OF SLAB

## 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.

| REF. | REVISION | SIGNATURE | DATE |
|---|---|---|---|
| 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 |

# COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E