

2023年 11月 2 日

Appendix I of

RNTPC Paper No. A/YL-TT/625

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

27 NOV 2023

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

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION

A/YL-TT/625

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 請在適當地地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7C-TT/625
	Date Received 收到日期	27 NOV 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
TAM Kwok Chu	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
海願規劃發展公司	(Company 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)	Lot 3307 in D.D. 120 and Adjoining Government Land (GL), Tai Tong, 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	<input checked="" type="checkbox"/> Site area 地盤面積 710 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 72 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	60 sq.m 平方米 <input checked="" type="checkbox"/> About 約

refer to
RTRC Paper
26.7.2021

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>大棠分區計劃大綱草圖編號 S/YL-TT/19</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「鄉村式發展」</p>
<p>(f) Current use(s) 現時用途</p>	<p>臨時私人停車場和商店及服務行業</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

<p>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</p>
<p>The applicant 申請人 –</p> <p><input type="checkbox"/> 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)。</p> <p><input type="checkbox"/> 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)。</p> <p><input checked="" type="checkbox"/> is not a “current land owner”[#]. 並不是「現行土地擁有人」[#]。</p>
<p><input type="checkbox"/> 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)。</p>

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 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on
_____ 25/10/2023 (DD/MM/YYYY)
於 _____ 25/10/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知
&
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid
committee(s)/management office(s) or rural committee[&] on _____ 08/11/2023 (DD/MM/YYYY)
於 _____ 08/11/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理
處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 sq.m □About 約

Proposed covered land area 擬議有上蓋土地面積 _____ sq.m □About 約

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

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

Proposed non-domestic floor area 擬議非住用樓面面積 _____ sq.m □About 約

Proposed gross floor area 擬議總樓面面積 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)

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

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

(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))
- ☐ 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 <input type="checkbox"/>	Please provide details 請提供詳情																																		
	No 否 <input type="checkbox"/>																																			
(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 <input type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																		
	No 否 <input type="checkbox"/>																																			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____		
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/YL-TT /509
(b) Date of approval 獲批給許可的日期	<u>26/02/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>26/02/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	臨時私人停車場和商店及服務行業

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）。

可參閱附頁申請理由

8. Declaration 聲明

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

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

Signature
簽署

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員.....

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

海願規劃發展公司.....

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

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

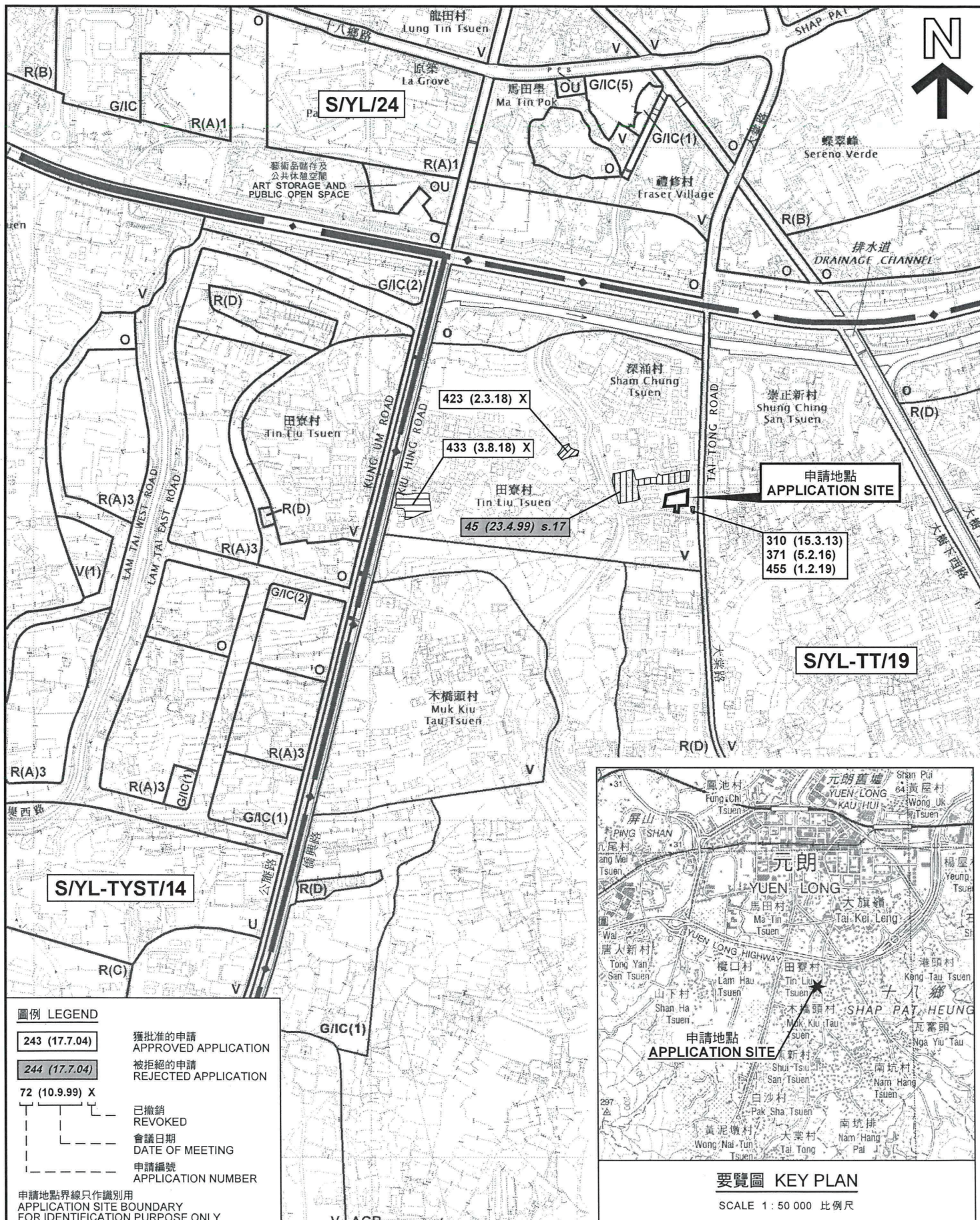
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址		Lot 3307 in D.D. 120 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories		
Site area 地盤面積		710 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 60 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則		大棠分區計劃大綱草圖編號 S/YL-TT/19		
Zoning 地帶		「鄉村式發展」		
Type of Application 申請類別		<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/development 申請用途/發展		臨時私人停車場和商店及服務行業		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
	Non-domestic 非住用	72 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.10 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於	

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5.2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	5.07 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>19</u> Private Car Parking Spaces 私家車車位 <u>19</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、告示位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>

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。

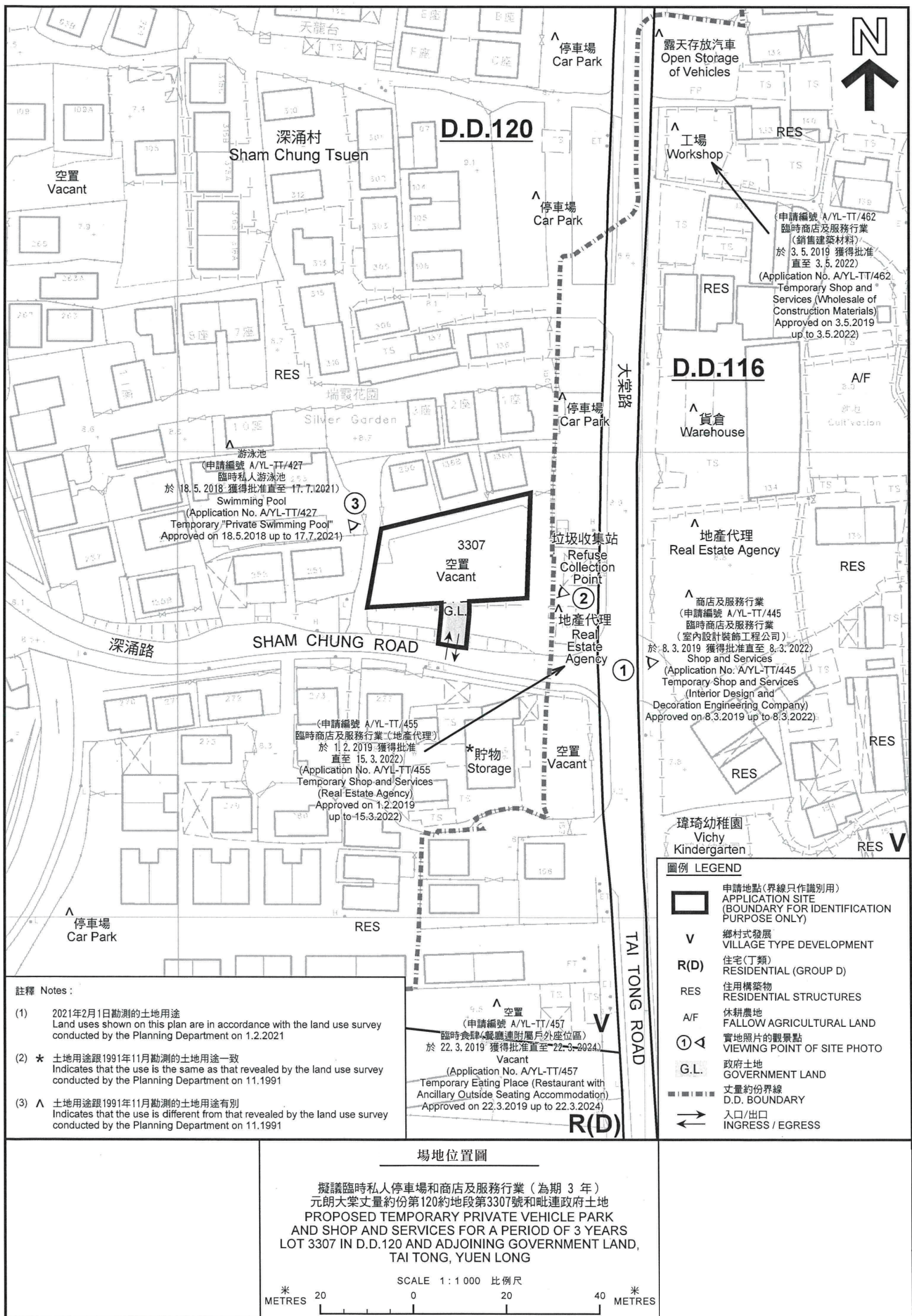


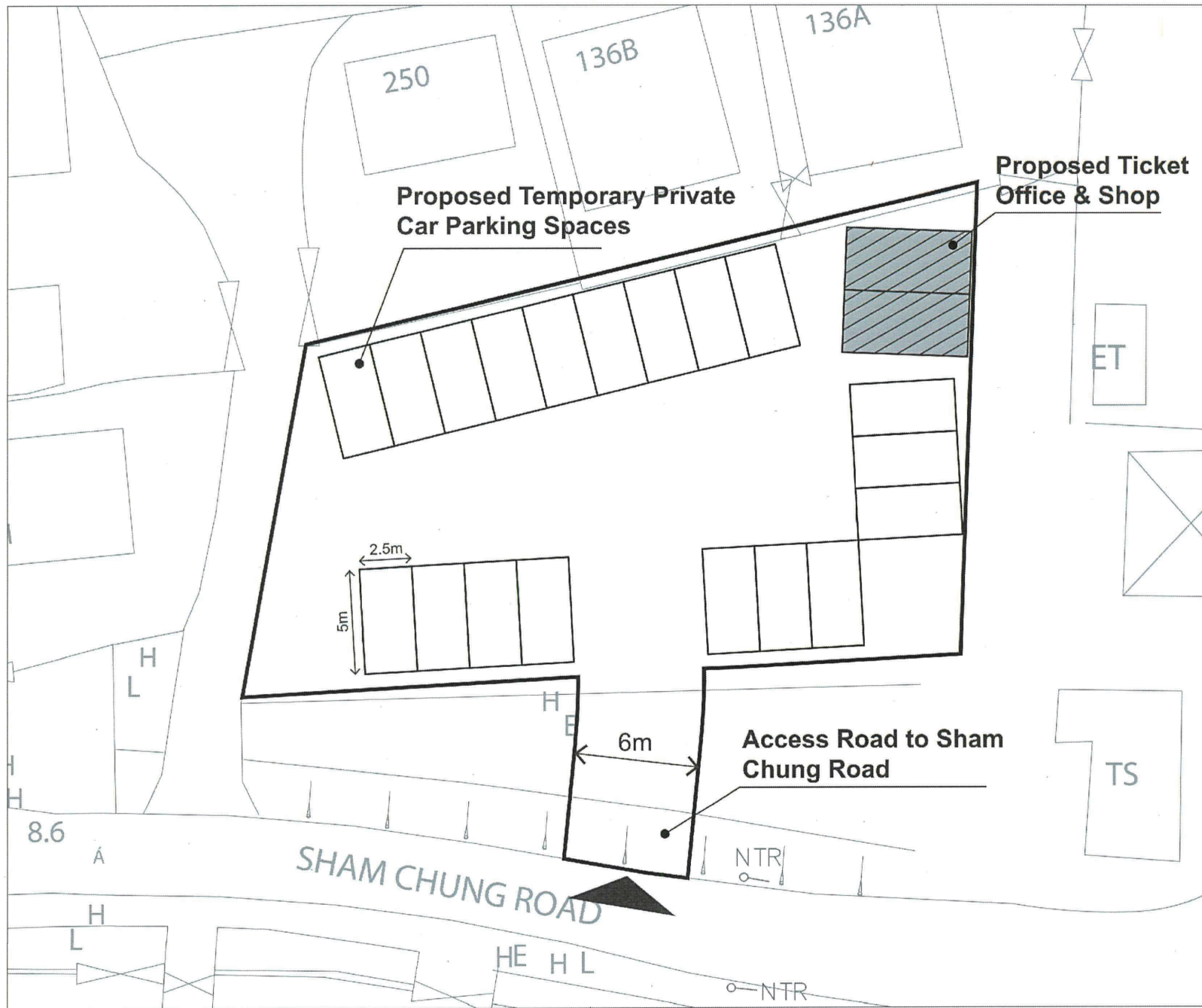
場地大綱圖

擬議臨時私人停車場和商店及服務行業（為期 3 年）
元朗大棠文量約份第120約地段第3307號和毗連政府土地
PROPOSED TEMPORARY PRIVATE VEHICLE PARK
AND SHOP AND SERVICES FOR A PERIOD OF 3 YEARS
LOT 3307 IN D.D.120 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG

SCALE 1: 7 500 比例尺

米 100 0 100 200 300 米
METRES





Legend:

- Application Site
- Access from Sham Chung Road
- Proposed Ticket Office & Shop

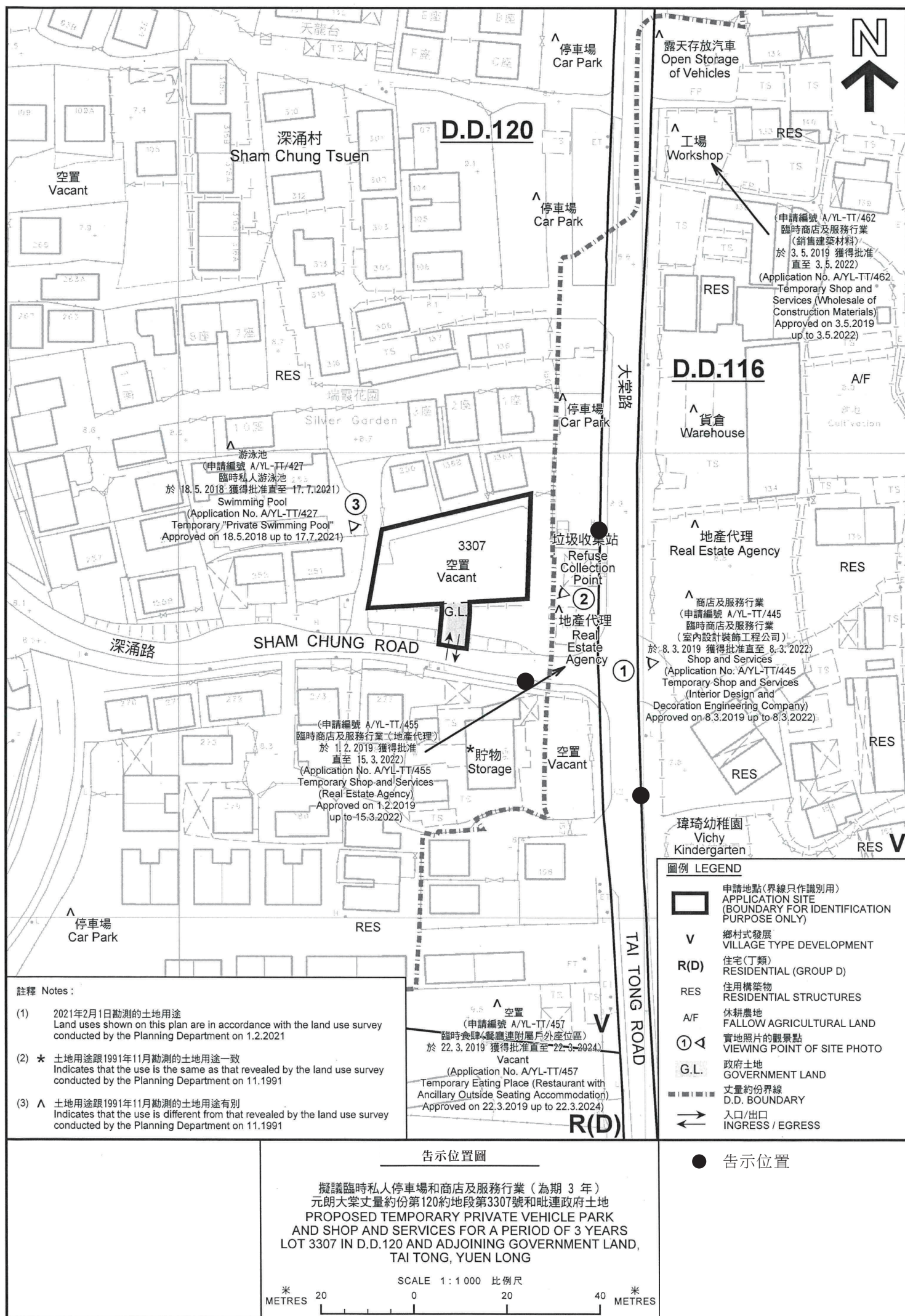
Scale: 0 1 2 3 4 5 6m

ARUP

LAYOUT PLAN
場地設計圖

Rev	Description	By	Date

Copyright Reserved



申請理由

申請由譚國柱 (TAM Kwok Chu) 先生提出，申請地點總面積約 710 平方米 (包括 60 平方米政府土地)，總樓面面積為 72 平方米，位於元朗大棠丈量約份第 120 約地段第 3307 號和毗連政府土地，發展作為期三年的臨時私人停車場和商店及服務行業。(可參閱：場地大綱圖及場地位置圖)

申請地點位於大棠分區計劃大綱草圖編號 S/YL-TT/19 內的「鄉村式發展」，申請地點涉及一幅私人土地及毗連政府土地。申請地點地型不規則，地勢平坦並已平整，擬議發展屬臨時性質，設施簡單容易還完。場地共設 1 個構築物，編號 TS1。

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	36	72	5.2	2	金屬搭建	售票處及商店

是次規劃申請為 A/YL-TT/509 的續期申請，獲批給許可的日期為 26/02/2021，屆滿日期為 26/02/2024。根據城規會規劃指引，可於許可有效期屆滿前兩至四個月填妥申請表格，並向城規會提交續期申請。過去的申請取得許可後，場地已履行所有附帶條件，如：渠務建議計劃及落實建議、消防建議計劃及落實建議，有關方面均獲接納。是次申請的與 A/YL-TT/509 規劃性質相同，構築物大小及申請用途一致，為臨時私人停車場和商店及服務行業，不涉及工場活動，只進行買賣活動，因此渠務建議計劃及消防裝置建議計劃均沿用前申請 (檔案：A/YL-TT/509) 繼續執行。

申請發展屬臨時性質，從事工作整齊，設施簡單容易還完，不會有任何損害環境設施。擬議發展地點基本設施齊備 (水電供應)，無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開關工作。申請地點不會有員工留宿、不會安裝霓虹燈光管招牌、不會有晚間照明裝置、不會產生光害滋擾。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。

申請人會委託專業管理公司進行管理，對附帶條件工程設備提供維修及保養，包括渠道系統、消防裝置及現有的邊界圍欄等。管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期日及公眾假期 24 小時。商店員工約 1-2 人，由附近原居民經營，均步行或踏單車上班。

申請場地位於元朗大棠，經深涌路進入申請場地，透過大棠路貫通新界道路網。場地出入口（閘門）設於場地南邊，出入口位置寬敞明確，闊度約 6 米，可供消防車之類的緊急車輛進入。

深涌路實況照片



申請地點內不會存放易燃物品，從事工作整齊而簡單，容易還完，能與周圍環境配合。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。此申請發展能提高地區治安警覺性，從而改善環境衛生。在完善管理下，可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。於提交申請前，申請人已徵詢過區內人士，並沒收到任何反對意見。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請能有意義及靈活地善用地點資源。此乃屬過渡性質，為政府日後開闢土地帶來方便，發展項目簡單，容易還原，能與周圍環境配合，不存在任何永久建築，與未來規劃方向沒有抵觸。倘若政府有意發展此區或有工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

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



Fw: 有關A/YL-TT/509履行規劃許可附帶條件(i)(j)(l)(m)項
01/12/2023 09:21

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Bosco Tak Ko YUNG/PLAND/HKSARG@PLAND

History: This message has been replied to.

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 01/12/2023 09:21 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 30/11/2023 17:17
Subject: Fw: 有關A/YL-TT/509履行規劃許可附帶條件(i)(j)(l)(m)項

From: [REDACTED]
Sent: Thursday, November 30, 2023 4:57 PM
To: tpbpd@pland.gov.hk
Cc: btkyung@pland.gov.hk
Subject: 有關A/YL-TT/509履行規劃許可附帶條件(i)(j)(l)(m)項

敬啟者

此電郵取代11:12標題為"有關A/YL-TT/621進一步資料"的電郵以及15:24發出的電郵。

就上述檔案，現提交排水建議及消防建議。有關建議均沿用原有申請A/YL-TT/509之



已被接受建議。消防建議.pdf DRD PORPOSAL.pdf

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Fax (2779 8428) & Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference 277952/00/WTY/MYNL/MWVL/04930
本署檔號 Our Reference () in TPB/A/YL-TT/509
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

6 March 2023

Dear Madam,

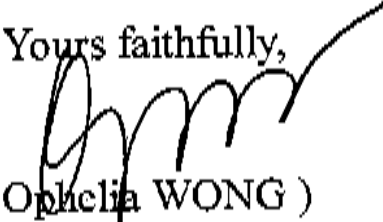
Compliance with Approval Condition (j)
Planning Application No. A/YL-TT/509

I refer to your submission dated 20.1.2023 for compliance with the captioned approval condition on the implementation of the drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,


(Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD

Attn.: Mr. Jeff TSE

Internal

CTP/TPB (2)

OW/JT/jt

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

You are reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Appendix A

Revised Drainage Proposal

**Approved Section 16 Planning
Application for the Proposed
Temporary Private Vehicle
Park and Shop & Services for a
Period of 3 Years in
“Village Type Development”
zone, Lot 3307 in D.D. 120 and
Adjoining Government Land,
Tai Tong, Yuen Long**

Drainage Proposal

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 277952

Ove Arup & Partners Hong Kong Ltd
Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
www.arup.com

ARUP

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4.1 Climate Change	3
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Appendix A

Plans

Appendix B

Catchment Plan

Appendix C

Drainage Capacity Checking Calculation

Appendix D

Proposed Drainage Scheme

Appendix E

Response to Comments

1 Introduction

1.1 Background

Ove Arup & Partners Hong Kong Ltd is conducting a Drainage Proposal to comply with the planning conditions of the Approved Section 16 Planning Application for the Proposed Temporary Private Vehicle Park and Shop & Services at Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long (Planning Application No. A/YL-TT/509). This Planning Application also includes a proposed access road at government land next to the proposed car park for connecting the car park to Sham Chung Road.

The Application Site is located within a "Village Type Development" ("V") zone on the Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17.

1.2 Objectives

The objective of this report is to provide an assessment of the impact of storm water flow generation as a result of the proposed temporary private vehicle park at the Application Site on the connecting public drainage system adjacent to the Application Site and to propose mitigation measures (if any). This report is also to provide drainage design of the proposed drainage works for the Application Site.

This Drainage Proposal is prepared referring to the DSD guideline: *Technical Note to prepare a "Drainage Submission" relating to applications for temporary change of land use such as temporary storage area, car parks, workshops small factories...etc. under S.16 of the Town Planning Ordinance* ("The Guideline").

2 Project Outline

2.1 Subject Development

The Application Site is located at Tai Tong, Yuen Long, bounded by Tai Tong Road at east, a vacant government land at south. The north and west boundary of the Application Site is next to private village land. Site location plan is shown in **Appendix A - Plan 1** and basic development parameters are appended in below **Table 2.1**:

Development Parameters	Existing Site (Lot 3307, for proposed Private Vehicle Park)	Government Land (for proposed Access Road)	Proposed Private Vehicle Park	Proposed Access Road at Government Land
Area (m ²)	650	60	650	60
% of Hard-paved Area/ Unpaved Area	Hard-paved Area: 0% Unpaved Area: 100%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%	Hard-paved Area: 100% Unpaved Area: 0%
Statutory Land Use Zoning	"V"	"V"	"V"	"V"

Table 2.1 Summary of Development Parameters



Satellite Photograph of the Application Site

2.2 Project Interface

No foreseeable interaction or conflict with other development projects in the vicinity of the Application Site was identified when this drainage proposal was conducted.

3 Existing Drainage

3.1 Existing Drainage Network

The Application Site is a vacant land with vegetation. Surface run-off from the Application Site is collected by a 600D U-channel within the vacant government land next to the Application Site south boundary. This 600D U-channel is running along the Application Site south boundary towards west and it is collecting stormwater from existing village houses and finally discharge to a nullah along Sham Chung Road via a flap valve.

Detailed existing drainage network information is shown in **Plan 2 of Appendix A**.

The site investigation photo record of the existing drainage condition is presented in **Appendix A**.

The catchment associated with the existing drainage system were identified based on the existing topography. Catchment Plans of existing Site and proposed development are shown in **Appendix B**.

The capacity checking of existing drainage system is presented in **Appendix C Table 1**.

4 Assumptions and References

4.1 Climate Change

Climate change is taken into account in existing drainage system capacity check calculation. 10.4% Rainfall intensity increase for mid 21st century (2041-2060) is included referring to SDM 2018, table 28.

4.2 Desilting

Referring to SDM 2018 section 9.3(a), 10% reduction in flow area is adopted in capacity checking of pipe/channel for taking into account of the effects to flow capacity due to materials deposited on the pipe/channel bed.

5 Local Drainage Impact Assessment for the Proposed Development

5.1 Assessment Results

The whole site area will be changed from unpaved to hard paved for the Proposed Temporary Private Vehicle Park and Shop & Services Development. The capacity of existing 600D U-channel on the south of the Application Site has been checked to include additional surface run-off from the Application Site due to the increase of hard paved area of the Site. The capacity checking of existing 600D U-channel is presented in **Appendix C Table 2** and the checking result shows that there is no adverse impact by the change in catchment characteristic.

5.2 Proposed Drainage System

Surface run-off from the private vehicle park is intercepted by a 150mm kerb along car park perimeter and discharge to a proposed 300D U-channel at private vehicle park entrance via 1: 80 fall at ground level and finally discharges to the existing 600D U-channel via a 300Ø connection pipe. The proposed 300D U-channel is covered with heavy duty grating at the run-in/out. Capacity checking of the proposed 300D perimeter U-channel is presented in **Appendix C Table 3**.

The proposed drainage system is presented in **Appendix D**.

5.3 Flooding Susceptibility

The proposed site ground level is approximately around +8.6mPD which is much higher than the design extreme sea level of 1 in 200 return period which is +4.77mPD referring to DSD storm drainage manual Table 8. On the other hand,

there is no record of flood blackspot found for the Application Site or the adjacent area. There is slim chance of the Application Site been affected by backwater effect under extreme weather .

6 Conclusion

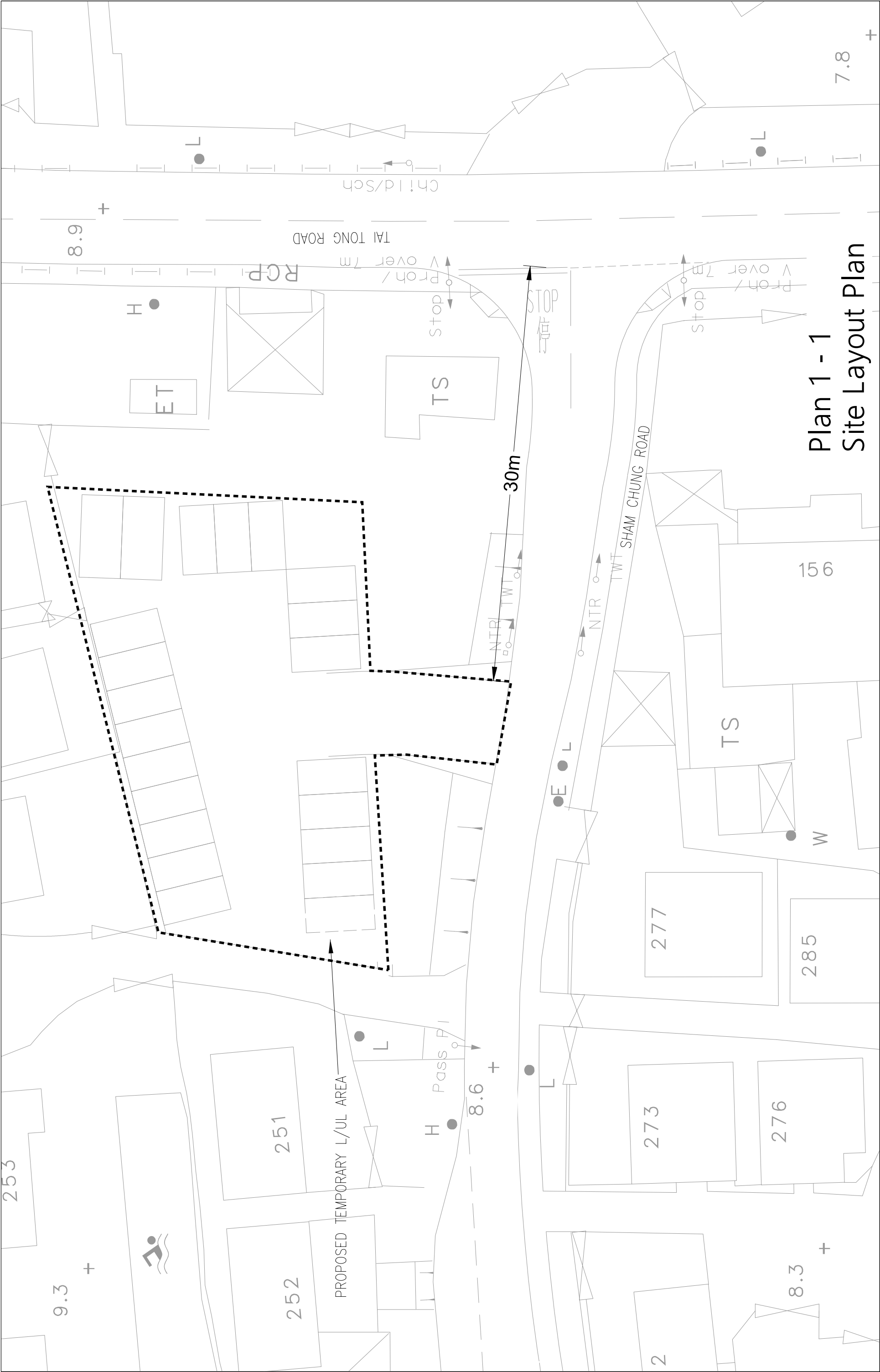
Capacity of the existing public drainage system adjacent to the Proposed Temporary Private Vehicle Park and Shop and Services has been checked. The hydraulic capacity of the existing 600D U-channel on the south of the Application Site along Sham Chung Road is sufficient.

A 300D U-channel is proposed to collect surface run-off from the Application Site and connects to the existing 600D U-channel via a proposed 300ø precast concrete pipe.

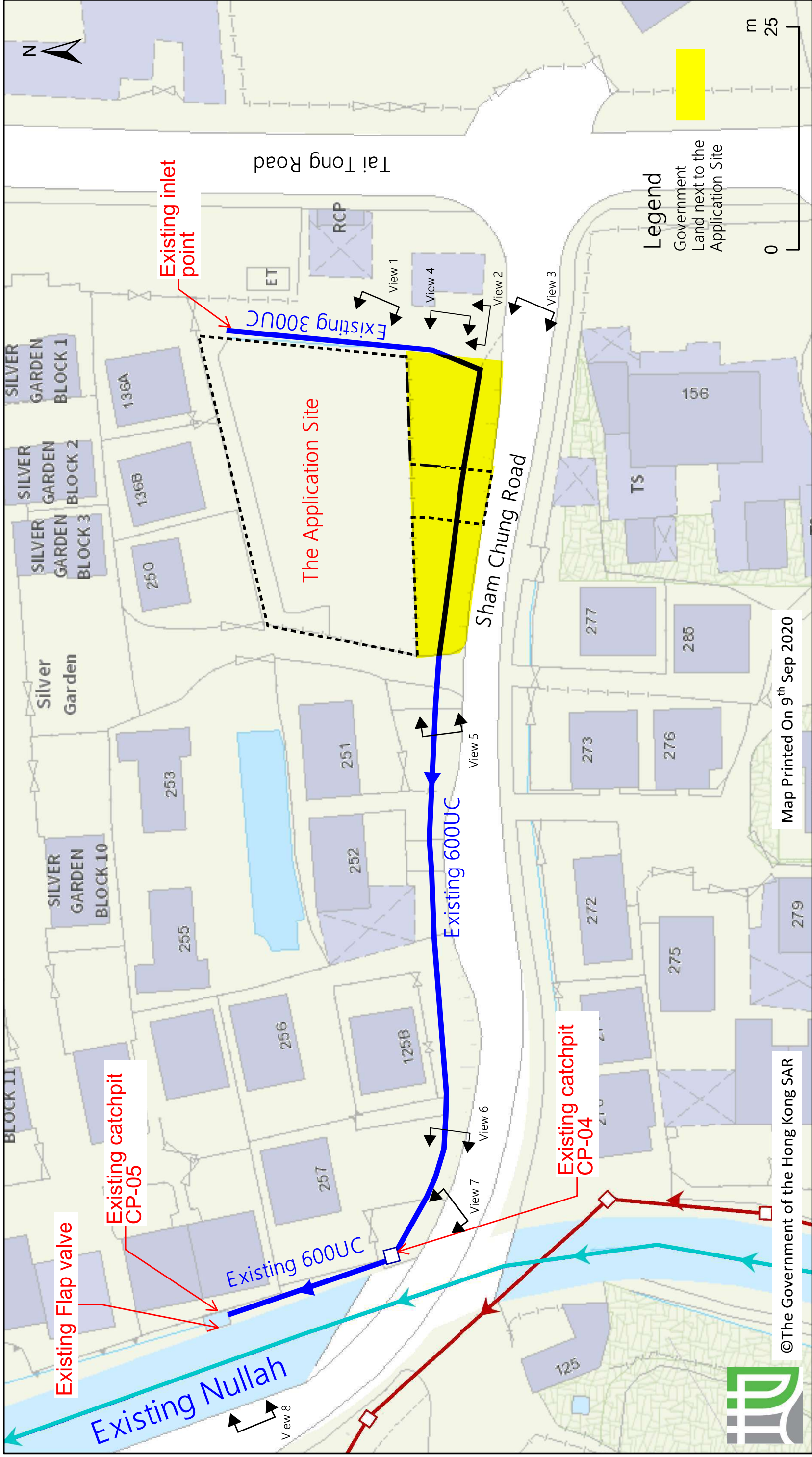
There is slim chance of the Application Site been affected by backwater effect under extreme weather.

Appendix A

Plans



Job Title				Temporary Planning Application for Car Parking Use at Tai Tong				FIGURE 1			
Date		30DEC20		Scale		1:250 @ A3		Drawing Title			
Drawn		KPHW		Job No.							
REVISED LAYOUT PLAN								ARUP			



Plan 2
Existing Drainage Network



View 1



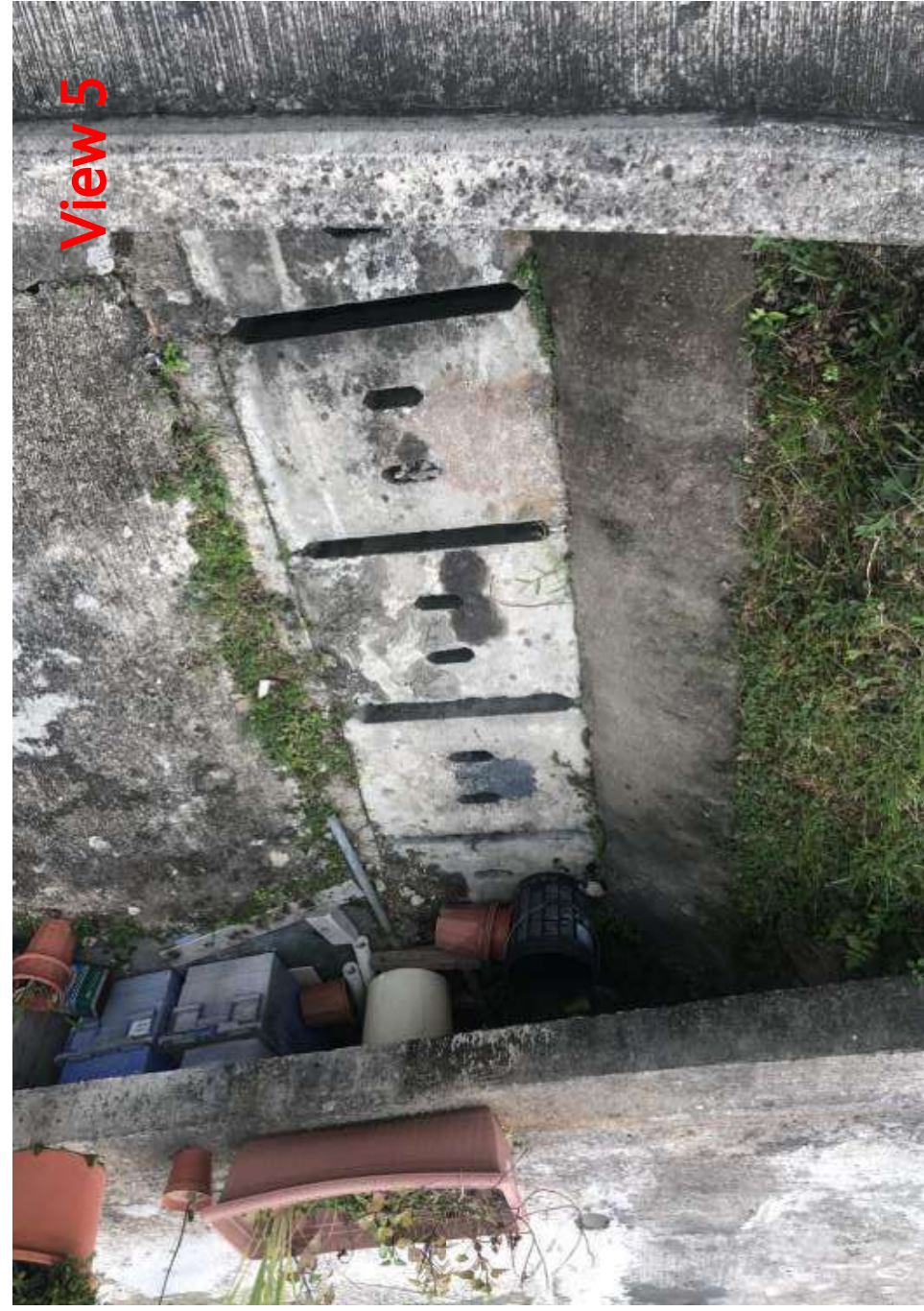
View 2



View 3



View 4



View 5



View 6



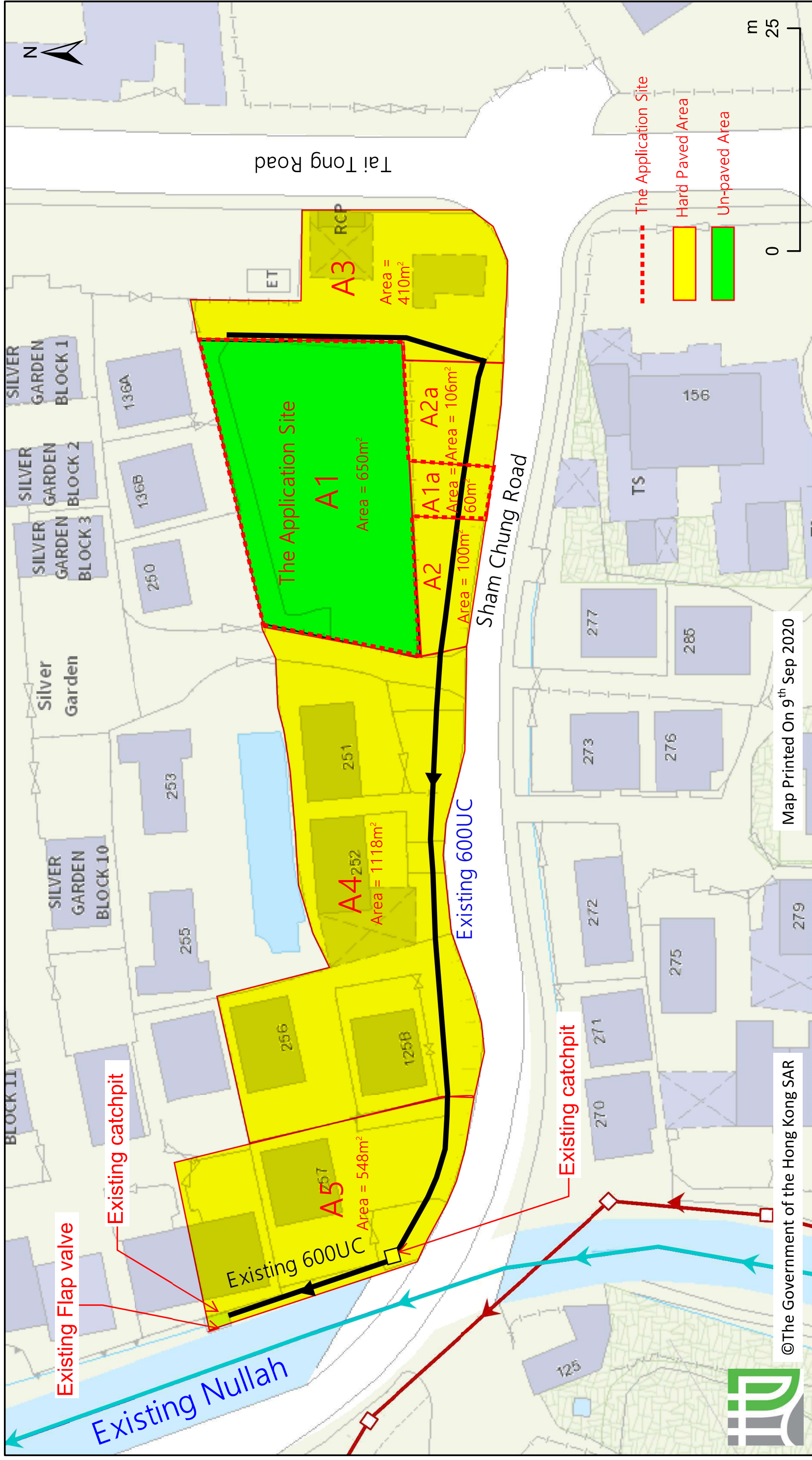
View 7



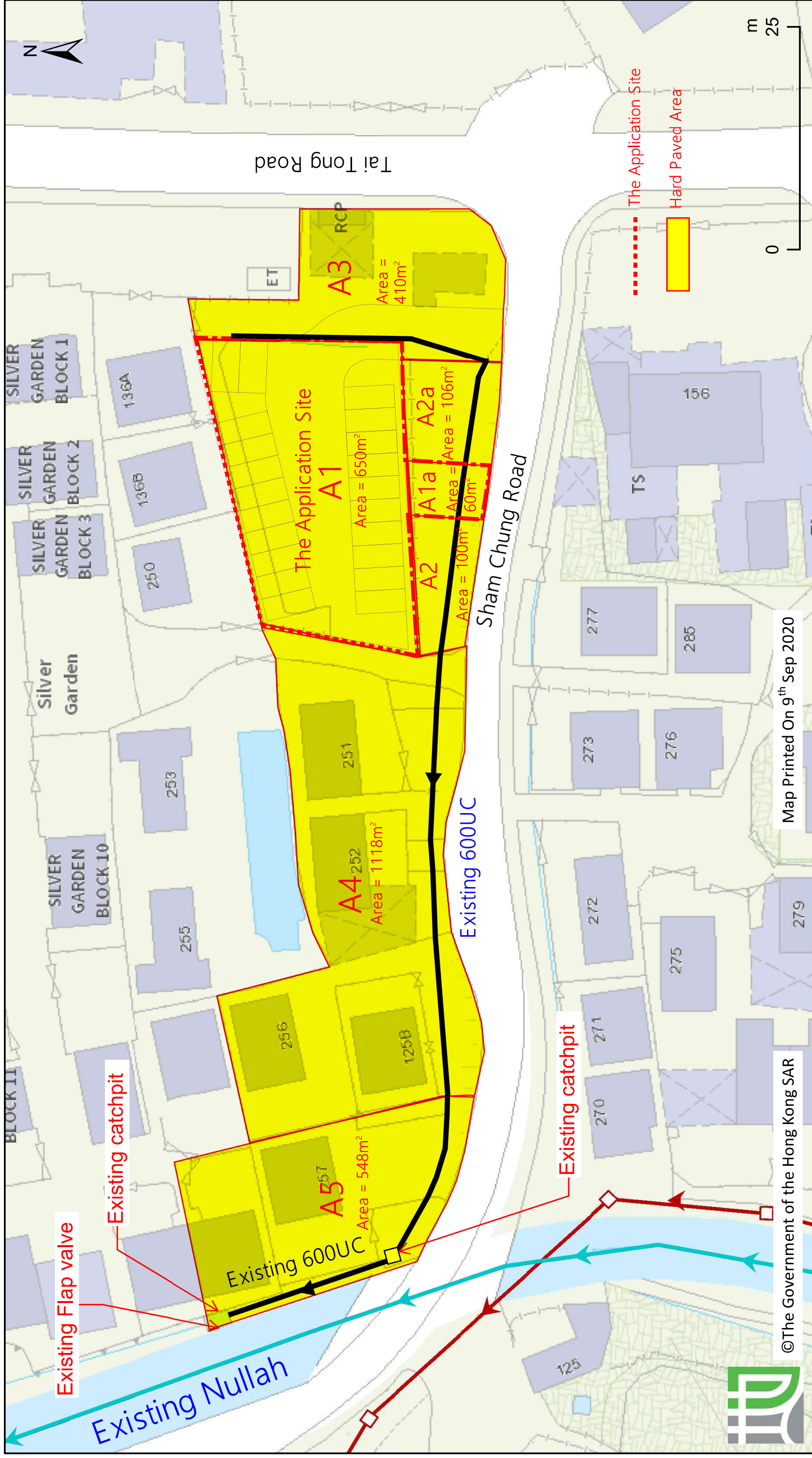
View 8

Appendix B

Catchment Plan



Existing Drainage Catchment Plan



Proposed Drainage Catchment Plan

Appendix C

Drainage Capacity Checking Calculation

Appendix D

Proposed Drainage Scheme

Drainage Proposal

Capacity Checking for Existing Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, I = a / (T_c + b)^c (Gumbel solution)
T = 50 years
where : a = 451.3
b = 2.46
c = 0.337

Inlet Time, T₀ = 0.14465 L / H^{0.2} / A^{0.1} (Bransby Williams Equation)
where : L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)
H = Average slope (m per 100m)
A = Sub-catchment area (m2)

Peak Runoff ,Q = IA
Pipe Capacity Q_p=VA

(Table 3, Stormwater Drainage Manual, Fifth Edition)

Climate Change Factor (%) = 10.40% (Table 28, Stormwater Drainage Manual, for rainfall increase at Mid 21st Century 2041 – 2060)

Roughness Coeff., Ks = 0.60 mm (By Colebrook-White Equation)
(Circular Box culvert / pre-cast concrete pipe)

Kinematic Viscosity, Ks = 3.30 mm (channel, Trowel finish)
Acceleration due to gravity u = 0.0000012 m²/s
g = 9.81 m/s²

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.25S_v}{R\sqrt{32gRS_f}} \right]$$

Table 1 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Existing Site (T = 50 years)

Contributing Catchment	Area (m ²)		L (m)	H (m/100m)	T ₀ (min.)	T _r (min.)	T _c (min.)	I (mm/hr)		Q incl. Climate C (m ³ /s)	Existing Downstream Drainage				Capacity (m ³ /s)	Velocity (m/s)	Flow %
	steep natural slope	flat grassland	Accumulated Factored Area A _f (m ²)								US GL (mPD)	Invert Level		Slope (S ₀)			
A3			410	-	2.00	0.24	2.24	267.95	295.82	0.03	8.700	US (mPD)	DS (mPD)	0.0200	0.07	0.15	21%
A1		650	2387	-	2.24	0.16	2.39	285.01	292.57	0.19	8.100	7.500	7.380	0.0067	0.29	0.55	35%
A1a		60															
A2		100															
A2a		106															
A4		1,118															
A5		548	2387	-	2.39	0.73	3.12	252.78	279.07	0.19	8.500	7.380	6.820	0.0067	0.29	0.55	33%
			2387	-	3.12	0.17	3.30	250.18	276.20	0.18	8.500	6.820	6.687	0.0067	0.29	0.55	33%

Job Title

Drainage Proposal

Capacity Checking for Proposed Drainage

Runoff Coeff., C = 0.95 (Paved)
0.25 (natural grass land)

Return Period = 50 years Urban Drainage Branch Systems

Rainfall Intensity, I = a / (T_c + b)^c (Gumbel solution)

T = 50 years

where :
a = 451.3
b = 2.46
c = 0.337

Inlet Time, T₀ = 0.14465 L / H^{0.2} / A^{0.1} (Bransby Williams Equation)

where :
L = Longest distance measured on the line of natural flow between the submit and the point under consideration (m)

H = Average slope (m per 100m)

A = Sub-catchment area (m2)

Peak Runoff ,Q = IA

Pipe Capacity Q_p=VA

(Table 3, Stormwater Drainage Manual, Fifth Edition)

(Table 28, Stormwater Drainage Manual,
for rainfall increase at Mid 21st Century 2041 – 2060)

Climate Change Factor (%) = 10.40%

Climate Change Factor (%) =

Roughness Coeff., Ks = 0.60 mm (By Colebrook-White Equation)
(Circular Box culvert / pre-cast concrete pipe)

Ks = 3.30 mm (channel, Trowel finish)

Kinematic Viscosity, u = 0.0000012 m²/s

Acceleration due to gravity g = 9.81 m/s²

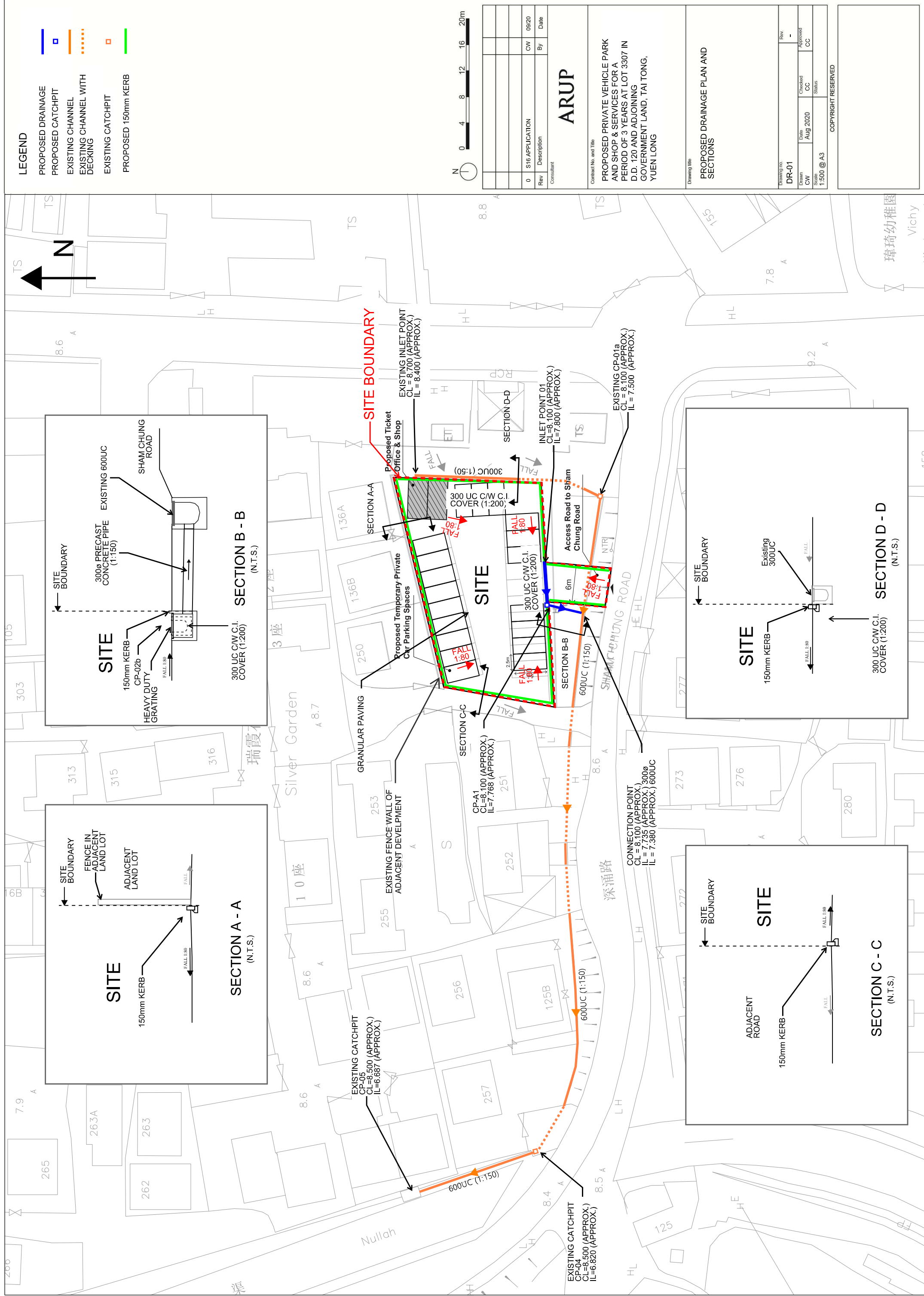
$$\overline{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.25S_v}{R\sqrt{32gRS_f}} \right]$$

Table 2 Capacity Checking of Existing 600D U-channel on the South of the Site to Collect Flows from Proposed Temporary Car Park (T = 50 years)

Contributing Catchment	Area (m ²)		L (m)	H (m/100m)	T _c (min.)	T _r (min.)	T _c (min.)	I (mm/hr)	I incl. Climate C	Q (m ³ /s)	Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe			US GL (mPD)	Invert Level		Slope (S _i)	A (m ²)	P (m)	R = A/P (m)	32gRS _i m ² /s ²	Capacity (m ³ /s)	Velocity (m/s)	Flow %
	steep natural slope	flat grassland											Paved	width (m)	height (m)		Length (m)	US (mPD)								
A3		410	390	-	2.00	0.24	2.24	267.95	295.82	0.03	Existing inlet point	CP-01a(EX.)	0.30	-	30.00	8.700	8.400	7.800	0.0200	0.07	0.72	0.10	0.63	0.15	2.11	21%
A1			2842	-	2.24	0.16	2.39	265.01	292.57	0.23	CP-01a(EX.)	Connection point	0.60	-	18.00	8.100	7.500	7.380	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	42%
A1a		650																								
A2		60																								
A2a		100																								
		106																								
A4		1,118																								
A5		548	2842	-	2.39	0.73	3.12	252.78	279.07	0.22	Connection point	CP-04 (EX.)	0.60	-	84.00	8.500	7.380	6.820	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	40%
			2842	-	3.12	0.17	3.30	250.18	276.20	0.22	CP-04 (EX.)	CP-05 (EX.)	0.60	-	20.00	8.500	6.820	6.887	0.0067	0.29	1.44	0.20	0.42	0.55	1.92	39%

Table 3 Capacity Checking of Proposed Drainage System in the Proposed Temporary Car Park (T = 50 years)

Contributing Catchment	Area (m ²)		L (m)	H (m/100m)	T ₀ (min.)	T _r (min.)	T _c (min.)	I (mm/hr)	I incl. Climate C	Q (m ³ /s)	Existing Downstream Drainage							Flow %																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	steep natural slope	flat grassland									Paved	Accumulated Factored Area A _f (m ²)	Upstream Stormwater Manhole Ref	Downstream Stormwater Manhole Ref	size of channel / culvert / pipe		Invert Level		Slope (S _i)	A (m ²)	P (m)	R = A/P (m)	32gRS _i m ² /s ²	Capacity (m ³ /s)	Velocity (m/s)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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NOTES

- 1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- 2. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISHED AS APPROPRIATE.
- 3. ALL MESH REINFORCEMENT SHALL COMPLY WITH RELEVANT BRITISH STANDARDS INCLUDING BS4482, BS4483, BS4466 AND BS4102.
- 4. CONCRETE GRADE OF ALL CATCHPITS TO BE GRADIE 30D/20.
- 5. CONCRETE GRADE OF ALL CAHNNELS TO BE GRADE 20D/20.
- 6. SPACING OF EXANSION JOINT IN CHANNELS, TO BE 10 METERS MAXIMUM.
- 7. JOINTS FOR CHANNELS TO BE ON THE SAME ALIGNMENT.



0	S16 APPLICATION	CW	09/20
Rev	Description	By	Date

Consultant

ARUP

Contract No. and Title

PROPOSED PRIVATE VEHICLE PARK AND SHOP & SERVICES FOR A PERIOD OF 3 YEARS AT LOT 3307 IN D.D. 120 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

Drawing title

PROPOSED DRAINAGE DETAILS

Drawing no.

DR-02

Rev.

-

Drawn

CW

Date

Aug 2020

Checked

CC

Approved

CC

Scale

1:300 @ A3

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沙田政府合署 14 樓

**By Post and Fax (2779 8428)****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

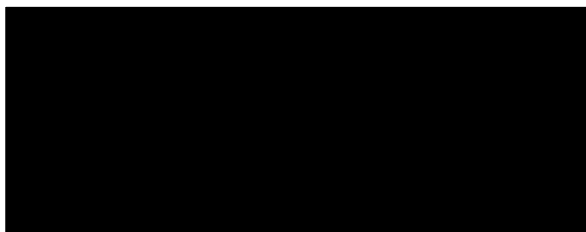
來函檔號 Your Reference 277952/00/WSTY/MYNL/MWVL/YYAW/05050

本署檔號 Our Reference () in TPB/A/YL-TT/509

電話號碼 Tel. No. : 2158 6298

傳真機號碼 Fax No. : 2489 9711

23 June 2023



Dear Sir/Madam,

Compliance with Approval Condition (m)
Planning Application No. A/YL-TT/509

I refer to your submission dated 5.5.2023 for compliance with the captioned approval condition (m) on the implementation of the Fire Service Installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

(Ophelia WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

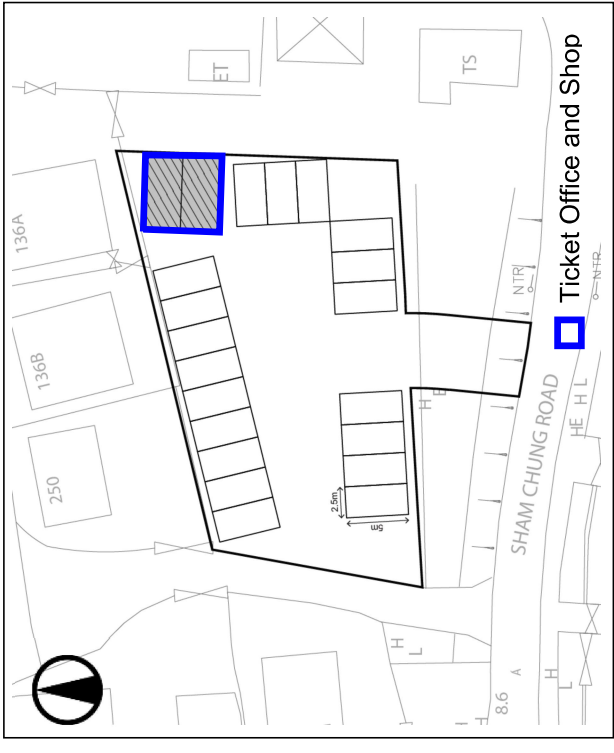
CTP/TPB (2)

OW/DN/dn

Appendix A

Fire Service Installations Proposal

Approved Section 16 Planning Application for Proposed Temporary Private Vehicle Park and Shop & Services for a Period of 3 Years in “Village Type Development” zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long
(Approved Planning Application No. A/YL-TT/509)





A/YL-TT/625排水狀況及FS25129/12/2023 23:50

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: ekytam@pland.gov.hk

2 Attachments



消防裝置及設備證書.pdf YL-TT625排水狀況.pdf

敬啟者

就上述案件，現提交排水狀況及FS251。

FSD Ref.:
消防處編號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 9199920

Name of Client:
顧客姓名

譚國柱

Name of Building:
樓宇名稱

Lot 3307 in D.D. 120 & Adjoining Government Land

Street No./Town Lot:
門牌號數/市地段

Street/Road/Estate Name:
街道/屋苑名稱

Block:
座

Block B

District:
分區

Yuen Long

Area:
地區

☐ HK 香港

☐ K 九龍

☐ NT 新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	5Kg Co2 F.E.		4nos.-New Supply	Good	3/5/2023

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Nil	Good

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature
受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

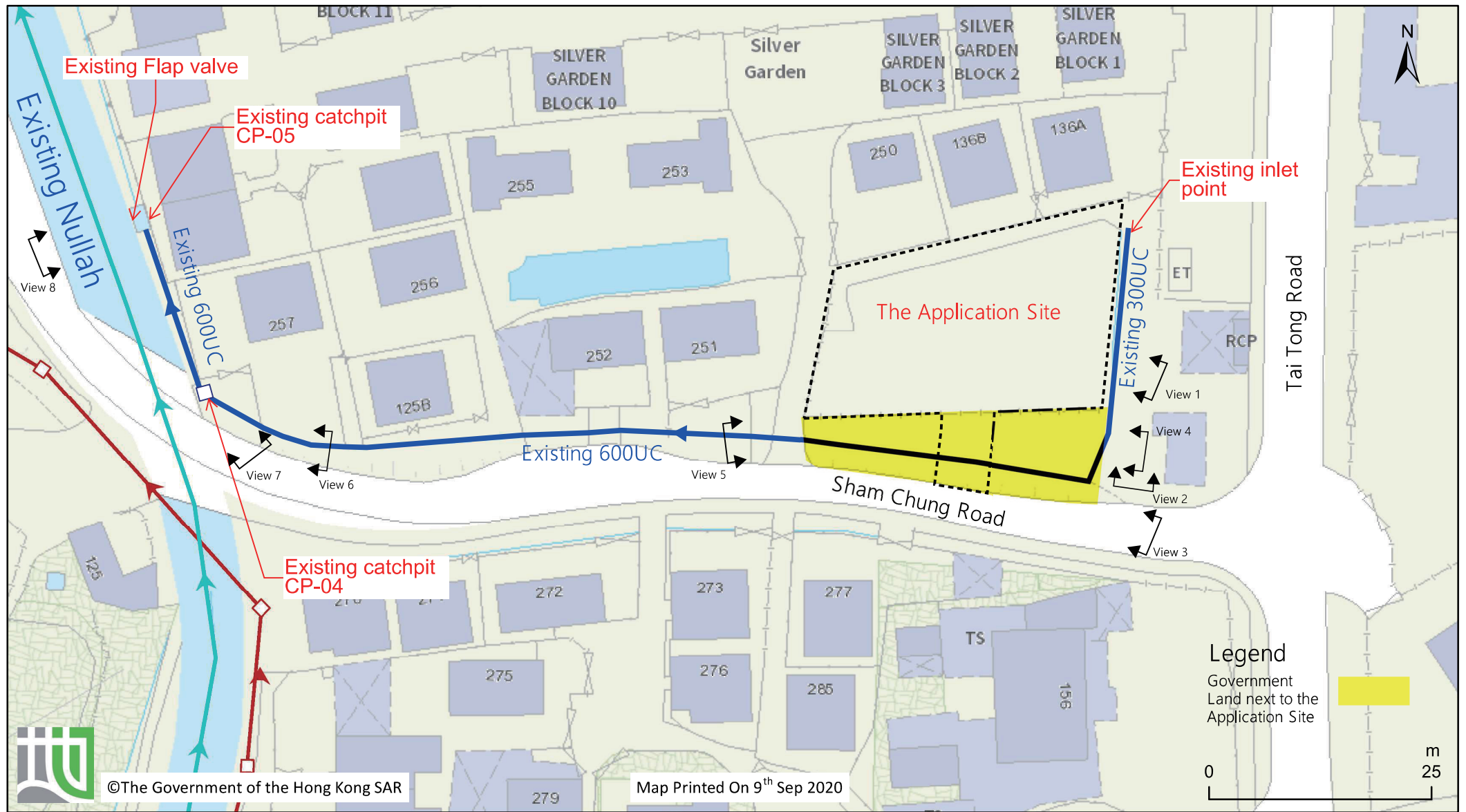
Verified

Chow Kwok Wah

RC3/540

N/A

3/5/2023



Plan 2
Existing Drainage Network







有關A/YL-TT/625進一步資料11/01/2024 16:08

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: ekytam@pland.gov.hk

History:

This message has been forwarded.

1 Attachment



消防建議.pdf

敬啟者

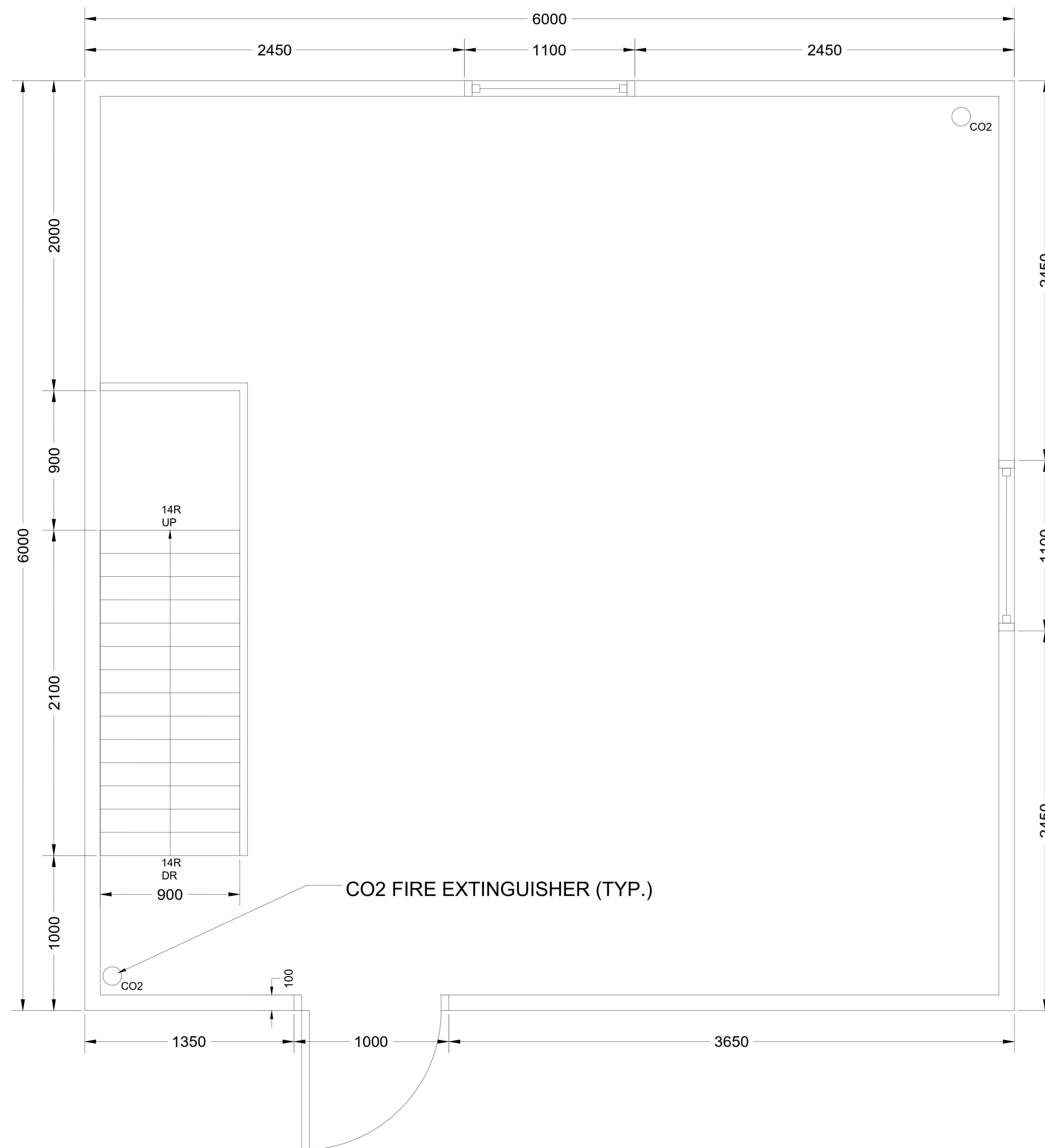
此電郵取代09:37之電郵。就上述檔案，現提交進一步資料。

此申請包含19個車位，供私家車及輕型貨車停泊。以下附件為消防建議，此外，有關地政部門意見，申請人承諾構築物尺寸會跟足短期豁免書要求作出修改。

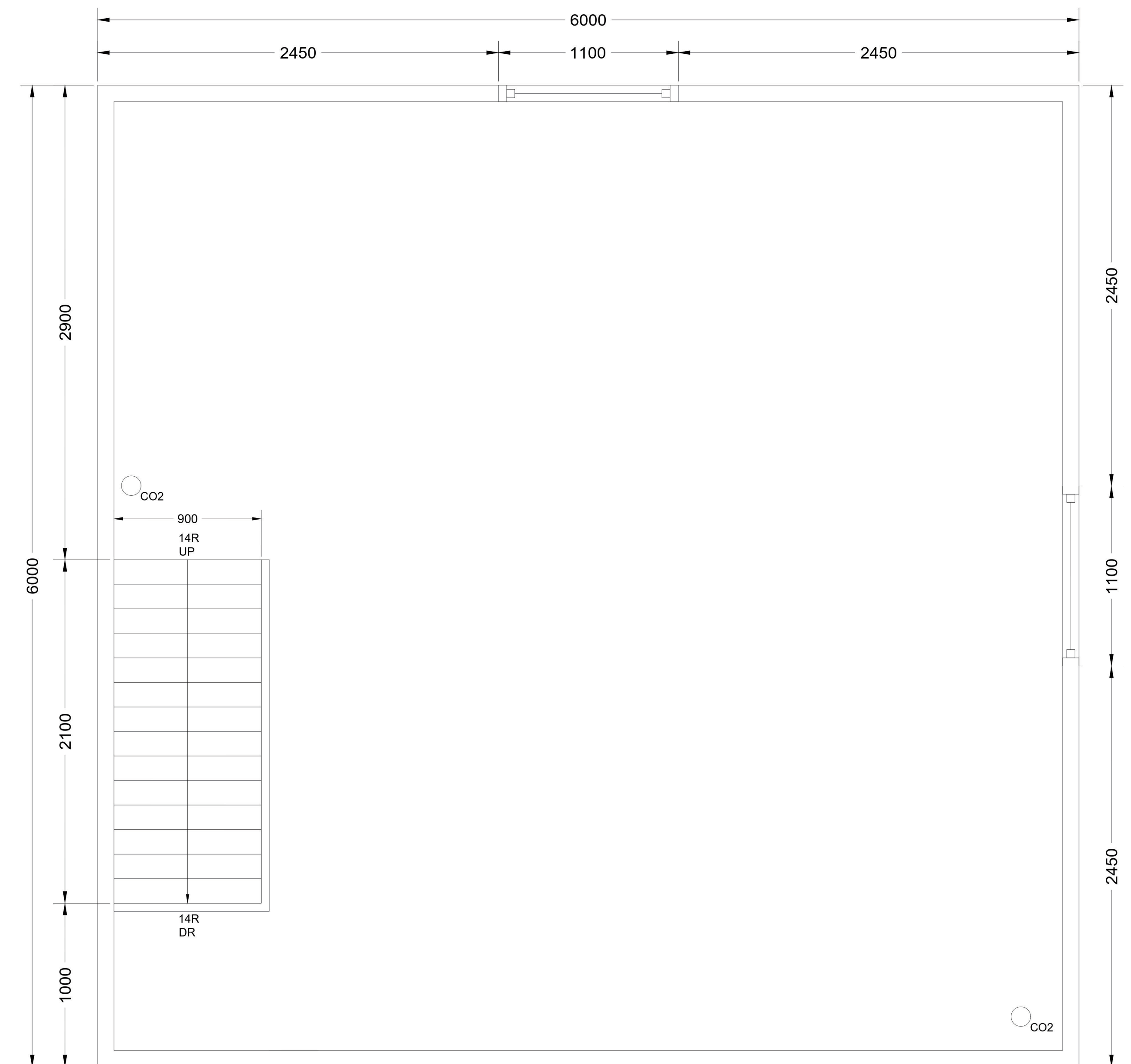
許小姐

Appendix A

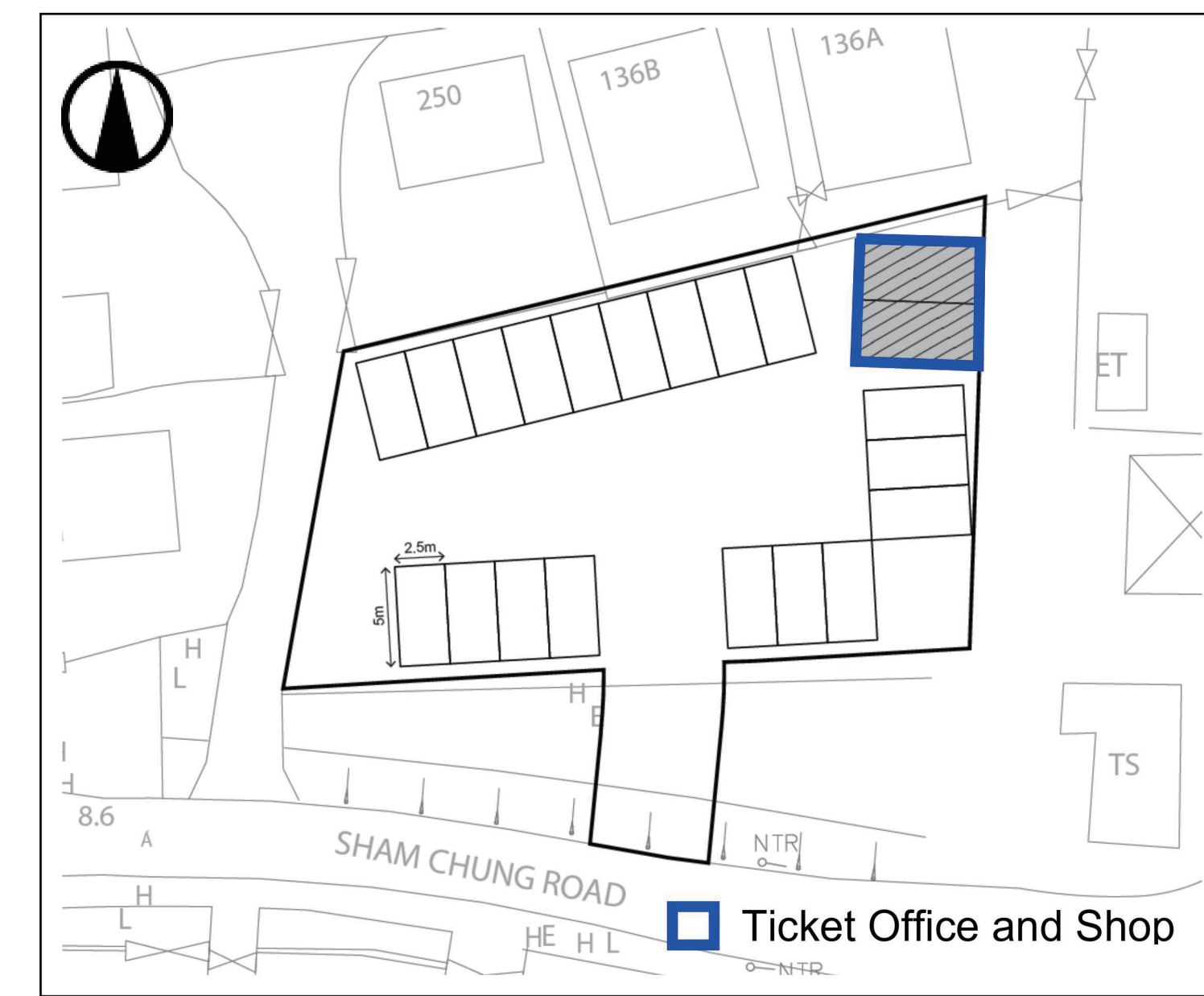
Fire Service Installations Proposal



G/F



1/F



 Ticket Office and Shop

Ticket Office and Shop

Approved Section 16 Planning Application for Proposed Temporary Private Vehicle Park and Shop & Services for a Period of 3 Years in “Village Type Development” zone, Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long (Approved Planning Application No. A/YL-TT/625)

Relevant Extracts of Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/509	Proposed Temporary Private Vehicle Park and Shop and Services Use for a Period of 3 Years	26.2.2021

**Similar Applications within the Same “V” Zone
on the Tai Tong Outline Zoning Plan in Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/455	Renewal of Planning Approval for Temporary “Shop and Services (Real Estate Agency)” for a Period of 3 Years	1.2.2019
2	A/YL-TT/541	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	4.3.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- no Small House application approved/under processing at the Site.

2. Traffic

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

No adverse comment on the application.

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

No adverse comment on the application.

3. Drainage

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

- no in-principle objection to the application;
- should the Town Planning Board consider the application acceptable from the planning point of view, an approval condition should be included to request the applicant to maintain the drainage facilities implemented under the application No. A/YL-TT/509 and to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Board.

4. Fire Safety

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

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

5. Building Matters

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

- no objection to the application;

6. District Officer's Comments

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

No comment on the application.

7. Other Departments

The Director of Agriculture, Fisheries and Conservation, the Director of Electrical and Mechanical Services, the Chief Engineer/Construction of Water Supplies Department and the Commissioner of Police have no objection to/ no comment on the application.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that;
 - (i) the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot 3307 in D.D. 120 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the private lot is covered by Short Term Waiver (STW) No. 5402 for the purpose of Temporary Private Vehicle Park and Shop and Services; the GL in the application site is governed by Non-Exclusive Right-of-Way Clause and Vehicular Access Points Clause of STW No. 5402. The above clauses of STW No. 5402 shall not give the waivee the exclusive right over the GL concerned. The waivee should note and comply with the above clauses all the times; and
 - (iii) LandsD's recent site inspection revealed that the built-over area (BOA) and height of the existing structure on Lot 3307 in D.D. 120 exceed the permitted BOA and height of STW No. 5402, which does not tally with the subject planning application. The applicant shall either (i) remove the excessive BOA and rectify the height of the existing structure not covered by the subject planning application immediately; or (ii) include the excessive BOA and amend the proposed height of the structure in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification of STW to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that 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 (C for T) that:
 - (i) the local track and footpath leading to the Site are not under his office's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using them as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads.
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) according to DSD's site inspection, the proposed outlet pipes connecting to the existing 600mm u-channel on the previously approved drainage plan under the application No. A/YL-TT/509 could not be found on the Site; and
 - (ii) to submit a set of updated photos (with dates) of the existing drainage facilities and demonstrate the proposed drainage system is the same as the one

implemented under Application No. A/YL-TT/509;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measure should be provided at the access to prevent surface water flowing from the Site to the nearby public roads/drains; and
 - (ii) the access road connecting the application site with Sham Chung Road is not and will not be maintained by his office. His office shall not be responsible for the maintenance of any access connecting the Site with Sham Chung Road;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including shelters, toilet and containers as temporary buildings and connection of drains) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with Buildings Ordinance (BO);
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's 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 BO;
 - (iii) 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;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (v) 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;
 - (vi) detailed comments will be provided at the building plan submission stage; and
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the

Regulation when carrying out works in the vicinity of the electricity supply lines.

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



Re: A/YL-TT/625 DD 120 Tai Tong

27/12/2023 02:22

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-TT/625

Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 710sq.m Includes Government Land of about 60sq.m

Zoning : "VTD"

Applied use: 19 Vehicle Parking and Shop

Dear TPB Members,

Conditions for 625 have never been fulfilled. Solution, new application with 50sq.mts less government land.

Why was approval not revoked? Members should not tolerate or reward operators who fail to fulfil basic conditions and thereby pose a hazard to both the good health and safety of nearby residents.

The far too lenient approach of both Lands Dept in granting multiple extensions of time and PlanD in recommending that members roll over applications is one of the prime causes for abuse of regulations.

If conditions are not considered to be necessary, then do not apply them in the first place.

Mary Mulvihill

From:

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

Date: Monday, 30 November 2020 4:04 AM HKT

Subject: A/YL-TT/509 DD 120 Tai Tong

A/YL-TT/509

Lot 3307 in D.D. 120 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 760sq.m Includes Government Land of about 110sq.m

Zoning : "VTD"

Applied use: 19 Vehicle Parking and Shop

Dear TPB Members,

This is clearly an application to legitimize an existing parking operation.

What is the status of the 110 sq.m government land? As this can no longer be used for small house construction, re 2019 JR that "private treaty grants" and "exchanges" were unconstitutional, it should be used for community purposes, this village does not appear to have any GIC facilities.

These parking facilities are a most inefficient use of land. NT villagers should be encouraged to open car ports on the ground floor of their spacious 2,100sq.ft homes as it common practice in private villa style developments.

Mary Mulvihill