

2023年 5月 1 日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 11 MAY 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301261 5/5 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TYST/1218
	Date Received 收到日期	11 MAY 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Well Vision 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)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

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)

Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, 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 130 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 100 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)

37 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B) 1" ("R(B)1")
(f) Current use(s) 現時用途	Temporary Place for Recreation and Sports (Martial Arts Training Venue) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at03/05/2023..... (DD/MM/YYYY), this application involves a total of2..... "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) of1..... "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)
1	Lot 1034 S.A RP in D.D. 121	05/05/2023

(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. 如上述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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Renewal of Planning Approval for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years

Application number to which the permission relates: A/YL-TYST/900
Date of approval: 06/07/2018
Date of expiry: 06/07/2023

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	100 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	N/A %	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	N/A %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3-4.8 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☒ other(s) 其他

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

Practice area, storage and toilet uses:
100 sq.m

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	Practice of martial arts, storage of training equipment and toilet uses
.....
.....
.....
.....

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

Peripheral planting

.....

.....

.....

.....

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

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

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

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

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

N/A

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) An existing local track leading from Tong Yan San Tsuen Road and Sha Tseng Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____

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

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

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

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 No 否	<input type="checkbox"/> Please provide details 請提供詳情
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<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
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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A	

10. Justifications 理由

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

The current application aims to renew the latest planning approval granted on 06.07.2018 under Application No. A/YL-TYST/900 (hereinafter referred to "the last approved application") which will be expired on 06.07.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use (i.e. Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years).

The nature of the current application in terms of approval period sought and proposed uses is the same as that proposed in the last approved application. Apart from the change in building height (increasing from 4m to 4.8m), other development parameters, the nature/operation of the proposed uses and the physical settings surrounding the application site compared to the last approved application would be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the previous approval within specified time limits.

Considering the current application carries the same site context and nature with a very similar scale as the latest previously approved application, the approval of the current application would be in line with the previous decision of the Board and would by no means set an undesirable precedent for other similar applications. Furthermore, the applied use in temporary nature will provide flexibility for future planning circumstance and would not jeopardise the long-term planning intention of the "Residential (Group B) 1" zone.

There will be no changes in terms of nature of the proposed uses, operation hours, and more importantly, the existing boundary fence, landscape treatments, drainage facilities and fire service installations would be continued to be properly maintained in good conditions all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed uses since the last approved application, no infrastructural nor environmental impacts are envisaged should the permission for the proposed uses be renewed/granted by the Board.

Relevant boundary fence, landscape, drainage, sewerage drainage and fire service installations proposals along with the photographic records of existing boundary fence, landscape, drainage and fire service installation facilities and Town Planning Board letter and compliance letters under the last approved application are submitted in the current application.

11. Declaration 聲明

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

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

Signature
簽署



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

Thomas LUK

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Aikon Development Consultancy Limited



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

Date 日期

05/05/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第121約地段第1034號A分段餘段(部分) 和毗連政府土地		
Site area 地盤面積	130 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 37 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖 (編號：S/YL-TYST/14)		
Zoning 地帶	"Residential (Group B) 1" ("R(B)1") 住宅 (乙類) 1地帶		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years 臨時康體場所 (國術體育會) 的規劃許可續期 (為期五年)		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____	0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	0

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

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

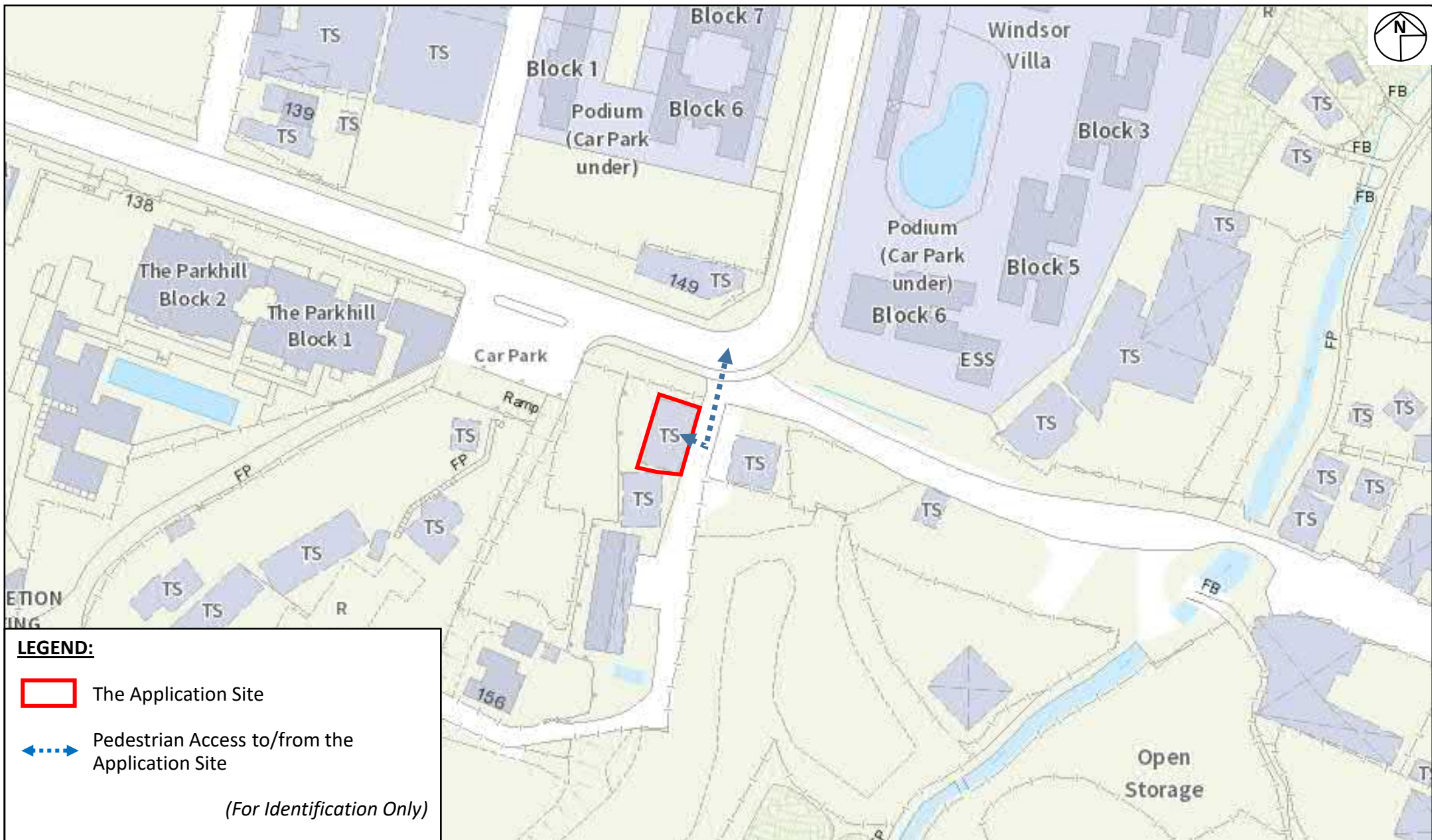
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000111012_0001)
Figure 3	Extract of the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14



Project:
 Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Renewal of Planning Approval under Application No. A/YL-TYST/900)

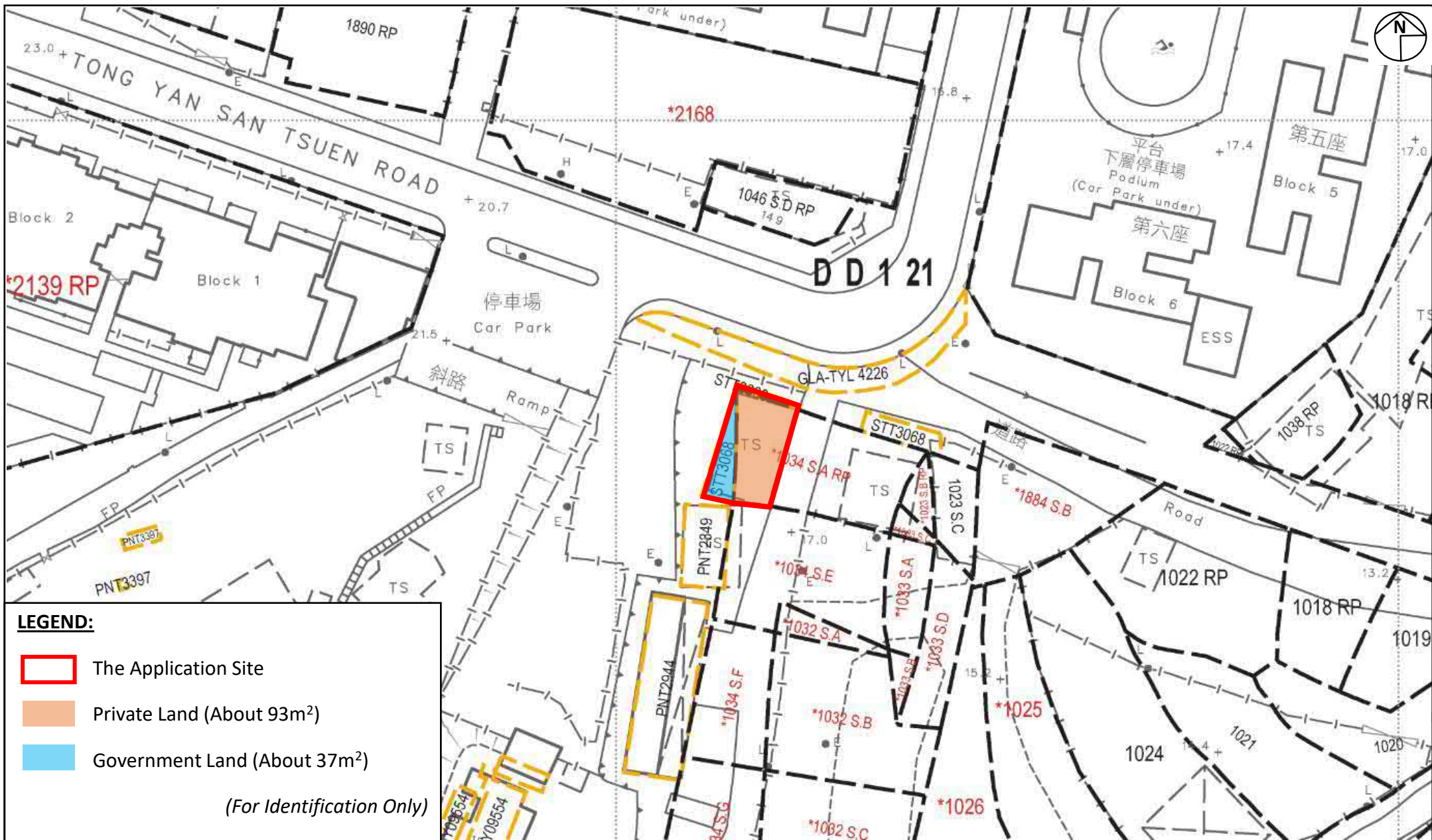
Title:
 Location Plan

Ref.: ADCL/PLG-10260/L001/F001

Figure:
 1

Scale:
 Not to Scale

Date:
 May 2023



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Extract of Lot Index Plan
(No. ags_S00000111012_0001)

Ref.: ADCL/PLG-10260/L001/F002

Figure:

2

Scale:

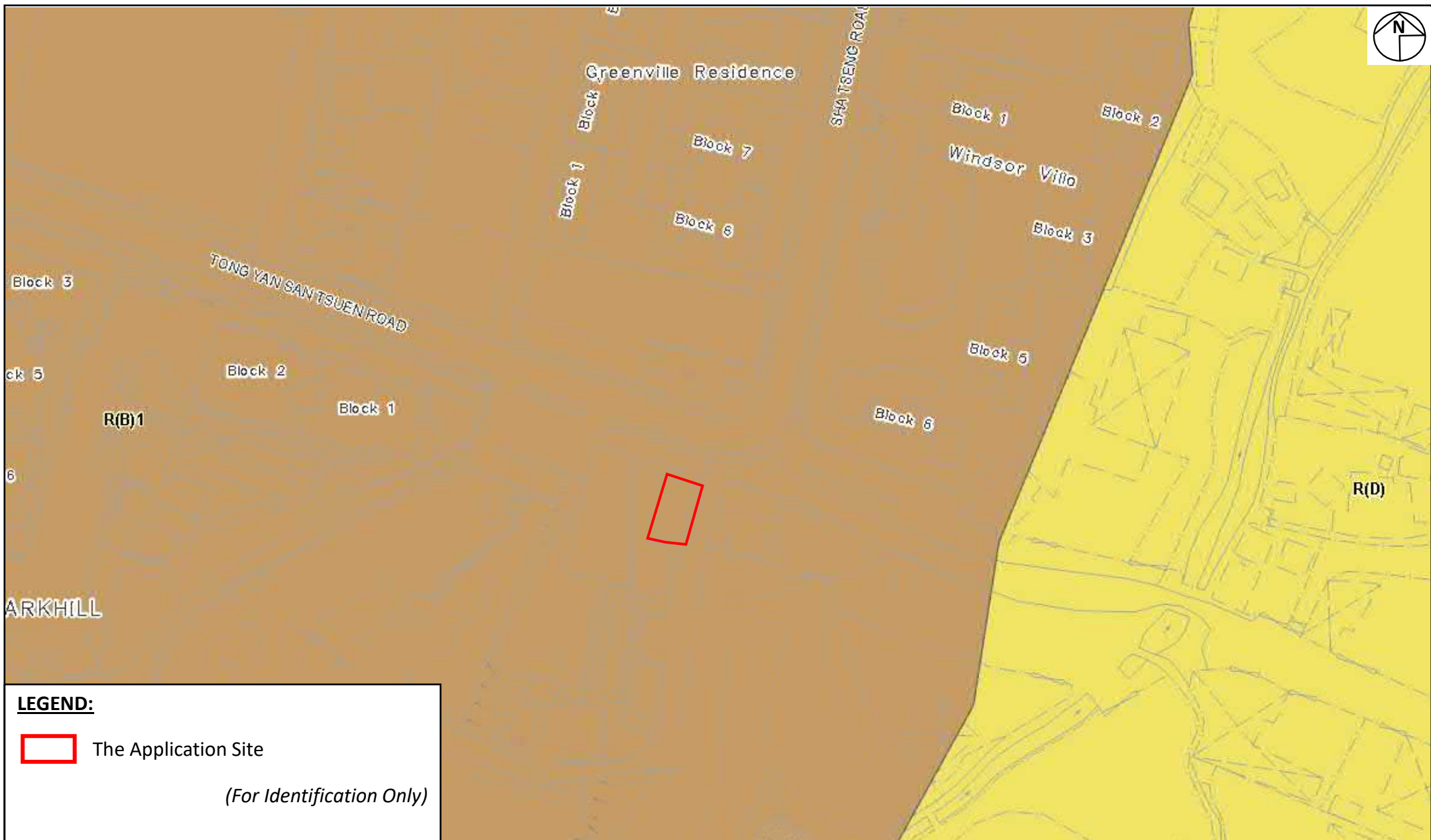
Not to Scale

Date:

May 2023



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Extract of the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Ref.: ADCL/PLG-10260/L001/F003

Figure:
3

Scale:
Not to Scale

Date:
May 2023





AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1	Existing Condition of Boundary Fence
Illustration 2	Existing Condition of Landscape Treatments
Illustration 3	Existing Condition of Drainage Facilities
Illustration 4	Existing Condition of Fire Service Installations



LEGEND:

 Site Boundary
  Viewpoint
 (For Identification Only)



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Existing Condition of Boundary Fence

Illustration:

1

Scale:

Not to Scale

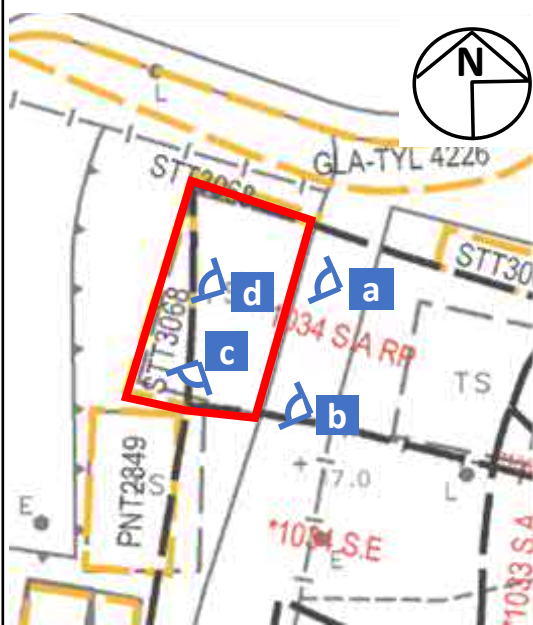
Date:

May 2023

Ref.: ADCL/PLG-10260/L001/I001



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

Site Boundary
 ⦿ Viewpoint
 (For Identification Only)



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Existing Condition of Landscape Treatments

Illustration:
 2

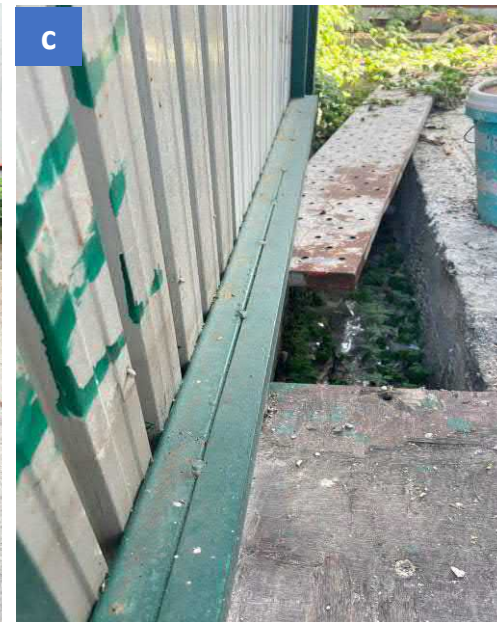
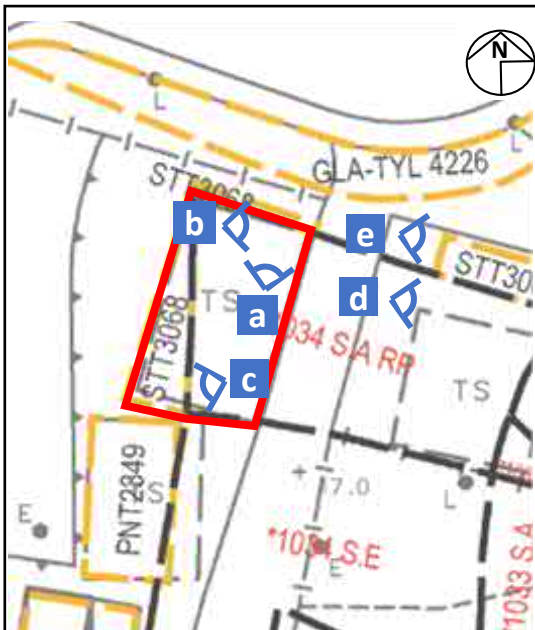
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Date:
 May 2023



Ref.: ADCL/PLG-10260/L001/I002

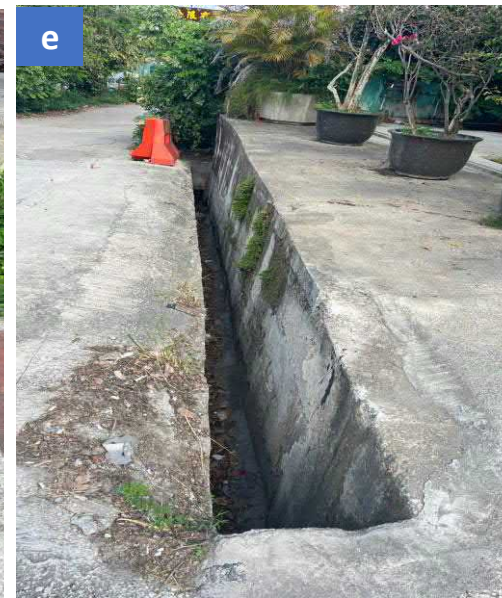
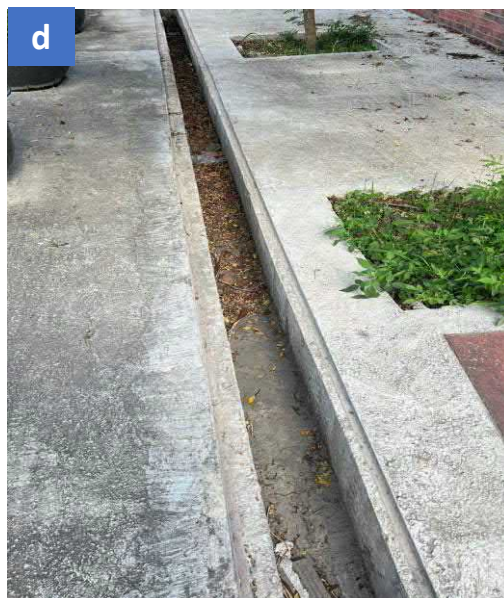


AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

 Site Boundary
  Viewpoint
 (For Identification Only)



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Existing Drainage Facilities

Illustration:
 3

Scale:
 Not to Scale

Date:
 May 2023

Ref.: ADCL/PLG-10260/L001/I003



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

Site Boundary
 ◊ Viewpoint
 (For Identification Only)



Project:

Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Renewal of Planning Approval under Application No. A/YL-TYST/900)

Title:

Existing Condition of Fire Service Installations

Ref.: ADCL/PLG-10260/L001/I004

Illustration:

4

Scale:

Not to Scale

Date:

May 2023



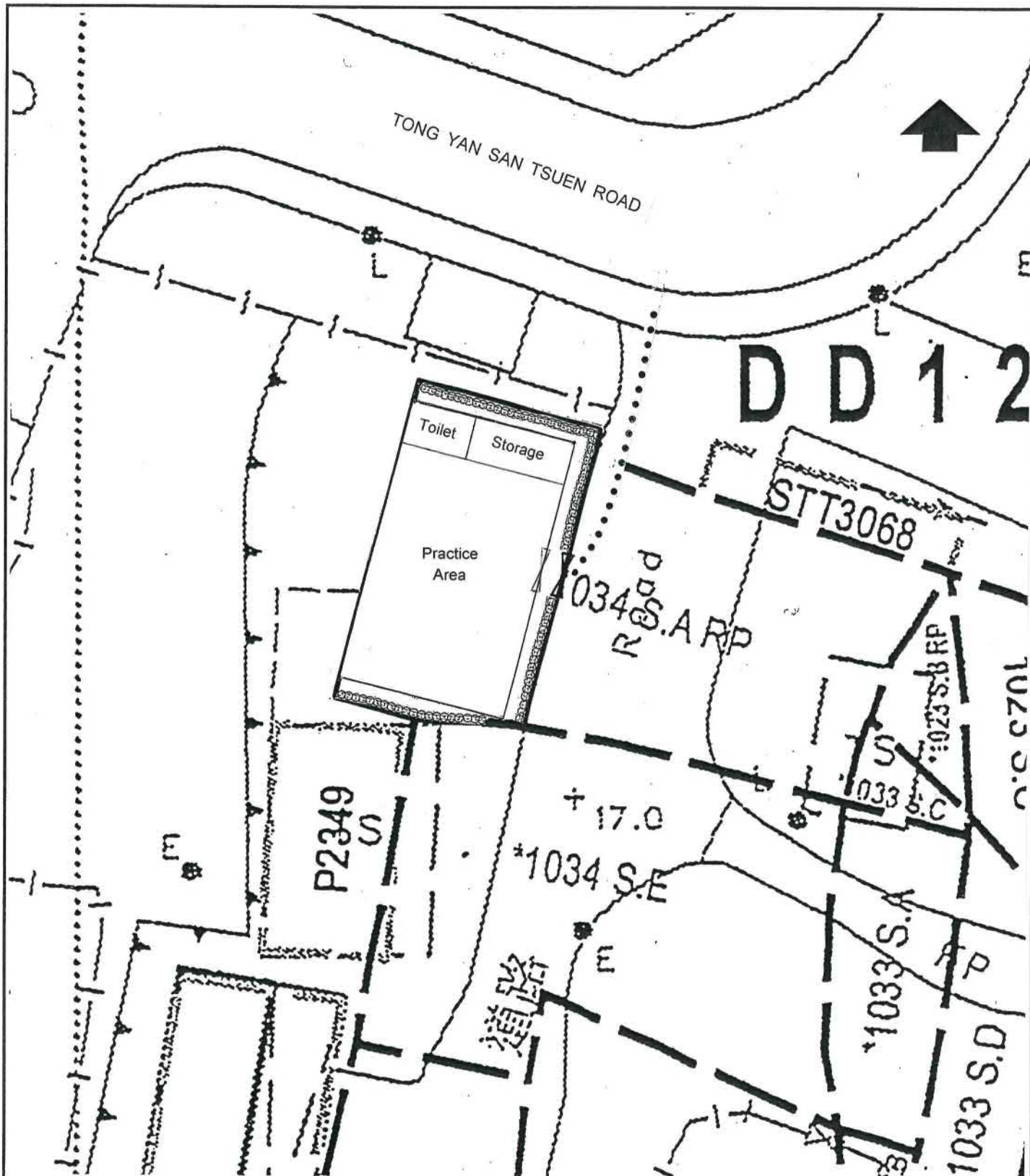
AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices





Appendix I	Approved Layout Plan under Planning Application No. A/YL-TYST/900
Appendix II	Approved Boundary Fence and Landscape Proposal under Planning Application No. A/YL-TYST/900
Appendix III	Approved Drainage Proposal under Planning Application No. A/YL-TYST/900
Appendix IV	Approved Fire Service Installations Proposal under Planning Application No. A/YL-TYST/900
Appendix V	Proposed Sewerage Drainage Proposal
Appendix VI	Approval Letter of the Previous Application No. A/YL-TYST/900
Appendix VII	Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/900

Appendix I

Approved Layout Plan under Planning Application No. A/YL-TYST/900



Legend

-  The Application Site
-  Peripheral Planting
-  Ingress/Egress
-  Pedestrian Access

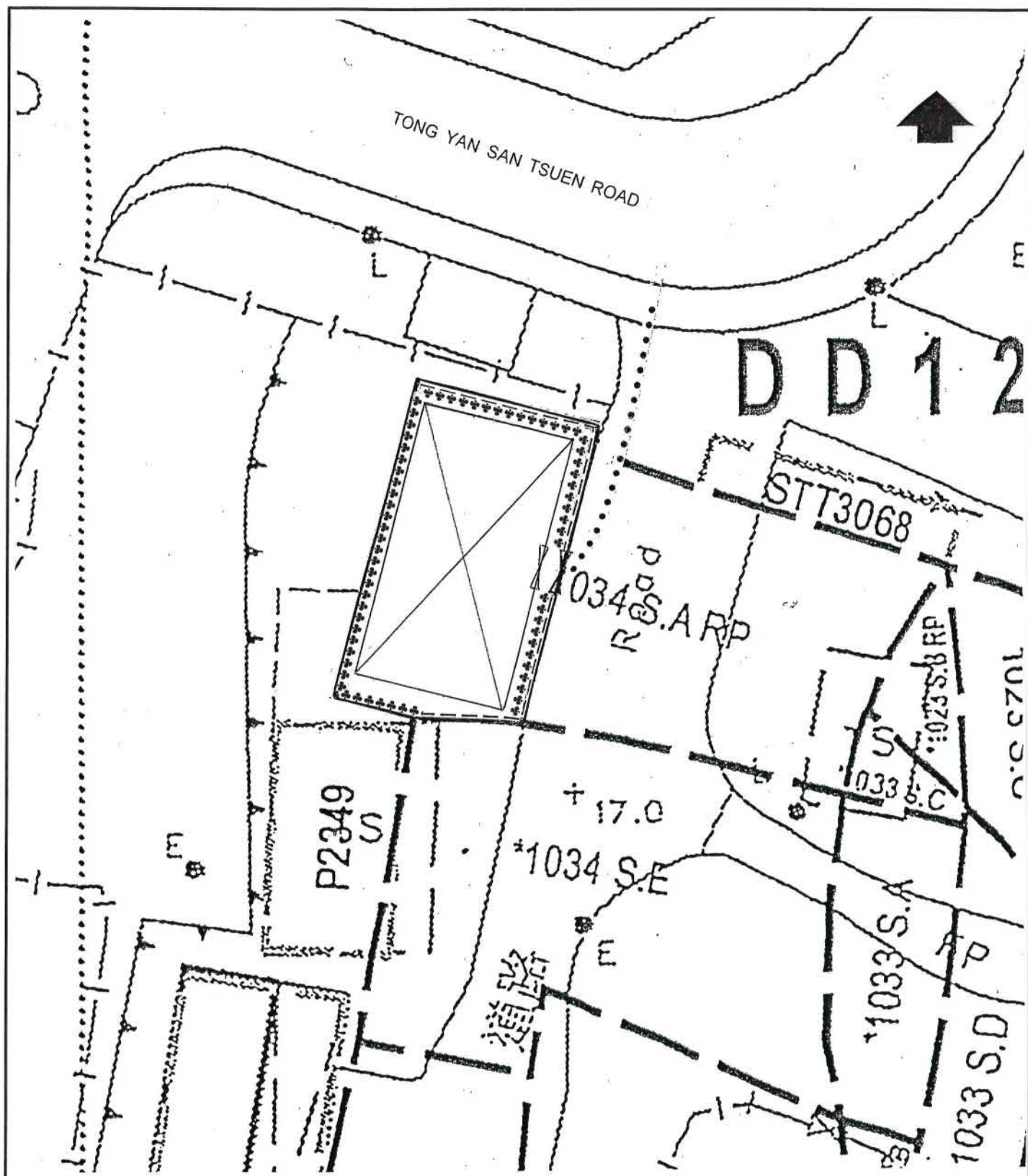
Approved Layout Plan under Planning
Application No. A/YL-TYST/900

Temporary Place of Recreation & Sports
(Martial Arts Training Ground) for a Period of 5 Years
at Lot No. 1034 S.A. RP (Part) and
Adjoining Government Land in DD121,
Tong Yan San Tsuen, Yuen Long

0 5 10 15 METRES

Appendix II

Approved Boundary Fence and Landscape Proposal under Planning Application No. A/YL-TYST/900



Legend

- The Application Site
- Rhododendron simsii 紅杜鵑
- Proposed Fencing
- Conopy
- Ingress/Egress
- Pedestrian Access

Approved Boundary Fence and Landscape Proposal
under Planning Application No. A/YL-TYST/900

Temporary Place of Recreation & Sports
(Martial Arts Training Ground) for a Period of 5 Years
at Lot No. 1034 S.A. RP (Part) and
Adjoining Government Land in DD121,
Tong Yan San Tsuen, Yuen Long

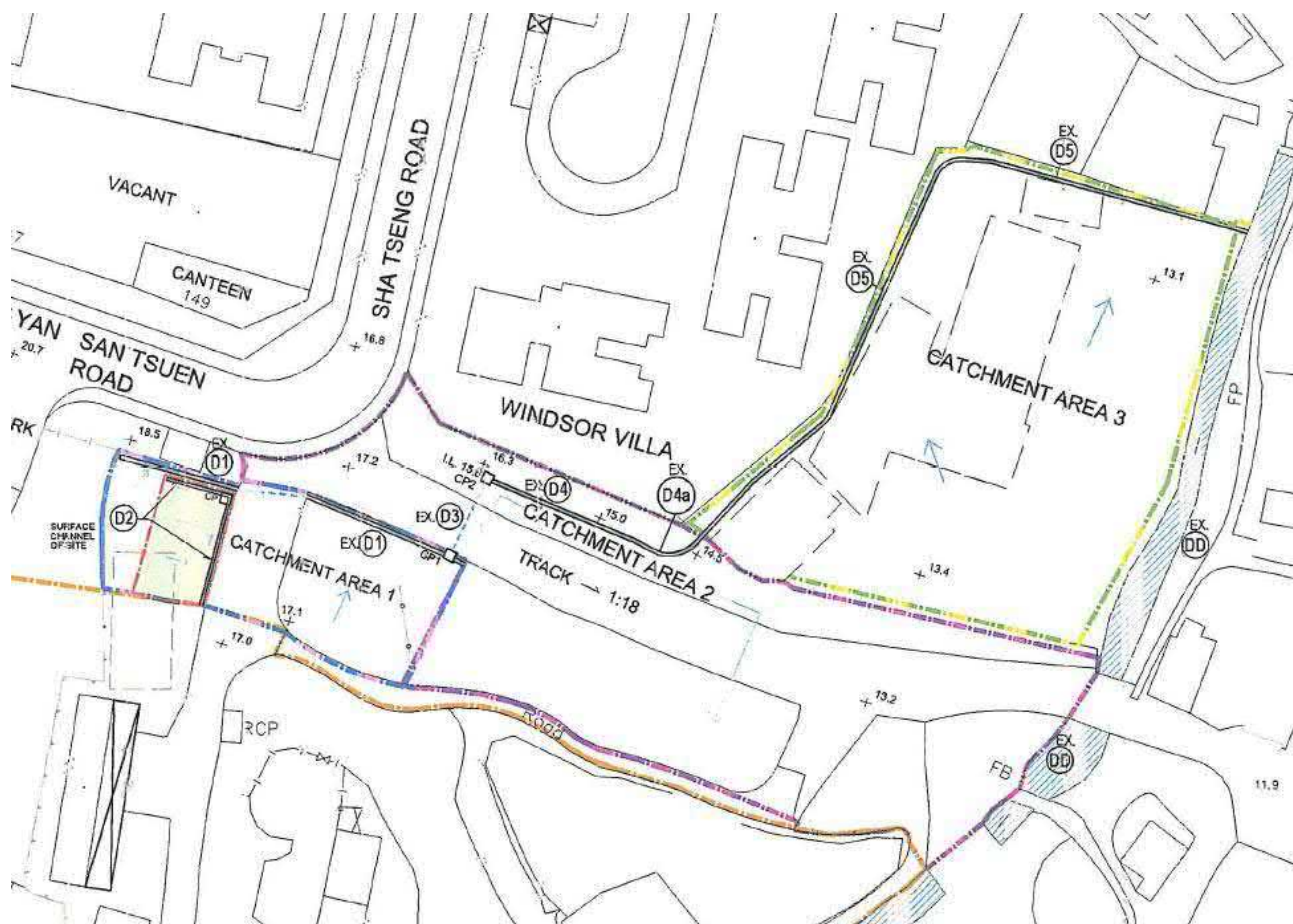
0 5 10 15 METRES

Appendix III

Approved Drainage Proposal under Planning Application No. A/YL-TYST/900

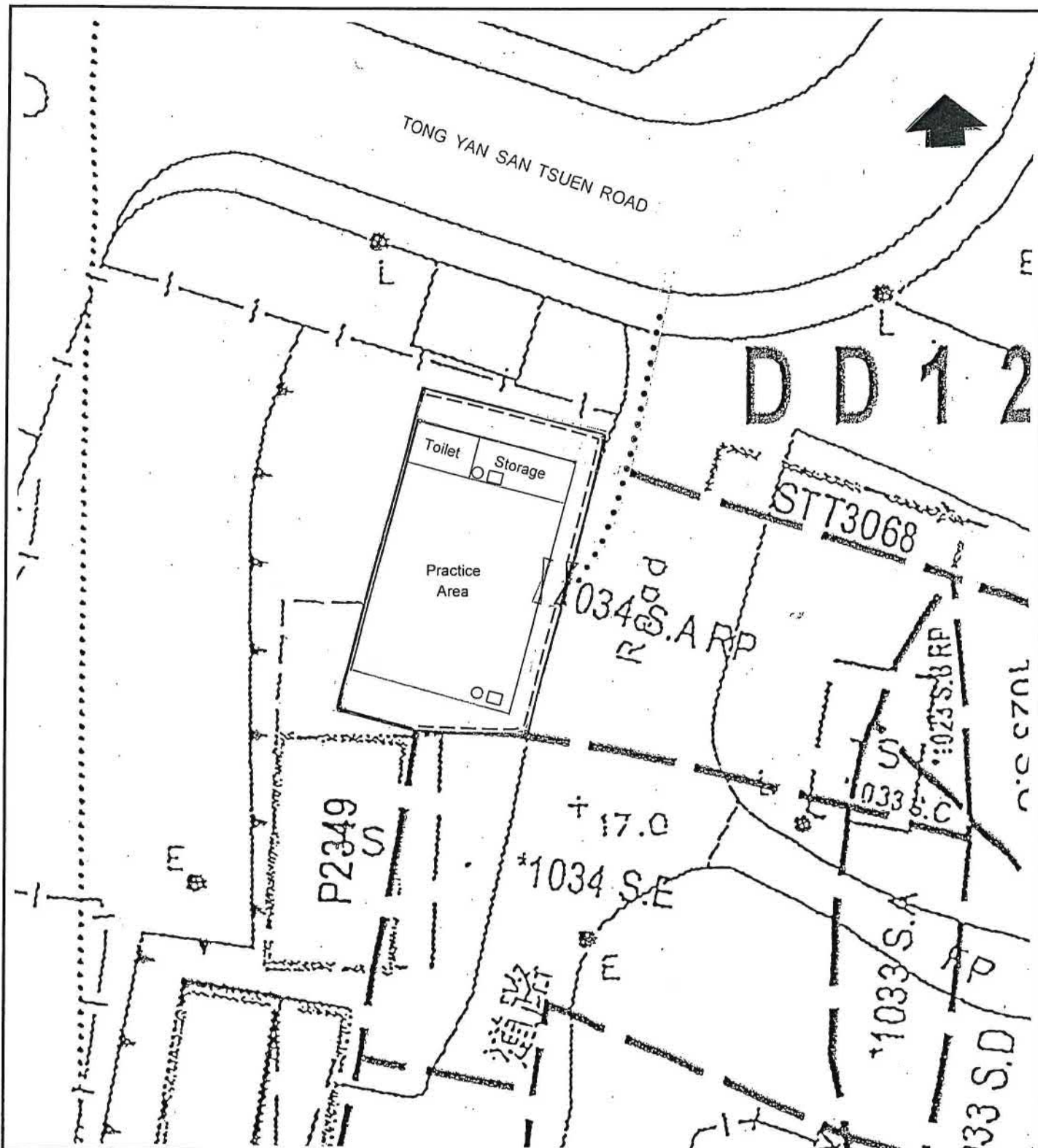
**Temporary Place of Recreation & Sports
(Practice Venue of Martial Arts) for a Period of 5 Years at
Lot No. 1034 S.A RP (Part) & Adjoining Government Land in DD121
Tong Yan San Tsuen, Yuen Long**

**Approved Drainage Proposal
under Planning Application No. A/YL-TYST/900**


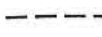
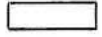






Appendix IV

Approved Fire Service Installations Proposal under Planning Application No. A/YL-
TYST/900



Legend

-  The Application Site
-  Proposed Fencing
-  Conopy (about 89 sq.m)
-  9 liter foam type fire extinguisher
-  3 kg dry powder fire extinguisher
-  Ingress/Egress
-  Pedestrian Access

Approved Fire Service Installations Proposal under Planning Application No. A/YL-TYST/900

Temporary Place of Recreation & Sports
(Martial Arts Training Ground) for a Period of 5 Years
at Lot No. 1034 S.A. RP (Part) and
Adjoining Government Land in DD121,
Tong Yan San Tsuen, Yuen Long

0 5 10 15 METRES

Appendix V

Proposed Sewerage Drainage Proposal

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
4. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).

NOTES FOR CONCRETE WORKS

1. ALL CONCRETE WORKS ARE DESIGNED IN ACCORDANCE WITH CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE 2013 AND BS8007:1987.
2. CONCRETE MIX SHALL BE GRADE 40D/20 COMPLYING WITH CS1:2010 EXCEPT SECTION 7.1.
3. ALL REINFORCEMENT SHALL BE GRADE S275J0 CLASS 1 STEEL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL, 2011.
4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH DS6588:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

	HIGH TENSION STEEL
FULL TENSION ANCHORAGE/ LAP	35 DIA.
FULL COMPRESSION ANCHORAGE/ LAP	35 DIA.

8. DESIGN GROUND WATER LEVEL SHALL BE OF GROUND LEVEL.
9. DESIGN LOADING:
LIVE LOAD = 5kPa
BUILDING SURCHARGE LOAD = 10kPa
10. 75mm BLINDING LAYER SHALL BE PROVIDED

NOTES OF DRAINAGE WORKS:

- (1) ALL DRAINAGE SYSTEM, PIPEWORK INSTALLATION & CONNECTION SHALL FULFILL MANUFACTURER'S REQUIREMENTS, BUILDING DEPARTMENT & DRAINAGE SERVICES DEPARTMENT REQUIREMENTS AND ALL RELEVANT REGULATIONS.
(2) WHETHER SHOWN ON THE DRAWING OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION SUCH ACCESS POINTS SHALL BE SO SITED AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD / TOOL.
(3) ALL BENDS, BRANCHES OR TEE-JOINTS, ETC. SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS, BRANCHES OR TEE-JOINTS SHALL NOT CHANGE IN ANY WAY OF THE CROSS SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR SUCH JOINTS.
(4) SUFFICIENT ANCHORAGE AND SUPPORT SHALL BE PROVIDED TO ALL PIPEWORKS TO TAKE UP THE WEIGHT OF THE PIPEWORK SYSTEM AND, IN ADDITION, THE THRUST DEVELOPED IN THE PIPEWORKS AND FITTINGS WHILE THE PIPES DISCHARGING RAIN WATER / SOIL AND WASTE WATER.
(5) ALL PIPES PASSING THROUGH WALL AND FLOOR SHALL BE PROVIDED WITH PIPE SLEEVES OF MIN. COMMERCIAL SIZE LARGER THAN THE PIPE LINES. AFTER INSTALLATION OF PIPEWORKS, THE SPACE / GAP IN BETWEEN SHALL BE SEALED OFF WITH APPROVED TYPE OF FIRE RESISTANT SEALANT.
(6) THE CONTRACTOR SHALL ENSURE THAT NO WATER BORNE PIPING SHALL BE EMBEDDED IN ANY LOAD BEARING STRUCTURAL ELEMENT. NO DRAINAGE PIPING SHALL BE EMBEDDED IN STRUCTURAL ELEMENTS AS STATED ON PNAP 230.
(7) ALL C.I. PIPES SHOULD COMPLY WITH PNAP 282. THE JOINTS OF C.I. SOCKETED PIPES SHALL BE MADE WITH A GASKET OF RAMP OR YARN, AND SHALL BE PROPERLY CAULKED WITH METALLIC LEAD OR OTHER APPROVED MATERIAL. YET, FLANGED PIPE JOINTS SHALL BE MADE BY BOLTING THE FLANGES TOGETHER SECURELY WITH A SUITABLE METALLIC GASKET.
(8) ALL HORIZONTAL DRAINAGE PIPEWORK INSTALLATION SHALL RUN TO MIN. GRADIENT OF 1:40 (FOR $\phi \leq 100\text{mm}$ DIA.), 1:70 (150mm DIA.) UNLESS OTHERWISE SPECIFIED. ALSO, ALL PIPEWORK SHALL BE CONNECTED WITH SUFFICIENT CLEANING EYE AT ALL TURNS, BRANCHES AND WC POSITIONS FOR EASY MAINTENANCE IN FUTURE.
(9) HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK. IT SHALL ALSO BE INSTALLED WITH A CONTINUOUS FLAT BACK INTO THE DISCHARGE PIPE SYSTEM.
(10) THE MANHOLE SHALL BE FITTED AT A LEVEL FLUSHED WITH FLOOR LEVEL WITH A DOUBLE SEALED CAST IRON AIR TIGHT COVER OF ADEQUATE STRENGTH AND APPROVED DESIGN. THE MANHOLE COVER SHALL BE MED. DUTY TYPE DOUBLE SEAL.
(11) SHORT FORMS OF DRAIN PIPEWORK:
SP - SOIL WATER DRAIN PIPE
WP - WASTE WATER DRAIN PIPE
SWP - SOIL & WASTE WATER DRAIN PIPE
VP - VENT PIPE
(12) ABBREVIATIONS:
FD - FLOOR DRAIN & VG - VERTICAL GRATING
F/A - FROM ABOVE & F/B - FROM BELOW
T/A - TO ABOVE & T/B - TO BELOW
H/L - HIGH LEVEL & M/L - MID LEVEL & L/L - LOW LEVEL
F/L - FROM LOW LEVEL & F/HL - FROM HIGH LEVEL
T/LL - TO LOW LEVEL & T/HL - TO HIGH LEVEL
U/G - UNDERGROUND

PIPE MATERIAL SCHEDULE

TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD CAULKED.
SOIL AND WASTE WATER PIPE CONNECTION TO EX. PUBLIC SEWAGE MANHOLE	80 & ABOVE	POLYETHYLENE PIPE PE100 SDR 17, ELECTRO FUSION JOINT, EXTERNAL BLACK COLOUR, INTERNAL LIGHT COLOUR.

MANHOLE SCHEDULE

FOUL WATER MANHOLE					
MANHOLE NO.	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
FWH--XX					
TSMH 1	17.91	16.70	16.55	T1	1.36

NOTES FOR FILLING MATERIALS AND COMPACTION:

1. ALL EARTH FILLING MATERIAL SHALL BE OBTAINED FROM EXCAVATION ON SITE OR APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE ENGINEER.
2. FILLING MATERIAL SHALL BE FREE FROM UNSUITABLE MATERIAL INCLUDING ORGANIC MATERIAL, TOPSOIL (OR THE SURFACE LAYER OF SOIL WHICH CAN SUPPORT VEGETATION) SUPPLY, PERISHABLE MATERIALS, FROM MARSHES OR LOGS, STUMPS AND OTHER DELETERIOUS SUBSTANCES FILLING MATERIAL SHALL CONTAIN IN MATERIAL EXCEEDING 200mm IN SIZE.
3. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE A MEANS OF SCREENING THE MATERIAL TO ELIMINATE OVER-SIZED STONES.
4. UNLESS OTHERWISE SPECIFIED THE BACKFILLING MATERIAL SHALL BE GENERAL FILLING MATERIAL PLACED IN LAYERS NOT EXCEEDING 300mm THICK.
5. THE IN-SITU DENSITY OF COMPACTION MATERIAL FORMING THE FILL SHALL NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY.
6. THE RESULTS OF COMPACTED FILL SHALL BE SUBMITTED TO BD DURING BA14 APPLICATION.
7. FILLING WORKS SHALL COMPLY WITH APP-15.
8. SOIL TEST FOR BACKFILL MATERIALS SHALL COMPLY WITH APP-64

NOTES ON DEWATERING:(FOR INFORMATION ONLY)

1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESILTED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE LOOSEN UP SOILS SHALL BE TOPPED WITH GRANULAR MATERIAL AND BE SEALED BY CEMENT MORTAR.

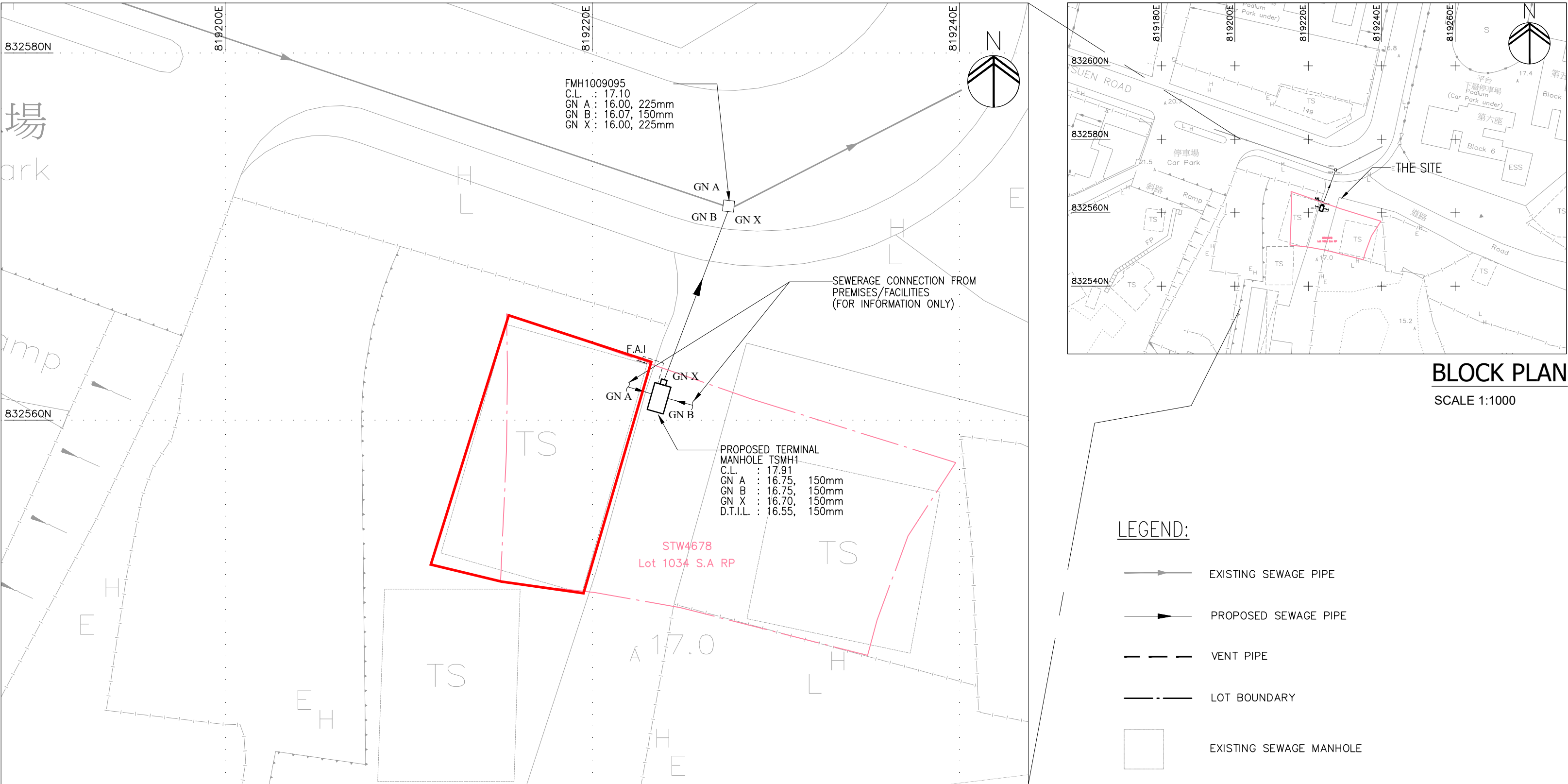
INITIAL DEFECT SURVEY:

1. PRIOR TO COMMENCEMENT OF EXCAVATION WORKS, A DEFECT SURVEY WILL BE CARRIED OUT ON EXISTING CARRIAGEWAY AND ADJACENT STRUCTURES WITHIN 25m FROM THE ALIGNMENT OF EXCAVATION WORKS, AND ANY DEFECTS FOUND WILL BE FULLY DOCUMENTED WITH COLOUR PHOTOGRAPHS.

NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

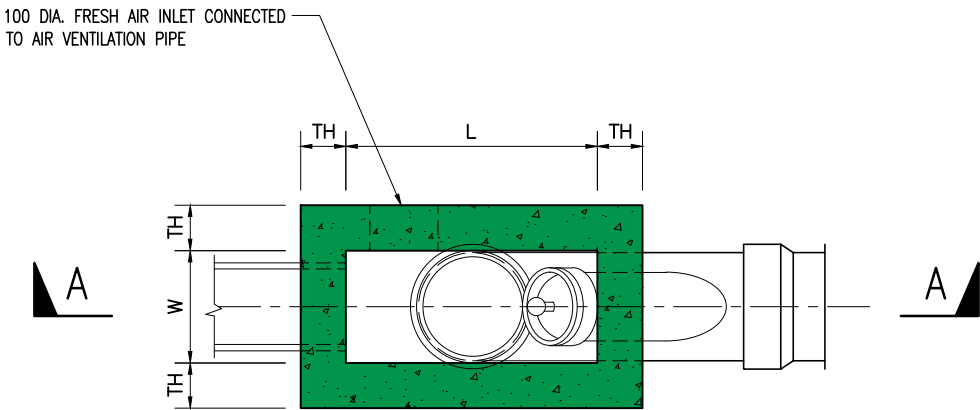
THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM MEASURES TO SAFEGUARD AGAINST FLOODING IN HEAVY RAINFALL.

1. SURFACE WATER FLOWING INTO THE SITE FROM OUTSIDE SHALL BE INTERCEPTED AND CONDUCTED FROM THE SITE TO INDICATED SAFE DISCHARGE POINT. AT EACH INTERSECTION AND ABRUPT CHANGE IN DIRECTION OF SURFACE DRAINAGE CHANNELS INACCESSIBLE CATCHPIT SHALL BE PROVIDED. ALL DRAINAGE WORKS SHALL BE KEPT CLEAR OF DEBRIS.
2. WHERE PRACTICALLY COMPLETED DRAINAGE WORKS DISCHARGE WITHIN THE SITE, A TEMPORARY CONDUIT SHALL BE PROVIDED TO THE DISCHARGE POINTS.
3. ALL SURFACES SHALL BE GRADED AND SEALED TO ENSURE EFFICIENT RUN-OFF AND TO AVOID PONDING.
4. A METHOD OF WORKING SHALL BE ADOPTED IN WHICH THE MINIMUM OF BARE SOIL IS EXPOSED AT ANY TIME. EARTHWORK TO FORM THE FINAL FACE SHALL BE FOLLOWED UP IMMEDIATELY WITH SURFACE PROTECTION AND DRAINAGE WORKS.
5. WHERE TEMPORARY BARE SLOPE FACES ARE UNAVOIDABLE THEY SHALL BE PROTECTED WITH SHEETING WELL SECURED AGAINST THE WIND. WHERE SLOPE FACE IS TO BE TEMPORARILY EXPOSED FOR MORE THAN TWO WEEKS, TEMPORARY HARD SURFACE SHALL BE PROVIDED AND TEMPORARY DRAINS SHALL BE INSTALLED.
6. PRECAUTIONS SHALL ALWAYS BE TAKEN TO PREVENT WATER FROM ENTERING AND COLLECTING IN THE TRENCH OR SHAFT.



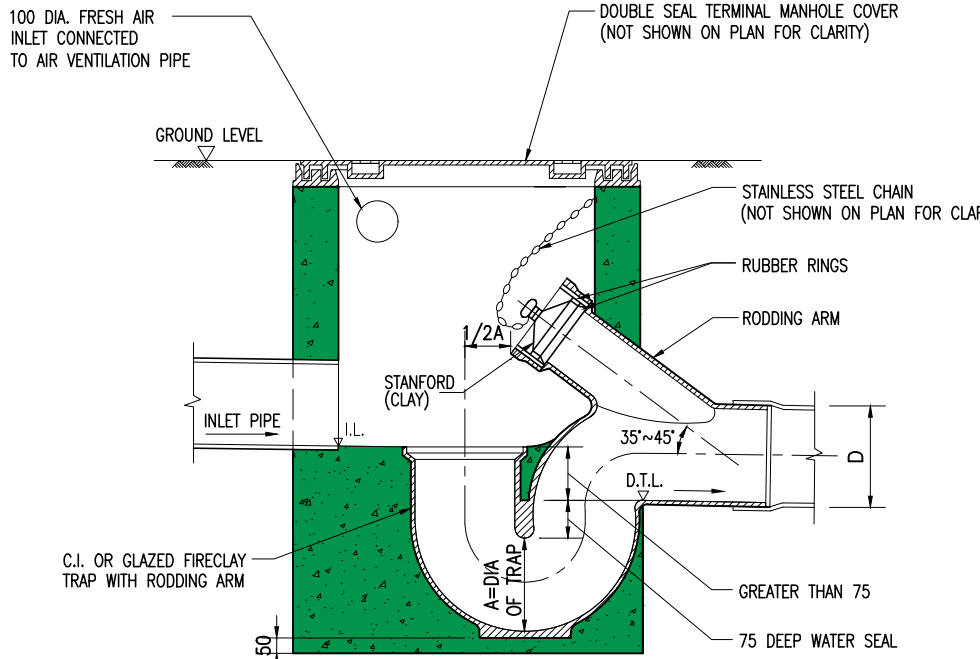
DRAINAGE LAYOUT

1:200



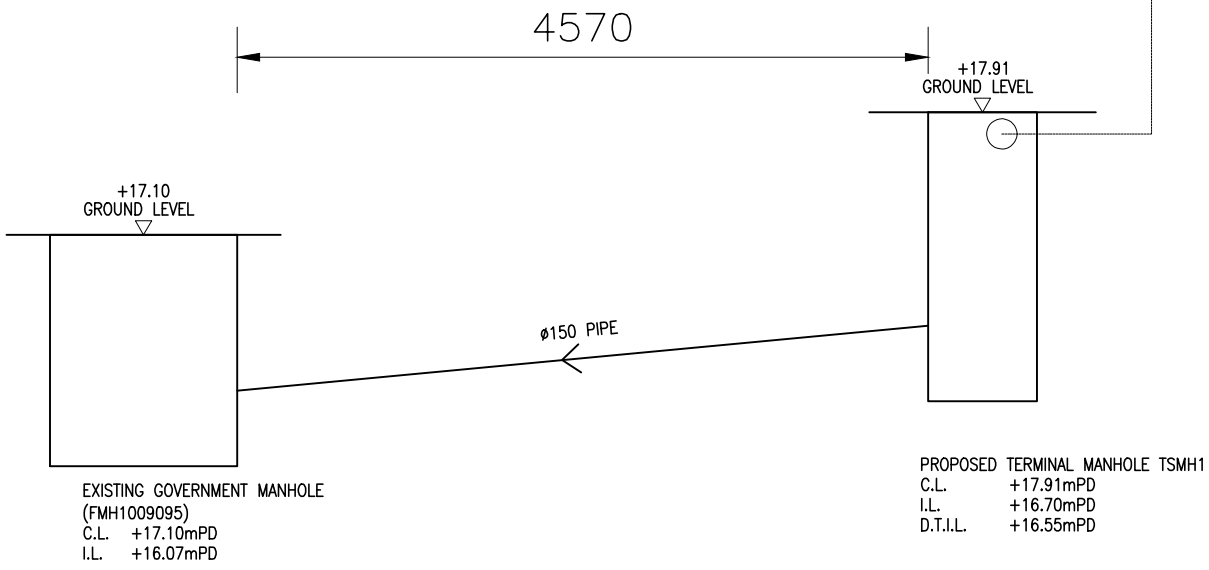
PLAN VIEW OF TERMINAL MANHOLE

N.T.S.
ALL VERT. BARS & HORIZ. BARS TO BE T12-150
PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450mm.



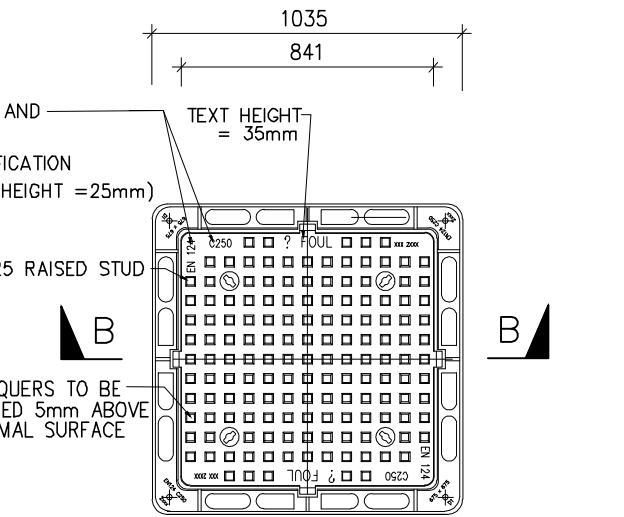
SECTION A-A

N.T.S.
ALL VERT. BARS & HORIZ. BARS TO BE T12-150



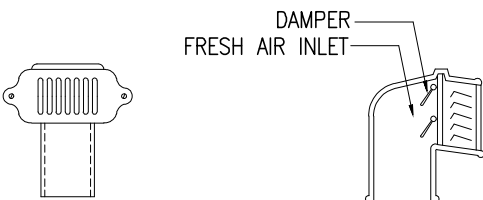
LONGITUDINAL SECTION

N.T.S.

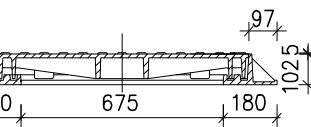


PLAN OF SEWER MANHOLE COVER

N.T.S.



FRONT ELEVATION
SECTION
DETAILS OF FRESH AIR INLET



SECTION B-B

N.T.S.

Client

Architect

Structural & Geotechnical Engineer

Rev.

Date

Description

Drawn by

Checked by

Approved by

PROJECT TITLE

EXTERNAL SEWERAGE DRAINAGE
WORKS AT TONG YAN SAN TSUEN,
YUEN LONG LOT 1034 S.A. RP IN DD121

DRAWING TITLE

GENERAL NOTE, BLOCK PLAN,
LOCATION PLAN, SECTION, DETAILS

DRAWING NO. P21012/DR/101

REV NO. -

OFFICE USE:

SCALE AS SHOWN

PROJECT REF. P21012

CAD REF. External Drainage Drawing.dwg

B.D. REF.

FSD REF.

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY FCK LK KAN
WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.



Appendix VI

Approval Letter of the Previous Application No. A/YL-TYST/900

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TYST/900

By Registered Post & Fax (2620 6022)

20 July 2018

PlanArch Consultants Ltd.
Suite 711, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn: Betty S.F. Ho)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation and Sports (Martial Arts Training Venue)
for a Period of 5 Years in "Residential (Group B) 1" Zone, Lot 1034 S.A RP (Part)
in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long**

I refer to my letter to you dated 4.7.2018.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 6.7.2023 and is subject to the following conditions:

- (a) no operation between 10:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- ✓ (b) the provision of boundary fence on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 6.1.2019;
- ✓ (c) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 6.1.2019;
- (d) in relation to (c) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 6.4.2019;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.1.2019;
- (f) in relation to (e) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.4.2019;

- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.1.2019;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.4.2019;
- (j) if any of the above planning conditions (a) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning conditions (b), (c), (d), (e), (f), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon the expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix III of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 7.7.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 6.7.2018 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 10.8.2018). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix VII

Discharge Letters for the Approval Conditions under Application No. A/YL-TYST/900

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 (2620 6022) & 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 pa/yl.tyst/1802576
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

4 September 2019

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East, Kowloon
(Attn: Ms. Betty S. F. HO)

Dear Madam,

Compliance with Approval Condition (b)

Planning Application No. A/YL-TYST/900

I refer to your submission dated 8.8.2019 for compliance with the captioned approval condition on the provision of boundary fence. The relevant department 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.

You are reminded that all the existing boundary fence shall be maintained throughout the approval period. If there are anomalies subsequently found, the applicant would be required to rectify them. Should you have any queries on the departmental comments, please contact the undersigned.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Internal

CTP/TPB (2)

KKN/EY/ey

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 (2620 6022) & 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
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No.: 2158 6298
傳真機號碼 Fax No.: 2489 9711

21 January 2019

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Sir/Madam,

Compliance with Approval Condition (c)**Planning Application No. A/YL-TYST/900**

I refer to your submission dated 27.12.2018 for compliance with the captioned approval condition on the submission of the landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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.

I regret that due to staff shortage, we are not able to provide you with a translation of the detailed departmental comments. Should you have any queries on the departmental comments, please contact Mr. SIN Ka Ki (Tel: 2231 4856) of our Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



C.C.

CTP/UD&L (Attn.: Mr. SIN Ka Ki)

(Ref: UD A/YL-TYST/900 dated 18.1.2019)

Internal

CTP/TPB

APPENDIX

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

- a. Please be advised that the landscape proposal is considered acceptable and thus, requirements of approval condition (c) have been met. You may proceed to implement the approved proposal for compliance with the planning condition (d).
- b. Upon completion of the landscape implementation works, a set of photo records showing the completed works covering all proposed trees, should be submitted for our consideration and necessary action.
- c. You are reminded to follow the 'Technical Note on the Submission and Implementation of Landscape Proposals for Compliance with Conditions for Approved Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance'.

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 (2620 6022) & 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 pa/yl.tyst/1802576
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

19 August 2020

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance with Approval Condition (d)

Planning Application No. A/YL-TYST/900

I refer to your submission dated 14.7.2020 for compliance with the captioned approval condition on the implementation of the landscape proposal. The relevant department has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition **has been complied** with.

Should you have any queries on the departmental comments, please contact Ms. Charmaine TSANG (Tel: 2231 4905) of our Department.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CTP/UD&L (Attn.: Ms. Charmaine TSANG)

Internal

CTP/TPB (2)

KKN/CL/cl

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 (2620 6022) & 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
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

4 April 2019

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Sir/Madam,

Compliance with Approval Condition (e)

Planning Application No. A/YL-TYST/900

I refer to your submission dated 22.1.2019 for compliance with the captioned approval condition on the submission of a revised drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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.

Please implement the accepted drainage proposal and report completion of works to our Department as soon as possible for compliance with approval condition (f). Please note that the time limit of condition (f) is 6.7.2019. Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of Drainage Services Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

(Ref: (00C5PE) in MN 10/YL/DD121
dated 2.4.2019)

Internal

CTP/TPB

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

You are reminded to note the following:

- a. You should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. You are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- c. The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- d. You should consult District Lands Officer/Yuen Long and seek consent from relevant lot owners for any works to be carried out outside your lot boundary before commencement of the drainage works.

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 (2620 6022) & 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 pa/yl.tyst/1802576
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

17 January 2020

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Sir/Madam,

Compliance with Approval Condition (e)

Planning Application No. A/YL-TYST/900

I refer to your submission dated 28.10.2019 for compliance with the captioned approval condition on the submission of a drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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.

Please implement the accepted drainage proposal and report completion of works to our Department as soon as possible for compliance with approval condition (f). Please note that the time limit of condition (f) is 6.4.2020. Should you have any queries on the departmental comments, please contact Mr. Bill C H CHAN (Tel: 2781 4107) of Drainage Services Department or the undersigned.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

(Ref: (00G70V) in MN 10/YL/DD121
dated 2.1.2020)

Internal

CTP/TPB (2)

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

You are reminded to note the following:

- a. You should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- b. You are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- c. The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- d. You should consult District Lands Officer/Yuen Long and seek consent from relevant lot owners for any works to be carried out outside your lot boundary before commencement of the drainage works.

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 (2620 6022) & 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
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

25 February 2020

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance with Approval Condition (f) Planning Application No. A/YL-TYST/900

I refer to your submission dated 7.2.2020 and 21.2.2020 for compliance with the captioned approval condition on the implementation of 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. Bill C H CHAN (Tel: 2781 4107) of DSD.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Bill C H CHAN)

(Ref: (00GMV5) in MN 10/YL/DD121 dated
24.2.2020)

Internal

CTP/TPB (2)

KKN/kkn

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 area, etc. You are required to rectify the drainage system at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

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 (2620 6022) & 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
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

13 December 2018

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Sir/Madam,

Compliance with Approval Condition (h)

Planning Application No. A/YL-TYST/900

I refer to your submission dated 22.11.2018 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory 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.

Please implement the accepted FSIs proposal and report completion of works to our Department as soon as possible for compliance with approval condition (i). Please note that the time limit of condition (i) is 6.4.2019. Should you have any queries on the departmental comments, please contact Mr. CHAN Ming-chung (Tel: 2733 7737) of Fire Services Department or the undersigned.

Yours faithfully,

(Ms. Floria TSANG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

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 (2620 6022) & 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
本署檔號 Our Reference () in TPB/A/YL-TYST/900
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

23 September 2020

PlanArch Consultants Ltd.
Suite 1710, Concordia Plaza
1 Science Museum Road
Tsim Sha Tsui East, Kowloon
(Attn.: Ms. Betty S. F. HO)

Dear Madam,

Compliance with Approval Condition (i) **Planning Application No. A/YL-TYST/900**

I refer to your submission dated 20.7.2020 for compliance with the captioned approval condition on the implementation of the fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition **has been complied** with.

Should you have any queries on the departmental comments, please contact Mr. HUNG Tsz-kwan (Tel: 2733 7758) of FSD.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS (Attn.: Mr. YEN Chung-ming)

Internal

CTP/TPB (2)

KKN/CL/cl



Tel 電話：(852) 3180 7811
Fax 傳真：(852) 3180 7611
Email 電郵：info@aikon.hk
Web 網址：www.aikon.hk

Date : 8th June 2023
Our Ref. : ADCL/PLG-10260/L002

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

! 2 22 M2M! 2M " 2"2, 22 22()

Dear Sir/Madam,

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We refer to the latest comments from Fire Services Department and would like to enclose herewith the latest FSI proposal and the full set of valid FS251 to address the abovementioned departmental comments for their consideration.

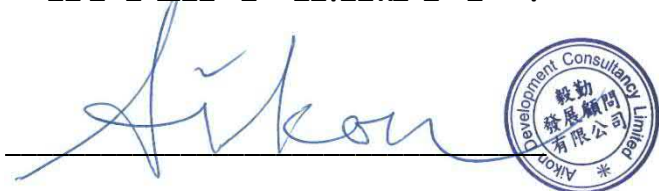
We would like to clarify that the current renewal application in terms of approval period sought and proposed uses is the same as that proposed in the last approved application (i.e. Planning Application No. A/YL-TYST/900) and would involve no change in the proposed layout.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,

For and on behalf of

"22 2"2"222 "2" "22!22'M 2 2 ""!



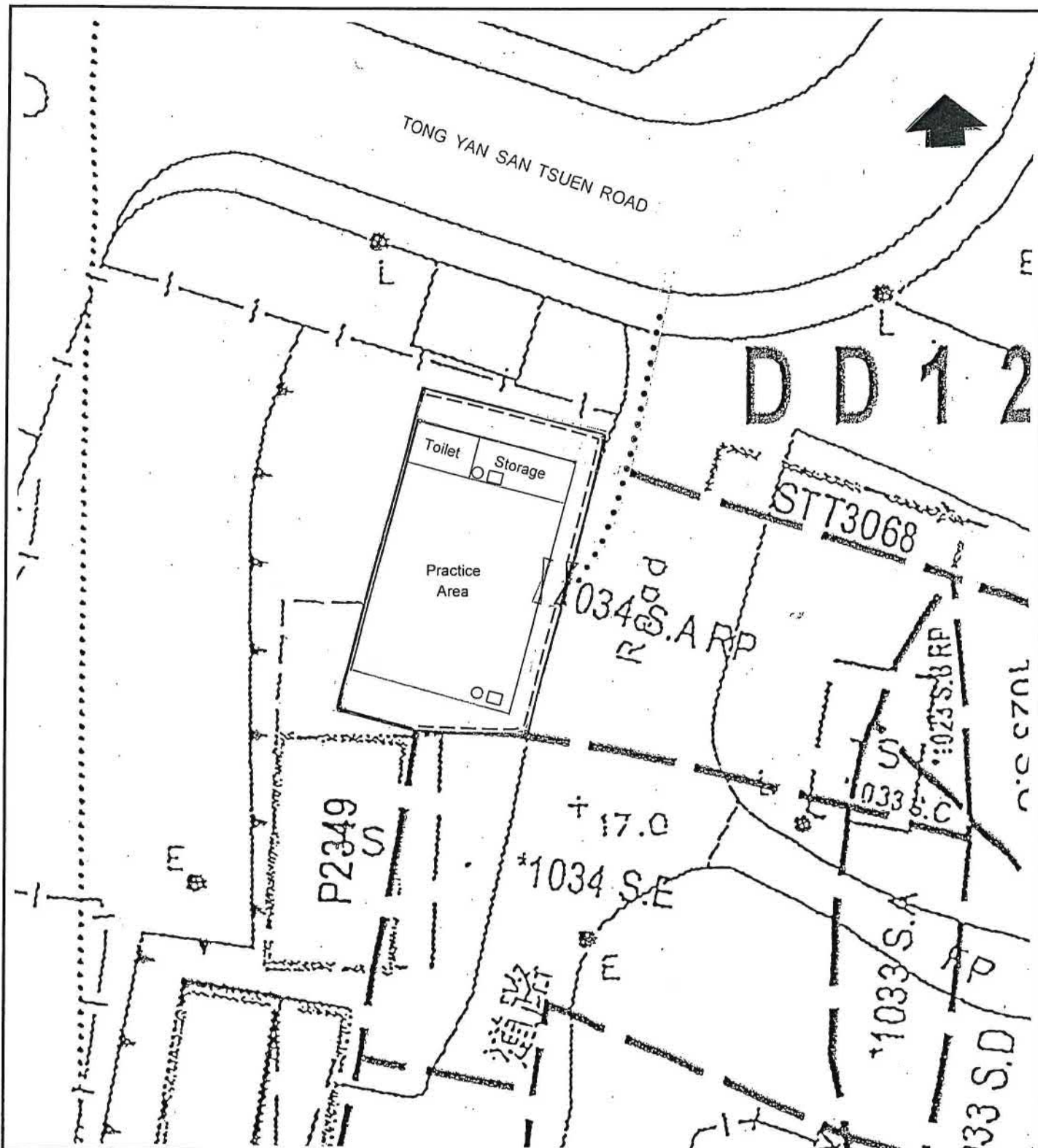
Encl.

c.c. DPO/TMYLW, PlanD (Attn.: Mr. Edwin YEUNG) - By Email (ewsyeung@pland.gov.hk)

Client – By Email

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong



Legend

- The Application Site
- Proposed Fencing
- Conopy (about 89 sq.m)
- 9 liter foam type fire extinguisher
- 3 kg dry powder fire extinguisher
- Ingress/Egress
- Pedestrian Access

Fire Service Installations Proposal under
Planning Application No. A/YL-TYST/1218

Temporary Place of Recreation & Sports
(Martial Arts Training Ground) for a Period of 5 Years
at Lot No. 1034 S.A. RP (Part) and
Adjoining Government Land in DD121,
Tong Yan San Tsuen, Yuen Long

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 8051674

FSD Ref.: _____
消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lot No. 1034 S.A RP (Part) and Adjoining Government Land

Street No./Town Lot:

門牌號數/市地段

DD 121

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yan San Tsuen

Block:

座

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 編碼 (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(DD/MM/YY)

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

Code 編碼 (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	Portable Fire Extinguisher	G/F	Supply & Install 2 Nos of 3Kg Dry Powder Type F.E	Conforms with FSD Requirements	8/6/2023
24	Portable Fire Extinguisher	G/F	Supply & Install 2 Nos of 9L Foam Type F.E	Conforms with FSD Requirements	8/6/2023

Part 3 第三部 Defects 損壞事項

Code 編碼 (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

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
授權人簽署

Name: Ting Ka Him
姓名
FSD/RC No.: RC3/98
消防處註冊號碼

Company Name: POLLY FIRE PREVENTION
公司名稱

Telephone: 2393 8468 / 2765 8255
聯絡電話
Date: 8/6/2023
日期



For FSD use only

Inspected

Key-in

Verified

Date : 14th June 2023
Our Ref. : ADCL/PLG-10260/L003

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

! 2 22 M2M! 2M " 2"2, 22 22()

Dear Sir/Madam,

2 ! " 22 22 M2 22 222 M2 22 22 " 222 M2 2M" 22 " "M2 22 M! !22"! ! M" M " !
" M2 22 "22" 22 M " 2! 22) "M! M 2" 222(!" M" 2 2"2" 222 M! ! 2 22
222" 22 "2" M! "222 M! M! "2"2 2"2 222 "2" "" "2" "
M2 22 222 M2 22 "2" 2 !" ! "2222,

We would like to provide background information and clarification on the captioned application.

Since the last approved application for proposed temporary place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years (i.e. Planning Application No. A/YL-TYST/900) approved by the Rural and New Town Planning Committee on 6.7.2018, the Applicant has made his best efforts on the associated Short Term Waiver (STW) and Short Term Tenancy (STT) applications with the Lands Department and the aforesaid STW and STT were granted in November 2021. In view of the previous situation of COVID-19 and the special adjustments in the business market, certain delays have encountered in the implementation of the proposed practice venue. The Applicant is currently actively facilitating the implementation works along with the renewal application in order to deliver the proposed practice venue as soon as possible.

We would also like to clarify that the current renewal application in terms of operator (i.e. Lung Ying Fist (龍形正宗趙宗國術同學會)), capacity (i.e. maximum capacity of 20), operation (i.e. practice activities to be confined within the proposed structure to avoid any potential nuisance to the surroundings) and operation hours (i.e. 9:00 a.m. to 10:00 p.m. daily) are the same as that proposed in the last approved application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of

"22 2"2" 2222 "2" "22!22'M 2 2 ""!



Encl.

c.c. DPO/TMYLW, PlanD (Attn.: Mr. Edwin YEUNG) - By Email (ewsyeung@pland.gov.hk)
Client – By Email

Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Date : 20th June 2023
Our Ref. : ADCL/PLG-10260/L004

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

RE: Section 16 Planning Application for Temporary Place for Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years at Lot 1034 S.A RP (Part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (Planning Application No. A/YL-TYST/1218)

Further to our submission to the TPB dated 19.6.2023 (Our Ref.: ADCL/PLG-10260/L005) (hereinafter referred to as "the Previous Submission"), please find herewith the consolidated further information including responses to the latest comments from the Transport Department and the revised sewerage drainage proposal which strives to supersede the Previous Submission.

Responses to the Latest Comments from the Transport Department

Since the proposed development does not include any parking space, the hourly trip generation and trip attraction is expected to be zero. Additionally, the proposed development is conveniently served by public transportation and followers of Lung Ying Fist (龍形正宗趙宗國術同學會) are recommended to access via public transport or on foot.


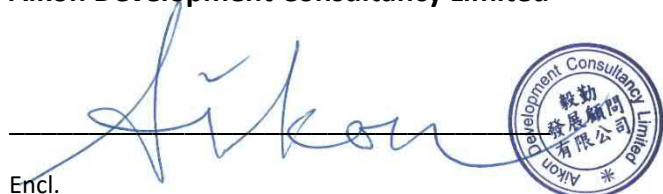
Clarification on the Revised Sewerage Drainage Proposal

Please note that the drainage proposal under Application No. A/YL-TYST/1218 is identical to the one submitted in the last approved Application No. A/YL-TYST/900 (**Appendix I** refers). The Applicant will continue maintain the existing drainage system and submit drainage record photos at a later stage.

Whereas the sewerage drainage proposal at **Appendix II** is an additional sewerage scheme proposed in the current application. The portion of the proposed terminal manhole outside Lot 1034 S.A RP in D.D. 121 would only locate at public road/government land(s). The Applicant will further implement and maintain the proposed sewerage system once the aforesaid proposal is agreed by Drainage Services Department. Form HBP1 and CCTV record will be provided at the implementation stage.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Encl.

c.c. DPO/TMYLW, PlanD (Attn.: Mr. Edwin YEUNG) - By Email (ewsyeung@pland.gov.hk)
Client – By Email

Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Appendix | I

Drainage Proposal

Appendix | II

Revised Sewerage Drainage Proposal

External Sewerage Drainage Works At Tong Yan San Tsuen, Yuen Long Lot 1034 S.A. RP IN DD121
Response to Comments (RtoC), for comments from DSD dated 13 Jun 2023
(Contact Person: MO chak-hei, Isaac at tel. no. 5114-3310)

Item No.	DSD Advices	AP Responses
(1)	Please provide the type of standard DSD manhole to be used (with standard drawings) for the proposed terminal manhole.	Terminal Manhole Type T1_1 referring to DSD standard is now adopted. Please refer to the revised drawing no. P21012 /DR/101 (Rev A).
(2)	According to their new standard, the pipe would need to be 250 OD PE pipe, please revise, and indicate on the drawing.	The size of pipe has been revised and modified on the manhole schedule of P21012/DR/101 (Rev A).
(3)	Please provide a sewerage calculation using 250 OD PE and provide the inlets and outlets levels with gradient.	The sewerage calculation using 250 OD PE is revised in the sewerage proposal as attached.
(4)	Please shift the proposed terminal manhole to the north to make it as close as the lot boundary (i.e. the pink line).	The proposed terminal manhole has been shifted away from the vehicular road and close to the north of the lot boundary. The drainage plan P21012/DR/101 (Rev A) refers.

**Proposed Sewerage Drainage
Work in
Lot 1034 S.A RP in D.D. 121,
Tong Yan San Tsuen, Yuen Long**

Sewerage Proposal

P21012/R/001/Issue 2

**Wings & Associates Consulting Engineers Ltd.
22/F, Elite Centre,
22 Hung To Road,
Kwun Tong, Kowloon
Hong Kong**

Jun 2023

CONTENTS

1. INTRODUCTION
2. SITE DESCRIPTION
- 3 SEWERAGE SYSTEM OF THE SITE
4. CONCLUSION

APPENDICE

- | | |
|------------|---|
| Appendix A | Proposed Sewerage Plan |
| Appendix B | Topographic Survey Plan |
| Appendix C | Calculation of the Proposed Sewerage System |

1. INTRODUCTION

- 1.1 The lot owner of Lot 1034 S.A RP in D.D. 121, Tong Yan San Tsuen, Yuen Long initiates to construct a new sewerage terminal manhole and a sewerage pipe from the terminal manhole to the public sewerage system at the adjacent Tong Yan San Tsuen Road for the current temporary facilities inside the subject lot and adjoining Government Land which are built by the application for permission under Section 16 of the Town Planning Ordinance (see [Appendix A](#)).
- 1.2 Two facilities are currently situated and operated inside the subject lot and adjoining Government Land, including a Martial Arts Training Venue was proposed to be operated at Lot 1034 S.A RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long on a temporary basis for a period of 5 years until 6.7.2023 and a Temporary Shop and Services for a period of 3 years until 10.7.2023.
- 1.3 This report presents the sewerage proposal for the proposed Work.

2. SITE DESCRIPTION

- 2.1 The site is a flat ground located at Tong Yan San Tsuen, Yuen Long adjacent to Tong Yan San Tsuen Road as shown in **Photo 1**. Topographic survey has been carried out to verify the existing ground level (see [Appendix B](#)). Across the Tong Yan San Road, there is a residential neighborhood (e.g., Greenville Residence and Windsor Garden).



Photo 1: Aerial Photo of the Lot 1034 S.A RP

- 2.2 The location of proposed terminal manhole and sewerage pipe is currently vacant and hard-paved. General view of the current site situation of the lot is shown in **Photo 2**.



Photo 2: Current Site Situation at Lot 1034 S.A RP

- 2.3 Below photos show the current situation of the facilities inside the lot.



Photo 3: Current Site Situation of the Martial Arts Training Venue



Photo 4: Current Site Situation of the Shop and Services

3. SEWERAGE SYSTEM OF THE SITE

- 3.1 The proposed sewerage system for the land lot 1034 S.A RP is for collecting sewage inside the area.

According to the paper from Town Planning Board to the application for permission under S.16 of the Town Planning Ordinance, the maximum capacity of the training venue will be limited to 20 people. Referring to EPD GESF, the amount of wastewater generated will be about $0.08\text{m}^3/\text{per day per capita}$ (conservative selection between category of commercial employee and school student). Therefore, the amount of wastewater generated will be $1.6\text{m}^3/\text{per day}$.

According to the paper from Town Planning Board to the application for permission under S.16 of the Town Planning Ordinance, the GFA is less than 130mm^2 . Referring to EPD GESF, the amount of wastewater generated will be about $0.08\text{m}^3/\text{per day per capita}$ (J6). Assuming the amount of wastewater generated will be $1.6\text{m}^3/\text{per day}$ for 20 staff and visitors.

The total amount of wastewater generated from the two temporary facilities is $3.2\text{m}^3/\text{per day}$ (i.e. $3.704\text{E-}5\text{ m}^3/\text{s}$). Since the volume of sewage is insignificant and much smaller than other residential neighborhood (e.g., Greenville Residence and Windsor Garden), the impact on existing sewage system is considered minimal and no impact assessment is necessary for this proposed works. The capacity of the new sewerage pipe is checked referring to the calculation sheet attached in [Appendix C](#).

Venue	Maximum number of people	Wastewater generated per day per capita (m ³)	The amount of wastewater generated per day (m ³)
Martial Art Training Venue	20	0.08	1.6
Shop and Services	20	0.08	1.6
Total			3.2

4. CONCLUSIONS

- 4.1 The proposed sewerage work is capable for the use of the two current facilities (i.e. the Martial Arts Training Venue and the Shop and Services) situated inside the subject lot and the adjoining lots area and government land.

END OF TEXT

APPENDIX A

Proposed Sewerage Plan

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD UNLESS OTHERWISE STATED.
3. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
4. COORDINATES ARE BASED ON THE HONG KONG METRIC GRID (1980).

NOTES FOR CONCRETE WORKS

1. ALL CONCRETE WORKS ARE DESIGNED IN ACCORDANCE WITH CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE 2013 AND BS8007:1987.
2. CONCRETE MIX SHALL BE GRADE 40/20 COMPLYING WITH CS1:2010 EXCEPT SECTION 7.1.
3. ALL REINFORCEMENT SHALL BE GRADE S275J0 CLASS 1 STEEL COMPLY WITH THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL, 2011.
4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH DS558B:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

	HIGH TENSION STEEL
FULL TENSION ANCHORAGE/ LAP	35 DIA.
FULL COMPRESSION ANCHORAGE/ LAP	35 DIA.

8. DESIGN GROUND WATER LEVEL SHALL BE OF GROUND LEVEL.
9. DESIGN LOADING:
LIVE LOAD = 5kPa
BUILDING SURCHARGE LOAD = 10kPa
10. 75mm BLINDING LAYER SHALL BE PROVIDED

NOTES OF DRAINAGE WORKS:

- (1) ALL DRAINAGE SYSTEM, PIPEWORK INSTALLATION & CONNECTION SHALL FULFILL MANUFACTURER'S REQUIREMENTS, BUILDING DEPARTMENT & DRAINAGE SERVICES DEPARTMENT REQUIREMENTS AND ALL RELEVANT REGULATIONS.
(2) WHETHER SHOWN ON THE DRAWING OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION SUCH ACCESS POINTS SHALL BE SO SITED AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD / TOOL.
(3) ALL BENDS, BRANCHES OR TEE-JOINTS, ETC. SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS, BRANCHES OR TEE-JOINTS SHALL NOT CHANGE IN ANY WAY OF THE CROSS SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR SUCH JOINTS.
(4) SUFFICIENT ANCHORAGE AND SUPPORT SHALL BE PROVIDED TO ALL PIPEWORKS TO TAKE UP THE WEIGHT OF THE PIPEWORK SYSTEM AND, IN ADDITION, THE THRUST DEVELOPED IN THE PIPEWORKS AND FITTINGS WHILE THE PIPES DISCHARGING RAIN WATER / SOIL AND WASTE WATER.
(5) ALL PIPES PASSING THROUGH FIRE COMPARTMENT SHOULD COMPLY WITH FRC 10.5 & 10.6. PIPEWORKS RUN THROUGH WALL AND FLOOR SHALL BE PROVIDED WITH PIPE SLEEVES OF MIN. COMMERCIAL SIZE LARGER THAN THE PIPE LINES. AFTER INSTALLATION OF PIPEWORKS, THE SPACE / GAP IN BETWEEN SHALL BE SEALED OFF WITH APPROVED TYPE OF FIRE RESISTANT SEALANT.
(6) THE CONTRACTOR SHALL ENSURE THAT NO WATER BORNE PIPING SHALL BE EMBEDDED IN ANY LOAD BEARING STRUCTURAL ELEMENT. NO DRAINAGE PIPING SHALL BE EMBEDDED IN STRUCTURAL ELEMENTS AS STATED ON PNAP 230.
(7) ALL C.I. PIPES SHOULD COMPLY WITH PNAP 282. THE JOINTS OF C.I. SOCKETED PIPES SHALL BE MADE WITH A GASKET OF RAMP OR YARN, AND SHALL BE PROPERLY CAULKED WITH METALLIC LEAD OR OTHER APPROVED MATERIAL. YET, FLANGED PIPE JOINTS SHALL BE MADE BY BOLTING THE FLANGES TOGETHER SECURELY WITH A SUITABLE METALLIC GASKET.
(8) ALL HORIZONTAL DRAINAGE PIPEWORK INSTALLATION SHALL RUN TO MIN. GRADIENT OF 1:40 (FOR =< 100mm DIA.), 1:70 (150mm DIA.) UNLESS OTHERWISE SPECIFIED. ALSO, ALL PIPEWORK SHALL BE CONNECTED WITH SUFFICIENT CLEANING EYE AT ALL TURNS, BRANCHES AND WC POSITIONS FOR EASY MAINTENANCE IN FUTURE.
(9) HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK. IT SHALL ALSO BE INSTALLED WITH A CONTINUOUS FLAT BACK INTO THE DISCHARGE PIPE SYSTEM.
(10) THE MANHOLE SHALL BE FITTED AT A LEVEL FLUSHED WITH FLOOR LEVEL WITH A DOUBLE SEALED CAST IRON AIR TIGHT COVER OF ADEQUATE STRENGTH AND APPROVED DESIGN. THE MANHOLE COVER SHALL BE MED. DUTY TYPE DOUBLE SEAL.

- (11) SHORT FORMS OF DRAIN PIPEWORK:
SP – SOIL WATER DRAIN PIPE
WP – WASTE WATER DRAIN PIPE
SWP – SOIL & WASTE WATER DRAIN PIPE
VP – VENT PIPE
(12) ABBREVIATIONS:
FD – FLOOR DRAIN & VG – VERTICAL GRATING
F/A – FROM ABOVE & F/B – FROM BELOW
T/A – TO ABOVE & T/B – TO BELOW
H/L – HIGH LEVEL & M/L – MID LEVEL & L/L – LOW LEVEL
F/L – FROM LOW LEVEL & F/HL – FROM HIGH LEVEL
T/LL – TO LOW LEVEL & T/HL – TO HIGH LEVEL
U/G – UNDERGROUND
(13) DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

PIPE MATERIAL SCHEDULE

TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD CAULKED.
SOIL AND WASTE WATER PIPE CONNECTION TO EX. PUBLIC SEWAGE MANHOLE	80 & ABOVE	POLYETHYLENE PIPE PE100 SDR 17, ELECTRO FUSION JOINT, EXTERNAL BLACK COLOUR, INTERNAL LIGHT COLOUR.

MANHOLE SCHEDULE

MANHOLE NO.	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)	OUTLET PIPE SIZE (mm)
TSMH 1	17.91	16.70	16.55	T1-1	1.36	250

NOTES FOR FILLING MATERIALS AND COMPACTION:

1. ALL EARTH FILLING MATERIAL SHALL BE OBTAINED FROM EXCAVATION ON SITE OR APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE ENGINEER.
2. FILLING MATERIAL SHALL BE FREE FROM UNSUITABLE MATERIAL INCLUDING ORGANIC MATERIAL, TOPSOIL (OR THE SURFACE LAYER OF SOIL WHICH CAN SUPPORT VEGETATION) SUPPLY, PERISHABLE MATERIALS, FROM MARSHES OR LOGS, STUMPS AND OTHER DELETERIOUS SUBSTANCES FILLING MATERIAL SHALL CONTAIN IN MATERIAL EXCEEDING 200mm IN SIZE.
3. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE A MEANS OF SCREENING THE MATERIAL TO ELIMINATE OVER-SIZED STONES.
4. UNLESS OTHERWISE SPECIFIED THE BACKFILLING MATERIAL SHALL BE GENERAL FILLING MATERIAL PLACED IN LAYERS NOT EXCEEDING 300mm THICK.
5. THE IN-SITU DENSITY OF COMPACTION MATERIAL FORMING THE FILL SHALL NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY.
6. THE RESULTS OF COMPACTED FILL SHALL BE SUBMITTED TO BD DURING BA14 APPLICATION.
7. FILLING WORKS SHALL COMPLY WITH APP-15.
8. SOIL TEST FOR BACKFILL MATERIALS SHALL COMPLY WITH APP-64.

NOTES ON DEWATERING:(FOR INFORMATION ONLY)

1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESILTED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE LOOSEN UP SOILS SHALL BE TOPPED WITH GRANULAR MATERIAL AND BE SEALED BY CEMENT MORTAR.

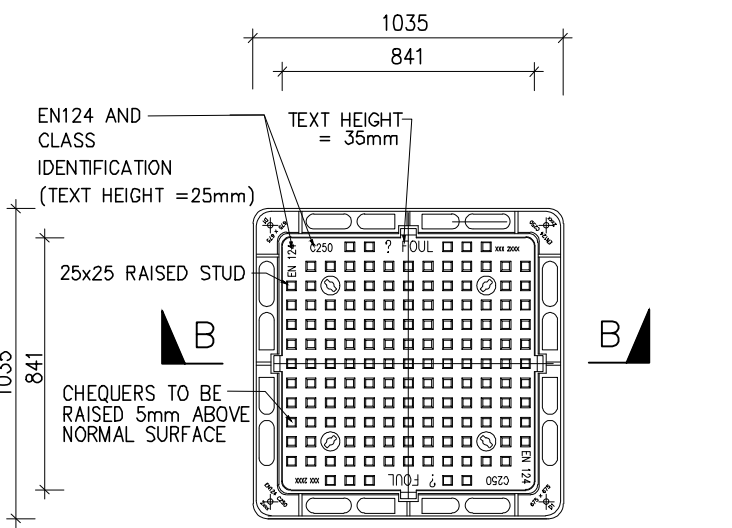
INITIAL DEFECT SURVEY:

1. PRIOR TO COMMENCEMENT OF EXCAVATION WORKS, A DEFECT SURVEY WILL BE CARRIED OUT ON EXISTING CARRIAGEWAY AND ADJACENT STRUCTURES WITHIN 25m FROM THE ALIGNMENT OF EXCAVATION WORKS, AND ANY DEFECTS FOUND WILL BE FULLY DOCUMENTED WITH COLOUR PHOTOGRAPHS.

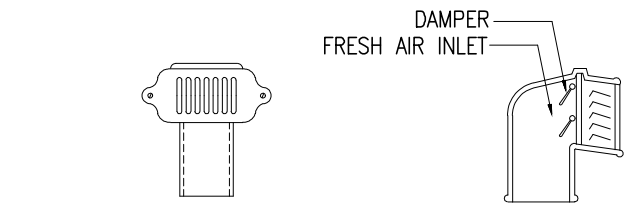
NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM MEASURES TO SAFEGUARD AGAINST FLOODING IN HEAVY RAINFALL.

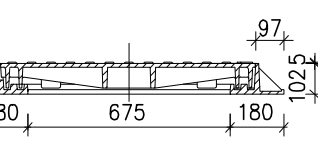
1. SURFACE WATER FLOWING INTO THE SITE FROM OUTSIDE SHALL BE INTERCEPTED AND CONDUCTED FROM THE SITE TO INDICATED SAFE DISCHARGE POINT. AT EACH INTERSECTION AND ABRUPT CHANGE IN DIRECTION OF SURFACE DRAINAGE CHANNELS, ACCESSIBLE CATCHPIT SHALL BE PROVIDED. ALL DRAINAGE WORKS SHALL BE KEPT CLEAR OF DEBRIS.
2. WHERE PRACTICALLY COMPLETED DRAINAGE WORKS DISCHARGE WITHIN THE SITE, A TEMPORARY CONDUIT SHALL BE PROVIDED TO THE DISCHARGE POINTS.
3. ALL SURFACES SHALL BE GRADED AND SEALED TO ENSURE EFFICIENT RUN-OFF AND TO AVOID PONDING.
4. A METHOD OF WORKING SHALL BE ADOPTED IN WHICH THE MINIMUM OF BARE SOIL IS EXPOSED AT ANY TIME. EARTHWORK TO FORM THE FINAL FACE SHALL BE FOLLOWED UP IMMEDIATELY WITH SURFACE PROTECTION AND DRAINAGE WORKS.
5. WHERE TEMPORARY BARE SLOPE FACES ARE UNAVOIDABLE THEY SHALL BE PROTECTED WITH SHEETING WELL SECURED AGAINST THE WIND, WHERE SLOPE FACE IS TO BE TEMPORARILY EXPOSED FOR MORE THAN TWO WEEKS, TEMPORARY HARD SURFACE SHALL BE PROVIDED AND TEMPORARY DRAINS SHALL BE INSTALLED.
6. PRECAUTIONS SHALL ALWAYS BE TAKEN TO PREVENT WATER FROM ENTERING AND COLLECTING IN THE TRENCH OR SHAFT.



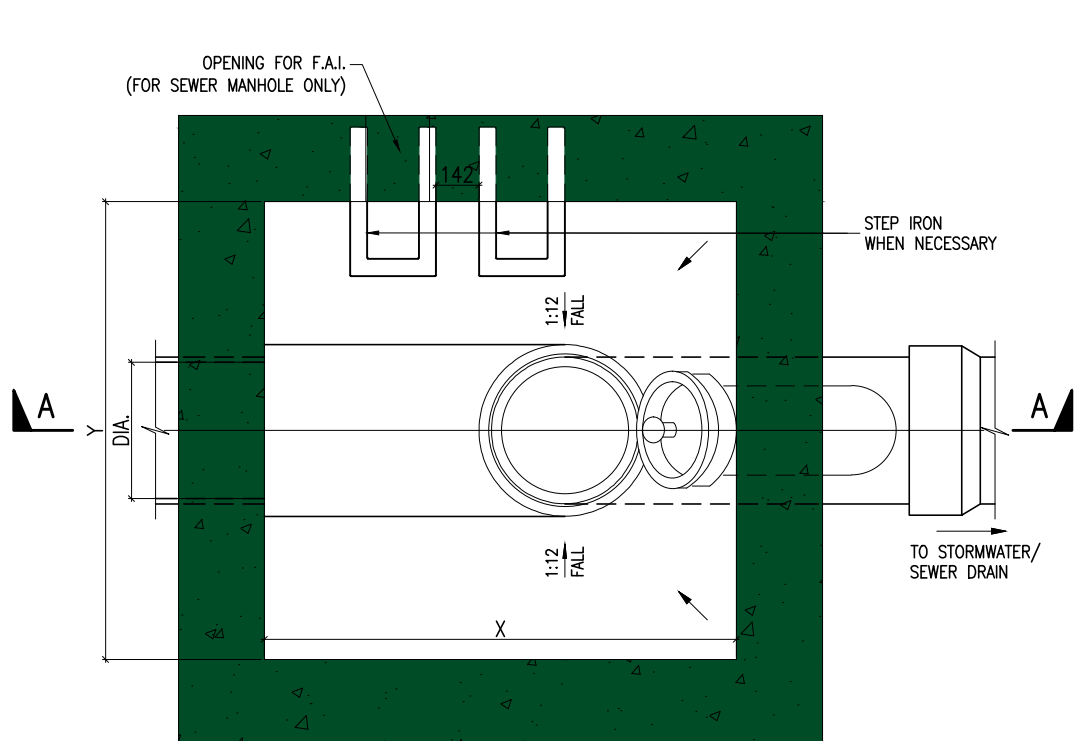
PLAN OF SEWER MANHOLE COVER N.T.S.



FRONT ELEVATION SECTION DETAILS OF FRESH AIR INLET



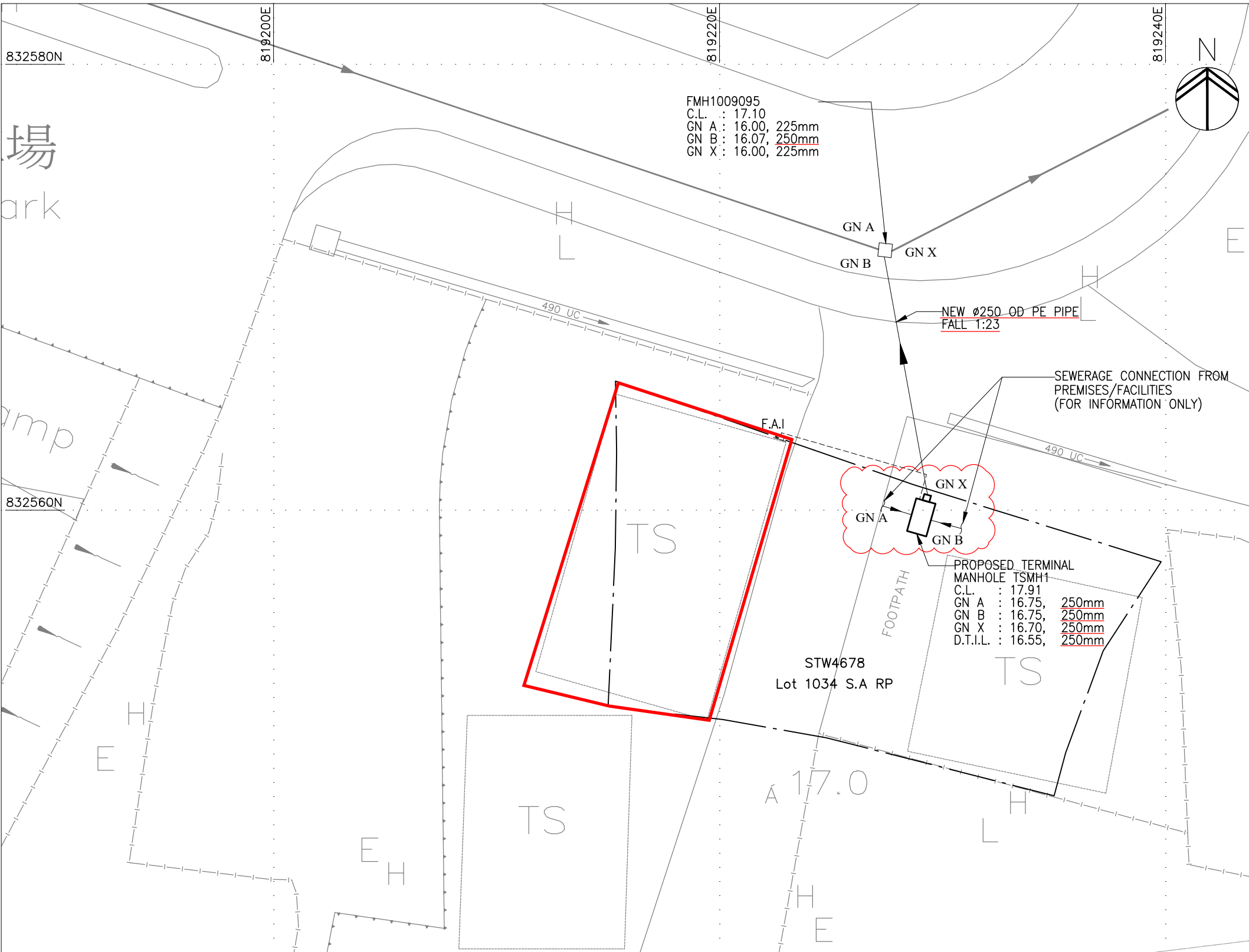
SECTION B-B N.T.S.



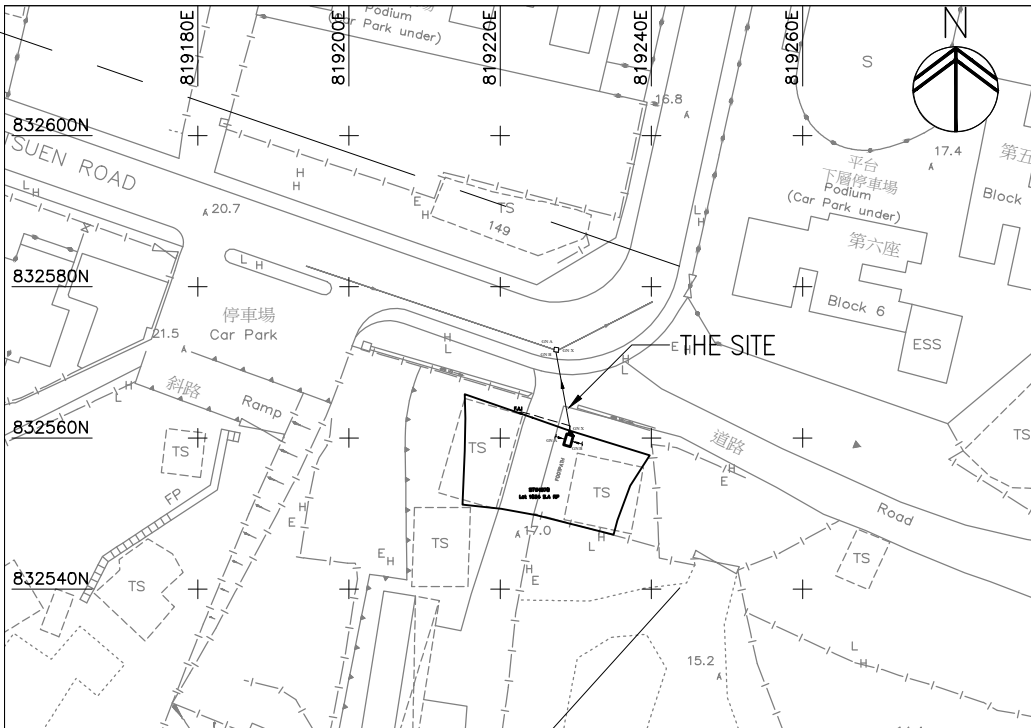
SECTIONAL PLAN OF TERMINAL MANHOLE TYPE 'T1-1' N.T.S.

MANHOLE COVER OPENING SIZE (mm)	450	675
X (mm)	600 (MIN)	825 (MIN)
Y (mm)	(DIA. +500)	(DIA. +500) OR 675, WHICHEVER IS GREATER

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. CONCRETE IS TO BE GRADE 30/20.
3. PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450 mm.
4. FOR MANHOLE COVER OPENING SIZE 675, RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.



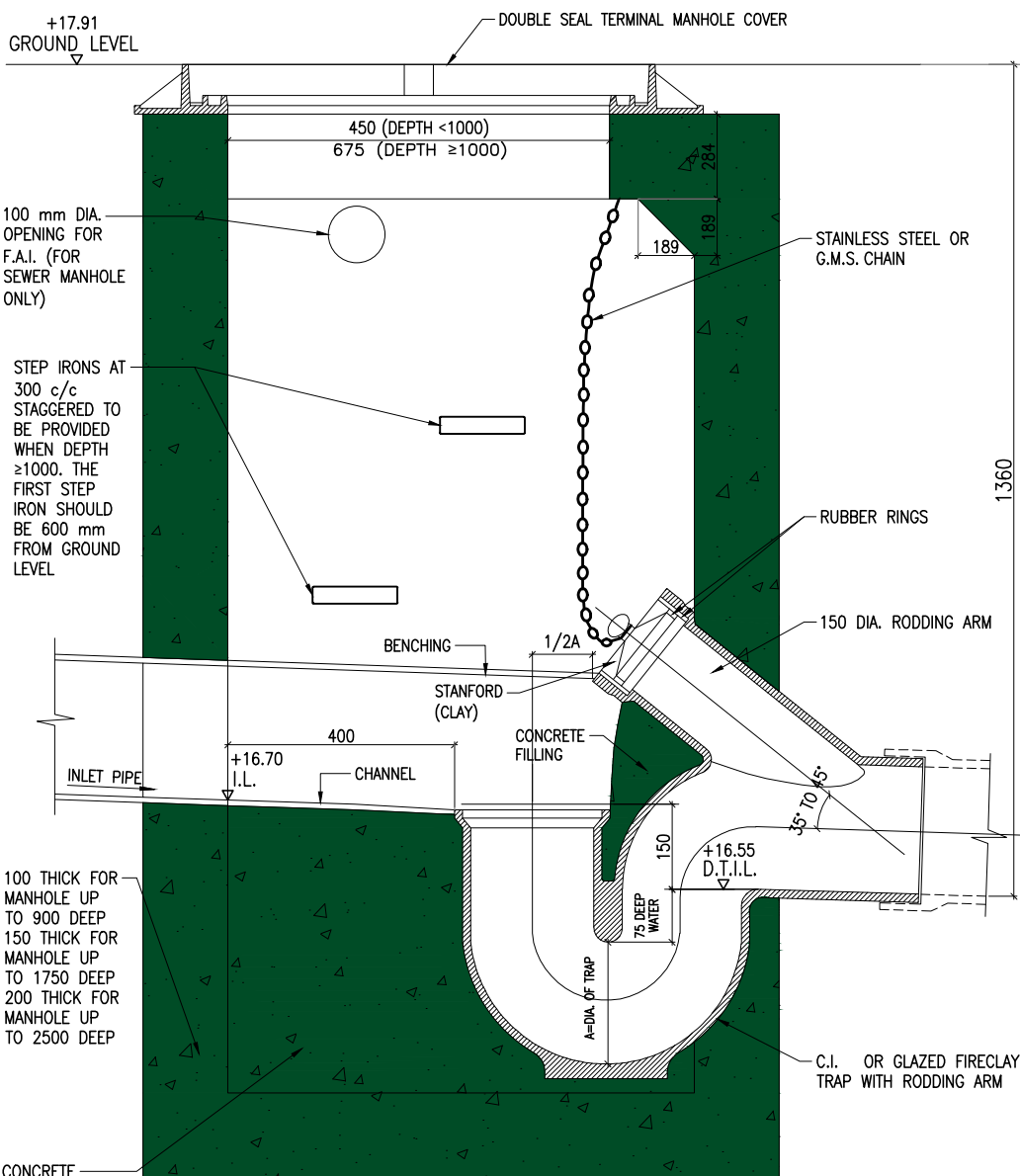
DRAINAGE LAYOUT 1:200



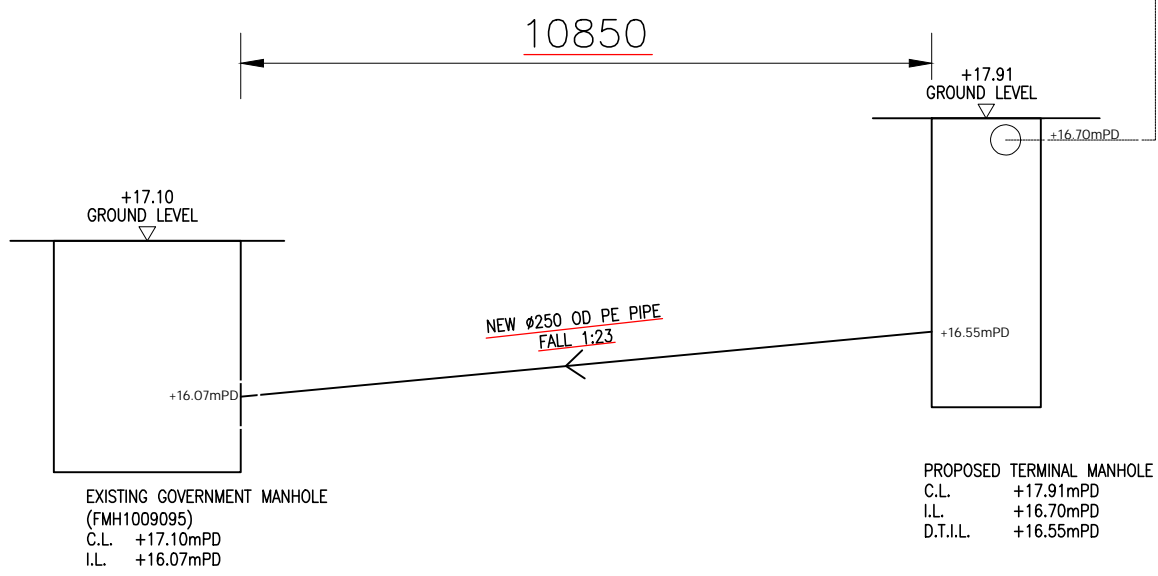
BLOCK PLAN SCALE 1:1000

LEGEND:

- EXISTING SEWAGE PIPE
PROPOSED SEWAGE PIPE
VENT PIPE
LOT BOUNDARY
EXISTING SEWAGE MANHOLE
PROPOSED SEWAGE TERMINAL MANHOLE



SECTION A-A N.T.S.



LONGITUDINAL SECTION N.T.S.

Client Architect Structural & Geotechnical Engineer



Rev.	Date	Description	Drawn by	Checked by	Approved by
-	05.2023	1ST SUBMISSION	KT	RM	VT
A	06.2023	1ST AMENDMENT	KT	RM	VT

PROJECT TITLE
EXTERNAL SEWERAGE DRAINAGE WORKS AT TONG YAN SAN TSUEN, YUEN LONG LOT 1034 S.A. RP IN DD121 (APPLICATION NO. AYL-TYST/1218)
DRAWING TITLE
GENERAL NOTE, BLOCK PLAN, LOCATION PLAN, SECTION, DETAILS

DRAWING NO. P21012/DR/101	REV NO. <u>A</u>
SCALE AS SHOWN	
PROJECT REF. P21012	
CAD REF. External Drainage Drawing.dwg	
B.D. REF.	FSD REF.

OFFICE USE:

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY FCK LK LK CAN
WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.

GENERAL NOTES

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4. THE CONCRETE COVER FOR MANHOLE AND SUMP PUMP PIT SHALL BE 25mm.
5. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PRACTICE FOR PNAP 180.
6. PFA CONCRETE TO BE USED IF NECESSARY. THE PFA CONTENT SHOULD NOT EXCEED 25% BY MASS OF THE CEMENTITIOUS CONTENT (OPC PLUS PFA) OF THE CONCRETE AND COMPLY WITH APP-33 (PNAP90) BLEND CEMENT CONTAINING PFA SHOULD COMPLY WITH DS658B:1985).
7. MINIMUM ANCHORAGE BOND LENGTH AND LAP LENGTH FOR CONCRETE GRADE 40D.

	HIGH TENSION STEEL
FULL TENSION ANCHORAGE/ LAP	35 DIA.
FULL COMPRESSION ANCHORAGE/ LAP	35 DIA.

8. DESIGN GROUND WATER LEVEL SHALL BE OF GROUND LEVEL.
9. DESIGN LOADING:
LIVE LOAD = 5kPa
BUILDING SURCHARGE LOAD = 10kPa
10. 75mm BLINDING LAYER SHALL BE PROVIDED

NOTES OF DRAINAGE WORKS:

- (1) ALL DRAINAGE SYSTEM, PIPEWORK INSTALLATION & CONNECTION SHALL FULFILL MANUFACTURER'S REQUIREMENTS, BUILDING DEPARTMENT & DRAINAGE SERVICES DEPARTMENT REQUIREMENTS AND ALL RELEVANT REGULATIONS.
- (2) WHETHER SHOWN ON THE DRAWING OR NOT, SUFFICIENT ACCESS SHALL BE PROVIDED BY MEANS OF CLEANING EYES OR OTHER APPROVED METHOD TO ENABLE ALL DRAINAGE PIPES TO BE CLEARED OF ANY OBSTRUCTION SUCH ACCESS POINTS SHALL BE SO SITED AS TO ALLOW CLEARANCE FOR THE EASY ENTRY OF CLEANING ROD / TOOL.
- (3) ALL BENDS, BRANCHES OR TEE-JOINTS, ETC. SHALL HAVE AN OBTUSE ANGLE AND HAVE THE LARGEST PRACTICABLE RADIUS OF CURVATURE. THE BENDS, BRANCHES OR TEE-JOINTS SHALL NOT CHANGE IN ANY WAY OF THE CROSS SECTION OF THE PIPE AND A CLEANING EYE SHALL BE PROVIDED AT OR NEAR SUCH JOINTS.
- (4) SUFFICIENT ANCHORAGE AND SUPPORT SHALL BE PROVIDED TO ALL PIPEWORKS TO TAKE UP THE WEIGHT OF THE PIPEWORK SYSTEM AND, IN ADDITION, THE THRUST DEVELOPED IN THE PIPEWORKS AND FITTINGS WHILE THE PIPES DISCHARGING RAIN WATER / SOIL AND WASTE WATER.
- (5) ALL PIPES PASSING THROUGH FIRE COMPARTMENT SHOULD COMPLY WITH FRC 10.5 & 10.6. PIPEWORKS RUN THROUGH WALL AND FLOOR SHALL BE PROVIDED WITH PIPE SLEEVES OF MIN. COMMERCIAL SIZE LARGER THAN THE PIPE LINES. AFTER INSTALLATION OF PIPEWORKS, THE SPACE / GAP IN BETWEEN SHALL BE SEALED OFF WITH APPROVED TYPE OF FIRE RESISTANT SEALANT.
- (6) THE CONTRACTOR SHALL ENSURE THAT NO WATER BORNE PIPING SHALL BE EMBEDDED IN ANY LOAD BEARING STRUCTURAL ELEMENT. NO DRAINAGE PIPING SHALL BE EMBEDDED IN STRUCTURAL ELEMENTS AS STATED ON PNAP 230.
- (7) ALL C.I. PIPES SHOULD COMPLY WITH PNAP 282. THE JOINTS OF C.I. SOCKETED PIPES SHALL BE MADE WITH A GASKET OF RAMP OR YARN, AND SHALL BE PROPERLY CAULKED WITH METALLIC LEAD OR OTHER APPROVED MATERIAL. YET, FLANGED PIPE JOINTS SHALL BE MADE BY BOLTING THE FLANGES TOGETHER SECURELY WITH A SUITABLE METALLIC GASKET.
- (8) ALL HORIZONTAL DRAINAGE PIPEWORK INSTALLATION SHALL RUN TO MIN. GRADIENT OF 1:40 (FOR <= 100mm DIA.), 1:70 (150mm DIA.) UNLESS OTHERWISE SPECIFIED. ALSO, ALL PIPEWORK SHALL BE CONNECTED WITH SUFFICIENT CLEANING EYE AT ALL TURNS, BRANCHES AND WC POSITIONS FOR EASY MAINTENANCE IN FUTURE.
- (9) HORIZONTAL VENT PIPES SHALL BE SLIGHTLY INCLINED UPWARD CONNECTED TO VENT STACK. IT SHALL ALSO BE INSTALLED WITH A CONTINUOUS FLAP BACK INTO THE DISCHARGE PIPE SYSTEM.
- (10) THE MANHOLE SHALL BE FITTED AT A LEVEL FLUSHED WITH FLOOR LEVEL WITH A DOUBLE SEALED CAST IRON AIR TIGHT COVER OF ADEQUATE STRENGTH AND APPROVED DESIGN. THE MANHOLE COVER SHALL BE MED. DUTY TYPE DOUBLE SEAL.
- (11) SHORT FORMS OF DRAIN PIPEWORK:
SP - SOIL WATER DRAIN PIPE
WP - WASTE WATER DRAIN PIPE
SWP - SOIL & WASTE WATER DRAIN PIPE
VP - VENT PIPE
- (12) ABBREVIATIONS:
FD - FLOOR DRAIN & VG - VERTICAL GRATING
F/A - FROM ABOVE & F/B - FROM BELOW
T/A - TO ABOVE & T/B - TO BELOW
H/L - HIGH LEVEL & M/L - MID LEVEL & L/L - LOW LEVEL
F/L - FROM LOW LEVEL & F/HL - FROM HIGH LEVEL
T/LL - TO LOW LEVEL & T/HL - TO HIGH LEVEL
U/G - UNDERGROUND
- (13) DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

PIPE MATERIAL SCHEDULE

TYPE OF PIPE	DIAMETER	MATERIAL OF PIPE
SOIL AND WASTE WATER PUMPED PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	DUCTILE IRON PIPE AND FITTING TO BS EN 598
SOIL AND WASTE WATER PIPE (ABOVE GROUND & UNDER GROUND)	80 & ABOVE	CAST IRON PIPES AND FITTINGS TO B.S. 437 WITH TYTON JOINT OR SOCKET JOINT, LEAD CAULKED.
SOIL AND WASTE WATER PIPE CONNECTION TO EX. PUBLIC SEWAGE MANHOLE	80 & ABOVE	POLYETHYLENE PIPE PE100 SDR 17, ELECTRO FUSION JOINT, EXTERNAL BLACK COLOUR, INTERNAL LIGHT COLOUR.

MANHOLE SCHEDULE

FOUL WATER MANHOLE					
MANHOLE NO. FWH-XX	COVER LEVEL (C.L.)	INVERT LEVEL (I.L.)	DISCON. TRAP INVERT LEVEL (D.T.I.L.)	TYPE	DEPTH (m) (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
TSMH 1	17.91	16.70	16.55	T1-1	1.36

NOTES FOR FILLING MATERIALS AND COMPACTION:

1. ALL EARTH FILLING MATERIAL SHALL BE OBTAINED FROM EXCAVATION ON SITE OR APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE ENGINEER.
2. FILLING MATERIAL SHALL BE FREE FROM UNSUITABLE MATERIAL INCLUDING ORGANIC MATERIAL TOPSOIL (OR THE SURFACE LAYER OF SOIL WHICH CAN SUPPORT VEGETATION) SUPPLY, PERISHABLE MATERIALS, FROM MARSHES OR LOGS, STUMPS AND OTHER DELETERIOUS SUBSTANCES FILLING MATERIAL SHALL CONTAIN IN MATERIAL EXCEEDING 200mm IN SIZE.
3. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE A MEANS OF SCREENING THE MATERIAL TO ELIMINATE OVER-SIZED STONES.
4. UNLESS OTHERWISE SPECIFIED THE BACKFILLING MATERIAL SHALL BE GENERAL FILLING MATERIAL PLACED IN LAYERS NOT EXCEEDING 300mm THICK.
5. THE IN-SITU DENSITY OF COMPACTION MATERIAL FORMING THE FILL SHALL NOT BE LESS THAN 95% OF THE MAXIMUM DRY DENSITY.
6. THE RESULTS OF COMPACTED FILL SHALL BE SUBMITTED TO BD DURING BA14 APPLICATION.
7. FILLING WORKS SHALL COMPLY WITH APP-15.
8. SOIL TEST FOR BACKFILL MATERIALS SHALL COMPLY WITH APP-64.

NOTES ON DEWATERING:(FOR INFORMATION ONLY)

1. SUFFICIENT NO. OF DEWATERING PUMPS SHALL BE PROVIDED TO KEEP THE EXCAVATION DRY IN CASE DEWATERING IS FOUND TO BE NECESSARY.
2. ALL THE DISCHARGED WATER PUMPED OUT FROM THE EXCAVATION SHALL BE DESILTED PRIOR TO DISCHARGE OFF SITE.
3. IN ANY CASE ANY LOSS OF FINES ARE OBSERVED DURING DEWATERING, THE LOOSEN UP SOILS SHALL BE TOPPED WITH GRANULAR MATERIAL AND BE SEALED BY CEMENT MORTAR.

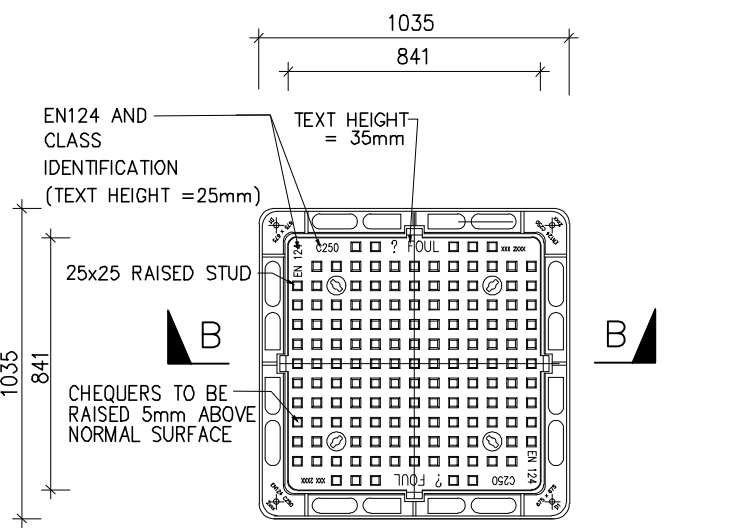
INITIAL DEFECT SURVEY:

1. PRIOR TO COMMENCEMENT OF EXCAVATION WORKS, A DEFECT SURVEY WILL BE CARRIED OUT ON EXISTING CARRIAGEWAY AND ADJACENT STRUCTURES WITHIN 25m FROM THE ALIGNMENT OF EXCAVATION WORKS, AND ANY DEFECTS FOUND WILL BE FULLY DOCUMENTED WITH COLOUR PHOTOGRAPHS.

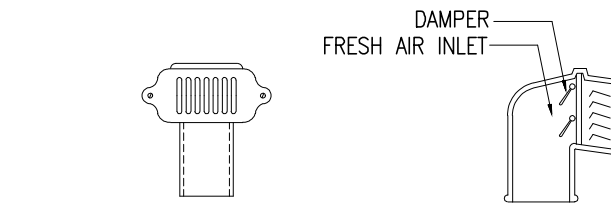
NOTES ON PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL:

THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM MEASURES TO SAFEGUARD AGAINST FLOODING IN HEAVY RAINFALL.

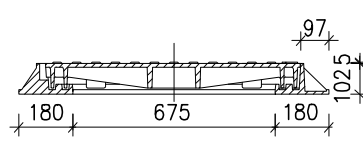
1. SURFACE WATER FLOWING INTO THE SITE FROM OUTSIDE SHALL BE INTERCEPTED AND CONDUCTED FROM THE SITE TO INDICATED SAFE DISCHARGE POINT. AT EACH INTERSECTION AND ABRUPT CHANGE IN DIRECTION OF SURFACE DRAINAGE CHANNELS INACCESSIBLE CATCHPIT SHALL BE PROVIDED. ALL DRAINAGE WORKS SHALL BE KEPT CLEAR OF DEBRIS.
2. WHERE PRACTICALLY COMPLETED DRAINAGE WORKS DISCHARGE WITHIN THE SITE, A TEMPORARY CONDUIT SHALL BE PROVIDED TO THE DISCHARGE POINTS.
3. ALL SURFACES SHALL BE GRADED AND SEALED TO ENSURE EFFICIENT RUN-OFF AND TO AVOID PONDING.
4. A METHOD OF WORKING SHALL BE ADOPTED IN WHICH THE MINIMUM OF BARE SOIL IS EXPOSED AT ANY TIME. EARTHWORK TO FORM THE FINAL FACE SHALL BE FOLLOWED UP IMMEDIATELY WITH SURFACE PROTECTION AND DRAINAGE WORKS.
5. WHERE TEMPORARY BARE SLOPE FACES ARE UNAVOIDABLE THEY SHALL BE PROTECTED WITH SHEETING WELL SECURED AGAINST THE WIND, WHERE SLOPE FACE IS TO BE TEMPORARILY EXPOSED FOR MORE THAN TWO WEEKS, TEMPORARY HARD SURFACE SHALL BE PROVIDED AND TEMPORARY DRAINS SHALL BE INSTALLED.
6. PRECAUTIONS SHALL ALWAYS BE TAKEN TO PREVENT WATER FROM ENTERING AND COLLECTING IN THE TRENCH OR SHAFT.



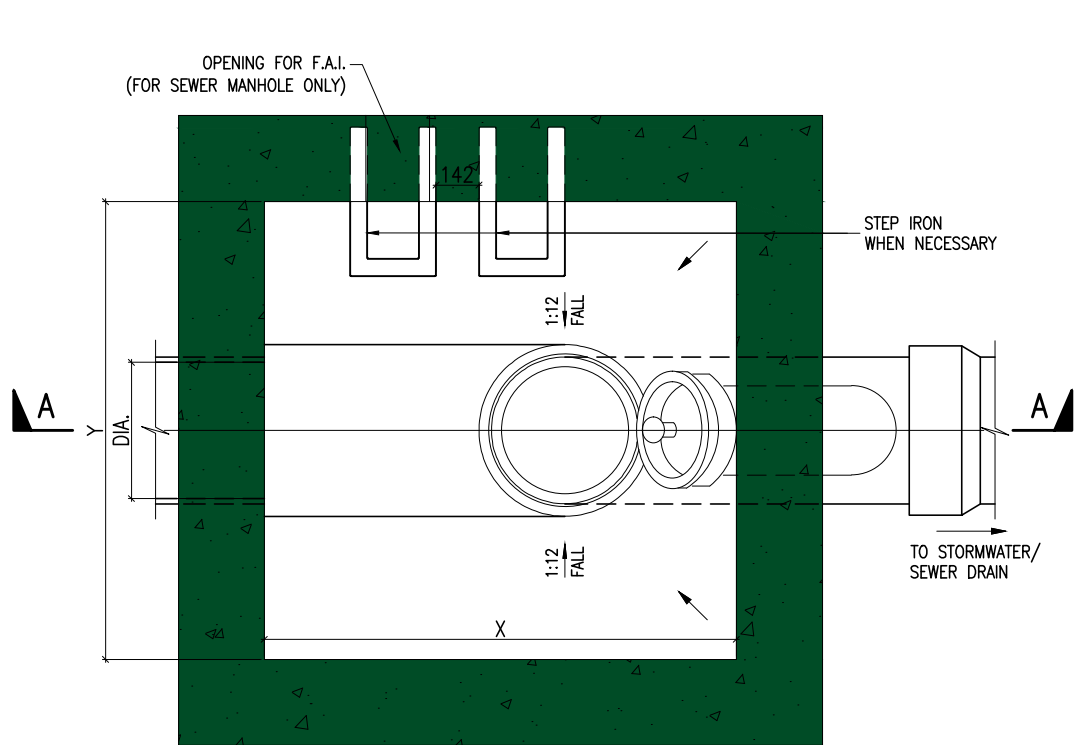
PLAN OF SEWER MANHOLE COVER N.T.S.



FRONT ELEVATION DETAILS OF FRESH AIR INLET



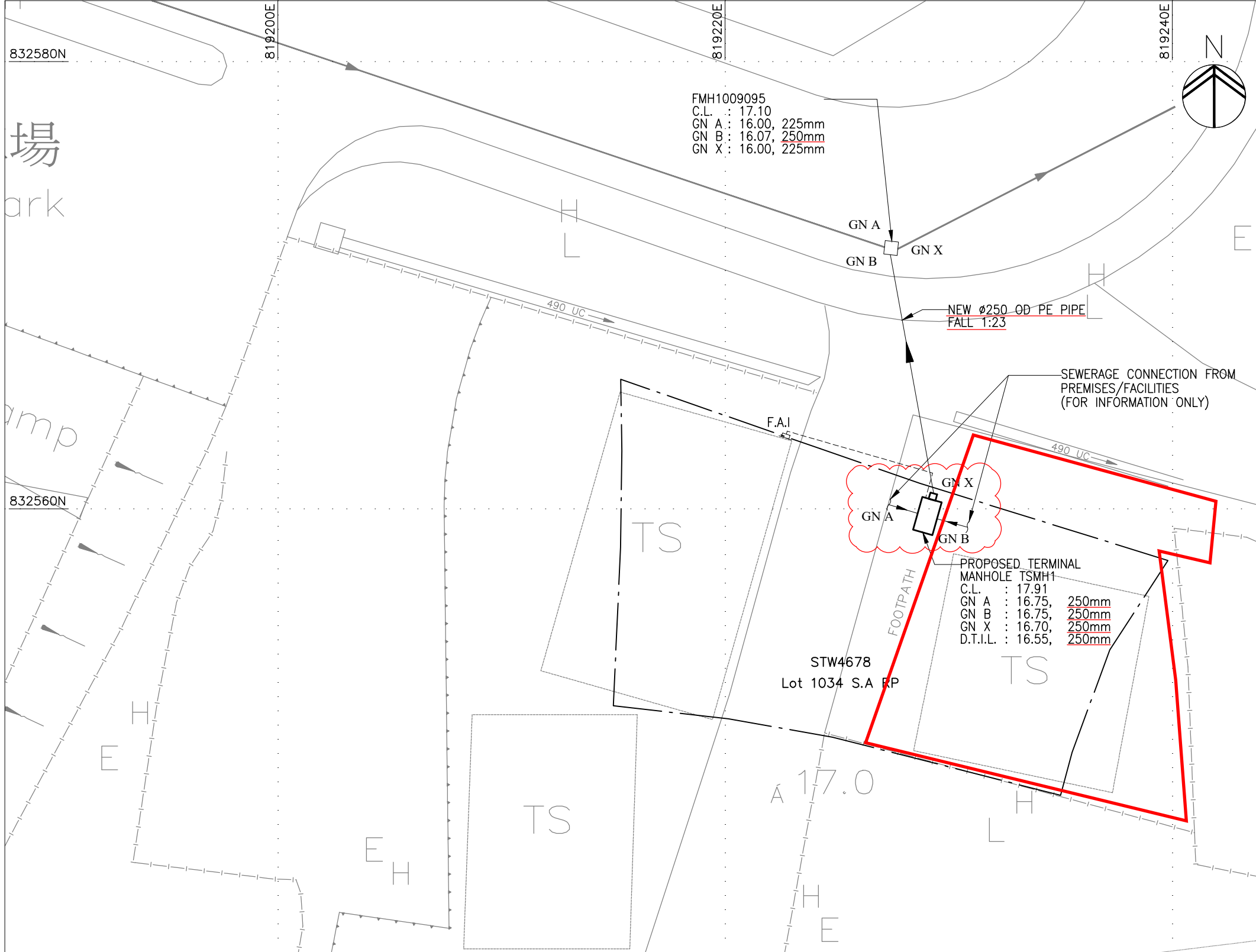
SECTION B-B N.T.S.



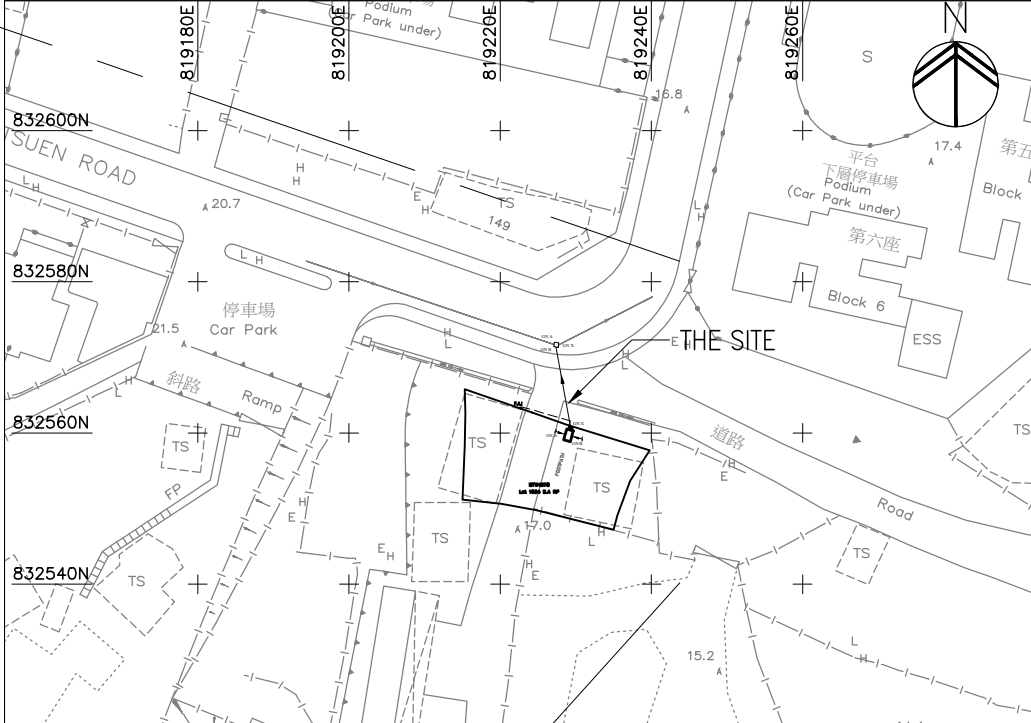
SECTIONAL PLAN OF TERMINAL MANHOLE TYPE T1-1 N.T.S.

MANHOLE COVER OPENING SIZE (mm)	450	675
X (mm)	600 (MIN)	825 (MIN)
Y (mm)	(DIA. +500)	(DIA. +500) OR 675, WHICHEVER IS GREATER

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. CONCRETE IS TO BE GRADE 30/20.
 3. PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450 mm.
 4. FOR MANHOLE COVER OPENING SIZE 675, RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.



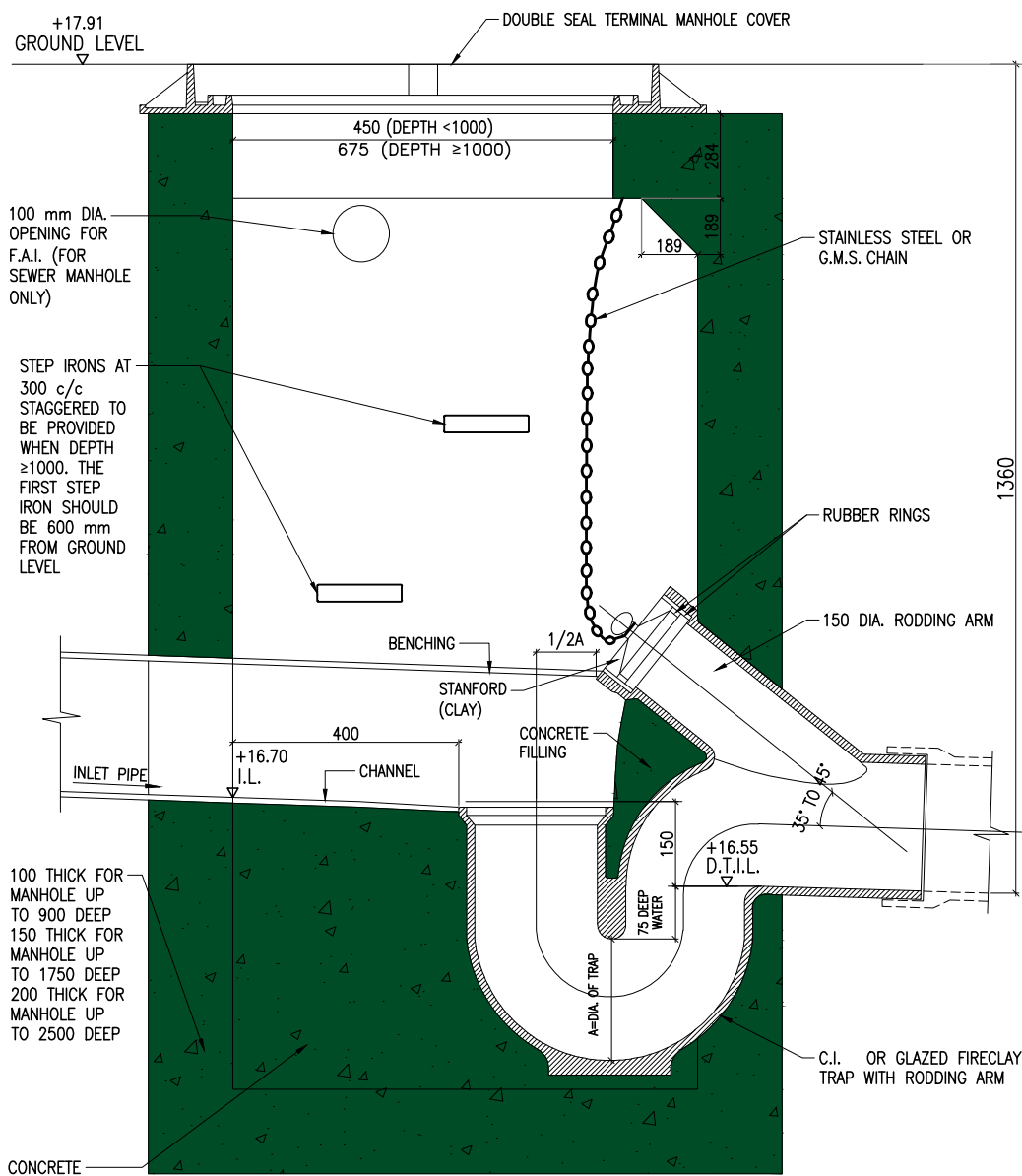
DRAINAGE LAYOUT 1:200



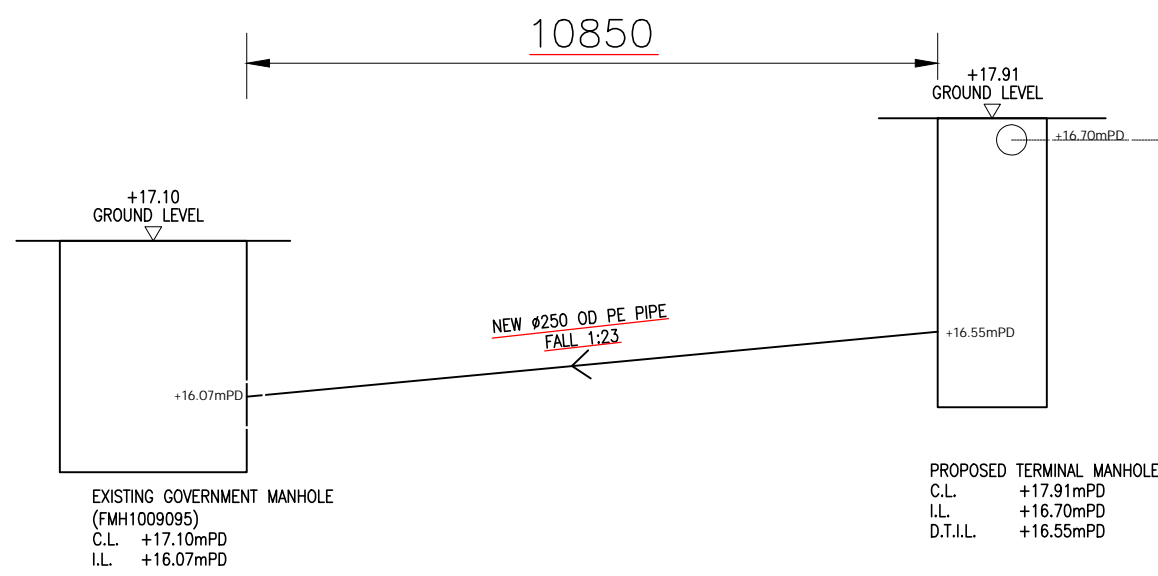
BLOCK PLAN SCALE 1:1000

LEGEND:

- EXISTING SEWAGE PIPE
- PROPOSED SEWAGE PIPE
- VENT PIPE
- LOT BOUNDARY
- EXISTING SEWAGE MANHOLE
- PROPOSED SEWAGE TERMINAL MANHOLE



SECTION A-A N.T.S.



LONGITUDINAL SECTION N.T.S.

Client Architect

Structural & Geotechnical Engineer



Rev.	Date	Description	Drawn by	Checked by	Approved by
-	05.2023	1ST SUBMISSION	KT	RM	VT
A	06.2023	1ST AMENDMENT	KT	RM	VT

PROJECT TITLE

EXTERNAL SEWERAGE DRAINAGE WORKS AT TONG YAN SAN TSUEN, YUEN LONG LOT 1034 S.A. RP IN DD121 (APPLICATION NO. AYL-TYST/1216)

DRAWING TITLE

GENERAL NOTE, BLOCK PLAN, LOCATION PLAN, SECTION, DETAILS

DRAWING NO. P21012/DR/101

REV NO. A

OFFICE USE:

SCALE AS SHOWN

PROJECT REF. P21012

CAD REF. External Drainage Drawing.dwg

B.D. REF.

FSD REF.

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
THE OWNERSHIP OF THE COPYRIGHT IN THIS DRAWING IS RETAINED BY FCK LK LK CAN
WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THE DRAWING OR ANY PART THEREOF CAN BE MADE.

APPENDIX B

Topographic Survey Plan



Notes :

- All levels are in meters referenced to Hong Kong principal datum (HKPD).
- All levels are in meters referenced to Hong Kong metric grid (HK1980).
- All spot levels position are indicated by the decimal point or a cross.
- Lot boundary is showed approximalty for reference only.

Legend :

- SUBJECT LOT BOUNDARY LINE
- ADJACENT LOT BOUNDARY LINE
- TREE WITH DIAMETER, HEIGHT & SPREAD TREE NO.
- ARTIFICIAL SLOPE
- CONCRETE DRAIN & CATCHPIT
- COLUMN
- CULVERT
- OPEN-SIDED STRUCTURE
- TEMPORARY STRUCTURE
- FENCE,RAILING
- PIPE
- VERTICAL MASONRY (RETAINING WALL)
- PARAPET OR WALL
- STEPS
- GULLY
- GATE
- HONG KONG TELECOM
- GAS BOX
- MANHOLE FOUL WATER
- WATER SERVICE
- LAMP POLE
- TELEPHONE POLE
- CONTOURS INTERPOLATED AT ONE METRE INTERVAL
- SPOT LEVEL

Title :
Topographic Survey of
Lot Nos 1034 S.A RP in DD121

Locality :
Tong Yan San Tsuen Road, Yuen Long

Survey Sheet No : 6-NW-13D

Date of Survey : 02 September 2022

Plan No: SK/2212/121/1034ARP-TOPO

Scale: 1: 200 (A3)

Our Ref: 22064

Approved by:
Date : 06 September 2022

Tang Chi Ho
Registered Professional Surveyor
(Land Surveying Division)

Tang & Au Land Surveyors Limited
Room 502, 5/F, Keader Centre,
Nos.129-149, On Lok Road,Yuen Long, N.T.
Tel.: 2652 2351 Fax: 2652 2322

APPENDIX C

Calculation of the Proposed Sewerage System

Wings & Associates Consulting Engineers Ltd.



Project Title : Sewerage Drainage System for Proposed Temporary Place of Recreation and Sports in Lot 1034S.A RP (Part) in D.D. 121

Date: 2023-06-19

Subject Design Calculation of Underground Pipes

Our Ref: P21012

Location	USCP	DSCP	USGL	DSGL	USIL	DSIL	INVERT DIFF.	LENGTH	SLOPE	SLOPE	TOTAL VOLUMN (PER DAY)	DESIGN FLOW	SIZE	TYPE	VELOCITY (REFER TO MANNING EQUATION) $V = R^{2/3} \times S^{1/2} / n$	FLOW CAP.	SPARE CAP.
								m	S	1 in	m ³	m ³ /s	mm		m/s	m ³ /s	m ³ /s
	TSMH1 (D.T.I.L.) Case 1	FMH1009095	17.910	17.100	16.550	16.070	0.48	10.85	0.044	23	0.8	0.000009	200	PIPE	$(0.05^{2/3}) \times (1/23)^{0.5} / 0.013 = 2.2$	0.069	0.069
	TSMH1 (D.T.I.L.) Case 2	FMH1009095	17.910	17.100	16.550	16.070	0.48	10.85	0.044	23	1.6	0.000019	200	PIPE	$(0.05^{2/3}) \times (1/23)^{0.5} / 0.013 = 2.2$	0.069	0.069
	TSMH1 (D.T.I.L.) Case 3	FMH1009095	17.910	17.100	16.550	16.070	0.48	10.85	0.044	23	3.2	0.000037	200	PIPE	$(0.05^{2/3}) \times (1/23)^{0.5} / 0.013 = 2.2$	0.069	0.069

Case 1:

Venue	Number of people	Wastewater generated per day per capita (m ³)	The amount of wastewater generated per day (m ³)
Martial Art Training Venue	5	0.08	0.4
Shop and Services	5	0.08	0.4
Total			0.8

Case 2:

Venue	Number of people	Wastewater generated per day per capita (m ³)	The amount of wastewater generated per day (m ³)
Martial Art Training Venue	10	0.08	0.8
Shop and Services	10	0.08	0.8
Total			1.6

Case 3:

Venue	Number of people	Wastewater generated per day per capita (m ³)	The amount of wastewater generated per day (m ³)
Martial Art Training Venue	20	0.08	1.6
Shop and Services	20	0.08	1.6
Total			3.2

Conclusion:

Case 3 is the most critical situation, and its design flow is within the flow capacity of the pipe. Therefore, we conclude that the proposed sewerage work is capable for the use of the two current facilities (i.e. the Martial Arts Training Venue and the Shop and Services) situated inside the subject lot and the adjoining lots area and government land.

**Relevant extracts of the 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-TYST/900	Proposed Temporary Place of Recreation and Sports (Martial Arts Training Venue) for a Period of 5 Years	6.7.2018

Government Bureau and 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.

2. Traffic

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

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- subject to the proposed alignment of the new sewer only located at public road/government land(s) (outside the lot), he has no objection in principle to the proposed development and no adverse comment on the submitted sewerage drainage proposal;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those maintained under previous planning application No. A/YL-TYST/900; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the existing drainage facilities implemented under application No. A/YL-TYST/900, the submission of records of the existing drainage facilities on site, and the implementation and maintenance of the agreed sewerage drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

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

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

6. Building Matters

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

No adverse comment on the application.

7. Sports Facilities

(a) Comments of the Commissioner for Sports (C for Sports):

It is noted that the application is an application for the renewal of previously approved planning approval. As his office welcomes initiatives that increase the supply of sports facilities in general, his office has no objection to the application.

(b) Comments of the Director of Leisure and Cultural Services (DLCS):

No adverse comment on the application.

8. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned ‘Residential – Zone 5’; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

9. District Officer's Comments

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

- his office has not received any feedback from locals.

10. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 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. 4678 for the purpose of “Temporary Shop and Services (Real Estate Agency)”, whereas the GL therein is covered by Short Term Tenancy (STT) No. 3068 for the purpose of “Temporary Shop and Services” and “Temporary Place of Recreation and Sports (Martial Arts Training Venue)”; and
 - (iii) the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Sha Tseng Road/Tong Yan San Tsuen Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Sha Tseng Road/Tong Yan San Tsuen Road;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the sewerage system should be rectified if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the sewerage system;
 - (ii) DLO/YL should be consulted and consent from relevant lot owners should be consulted for any works to be carried out outside his lot boundary before commencement of the sewerage works; and
 - (iii) form HBP1 should be submitted to his department for application of technical audit for any proposed connection to his department’s drainage facilities;

- (e) to note the comments of the Director of Leisure and Cultural Services (DLCS) that:

Places of Amusement Regulation (Cap. 132 sub. leg BA) under Public Health and Municipal Services Ordinance should be observed if the premises involve the operation of billiard establishment with 4 tables or more, public bowling-alley and public skating rink;

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

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;

- (g) 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 containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) for UBW erected on leased land, enforcement action may be taken by the 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;
- (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; and
- (iv) if 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; and

- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls within the boundary of the proposed Yuen Long South (YLS) Development – Stage 4. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development – Stage 4 is being formulated.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230523-123913-39194

提交限期**Deadline for submission:**

09/06/2023

提交日期及時間**Date and time of submission:**

23/05/2023 12:39:13

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TYST/1218

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 周

意見詳情**Details of the Comment :**

我支持此申請。場地並非永久建築物，而且結構簡單，屬臨時性質，對附近並無重大影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230524-095430-09383

提交限期**Deadline for submission:**

09/06/2023

提交日期及時間**Date and time of submission:**

24/05/2023 09:54:30

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TYST/1218

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Kwok Hiu Man

意見詳情**Details of the Comment :****支持。申請地點人煙稀少，缺乏特色，甚少居民及遊客到訪。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230525-154335-46150

提交限期**Deadline for submission:**

09/06/2023

提交日期及時間**Date and time of submission:**

25/05/2023 15:43:35

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TYST/1218

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 盧緯卉

意見詳情**Details of the Comment :**

支持。

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230602-172607-30165

提交限期**Deadline for submission:**

09/06/2023

提交日期及時間**Date and time of submission:**

02/06/2023 17:26:07

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TYST/1218

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Yu Ting Wong

意見詳情**Details of the Comment :**

I support this temporary application for promoting sports and martial arts.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230606-113055-80102

提交限期**Deadline for submission:**

09/06/2023

提交日期及時間**Date and time of submission:**

06/06/2023 11:30:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TYST/1218

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kenneth Kwok

意見詳情**Details of the Comment :****Support this application.**

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

AVL-TYST/1218

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請康體場所，並無意見。

申請人要對噪音及環境問題多加注意。
避免影響居民。

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

唐人新村村代表

簽署 Signature

Lau

日期 Date

8.6.2023