

Your Ref.: A/TM/592

Our Ref.: P22015

Comments of DFEH dated 23.4.2024

Contact Person: Ms. Kaya CHAN, Tel: 3141 1232

	Comments	Responses
1)	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.	Noted.
2)	If the proposal involves any commercial activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial activities, the applicant should handle on their own/at their expenses.	Noted.
3)	The applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.	Noted.
4)	The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.	Noted.

Comments of DEP dated 23.4.2024

Contact Person: Ms. Flora NG, Tel: 2835 2319

	Comments	Responses
a.	Plan 3a is found missing. Also, please provide the photos of ancillary kiddie ride;	Plan 3a is attached. The applicant will not provide any kiddie ride. The location is replaced by play activity area.
b.	Waste Management - The applicant shall advise in detail on the collection and disposal methods of generated waste from camping & barbecue activities and office / function room, etc.;	The waste will be collected by covered rubbish bins. Rubbish bags will be dumped to the refuse collection point at Ching Lai Road by hand twice a week depending on the amount of rubbish found.
c.	Light and Noise Nuisances to the Nearby Sensitive Receivers - The applicant shall advise the control measures and management to minimize the light and noise nuisances to the nearby sensitive receiver. Please also advise whether there is any use of public announcement system or any form of audio amplification system at the site;	Measures will be taken to divert the light away from the light sensitive receivers. Lights will be turn off at 11:00 p.m. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site. No public announcement system or any form of audio amplification system will be used at the site.
d.	Generation of Wastewater - The applicant shall advise the collection, treatment and discharge of wastewater, which generated from the camping and barbecue activities such as cooking, washing hands, etc. and also from the staff pantry; and	Wastewater generated from the camping, barbecue activities and washing hands is expected to be little. It will be discharged to the portable toilet. No wastewater will be generated from the staff pantry.
e.	Please advise whether shower facilities will be provided at the site.	No shower facilities will be provided at the site.

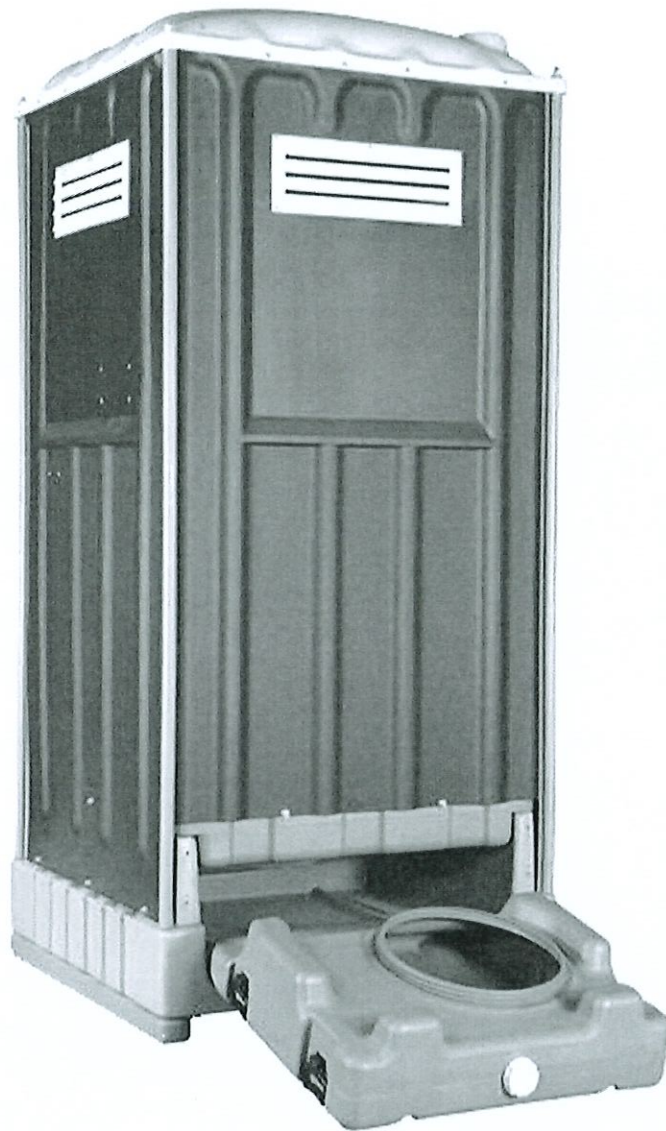
Comments of DEP dated 2.5.2024

Contact Person: Ms. Flora NG, Tel: 2835 2319

	Comments	Responses
1.	R-to-C Item C - We noted that the operation hours for the subject site is 24 hours every day, including Sundays and public holidays. However, the applicant advised that the lights will be turned off at 11:00 p.m. Hence, the applicant is requested to provide a detailed management proposal with layout plan to demonstrate the lighting points for our review.	At 11:00 p.m., the main lights will be turned off. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site.
2.	R-to-C Item d - Please provide photo / catalog of the proposed portable toilet for our information. Also, the applicant is required to provide a detailed sewerage collection plan to justify the technical feasibility for our review.	Please refer to the attached photo for the proposed replaceable waste tank portable toilet. When the waste tank is full, the waste tank will be taken out and sealed by a cover. The waste tank will be taken by hand to the loading/unloading space on Lot 790 in D.D. 381 and collected by professional contractor. An empty waste tank will be placed to the replaceable waste tank portable toilet.
3.	R-to-C Item d - Please provide photos of staff pantry for our information.	Please refer to the attached photos of staff pantry.
4.	EPD has received several environmental complaints of noise nuisance, malodour, etc. from the subject sites in the past 3 years. Hence, the applicant is required to submit a detailed management plan to minimize the nuisance to the nearest sensitive receivers, especially the time during 23:00 - 07:00.	There are no activities which will produce malodour, which may come from somewhere else. Temporary noise barrier will be placed between the open sheds (structure 10) to block the noise generated by the customers. Temporary noise barrier will be placed at the western side of the site when necessary (Tent Camping Ground Area and Barbecue Area).

	Comments	Responses
		<p>No public announcement system or any form of audio amplification system will be used at the site.</p> <p>There will be no barbecue activity after 11:00 p.m.</p> <p>After 11:00 p.m., staff will remind customers to lower their voice and manage the order in the site.</p>
5.	Regarding the above comments, the applicant should include all the management proposal in their document of "Justifications" (Appendix I).	All the management proposal is included in the "Justifications" (Appendix I). Please refer to the updated "Justifications" (Appendix I).

Replaceable waste tank portable toilet



Photos of staff pantry



Comments of Chief Town Planner/Urban Design and Landscape, Planning Department dated 8.5.2024

Contact Person: Mr. Leo LAM; Tel: 3565 3956

	Comments	Responses
2.	The Site is situated in an area of residential urban fringe landscape character predominated by small houses development and tree groups as observed on aerial photo dated 2022, inshore water is located closely separating the western and eastern part of the Site.	Noted.
3.	Based on site photo record dated 17.03.2023 and 02.05.2024, the western part of the Site is already in operation of the applied use and the eastern part is currently occupied for car parking. By compared the site photos and aerial photos of the current site and December 2020, vegetation clearance was observed within the western portion and landscape impact has been taken place.	The site has been paved with concrete for over 10 years. There was no tree on the proposed site. The vegetation observed on the aerial photo is weeds. Please refer to the plan showing the viewpoints of photographs (Plan 6a) and the photographs taken on 24.7.2021 for details.
4.	With reference to the submitted Landscape Proposal, noting 6 nos. new trees planting (<i>Bauhinia blakeana</i>) along the western boundary and shrub planting (<i>Hibiscus rosa-sinensis</i>) will be continuously planted along the northeastern boundary at the western portion of the Site for screening. It is noted that “the current application involves additional site area in the east to accommodate a loading/ unloading bay for light goods vehicles” as compared with the withdrawn application (No. A/TM/584), and “no construction work will be carried out at the Site” as mentioned.	Noted.
5.	As vegetation cover and existing tree are observed on aerial photo and Site photo dated 02.05.2024, but no information of existing landscape resources in the eastern portion was provided by the Applicant, please provide the following information to facilitate TPB’s consideration on the application:	Noted.

	Comments	Responses
a)	Site photographs for the existing vegetation/ trees found in the eastern portion should be supplemented.	Part of the eastern portion has been excluded. There are no existing vegetation/trees on the eastern portion of the site.
b)	Existing trees information (species, size and quantity) should be provided with indicative location marked on plan, as well as their proposed treatments/ landscape mitigation measures.	Part of the eastern portion has been excluded. There are no existing vegetation/trees on the eastern portion of the site.
c)	A conceptual landscape plan to illustrate the overall layout and landscape design with new proposed greening/ tree planting allowed for the proposed use.	The eastern portion of the site is for vehicular access and maneuvering. There is only one loading / unloading space for LGV in the eastern portion. New greening / tree planting may not be required.
6.	The Applicant should note that the approval of Section 16 application by the TPB does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority / government department(s) to obtain necessary approval on tree works, where appropriate.	Noted.

Comments of Chief Engineer/Mainland North, Drainage Services Department
 Contact Person: Ms. April CHEUNG; Tel: 2300 1542

	Comments	Responses
(a)	<p><u>Section 7.4</u> - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Please note that the u-channel system and the existing stream connected by the u-channel system are not DSD's facilities. Consent should be sought from relevant departments/ parties.</p>	Noted.
(b)	<p><u>Section 7.5</u> - It was noted that use of waste tank will be adopted for the proposed development. Grateful if the developer can further assess the anticipated population and size of waste tank within the proposed development area and review whether the proposed waste tank has sufficient capacity to handle the sewerage flow. Please also confirm if there will be no sewerage discharge to the public sewerage system or other river channel.</p>	<p>It is anticipated there will be about 40 visitors during weekends and about 20 visitors during weekdays. It is expected the sewerage generated will be little which the proposed waste tank has sufficient capacity to handle the sewerage flow.</p> <p>We confirm that no sewerage will be discharged to the public sewerage system or other river channel.</p>
(c)	<p>Drainage Calculation - Please refer to SDM Corrigendum No. 1/2024 for rainfall intensity.</p>	<p>Drainage Calculation has been updated regarding to SDM Corrigendum No. 1/2024 for rainfall intensity.</p>
(d)	<p>The developer is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the site and no blockage would be induced to the natural stream to increase flooding risk.</p>	Noted.
(e)	<p>The AP is reminded that the sewerage impact should meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure.</p>	Noted.

Comments of District Lands Officer/Tuen Mun, Lands Department

Contact Person: Mr. K.H. LEE; Tel: 2451 3249

	Comments	Responses
1.	<p>The application site (“the Site”) comprises Old Schedule agricultural lots, i.e. Lot Nos. 788 (Portion), 790 (Portion), 793, 794 and 801 R.P. all in D.D. 381 (“the Lots”) and adjoining Government land (about 677m² subject to verification). The Lots were 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 and Government Land.</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on lots.</p>
2.	<p>The following irregularities have been detected by this office:</p> <p>There are unauthorized structures within the Site. Among them, some of them were covered by the planning application, whilst some of them including footbridge, storeroom, tent and porch were not covered by the subject planning application (see attached plan). The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement actions against the breaches without further notice.</p> <p>As regards the unauthorized structures covered by the planning application, the height and total built-over area of said structures do not tally with those proposed by the applicant on the layout plan (Plan 3 (P22015)). As such the applicant is requested to clarify the discrepancy.</p>	<p>The unauthorized structures which are not covered by the planning application have been removed.</p> <p>The unauthorized structures which are not covered by the planning application have been removed. The total built-over area tallies with the layout plan (Plan 3a).</p> <p>The height of the structures has been updated. Please refer to layout plan (Plan 3a) for details.</p>
3.	<p>As regards the unauthorized structures not covered by the planning application, the lot owner(s)/applicant shall either (i) remove the unauthorized structures not covered by the subject planning application immediately; or (ii) include the unauthorized structures in the subject planning application for the further consideration by the relevant departments and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or</p>	<p>The unauthorized structures which are not covered by the planning application have been removed.</p>

	Comments	Responses
	<p>amendment as aforesaid required, the lot owner(s) shall apply to this office for an STW and STT to permit the structures erected and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future subject to lease enforcement actions according to case priority and land control action for any unlawful occupation of Government land.</p>	
4.	<p>Unless and until the unauthorized structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	Noted.
5.	<p>According to Land Registry records, the applicant is not the current owner of the Lots. The proposed Loading/Unloading Space for light goods vehicles is within Lot No. 790 in D.D. 381 which is accessible via Lot No. 788 in D.D. 381 and adjoining Government land leading from Ching Lai Road as proposed by the applicant on the Location Plan (P 22015 dated March 2024). Nonetheless, Lot No. 790 in D.D. 381 is sandwiched between adjacent Lot Nos. 788 and 789 both in D.D.381 and Lot No. 240 in D.D.384 and they are not under the same ownership of Lot Nos. 790, 793, 794 and 801 RP all in D.D. 381. Hence, the requirement for provision of a loading/unloading space for light goods vehicles in Lot No. 790 in D.D. 381 via Lot No. 788 in D.D. 381 or adjoining private lots may not be feasible and cannot be written into the</p>	Noted.

	Comments	Responses
	land documents to give effect to this proposal should planning permission be given.	
6.	The western portion of the Site is accessible via an existing staircase branching off from the pavement of Castle Peak Road while the eastern portion of the Site is accessible via a strip of Government land leading from Ching Lai Road. This office does not carry out maintenance works for the said staircase and road nor guarantee that any right-of-way to the Site will be given. The lot owner(s)/applicant shall be responsible for his own access arrangement.	Noted.
	This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the subject lot and land control action for any unlawful occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by this office or be in breach of the approval given.	Noted.

Your Ref.: A/TM/592

Our Ref.: P22015

Comments from Antiquities and Monuments Office dated 8.5.2024

Contact Person: Mr. LEE Hiu-wai; Tel: 2208 4448

Comment	Response
<p>It is noted that the subject sites fall partly within Siu Lam Site of Archaeological Interest. After reviewing the location and scope of the proposed works, AMO has no objection in principle to the proposed works from the archaeological and built heritage conservation perspective. Notwithstanding, please inform AMO (Ms Carol LAU, tel: 2655 0826 and email: ngayeelau@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.</p>	<p>Noted</p>

Your Ref.: A/TM/592

Our Ref.: P22015

Comments of Head of Geotechnical Engineering Office, CEDD

Contact Person: Mr. T.K. Tse; Tel: 2762 5384

	Comments	Responses
2.	<p>The subject planning application may affect or be affected by Feature No. 6SW-D/F278 (maximum height about 10m) and meets the criteria for submission of a Geotechnical Planning Review Report (GPRR) to support the application. The application is required to submit a GPRR in support of the captioned planning application. The essential contents of a GPRR are given in the attached GEO Advice Note (Annex A).</p>	<p>The proposed use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground). Three containers are placed on the private lots and some tents are proposed on the adjacent Government Land. The nearest distance of the structures is about 7.4m from the foot of Feature No. 6SW-D/F278. No construction works will be carried out. The proposed activity will not affect the stability of the Feature No. 6SW-D/F278 and the retaining wall. Therefore, no Geotechnical Planning Review Report is required. Please refer to the plan showing the distance between the foot of the man-made slope and the nearest structure (Plan 4a) for details.</p>
3.	<p>Please remind the applicant to submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.</p>	<p>Noted.</p>

Comments of DPO

	Comments	Responses
(a)	Plan 3 – please elaborate what types of activities would be accommodated within the “Function Room”;	Video games and boardgames would be accommodated within the “Function Room”.
(b)	Please advise if tent camping and barbecue activities would be arranged concurrently and at the same location;	Please refer to the Lot Index Plan (Plan 2a) and Layout Pan (Plan 3a). Lot 793 in D.D. 381 will be used for barbecue activities when there are no tent camping activities. These activities would be arranged at the same location but not concurrently.
(c)	In case of emergency, please advise there is any alternative access(es) from/to the Site;	There is a public footpath to the south.
(d)	It is noted that the operation hour for the proposed uses is 24 hours daily. Please advise if any member of staff would stay overnight during operation. Also, please review the sentence <i>“In view of the restricted operation hours and existing landscaping.”</i> in para. 7.3 of Appendix I;	There will be 1 to 2 staff staying overnight during operation. Para. 7.3 of Appendix I is updated.
(e)	According to the website "小欖 BBQ 屯門海灘繽紛 BBQ https://www.yl.hk/slbbq/ ", it is noted that food will be provided to the visitors at the Site at a certain amount of fee. Please advise whether it is the intention for the future operator(s) to provide food to the visitors; and	<p>The operator will not provide food to the visitors on site.</p> <p>There are two ways for visitors to bring their own food to the Site.</p> <ol style="list-style-type: none"> 1. Visitors may bring their own food to the site; or 2. Visitors may order food from suppliers (other than the operator) who will deliver the food to the Site. The operator will allow the visitors to store their food into the refrigerator.

	Comments	Responses
(f)	<p>In relation to (e) above, please advise if any food business license is required for the operation of the proposed use. You are advised to note FEHD's comments (via my email dated 23.4.2024) that proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.</p>	<p>No food business license is required for the operation of the proposed use.</p>

Comments from Highways Department

	Comments	Responses
(b)	Referring to Plan 1 submitted by the applicant, the vehicular access from Ching Lai Road to the application site is not and will not be maintained by HyD. Presumably, the relevant departments will provide their comments to you, if any;	Noted.
(c)	For the pedestrian access, referring to Item 7.6 of the Justifications (Appendix I) and Plan 1 submitted by the applicant, visitors would access the application site via the existing staircase on the slope no. 6SW-D/F278. Besides, referring to Item 7.7 of the Justifications (Appendix I) and Plan 9 submitted by the applicant, the unloaded goods will be delivered to the site by hand via the existing staircases on the slope nos. 6SW-D/FR279 and 6SW-D/F278 respectively. Please be advised that Slopes Team of HyD maintains exclusive maintenance access with lockable gate on slopes only. The concerned staircases on both slopes mentioned above are not and will not be maintained by HyD. Presumably, the relevant departments will provide their comments to you, if any; and	Noted.
(d)	As the captioned planning application would induce extra amount of passage on the concerned staircases from general public and operation staff to the application site, the applicant should assess the capacity of the concerned staircases. The applicant should ensure that the captioned planning application would not hinder existing users including but not limited to HyD from using this existing staircases.	The applicant would not hinder any person from using this existing staircase.

Executive Summary

1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land (not yet occupied), Tuen Mun, New Territories.
2. The applied use is "Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years.
3. The site falls within "Open Space" and "Government, Institution or Community" zone. Place of Recreation, Sports or Culture and Holiday Camp use may be permitted on application to the Town Planning Board.
4. The site area is about 4,189 m² which includes 677 m² of Government Land
5. A total of 17 temporary structures (total floor area of about 776 m²) are proposed on the site for office, service counters, staff pantry, storage, function room, open shed, toilet and paved walkway with hand rails uses (floor area of about 70 m²).
6. The site is accessible via Castle Peak Road – Tai Lam and a walkway leading from the public staircase to the site.
7. The operation hours for barbecue activities are from 10 a.m. to 11 p.m., including Sundays and public holidays. The operation hours for tent camping activities are 24 hours every day, including Sundays and public holidays.

行政摘要

1. 申請地點位於新界屯門丈量約份第 381 約地段第 788 號(部分)、第 790 號(部分)、第 793 號、第 794 號及第 801 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時康體文娛場所(燒烤場)及臨時度假營(私人帳幕營地)」(為期六年)的規劃許可申請。
3. 申請地點位於「休憩用地」及「政府、機構或社區」用途地帶。康體文娛場所及度假營用途，如向城市規劃委員會申請許可，或會獲得批准。
4. 申請面積為大約 4,189 平方米，包括約 677 平方米的政府土地。
5. 申請地點擬議提供 17 個臨時構築物 (總樓面面積約 776 平方米)作辦公室、服務部、員工茶水間、貯物室、活動室、開放式蔭棚、廁所及扶手行人道用途 (樓面面積約 70 平方米)。
6. 申請地點可經青山公路 - 大欖段到達及一條由公共樓梯至場地的通道。
7. 燒烤活動的營業時間為每天早上 10 時至晚上 11 時(星期日及公眾假期照常營業)。帳幕營地活動的營業時間為每天 24 小時(星期日及公眾假期照常營業)。

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
添寶魚農有限公司 Tim Po Fishery and Agriculture Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司	
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)	Lots 788 (Part), 790 (Part), 793, 794 and 801RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,189 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 776 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 677 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

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

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

(v) For Type (v) application 供第(v)類申請

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

"Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years

(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 776 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 0.185 About 約
- Proposed site coverage 擬議上蓋面積 18.5 % About 約
- Proposed no. of blocks 擬議座數 17
- Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
 include 包括..... storeys of basements 層地庫
 exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) About 約
..... 4 m 米 About 約

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	Lots 788 (Part), 790 (Part), 793, 794 and 801RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories		
Site area 地盤面積	4,189	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	677	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/38		
Zoning 地帶	"Open Space" ("O") and "Government, Institution or Community" ("G/IC")		
Applied use/ development 申請用途/發展	"Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	776 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.185 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		17
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		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		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	18.5	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

Justifications

1. Applied Use

- 1.1. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.

2. Location

- 2.1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land (not yet occupied), Tuen Mun, New Territories.

3. Site Area

- 3.1. The site area is about 4,189 m² which includes 677 m² of Government Land.

4. Town Planning Zoning

- 4.1. The application site falls within the area zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38.
- 4.2. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.4. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

5. Development parameters

Operation Hours

- 5.1. The operation hours for barbecue activities are from 10 a.m. to 11 p.m., including Sundays and public holidays. The operation hours for tent camping activities are 24 hours every day, including Sundays and public holidays.

Estimated number of visitors

- 5.2. About 40 visitors is anticipated during weekends and holidays and about 20 visitors during weekdays. The maximum number of visitors will be about 40 persons per day.

Proposed Structures

- 5.3. There are 17 temporary 1-storey structures with a total floor area of about 776 m² at a height of about 4m. All structures are built of temporary material, including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3) for details.

Proposed Structures

No.	Structure	Floor Area (about)	Covered Area (about)	Height (about)	No. of storey
1.	Office	33 m ²	33 m ²	4 m	1
2.	Service Counter	29 m ²	29 m ²		
3.	Service Counter	29 m ²	29 m ²		
4.	Staff Pantry	43 m ²	43 m ²		
5.		22 m ²	22 m ²		
6.		43 m ²	43 m ²		
7.	Storage	22 m ²	22 m ²		
8.	Storage	43 m ²	43 m ²		
9.	Function Room	60 m ²	60 m ²		
10.	Open Shed	189 m ²	189 m ²		
11.	Toilets	19 m ²	19 m ²		
12.		19 m ²	19 m ²		
13.	Function Room	50 m ²	50 m ²		
14.	Storage	25 m ²	25 m ²		
15.	Function Room	75 m ²	75 m ²		
16.	Storage	25 m ²	25 m ²		
17.	Function Room	50 m ²	50 m ²		
	Total	776 m²	776 m²		

Proposed paved walkway with hand rails

18	Paved walkway with hand rails	70 m ²	70 m ²	-	-
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Site Management

- 5.4. The waste will be collected by covered rubbish bins. Rubbish bags will be dumped to the refuse collection point at Ching Lai Road by hand twice a week depending on the amount of rubbish found.
- 5.5. When the waste tank is full, the waste tank will be taken out and sealed by a cover. The waste tank will be taken by hand to the loading/unloading space on Lot 790 in D.D. 381 and collected by professional contractor. An empty waste tank will be placed to the replaceable waste tank portable toilet.
- 5.6. No public announcement system or any form of audio amplification system will be used at the site.

- 5.7. No shower facilities will be provided at the site.
- 5.8. There will be no barbecue activity after 11:00 p.m.
- 5.9. At 11:00 p.m., the main lights will be turned off. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site.
- 5.10. After 11:00 p.m., staff will remind customers to lower their voice and manage the order in the site.

6. Similar Applications in Vicinity

- 6.1. There are a few similar approved cases in the vicinity in Siu Lam area (under a different OZP no. S/TM-SKW/14).

Application No.	Applied Use	Decision
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 28.5.2004
A/TM-SKW/47	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 10.3.2006
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	Approved on 23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	Approved on 28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	Approved on 9.5.2008
A/TM-SKW/63	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 24.7.2009
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	Approved on 17.6.2011
A/TM-SKW/78	Temporary Barbecue Area For a Period of 3 Years	Approved on 1.3.2013
A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 Years	Approved on 18.12.2015
A/TM-SKW/94	Temporary Barbecue Area for a Period of 3 Years	Approved on 4.3.2016
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	Approved on 31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	Approved on 20.5.2022

7. Justifications

Planning Intention of the “O” and “G/IC” zone

- 7.1. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

- 7.2. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Open space for vehicular access and manoeuvring does not jeopardize the planning intention of this zone.

Compatibility with surrounding environment

- 7.3. The proposed use is compatible with the surrounding uses that are comprised of mainly open areas. Residential uses of 3-storey houses are further away to the east and west. In view of the restricted operation hours for the barbecue activities and existing landscaping. No significant impact to the surrounding area is anticipated.

No adverse environmental impact

Drainage

- 7.4. The site is at the highest point of the piece of land between Castle Peak Road – Tai Lam and the sea. Surface water from the north is intercepted by a public u-channel system. Surface water will flow downwards to the river at the east and the sea via the woodland to the south.

Sewerage

- 7.5. Replaceable waste tank portable toilet will be used on site. The waste tank will be replaced when it is full. The full waste tank will be handled by professional contractor. It does not involve any construction work for the operation.

No construction debris, silt and sewage will be discharged to or deposited inside the public drains from the site and no blockage will be induced to the natural stream to increase flooding risk.

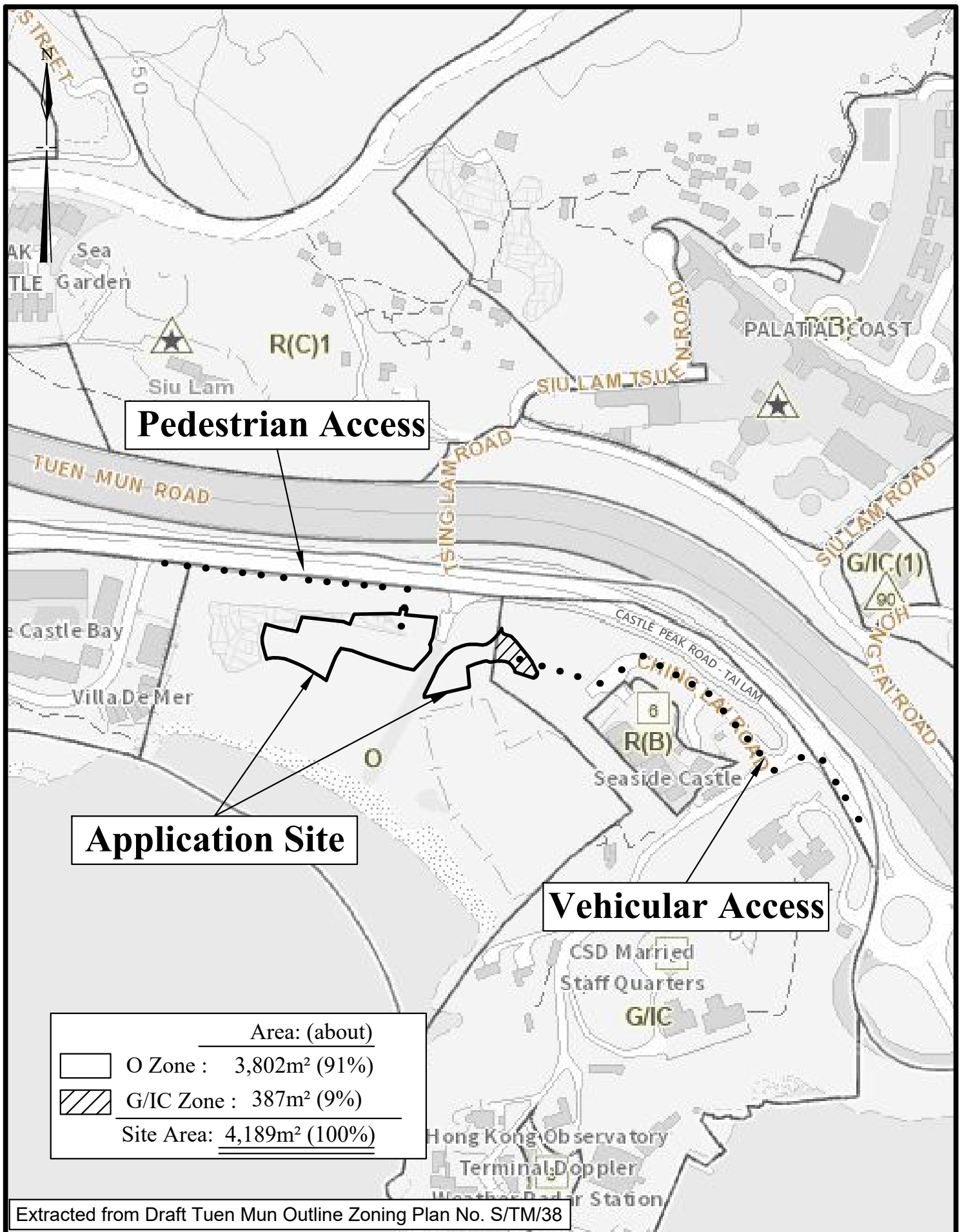
Traffic

- 7.6. The site is accessible via a staircase connecting to Castle Peak Road – Tai Lam. No parking space is provided. Visitors come to the site by public transport.
- 7.7. A loading/unloading space for light goods vehicles is proposed on Lot 790 in D.D. 381. Goods for operation will be unloaded on this lot and delivered to the site by hand. It is estimated that a total of 2 trips (1 in and 1 out) will be generated per week.

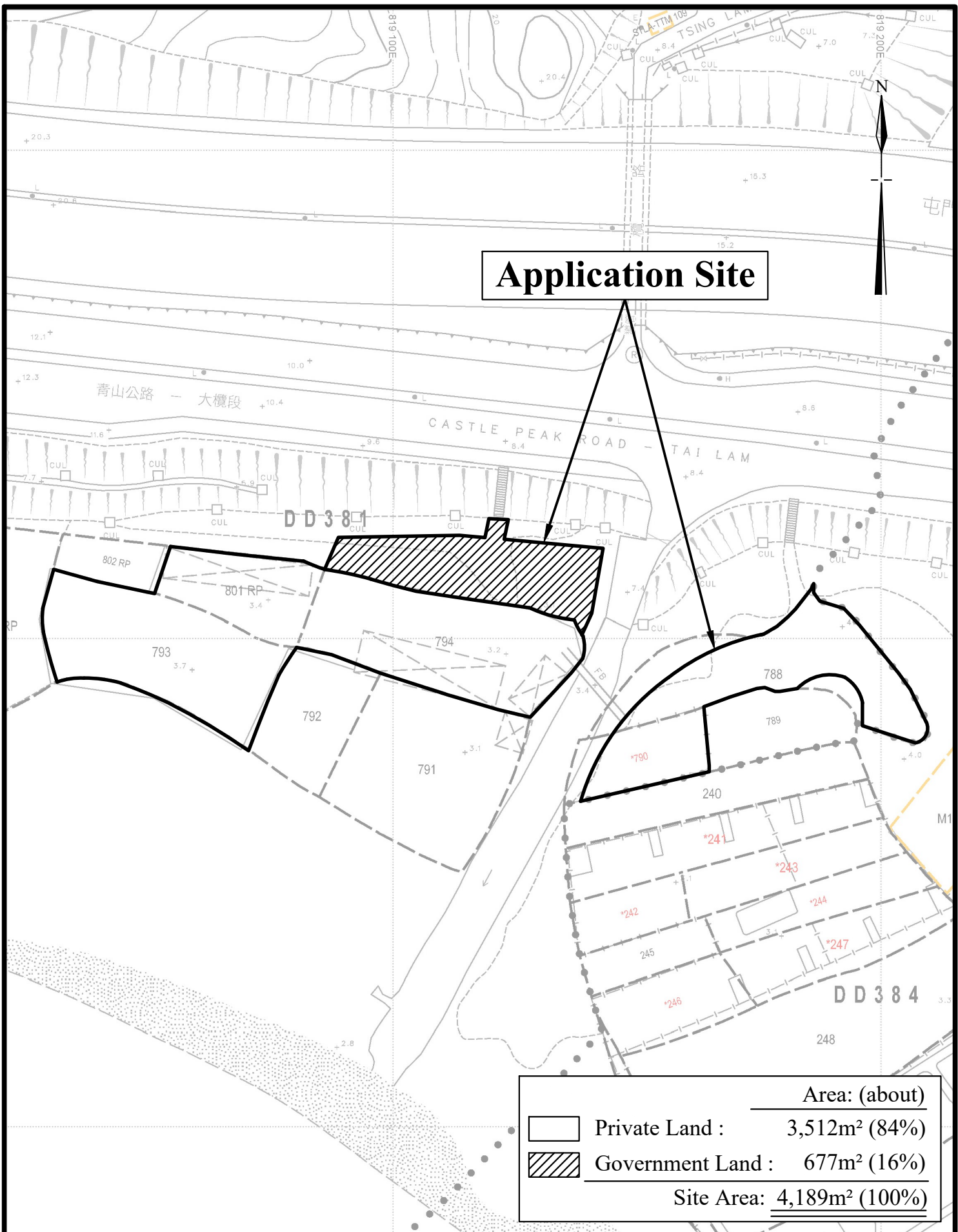
8. Planning Gain

- 8.1. The site is desirable for family and friends to spend quality time together with barbecue and tent camping activities.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

- END -



N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
June 2024	Lots 788(Part), 790(Part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Plan 1a (P 22015)



1:1000

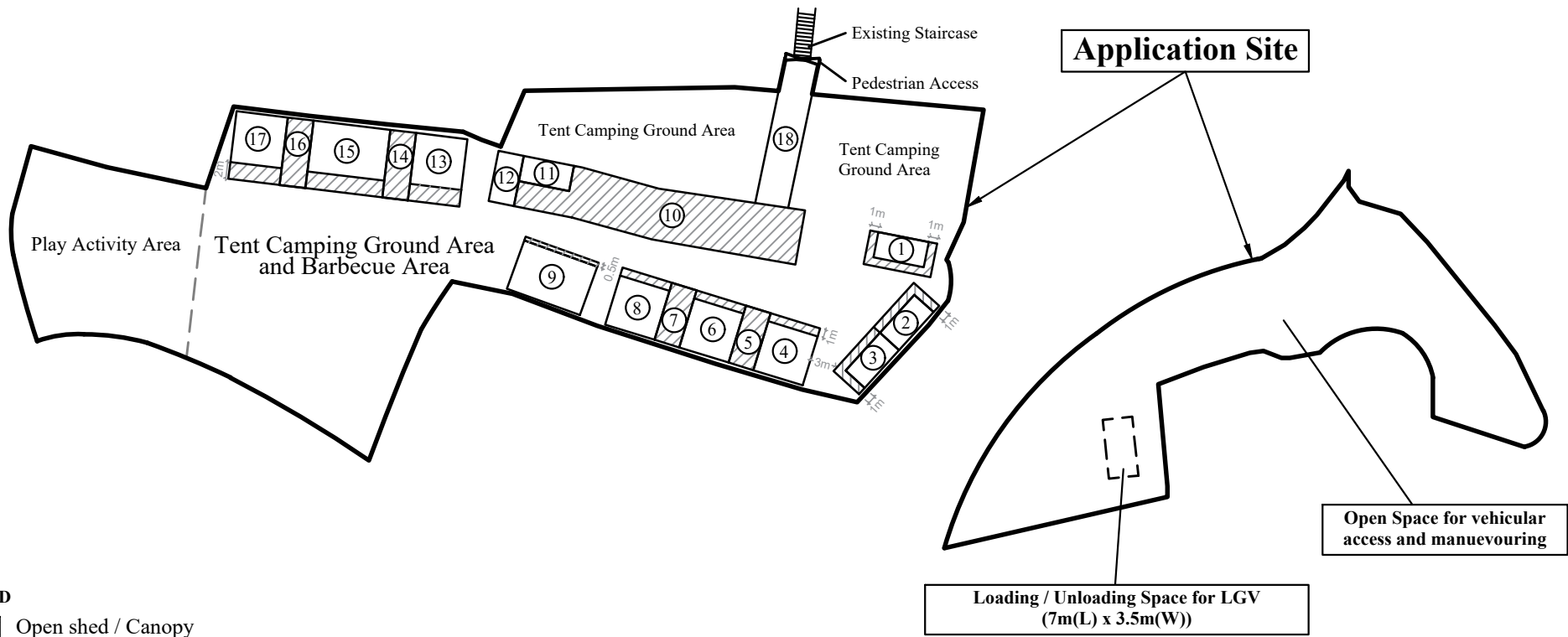
Lot Index Plan

Goldrich Planners & Surveyors Ltd.

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

February 2023

**Plan 2a
(P 22015)**



LEGEND

Open shed / Canopy

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey	No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey
1	Office	33m ²	33m ²	4m	1	10	Open Shed	227m ²	189m ²	4m	1
2	Service Counter	58m ²	29m ²			11	Toilets		19m ²		
3	Service Counter		29m ²			12			19m ²		
4	Staff Pantry	173m ²	43m ²			13	Function Room	225m ²	50m ²		
5			22m ²			14	Storage		25m ²		
6			43m ²			15	Function Room		75m ²		
7			Storage			22m ²	16		Storage		
8	Storage	60m ²	43m ²			17	Function Room	50m ²			
9	Function Room		60m ²			Total:		776m ²	776m ²		

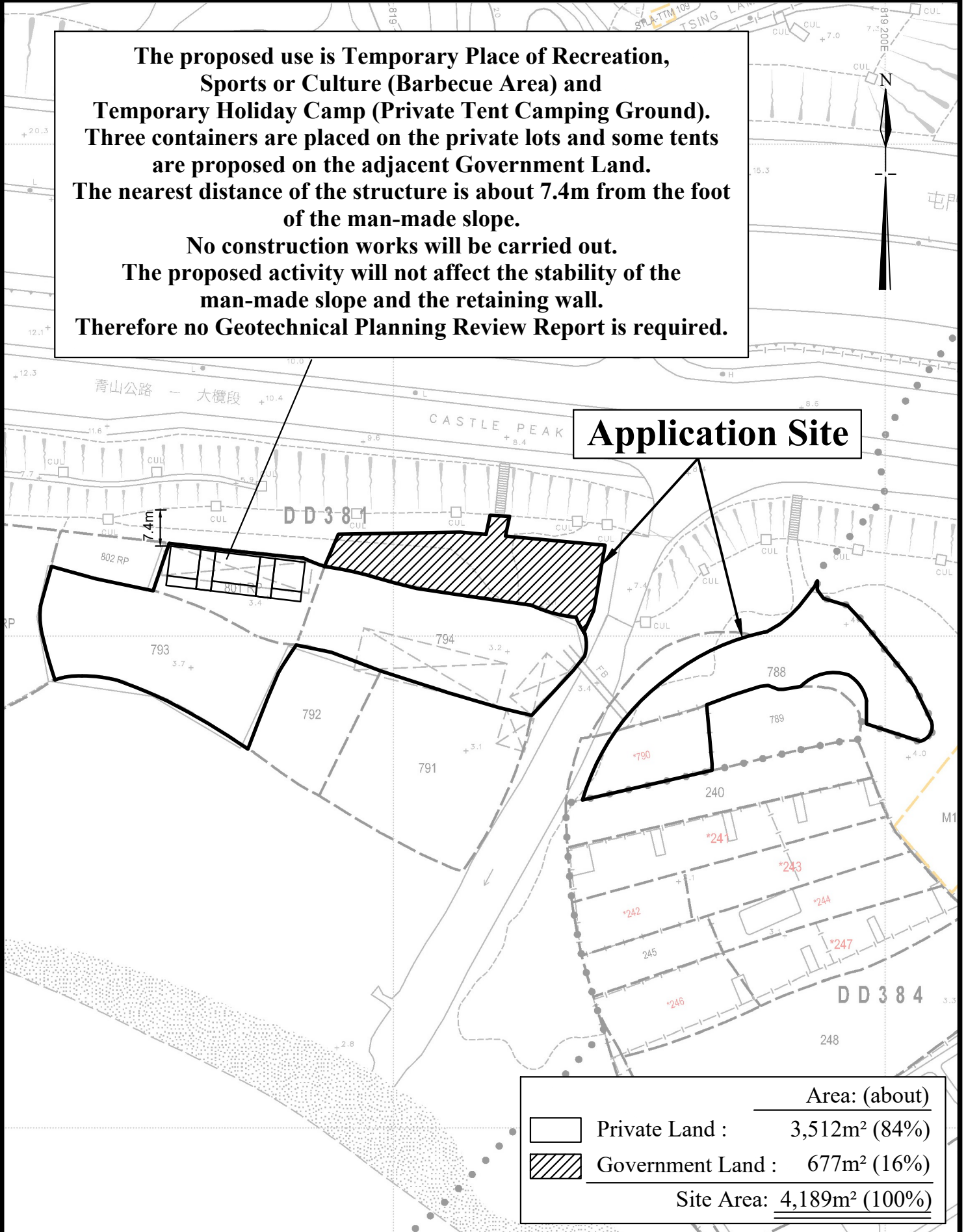
No.	Structure / Use	Area (about)	Height	Storey
18	Paved Walkway with Hand Rails	70m ²	—	—

1:750 (A4)	Layout Plan	Goldrich Planners & Surveyors Ltd.
April 2024	Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Plan 3a (P 22015)

The proposed use is Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground). Three containers are placed on the private lots and some tents are proposed on the adjacent Government Land. The nearest distance of the structure is about 7.4m from the foot of the man-made slope.

No construction works will be carried out. The proposed activity will not affect the stability of the man-made slope and the retaining wall. Therefore no Geotechnical Planning Review Report is required.

Application Site



1:1000

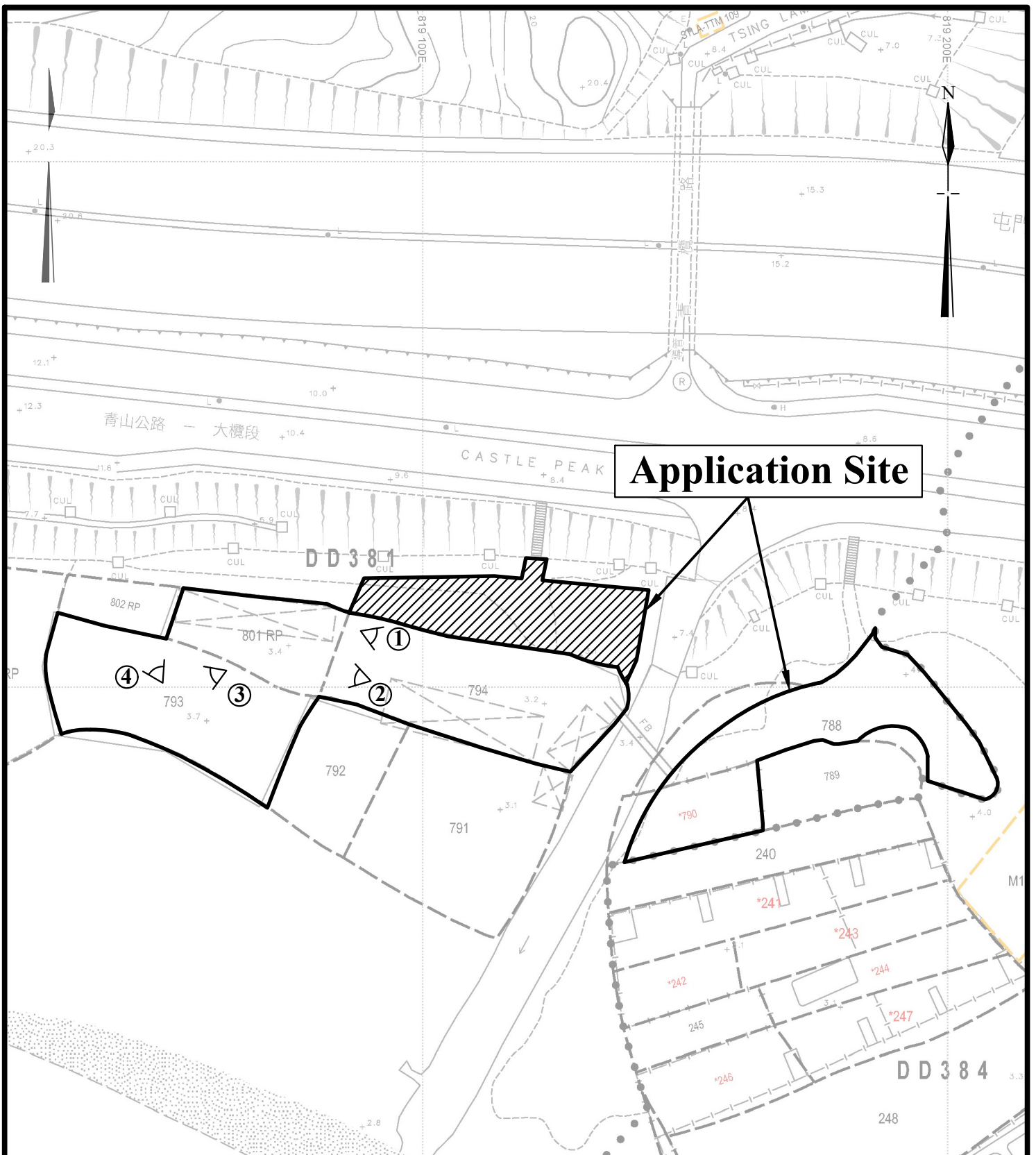
Plan showing the distance between the foot of the man-made slope and the nearest structure

Goldrich Planners & Surveyors Ltd.

June 2024

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land
Tuen Mun, New Territories

**Plan 4a
(P 22015)**



Application Site

Legend

◁ Viewpoint of photographs

	Area: (about)
◻ Private Land :	3,512m ² (84%)
▨ Government Land :	677m ² (16%)
Site Area: 4,189m² (100%)	

1:1000

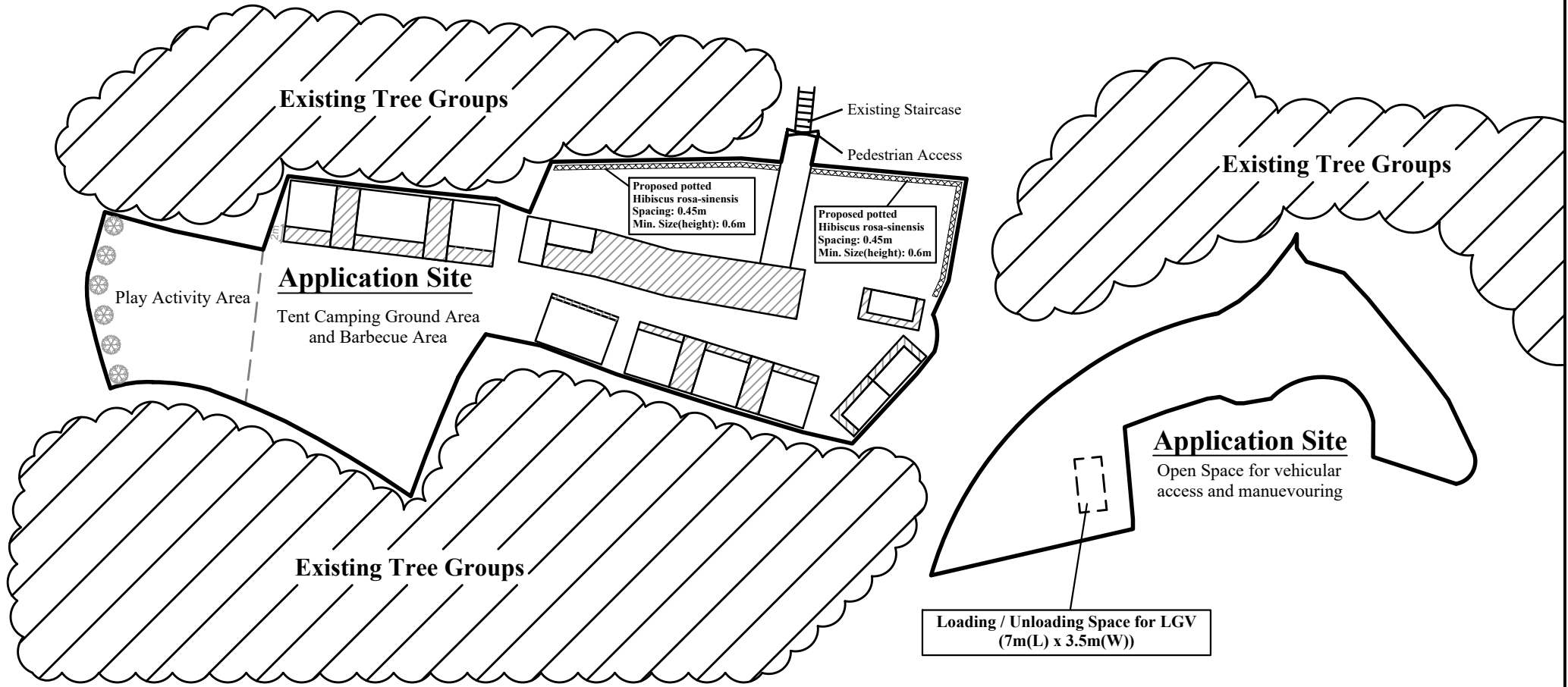
February 2023


**Viewpoints of Site Photographs
taken on 24.7.2021**

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories





**Goldrich Planners &
Surveyors Ltd.**

**Plan 6a
(P 22015)**



	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Bauhinia blakeana (洋紫荊)	4m	2.75m	6
Total	-	-	6

Legend

-  Open shed / Canopy
-  Temporary Single Storey Structure
-  Proposed Bauhinia blakeana
-  Proposed potted Hibiscus rosa-sinensis

1 : 750	Landscape Proposal	Goldrich Planners & Surveyors Ltd.
April 2024	Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381 and Adjoining Government Land Tuen Mun, New Territories	Plan 7a (P 22015)



N.T.S

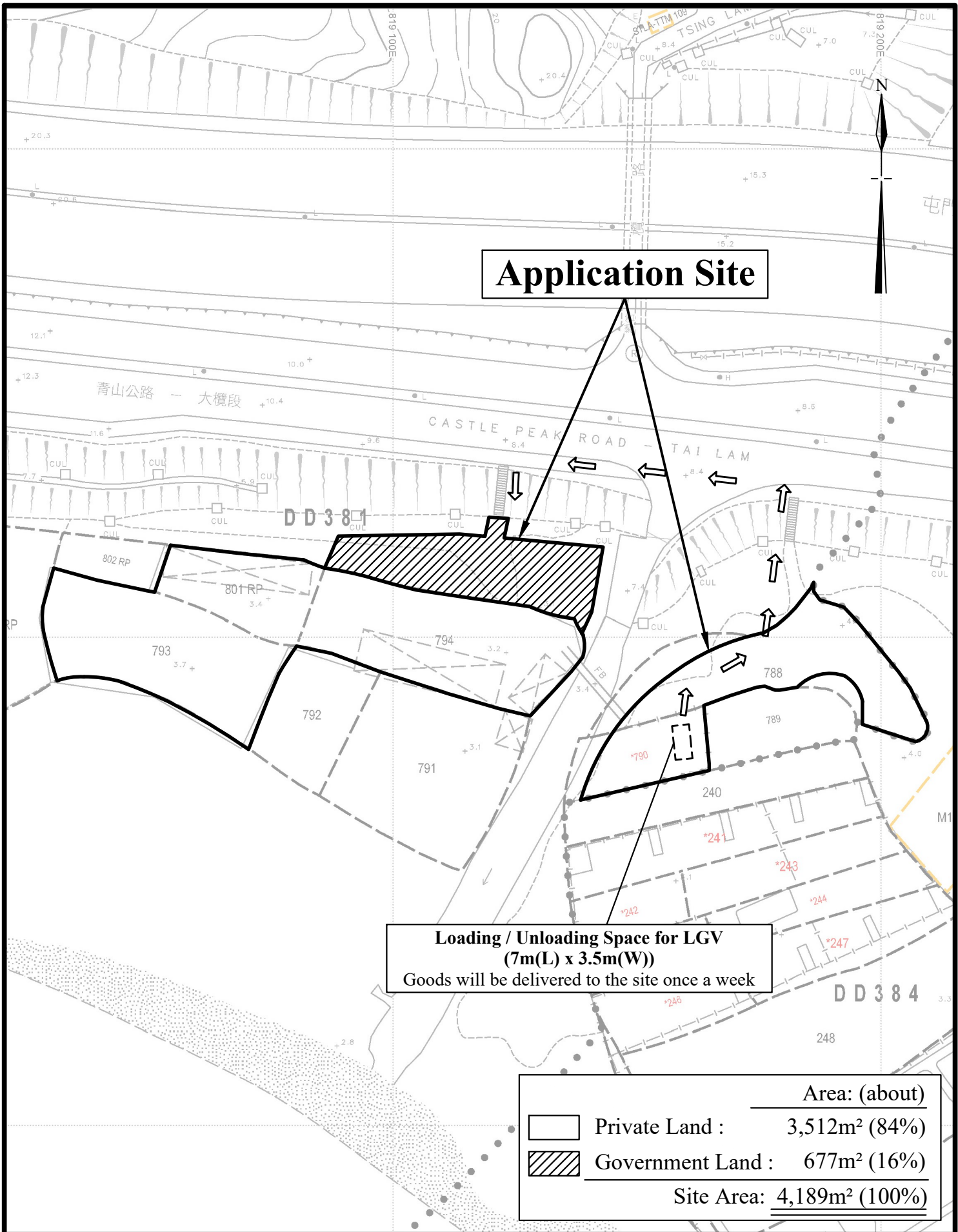
Aerial Photo Showing the Existing Tree Groups in the Vicinity

Goldrich Planners & Surveyors Ltd.

April 2024

Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381
and Adjoining Government Land
Tuen Mun, New Territories

**Plan 8a
(P 22015)**

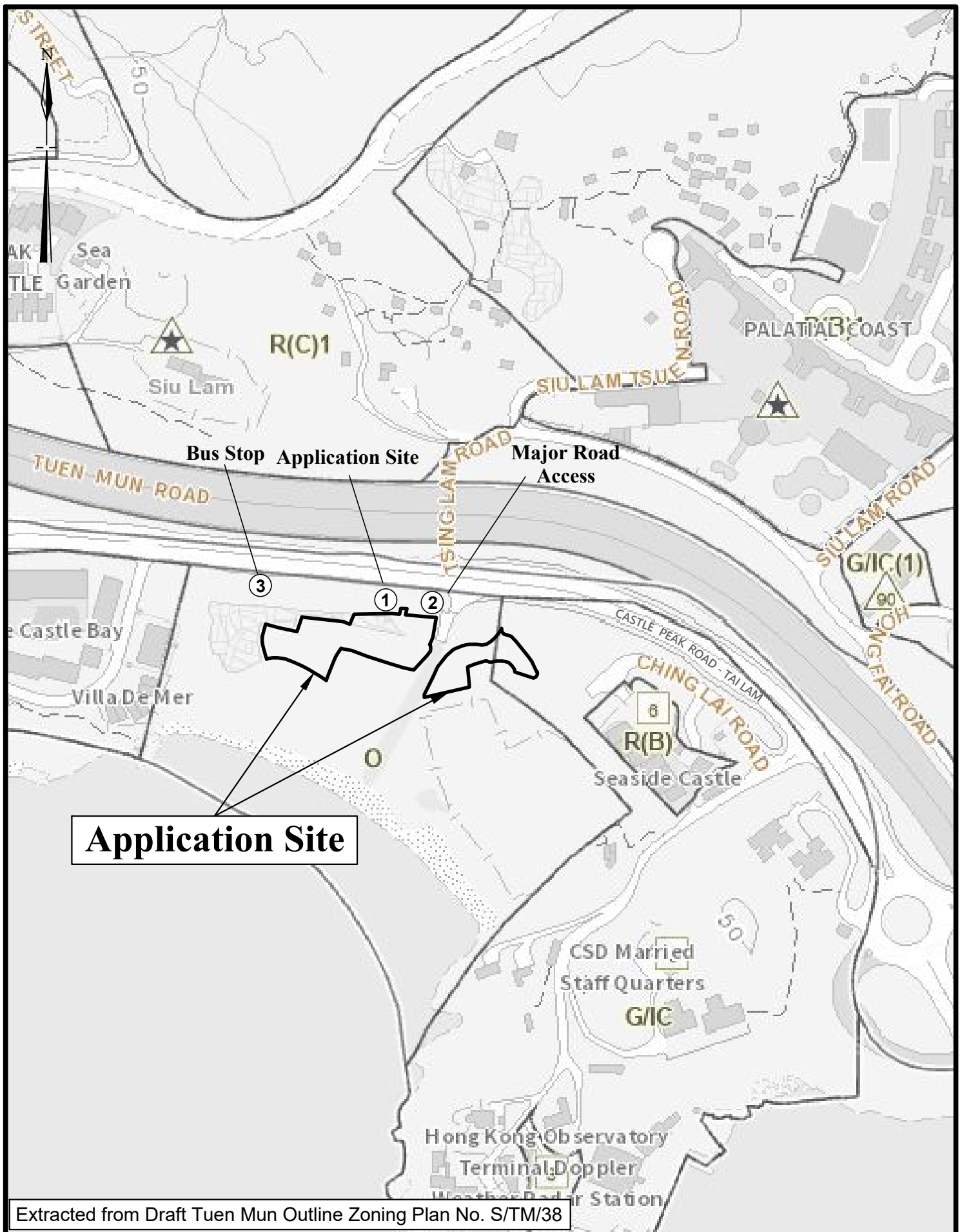


Application Site

Loading / Unloading Space for LGV
(7m(L) x 3.5m(W))
 Goods will be delivered to the site once a week

	Area: (about)
Private Land :	3,512m ² (84%)
Government Land :	677m ² (16%)
Site Area: 4,189m² (100%)	

1:1000	Plan Showing the Loading/Unloading Space for LGV	Goldrich Planners & Surveyors Ltd.
February 2023	Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Plan 9a (P 22015)



Extracted from Draft Tuen Mun Outline Zoning Plan No. S/TM/38

<p>N.T.S</p>	<p>Plan Showing the Location of Site Notices</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>June 2024</p>	<p>Lots 788(Part), 790(Part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories</p>	<p>Plan 10a (P 22015)</p>

1 For Catchment Area A

Area, A = 462 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 19.5 m

Time of concentration, t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (19.5) / (0.1^{0.2}462^{0.1})
 = 2.4 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.70	3.39

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 46.8 m
 Depth of vertical part of u-channel, d = 330 mm
 Gradient of u-channel, S_f = (3.7-3.39)/46.8 = 0.007

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 150² + 300 x 330
 = 0.134 m²

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 330
 = 1.131 m

Hydraulic radius, R = a / p
 = 0.119 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.119)^{1/6} x (0.119 x 0.007)^{1/2} / 0.016
 = 1.23 m/s
 Time of flow, t_f = 0.6 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t_o + t_f + b)^c
 = 505.5 / (2.4+0.6+3.29)^{0.35} for return period T = 50 years
 = 262

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	462.0	438.9
			SUM = 438.9

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km²
 = 0.278 x 262 x 438.9 / 1000000 + 0
 = 0.032 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.134 x 1.23
 = 0.165 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,
 Tuen Mun, New Territories

Page 1
 (P22015)

1 For Catchment Area B

Area, A = 431 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 24 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (24) / (0.1^{0.2} \times 431^{0.1})$
 = 3.0 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area B

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.39	3.23

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 23.4$ m
 Depth of vertical part of u-channel, d = 490 mm
 Gradient of u-channel, $S_f = (3.39-3.23)/23.4 = 0.007$

Cross-Section Area, $a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 490$
 = 0.182 m²
 Wetted Perimeter, $p = \pi r + 2 d = 3.14 \times 150 + 2 \times 490$
 = 1.451 m
 Hydraulic radius, $R = a / p$
 = 0.126 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, $v = R^{1/6} \times (RS_f)^{1/2} / n = (0.126)^{1/6} \times (0.126 \times 0.007)^{1/2} / 0.016$
 = 1.30 m/s
 Time of flow, $t_f = 0.3$ min

SDM Table 13
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, $i = a / (t_o + t_f + b)^c$
 = $505.5 / (3+0.3+3.29)^{0.35}$ for return period T = 50 years
 = 259

SDM 4.3.2
SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	431.0	409.5
SUM =			409.5

SDM 7.5.2 (b)

Upstream flow, $Q_u = 0.032$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 259 \times 409.45 / 1000000 + 0.032$
 = 0.061 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.182×1.3
 = 0.236 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,
Tuen Mun, New Territories

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1 For Catchment Area C

Area, A = 407 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 16.5 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (16.5) / (0.1^{0.2} \times 407^{0.1})$
 = 2.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area C

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.23	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 50.1 m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, S_f = (3.23-2.9)/50.1 = 0.007

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 820$
 = 0.281 m²

Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 820$
 = 2.111 m

Hydraulic radius, R = a / p
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.133)^{1/6} \times (0.133 \times 0.007)^{1/2} / 0.016$
 = 1.32 m/s
 Time of flow, t_f = 0.6 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (2.1 + 0.6 + 3.29)^{0.35}$ for return period T = 50 years
 = 268

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	407.0	386.7
SUM =			386.7

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.061 m³/s

Design flow, Q_d = $0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 268 \times 386.65 / 1000000 + 0.061$
 = 0.090 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.281 x 1.32
 = 0.372 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

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1 For Catchment Area D

Area, A = 290 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 27.8 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (27.8) / (0.1^{0.2} \times 290^{0.1})$
 = 3.6 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area D

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.04	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 20.7 m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, S_f = (3.04-2.9)/20.7 = 0.007

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 820$
 = 0.281 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 820$
 = 2.111 m
 Hydraulic radius, R = a / p
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.133)^{1/6} \times (0.133 \times 0.007)^{1/2} / 0.016$
 = 1.34 m/s
 Time of flow, t_f = 0.3 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (3.6 + 0.3 + 3.29)^{0.355}$ for return period T = 50 years
 = 251

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	290.0	275.5
			SUM = 275.5

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $0.278i \sum C_f A_j + Q_u$ where A_j is in km²
 = $0.278 \times 251 \times 275.5 / 1000000 + 0$
 = 0.019 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.281 x 1.34
 = 0.377 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Channel Section S1

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$
 = 0.0 min

SDM 7.5.2 (d)

2 For Proposed U-Channel Section S1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 2$ m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, $S_f = (2.9-2.88)/2 = 0.010$

Cross-Section Area, $a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$
 = 0.287 m²
 Wetted Perimeter, $p = \pi r + 2 d = 3.14 \times 150 + 2 \times 840$
 = 2.151 m
 Hydraulic radius, $R = a / p = 0.134$ m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, $v = R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$
 = 1.63 m/s
 Time of flow, $t_f = 0.02$ min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, $i = a / (t_c + t_f + b)^c$
 = 505.5 / (0+0+3.29)^{0.35} for return period T = 50 years
 = 330

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, $Q_u = 0.109$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = 0.278 x 330 x 0 / 1000000 + 0.109
 = 0.109 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.287 x 1.63
 = 0.469 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area E

Area, A = 287 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 15.8 m

Time of concentration, $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (15.8) / (0.1^{0.2} \times 287^{0.1})$
 = 2.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area E

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.69	3.48

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 31.5 m
 Depth of vertical part of u-channel, d = 240 mm
 Gradient of u-channel, S_f = (3.69-3.48)/31.5 = 0.007

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 240$
 = 0.107 m²

Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 240$
 = 0.951 m

Hydraulic radius, R = a / p
 = 0.113 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.113)^{1/6} \times (0.113 \times 0.007)^{1/2} / 0.016$
 = 1.19 m/s
 Time of flow, t_f = 0.4 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_c + t_f + b)^c$
 = $505.5 / (2.1 + 0.4 + 3.29)^{0.355}$ for return period T = 50 years
 = 271

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	287.0	272.7
			SUM = 272.7

SDM 7.5.2 (b)

Upstream flow, Q_u = 0 m³/s

Design flow, Q_d = $0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 271 \times 272.65 / 1000000 + 0$
 = 0.021 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.107 x 1.19
 = 0.128 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

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1 For Catchment Area F

Area, A = 605 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 9 m

Time of concentration, t₀ = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (9) / (0.1^{0.2} * 605^{0.1})
 = 1.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area F

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.48	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 88.3 m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, S_f = (3.48-2.9)/88.3 = 0.007

Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 150² + 300 x 820
 = 0.281 m²

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 820
 = 2.111 m

Hydraulic radius, R = a / p
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.133)^{1/6} x (0.133 x 0.007)^{1/2} / 0.016
 = 1.32 m/s
 Time of flow, t_f = 1.1 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t₀ + t_f + b)^c
 = 505.5 / (1.1 + 1.1 + 3.29)^{0.355} for return period T = 50 years
 = 276

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	605.0	574.8
			SUM = 574.8

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.021 m³/s

Design flow, Q_d = 0.278i Σ C_jA_j + Q_u where A_j is in km²
 = 0.278 x 276 x 574.75 / 1000000 + 0.021
 = 0.065 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.281 x 1.32
 = 0.372 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

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1 For Channel Section S2

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$
 = 0.0 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel Section S2

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 2 m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, S_f = (2.9-2.88)/2 = 0.010

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$
 = 0.287 m²
 Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 840$
 = 2.151 m
 Hydraulic radius, R = a / p
 = 0.134 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$
 = 1.63 m/s
 Time of flow, t_f = 0.02 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$
 = $505.5 / (0+0+3.29)^{0.355}$ for return period T = 50 years
 = 330

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, Q_u = 0.065 m³/s

Design flow, Q_d = $0.278i \sum C_f A_j + Q_u$ where A_j is in km²
 = $0.278 \times 330 \times 0 / 1000000 + 0.065$
 = 0.065 m³/s

SDM 7.5.2 (a)

Allowable flow, Q_a = a x v
 = 0.287 x 1.63
 = 0.469 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

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