

R-RICHES
PLANNING LIMITED

COPY

盈卓
有限公司
規劃

Our Ref.: RR/STW/KTS - 20211105 - 1

新界元朗橋樂坊二號
元朗政府合署 7 樓, 9-11 樓,

致元朗地政署
短期豁免組
短期租約組



10538/2021

短期豁免及短期租約申請

已獲批准規劃申請編號: A/YL-KTS/901

新界元朗錦田長莆丈量約份第 113 約地段第 1289 號 (部分) 及第 1293 號 (部分)

申請人 CHEUNG Sun Keung 於 2021 年 9 月 24 日獲城市規劃委員會批准上述地段用作擬議臨時商店及服務行業 (為期 5 年)。

故此申請人現向地政處提交有關上述地段的短期豁免申請。

有關短期豁免資料	
上蓋構造物所涉及土地	: 新界元朗錦田長莆丈量約份第 113 約地段第 1289 號 (部分) 及第 1293 號 (部分)
總上蓋面積	: 144 平方米 (約)
構造物高度	: 6 米 (約) (一至二層)
用料	: 鋁板 · 鋼鐵 · 鐵板 · 玻璃
用途	: 擬議臨時商店及服務行業 (為期 5 年)
有關短期租約資料	
政府土地面積	: N/A
用途	: N/A
申請人資料	
申請人	: CHEUNG Sun Keung
聯絡電話	:
身份證號碼	:
地址	:

懇請貴處考慮批准上述地段的短期豁免申請及短期租約申請。
如有任何疑問，可聯絡本公司負責人

現附上文件

1. 臨時構築平面圖
2. 申請位置圖
3. 規劃處批准書
4. 短期豁免申請表 / 業主授權書
5. 土地查冊記錄



代辦人: R-riches Planning Limited

日期: 2021 年 11 月 19 日

Lands Department Use

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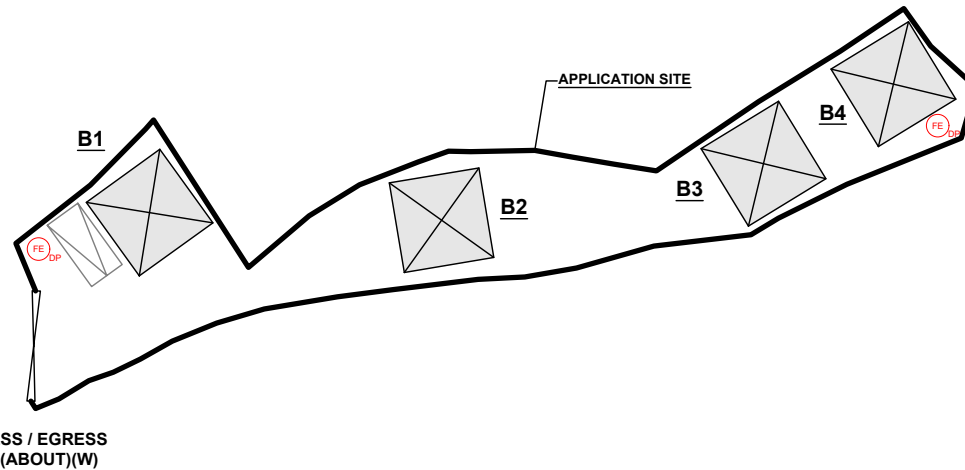
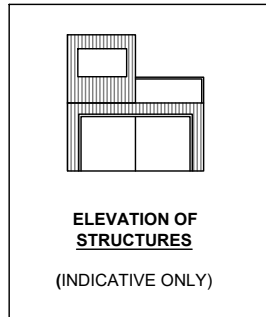
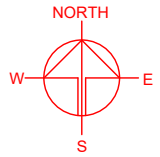
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 512 m ²	(ABOUT)
COVERED AREA	: 144 m ²	(ABOUT)
UNCOVERED AREA	: 368 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 28 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m ²	(ABOUT)
TOTAL GFA	: 216 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES, OFFICE, WASHROOM	36m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES, OFFICE, WASHROOM	36m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES, OFFICE, WASHROOM	36m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B4	SHOP AND SERVICES, OFFICE, WASHROOM	36m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		144m² (ABOUT)	216m² (ABOUT)	

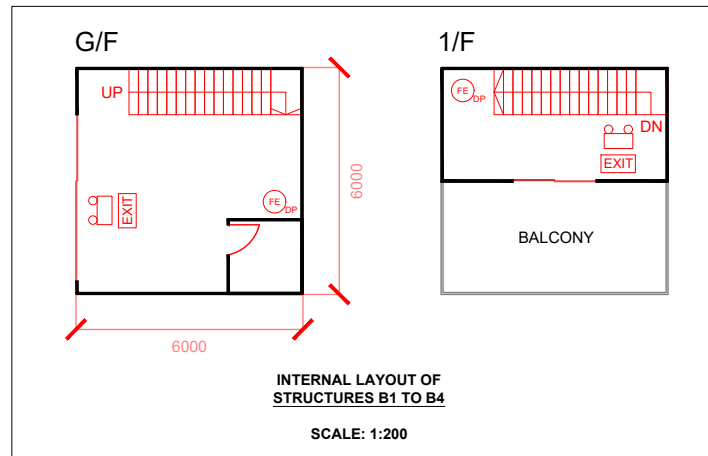


FIRE SERVICE INSTALLATIONS





-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 1289 (PART) AND 1293 (PART) IN D.D. 113, CHEUNG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

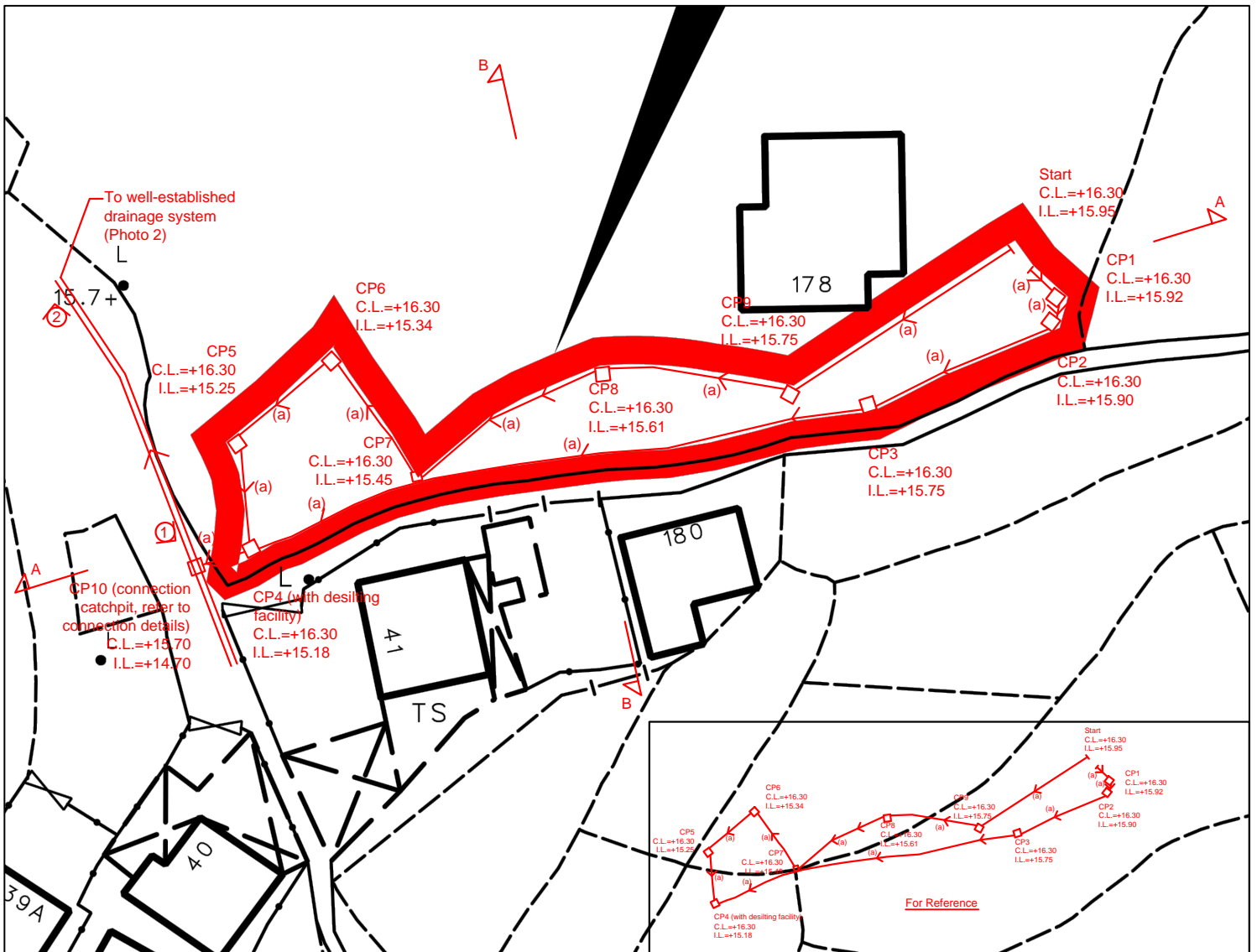
DRAWN BY: MN DATE: 6.5.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
FSIs PROPOSAL

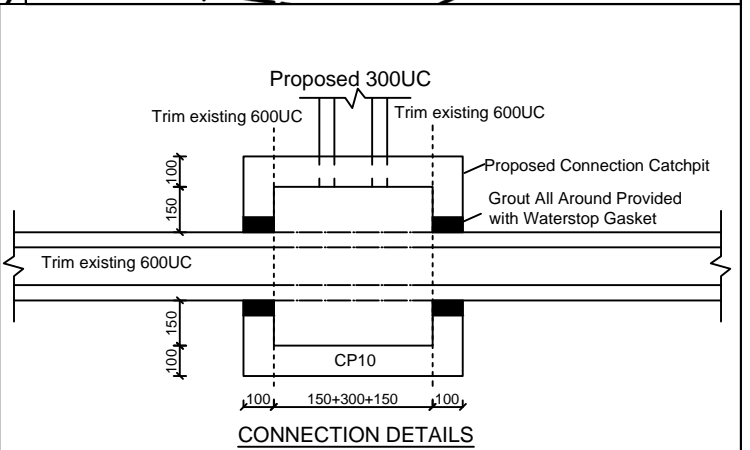
DWG NO. VER.
APPENDIX II 001



SITE AREA = 512 SQ.M(C=0.95), Outside Catchment Area = 1145 SQ.M (C=0.95)
 $Q = 0.278CiA$
 $= 0.278 \times 0.95 \times 250 \times 512 / 1000000 + 0.278 \times 0.95 \times 250 \times 1145 / 1000000$
 $= 0.1094 \text{ M}^3/\text{S}$
 $= 6564 \text{ lit}/\text{min}$
PROVIDE 300UC (1:100) IS OK (FIG. 8.7)

- Note:**
- Catchpits (CP4) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Adjacent area which is developed or occupied, which has their stormwater collection system.
 - The runoff generated from the site is originally collected by the existing open channel, and there is no change of paving condition, i.e. no extra runoff to the existing 600UC.

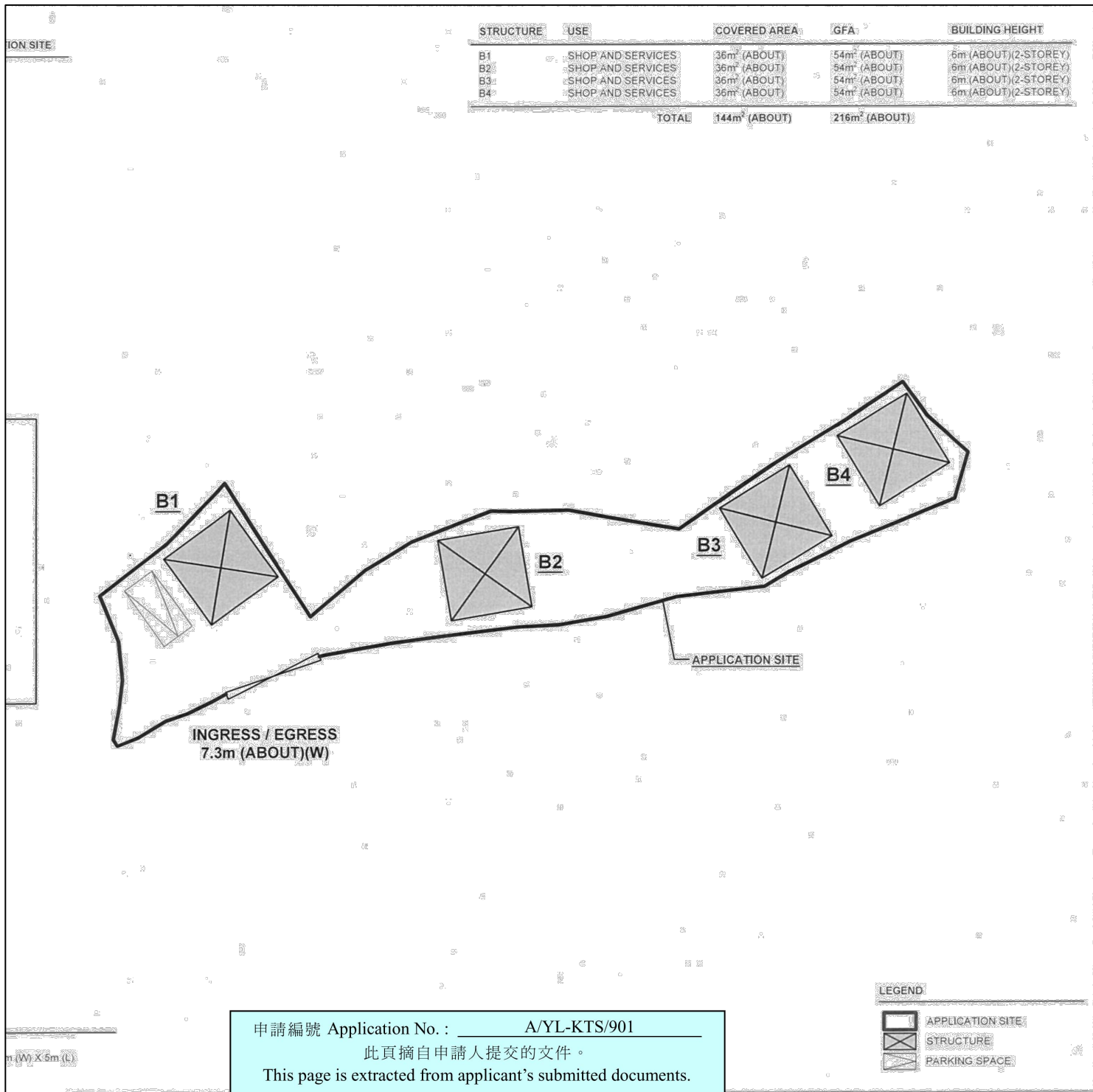
LEGEND	
CP	Proposed CatchPit
	Proposed 300UC (1:100) with Cast Iron Cover
	Existing 600UC
	Photo viewpoint



正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANTS CO.

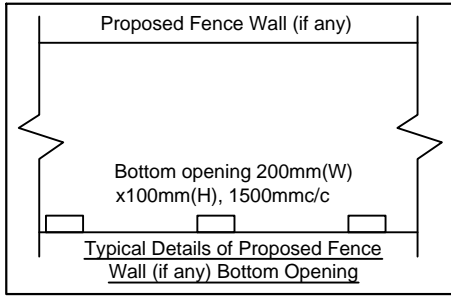
Project:
Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories

Title:		D01
Drainage Proposal		
Drawn by:	DM	Date:
		11-4-2024
Check by:	DM	Scale:

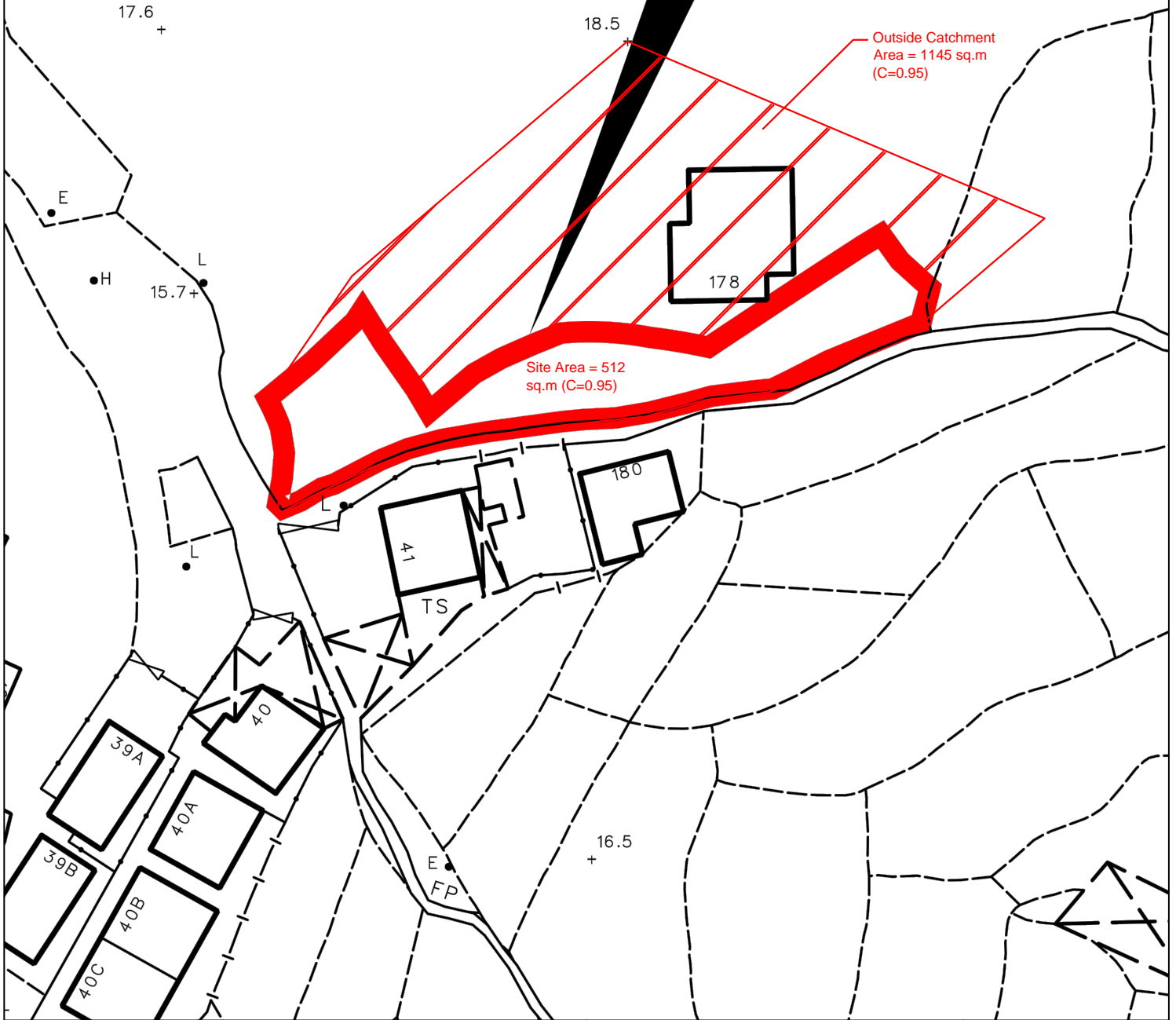


<p style="text-align: center;"> 正宏工程顧問公司 CHING WAN ENGINEERING CONSULTANTS CO. </p>	<p>Title:</p> <p style="text-align: center;">Development Layout Plan</p>	<p style="text-align: center;">D02</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">17-3-2023</p>
<p>Project:</p> <p>Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D. 113, Cheung Po, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>

長莆
HEUNG PO



申請地點 Application Site



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D.
113, Cheung Po, Kam Tin, Yuen Long, New Territories

Title:

Catchment Area Plan

D03

Drawn by:

DM

Date:

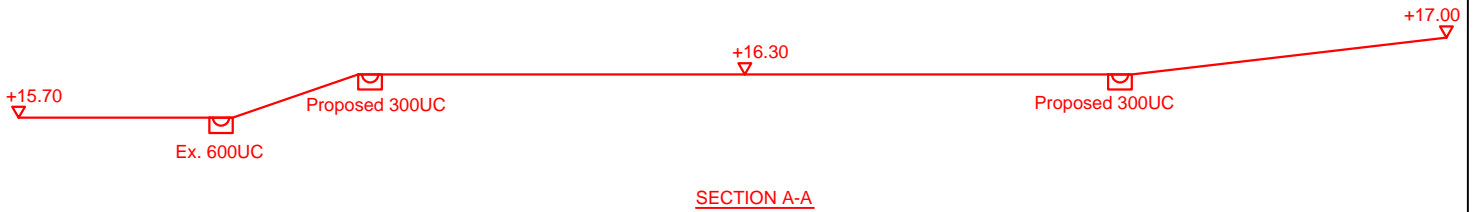
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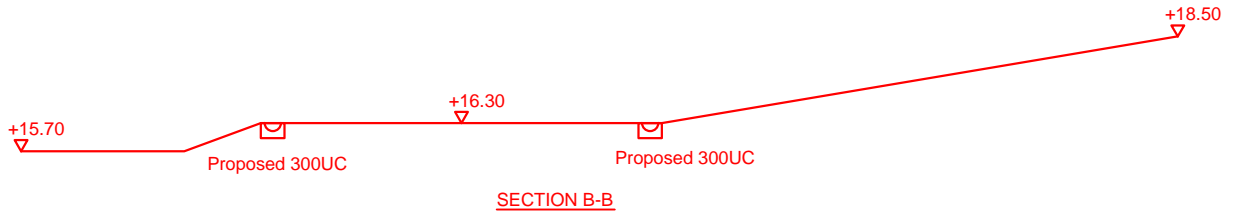
DM

Scale:

THE SITE



THE SITE



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years at Lots 1289 (Part) and 1293 (Part) in D.D.
113, Cheung Po, Kam Tin, Yuen Long, New Territories

Title:

SECTIONS

D04

Drawn by:

DM

Date:

11-4-2024

Check by:

DM

Scale:

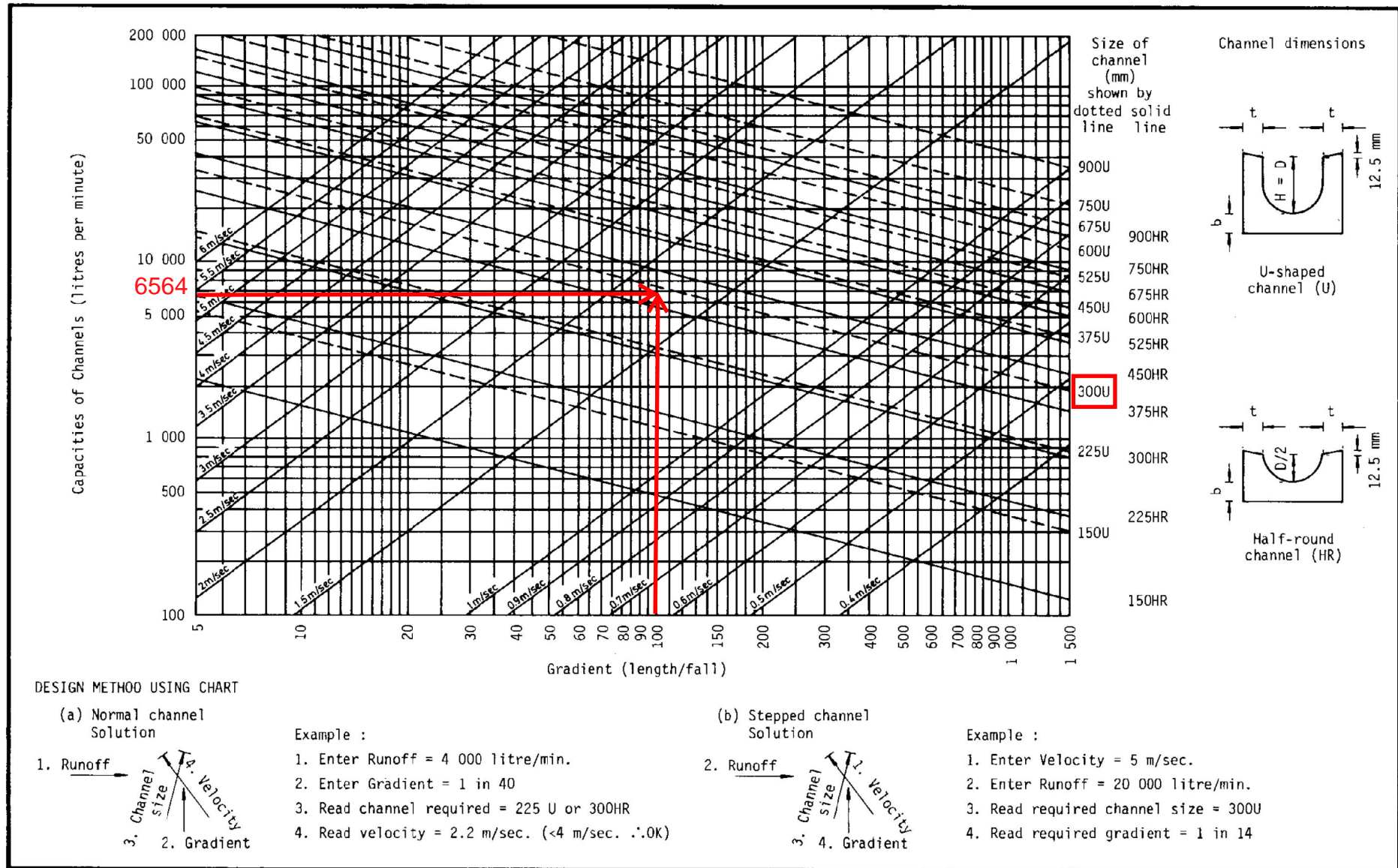
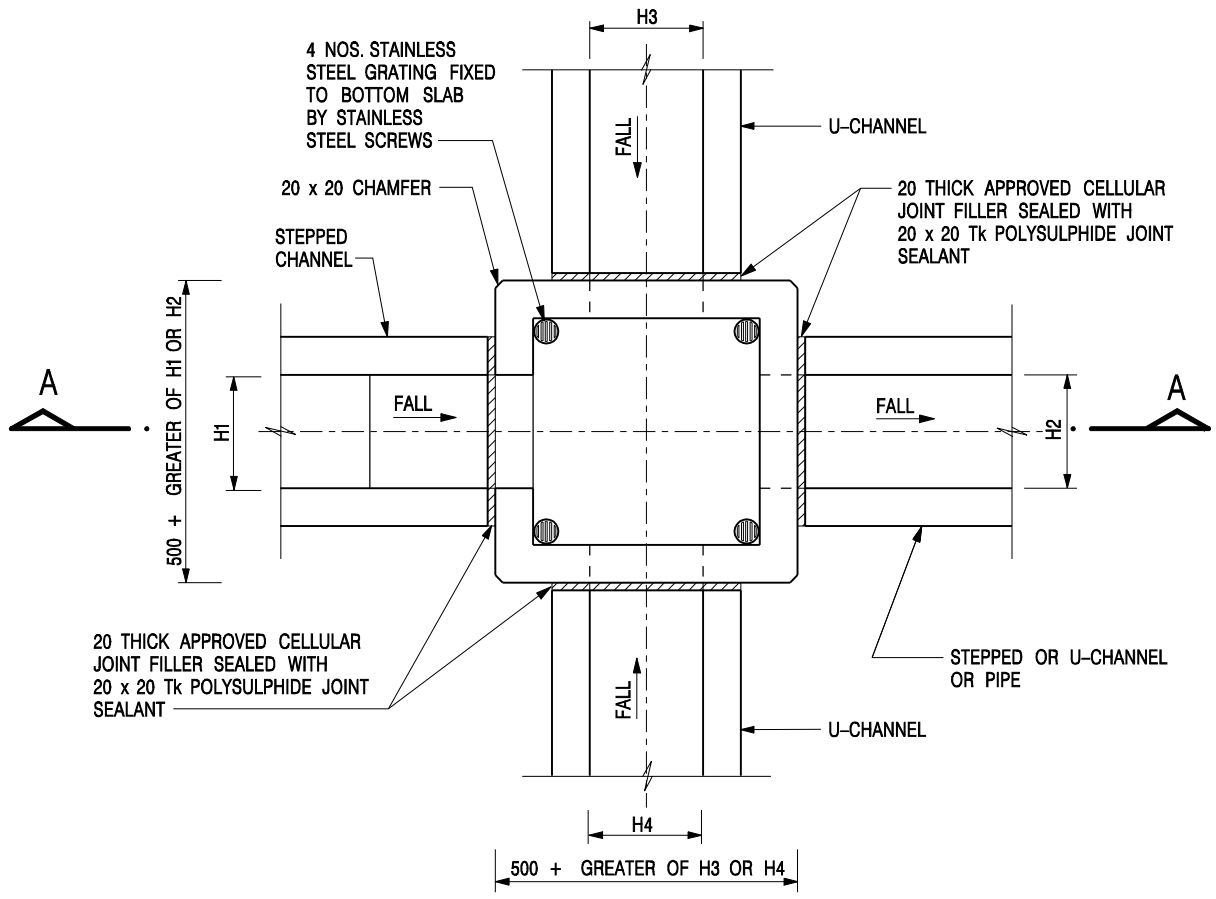
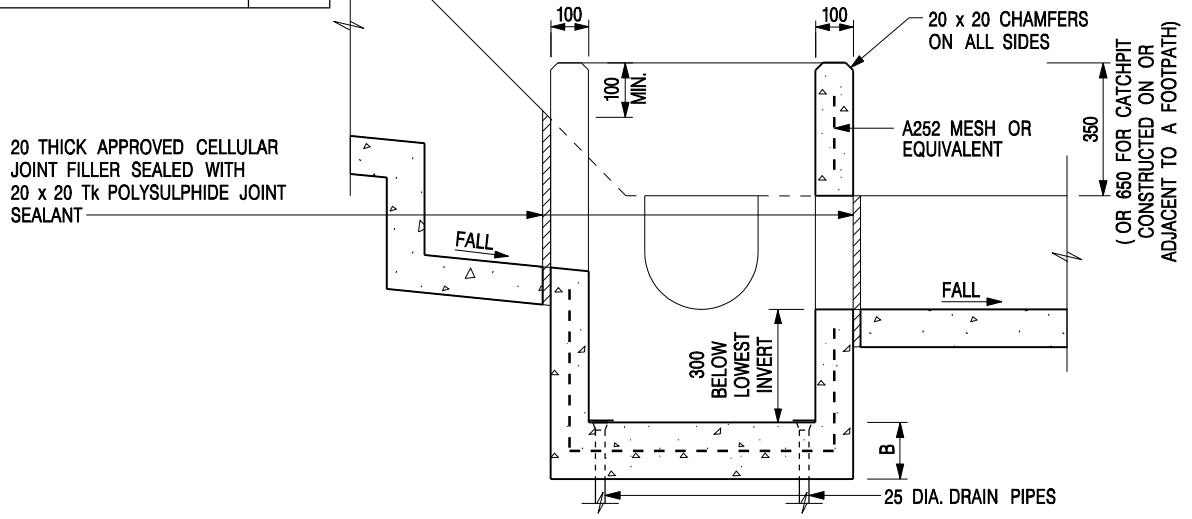


Figure 8.7 - Chart for the Rapid Design of Channels



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



SECTION A - A

NOTES:

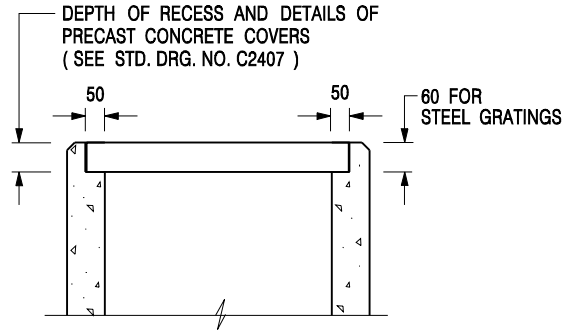
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

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

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /1




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

NOTES:

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

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2

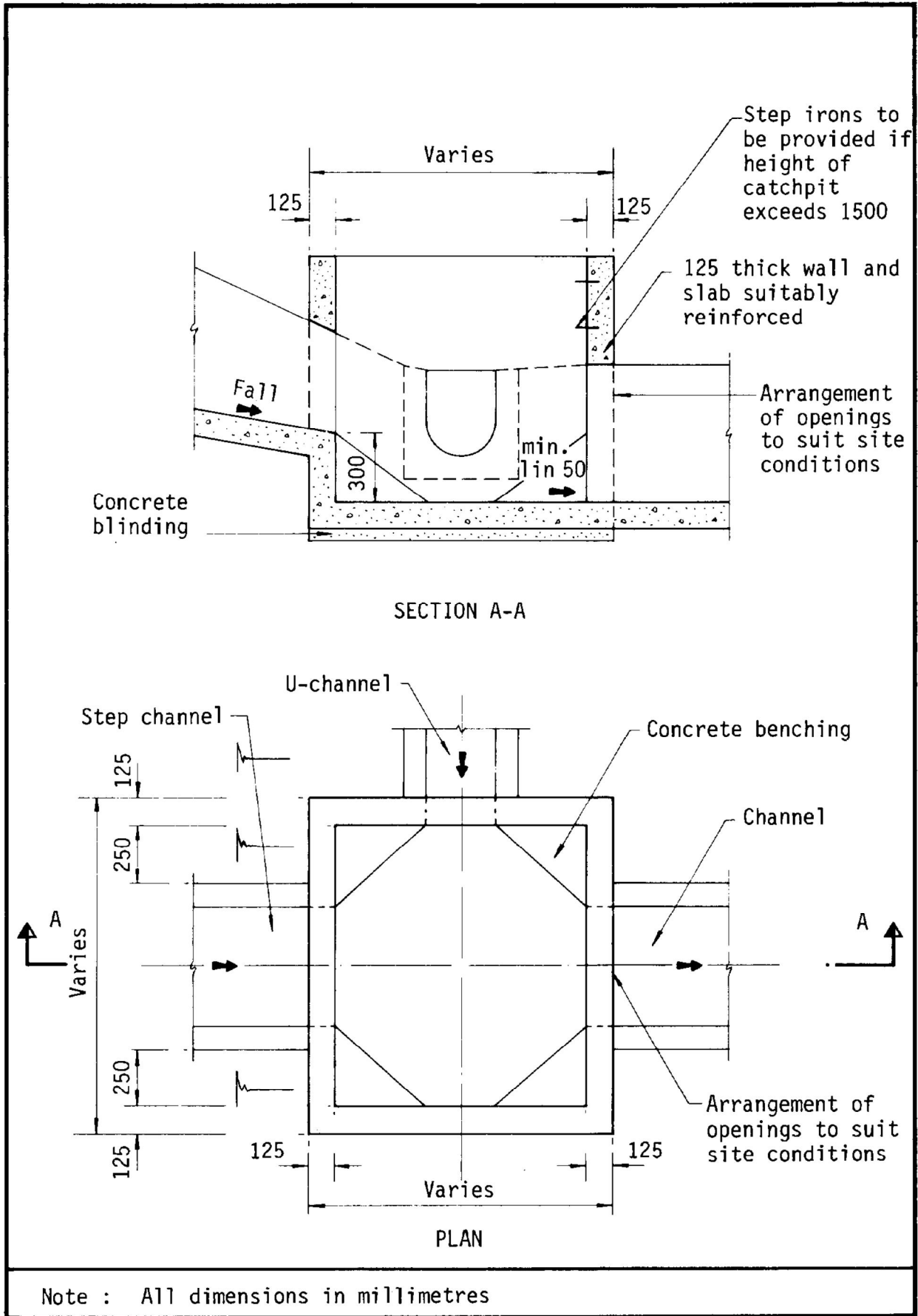
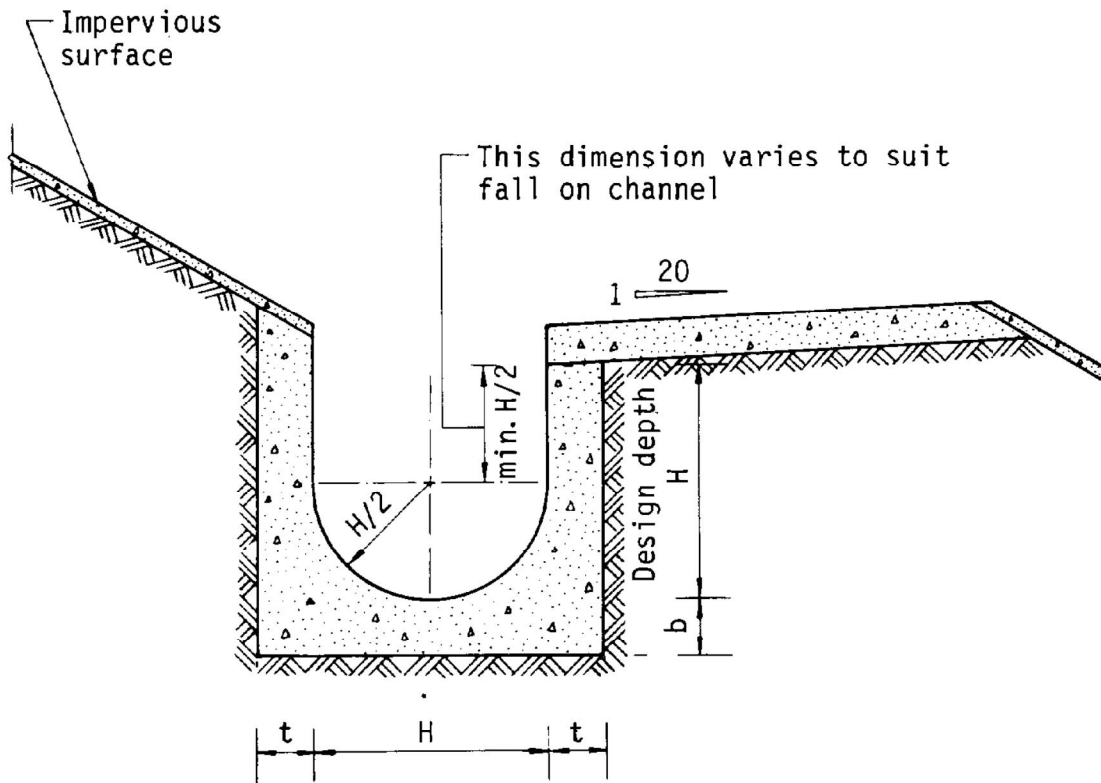


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

Photo 1



Photo 2

