

## **Appendix 6**

### *Drainage Appraisal*

**SECTION 16 PLANNING APPLICATION FOR PROPOSED  
MINOR RELAXATION OF PLOT RATIO RESTRICTION (20%  
OF NON-DOMESTIC PLOT RATIO CONVERSION TO  
DOMESTIC PLOT RATIO. TOTAL PLOT RATIO REMAINS  
UNCHANGED) FOR MIXED USE DEVELOPMENT AT  
PLANNING AREAS 28A AND 28B, HUNG SHUI KIU**

**DRAINAGE APPRAISAL**

Date **30 December 2024**

Prepared by **Sally Chiu**  
**Assistant Environmental Consultant**

Signed



Approved by

---

**Tony Cheng**  
**Senior Manager**

Signed



Project Reference

**DLNHSKSDEI00**

Document No.

**R9636\_v1.0\_241218.docx**

CHAPTERS

	Page
<b>1. INTRODUCTION .....</b>	<b>1-1</b>
1.1 Background and Objectives.....	1-1
1.2 Subject Sites and their Environ .....	1-1
1.3 Assumed GFA Breakdown of the Drainage Appraisal for the Base Case in Planning Areas 28A and 28B .....	1-1
1.4 Assumed GFA Breakdown of the Drainage Appraisal for the Proposed Development in Planning Areas 28A and 28B .....	1-2
<b>2. DRAINAGE APPRAISAL .....</b>	<b>2-1</b>
2.1 Discussion .....	2-1
<b>3. CONCLUSION .....</b>	<b>3-1</b>

TABLES

Table 1.1	Assumed GFA Breakdown of the Drainage Appraisal for the Base Case in Planning Areas 28A and 28B
Table 1.2	Assumed GFA Breakdown of the Drainage Appraisal for the Proposed Development in Planning Areas 28A and 28B

FIGURES

Figure 1.1	Location of Subject Sites and their Environ
------------	---

## 1. INTRODUCTION

### 1.1 Background and Objectives

- 1.1.1 Ramboll Hong Kong Limited (the Consultant) has been commissioned by the MTR Corporation Limited (hereafter refer to as the "MTRC") to conduct this Drainage Appraisal (DA) in support of the Section 16 planning application for the Proposed Minor Relaxation of Plot Ratio Restriction (20% of non-domestic plot ratio conversion to domestic plot ratio. Total plot ratio remains unchanged.) for Mixed Use Development (hereafter refer to as the "Proposed Development") at Hung Shui Kiu at Planning Areas 28A and 28B (hereafter refer to as the "Subject Sites").
- 1.1.2 Under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2, the Proposed Development is located on the Planning Areas 28A and 28B. The location plan is shown in **Figure 1.1**.
- 1.1.3 This DA aims to compare the drainage feasibility on 1) Base Case and 2) Proposed Development.

### 1.2 Subject Sites and their Environ

- 1.2.1 According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2, the Subject Sites are zoned as "Other Specified Uses" annotated "Mixed Use" "OU(MU)".
- 1.2.2 The Subject Sites have a total area of about 82,027 m<sup>2</sup>, which are situated in the Hung Shui Kiu and Ha Tsuen area. **Figure 1.1** shows the location of the Subject Sites and their environ.

### 1.3 Assumed GFA Breakdown of the Drainage Appraisal for the Base Case in Planning Areas 28A and 28B

- 1.3.1 The Development Parameters for Base Case consist of residential units, retail, Park-and-Ride facilities and public transport interchange (PTI).
- 1.3.2 The assumed GFA breakdown of the Development Parameters is shown in **Table 1.1**.

**Table 1.1 Assumed GFA Breakdown of the Drainage Appraisal for the Base Case in Planning Areas 28A and 28B**

	GFA (m <sup>2</sup> ) [1]
Residential	369,121.5 [2]
Retail	190,067.5
F&B	0
Office	0
Park-and-Ride Facilities	52,500 (GFA Exempted)
PTI	15,000
TOTAL	574,189
Remark: [1] The GFA shown in the table is indicative only. [2] GFA of 369,121.5 m <sup>2</sup> can provide 7,382 no. of residential units.	

**1.4 Assumed GFA Breakdown of the Drainage Appraisal for the Proposed Development in Planning Areas 28A and 28B**

- 1.4.1 The Proposed Development under this planning application consists of residential units, retail, food and beverage (F&B), office, Park-and-Ride facilities and public transport interchange (PTI).
- 1.4.2 The assumed GFA breakdown of the Proposed Development is shown in **Table 1.2**. Although there is conversion of 20% Non-Domestic GFA to be Domestic GFA, there is no change in the total GFA.

**Table 1.2 Assumed GFA Breakdown of the Drainage Appraisal for the Proposed Development in Planning Areas 28A and 28B**

	GFA (m <sup>2</sup> ) [1]
Residential	410,135 [2]
Retail	40,025
F&B	40,025
Office	16,504
Park-and-Ride Facilities	52,500
PTI	15,000
TOTAL	574,189
Remark: [1] The GFA shown in the table is indicative only. [2] GFA of 410,135 m <sup>2</sup> can provide 8,202 no. of residential units.	

## **2. DRAINAGE APPRAISAL**

### **2.1 Discussion**

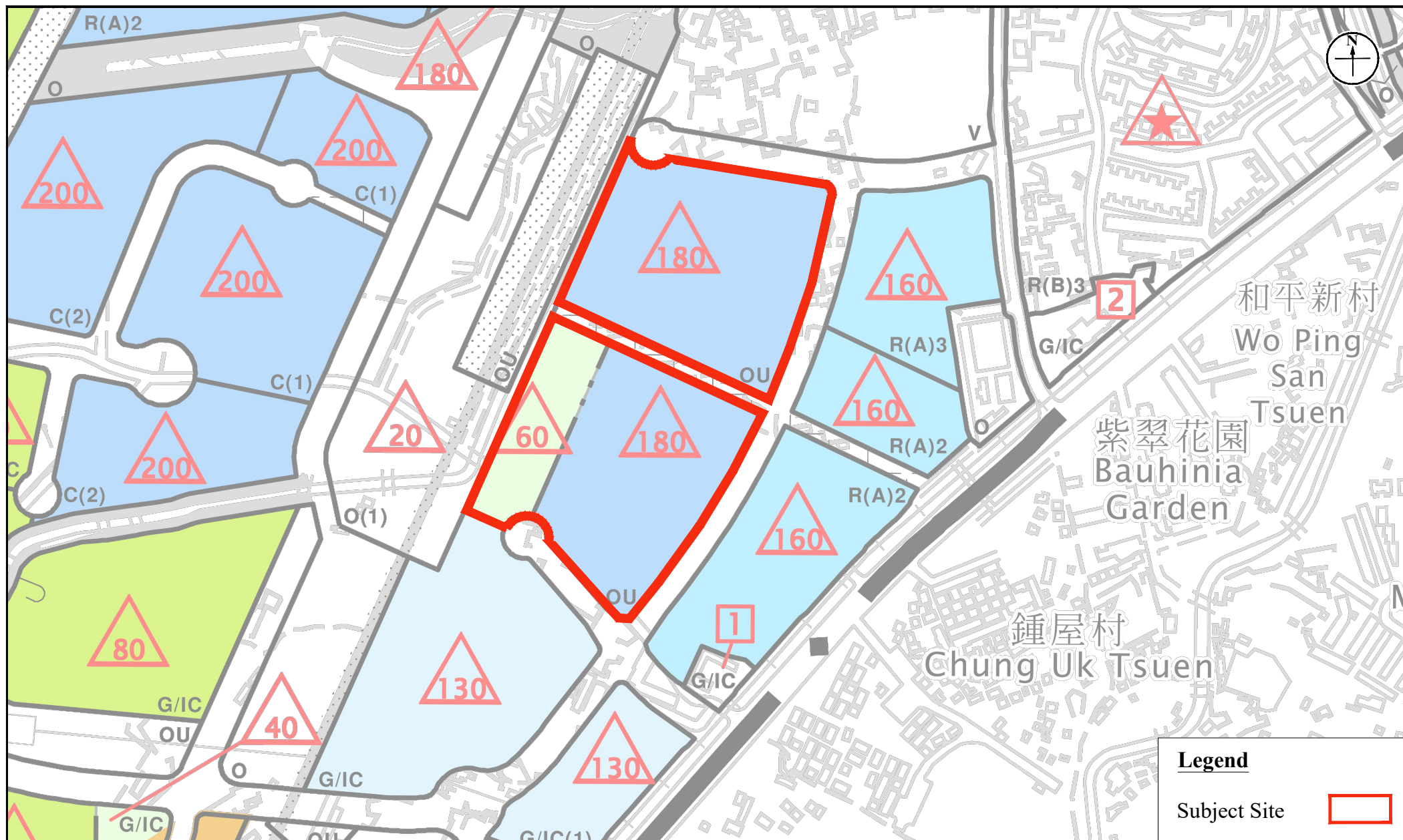
- 2.1.1 Surface runoff is mainly from rainfall and it will be directed to existing public storm drains. As the GFA shifting will not affect the paved and unpaved area of the Subject Sites and will not alter drainage path or lead to any changes in the runoff behaviour. Hence, no extra stormwater discharge is expected.
- 2.1.2 Therefore, adverse impact on the existing drainage system is not anticipated.

### **3. CONCLUSION**

- 3.1.1 As the GFA conversion will not affect the paved and unpaved area of the Subject Sites and will not alter drainage path or lead to any changes in the runoff behaviour. Therefore, no extra stormwater discharge is expected and hence adverse impact on the existing drainage system is not anticipated.
- 3.1.2 This DA confirms the feasibility of the proposed development in terms of its drainage impact.



## Figures



**Figure:** 1.1

**Title:** Location of Subject Sites and their Environ

**Project:** Hung Shui Kiu Planning Areas 28A and 28B

**RAMBOLL**

Drawn by: SC

Checked by: TC

Rev.: 1.0

Date: Nov 2024