
Appendix C
Drainage Impact Assessment

Section 16 Planning Application for Proposed Mixed-Use Development (Proposed Flat with Permitted Commercial Uses) in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories (Application No.: A/HSK/620)

Drainage Impact Assessment

August 2026

Prepared by:

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AREA 32C/DIA/Figure 2	Master Layout Plan
AREA 32C/DIA/Figure 3	Drainage Layout Plan

1. Introduction

1.1 Background

- 1.1.1 AECOM Asia Company Limited (AECOM) has been commissioned by the project proponent to act as the engineering consultant to conduct a Drainage Impact Assessment (DIA) for a private mixed-use development in Hung Shui Kiu, New Territories.
- 1.1.2 The S16 Planning Application involves Area 32C with total area of 17,503m²; referred as the "Application Site". The Application Site is located next to the Kong Sham Western Highway. The location of the Application Site is indicated in **AREA 32C/DIA/Figure 1**.
- 1.1.3 The site falls within "Commercial (2)" ("C(2)") zone under the current Hung Shui Kiu & Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) with various types of commercial use (e.g. office, retail, hotel, etc.) permitted as of right within this zone. The Applicant proposes to include 'Flat' use in this zone to form a mixed-use development. As 'Flat' use is a Column 2 use under the OZP requiring planning permission from Town Planning Board (TPB), S.16 planning application is submitted for the proposed inclusion of residential element in the zone.
- 1.1.4 This DIA report reviews the drainage impact of the proposed development and serves as a supporting document for the S16 Planning Application.

1.2 Base Case and Proposed Mixed-Use Development for Area 32C

- 1.2.1 A base case is assumed by following the development mix specified in the Outline Development Plan No. D/HSK/1 with maximum plot ratio of 8 and the total non-domestic GFA of not more than 140,024m². The development mix for Area 32C (Southern Site) consists of retail (i.e. 20% of non-domestic GFA), hotel (i.e. 30% of non-domestic GFA) and office (i.e. 50% of non-domestic GFA).

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The Application Site area is approximately 17,503m². The Proposed Development total plot ratio is not more than 8. (i.e. the total GFA is not more than 140,024m²) The Applicant proposed 112,019 m² as non-domestic GFA for the permitted commercial use, whereas the remaining 28,005 m² as domestic GFA would be used for the proposed residential development.
- 2.1.2 The Proposed Development consists of Site A and Site B. Site A includes 590 residential units and recreational facilities (e.g. clubhouse). Site B contains office development, as well as a hotel which provides 1,640 rooms. The anticipated completion year of the Application Site (except for the remaining non-domestic GFA to be implemented at a later stage under the arrangement of “Pay for What You Build” Pilot Scheme) is 2033. Details refer to **Remark (3)** of **Table 1**.

2.1.3 The Master Layout Plan (MLP) of the Application Site is shown in figure no. **AREA 32C/DIA/Figure 2**. The comparison table of development parameters between the base case and proposed development is summarized in **Table 1** below.

	Base Case	Proposed Development (Site A)	Proposed Development (Site B)
Site Area	17,503m ²	7,089m ²	10,414m ²
Total PR (not more than)	8	4.0	10.8
		8 (Site A + Site B)	
Total GFA (not more than)	140,024m ²	28,005m ²	112,019m ² ⁽³⁾
		140,024m ² (Site A + Site B)	
Domestic Portion			
Total Domestic GFA (not more than)	-	28,005m ²	-
No. of Units	-	590	-
Population ⁽¹⁾	-	1,593	-
Domestic Portion – Resident’s Recreational Facilities ⁽²⁾	1,260m ²	1,260m ²	-
Non-Domestic Portion – Retail			
Total Non-Domestic GFA	28,005m ²	-	-
Non-Domestic Portion – Hotel			
Total Non-Domestic GFA	42,007m ²	-	67,211m ² ⁽³⁾
No. of Hotel Rooms	-	-	1,640
Non-Domestic Portion – Office			
Total Non-Domestic GFA	70,012m ²	-	44,808m ²

Table 1 – Key Development Parameters

Remarks:

- (1) A person per flat of 2.7 is assumed.
- (2) Or such other areas of clubhouse as may be approved by the Buildings Department based on the total permissible domestic GFA for individual land parcel (site under the Buildings Ordinance) at the future General Building Plans.
- (3) Drawing upon the spirit of the “Pay for What You Build” Pilot Scheme, about 60% of the non-domestic GFA in Area 32C (i.e. about 67,211m²) will be implemented first by the target completion year 2033. The GFA will be situated in Site B.

3. Discussion

3.1 Existing Drainage System

- 3.1.1 The Application Site is situated located at the north of Yick Yuen Road in Hung Shui Kiu and next to Kong Sham Western Highway. The Application Site is currently used for open storage and car parking.
- 3.1.2 According to GEOINFO Map, an existing 3m wide rectangular channel is identified at the north of the Application Site.

3.2 Proposed Public Drainage Arrangement under Hung Shui Kiu/Ha Tsuen New Development Area by CEDD

- 3.2.1 The Application Site is within the drainage catchments of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). With reference to DIA of Planning Application No. A/HSK/452, a hydraulic model was established in accordance with Drainage Services Department's guidelines to assess the hydraulic performance of the proposed drainage system within HSK/HT NDA. The result showed that the proposed drainage system is sufficient to cater for the peak flows arising from the planned HSK/HT NDA.
- 3.2.2 According to CEDD's information provided, drainage lead-in is proposed under the design of Contract 4 of HSK/HT SPD for runoff discharge from the Proposed Development. The Proposed Development will adopt the proposed drainage arrangements implemented by CEDD under HSK/HT NDA project.
- 3.2.3 The drainage arrangement of the Application Site refers to figure no. **AREA 32B/DIA/Figure 3**.

3.3 Impact on Proposed Public Drainage System

- 3.3.1 Stormwater of the Proposed Development will be discharged to the planned revitalised river to be constructed by HSK/HT NDA. The Proposed Development will introduce residential component without changing the site area in this zone to form a mixed-use development. The drainage characteristics are considered similar as HSK OZP. (i.e. similar paved/unpaved ratio) No significant change in drainage discharge proposal due the Proposed Development is anticipated.
- 3.3.2 Therefore, no adverse impact on the proposed drainage system is anticipated.

4. Conclusion

- 4.1.1 The Application Site is within the drainage catchments of HSK/HT NDA. A hydraulic model was established to show that the proposed drainage system is sufficient to cater for the peak flows arising from the planned HSK/HT NDA.
- 4.1.2 The Proposed Development will introduce residential component without changing the site area in this zone to form a mixed-use development. The drainage characteristics are considered similar as HSK OZP. (i.e. similar paved/unpaved ratio) Therefore, no adverse impact on existing/planned drainage system is anticipated.
- 4.1.3 The change in land-use over the same site would not influence the drainage characteristics at all. Therefore, it can be concluded that, the proposed development would not pose adverse drainage impact.

End of Report

Figures

ISO A1 594mm x 841mm

Approved:

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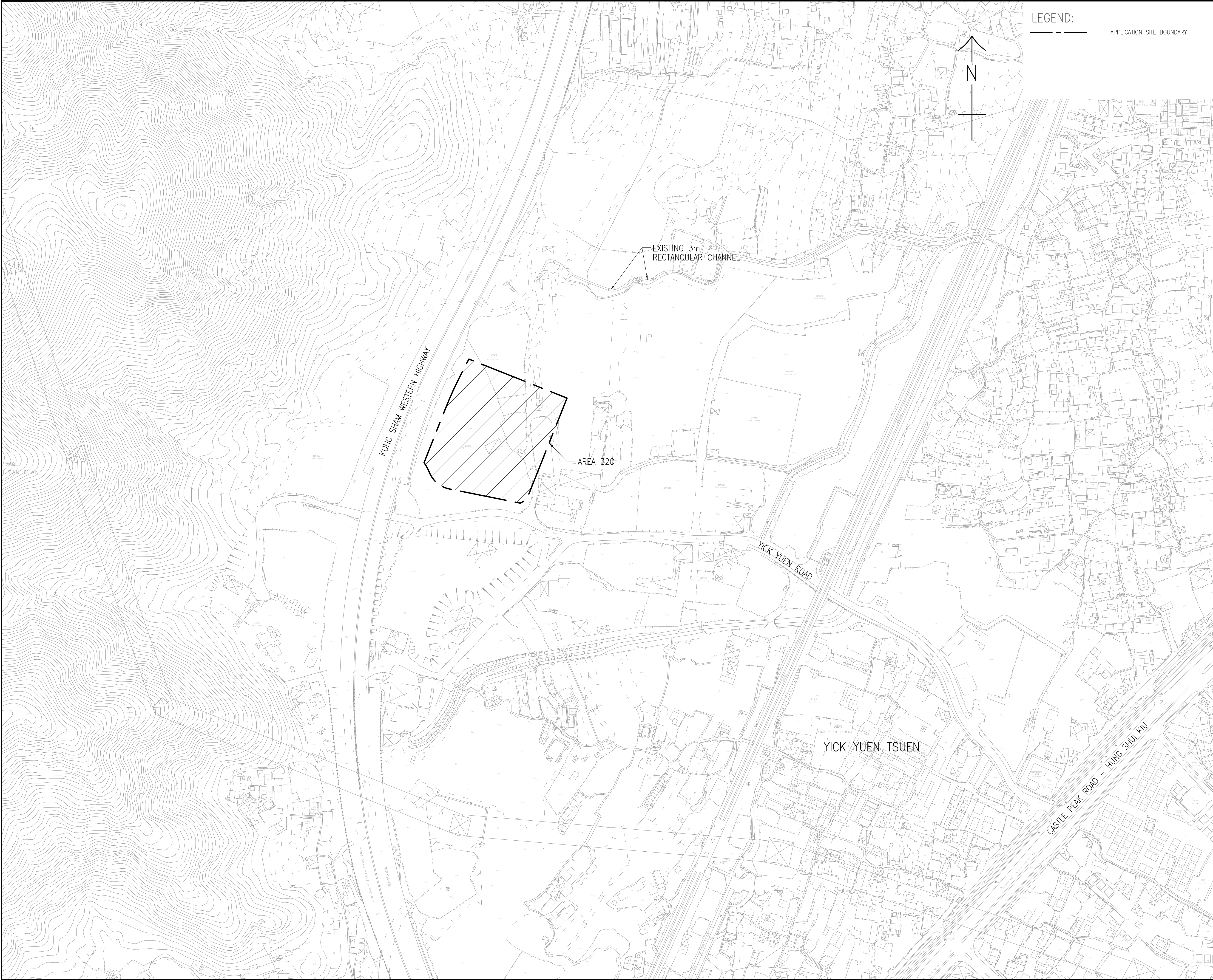
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LEGEND:

APPLICATION SITE BOUNDARY

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PROJECT
項目

SECTION 16 PLANNING
APPLICATION FOR PROPOSED
RESIDENTIAL DEVELOPMENT
IN PLANNING AREA 32C
(SOUTHERN SITE AND LOWER
CENTRAL SITE),
HUNG SHUI KIU,
NEW TERRITORIES

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業主

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STATUS
階段

SCALE
比例

A1 1: 1000

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號

AGREEMENT NO.
協議編號

HUNG SHUI KIU

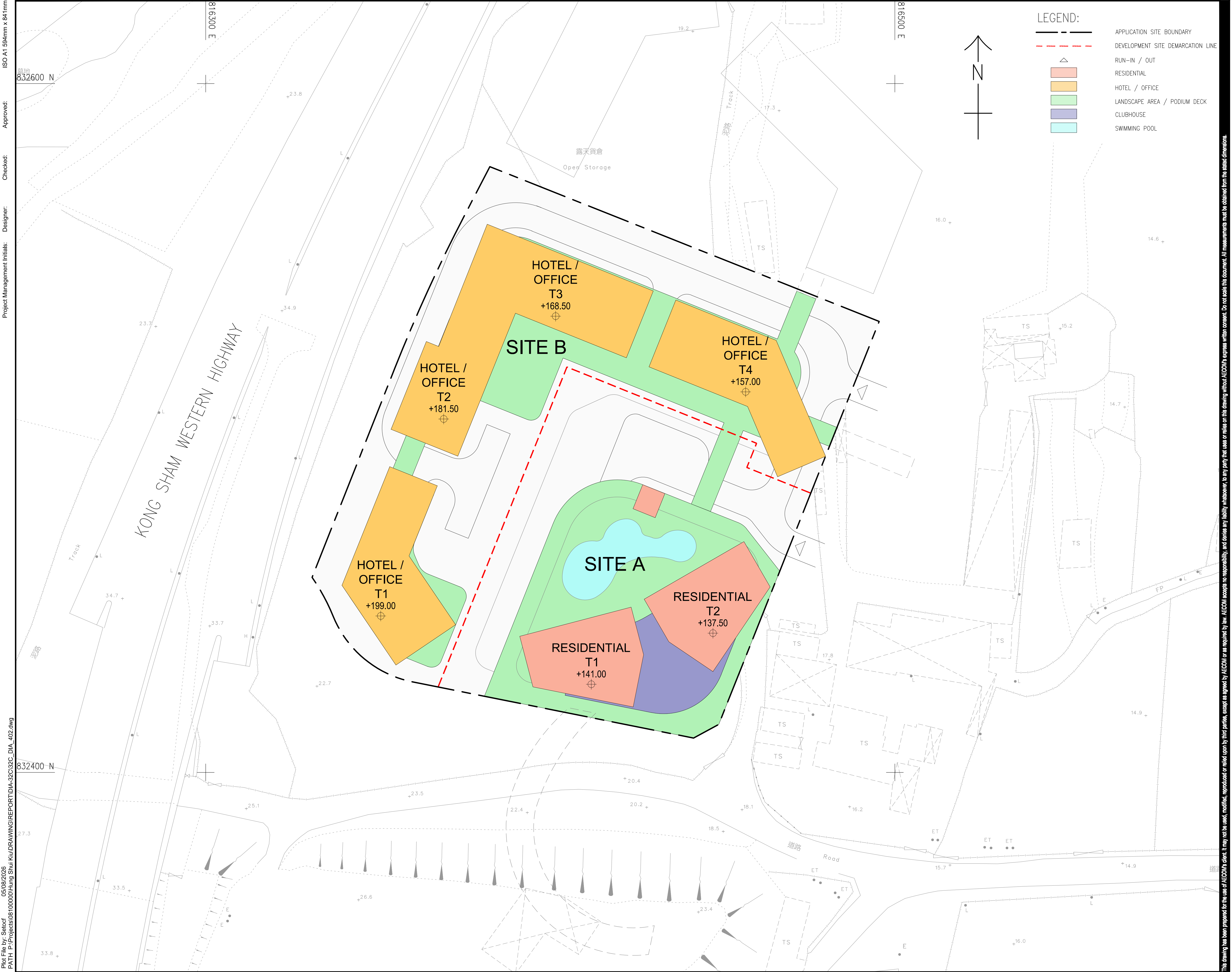
SHEET TITLE
圖紙名稱

LOCATION PLAN

SHEET NUMBER
圖紙編號

AREA 32C/DIA/FIGURE 1

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PROJECT
項目
SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT IN PLANNING AREA 32C (SOUTHERN SITE AND LOWER CENTRAL SITE), HUNG SHUI KIU, NEW TERRITORIES

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DIMENSION UNIT
尺寸單位
METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號
HUNG SHUI KIU

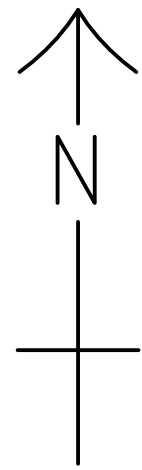
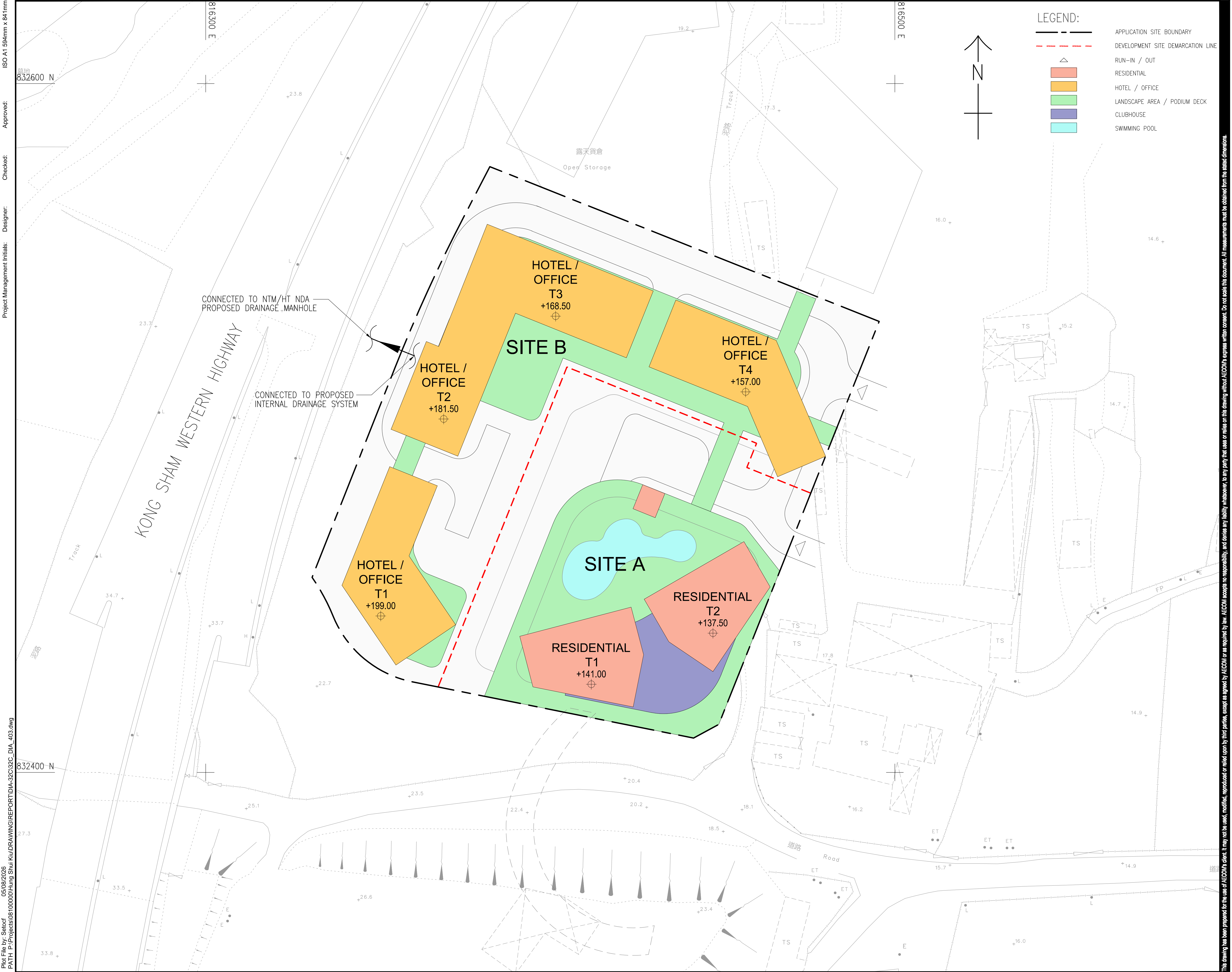
AGREEMENT NO.
協議編號

SHEET TITLE
圖紙名稱
MASTER LAYOUT PLAN

SHEET NUMBER
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AREA 32C/DIA/FIGURE 2

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05/08/2026
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LEGEND:

- Application Site Boundary
- Development Site Demarcation Line
- Run-in / Out
- Residential
- Hotel / Office
- Landscape Area / Podium Deck
- Clubhouse
- Swimming Pool

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PROJECT
SECTION 16 PLANNING
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比例
A1 1: 500

DIMENSION UNIT
尺寸單位
METRES

KEY PLAN
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PROPOSED DRAINAGE LAYOUT

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AREA 32C/DIA/FIGURE 3

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