

## Supplementary Statement

### 1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories (the Site) for ‘**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery in recent years, the applicant would like to operate an open storage yard to support the local construction industry. The proposed development is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold, etc.) and machinery (e.g. generator, elevated platform, etc.)

### 2) Planning Context

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11. According to the Notes of the OZP, ‘*open storage*’ is neither a Column 1 nor 2 use within the “AGR” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding workshops, warehouses, waste recycling yards, and open storage/storage yards. Although the Site falls within “AGR” zone, the Site has been left vacant for decades without active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the “AGR” zone.
- 2.3 Several similar applications for ‘*open storage*’ use (Nos. A/NE-MUP/192, 207, 215 and 216) have been approved by the Board within the same “AGR” zone on the OZP from 2023 to 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

### 3) Development Proposal

3.1 The Site occupies an area of 1,149 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 692 m<sup>2</sup> (about); 60% of the site area). The remaining open area will be reserved for vehicle parking, loading and unloading (L/UL) and circulation area (**Plan 5**). No staff will be stationed at the Site during operation hours. As the Site is for 'open storage' use without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

**Table 1** – Development Parameters

<b>Site Area</b>	1,149 m <sup>2</sup> (about)
<b>Covered Area</b>	Not applicable
<b>Uncovered Area</b>	1,149 m <sup>2</sup> (about)

- 3.2 The existing site levels range from +26.4 mPD to +26.5 mPD. The Site is proposed to be hard-paved with concrete of not more than 0.2 m in depth for open storage area, and vehicle parking, L/UL and circulation area (**Plan 6**). Upon completion of the proposed filling of land, the site levels will range between +26.6 mPD and +26.7 mPD. The site formation is considered necessary to meet the operational need and the extent of filling has been kept to a minimum. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.
- 3.3 The Site is accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the northwestern part of the Site. A total of 2 parking and L/UL spaces are proposed. Details of the parking and L/UL provisions are shown at **Table 2** below.

**Table 2** – Parking and L/UL provisions

<b>Type of Space</b>	<b>No. of Space</b>
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.4 LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for open storage use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

**Table 3** – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	1	2
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

3.5 Medium/heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

3.7 The applicant will comply with the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

- 3.8 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system at the Site.
- 3.9 The applicant has submitted a Drainage Impact Assessment (DIA) to evaluate the potential drainage impacts arising from the proposed development and propose necessary drainage impact mitigation measures (**Appendix I**). The DIA report concluded that no unacceptable drainage impact is anticipated with the implementation of the drainage facilities. Upon obtaining relevant planning permission from the Board, the applicant will implement the drainage facilities and mitigation measures identified therewithin and submit photographic records for the consideration of the Drainage Authority.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. A DIA report was submitted to evaluate the potential drainage impacts arising from the proposed development and propose necessary drainage impact mitigation measures. Other adequate mitigation measures such as the submission of fire service installations proposal and implementation of drainage facilities will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**April 2026**

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**Plan 2**                Zoning plan  
**Plan 3**                Land status plan  
**Plan 4**                Plan showing *TPB PG-No. 13G*  
**Plan 5**                Layout plan  
**Plan 6**                Plan showing the filling of land  
**Plan 7**                Swept path analysis

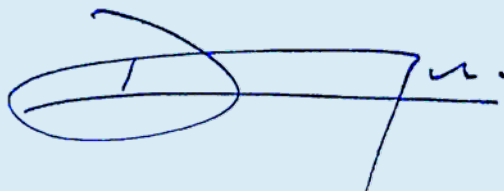
**Appendix I**  
Drainage Impact Assessment



PROPOSED TEMPORARY OPEN STORAGE OF  
CONSTRUCTION MATERIALS AND MACHINERY AND  
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3  
YEARS, VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW  
TERRITORIES

## Drainage Impact Assessment

Apr 2026



YU Cheuk Yin Derek (RP0735920)



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# 1 Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years.
- 1.1.2 This report aims to support the development in drainage aspect.

## 1.2 Application Site

- 1.2.1 The application site is located to the south of Sha Tau Kok Road – Wo Hang. It has an area of approx. 1,149 m<sup>2</sup>. The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly unpaved. Existing levels are various from approximately +26.4 to +26.6 mPD. The applicant intended to maintain the existing levels and paved with not more than 0.2m concrete for formation of circulation, storage, L/UL area. No major site formation of the Application Site is anticipated.
- 1.2.3 There are existing watercourses at the south and east of the site. This report will review and propose diversion of the exiting watercourse. In addition, according to DSD record there is an existing 900mm channel by the side of Sha Tau Kok Road – Wo Hang which would eventually discharge to Ng Tung River. **Figure 2** indicates the existing drainage system of the area.

## 2 Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 1,149 m<sup>2</sup>. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m <sup>2</sup> )	1,149
Paved Area after Development (m <sup>2</sup> )	1,149

**Table 1 – Site Development Area**

## 3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

**Table 2– Design Return Periods under SDM**

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method  
i.e.  $Q_p = 0.278CiA$

where	$Q_p$	=	peak runoff in $m^3/s$
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in $km^2$

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{2/3}}{n} S_f^{1/2}$$

Where,

V = velocity of the pipe flow (m/s)

S<sub>f</sub> = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{\sqrt{f}} = -2 \log \left( \frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S <sub>f</sub>	=	hydraulic gradient
k <sub>f</sub>	=	roughness value (m)
ν	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

## 4 Proposed Drainage System

### 4.1. Proposed Channels

- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A1**. Discharge from existing watercourses to the site area would be collected by the proposed channel. The channels are proposed to be discharged to existing 900mm channel which would eventually discharge to Ng Tung River.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

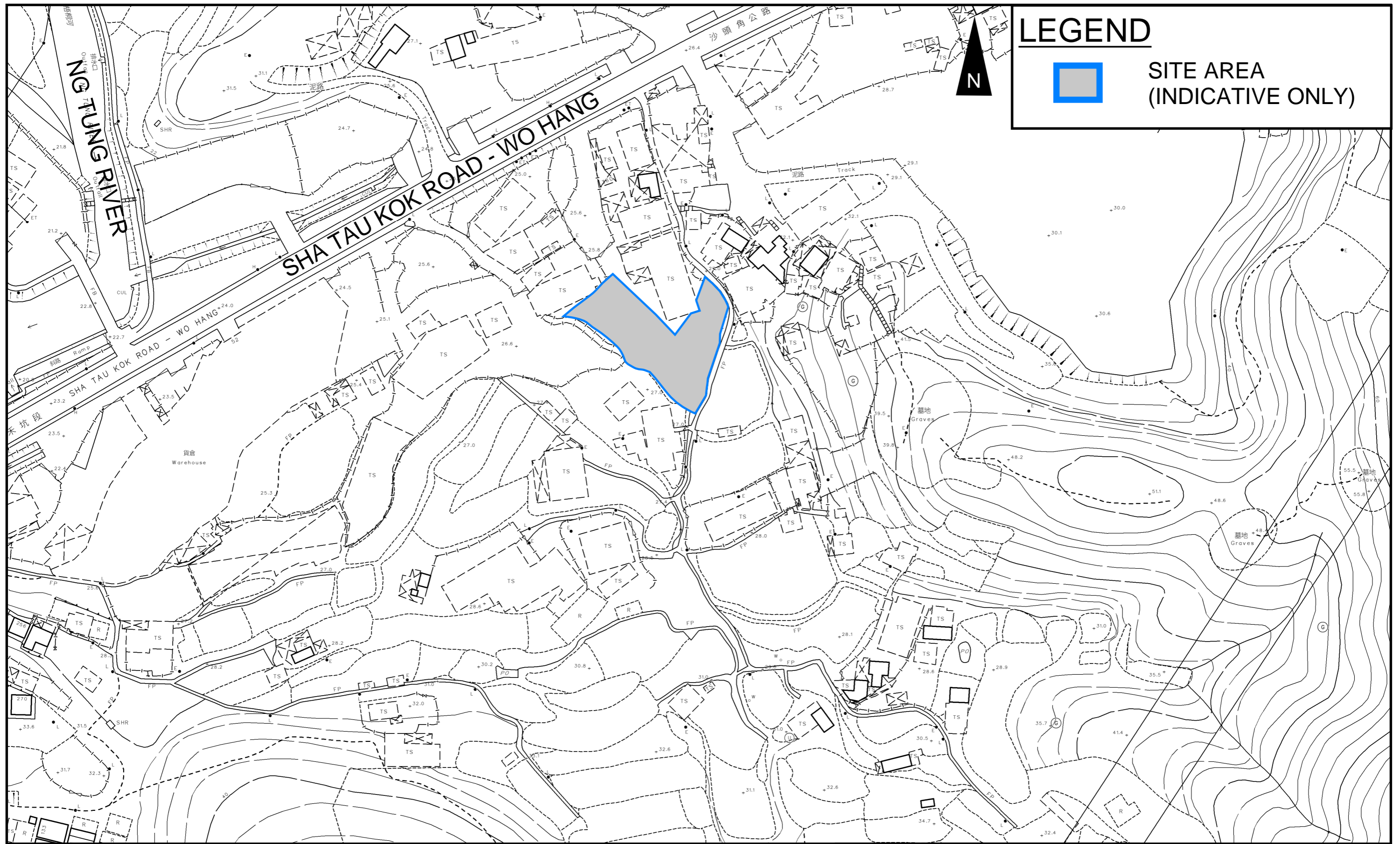
## 5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff within the site and runoff from existing watercourse will be collected by the proposed drains and discharge to existing 900mm channel, which will eventually discharge to Ng Tung River .
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

# FIGURES

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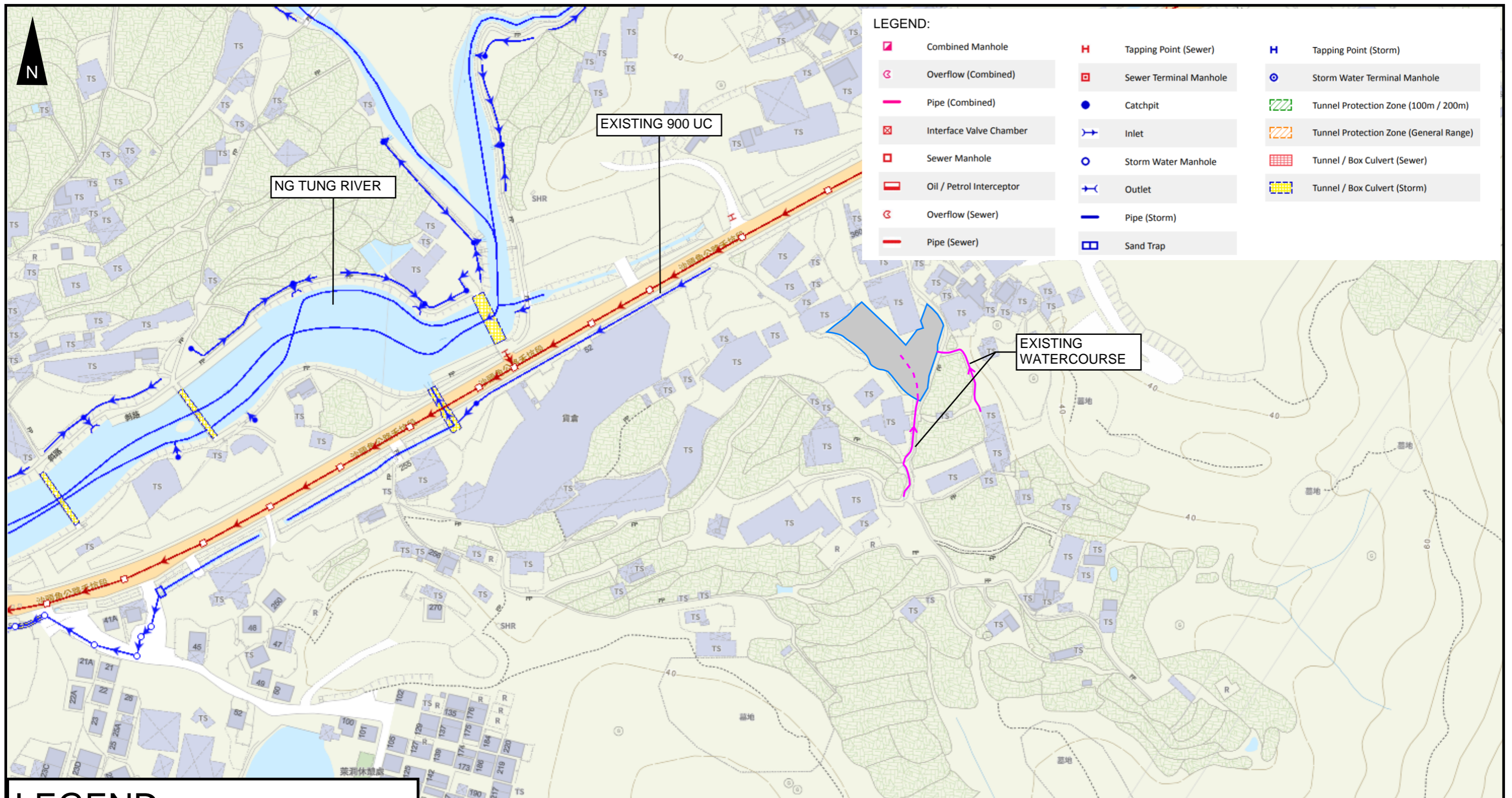
**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
 AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
 SITE LOCATION PLAN

**FIGURE NUMBER**  
 FIGURE 1

**LOCATION:**  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE



**LEGEND:**

- |                          |                        |  |
|--------------------------|------------------------|--|
| Combined Manhole         | Tapping Point (Sewer)  | Tapping Point (Storm)                  |
| Overflow (Combined)      | Sewer Terminal Manhole | Storm Water Terminal Manhole           |
| Pipe (Combined)          | Catchpit               | Tunnel Protection Zone (100m / 200m)   |
| Interface Valve Chamber  | Inlet                  | Tunnel Protection Zone (General Range) |
| Sewer Manhole            | Storm Water Manhole    | Tunnel / Box Culvert (Sewer)           |
| Oil / Petrol Interceptor | Outlet                 | Tunnel / Box Culvert (Storm)           |
| Overflow (Sewer)         | Pipe (Storm)           |  |
| Pipe (Sewer)             | Sand Trap              |  |

**LEGEND**

- SITE AREA (INDICATIVE ONLY)

**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS





**TITLE**  
 EXISTING DRAINAGE PLAN

**FIGURE NUMBER**  
 FIGURE 2

**LOCATION:**  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

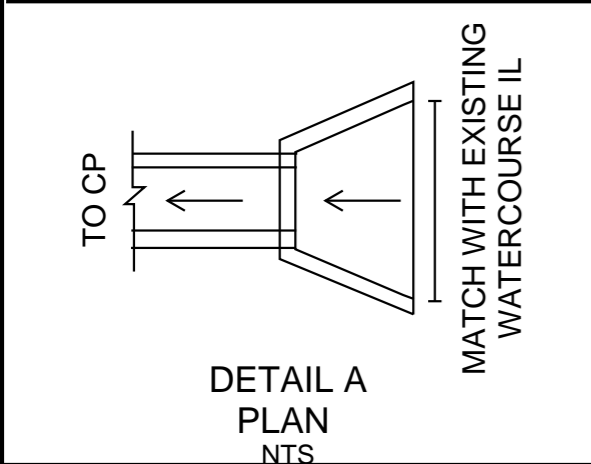
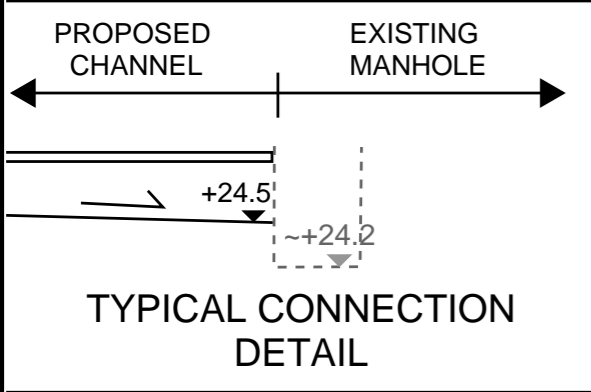
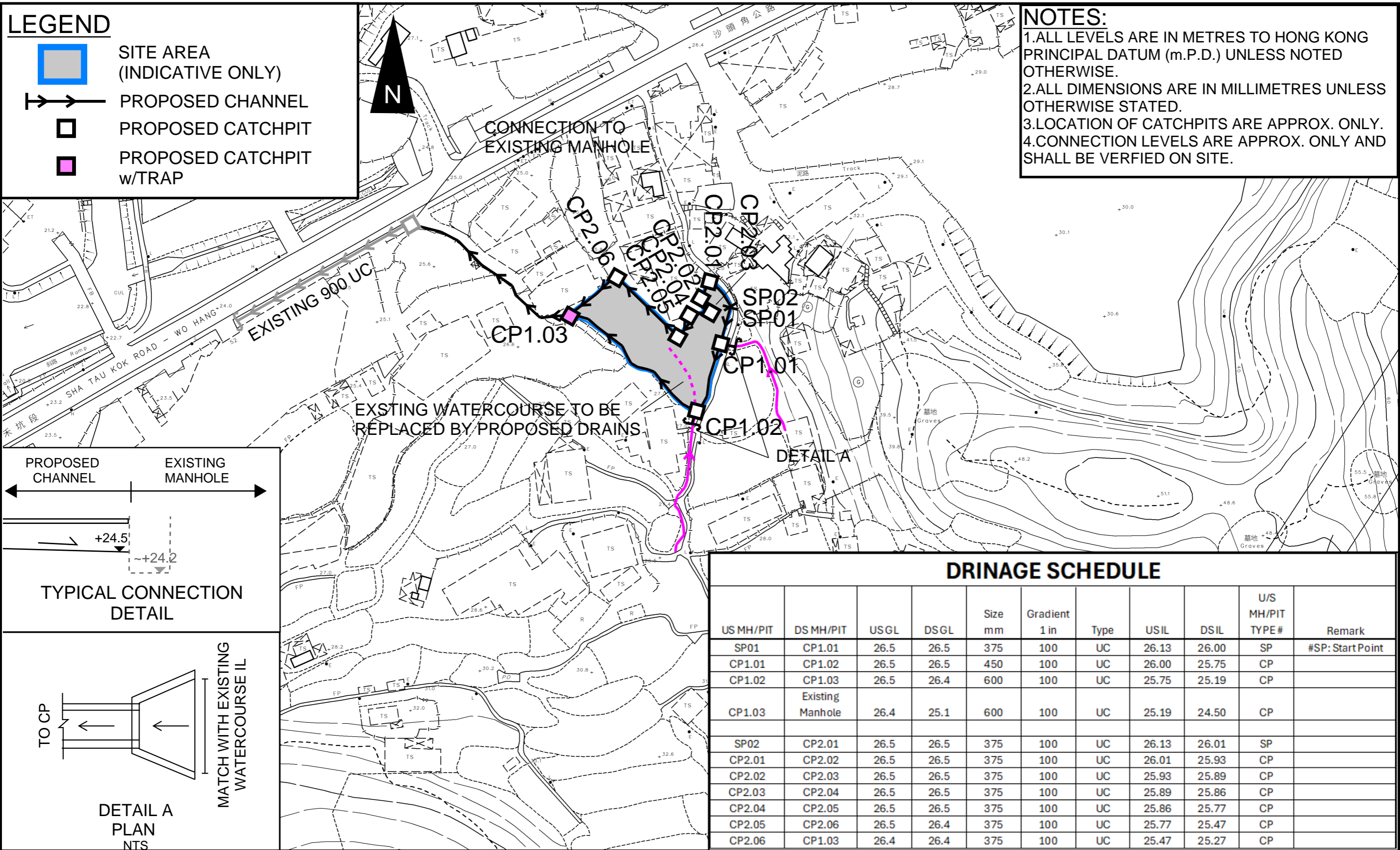
VER	DESCRIPTION	DATE

**LEGEND**

-  SITE AREA (INDICATIVE ONLY)
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT w/TRAP

**NOTES:**

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.



DRAINAGE SCHEDULE										
US MH/PIT	DS MH/PIT	USGL	DSGL	Size mm	Gradient 1 in	Type	USIL	DSIL	U/S MH/PIT TYPE#	Remark
SP01	CP1.01	26.5	26.5	375	100	UC	26.13	26.00	SP	#SP: Start Point
CP1.01	CP1.02	26.5	26.5	450	100	UC	26.00	25.75	CP	
CP1.02	CP1.03	26.5	26.4	600	100	UC	25.75	25.19	CP	
CP1.03	Existing Manhole	26.4	25.1	600	100	UC	25.19	24.50	CP	
SP02	CP2.01	26.5	26.5	375	100	UC	26.13	26.01	SP	
CP2.01	CP2.02	26.5	26.5	375	100	UC	26.01	25.93	CP	
CP2.02	CP2.03	26.5	26.5	375	100	UC	25.93	25.89	CP	
CP2.03	CP2.04	26.5	26.5	375	100	UC	25.89	25.86	CP	
CP2.04	CP2.05	26.5	26.5	375	100	UC	25.86	25.77	CP	
CP2.05	CP2.06	26.5	26.4	375	100	UC	25.77	25.47	CP	
CP2.06	CP1.03	26.4	26.4	375	100	UC	25.47	25.27	CP	

**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
 PROPOSED DRAINAGE SYSTEM

**FIGURE NUMBER**  
 FIGURE 3

**LOCATION:**  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND:**

 FALL



**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
 AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS


**TITLE**  
 CATCHMENT PLAN

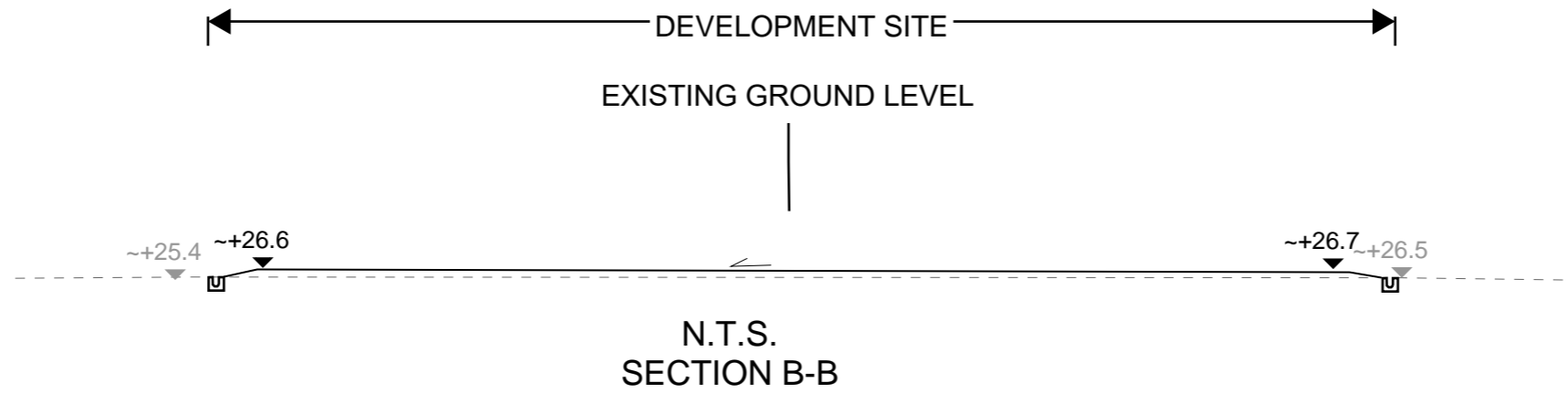
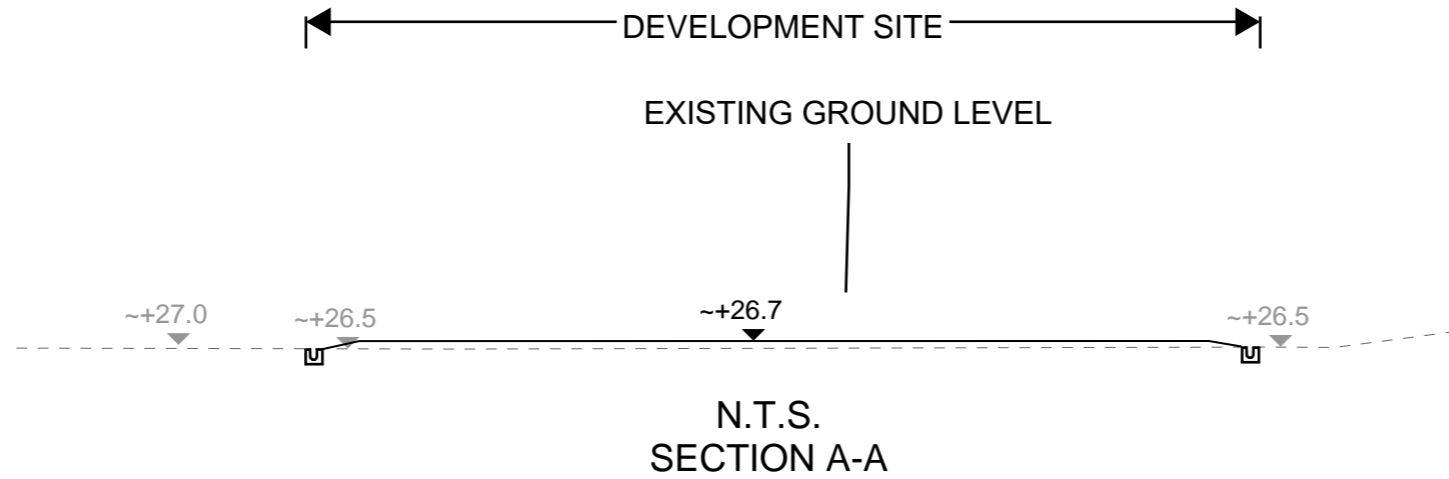
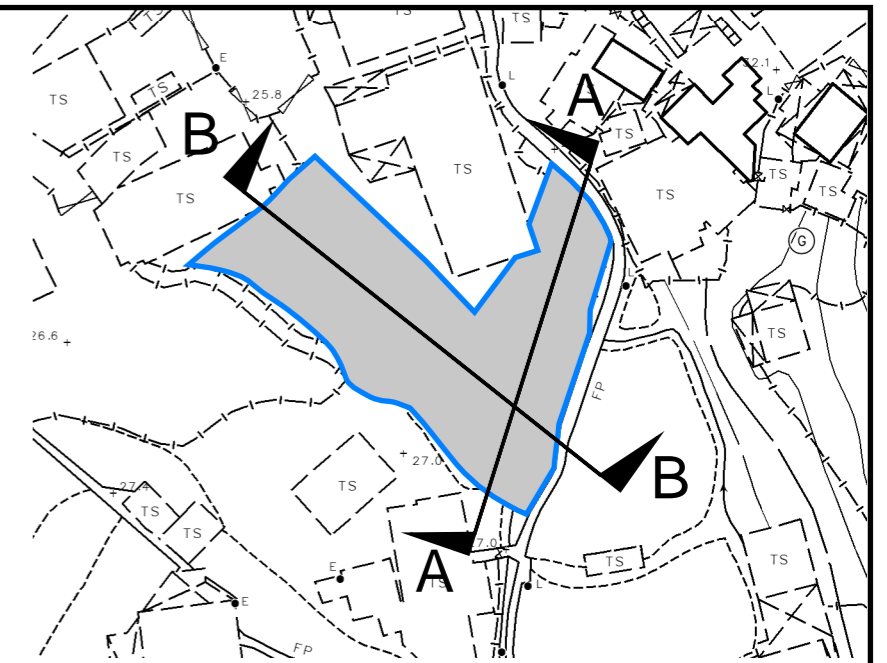
**FIGURE NUMBER**  
 FIGURE 4

**LOCATION:**  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND**

 SITE AREA (INDICATIVE ONLY)



**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
 AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**TITLE**  
**SECTIONS**

**FIGURE NUMBER**  
**FIGURE 5**

**LOCATION:**  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

VER	DESCRIPTION	DATE

# APPENDIX

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# Appendix A: Design Calculation

<b>Zone</b>
North District

Return Period	1 in	10	years
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n	0.014
Ks	0.6
Viscosity	0.000001

Storm Constant	North District a	454.9
	North District b	3.44
	North District c	0.412

**Catchment Area Table (Area in m<sup>2</sup>)**

Catchment	A1	B1	B2	B3	B4	B5												
Total Area	1149	885	1813	4428	638	1562												
Hard Paved Area	1149	287	157	970	4	739												
Unpaved Area	0	598	1656	3458	634	823												
Equival. Area	1091.55	481.95	728.75	2131.8	225.7	990.1												

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

**Calculation Table of Drainage System**

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE <sup>#</sup>	Length m	V m/s <sup>###</sup>	Capacity m <sup>3</sup> /s	Catchments	Total Equivalent Area m <sup>2</sup>	ToC min	Intensity mm/hr <sup>**</sup>	Total Discharge m <sup>3</sup> /s	Utilization	Remark
SP01	CP1.01	26.50	26.50	375	100	UC	26.13	26.00	SP	12.1	1.71	0.19	A1,B1	1573.50	2.50	243	0.11	54.9%	
CP1.01	CP1.02	26.50	26.50	450	100	UC	26.00	25.75	CP	25	1.93	0.31	A1,B1,B2,B4	2527.95	2.62	241	0.17	53.8%	
CP1.02	CP1.03	26.50	26.40	600	100	UC	25.75	25.19	CP	56.6	2.34	0.68	A1,B1,B2,B3,B4	4659.75	2.83	237	0.31	45.4%	
CP1.03	Existing Manhole	26.40	25.10	600	100	UC	25.19	24.50	CP	65.9	2.34	0.68	A1,B1,B2,B3,B4,B5	5649.85	3.33	230	0.36	53.3%	
SP02	CP2.01	26.50	26.50	375	100	UC	26.13	26.01	SP	11.5	1.71	0.19	A1,B1	1573.50	2.50	243	0.11	54.9%	
CP2.01	CP2.02	26.50	26.50	375	100	UC	26.01	25.93	CP	7.6	1.71	0.19	A1,B1	1573.50	2.61	241	0.11	54.5%	
CP2.02	CP2.03	26.50	26.50	375	100	UC	25.93	25.89	CP	4	1.71	0.19	A1,B1	1573.50	2.69	240	0.10	54.2%	
CP2.03	CP2.04	26.50	26.50	375	100	UC	25.89	25.86	CP	3.5	1.71	0.19	A1,B1	1573.50	2.73	239	0.10	54.1%	
CP2.04	CP2.05	26.50	26.50	375	100	UC	25.86	25.77	CP	9.3	1.71	0.19	A1,B1	1573.50	2.76	238	0.10	53.9%	
CP2.05	CP2.06	26.50	26.40	375	100	UC	25.77	25.47	CP	29.6	1.71	0.19	A1,B1	1573.50	2.85	237	0.10	53.6%	
CP2.06	CP1.03	26.40	26.40	375	100	UC	25.47	25.27	CP	19.9	1.71	0.19	A1,B1	1573.50	3.14	233	0.10	52.6%	
EXISTING 900 UC				900	60	UC					3.96	2.58	A1,B1,B2,B3,B4,B5	5649.85	3.33	230	0.36	14.0%	

#SP: Start Point  
 ## : With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.  
 ###: 10% reduction in flow area is considered in the capacity review (SDM section 9.3)

**Time of Concentration Checking**

Catchment A	Flow Distance L	Highest Level H1	Lowest Level H2	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L / (H <sup>0.2</sup> A <sup>0.1</sup> )	tc = to + tf
(m <sup>2</sup> )	(m)	(mPD)	(mPD)		(min)	(min)
277	58	41.5	26.5	25.862	2.5	2.5

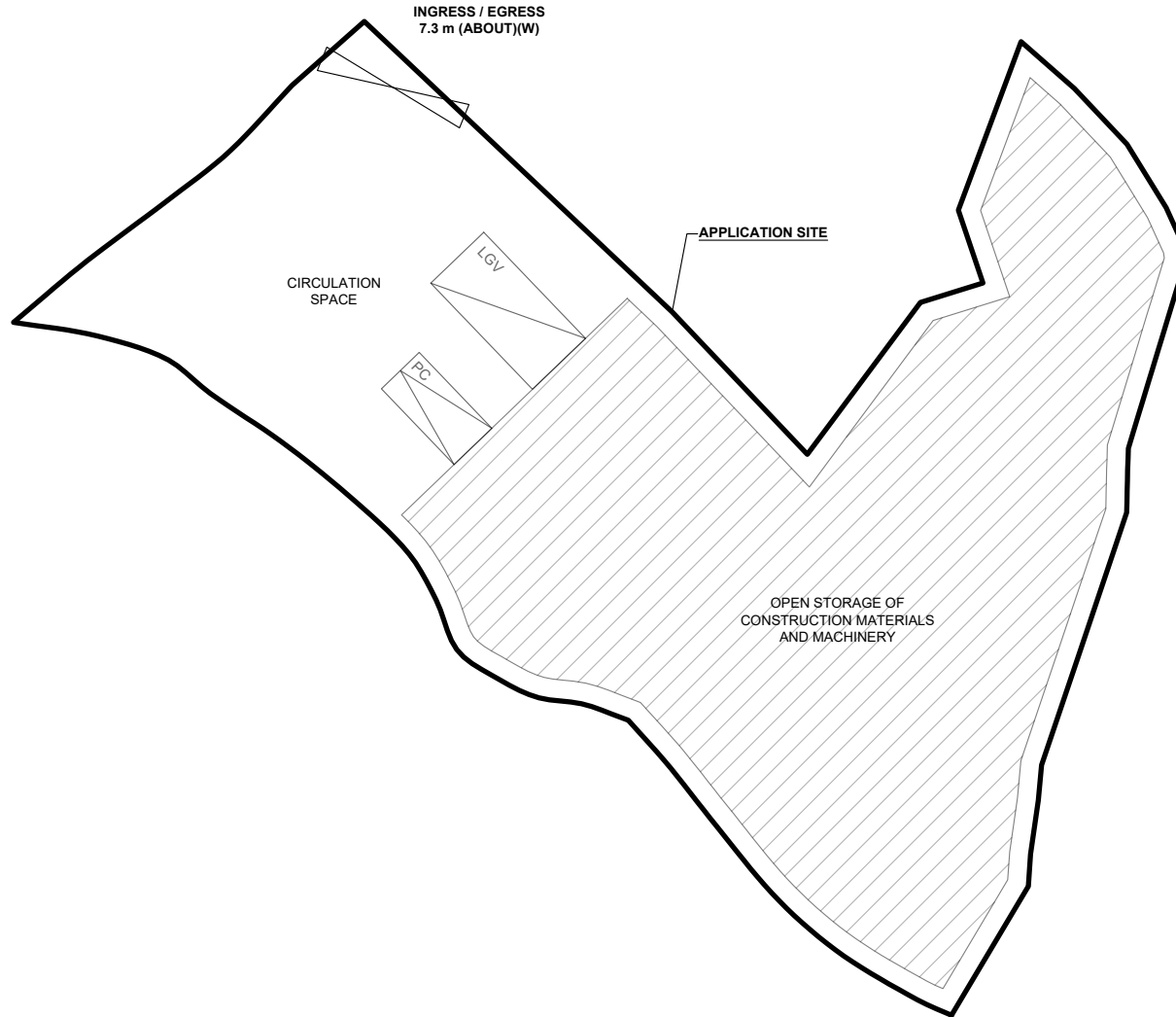


# APPENDIX B - PROPOSED SITE LAYOUT PLAN

## DEVELOPMENT PARAMETERS

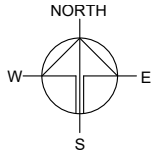
APPLICATION SITE AREA	: 1,149 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 1,149 m <sup>2</sup>	(ABOUT)
OPEN STORAGE AREA	: 692 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY	DATE
MN	13.11.2025

REVISED BY	DATE

APPROVED BY	DATE

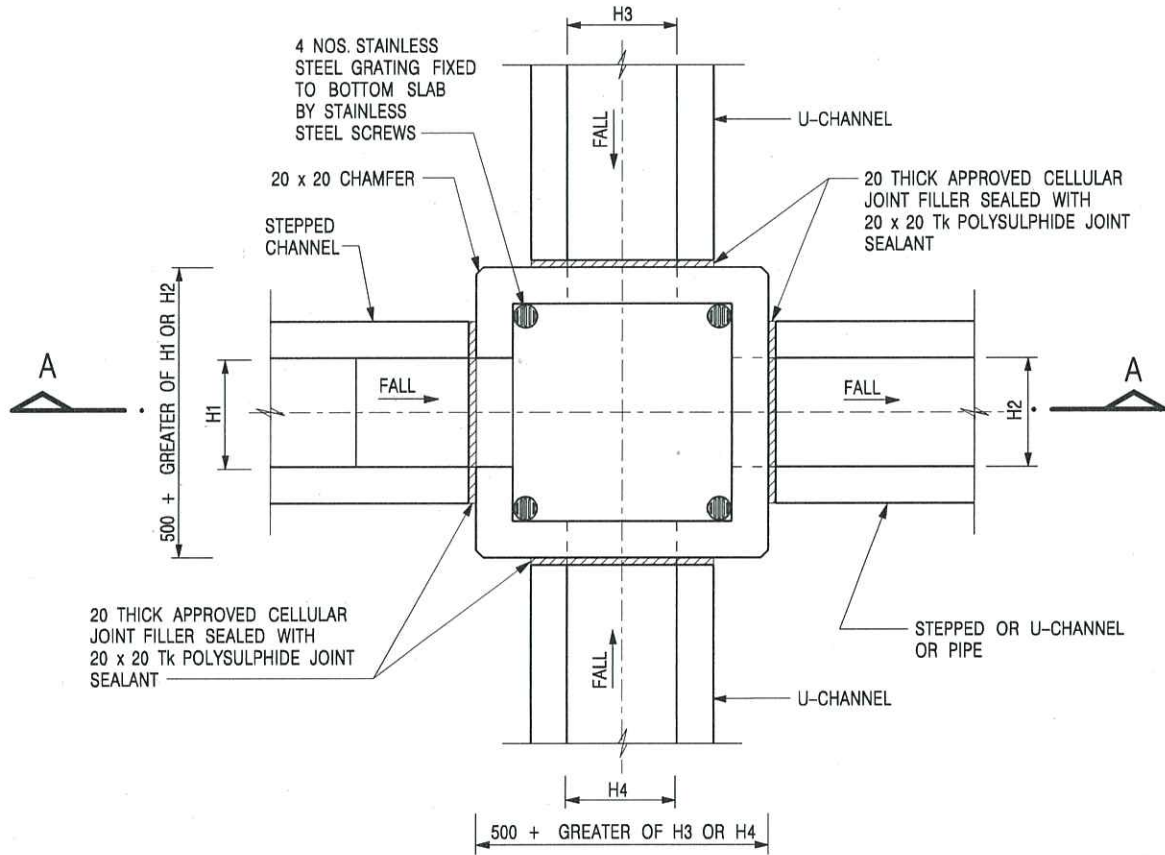
DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 5	001

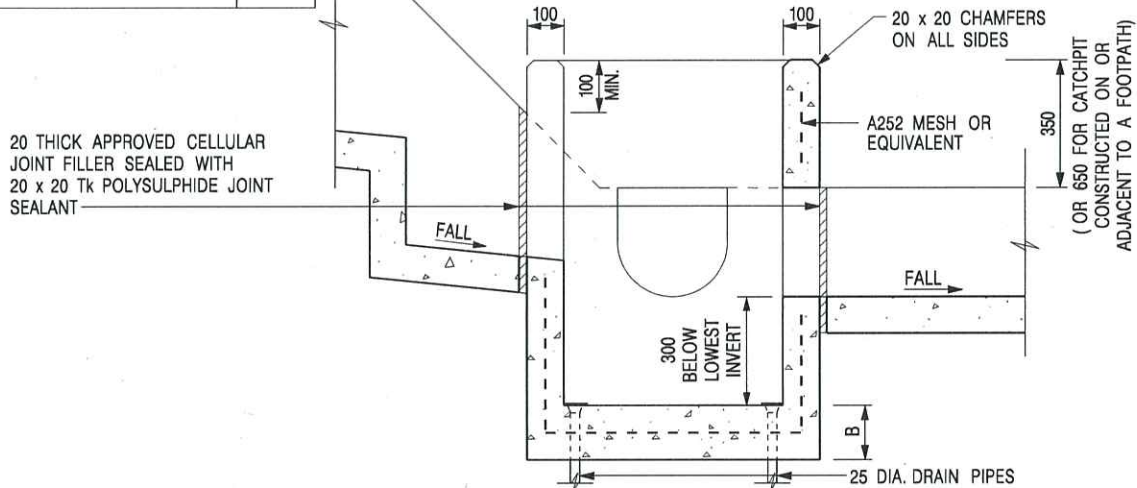
## LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)

# Appendix C - Reference Drawings



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.

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



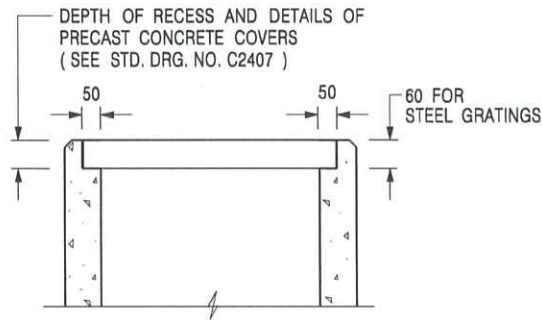
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

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 /2 ) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

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



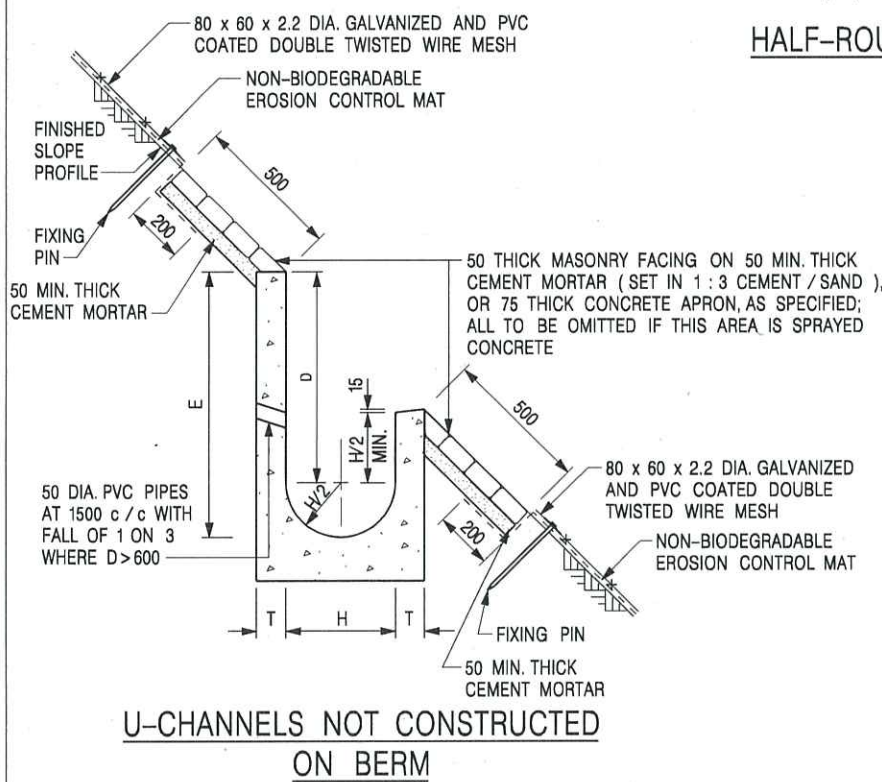
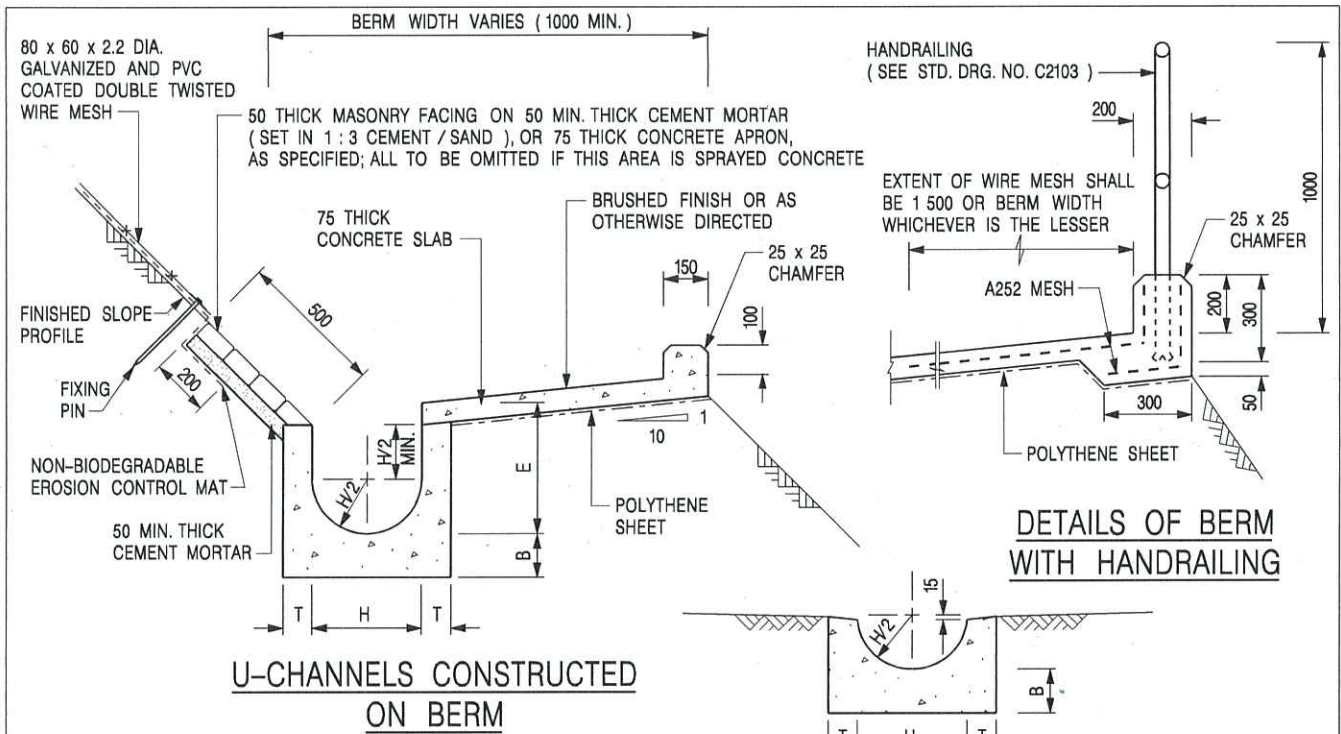
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A WITH MASONRY APRON)**



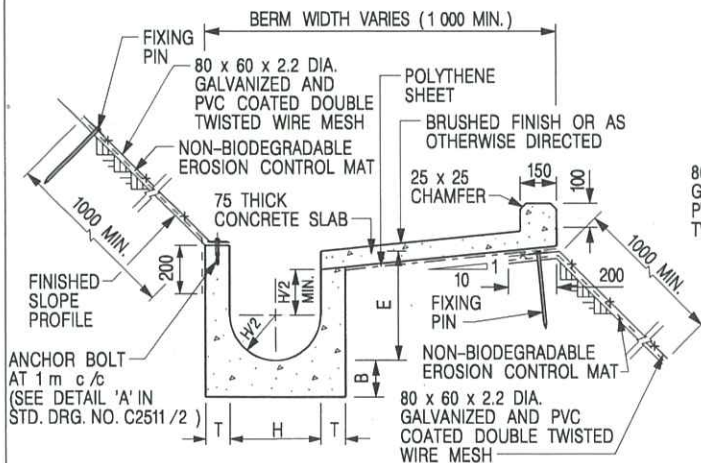
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 25

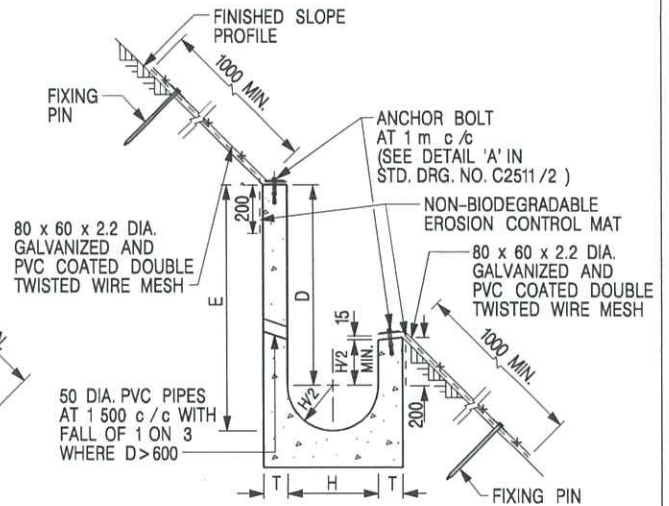
**DRAWING NO.**

**DATE** JAN 1991

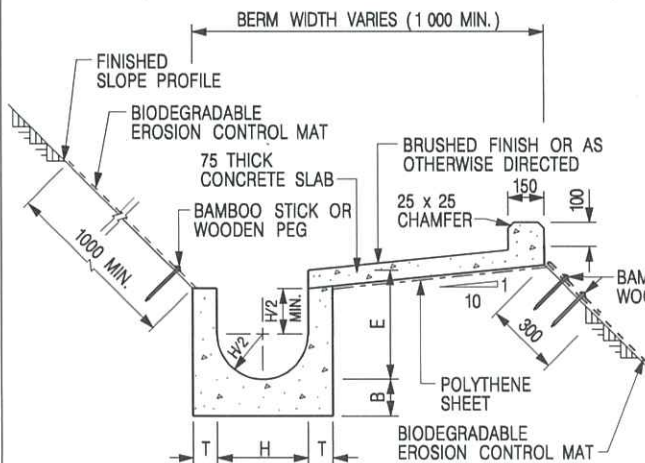
**C24091**



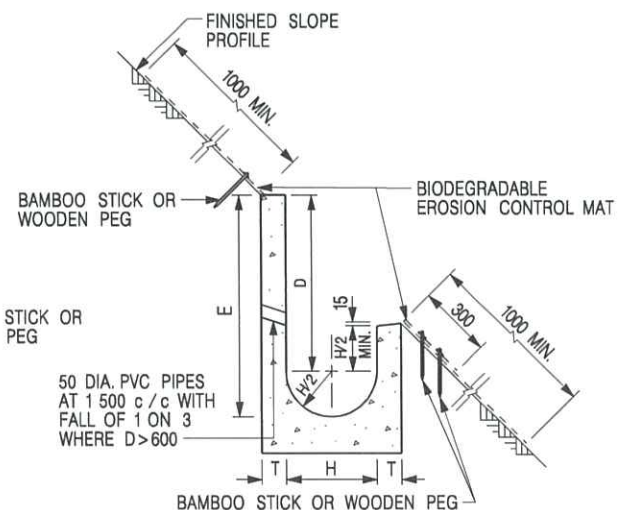
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)**



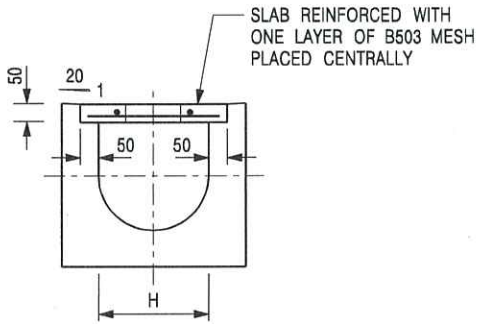
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

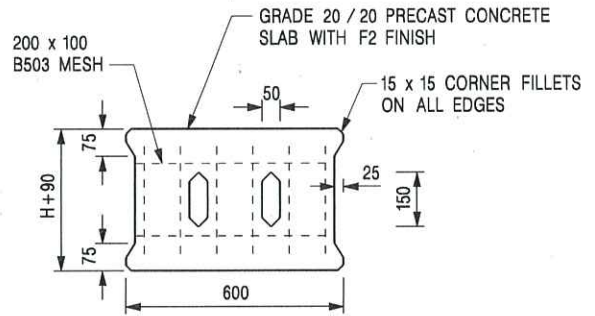
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



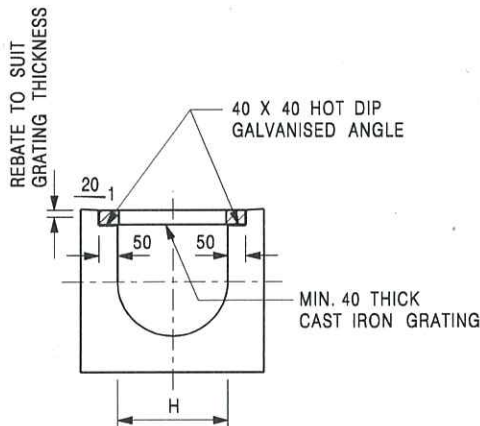
TYPICAL SECTION



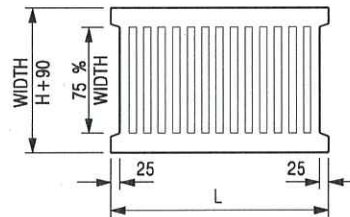
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

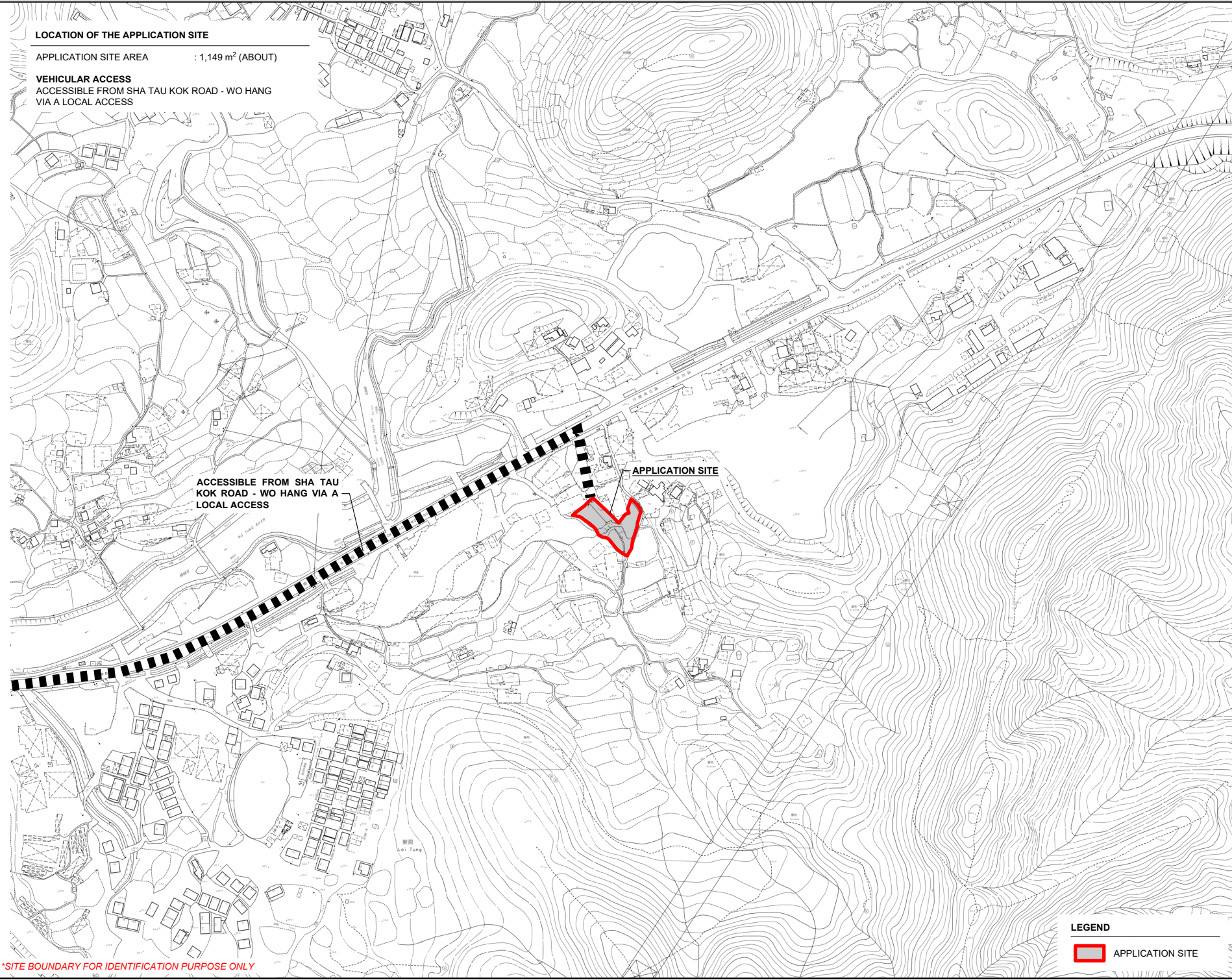
C2412E

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)

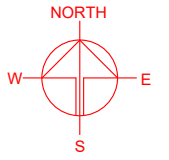
**VEHICULAR ACCESS**

ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG  
VIA A LOCAL ACCESS



ACCESSIBLE FROM SHA TAU  
KOK ROAD - WO HANG VIA A  
LOCAL ACCESS


APPLICATION SITE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

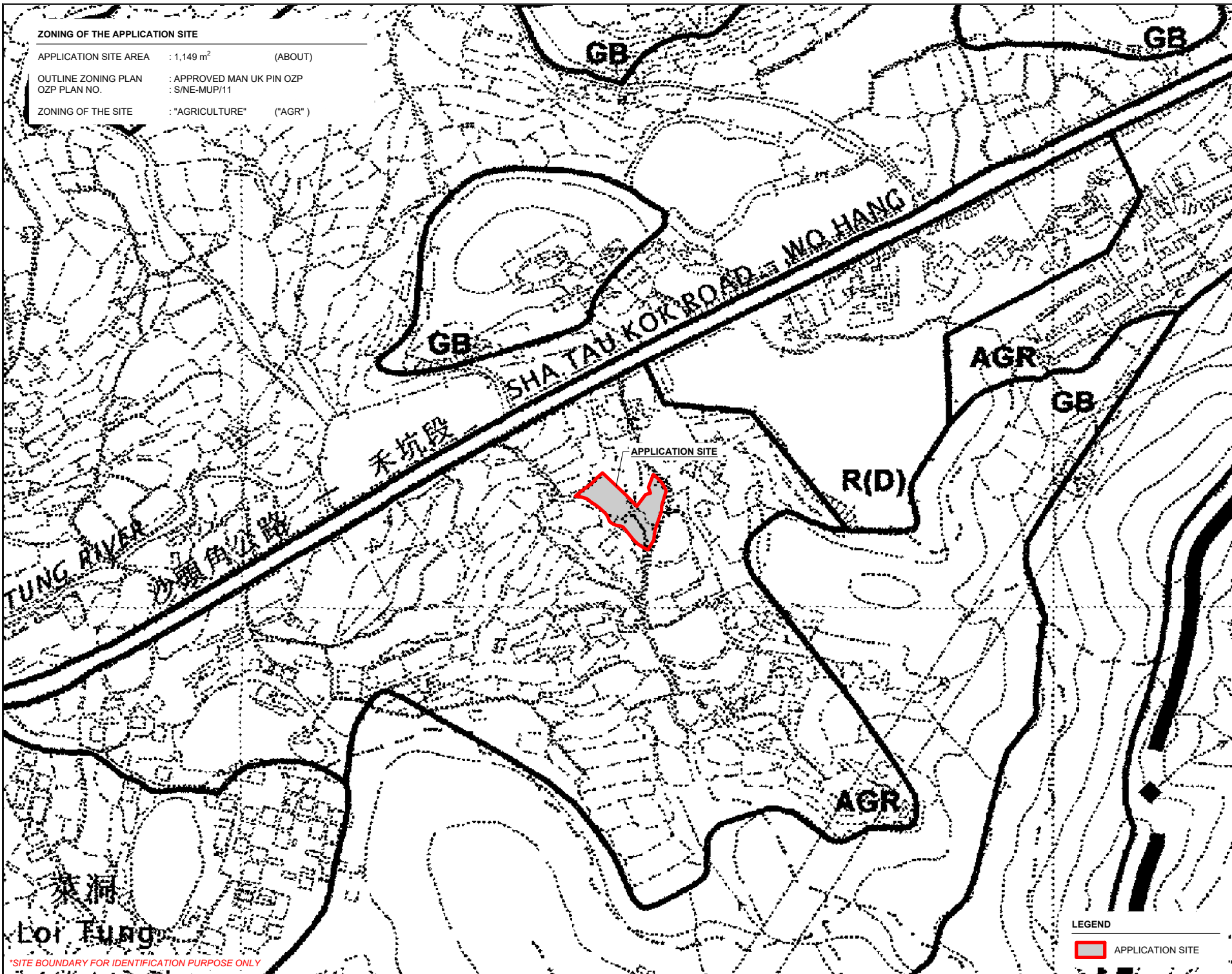
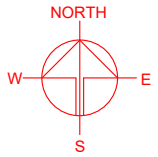
**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES	
SCALE	
1 : 4000 @ A4	
DRAWN BY	DATE
MN	13.11.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP  
 OZP PLAN NO. : S/NE-MUP/11  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 13.11.2025
REVISED BY	DATE
APPROVED BY	DATE

**LEGEND**

	APPLICATION SITE
--	------------------

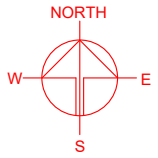
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001



TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA







SHA TAU KOK ROAD-WO HANG

APPLICATION SITE

Graves

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.11.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG. NO.

PLAN 4

VER.

001

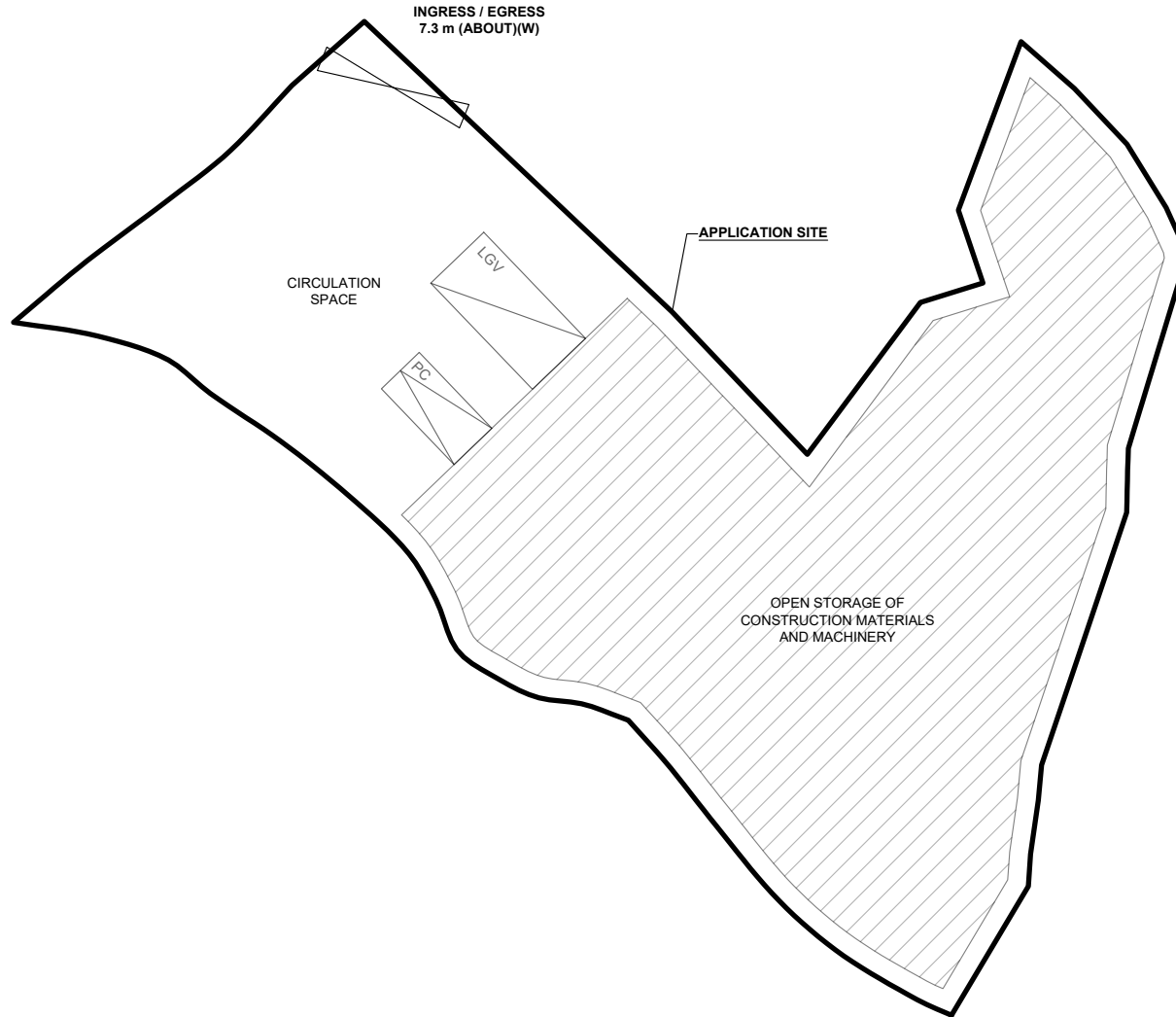
LEGEND

-  APPLICATION SITE

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 1,149 m<sup>2</sup> (ABOUT)  
 OPEN STORAGE AREA : 692 m<sup>2</sup> (ABOUT)  
 HEIGHT OF STACKING : NOT MORE THAN 3 m






NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

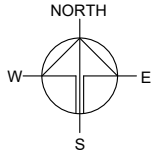


**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE : 1  
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
 NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

**LEGEND**

-  APPLICATION SITE
-  OPEN STORAGE AREA
-  INGRESS / EGRESS
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 350 @ A4

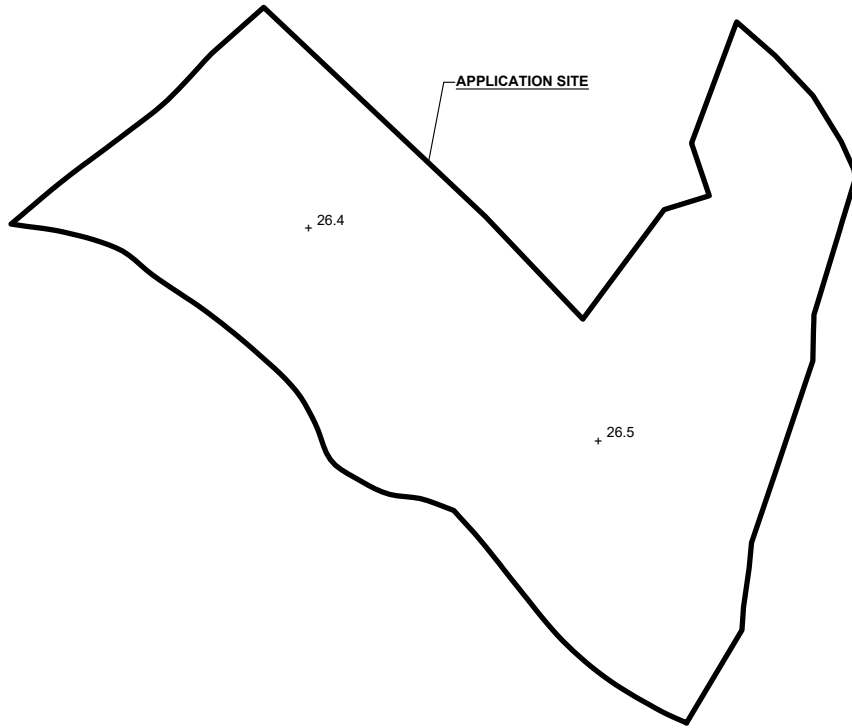
DRAWN BY MN	DATE 13.11.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN


DWG NO. PLAN 5	VER. 001
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**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)  
 EXISTING SITE SURFACE CONDITION : SOIL  
 EXISTING SITE LEVEL : +26.4 mPD - +26.5 mPD (ABOUT)



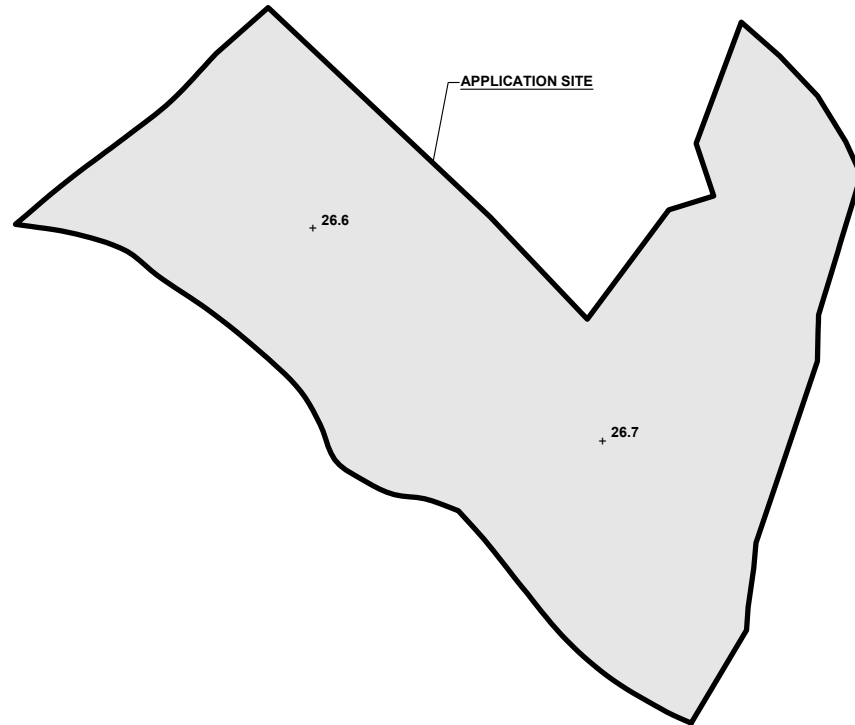
**LEGEND**

-  APPLICATION SITE
- +26.4 EXISTING SITE LEVEL



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

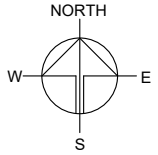
**PROPOSED FILLING OF LAND AND POND AREA**

APPLICATION SITE AREA : 1,149 m<sup>2</sup> (ABOUT)  
 PROPOSED LAND FILLING AREA : 1,149 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVELS : +26.6 mPD - +26.7 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : OPEN STORAGE AREA, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION AREA



**LEGEND**

-  APPLICATION SITE
-  PROPOSED FILLING OF LAND AREA
- +26.6 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	13.11.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 6	001

