



羅迅測計師行  
**Lawson David & Sung**  
SURVEYORS LIMITED  
Property Consultants • Planning • Valuers • Auctioneers  
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7092

## **Section 16 Planning Application**

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 543, 545, 551 RP, 553 and 555 in D.D. 77 and Adjoining Government Land, Ping Che, N.T.**

## **Planning Statement**

Applicants

**Uncle Chu Carpentry Accessories Engineering Limited (朱伯木作配料工程有限公司)**

**Yee Hing Fat Timber Trading Company (義興發木業公司)**

Prepared by

**Lawson David and Sung Surveyors Limited**

February 2025

## Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years (“the Proposed Development”) at Lots 543, 545, 551 RP, 553 and 555 in D.D. 77 and Adjoining Government Land, Ping Che, N.T. (“the Application Site”).

The Application Site, covering an area of about 5,692 sq.m. (including Government Land of about 288 sq.m.), falls largely within an area zoned “Agriculture” (“AGR”) (about 5,677 sq.m., 99.7%) with a minor portion zoned “Industrial (Group D)” (“I(D)”) (about 15 sq.m., 0.3%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ and ‘Open Storage’ are neither Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The application is to facilitate the relocation of the Applicants’ former warehouses on various lots in D.D.96, Ma Tso Lung, Kwu Tung North, N.T., which was affected by the land resumption for First Phase Development of Kwu Tung North New Development Area. They had been operating their timber business in Ma Tso Lung for over 30 years and are still active in the timber business to supply timber to hardware stores and construction companies in the local market. As their storage yards/warehouses in Ma Tso Lung (2 affected sites) had been resumed by the Government, the Applicants are required to identify other storage yards to continue their business. After the site clearance in 2022, the Applicants had conducted a thorough site searching exercise but could only find storage yards with short rental tenancies before identifying the Application Site as a possible site for relocation.

The Application Site is currently vacant. Two 2-storey (height: about 13m) warehouses for storage of construction materials with a floor area of about 2,774 sq.m. and 1,600 sq.m. will be proposed at the northern and western portion of the Application Site for respective Applicant’s usage. The open area of about 1,093 sq.m. at the northern portion of the Application Site will then be used for open storage of construction materials (timber). Both proposed warehouses will be equipped with a 1-storey (height: about 3m) toilet of about 7 sq.m. while a meter room and a F.S. pump room, both 1-storey (height: about 3m) with floor area of 7 sq.m., will be placed within the proposed warehouse at the western portion. A 1-storey (height: about 3m) site office of about 30 sq.m. and a toilet of about 7 sq.m. will be proposed at the southern portion. A guard room of about 4 sq.m. will be placed near the site entrance.

The Applicants will maintain the existing ingress/egress point and the pedestrian access at the southern boundary connecting Ng Chow South Road with about 8m and 1m in width respectively. The proposed development will provide 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicle and 3 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site are between 8:30am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimized any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development helps support the construction industry in Hong Kong;
2. The proposed development will not hinder future development of New Territories North New Town;
3. The Application Site is unsuitable for agricultural rehabilitation;
4. Similar approvals for warehouse use have been given in the same “AGR” and “I(D)” zones;
5. The proposed development will encourage optimization of valuable land resource;
6. The proposed development is considered not incompatible with surrounding land uses;
7. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas;
8. The proposed development is in compliance with TPB PG-No.13G; and
9. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交,旨在支持在新界坪輦丈量約份第 77 約地段第 543 號、第 545 號、第 551 號餘段、第 553 號及第 555 號及毗連政府土地(“申請地點”),作為期三年的擬議臨時貨倉及露天存放建築材料及相關填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 5,692 平方米(包括政府土地約 288 平方米),大部分面積座落於在 2010 年 3 月 12 日刊憲的坪輦及打鼓嶺分區計劃大綱核准圖(圖則編號:S/NE-TKL/14)上的「農業」地帶(約 5,677 平方米,99.7%),小部分座落「工業(丁類)」地帶(約 15 平方米,0.3%)。根據該大綱圖的註釋,「貨倉」和「露天貯物」皆不屬「農業」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,須先向城規會提出申請。

此申請是為協助申請人重置早前受古洞北新發展區第一期發展計劃收地影響,位於古洞北馬草壟丈量約份第 96 約多個地段的貨倉。申請人於馬草壟經營木廠接近 30 年。申請人至今仍活躍於經營木材生意,主要業務為建築公司及供應商供應建築材料(木材)。鑑於政府已收回申請人位於馬草壟兩個倉庫的土地以發展古洞北新發展區,申請人必須重置木廠以繼續經營業務。於 2022 年清場後,申請人只找到可供短期租賃的貨倉暫時營運。經尋找可重置地點後,申請人認為申請地點適合作為重置木廠地點,以繼續經營其木材業務。

申請地點現時為空置土地。擬議發展將於申請地點北面及西面分別興建兩座樓面面積約 2,774 平方米及 1,600 平方米以及其高度不超過 13 米的兩層高貨倉,用作存放建築材料。申請地點北面約 1,093 平方米的露天位置將會用作露天存放建築材料(木材)。該兩個貨倉內亦會各自設有一座面積約 7 平方米的洗手間(約 3 米高)。一座一層高電錶房以及一座一層高消防泵房(面積各約 7 平方米,高度約 3 米)將會設置於擬議西面的貨倉內。同時,申請地點南面會提供一座一層高(約 3 米高)的地盤辦公室以及洗手間,面積各約 30 平方米及 7 平方米。申請人亦會於申請地點出入口旁提供一座面積約 4 平方米的保安室。

申請人會沿用現時申請地點南面的出入口(約 8 米闊)以及行人通道(約 1 米闊),此出入口連接五洲南路。申請地點亦設有 2 個中型貨車上落貨位 (3.5 米 x 11 米)和 3 個供職員/訪客使用的私家車停車位 (2.5 米 x 5 米)。擬議發展的營運時間為星期一至星期六上午 8 時半至下午 6 時,星期日及公眾假期不會運作。為減少擬議發展對附近地方的潛在噪音及環境影響,申請地點內不會進行任何工場活動。

本規劃申請的理據為:

1. 擬議發展有助支持本港的建築業;
2. 擬議發展不會妨礙未來的新界北新市鎮發展;
3. 申請地點不適合用作農業復耕;
4. 申請地點座落的「農業」及「工業(丁類)」地帶有類近貨倉用途申請獲得規劃許可;
5. 擬議發展可有效利用寶貴的土地資源;
6. 擬議發展與周邊土地用途兼容;
7. 擬議發展不會對附近地方構成不良的交通、環境及排水影響;
8. 擬議發展符合城規會指引編號 13G;及
9. 擬議發展不會造成不良的先例。

基於本規劃報告書所述的理據,敬希 各城規會委員及有關政府部門能批准此項申請,作為期三年的臨時用途。

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## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a period of 3 years (the “proposed development”) at Lots 543, 545, 551 RP, 553 and 555 in D.D. 77 and adjoining Government Land, Ping Che, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The application is submitted to facilitate the relocation of the Applicants’ affected operations in Ma Tso Lung, Kwu Tung North by land resumption for First Phase development of Kwu Tung North New Development Area (NDA). The Application Site, covering an area of about 5,692 sq.m. (including Government Land of about 288 sq.m.), falls largely within an area zoned “Agriculture” (“AGR”) (about 5,677 sq.m., 99.7%) with a minor portion zoned “Industrial (Group D)” (“I(D)”) (about 15 sq.m., 0.3%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010. According to the Notes of the OZP, ‘Warehouse’ and ‘Open Storage’ are neither Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

### 1.2 Background of the Application

#### Background of the Applicants

The Applicants, **Uncle Chu Carpentry Accessories Engineering Limited** and **Yee Hing Fat Timber Trading Company** (hereafter “the Applicants”), have been operating their timber business in Ma Tso Lung, Kwu Tung North, N.T. for 30 years, in which they supply assorted timber products to different hardware stores and construction companies in the local market.

The Applicants were previously operating at two respective affected sites in Ma Tso Lung, Kwu Tung North, N.T. (see **Appendix 1**) as summarized below:-

Site	Applicant	Affected Site	Site Area (sq.m.) (about)	Floor Area (sq.m.) (about)	Use
1	Uncle Chu Carpentry Accessories Engineering Limited	Lot No. 2240 S.B (Part) in D.D.96	5,200*	1,500	Warehouse and Open Storage of Construction Materials (Timber)
2	Yee Hing Fat Timber Trading Company	Lot No. 2240 S.E ss.3 in D.D.96	584	584.2	Warehouse for Storage of Construction Materials (Timber)
	<b>Total:</b>		5,784.2	2,084.2	/

\*About 2,800 sq.m. of operation area shared with adjoining operator

The Applicants had received letters from the Lands Department on the resumption of their operations in Ma Tso Lung (see **Appendix 2**), in which both sites were resumed by the Government for the First Phase Development of Kwu Tung North NDA in 2019. Both operations in Ma Tso Lung had ceased after the site clearance in 2022.

The Applicants intend to continue their businesses and are required to identify a suitable site to relocate their operation to sustain their business. Due to lack of available storage yards /

warehouses of similar size in the market, the Applicants could only relocate to a storage yard in Chau Tau in 2022 with a smaller site area that was available to move in instantly.

Nevertheless, the temporarily relocated storage yards were only available for a relatively short tenancy period. After the tenancy of the storage yard in Chau Tau ended, the Applicants had to shift their operations to other storage sites in Lau Fau Shan and Sheung Shui that are also only available for relatively short tenancy periods. These temporary relocation sites all had smaller operation areas and not available for long term operations, in which the Applicants had to downsize their operations until they could identify a larger site to fit in their entire operations.

#### Relocation Need of the Applicants

With the continuous land resumption in the locality of Kwu Tung North NDA, the Applicants will probably become one of the few remaining active timber suppliers in Hong Kong with numbers of timber suppliers terminating their business after land resumption. Therefore, to sustain and continue their business, it is necessary for the Applicants to be able to relocate their business and continue to contribute to the construction industry in Hong Kong. While relocation itself will not only impact the operation of the business and the employees, more importantly it will affect the supply of construction materials in the industry and subsequently might cause delay in construction projects in Hong Kong.

Various discussions were made between the Development Bureau and the Applicants regarding the relocation of the Applicants' warehouse/storage yard. Most importantly, the Applicants are required to identify a suitable site that can fulfill their operational needs at full capacity. The Applicants noted that the existing storage/warehouse land within the Categories 1 and 2 areas under TPB PG-No. 13G was either over their price consideration or occupied by other open storage/storage uses already. Taken into consideration that the storage materials are bulky in nature which involves considerable land requirements i.e. site with considerable size, appropriate access road for long vehicles, etc., the Applicants struggled to identify possible sites for relocation.

The Applicants have conducted a thorough site search exercise before identifying the Application Site as the best available option for relocation. Most are yet considered not suitable because of various reasons as below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD79 Lots 1341 S.A, 1341 RP and 1342 (Wo Keng Shan, Ta Kwu Ling)	"AGR" / "GB"	Site required extensive clearance of vegetation; access to the site is too narrow for goods vehicles and required to bypass private lots
(b)	DD81 Lot 91 RP (Man Uk Pin, Sha Tau Kok)	"AGR"	Site too small and located very close to existing village settlements and temple; site access too narrow for goods vehicles
(c)	DD129 Lot 1862 (Lau Fau Shan)	"REC"	Access to site too narrow for goods vehicles; Site is subject to future land resumption
(d)	DD104 Lots 1836, 1837, 1838, 1839, 1840, 1846, 1847, 1848, 1849, 1850, 1852, 1854 and 1855 (Ngau Tam Mei)	"V" / "CDA" / "OU (Railway Reserve)"	Site required clearance of vegetation with access road bypassing various private lots; site located very close to nearby village developments; site might be subject to future land resumption
(e)	DD100 Lot 1596 S.G RP (Kwu Tung South)	"AGR"	Site required clearance of vegetation; site located very close to nearby village and residential developments; site too small for operations

As a result, the Applicants have identified the Application Site as the best available option for a number of reasons. Firstly, the Application Site is directly accessible from Ng Chow South Road, which provides good accessibility for the staff to commute to work, and allow the sizable goods vehicles to access to the site with ease. Secondly, the vehicular access to the Application Site does not encroach onto any private lot, potential right of way disputes can therefore be avoided. Next, the Application Site is generally flat and currently vacant. A swift transformation into a warehouse / open storage for the Applicants' imminent usage is thus feasible. Last but not least, the size of the Application Site could meet the immediate need of the Applicants to accommodate their business operation with ample space to separate the operation of respective Applicant. The Applicants have decided choosing the Application Site for relocation taking into account that the availability of similar site in the market is limited.

As the basic settings of Application Site meet the operational needs of the Applicants, the Applicants seek the Board's permission to use the Application Site as a temporary warehouse and open storage of construction materials for relocation of their business and providing various construction materials for the construction projects in Hong Kong. The proposed development will also allow better utilization of scarce land resources so that the land can be under better use.

### 1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 5,692 sq.m. (including government land of about 288 sq.m.), abuts Ng Chow South Road in Ping Che, N.T. (see **Figure 1**). The Application Site is generally flat and currently vacant. The Application Site has been partially fenced off by corrugated metal sheets of about 2.5m high (see **Site Photos**). Some of the temporary structures are found within the Application Site which were erected by the previous occupiers. The Applicants will demolish these temporary structures should this application be approved.

### 2.2 Surrounding Land Uses

The surrounding area of the Application Site is rural in nature and consists of open storage/storage yards, temporary structures, workshops, vacant land and village settlements. To the immediate west is a warehouse for storage of metal (Application No. A/NE-TKL/767) within the same "AGR" and "I(D)" zones approved by the Board on 16.8.2024, as well as several warehouses and workshops situated within the adjacent "I(D)" zone. To the further east are Ping Che Mini-soccer pitch and the village settlements of Ping Che village. Ta Kwu Ling Rural Centre Government Offices and Ping Che New Village Sitting Out Area locate at the south across Ng Chow South Road. To the north are vacant land and Ping Yuen River.

### 2.3 Accessibility

The Application Site is directly accessible from Ng Chow South Road, which connects to Ping Che Road. The entrance to the Application Site is about 8m wide which located to the south. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The subject lots are old schedule agricultural lots. The Applicants will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of the government land to the Lands Department upon obtaining planning approval for this application.

## 3. Planning Context

### 3.1 Outline Zoning Plan

The Application Site falls largely within an area zoned “Agriculture” (“AGR”) (about 5,677 sq.m., 99.7%) with a minor portion zoned “Industrial (Group D)” (“I(D)”) (about 15 sq.m., 0.3%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 gazetted on 12.3.2010 (see **Figure 1**).

The planning intention of “AGR” zone is “primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”

The planning intention of “I(D)” zone is “primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.”

While the proposed development (‘warehouse (other than Dangerous Goods Godown)’ and ‘open storage’) is Column 1 uses under the Schedule of Uses for the subject “I(D)” zone, it is neither one of the Column 1 or Column 2 uses of the subject “AGR” zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

### 3.2 Previous Application

The Application Site is not involved in any previous planning application.

### 3.3 Similar Applications within the same “AGR” and “I(D)” Zones

2 applications for similar warehouse uses were approved by the Board in the last three years within the same “AGR” and “I(D)” zones of the Ping Che and Ta Kwu Ling OZP. These approved applications are summarized as below:

Application No.	Applied Use	Site Area (m <sup>2</sup> )	Decision (Date of Approval)
A/NE-TKL/702*	Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Associated Filling of Land	980	Approved with Conditions (26.8.2022)
A/NE-TKL/767*	Temporary Warehouse for Storage of Metal for a Period of 3 Years and Associated Filling of Land	980	Approved with Conditions (16.8.2024)

\*Both applications involve the same site.

### 3.4 Town Planning Board Guidelines No. 13G (TPB PG-No.13G)

According to TPB PG-No.13G, the Application Site falls within a “Category 3” area. The guidelines stipulate that sympathetic consideration may be given for applications for open storage and port back-up uses in “Category 3” area if relevant technical assessments/proposals have been included in the fresh application to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site as temporary warehouse and open storage of construction materials and associated filling of land for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicants’ business affected by First Phase Development of the Kwu Tung North NDA.

The Application Site has a site area of about 5,692 sq.m. Two 2-storey (height: about 13m) warehouses for storage of construction materials (timber and other building materials) with floor area of about 2,774 sq.m. and 1,600 sq.m. will be proposed at the northern and western portion of the Application Site for respective Applicant’s usage. The open area of about 1,093 sq.m. at the northern portion of the Application Site will then be used for open storage of construction materials (timber). Both proposed warehouses will be equipped with a 1-storey (height: about 3m) toilet of about 7 sq.m. while the meter room and F.S. Pump Room, both 1-storey (height: about 3m) with floor area of 7 sq.m., will be placed within the proposed warehouse at the western portion. A 1-storey (height: about 3m) site office of about 30 sq.m. and a toilet will be proposed at the southern portion. A 1-storey (height: about 3m) guard room of about 4 sq.m. will be provided near the site entrance (see Layout Plan at **Figure 4**).

While the proposed development has a larger floor area in comparison with the Applicants’ former operation sites in Ma Tso Lung, it should be noted that the site area of Application Site (about 5,692 sq.m.) is in fact similar to the total site area of the former operation sites (about 5,784.2 sq.m.). To meet the operation requirement of the Applicants, a larger floor space is required for the Applicants to store their stocks and operate at full capacity to continue their timber supply to the local construction industry.

The proposed development involves associated filling of land of about 5,692 sq.m. for site formation and a depth of not exceeding 1.5m. A plan showing the proposed land filling area of the Application Site is shown in **Figure 5**.

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years
Site Area	About 5,692 sq.m. (including 288 sq.m. of Government land)
Total Floor Area (Non-domestic)	About 4,415 sq.m.
No. of Structures	9 <ul style="list-style-type: none"> <li>- 2 proposed warehouses</li> <li>- 1 proposed site office</li> <li>- 3 proposed toilets (2 within the proposed warehouses)</li> <li>- 1 proposed meter room (within the proposed warehouse)</li> </ul>

	- 1 proposed F.S. pump room (within the proposed warehouse) - 1 guard room
Height of Structures	3 – 13m (1-2 storeys)
No. of Parking Spaces	3 nos. (private cars for staff/visitors)
Loading/unloading Spaces	2 nos. for medium goods vehicle (3.5m x 11m)

#### 4.2 Vehicular Access and Parking Arrangement

The Applicants will maintain the existing vehicular ingress/egress point (about 8m) and pedestrian access (about 1m) located at the southern side of the Application Site connecting to Ng Chow South Road. The Applicants will provide 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors.

A swept path analysis (see **Appendix 3**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the middle portion such that no waiting or queuing of goods vehicles along Ng Chow South Road will arise under any circumstances.

The Applicants will also implement the following traffic management measures:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) No storage materials will be placed at the manoeuvring space to avoid blocking of loading/unloading spaces and manoeuvring of vehicles;
- (iv) The on-site staff will manage the in and out traffic flow during the operation hours. Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicants will maintain the existing pedestrian route to ensure pedestrian safety; and
- (vi) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicants, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 8 working staff on-site. Considering the business nature and operational needs, only 2 daily round trips for private vehicles to the Application Site are expected.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	3	0
09:00-10:00 (peak hour)	0	0	0	0
10:00-11:00	1	0	0	0
11:00-12:00	0	1	0	0
12:00-13:00	0	0	0	0
13:00-14:00	1	0	0	0
15:00-16:00	0	1	0	0
16:00-17:00	0	0	0	0
17:00-18:00 (peak hour)	0	0	0	3

#### 4.3 Site Operations

The operation hours of the Application Site are between 8:30am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (timber and other building materials). To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

#### 4.4 Drainage Proposal

Drainage facilities including 450mm peripheral U-channels and catchpits with sand trap are proposed to collect the surface runoff and divert them to the existing stream to the north of the Application Site. A drainage proposal is submitted (see **Appendix 4**) to show the proposed drainage design. The Applicants will provide the drainage facilities to the satisfaction of Drainage Services Department.

#### 4.5 Landscape

The Application Site is partly covered with weeds and some trees along the eastern and western boundaries. No old and valuable trees are found within the site. The Application Site is located in an area of rural fringe landscape character predominated by storage / open storage yards, warehouses, workshops and vacant land, which are not in conflict with the proposed temporary structures. The proposed development is therefore considered not incompatible to the landscape character of the surrounding area.

#### 4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicants will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department. A FSIs proposal (see **Appendix 5**) is submitted together with this application. The Applicants will provide the FSIs to the satisfaction of Fire Services Department.

#### 4.7 Environmental Consideration

The nature of the proposed development will merely involve the storage of construction materials (timber and other building materials). To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The entire site boundary will be fenced off by 2.5m high corrugated metal fencing;
- (c) The loading / unloading activities will be located away from the residential dwellings to the east;
- (d) The operating hours will be restricted from 8:30 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 2 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (f) 3 toilets will be provided onsite for staff. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

### 5. Planning Justifications

#### 5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of warehouse and open storage sites in Northern New Territories and North East New Territories have been / will be resumed by the Government for development of New Development Areas/public

works in the near future. Due to stiff competition for warehouse/open storage land in Hong Kong, a significant number of local timber suppliers could not find a suitable relocation site and had to terminate their business. The Applicants, being the few remaining operating timber suppliers in Hong Kong, play a significant role in the construction industry in supplying timber to hardware stores and construction companies in the local market, and thus in turn influence the progress of construction projects in the city of both public and private sectors.

In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse and open storage uses and increasing difficulty in acquiring planning permission, the shortage of warehouse and open storage sites has already become a key economic and logistics issue concerning the whole Territory. Despite currently operating at a temporary warehouse site, they are not available for long-term operations and the Applicants had to downsize their operations with a smaller site area.

With the increasing construction projects for the Northern Metropolis in the coming decade, granting approval to this application will enable the Applicants to return to their full operational capacity to support and maintain the timber supply in the construction industry in Hong Kong. It will also maintain the supply of land for such use and provide a temporary solution to meet the pressing market demand of warehouse and open storage facilities in the Northern New Territories.

#### 5.2 Will not Hinder Future Development of New Territories North New Town

The Application Site falls within the project boundary of the recently announced New Territories North New Town. The Applicants understand that the proposed development will only be temporary and agree to move out when the Application Site is resumed by the government for development of the New Town in the future. Due to the temporary nature of the Application, the proposed development will not hinder the future New Town development at the Application Site.

#### 5.3 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned “AGR”, the Application Site is unsuitable for agricultural rehabilitation. Having considered the surrounding areas of the Application Site are being used for open storage / storage yard, workshops and warehouse use, the planning intention of “AGR” zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. The utilization of the not fully developed agricultural land would allow more efficient use of scarce land resource in Hong Kong and continuation of the Applicants’ timber business. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicants.

#### 5.4 Similar Approvals for Warehouse Use in the Same “AGR” and “I(D)” Zones

As mentioned in para 3.3, 2 similar applications for warehouse use have been approved by the Board in the same “AGR” and “I(D)” zones of the Ping Che and Ta Kwu Ling OZP in the last three years. With the proximity of these planning approvals for similar warehouse uses, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board.

#### 5.5 Optimization of Valuable Land Resources

The Application Site is currently vacant. Instead of leaving the Application Site idle and deteriorating at its current status, the proposed development provides an interim solution to maximum land utilization on the site with upkeeping and maintenance from the Applicants. Additionally, the proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Ng Chow South Road for transportation of construction materials with flat land. The proposed development is considered fully commensurate with its local



geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

#### 5.6 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of open storage/storage yards, temporary structures, workshops, vacant land and village settlements, with approved applications of similar uses in vicinity. Taking into consideration that the Applicants have proposed proper mitigation measures, including no workshop activities within the Application Site and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

#### 5.7 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

##### Traffic

The Application Site is accessible Ng Chow South Road and no more than 2 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Ng Chow South Road will be very minimal and not be overloaded should the application be approved. In addition, as demonstrated in the swept path analysis (see **Appendix 3**), sufficient spaces will be reserved at the middle portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances. As such, no adverse traffic impact is anticipated.

##### Environment

The Application Site will only be used as warehouse and open storage of construction materials (timber and other building materials). No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. All generated waste will be removed regularly by contractor. In addition, the operating hours will be restricted from 8:30am to 6pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

##### Drainage

Drainage facilities will be provided within the Application Site for this application, in which surface runoff will be effectively collected from and discharged out of the Application Site. The Applicants have accordingly submitted a drainage proposal (see **Appendix 4**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

#### 5.8 Compliance with TPB PG-No.13G

The Application Site currently falls within a “Category 3” area under TPB PG-No.13G. The Applicants have submitted respective technical assessments to support the application with no anticipated adverse traffic, environmental and drainage impacts on the surrounding areas. The concerns of relevant Government departments can also be addressed through implementation of approval conditions. In addition, similar applications for warehouse uses have been approved in

the same “AGR” zone and “Category 3” area in the last three years. Given the unique condition and relocation need of the Applicants, the proposed development could be considered in line with the TPB PG-No. 13G under sympathetic consideration of the Board.

#### 5.9 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouse and storage yards due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the construction industry, especially with the increasing development projects in Hong Kong in the coming years. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

## 6. Conclusion

The Application Site falls within “AGR” and “I(D)” zones on the approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. The Applicants are operators affected by land resumption for the First Phase Development of Kwu Tung North NDA and this application is to facilitate the relocation of the Applicants’ business. In facing difficulties in identifying a suitable site for relocation of their business, the Applicants could only relocate to temporary storage yards with smaller floor area and short tenancies before identifying the Application Site. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered the best location choice for continuation of the Applicants’ operations as proposed temporary warehouse and open storage of construction materials.

Despite the fact that the Application Site falls within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural storage / warehouse uses, in which no interface problems will be arisen out of the proposed development. It will actually encourage optimization of the valuable land resources due to its locational and geographical advantages, and also allow the Applicants continue contributing to the construction industry at full capacity.

Since no adverse impacts on the surrounding are anticipated and technical concerns of relevant Government departments could be addressed through implementation of approval conditions, the proposed development is considered in line with TPB PG-No.13G and will not create any undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

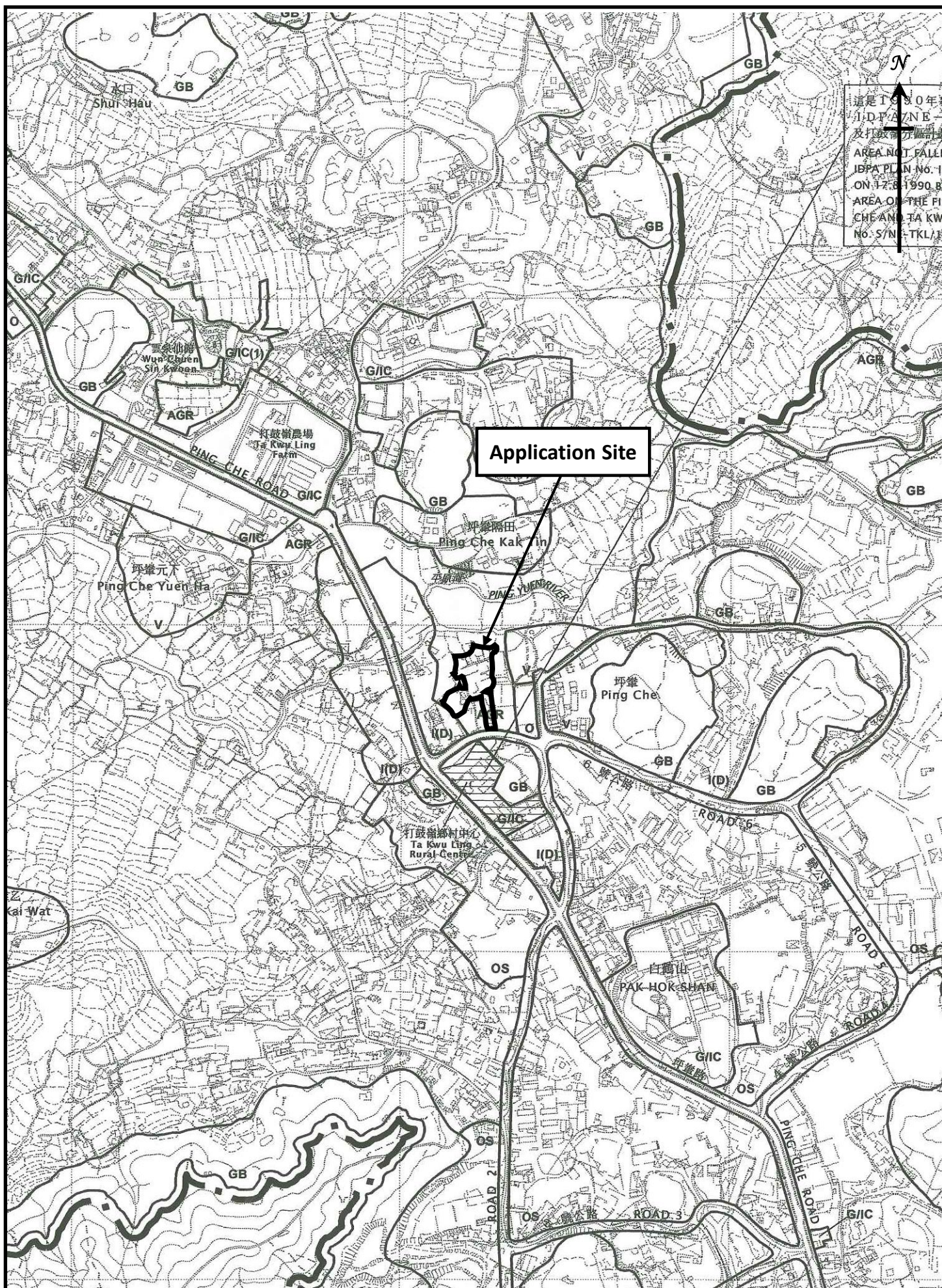
Lawson David & Sung Surveyors Limited  
February 2025

## Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Land Filling Plan





Location Plan  
(Extract from Approved Ping Che and Ta Kwu Ling  
Outline Zoning Plan No. S/NE-TKL/14)

Figure 1

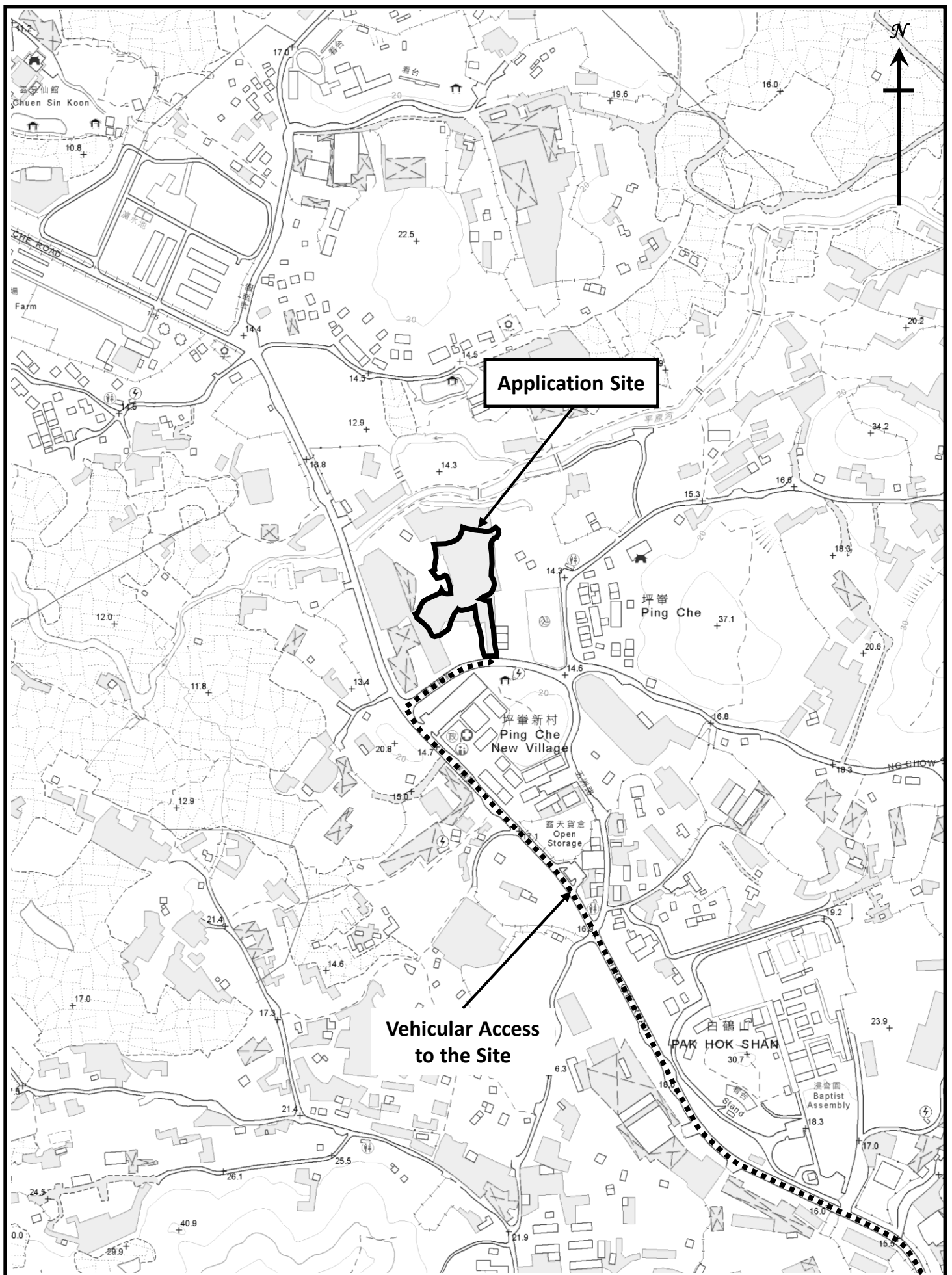
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Estate Agency Licence No. C-006328







Vehicular Access to the Application Site

Figure 3

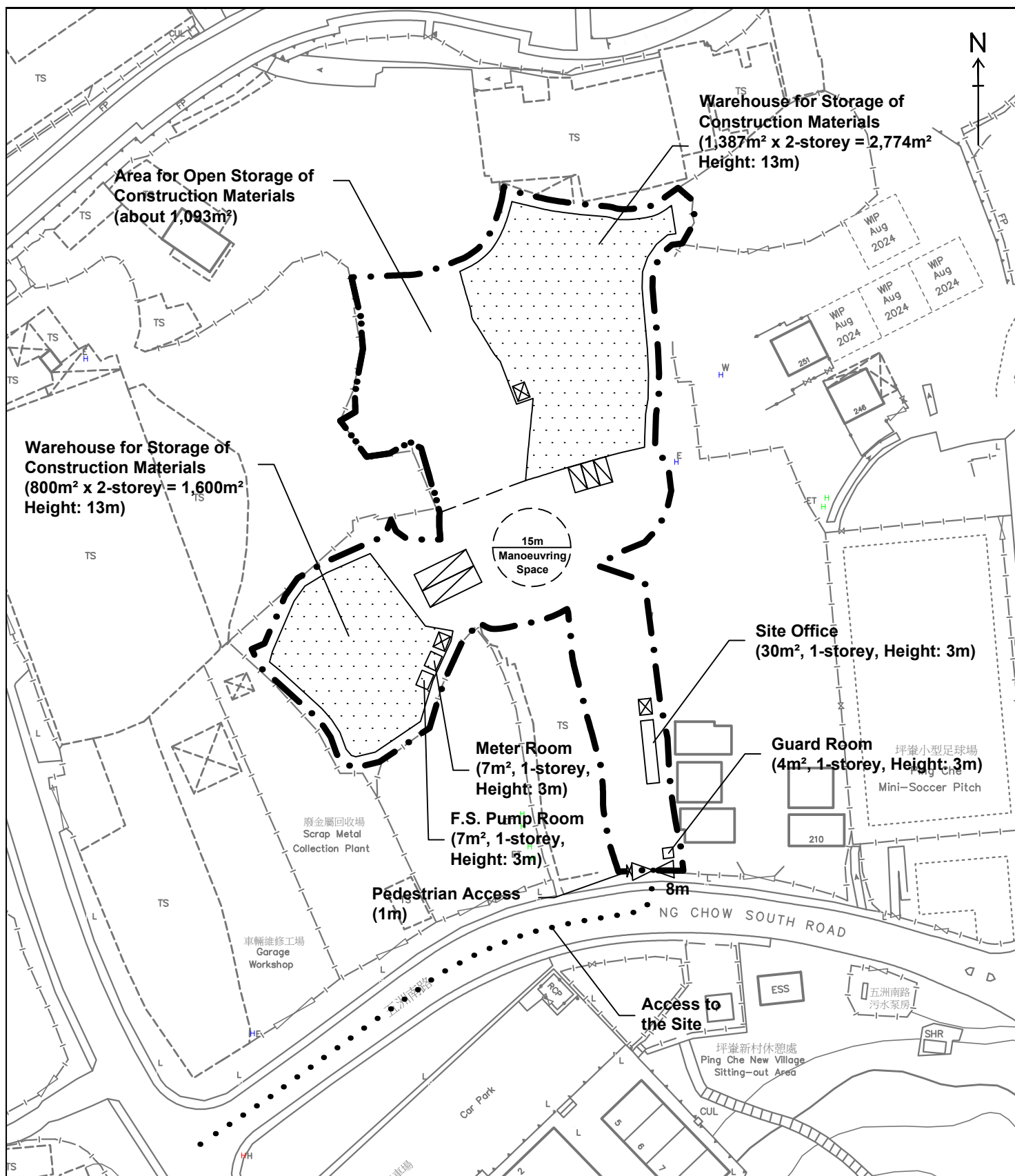
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#### Legend:

- Application Site (about 5,692 sq.m.)
- Warehouse for Storage of Construction Materials
- Toilet (7m<sup>2</sup> each, 1-storey, Height: 3m)
- Loading/Unloading Spaces for Medium Goods Vehicle (3.5m x 11m) (2 nos.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

For Identification Purpose

Indicative Layout Plan

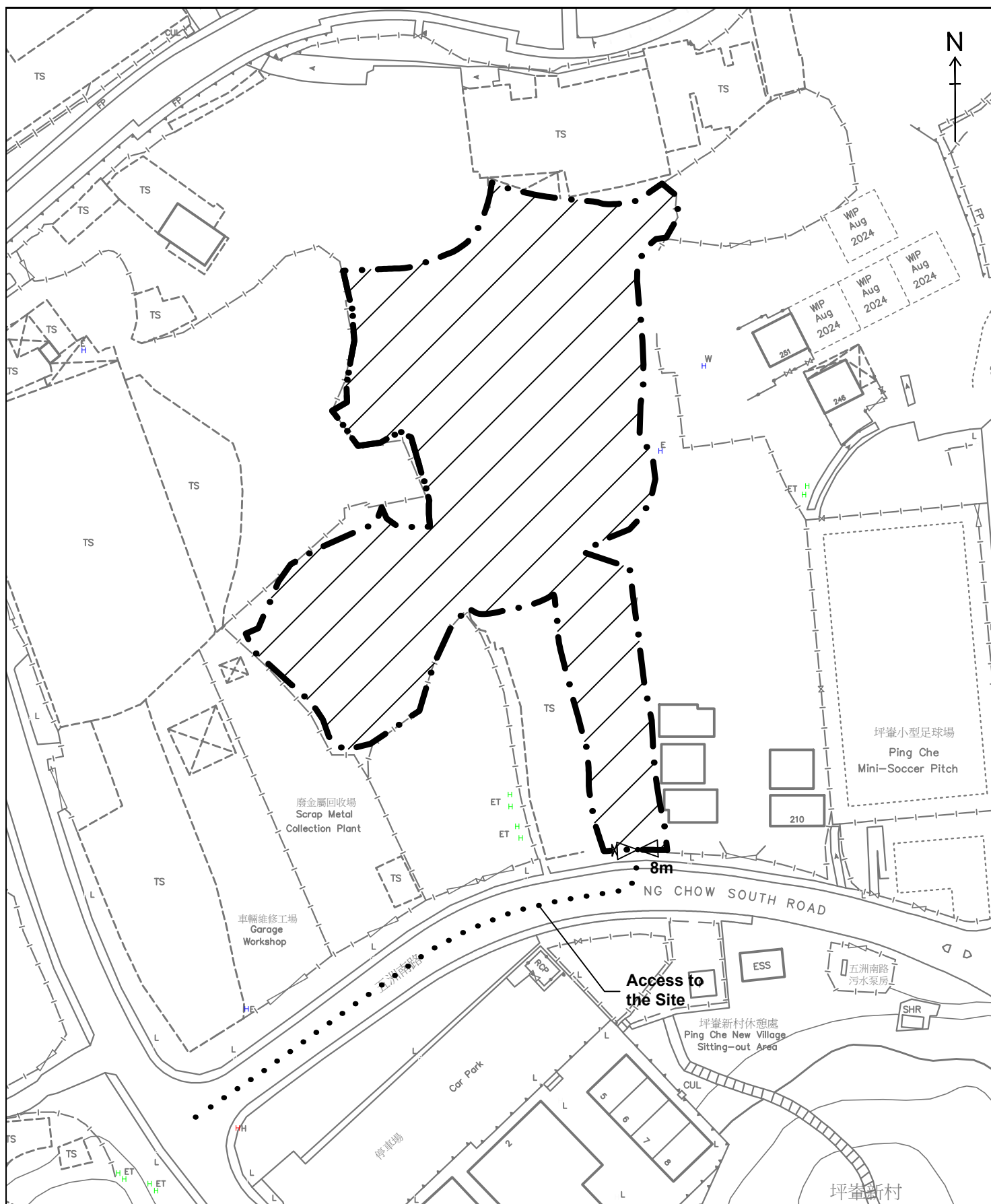
Figure 4

Scale 1:1000



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**Legend:**



**Application Site (about 5,692 sq.m.)**



**Proposed Land Filling Area (Area: about 5,692 sq.m., Depth: not more than 1.5m)**

**Land Filling Plan**

Figure 5

Scale 1:1000



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**Lawson David & Sung**

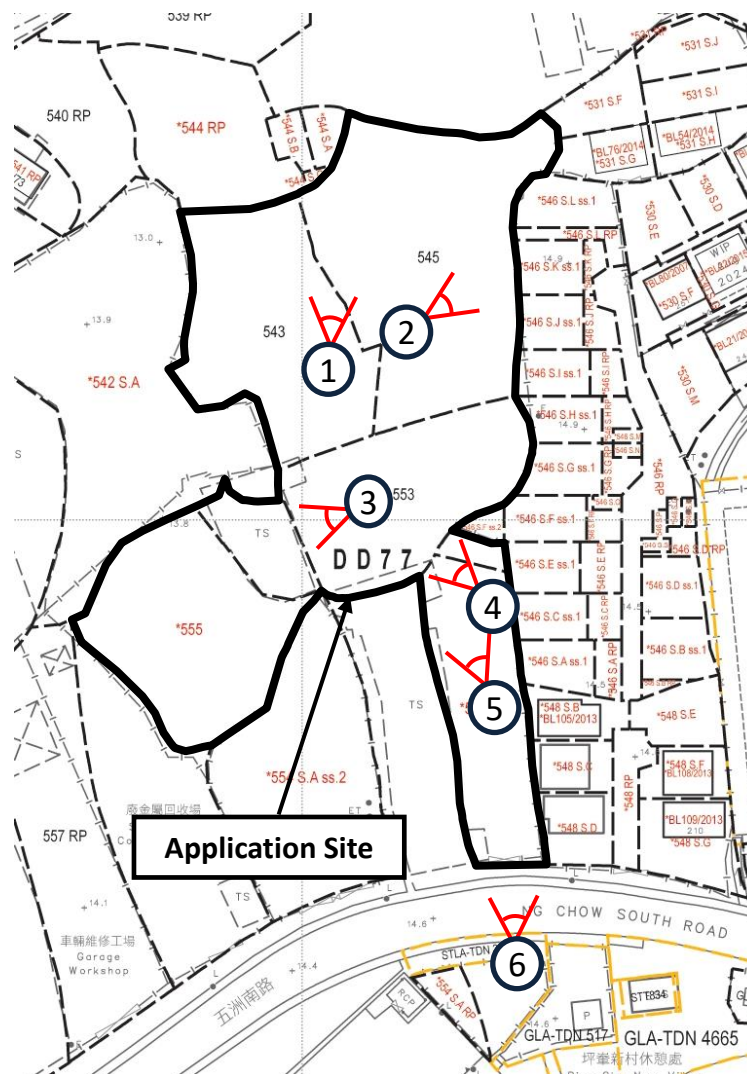
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## Site Photos

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Legend:



### Viewpoint of the Photo



Photo No.



### Existing Condition of the Application Site

## Site Photos



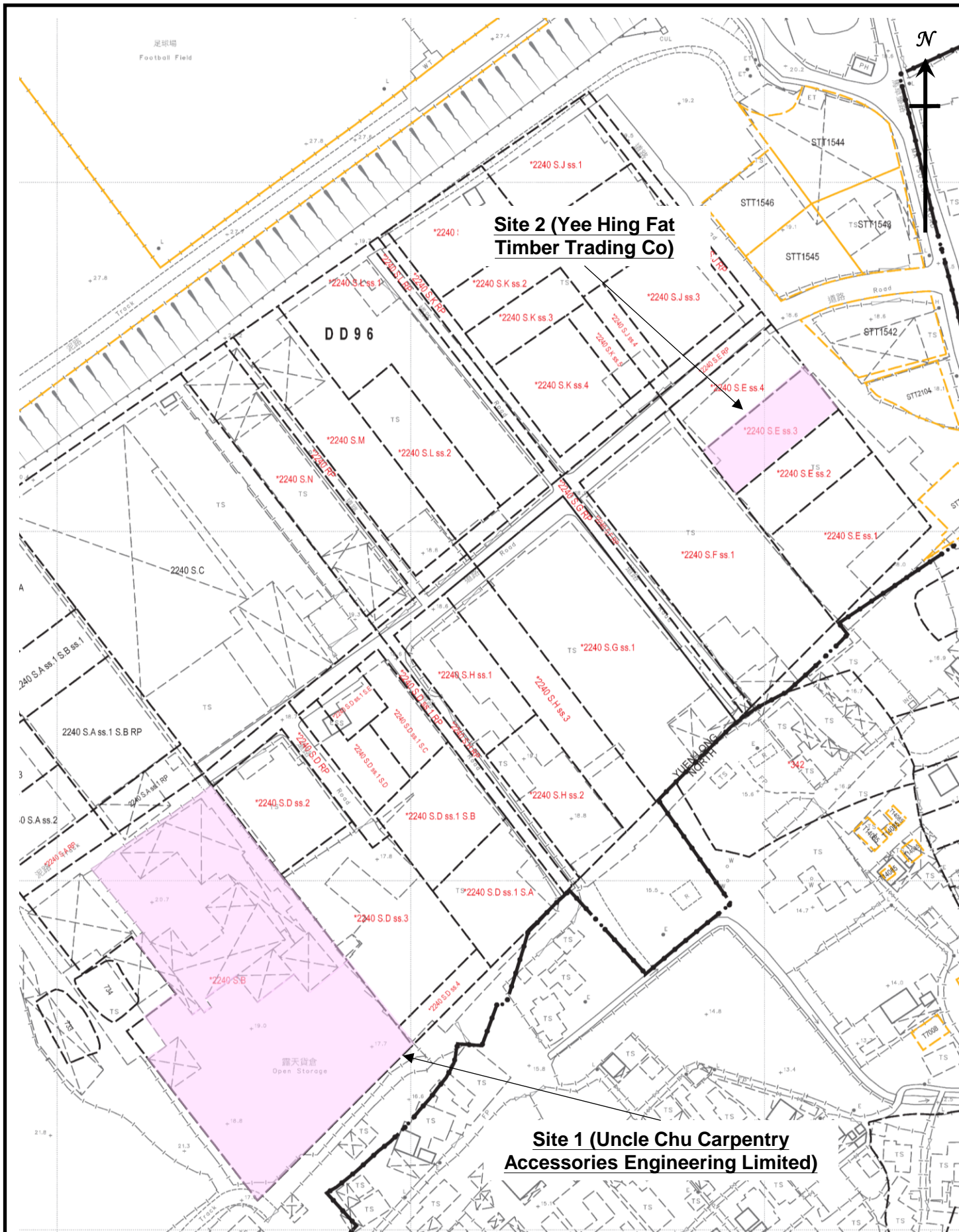
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# Appendix 1

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Conditions of the Applicants' Previous Operation Sites in  
Ma Tso Lung, Kwu Tung North, N.T.





**Location Plan**

Condition of the Applicants' Previous  
Operation Sites in Ma Tso Lung,  
Kwu Tung North, N.T.

Appendix 1

Not to Scale

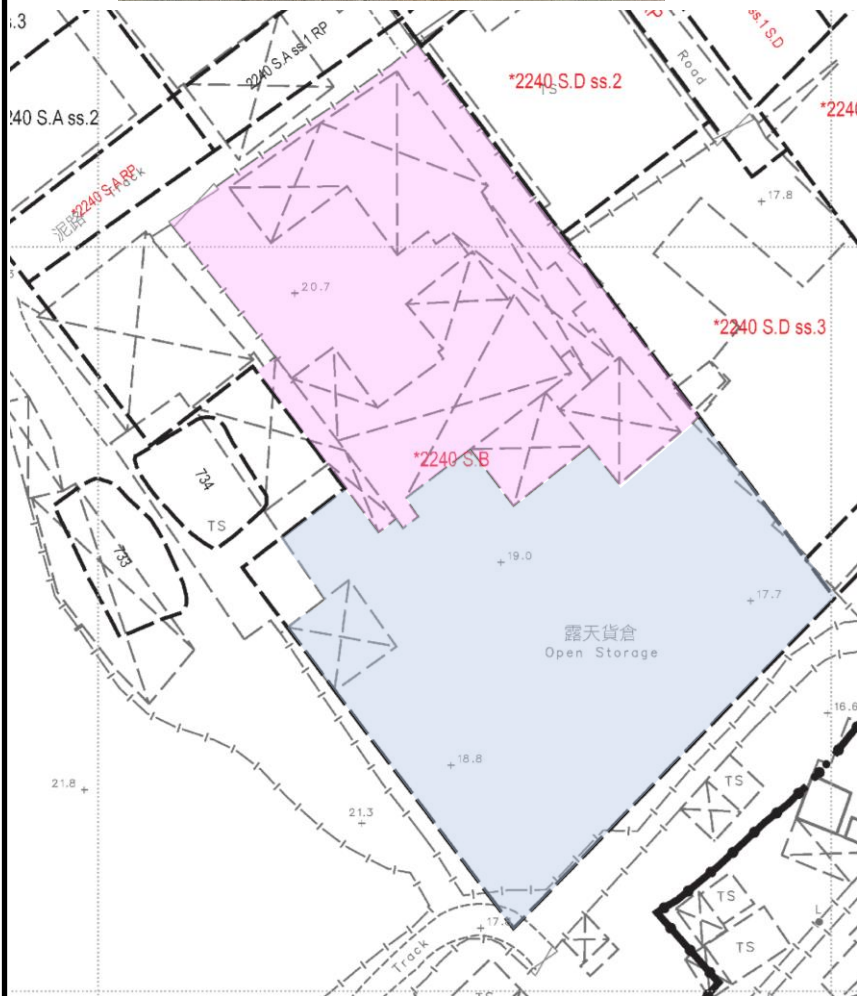


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**Applicants' Previous Operation Site**  
**Site 1 - Uncle Chu Carpentry**  
**Accessories Engineering Limited**



**Legend**

- Operation area sole used by the Applicant (about 2,400 sq.m.)
- Operation Area shared with adjoining operator (about 2,800 sq.m.)

Lot No.: Lot No. 2240 S.B (Part) in D.D. 96, Kwu Tung North, N.T.  
 Site Area: About 5,200 sq.m. (subject to survey)

Condition of the Applicants' Previous Operation Site (Site 1) in Ma Tso Lung, Kwu Tung North, N.T.

Appendix 1

Not to Scale



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**Applicants' Previous Operation Site**  
**Site 2 - Yee Hing Fat Timber Trading Co.**



Lot No.: Lot No. 2240 S.E ss.2 in D.D. 96, Kwu Tung North, N.T.  
 Site Area: About 584 sq.m.

Condition of the Applicants' Previous  
 Operation Site (Site 2) in Ma Tso Lung,  
 Kwu Tung North, N.T.

Appendix 1

Not to Scale



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## Appendix 2

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Letters from Lands Department on Land Resumption

電話 Tel: 3547 0710

圖文傳真 Fax: 3547 0755 / 3547 0756

電郵地址 Email: lee2p@lands.gov.hk

本署檔號 Our Ref: ( ) in LD NDA/POL/8/1/472

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply

B/U no.: 96b



地政總署  
工程項目組  
PROJECTS SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室  
UNITS 1501-10, LEVEL 15, LANDMARK NORTH,  
39 LUNG SUM AVENUE, SHEUNG SHUI, NEW  
TERRITORIES.

網址 Website: www.landsd.gov.hk

### 掛號郵遞

Flat G, 29/F., Tower 5, Central Park Towers

Tin Shui Wai, N.T.

朱伯木作配料工程有限公司

朱潤昌先生

朱潤昌先生：

### 古洞北及粉嶺北新發展區第一階段工程項目

閣下於新界古洞北丈量約份第 96 約地段第 2240 號 B 分段的業務受古洞北及粉嶺北新發展區（下稱「新發展區」）第一階段工程影響。

地政總署（下稱“本署”）曾於 2019 年 2 月 20 日與閣下會面及於 2019 年 7 月 24 日與閣下公司的朱先生電話通話，簡介業務經營者的特惠津貼安排及申請處理流程。現特函通知閣下的業務經營的遷出限期，以及閣下業務經營的特惠津貼申請狀況。

#### **遷出限期**

本署在 2019 年 9 月 26 日於新發展區第一階段工程範圍內的私人土地張貼收地通告，列明 2019 年 12 月 27 日為該等私人土地歸還政府的日期（下稱「歸還日期」）。正如政府多次強調，該歸還日期只是土地業權歸還政府的日期，**並不是土地佔用人（包括業務經營者）須遷出的限期。**

為了讓受影響的業務經營者有更多緩衝時間，經參考工程的施工時序，本署將安排工程範圍內的土地佔用人分階段遷離所處地點。就閣下的業務經營而言，**遷出限期約為 2021 年第 4 季。**

**Letter from Lands Department dated 21.11.2019 confirming that Uncle Chu Carpentry Accessories Engineering Limited was affected by the First Phase Development of Kwu Tung North NDA**



管制登記／牌照紀錄或清拆前登記中所記錄的面積計算，以較小者為準。

本署職員雖然多次與閣下聯絡和發信給閣下，但至今閣下仍未提交相關證明文件。故此，本署現階段無法進一步處理閣下業務經營的特惠津貼申請。如果閣下希望提交相關證明文件以繼續申請業務經營的特惠津貼，請盡快聯絡本署職員，以便跟進。

如受影響的業務經營者不合資格申領或不接受特惠津貼，而其業務運作無違反地契條款，可以就土地被收回而蒙受的損失，根據有關條例向政府提出法定補償申索。

#### 查詢

如有查詢，請於辦公時間聯絡本署工程項目組李振星先生（電話：3547 0710）。

35470722 (伍)

地政總署

總產業測量師／工程項目組  
(李振星 代行)



2019 年 11 月 21 日

**Letter from Lands Department dated 21.11.2019 confirming that  
Uncle Chu Carpentry Accessories Engineering Limited was affected  
by the First Phase Development of Kwu Tung North NDA**

## 彌償書

受文人：地政總署署長

特惠補償：露天／戶外業務經營者的特惠津貼

工程項目：收回土地條例(第 124 章) 收回土地以便進行古洞北新發展區及粉嶺北新發展區計劃 — 前期及第一期

本人 林文發 [香港身份證號碼 K6101 ] 及 林潤發 [香港身份證號碼 K9451 ]，為 YEE HING FAT TIMBER TRADING CO. (義興發木業公司) (下稱「本公司」) 的授權人仕。

地政總署現擬向本公司發放為數港幣 元的特惠津貼，以清理本公司位於丈量約份第 96 約地段第 2240S.E ss.2, 2240S.E ss.3 號(下稱「該土地」)上所作業務經營的土地及構築物(下稱「須清理項目」)。本公司同意以上述特惠津貼為代價，並同意政府在該日後可在不通知本公司的情況下清理須清理項目，並就清理須清理項目所引起或與之有關連的一切法律行動、訴訟、費用、申索及要求等等，向香港特別行政區政府作出彌償。

本公司已停止經營位於該土地上的業務及遷離該土地，並同意及接受地政總署的露天／戶外業務經營者的特惠津貼。

我們獲授權代表本公司已收到地政總署發放給本公司的露天／戶外業務經營者的特惠津貼支票港幣 元，以此作為完全及最終解決本公司就政府收回該土地的業務經營所提出的一切及任何申索。

本公司亦謹此保證，倘於上述特惠津貼發放後，有關本公司的特惠津貼申請經證實致令地政總署署長信納有欺詐和不誠實成分或本公司為支持申請而提供的資料失實，本公司會在當局要求下立即向香港特別行政區政府償還上述特惠津貼，另加整筆款項的利息，由本公司收取上述特惠津貼當日計至本公司償還該筆款項當日；利率則由地政總署署長經參考香港三家發鈔銀行不時就 24 小時通知存款所給予的最低利率而決定；否則，香港特別行政區政府可將本公司須償還的款項作為民事債項追討。

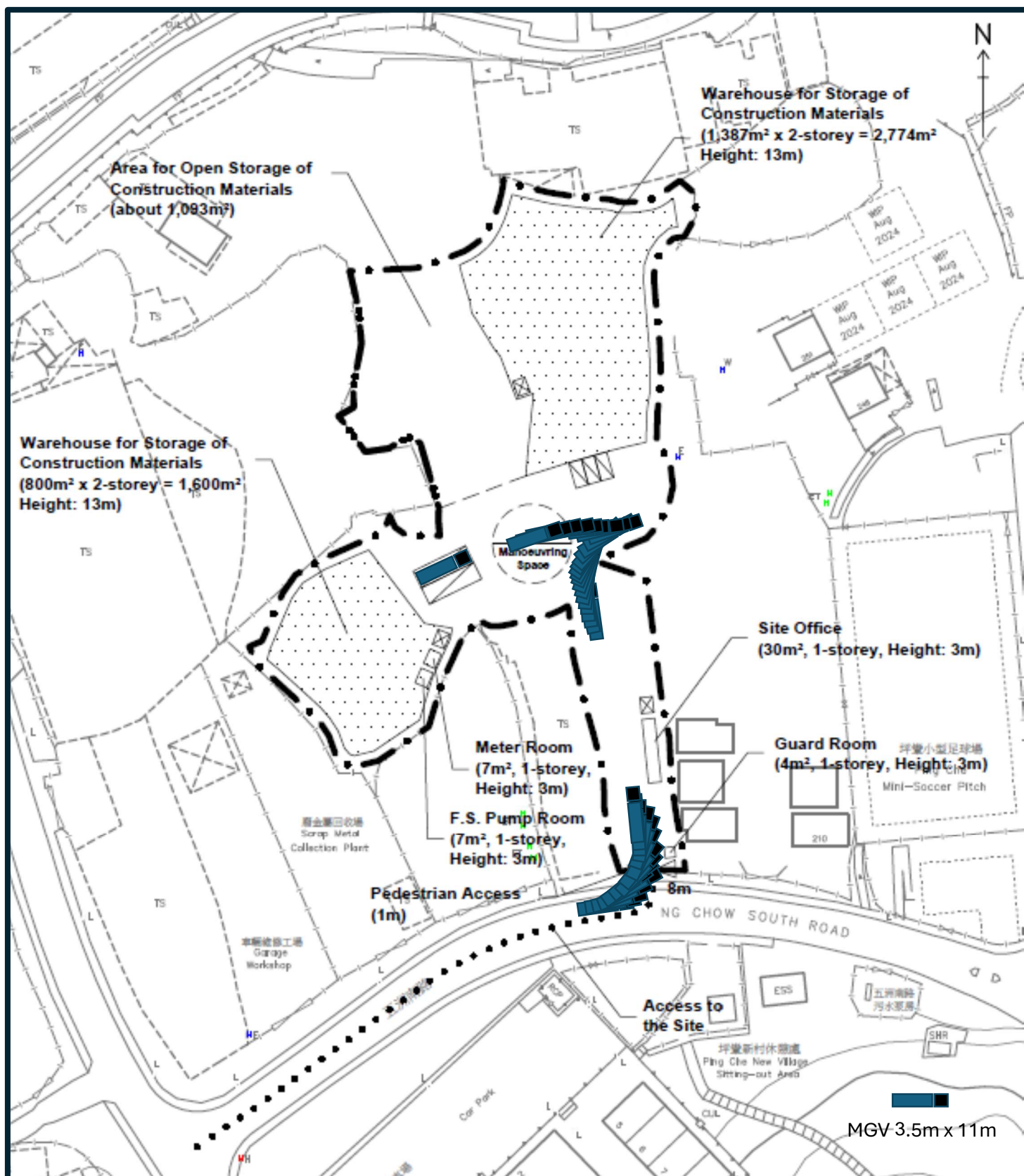
For and on behalf of

**Indemnity Letter by Lands Department for Acceptance of Ex-gratia Allowance of Yee Hing Fat Timber Trading Co.**

# Appendix 3

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## Swept Path Analysis



## Swept Path Analysis

Appendix 3

Not to Scale



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Grade Agency License No. C-986128

# Appendix 4

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Drainage Proposal



## Drainage Design for the site near Ng Chow South Road

# DSD - STORMWATER DRAINAGE MANUAL

### 7.5.2 Rational Method

$$Q_p = 0.278 C_i A$$

where  $Q_p$  = peak runoff in  $m^3/s$

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km<sup>2</sup>

In Hong Kong, a value of  $C = 1.0$  is commonly used in developed urban areas. In less developed areas, appropriate  $C$  values in order to ensure that the design would be fully cost-effective.

Surface Characteristics	Runoff coefficient, C*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site is to be covered by Asphalt, the C value should be 0.85 (mid Point)

The surface of the adjacent site is covered by Grassland (sandy soil), the C value should be 0.15.

### 6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **50 Years is used.**

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity $i$ (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

**Notes:**

1. based on continuous rainfall recorded at GEO rain gauges N05 (31 years), N34 (15 years), N46 (15 years), N33 (15 years), N35 (15 years), N36 (15 years), N45 (15 years) and HKO rain gauges EPC (22 years), SSH (11 years), TKL (29 years), R24 (31 years), R29 (30 years), R30 (25 years), SEK (18 years) up to 2014
2. rainfall IDF relationships are derived from regional frequency analysis of extreme rainfall of local rain gauges

i (rainfall intensity) = 101mm/hr ( Duration of 60min is used)

### 4.3.3 Intensity-Duration-Frequency (IDF) Relationship

The rainfall statistics at HKO Headquarters\* are recommended for general application (except Tai Mo Shan area, West Lantau area and North District area) because of its long-term and good quality records. The recommended IDF Relationship is based on the GEV distribution model, which is the best-fit model for different rainstorm durations on average and also adopted by HKO, in the frequency analysis of the annual maximum rainfall recorded at HKO Headquarters\*. The relationships are presented in Table 2a and Figure 4a for various durations not exceeding 4 hours.

For Tai Mo Shan, West Lantau and North District areas, it is recommended to adopt the annual maximum rainfall for various durations recorded by the local rain gauges within the 3 areas in the statistical analysis. The distribution models which fit the respective durations the best are applied and regional frequency analysis of extreme rainfall has also been employed to develop the IDF Relationships. These relationships are presented in Tables 2b, 2c and 2d and Figures 4b, 4c and 4d for various durations not exceeding 4 hours.

The IDF data can also be expressed by the following algebraic equation for easy application:

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

where

- $i$  = extreme mean intensity in mm/hr,
- $t_d$  = duration in minutes (  $t_d \leq 240$ ), and
- $a, b, c$  = storm constants given in Tables 3a, 3b, 3c and 3d.

\* See Notes 2 & 3 of Table 2a

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

$$i = 1167.6 / (60 + 16.67)^{0.561}$$

$$= 102.33 \text{ mm/hr} > 101 \text{ mm/hr (Table 2d)}$$

Calculations of U-channel

$$Q_p = 0.278 C_i A$$

C1 = 0.85 (Asphalt) (Application Site)

C2 = 0.15 (Grassland (sandy soil) (Adjacent Site)

$$i = 102.33 \text{ mm/hr}$$

A1 = 5,692 m<sup>2</sup> (0.005692 km<sup>2</sup>) (Application Site)

A2 = 5,692 m<sup>2</sup> (0.005692 km<sup>2</sup>) (Adjacent Site, assume 100% of Application Site)

$$Q_p = 0.278 \times 102.33 \times ((0.85 \times 0.005692) + (0.15 \times 0.005692))$$

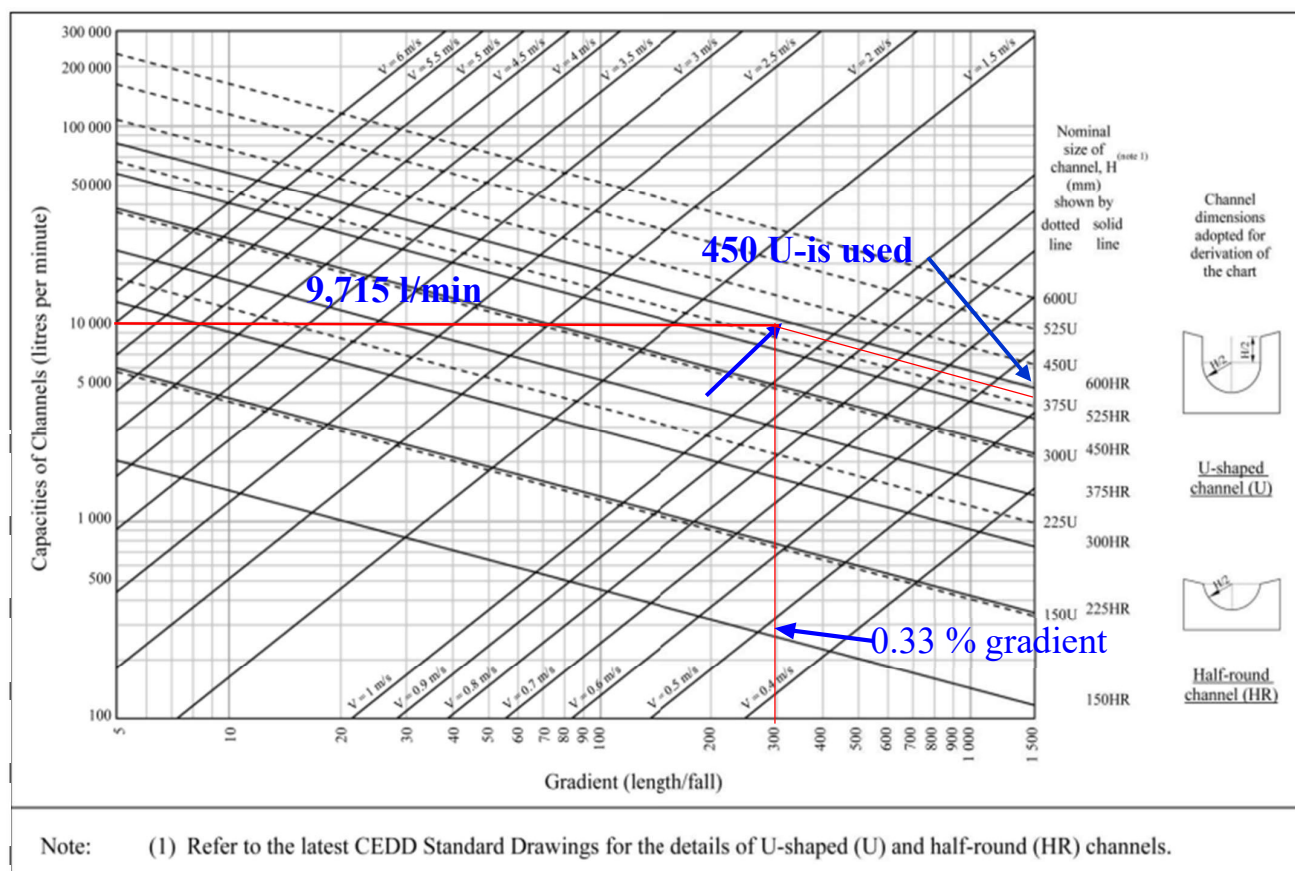
$$Q_p = 0.1692 \text{ m}^3/\text{s} \text{ or } 9,715 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for calculation of all U-Channels.



## GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 5,692 l/min, 225 U-channel with 0.33% gradient is used.



**Drainage Plan**

# Appendix 5

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Fire Service Installations Proposal



## 1. GENERAL

## 1. GENERAL

- ## 2. HOSE REEL SYSTEM

- ### 3. AUTOMATIC SPRINKLER SYSTEM

- #### 4. FIRE ALARM SYSTEM

- ## 5. EMERGENCY LIGHTING

- ## 6. EXIT SIGN

- ## 7. PORTABLE APPLIANCES

- ### LEGEND

### LEGEND

**HR** HOSE REEL

 BREAK GLASS UNIT

 FIRE ALARM BELL

 EMERGENCY LIGHT

**EXIT** EXIT SIGN

 NON-RETURN VALVE

5KG CO2  
FIRE EXTINGUISHER

⑤ VISUAL FIRE ALARM


 SUBSIDIARY VALVE / FLOW SWITCH

 SPRINKLER CONTROL VALVE SET

 GATE VALVE



GATE TYPE (With MONITORING)

 PUMP SET Y-TYPE STRAINER SPRINKLER INLET PRESSURE GAUGE

—S— SPRINKLER HEAD (ON PLAN)

 5KG DRY POWDER  
FIRE EXTINGUISHER



### Section drawing of window opening for the structure (2)

**Section drawing of window opening for the structure (2)**



Area of High Bay Window (H.B.W.) = 2.6m(H) x 68m = 176.8 sq.m.  
Total openable window area = 176.8 sq.m.  
= 6.37% of floor area

Area of Structure 2 = 1600sq.m.  
Area of High Bay Window (H.B.W.) = 2.6m(H) x 40m = 104 sq.m.  
Total openable window area = 104 sq.m.  
= 6.5% of floor area

Guard Room  
(4m<sup>2</sup>, 1-storey, Height: 3m)

- Pedestrian Access (1m)

PROJECT : Lots 543, 545, 551 RP, 553 and 555 in D.D. 77 and Adjoining Government Land, Ping Che, N.T.	DRAWING TITLE : <b>F.S. Notes, Legend, Fire Service Installation Layout Plan</b>			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR :  <b>Century Fire Service Engineering Co., Ltd.</b>		NAME	DATE	DRAWING NO : <b>FS-01</b>	REV. <b>0</b>		
									DRAWN BY	<b>C.K.NG</b>	<b>09 JAN 2025</b>	SCALE : 1 : 400 (A1)	
									CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
									APPROVED BY				
		REV	DESCRIPTION	DATE									