

Date : 18 March 2026  
Our Ref. : PPCL/PLG/10193/L001

Town Planning Board Secretariat,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**Attention: The Secretary of the Town Planning Board**

**Via EPASS**

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware  
with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and  
Adjoining Government Land, Kwan Tei North, Fanling, New Territories**

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Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *Hing Shing Engineering & Trading Co. Limited*, in submitting herewith a planning application to the Town Planning Board for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories.

The following documents are submitted via Electronic Planning Application Submission System (EPASS) for your onward processing:

- i. A copy of the notification given to the “current landowner(s)”, including proof of sending notice to the rural committee and publication in three local newspapers;
- ii. A copy of Authorisation Letter from the Applicant to the Authorised Agent;
- iii. A soft copy Planning Statement; and
- iv. A soft copy of Annexes.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



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Kenneth Chan  
Managing Director

Encl. As above  
c.c. The Applicant – by email



**Section 16 Planning Application for Temporary Open Storage of Recycling  
Materials and Metalware with Ancillary Office for a Period of 3 Years  
at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land,  
Kwan Tei North, Fanling, New Territories**

**Planning Statement**

Prepared by  
Planning Consultant : PlanPlus Consultancy Limited

**March 2026**  
Reference : PPC-PLG-1093  
Report : Version 1.0

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) on behalf of Hing Shing Engineering & Trading Co. Limited (“**the Applicant**”) in support of a Section 16 planning application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years (“**the Applied Use**”) at Lots 86 (Part), 87 and 89 in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling, New Territories (“**the Application Site**”).

The Application Site falls within an area majorly zoned “Agriculture” (“**AGR**”) zone (about 84.5% of the Application Site), with a small portion zoned “Open Storage” (“**OS**”) (about 15.5% of the Application Site) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”). According to the Notes of the OZP, while the Applied Use is always permitted within the “OS” zone, it is neither a Column 1 nor Column 2 use in the “AGR” zone. Nevertheless, according to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applied Use is mainly for open storage of recycling materials and metalware on a temporary basis. The Application Site covers a total area of about 4,226.9m<sup>2</sup>, including approximately 152.9m<sup>2</sup> of Government Land. The total floor area of the Applied Use is about 343m<sup>2</sup>, consisting of three one-storey temporary structures (with maximum building height not more than 6m), which include a canopy for storage and an ancillary office under a canopy as well as a container for storage. The total of three parking spaces for private cars and a loading/unloading space for medium goods vehicles are provided at the Application Site to support the operation of the Applied Use. The operation hours of the Applied Use will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays.

The Applied Use is fully supported by the planning justifications below:

- The Applied Use supports Government’s Policy for Municipal Solid Waste Management;
- The Applied Use complies with Town Planning Board Guideline (TPG PG-No.13G);
- The Applied Use will not jeopardise the planning intention of the “AGR” zone;
- The Applied Use will not jeopardise the Long-Term Development and Planning of NTN New Town;
- The Applied Use is not incompatible with the surrounding uses; and
- The Applied Use would not result in any adverse traffic, landscape, visual, drainage and noise Impacts.

On the basis of the above justifications, we sincerely wish that the Board would give favourable consideration to this Application.

## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表興盛工程貿易有限公司（下稱「申請人」），根據《城市規劃條例》第 16 條，就位於新界粉嶺軍地北丈量約份第 83 約地段第 86 號（部分）、第 87 號和第 89 號和毗連的政府土地（下稱「申請地點」）向城市規劃委員會（下稱「城規會」）申請作臨時「露天貯物」存放回收物料及五金物料連附屬辦公室（為期三年）（下稱「申請用途」）。

申請地點位於《坪輦及打鼓嶺分區大綱核准圖編號 S/NE-TKL/14》（下稱「大綱圖」）上劃作「露天貯物」（佔申請地點總面積 13%）及「農業」（佔申請地點總面積 87%）地帶之內。根據大綱圖有關「露天貯物」地帶的註釋，「露天貯物（未另有列明者）」屬於第一欄用途，為經常准許的用途，但不屬於「農業」地帶的第一及第二欄的用途。然而根據核准圖的註釋，「任何土地或建築物的臨時用途或發展，如為期不超過三年，可向城市規劃委員會申請規劃許可。」

申請用途主要為臨時露天存放回收物料及五金物料之用。申請地點面積約 4,226.9 平方米，包括約 152.9 平方米的政府土地。申請用途的總樓面面積約為 343 平方米，由三個一層高（高度不超過 6 米）的臨時構築物組成，包括一個用於貯存的簷篷，一個位於簷篷下的辦公室和一個用於貯存的貨櫃。申請地點將提供三個私家車車位及一個中型貨車上落貨車位。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。

申請用途具備充分的理據，包括以下規劃考量因素：

- 支援政府的都市固體廢物管理政策；
- 符合城市規劃委員會規劃指引編號 13G；
- 不會妨礙「農業」用地的長遠規劃意向；
- 不會妨礙新界北新市鎮的長遠發展和規劃；
- 與現時周邊土地用途及環境相協調；
- 不會為附近環境帶來不良的交通、景觀、視覺、排水和噪音影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

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## 1. INTRODUCTION

### 1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare and submit, on their behalf, this planning application to seek permission from the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office (“**the Applied Use**”) at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories (“**the Application Site**”).

1.1.2 The Application Site falls within an area largely zoned as “Agriculture” (“**AGR**”) (about 84.5%), with a minor portion zoned as “Open Storage” (“**OS**”) (about 15.5%) under the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (“**the OZP**”). According to the Notes of the OZP, while the Applied Use is always permitted within the “OS” zone, it is neither a Column 1 nor Column 2 use in the “AGR” zone. Nevertheless, the covering Notes of the OZP states that “*temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission*”. This planning application is therefore submitted for the Board’s consideration.

1.1.3 The Application Site is the subject of a previously approved Application No. A/NE-TKL/735 (“**the Previous Application**”) for a similar applied use submitted by the same applicant. Upon approval of the Previous Application on 27.10.2023, the approval conditions in relation to the submission of a drainage proposal, the provision of fire extinguishers, and the submission of a fire service installations (“**FSIs**”) proposal were subsequently complied with. Nevertheless, the planning permission for the Previous Application was revoked on 27.07.2025 due to non-compliance with approval conditions in relation to the implementation of the drainage proposal and the FSIs proposal. Details of the Previous Application are set out in **Section 3.4** below.

### 1.2 Structure of the Planning Statement

1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.

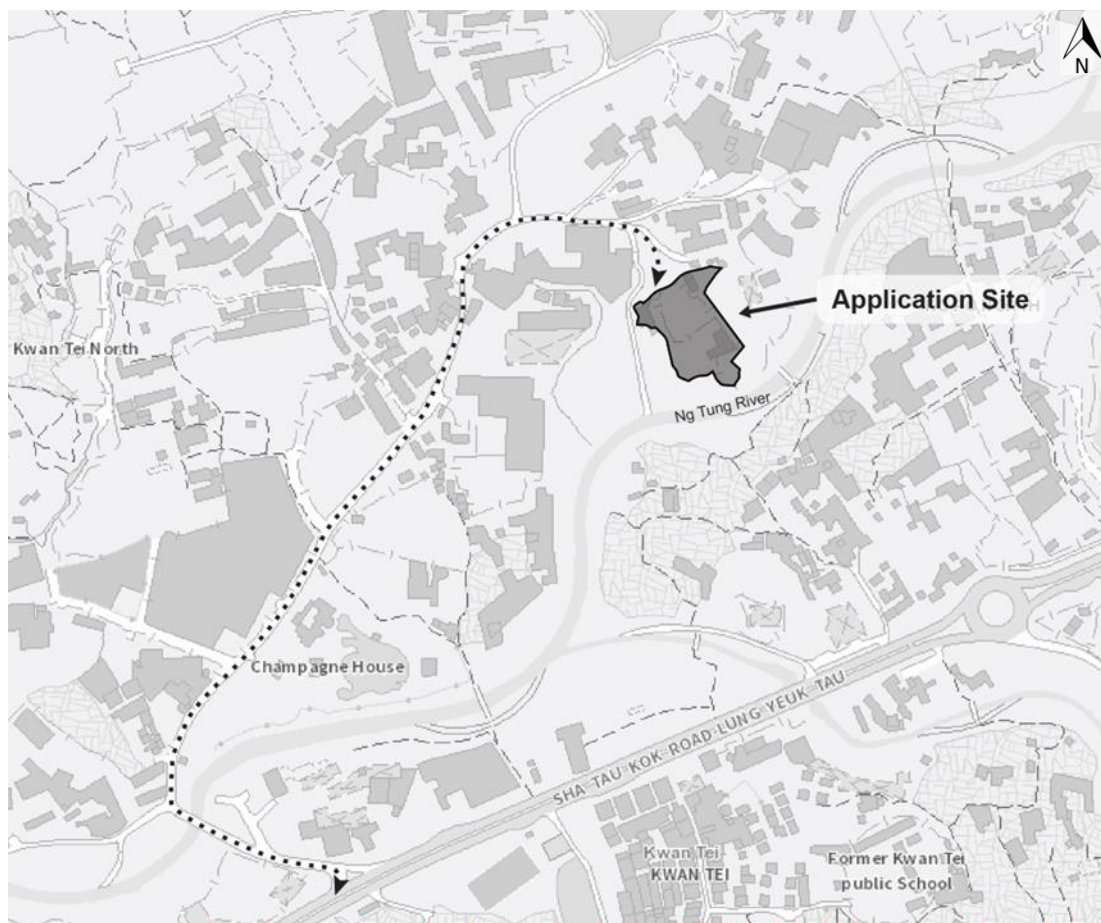
1.2.2 **Chapter 1** is the above introduction outlining the purpose of the current application. **Chapter 2** gives the background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Application Site. **Chapter 4** explains the development proposal and technical aspects of the Applied Use. Finally, justifications for approval of the application are provided in **Chapter 5**, and the planning submission is summarised in **Chapter 6**.

## 2. THE APPLICATION SITE AND ITS SURROUNDINGS

### 2.1 Location and Current Conditions of the Application Site

2.1.1 The Application Site is located in Kwan Tei North in Ping Che, north of the Sha Tau Kok Road (Lung Yeuk Tau) and Ng Tung River and is accessible from Sha Tau Kok Road via a local access road (**Figure 1** refers).

2.1.2 With a site area of about 4,226.9m<sup>2</sup>, which includes approximately 152.9m<sup>2</sup> of Government Land, the Application Site is currently hard-paved, fenced off and occupied by several containers and temporary structures. Part of the Application Site within the “OS” zone is currently in operation with canopy and stored recycled materials (**Annex 1** refers).



**Figure 1** Location Plan (for indicative purposes only)

### 2.2 Surrounding Context

2.2.1 The surrounding areas predominantly consist of warehouses, workshops, open storage facilities and vacant lands that extended across Kwan Tei North. To the east and west of the Application Site are warehouses, workshops, storage facilities and open storage sites. To its immediate north is a vacant government land serving as public access. To its immediate south is the Ng Tung River.

## 2.3 Site Status

2.3.1 The Application Site covers Lot 86 (Part), the entire Lots 87 and 89 in D.D. 83 and Adjoining Government Land (Figure 2). The Applicant has notified the current landowners about the Planning Application.



Figure 2 The Application Site on Lot Index Plan (Source: Lands Department)

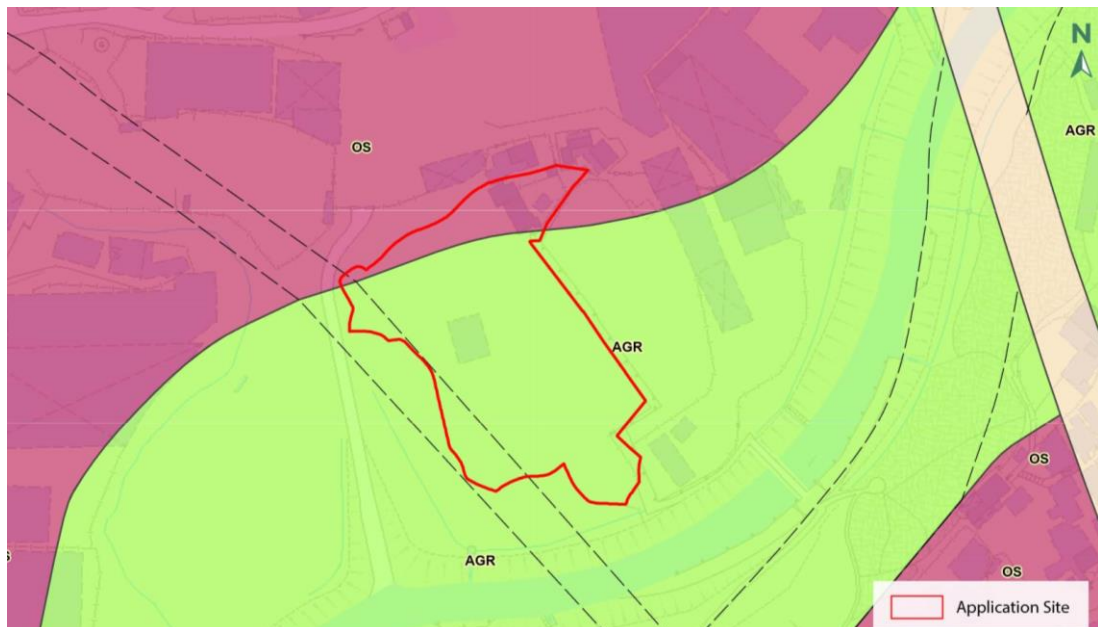
### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

3.1.1 The Application Site straddles two zonings. The northern part of Lot 89 is zoned as “OS”, occupying about 15.5% of the total site area, while the southern part of Lot 89, Lot 86 (Part), the entire Lot 87, and the Government Land are zoned as “AGR” (about 84.5% of the site area) according to the OZP (Figure 3 refers).

3.1.2 The “OS” zone is primarily intended to provide “land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.” On the other hand, “AGR” zone is “intended primarily to retain and safeguard good quality agricultural land / farm / fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”.

3.1.3 Although ‘Open Storage’ is neither Column 1 nor Column 2 use of the “AGR” zone, it is a Column 1 use of the “OS” zone, which are always permitted. Considering the temporary nature of the Applied Use, the Board may grant planning permission (with or without conditions) for a maximum period of 3 years under Section 16 of the Ordinance. Hence, a sympathetic consideration is therefore sought.



**Figure 3** Extract of the OZP (Source: Statutory Planning Portal)

#### 3.2 Town Planning Board Guideline

3.2.1 The Application Site falls within Category 1 and 2 areas under the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (“**TPB PG-No.13G**”) promulgated by the Board in April 2023. Category 1 areas are “areas considered suitable for open storage and port back-up uses... Favourable consideration will normally be given to applications within these areas, subject to no adverse department comments and local concerns”. Therefore, the Applied Use is considered suitable for the ‘Category 1’ area.

3.2.2 On the other hand, Category 2 areas are *“areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses. In addition, the areas should not be subject to high flooding risk...Planning permission could be granted on a temporary basis up to a maximum period of three years, 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”.*

### 3.3 Long-Term Planning of the Northern Metropolis Development

3.3.1 According to the Northern Metropolis Action Agenda promulgated in October 2023, the Application Site is located in the New Territories North (“NTN”) New Town within the Boundary Commerce and Industry Zone. The NTN New Town is positioned to develop various boundary control points (“BCPs”)-related economic uses and industries requiring large land area for operation. To support the development of NTN New Town, two railways and one major road projects are proposed to be completed in and after 2039, to enhance the connectivity across the areas in NM and among various BCPs.

### 3.4 Previous Application at the Application Site

The Application Site is the subject of a previously approved application No. A/NE-TKL/735 for a similar nature submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years on 27.10.2023. The Board granted its approval with conditions for the Previous Application, mainly based on the considerations that the Applied Use is not incompatible with the surrounding areas which are mainly surrounded by warehouses, storages/open storage yards, temporary domestic/vacant structures, vacant land and tree clusters; significant adverse landscape impact arising from the Applied is not anticipated; and there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments or the implementation of approval conditions. Based on this, the Applied Use is considered acceptable within both the town planning and technical regimes. Approval of the current application aligns with the Board’s previous decisions.

3.4.1 Upon approval of the Previous Application, the Applicant has demonstrated efforts to comply with relevant approval conditions. In which condition (c) in relation to the submission of a drainage proposal, condition (f) in relation to the provision of fire extinguishers, and condition (g) in relation to the submission of an FSI proposal have been complied with (**Annexes 2 to 4**). Nevertheless, the planning permission was revoked on 27.7.2025 due to non-compliance with approval conditions (d) and (h) in relation to the implementation phases of the drainage and the FSI proposals. Details are shown in **Table 1** below.

**Table 1 Compliance with Planning Conditions of Previous Application**

Approval Conditions of Application No. A/NE-TKL/735		Status
(c)	The submission of a drainage proposal	Complied ( <b>Annex 2</b> refers)
(d)	The implementation of the drainage proposal	Not Complied With
(f)	The provision of fire extinguisher(s)	Complied ( <b>Annex 3</b> refers)
(g)	The submission of a FSIs proposal	Complied ( <b>Annex 4</b> refers)
(h)	The implementation of the FSIs proposal	Not Complied With

### **3.5 Similar Planning Applications for Open Storage and Warehouse**

- 3.5.1 There are various similar applications for temporary open storage use within the “AGR” zone in the past five years (No. A/NE-TKL/671, 695, 714,724, 734, 743, 745, 746, 758, 761, 763, 786, 805, 806, 807, 815, 816 and 821). All of them were approved with conditions by the Board, mainly based on the following considerations: the proposed use was not entirely incompatible with the surrounding land uses; the application complied with the then TPB PG-No. 13E/F as there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments and the implementation of approval conditions. Hence, the approval of the current application would not set an undesirable precedent within the same “AGR” zone.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

- 4.1.1 The development parameters of the current application remain largely similar to those in the Previous Application No. A/NE-TKL/735, in terms of the site configuration and nature of uses. The Application Site covers an area of about 4,226.9m<sup>2</sup>. There are three single-storey temporary structures with a maximum building height of not more than 6m. The total floor area of the Applied Use is about 343m<sup>2</sup>, comprising a canopy for storage area, a container office under a canopy for operational purposes, as well as a container for storage. The uncovered area is primarily intended for the use of open storage, car parking spaces and vehicle manoeuvring.
- 4.1.2 The Application Site is currently well-paved. No site formation works or excavation of land would be required for the Applied Use. A 1.8m high wire metal fence is erected along the site boundary to separate it from the neighbouring site. The layout plan of the Applied Use is attached at **Annex 5** whilst major development parameters for the Applied Use are shown in **Table 2**.
- 4.1.3 The configuration of the Applied Use, along with the nature, operation and internal traffic arrangement, will be compatible with the Previous Application, and there will be no substantial change to the overall physical setting surrounding the Application Site.

**Table 2 Major Development Parameters**

<b>Major Development Parameters</b>	
<b>Site Area (about)</b>	4,226.9m <sup>2</sup> (including 152.9m <sup>2</sup> of Government Land)
<b>No. of Temporary Structures</b>	3
<b>Total Floor Area (about)</b>	343m <sup>2</sup>
- Structure 1 (Canopy)	- 220m <sup>2</sup>
- Structure 2 (Office under canopy)	- 105m <sup>2</sup> (office: 72m <sup>2</sup> )
- Structure 3 (Storage)	- 18m <sup>2</sup>
<b>No. of Storeys</b>	
- Structure 1 (Canopy)	- 1
- Structure 2 (Office under canopy)	- 1
- Structure 3 (Storage)	- 1
<b>Maximum Building Height</b>	Not more than 6m
<b>Non-domestic Plot Ratio</b>	0.08
<b>No. of Parking Spaces for Private Cars</b>	3
<b>No. of Loading/Unloading Bay for Medium Goods Vehicle (11m x 3.5m)</b>	1
<b>Average No. of Staff on Site</b>	2

### 4.2 Operation Arrangement

- 4.2.1 The operation hours for the Applied Use are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will be carried out at weekends and on public holidays. An average of 2 staff members is anticipated during the operation hours. The operation hours are in line with the nearby industrial uses and open storage facilities. No sales activities will be conducted on the Application Site.
- 4.2.2 The Applicant will strictly comply with all relevant licensing requirements regarding fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

### 4.3 Access and Traffic Arrangements

4.3.1 Vehicular access to the Application Site utilises an existing track off Sha Tau Kok Road (Lung Yeuk Tau), with traffic approaching from either from Lung Shan Tunnel of Heung Yuen Wai Highway or Wo Hap Shek Interchange via Jockey Club Road. The Applied Use provides a total of one loading/unloading bay for medium goods vehicles (“MGV”) and three car parking spaces for staff to meet the operational needs. Vehicles will enter and/or exit the Application Site through the designated ingress/egress point, as shown in **Annex 5**. The Application Site is surrounded by warehouses with low traffic. Therefore, queuing of vehicles outside the Application Site is unlikely to result.

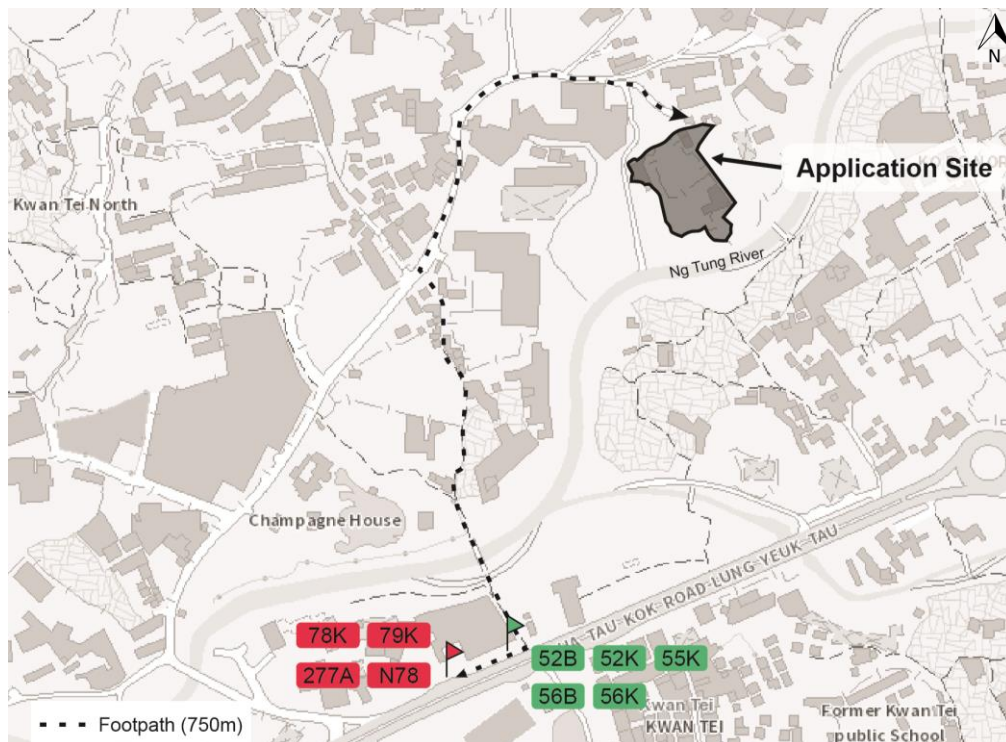
4.3.2 The Applied Use is expected to have an insignificant traffic impact on the adjacent road network. There will only be 2-3 round-trips on average per week for delivering the recycled materials. The estimated maximum traffic attraction and generation of the Applied Use are minimal (**Table 3** refers). Thus, no adverse impact on Sha Tau Kok Road (Lung Yeuk Tau) and local access road is anticipated.

**Table 3 Estimated Traffic Figures for the Applied Use**

Type of Vehicles	Average No. of Vehicles / Day	Maximum No. of Vehicles / Day
No. of MGV (in)	0.6	1
No. of MGV (out)	0.6	1

Note: The number of traffic attractions and the generation of the Applied Use are 9 am to 6 pm from Mondays to Fridays (excluding weekends and public holidays).

4.3.3 While the MGV parking space is exclusively for operational use, the staff will commute by either public transport or private car. The Application Site is served by numerous franchised bus routes and public minibuses operating within 750m (i.e., about 9 minutes of walking), which is connected via a local footpath (**Figure 4** refers).



**Figure 4 Public Transit Facilities** (for indicative purposes only)

#### **4.4 Drainage Arrangements**

4.4.1 Upon the acceptance of the submission of the drainage proposal under the previous Application No. A/NE-TKL/735 (**Annex 6** refers), the implementation works of the drainage facilities at the Application Site have been under construction in accordance with the accepted drainage proposal. A photographic record of the ongoing construction works is shown in **Annex 7**. Upon approval of the current application, the Applicant is committed to completing the implementation of the drainage facilities and maintaining the drainage facilities in good condition. Regular clearance of debris and maintenance will be carried out throughout the approval period.

#### **4.5 Fire Safety Arrangements**

4.5.1 In view of the reduced number of temporary structures at the Application Site as compared with the Previous Application, the approved FSIs Proposal under the Previous Application will not be applicable to the current application. The Applicant will strictly comply with all relevant fire safety requirements. Upon obtaining planning permission from the Board, the Applicant will submit a new FSI Proposal for the Applied Use and will proceed with the implementation works of the accepted proposal.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Supporting the Government's Policy for Municipal Solid Waste Management**

5.1.1 The Applied Use aligns with the government's overall policy direction for waste management. In accordance with the Waste Blueprint for Hong Kong 2035 ("**the Blueprint**"), the government aims to achieve the goals of "Waste Reduction", "Resources Circulation" and "Zero Landfill". Recycling plays a vital role in transforming recyclable waste into usable resources and reducing the amount of waste sent to landfills, thereby contributing to the objectives of the Blueprint. The Applied Use serves as an essential infrastructure supporting the midstream operation of the recycling industry in Hong Kong and facilitates the storage and redistribution of recycling material for further processing.

### **5.2 In Compliance with Town Planning Board Guideline ("TPG PG-No.13G")**

5.2.1 According to the TPB PG-No.13G, the Application Site is situated within the Category 1 and Category 2 areas, which are considered not incompatible with open storage and port back-up uses. The TPB PG-No.13G states that "*Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas (Category 1 areas), subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions*".

5.2.2 For Category 2 areas, the guideline specifies that "Planning permission could be granted on a temporary basis up to a maximum period of three years" when there is "*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*". In addition, there are no upcoming infrastructural projects affecting the Application Site within the next 3 years. and the Applicant is committed to implementing necessary measures in compliance with any possible approval conditions from the Board. The Application Site is considered suitable for the Applied Use as it complies with the TPB PG-No.13G.

### **5.3 Will Not Jeopardise the Long-Term Planning Intention of "AGR" Zone**

5.3.1 Although the Applied Use primarily falls within the "AGR" zone on the OZP, its temporary nature will not undermine the long-term planning intention of the "AGR" zone. The approval period of up to 3 years provides flexibility for the Board to assess the circumstance and future development needs. Upon the expiration of the approval period, the Applicant will need to submit a fresh Section 16 planning application, and the decision regarding the continuation of the development will always rest with the Board. Therefore, the maximum period of three years for the Applied Use would not jeopardise the long-term planning intention of the "AGR" zone.

### **5.4 Will Not Jeopardise the Long-Term Development and Planning of NTN New Town**

5.4.1 Under the preliminary development proposals of NTN New Town released in January 2025<sup>1</sup>, the Application Site is located within an area planned for 'Sports Hub', which will accommodate various facilities and venues where international and local sports competitions and events could be hosted, whilst providing training venues for local athletes and promoting new and urban sports.

---

<sup>1</sup> TPB Paper No. 10993, Development Proposals of New Territories North New Town and Ma Tso Lung  
Source: [https://www.tpb.gov.hk/en/uploads/TPB/general/10993\\_MainPaper.pdf](https://www.tpb.gov.hk/en/uploads/TPB/general/10993_MainPaper.pdf)

5.4.2 While the development direction of the Application Site is duly noted, it is important to recognise that the overall development of NTN New Town is expected to take approximately 20 years or longer to implement in phases, with the Priority Development Area (“PDA”) to be commenced first. Considering the Application Site does not fall within the PDA, it is anticipated that the 3-year period for the Applied Use will not jeopardise the long-term planning of the Application Site within NTN New Town or any ongoing developments currently surrounding it.

## **5.5 Not Incompatible with the Surrounding Uses**

5.5.1 The Applied Use is compatible with the surrounding uses. The Application Site is surrounded by rural areas intermixed with warehouses, storage and vacant/operating open storage facilities. Given the rural character of the surrounding areas, the Applied Use is not incompatible with the surrounding areas.

## **5.6 No Adverse Traffic, Landscape, Visual, Drainage and Noise Impacts are Anticipated**

5.6.1 The Applied Use would not result in any unfavourable changes to surrounding areas. Due to the limited frequency of vehicle movements associated with the in/out, adverse traffic impacts are not expected. The Application Site is already paved, and no trees will need to be removed. A drainage proposal under the Previous Application was approved and the drainage facilities have been under construction at the Application Site. The temporary structures within the existing storage yard will not result in notable changes to the Application Site, and the Applied Use is not expected to generate any landscape and visual impacts. The Applicant will diligently commit to implementing the necessary measures in compliance with any possible approval conditions from the Board.

5.6.2 Additionally, the Applied Use is non-polluting and would not generate any contaminated waste. The operation of the Applied Use will not create drainage or sound impacts in its surroundings, making it technically feasible.

## **6. CONCLUSION**

6.1.1 This Planning Statement serves to provide information and planning justifications in support of the Applied Use. As detailed in the previous chapters, the Applied Use is well justified on the grounds that:

- The Applied Use supports Government's Policy for Municipal Solid Waste Management;
- The Applied Use complies with Town Planning Board Guideline (TPG PG-No.13G);
- The Applied Use will not jeopardise the planning intention of the "AGR" zone;
- The Applied Use will not jeopardise the Long-Term Development and Planning of NTN New Town;
- The Applied Use is not incompatible with the surrounding uses; and
- The Applied Use would not result in any adverse traffic, landscape, visual, drainage and noise Impacts

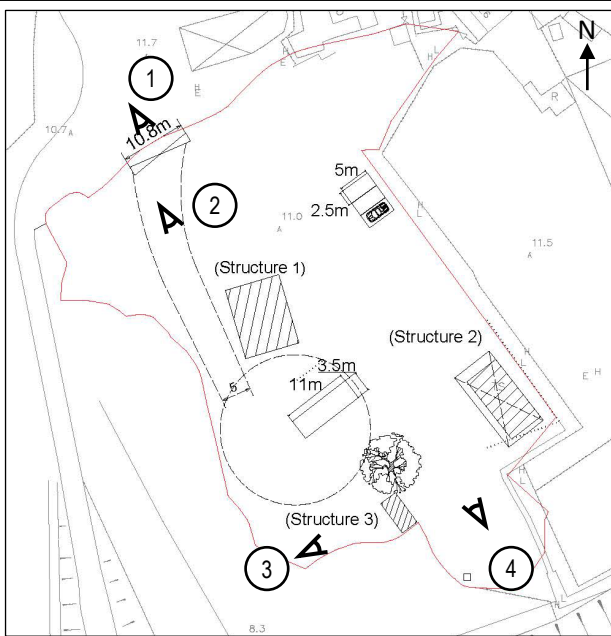
6.1.2 In view of the above, we respectfully request the Board to give favourable consideration to this planning application.

**March 2026**  
**PlanPlus Consultancy Limited**

## **Annex 1**

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Site Photos



Application Site (For identification only)



**Figure Title:**

Site Photos

**Project No.:**

PPC-PLG-10193

**Project:**

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

**Annex:**

1

**Scale:**

N/A

**Date:**

March 2026

## **Annex 2**

---

Compliance Letter for Approval Condition (c) under Application No. A/NE-TKL/735

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference PLG-10155  
本署檔號 Our Reference ( ) in TPB/A/NE-TKL/735  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Email**

PlanPlus Consultancy Limited

2 January 2025

(Attn.: Wilson LAW)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years  
in “Agriculture” and “Open Storage” Zones, Lots 86 (Part), 87 and  
89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling  
(Compliance with Approval Condition (c) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 11.12.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel WANG; Tel.: 2300 1135) has been consulted and considered the approval condition (c) has been complied with. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (d).

Should you have any other queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

  
( Rico TSANG )  
for Director of Planning

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)  
(Contact person: Mr. Samuel WANG; Tel. No.: 2300 1135):

General Comments

- (i) it is noted that the applicant intends to connect his proposed drainage system to DSD's network, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to the Mainland North Division of DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant;
- (ii) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from the District Lands Office North, Lands Department and/or relevant private lot owners should be sought;
- (iii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (iv) the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;
- (v) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary; and
- (vi) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.

### **Annex 3**

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Compliance Letter for Approval Condition (f) under Application No. A/NE-TKL/735

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-TKL/735  
電話號碼 Tel. No.: 2158 6237  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

PlanPlus Consultancy Ltd.

**By Post and Fax** [REDACTED]

27 December 2023

[REDACTED]  
(Attn.: Kenneth Chan Pak Kan)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years  
in “Agriculture” and “Open Storage” Zones,  
Lots 86 (Part), 87 and 89 in D.D. 83  
and Adjoining Government Land, Kwan Tei North, Fanling  
(Compliance with Approval Condition (f) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 14.12.2023 for compliance with approval condition (f) in relation to the provision of fire extinguisher(s) under the captioned planning application.

Director of Fire Services, Fire Services Department (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844) has been consulted and considered approval condition (f) has been complied with.

Should you have any other planning-related queries, please feel free to contact Ms. Amy CHONG of this department at 2158 6241.

Yours faithfully,

( Tim FUNG )  
for Director of Planning

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## **Annex 4**

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Compliance Letter for Approval Condition (g) under Application No. A/NE-TKL/735

**規 劃 署**

沙田、大埔及北區規劃處  
香港新界沙田上禾輋路一號  
沙田政府合署  
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference PLG-10155  
本署檔號 Our Reference ( ) in TPB/A/NE-TKL/735  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Post and Fax**

26 November 2024

PlanPlus Consultancy Ltd.

(Attn.: Wilson LAW)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years  
in “Agriculture” and “Open Storage” Zones, Lots 86 (Part), 87 and  
89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling  
(Compliance with Approval Condition (g) for Planning Application No. A/NE-TKL/735)**

I refer to your submission dated 18.10.2024 regarding approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

D of FS (Contact person: Mr. QIU Yi; Tel.: 2733 5845) has been consulted and considered the submission acceptable. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (h). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (g) for further arrangement of FSI acceptance inspection.

Should you have any queries related to planning matters, please contact Ms. Sheren LEE of this department at 2158 6391.

Yours faithfully,

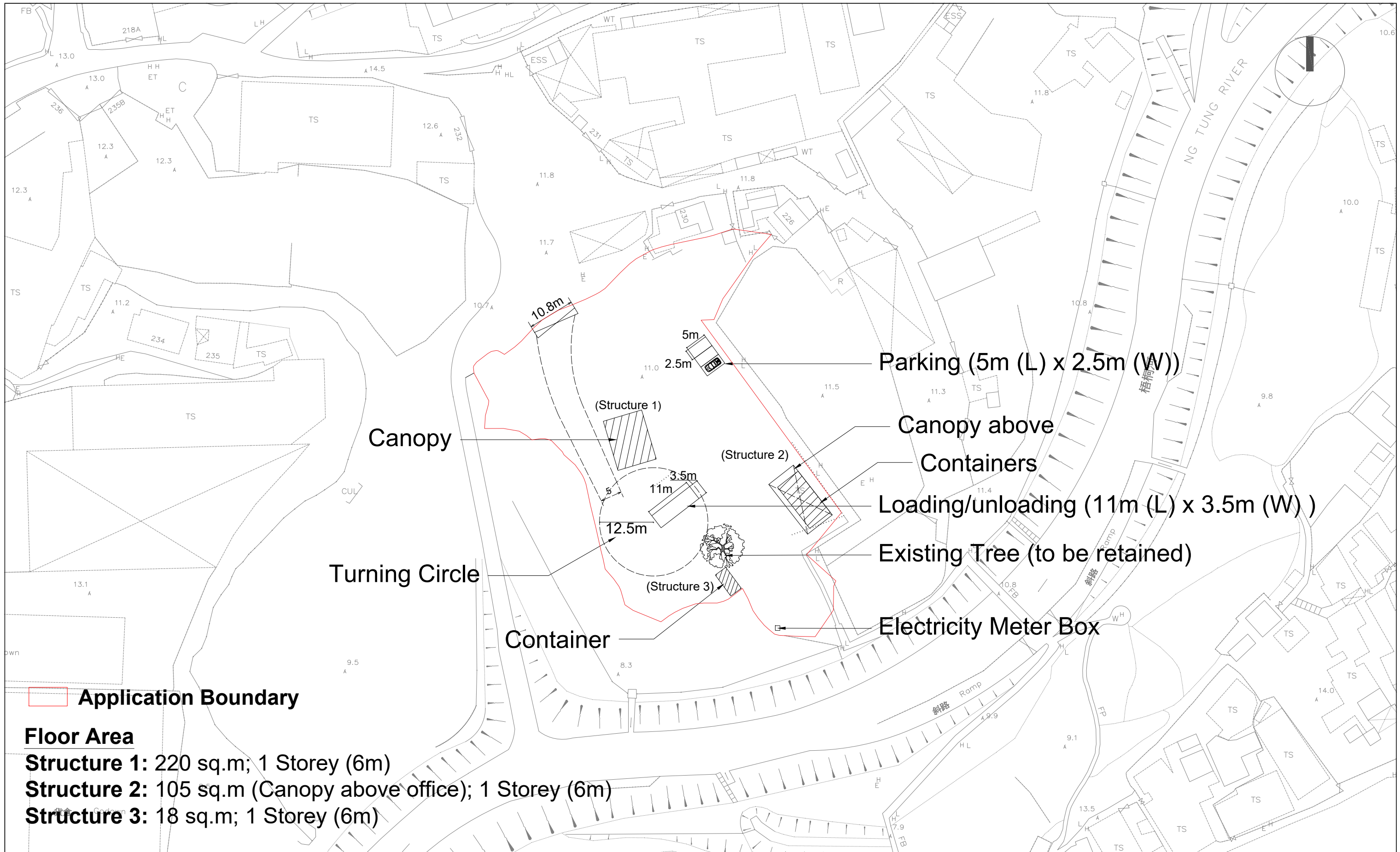


( Rico TSANG )  
for Director of Planning

## **Annex 5**

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### Layout Plan



**Application Boundary**

**Floor Area**

**Structure 1:** 220 sq.m; 1 Storey (6m)

**Structure 2:** 105 sq.m (Canopy above office); 1 Storey (6m)

**Structure 3:** 18 sq.m; 1 Storey (6m)



**PROJECT**

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

**DRAWING TITLE**  
Layout Plan

**GENERAL NOTES**

JOB NO. PLG-10193

DWG NO. -

SCALE  
1:800 @ A3

REV.  
-

DATE  
20260206

## **Annex 6**

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Approved Drainage Proposal under Application No. A/NE-TKL/735

**Application No. A/NE-TKL/735  
Lots 86 (Part), 87 and 89 in D.D. 83 and  
Adjoining Government Land, Kwan  
Tei, Fanling, New Territories  
Drainage Proposal**

9 December 2024

Revision 2

A large, stylized white graphic of a bird or wing, positioned in the bottom right corner of the page, set against a light blue gradient background.

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Figure 3.2:	Flow Pattern of Stormwater under Existing Scenario
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## 1. Introduction

### 1.1 Project Title

1.1.1 Application for Permission Under Section 16 of the Town Planning Ordinance Application No. A/NE-TKL/735.

### 1.2 Project Background

1.2.1 A Planning Application (No. A/NE-TKL/735) has been submitted to the Town Planning Board on 29 June 2023 to seek planning permission for a proposed temporary warehouse and open storage of recycling materials for a period of three years at the application site (the Project Site) in Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling, New Territories.

1.2.2 The Project Site falls within the 'Open Storage' ("OS") zone and 'Agricultural' ("AGR") zone according to the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the OZP). According to the Notes of the OZP, while 'Warehouse (excluding Dangerous Goods Godown)' and 'Open Storage' are always permitted in the 'OS' zone, both uses are not listed in the uses in the 'AGR' zone. Nevertheless, the covering Notes of the OZP states that *'temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. Notwithstanding that the use or development is not provided for in terms of the OZP, the Board may grant permission, with or without conditions, for a maximum of three years, or refuse to grant permission'*. A Planning Application is therefore submitted for the proposed development at the Project Site.

#### Location of the Project Site

1.2.3 The location of the Project Site is given in **Figure 1.1**.

1.2.4 The Project Site has an area of about 4,044.9m<sup>2</sup> and the proposed development mainly comprises four 1 to 2-storey temporary structures with not more than 6m in height with a total floor area of 1,552.4m<sup>2</sup> for storage of recycling materials and its related office use. About 375m<sup>2</sup> of the uncovered area (about 9% of the Project Site) would be used for open storage use.

### 1.3 Purpose of this Proposal

1.3.1 Pursuant to the response of TBP dated 6 December 2023 (No. A/NE-TKL/735-1), submission of a drainage proposal to the satisfaction of the Director of Drainage Services is required. This proposal is prepared to supplement the application and the captioned condition to demonstrate no adverse drainage impact will be caused to the adjacent area.

## 2. Existing Environment of the Project Site

### 2.1 Overview of Local Terrain and Surrounding Environment

#### Local Terrain within Proximity of the Project Site

- 2.1.1 The Project Site is located within Kwan Tei. To the south of the Project Site is Ng Tung River. The Ng Tung River serves as the main discharge channel for the surrounding area.
- 2.1.2 To the north of the Project Site is an open space that currently used as a parking lot, and some village houses located at further north of the Project Site. To the east of the Project Site is an open storage area. To the west of the Project Site is a factory establishment.
- 2.1.3 The local terrain is higher at the north and lower at the south. Stormwater falls at the north of the Project Site will flow towards the site, which will be collected by the U-channel located outside the main entrance and directed towards the west and enters the channel that leads to the Ng Tung River. Stormwater falls at the east of the Project Site will flows towards south and enters the Ng Tung River directly, or flows west towards the Project Site, where the stormwater will be directed to the south. Stormwater falls at the south and the west of the Project Site will flow towards south to be intercepted by the U-channels and enters the Ng Tung River.

#### Terrain of the Project Site

- 2.1.4 The Project Site is a paved area of about 4,044.9m<sup>2</sup>. Majority of the Project Site is hard paved. Temporary structures were erected at the centre and northeast side of the Project Site. Some trees are growing along the southeastern boundary. The surrounding areas are predominant by warehouses, storages / open storage yards, temporary domestic / vacant structures.
- 2.1.5 The Project Site is higher than the surrounding lands. Site formation and levelling works had been conducted at the Project Site and **Figure 2.1** shows some of the spot heights obtained in a land survey conducted for the Project. **Figure 2.2** also shows the photos of the hoarding, demonstrating the site is elevated from the surrounding site. The height of the Project Site is highest at about 11.4mPD at the northern end of the project. The entrance is at 11.0mPD, then lead to the centre of the Project Site where the height ranges from 10.3mPD to 10.6mPD. The height of the site lowered to about 9.7mPD at the southern side of the Project Site.

### 2.2 Existing Drainage Channel

#### Recorded Public Drainage Channel

- 2.2.1 At the south of the Project Site, U-channels SUP1002020 and SUP1001962 are identified in between the Project Site and the Ng Tung River. At the west of the Project Site, U-channels SWD1037382, SUP1002021, and SUP1002025 are identified in between the Project Site and a ramp leading towards the Ng Tung River. The U-channels will intercept the stormwater flowing south and west from the Project Site, join at catchpit SCH1011391 and entering Ng Tung River through a trapezoidal channel SSP1000663. **Figure 2.3** shows the identified channels within the proximity of the Project Site.

2.2.2 The area is currently not a flooding prone area. Demonstrated the Ng Tung River have enough discharge capacity to handle the rainwater for the area.

Site Visit and Observation

2.2.3 A site visit was conducted on 18 March 2024 to obtain the current condition of the surrounding area and existing drainage system within the Project Site. Photos taken during the site visit showing the features identified in the following sections are given in **Figure 2.4 to Figure 2.7**.

Current Condition of the Project Site

2.2.4 A hoarding made with sheet metal have been erected surrounding the Project Site. The Project Site generally has no concrete footing, but a section of short wall is observed at southern end of the Project Site. Hence the hoarding of the Project Site does not totally seal the project boundary and stormwater would be able to flow into and out of the Project during rainstorm at some of the area. (Photo 1 and 2 in **Figure 2.4**)

2.2.5 A U-channel was found at the eastern end of the Project Site. The U-channel directs the stormwater southwards and exits the Project Site at the southern end, enters the U-channel SUP1001962 and ultimately enters Ng Tung River. (Photo 3 in **Figure 2.4**)

2.2.6 Within the Project Site, it is observed that a sump pit of about 1m deep is located at the centre portion, where a temporary house is located. An uncharted discharge channel was observed within the pit discharging the stormwater westwards outside the Project Site to avoid accumulation of stormwater. (Photo 1 and 2 in **Figure 2.5**)

2.2.7 Some of the stormwater fall within the Project Site will flow to the centre, where a discharge channel is located and directs the stormwater outside of the Project Site towards the west. The stormwater then enters channel SUP1002021 and then SUP1002025 located at the southwest side of the Project Site, and ultimately discharge the stormwater into the Ng Tung River.

Current Condition of the Surrounding Area

2.2.8 At the north of the Project Site is an open space. The space is paved with concrete and is currently used as parking space for the visitors of the area. (Photo 3 in **Figure 2.5**)

2.2.9 An uncharted channel is located at the northern side of the Project Site. The channel intercepts stormwater entering from the north of the Project Site and directs the collected stormwater into the stormwater manhole SMH1030260 and enters U-channel SWD1037382 located at the western side of the Project Site. Where the stormwater will be directed southwards, through U-channels SUP1002021, SUP1002025 and SSP1000663, ultimately entering Ng Tung River that flows through the southern side of the Project Site. (Photo 1 and 2 in **Figure 2.6**)

2.2.10 At the east of the Project Site is a small footpath running along the eastern side of the Project Site, and the hoarding of an adjacent open storage area further east. There is a channel at the southern end of the footpath which will direct the water collected at the existing U-Channel within the Project Site southwards towards the U-channels SUP1001962 and ultimately discharges the stormwater into the Ng Tung River. (Photo 1 and 2 in **Figure 2.7**)

- 2.2.11 At the south of the Project Site is Ng Tung River. The river flows from the east to the west and serves as the major drainage channel for the area. Also, U-channels SUP1001962 and SUP1002020, and associated sand traps/catchpits are identified in between the river and the Project Site. These channels intercept the stormwater flowing south from the Project Site and the adjacent area at the east and discharge the stormwater into the Ng Tung River.
- 2.2.12 At the west of the Project Site is a ramp leading to the Ng Tung River for access during maintenance. There is a locked gate to prevent public access to the ramp. A network of drainage channel is located at the western side of the Project Site. U-channels including SWD1037382, SUP1002021, SUP1002019, SWD1035751, SUP1002026, and associated sand traps/catchpits are identified. These channels direct the stormwater southwards, and ultimately discharge the stormwater into the Ng Tung River. (Photo 3 in **Figure 2.7**)

### 3. Drainage Flow Evaluation

#### 3.1 Relevant Guidelines and Classification of the Project Site

3.1.1 This Drainage Proposal has been carried out in accordance with the guidelines given as follows:

- a) Technical Note to Prepare a Drainage Submission (the TN);
- b) Stormwater Drainage Manual Planning, Design and Management (Fifth Edition, January 2018) (the Manual); and
- c) Relevant standard drawings provided by Civil Engineering and Development Department.

##### Classification of the Project Site

3.1.2 As the Project Site is approximately 4,044.9m<sup>2</sup>, which is smaller than 1 ha, in accordance with the TN, the Project Site is classified as a Simple Site. A Drainage Proposal will be prepared in accordance with the standards set out in the Manual. This Drainage Proposal therefore presented the drainage arrangement within the Project Site only.

#### 3.2 Existing Stormwater Flow Path

##### Catchment Area Near the Project Site and Respective Stormwater Flow Pattern

3.2.1 The adjacent area is higher at the northern side of the Project Site and lower at the southern side of the Project Site. This allows stormwater falls within the proximity of the Project Site to flow southwards and enters Ng Tung River.

3.2.2 There are a number of catchment areas identified and are shown in **Figure 3.1**. They are discussed as follows:

##### *Catchment Area 1*

3.2.3 Locates at the northern side of the Project Site, the Catchment Area 1 is the open space at the north of the Project Site.

3.2.4 The stormwater falls within the Catchment Area 1 will flow southwards following the terrain. The stormwater in the centre portion will try to enter the Project Site and will be intercepted by the uncharted channel identified in **Section 2.2.9**. The uncharted channel will intercept stormwater and direct the collected stormwater towards west, entering the U-Channel system, and ultimately entering the Ng Tung River without entering the Project Site. The stormwater falls at the western side of the Catchment Area 1 will enter Catchment Area 2, and stormwater falls at the eastern side of the Catchment Area 1 will enter Catchment Area 3 and be discharged into Ng Tung River following respective route.

##### *Catchment Area 2*

3.2.5 Locates at the western side of the Project Site, the Catchment Area 2 refers to the ramp and the associated area located at the western side of the Project Site. Within the catchment area U-Channel SWD1037382, SUP1002021, and SUP1002025 are identified as discussed in **Section 2.2.1**. The U-channels are running on a patch of grassland alongside the ramp and directing stormwater collected southwards towards Ng Tung River.

3.2.6 Stormwater falls within the Catchment Area 2 will flow southwards along the ramp and entering the Ng Tung River directly. Due to the elevated ground level of the Project Site, stormwater falls on the grassland immediately west of the Project Site will flow towards west and enters the identified U-channels as discussed in **Section 2.2.1**. The stormwater falls will then be discharged into the Ng Tung River through the drainage system.

*Catchment Area 3*

3.2.7 Locates at the eastern side of the Project Site, the Catchment Area 3 refers to the area bounded by the hoarding of the Project Site and the hoarding of the adjacent storage area. There is a footpath within the catchment area, and directs stormwater falls within the catchment area southwards towards the U-channel, where the stormwater will be discharged into Ng Tung River.

3.2.8 The water falls within the Catchment Area 3 will flow southwards following the footpath. As the footpath is lower than the Project Site, the stormwater will not enter the Project Site, and follows the footpath to flow southwards and enters the Catchment Area 4, where they will be intercepted by the U-channel within the catchment area and ultimately be discharged into the Ng Tung River.

*Catchment Area 4*

3.2.9 Locates at the southern side of the Project Site, the Catchment Area 4 refers to the area bounded by the hoarding of the Project Site and Ng Tung River. Within the catchment U-Channel SUP1002020 and SUP1001962 are identified as discussed in **Section 2.2.1**. The U-channels running on a patch of grassland located south of the Project Site and intercepts the stormwater overflowing from the Project Site towards Ng Tung River.

3.2.10 The water falls within the Catchment Area 4 will flow southwards following the terrain and be intercepted by the identified U-channels as discussed in **Section 2.2.1**. The stormwater falls will then be discharged into the Ng Tung River through the drainage system.

*Catchment Area 5 – Project Site*

3.2.11 This catchment area refers to the Project Site. Currently no perimeter concrete footing is located within the catchment area and stormwater will be free to flow in or out of the Project Site. However, as discussed in **Section 3.2.3** to **Section 3.2.10**, stormwater falling outside of the Project Site is not likely to enter the Project Site, either being intercepted by an uncharted channel, or due to difference in ground level.

3.2.12 The stormwater that falls on the northern side of Catchment Area 5 – Project Site will flow towards south follows the terrain. Some of the stormwater will fall into the sump pit as discussed in **Section 2.2.6** and leaves the Project Site via an uncharted channel at western side of the Project Site. The stormwater will then enter SUP1002021, SUP1002025 and ultimately enters the Ng Tung River. Other stormwater, together with the stormwater that falls on the southern side of the Project Site, will flow southwards and exit the Project Site through the hoarding and enters the Catchment Area 4, where the stormwater will enter the U-channel SUP1002020 and then discharged into the Ng Tung River.

### Stormwater Flow Pattern

- 3.2.13 Stormwaters falling within the proximity of the Project Site will ultimately enters Ng Tung River as the ultimate discharge via different routes. Stormwater falls at the north of the Project Site (Catchment Area 1) will be intercepted by an uncharted channel and diverted to the western side (Catchment Area 2) of the Project Site, and then flows southwards and be discharged. Stormwater falls at the east of the Project Site (Catchment Area 3) will flow southwards without entering the Project Site and be discharged. Other stormwater that follows at the south of the Project Site (Catchment Area 4) will be discharged into the Ng Tung River directly.
- 3.2.14 As such during the prevailing scenario, stormwater would not flow through the Project Site. As such the drainage system within the Project Site would require to intercept, divert and discharge the stormwater falls within the site area only.

### Capacity of Existing Drainage Channel

- 3.2.15 Stormwater falls within the proximity of the Project Site will be directed south by the terrain and ultimately enters Ng Tung River.
- 3.2.16 Ng Tung River is a river channel of 24m wide. It has been providing adequate stormwater discharge capacity and consider the area is not a flooding prone area, the current drainage capacity is enough.
- 3.2.17 **Figure 3.2** shows the paths of stormwater under current scenario.

## 4. Proposed Drainage Infrastructure

### 4.1 General Specification and Dimension of the Channel

- 4.1.1 In accordance with the TN, a site with area of 4,044.9m<sup>2</sup>, a perimeter U-channel of 450mm at 1 in 200 gradient will be required.
- 4.1.2 At each change of direction, a catchpit with cover will be provided. Catchpits with sand trap shall be provided at the outlets of the drainage system before entering the nullah. The covers of the proposed channels should be flush with the existing adjoining ground level.
- 4.1.3 Catchpit will be provided at all corners of the Project Site where the U-channel changes direction, and a sand trap will be provided to intercept the debris carried by the stormwater. The dimensions of the U-channels, covers of the catchpits will make reference to Civil Engineering and Development Department (CEDD) Drawing Nos. C2409I, C2406/1, C2406/2A and Drainage Services Department (DSD) Drawing No. DS 1025B.

### 4.2 Channel Alignment and Components

#### Drainage Arrangement for Stormwater Flow within the Project: U-channel, floodwall and catchpit

- 4.2.1 The uncharted channel as discussed in **Section 2.2.6** will be removed. The existing pit will be filled and hence stormwater will not accumulate within the pit. Stormwater will be collected by the proposed drainage system and ultimately discharge into Ng Tung River.
- 4.2.2 As stormwater would not enter the Project Site due to the elevated site level compared to the outside as discussed in **Section 2.1.5**, peripheral channels at the site boundary are considered sufficient. The hoarding will remain the same condition, as such stormwater flow will not be affected.
- 4.2.3 All existing stormwater collection components will be upgraded to 450mm diameter U-channels.
- 4.2.4 Catchpits will be provided at each sharp turn, and at the junctions of drainage channels.
- 4.2.5 A perimeter U-channel will be constructed along the Project Site Boundary to intercept stormwater entering and leaving the Project Site. For stormwater falls within the Project Site, the stormwater will flow southwards following the terrain and be collected by the perimeter U-channels at the southern side of the Project Site. The U-channel will then be connected to the existing catchpit SCH1011391.
- 4.2.6 One final catchpit, FCP1, will be constructed. FCP1 will be located at the southwestern side of the Project Site and connects to the catchpit SCH1011391. Stormwater within the Project Site will be discharged through the FCP1 into the Ng Tung River.
- 4.2.7 **Figure 4.1** shows the proposed layout of the drainage channel for the Project Site. Technical details, including the type, dimensions, invert levels are given in **Table 4.1**.

**Table 4.1: Technical Details of the Proposed Drainage Channels**

Segment	Type	Downstream Catchpit	Upstream Invert Level (mPD)	Downstream Invert Level (mPD)	Length (m)	Diameter (mm)	Slope
DC1	Surface U-Channel	CP1	11.000	9.500	93.0	450	1 in 62
DC2	Surface U-Channel	FCP2	9.500	9.000	67.3	450	1 in 135
DC3	Surface U-Channel	CP2	11.000	9.500	27.2	450	1 in 18
DC4	Surface U-Channel	CP3	9.500	9.350	13.5	450	1 in 90
DC5	Surface U-Channel	CP4	9.350	9.150	12.6	450	1 in 63
DC6	Surface U-Channel	CP5	9.150	8.850	45.5	450	1 in 152
DC7	Surface U-Channel	FCP2	8.850	8.650	21.0	450	1 in 105
DC8	Surface U-Channel	SCH1011391	8.316	8.230	17.2	450	1 in 200

### 4.3 Construction and Maintenance

- 4.3.1 The Applicant shall furnish DSD with this connection proposal for agreement. After obtaining DSD's agreement, the Applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD (Mainland North Division) for formal application. The Applicant shall also carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the Applicant.
- 4.3.2 During construction stage, the Applicant shall ensure that no works, including any site formation works, shall be carried out adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
- 4.3.3 The proposed U-channel will intercept and deliver stormwater into the U-channels at the west and south of the Project Site and ultimately discharged into Ng Tung River. The maintenance of the proposed U-channels and catchpits shall be undertaken by the Applicant.
- 4.3.4 The Applicant shall rectify the system if it is found to be inadequate or ineffective during operation at his / her own expense, in addition to those within the Project Site.
- 4.3.5 In addition, the Applicant, and the successive lot owners, shall also:
- a) make good all adjacent affected areas upon the completion of the drainage works;

- b) allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
- c) allow connections from the adjacent lots to be completed drainage works on Government Land when so required.

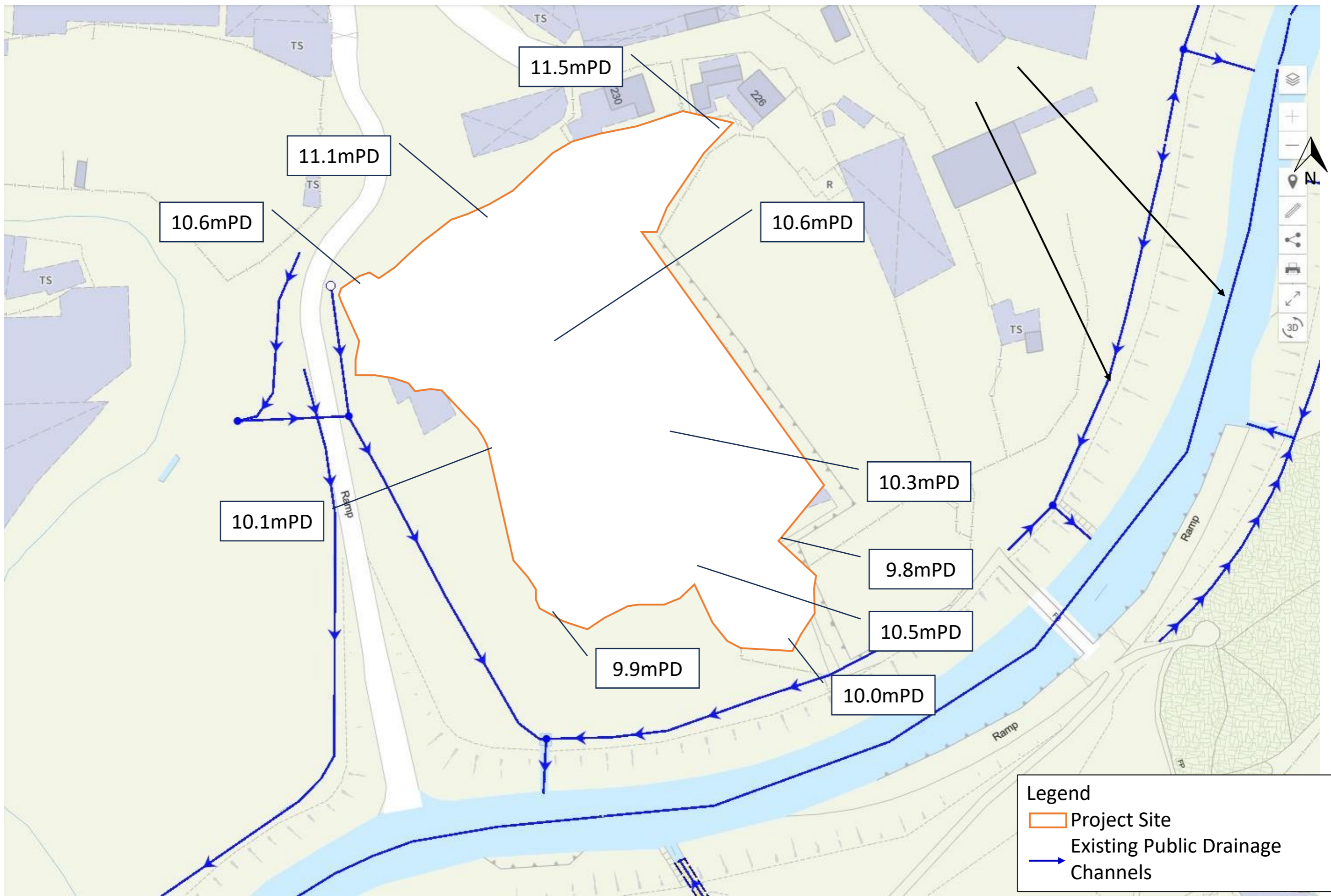
## 5. Conclusion

- 5.1.1 Consider the location is not a flooding black spot, the existing drainage channel, Ng Tung River, is adequate to handle the stormwater discharge for the area. As the project will not increase the stormwater load to the drainage system within proximity of the Project Site, the drainage system after the implementation of the project will not be adversely affected.
- 5.1.2 Additional connecting U-channels and catchpits are required to collect the stormwater falls within the Project Site and divert to the public drainage network for discharge. Associated drainage proposal has been presented.
- 5.1.3 The Applicant will ensure the construction works be conducted in a manner that the works will not adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.



## Figures

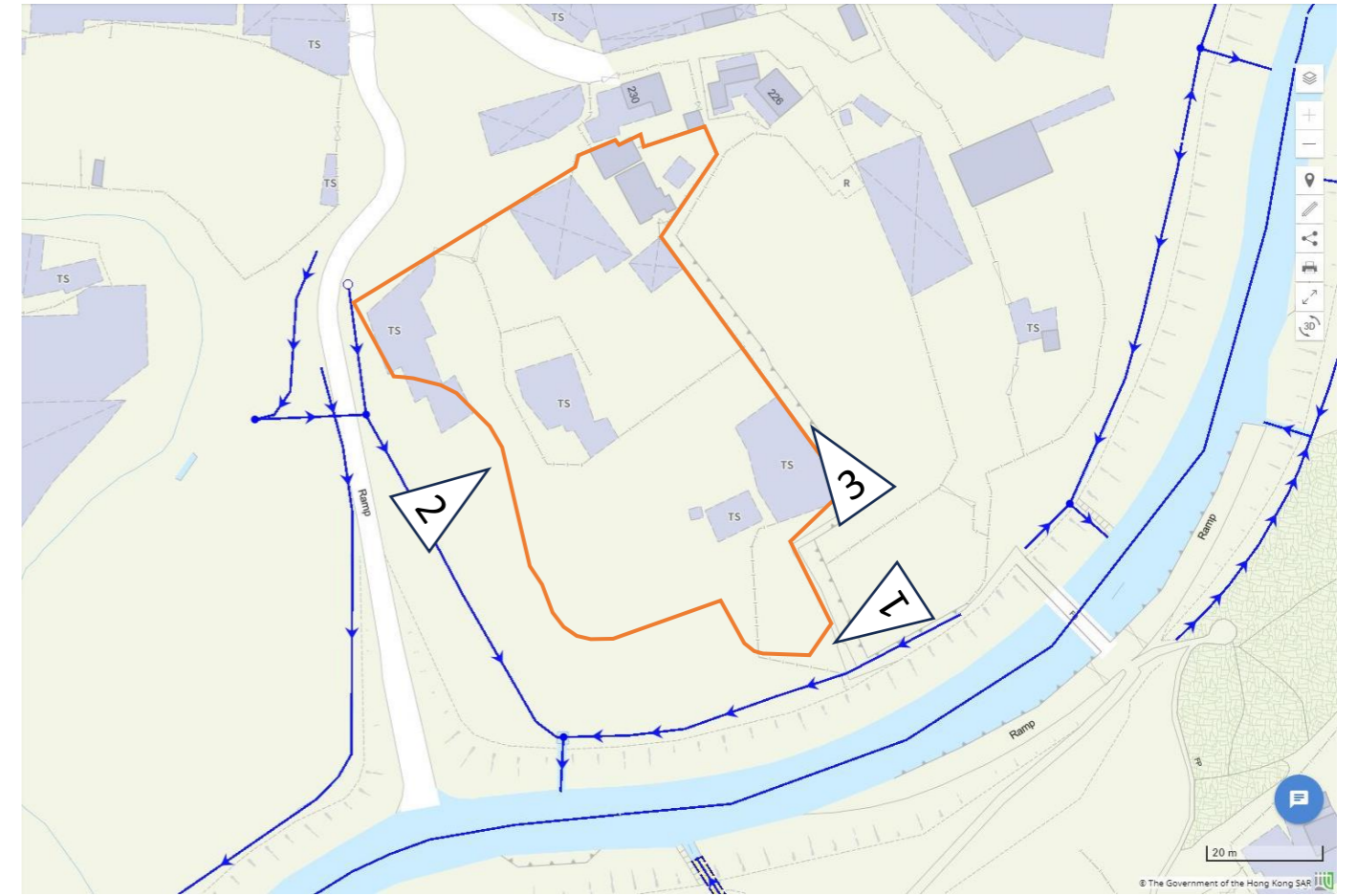




**Figure 2.1 – Spot Heights of the Project Site**



Photo 1: Ramp leading from hoarding of Project Site at southern side



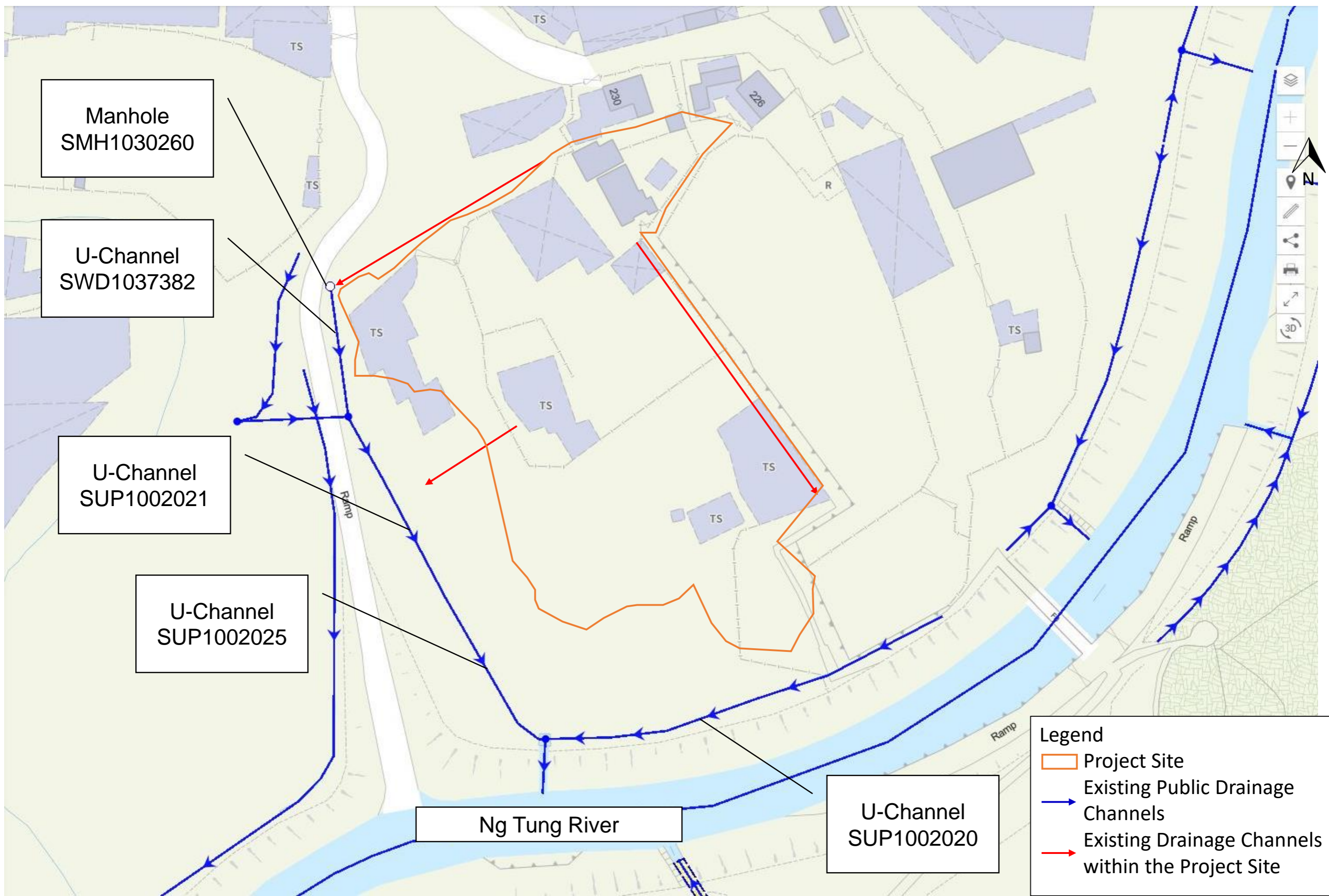
View Angle of the Photos



Photo 3: Ramp leading from hoarding of Project Site at eastern side



Photo 2: Ramp leading from hoarding of Project Site at western side



Manhole  
SMH1030260

U-Channel  
SWD1037382

U-Channel  
SUP1002021

U-Channel  
SUP1002025

Ng Tung River

U-Channel  
SUP1002020

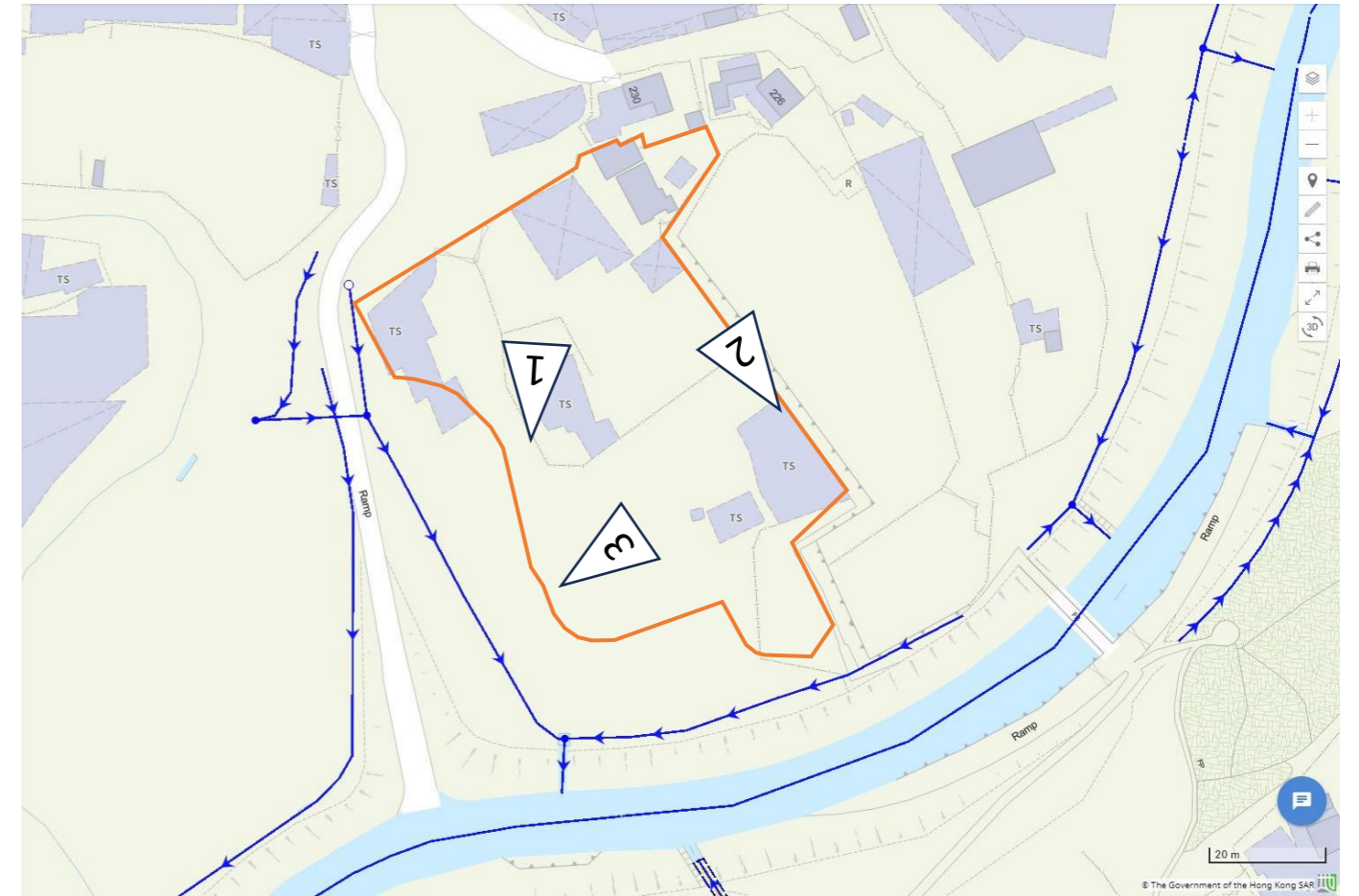
**Legend**

- Project Site
- Existing Public Drainage Channels
- Existing Drainage Channels within the Project Site

**Figure 2.3 – Identified Existing Drainage Channels**  
Map Source: GeoInfo Map



Photo 1: Hoarding without concrete footing



View Angle of the Photos



Photo 3: U-Channel at Eastern Side of the Project Site



Photo 2: Small Wall at part of the Project Site



Photo 1: Temporary House at the Center of the Project Site

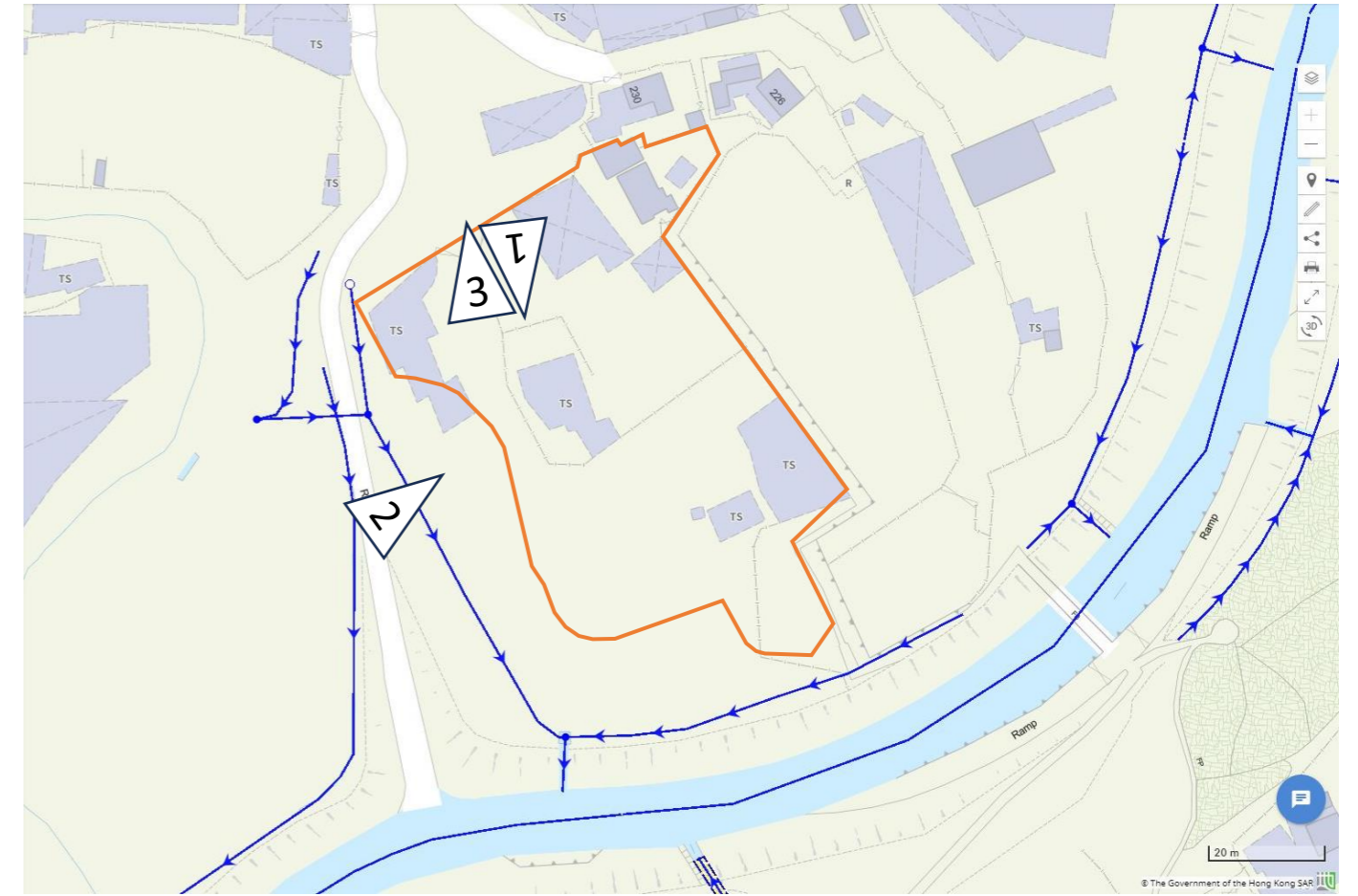


Photo 3: Open Space at the North of the Project Site



Photo 2: Uncharted Channel at Western Side of the Project Site



Photo 1: Uncharted U-Channel at the Entrance of the Project Site



View Angle of the Photos



Photo 2: Uncharted Channel at the Entrance of the Project Site

Photo 3: Open Space at the North of the Project Site



Photo 1: Footpath at east of the Project Site

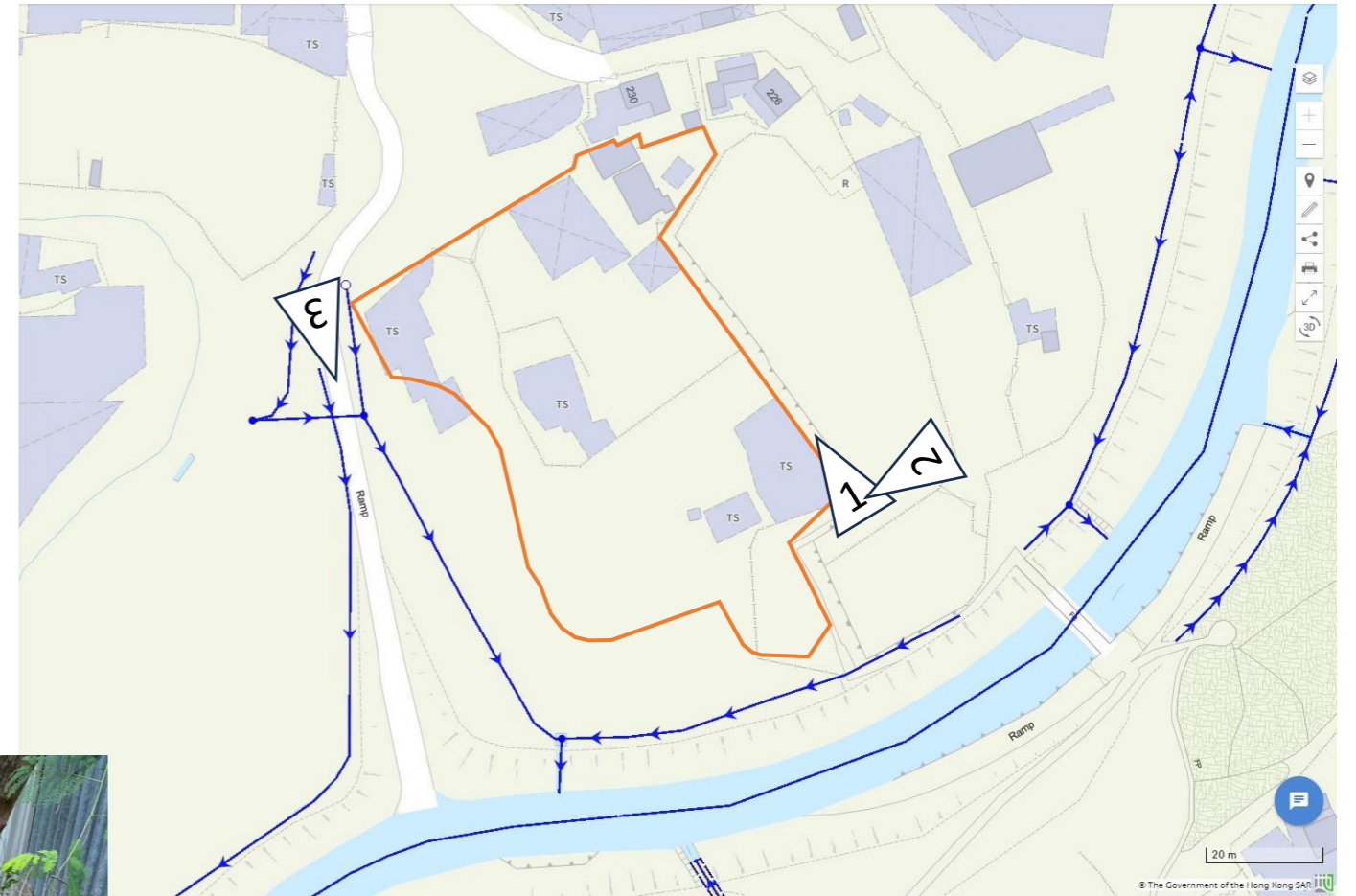


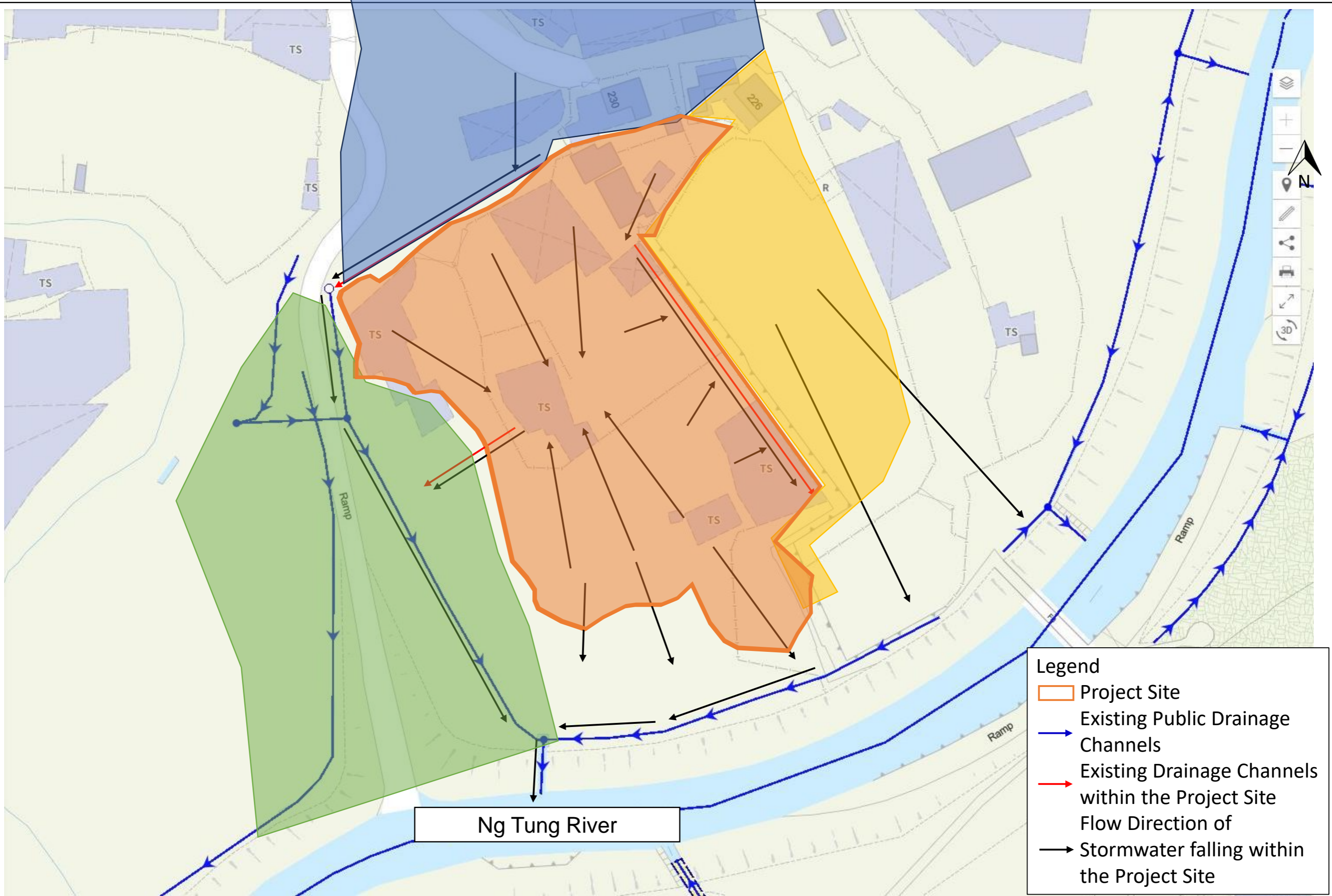
Photo 2: A Channel at the End of the Footpath



Photo 3: Ramp leading to Ng Tung River



**Figure 3.1 – Identified Catchment Area**

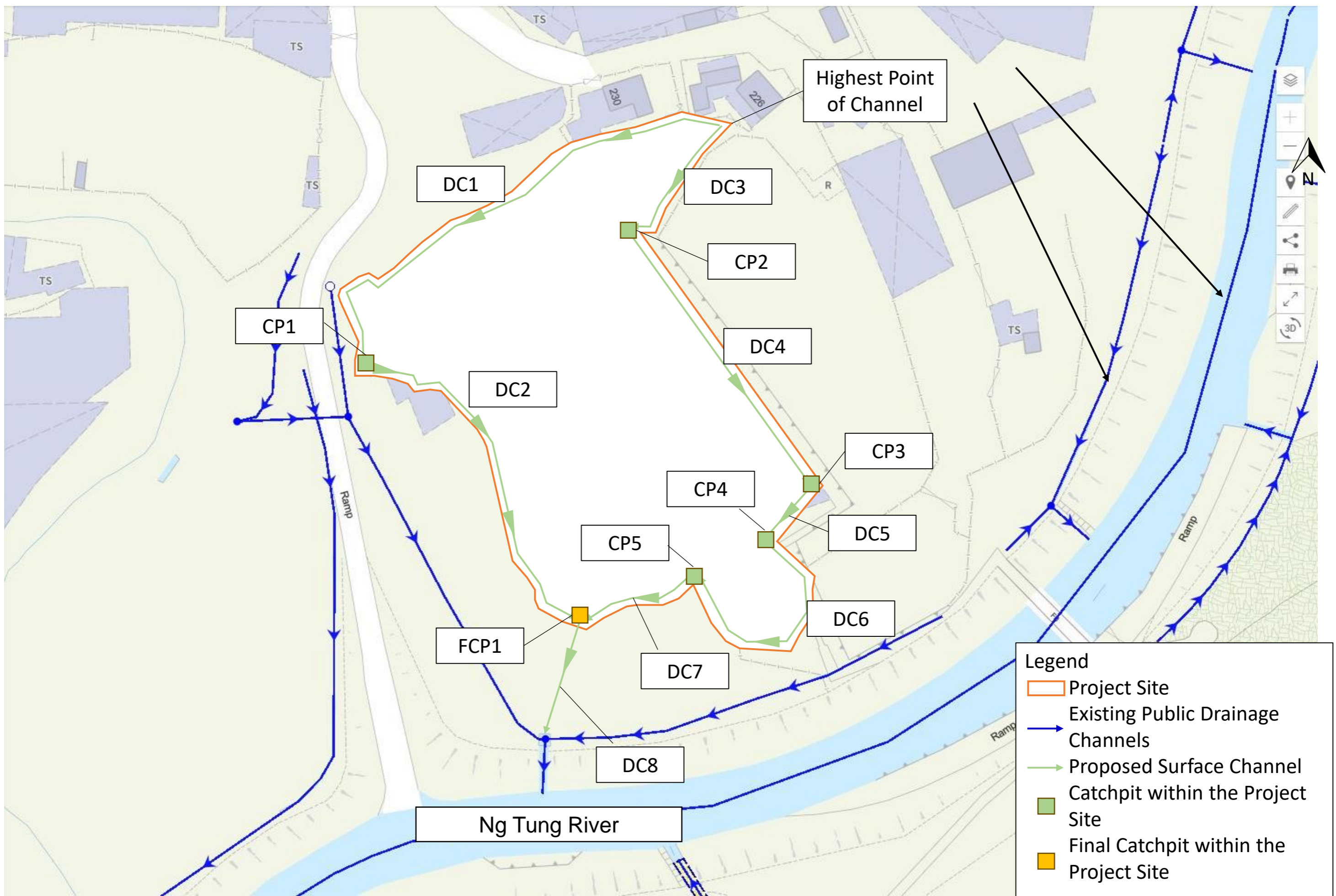


**Legend**

- Project Site
- Existing Public Drainage Channels
- Existing Drainage Channels within the Project Site
- Flow Direction of Stormwater falling within the Project Site

Ng Tung River

**Figure 3.2 – Flow Pattern of Stormwater under Existing Scenario**  
 Map Source: GeoInfo Map



**Figure 4.1 – Proposed Layout of the Drainage Channel for the Project Site**

Map Source: GeoInfo Map



**Application No. A/NE-TKL/735**

**Proposed Temporary Warehouse and Open Storage for a Period of 3 Years in “Agriculture” and “Open Storage” Zones, Lot 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling**

**Response to Comment Table for Drainage Proposal**

<p><b>Comments received on 4 July 2024 from Planning Department</b>  <b>Reference: () in TPB/A/NE-TKL/735</b></p> <p>Comments of the Chief Engineer / Mainland North, Drainage Services Department (CE/MN, DSD)          (Contact Person: Mr. Samuel X Wang; Tel: 2300 1135)</p> <p>(a) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details, (invert level, gradient, general sections etc) of the proposed drain/surface channel, catchpits and the discharge structures shall be provided;</p> <p>(b) photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flow paths around, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan.</p>	<p>Noted. The drainage plan in <b>Figure 4.1</b> has been updated accordingly.  <b>Table 4.1</b> has been added to provide the details on the proposed drainage system.</p> <p>Noted. <b>Section 2</b> has been added to discuss the current condition of the Project Site. Respective figures have also been added.</p>
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<p>(c) please assess if the downstream existing U-Channel has adequate capacity for the additional surface runoff from the application site. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. The applicant should also ensure that the flow from this site will not overload the existing drainage system.</p> <p>(d) please review if there is external catchment area to the east of the application site. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;</p> <p>(e) para 3.2.4 – please review to connect the proposed drainage system to the existing catchpit in the vicinity rather than constructing a new one at the U-Channel;</p>	<p>The downstream U-Channel, i.e. the Ng Tung River, has been discussed in <b>Sections 3.2.11</b> and <b>3.2.13</b>.</p> <p>Noted. Catchment areas within the proximity of the Project Site has been discussed in <b>Section 3.2</b>.</p> <p>Section 4.3.1 has been added to ensure the applicant will ensure the works will not adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.</p> <p>Noted. The sump pit at the centre of the Project Site and the existing underground channel will be filled. Stormwater collected on the surface of the Project Site will be directed to the catchpit SCH1011391 is available at the southern side of the Project Site to facilitate the drainage flow.</p>
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<p>(f) should the applicant choose to connect his proposed drainage system to DSD’s network, they shall furnish DSD with their connection proposal/s for agreement. After obtaining DSD’s agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for formal application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant;</p> <p>(g) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at the applicant’s own expense;</p> <p>(h) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North (DLO/N) and/or relevant private lot owners;</p> <p>(i) the applicant should make good all adjacent affected areas upon the completion of the drainage works;</p> <p>(j) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and</p>	<p>Noted. Contact with DSD will be made after confirmation of this drainage proposal. <b>Section 4.3.1</b> has been added accordingly.</p> <p>Noted. The section has been removed.</p> <p>Noted. Works will be conducted within the project site. Should any works would be required to be conducted outside the lot boundary, the applicant will resolve with Lands Department separately.</p> <p>Noted. <b>Section 4.3.5</b> has been added accordingly.</p> <p>Noted. <b>Section 4.3.5</b> has been added accordingly.</p>
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Response to Comment Table:



<p>(k) the applicant and the successive lot owners shall allow connections from the adjacent lots to be completed drainage works on Government Land when so required.</p>	<p>Noted. <b>Section 4.3.5</b> has been added accordingly.</p>
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<p><b>Comments received on 13 November 2024 from Planning Department</b>  <b>Reference: () in TPB/A/NE-TKL/735</b>          Comments of the Chief Engineer/Mainland North, Drainage Services, Department (CE/MN,DSD)          (Contact Person: Mr. Samuel WANG; Tel: 2300 1135)</p> <p>a) Paragraph 4.1.1 –          Besides the site area under the development, overland flow from external catchment area to the north and east of the application site, as discussed in Section 3, should be considered in the drainage design. Please critically review the adequacy of the proposed U-Channel.</p> <p>b) Para 2.2.4 –          With the photos provided, it seems unreasonable that the existing overland flow can pass through the hoarding and erected wall. Please review; and</p>	<p>Stormwater flowing from the north of the project site will be intercepted by an uncharted channel and diverted westwards and discharged. The stormwater flow in the catchment area has been discussed in <b>Section 3.2.4</b>.</p> <p>In addition, stormwater falls on other catchment areas will not enter the Project Site due to the difference in elevations. The elevated nature of the Project Site has been discussed in <b>Section 2.1.5</b> and photo records have been given in <b>Figure 2.2</b>.</p> <p>Consider the flow pattern of the surrounding area, we considered the proposed U-channel system will be sufficient to handle the stormwater within the Project Site.</p> <p>The lack of concrete footings at the hoarding results in a non-sealed site boundary and hence stormwater would be able to flow into and out of the Project Site. Discussion in <b>Section 2.2.4</b> has been revised to reflect the actual scenario.</p>
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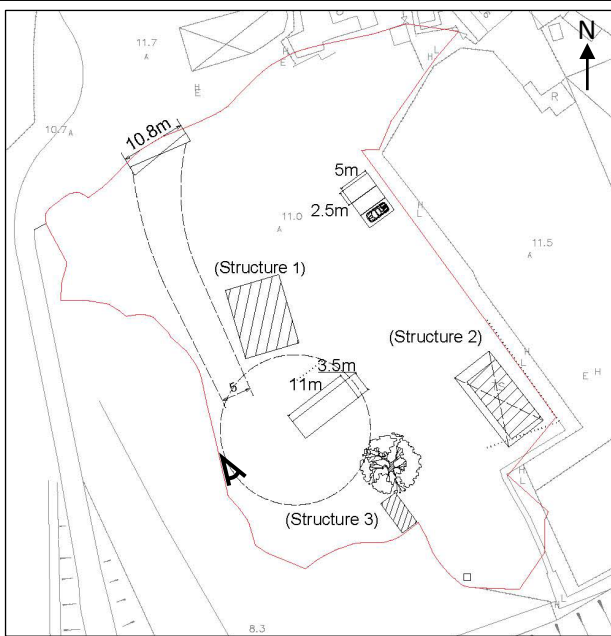


<p>c) Paragraph 3.2.3 – Please elaborate how the proposed drainage facility and hoarding can facilitate the collection of overland flow. The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.</p>	<p>Under the current scenario, overland flow into the Project Site from outside is not likely due to the elevated site level. Stormwater flow under current scenario has been discussed in <b>Section 3.2.3</b> to <b>Section 3.2.14</b>.</p> <p>As such the proposed drainage network along the project site boundary will not affect the existing overland flow, and hence the drainage system is designed to intercept, collect and discharge the stormwater collected within the Project Site.</p> <p><b>Section 4.2.1</b> and <b>Section 4.2.2</b> have been added to discuss the arrangement.</p>
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## **Annex 7**

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Photos of Under-Construction Drainage Facilities at the Application Site



Application Site (For identification only)



**Figure Title:**

Photo of Under-Construction Drainage Facilities at the Application Site

**Project No.:**  
PPC-PLG-10193

**Project:**

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

**Annex:**

7

**Scale:**

N/A

**Date:**

March 2026