

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for **‘Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’** (the development) (**Plan 1**).
- 1.2 In view of the pressing demand for outdoor storage space in New Territories in recent years, the applicant would like to continue to use the Site for storage of construction material (i.e. scaffold, bricks, tiles, column, screws etc.) and machinery (i.e. tamping rammer, generator, elevated platform etc.) to support the local warehousing and storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, ‘open storage’ is neither a column one nor a column two use within the “AGR” zone. Thus, planning permission is required from the Board.
- 2.2 The development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, paved vacant land, etc.. Although the Site falls within “AGR” zone, the Site is currently occupied with the applied use with no active agricultural activities. The Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis of 3 years would better utilise precious land resources and would not frustrate the long-term planning intention of the “AGR” zone.
- 2.3 Furthermore, various similar S.16 planning applications for ‘open storage’ use were also approved by the Board within the same “AGR” zone, which the latest application (No. A/NE-TKL/807) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “AGR” zone.

- 2.4 The Site is the subject of a previous S.16 planning application for the same 'open storage' use (No. A/NE-TKL/763), which is submitted by the same applicant for the same use as the current application. The application was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decision.
- 2.5 Comparing with the previous application (No. A/NE-TKL/763), the Site area is reduced, while other development parameters, including layout, plot ratio (PR), gross floor area (GFA), site coverage, etc. are also revised to meet the operational need. Details of the differences between the latest application (Nos. A/NE-TKL/763) and the current submission are shown at **Appendix I**.
- 2.6 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** - Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/NE-TKL/763		Date of Compliance
(a)	The submission of a drainage proposal	17.03.2025
(b)	The provision of drainage facilities	Not complied with
(d)	The provision of fire extinguisher(s)	30.10.2024
(e)	The submission of a fire service installations (FSIs) proposal	20.12.2024
(f)	The implementation of the FSIs proposal	Not complied with
(g)	The implementation of the traffic management measures	Not complied with

- 2.7 During the approval period of the latest application (No. A/NE-TKL/763), the applicant has made effort in complying with approval conditions in regard to drainage, fire safety and traffic aspects. All the submission related conditions are successfully complied with.
- 2.8 For drainage aspect, the applicant submitted a drainage proposal to comply with condition (a) on 04.03.2025, and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 17.03.2025. The applicant is carrying out works for implementation of the drainage proposal; however, the applicant expected that these works would not anticipate to be completed within the time limit.

- 2.9 For fire service aspect, the applicant submitted a set of Certificate of Fire Service Installations and Equipment (F.S. 251) of the Site to comply with condition (d) on 10.10.2024, and the submission was considered acceptable by Director of Fire Services (D of FS) on 30.10.2024.
- 2.10 The applicant has also submitted a FSIs proposal to comply with condition (e) on 06.12.2024, and the proposal was considered acceptable by the D of FS on 20.12.2024. Given that prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSI will be installed, the applicant has been liaising with respective land owner(s) to submit STW application to the District Lands Officer/North, Lands Department (DLO/N, LandsD). The applicant plans to carry out construction works of the structures and install the required FSI within the structures upon obtaining the STW approval.
- 2.11 For traffic aspects, the applicant submitted sets of photographic record of implemented traffic management measures within the Site to comply with condition (g) on 10.12.2025 and 30.03.2026, and both the submission was considered not acceptable by Commissioner of Transport on 19.12.2025 and 20.04.2026 respectively. The applicant is currently rectifying the construction work with one's traffic contractor. However, the applicant expected that one would not be able to make another submission to comply with condition (g) within the current planning approval period due to tight time limit.
- 2.12 In support of the application, the current applicant has submitted an updated FSIs proposal and the previously approved drainage proposal within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices II and III**).

### **3) Development Proposal**

- 3.1 The Site occupies an area of 4,177 m<sup>2</sup> (about) (**Plan 1**). A 1-storey structure is proposed at the Site for storage of construction material and machinery, site office and washroom uses with total gross floor area (GFA) of 216 m<sup>2</sup> (about) (**Plan 5**). The Site is designated for open storage of construction material and machinery. Ancillary facilities, including the site office and washroom are intended to support the daily operation of the Site. It is estimated that the development would be able to accommodate 2 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'open storage of construction material and machinery'

use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	4,177 m <sup>2</sup> (about)
<b>Covered Area</b>	216 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,961 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.05 (about)
<b>Site Coverage</b>	
	5 % (about)
<b>Number of Structure(s)</b>	
	1
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	
	5 m (about)
<b>No. of Storey</b>	
	1
<b>Area designated for Open Storage</b>	
	2,417 m <sup>2</sup> (about)
<b>Stacking Height</b>	
	Not more than 3 m

- 3.2 The entire Site is has been filled with concrete of not more than 0.2 m with a proposed level of +11.7 mPD (**Plan 6**). The filling of land is to facilitate a flat surface for parking and loading/unloading (L/UL) space, open storage and circulation space uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out by the applicant during the planning approval period.
- 3.3 Open storage activities would be carried out within the designated area (i.e. 2,417 m<sup>2</sup> (about)). The stacking height of the open storage materials would not exceed 3 m.
- 3.4 The Site is accessible from Ping Che Road via a local access (**Plan 1**). 2 parking spaces and 1 loading/unloading (L/UL) space will be provided at the Site, details of parking and L/UL provision are shown at **Table 3** below:

**Table 3 - Parking and L/UL Provision**

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	2
Medium Goods Vehicle (LGV) L/UL Space - 3.5 m (W) x 11 m (L)	1

3.5 Only PCs and MGVs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. Staff will be deployed by the applicant to ensure no queuing and/or waiting for motor vehicles from the Site onto Ping Che Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Ping Che Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the development should not be anticipated.

**Table 4 - Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction				2-Way Total
	PC		MGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2

3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

**4) Conclusion**

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. submission of the previously approved drainage proposal and a FSIs proposal, to mitigate any adverse impacts after the planning application has been approved by the Board (**Appendices II and III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'**.

**R-riches Planning Limited**

**April 2026**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Plan showing the Site under TPB PG No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Land Filling Plan
<b>Plan 7</b>	Swept Path Analysis (Medium Goods Vehicle)

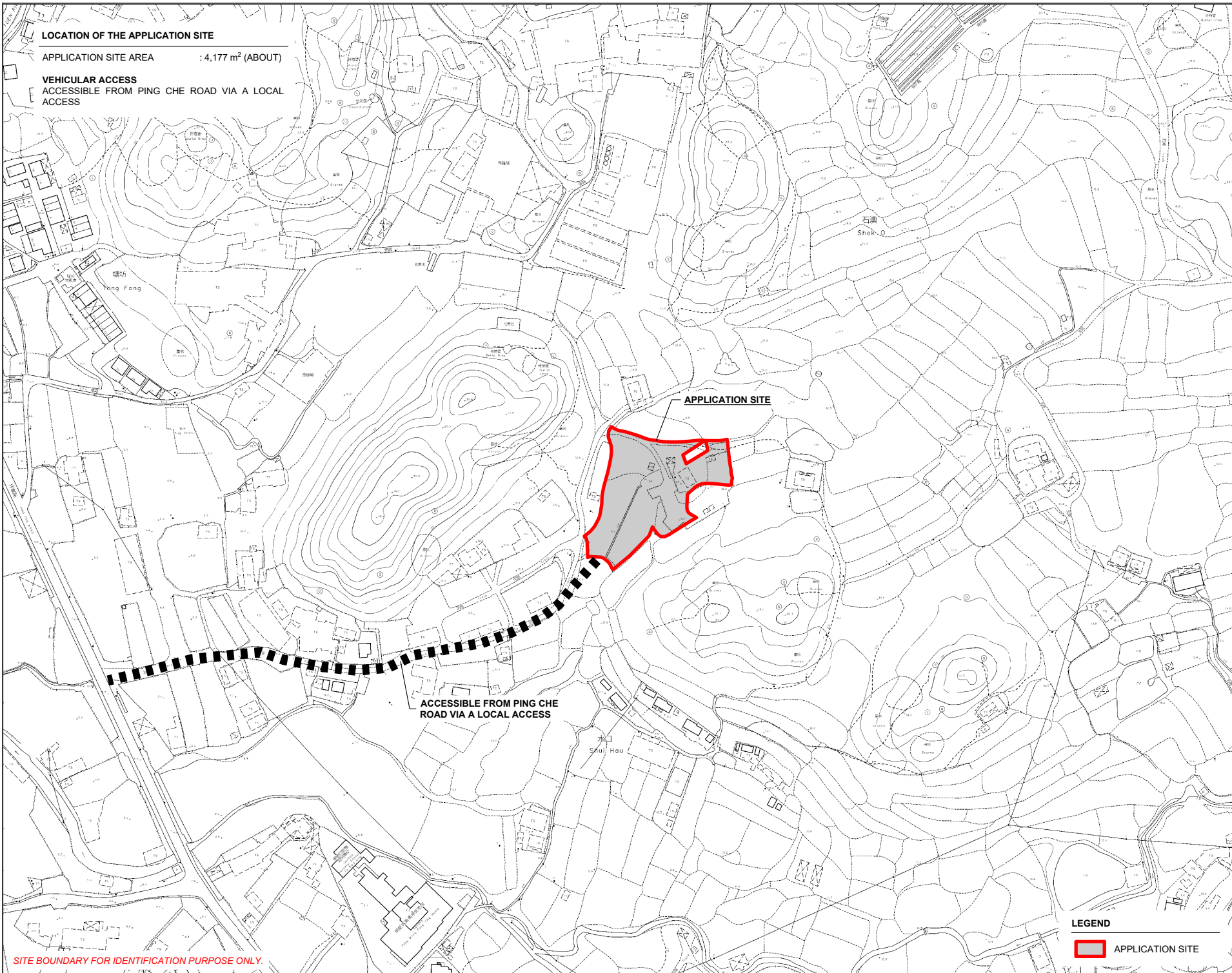
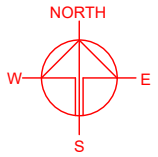
## **APPENDICES**

<b>Appendix I</b>	Comparison of Details Between the Current and Previous Application
<b>Appendix II</b>	Fire Service Installations Proposal
<b>Appendix III</b>	Approved Drainage Proposal under the Previous Application No. A/NE-TKL/763

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,177 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

**LEGEND**

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY: MN DATE: 13.4.2026

CHECKED BY: DATE:

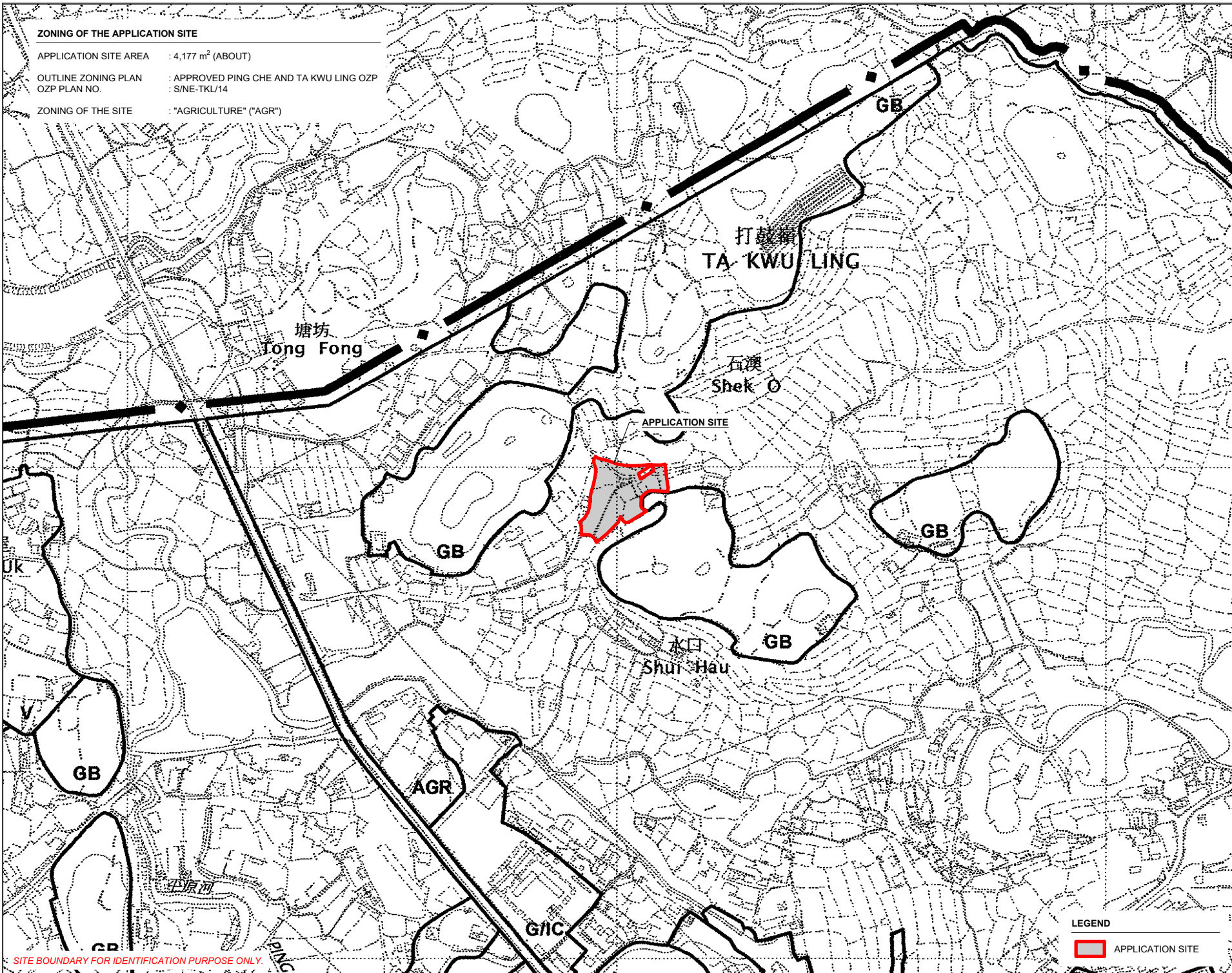
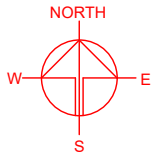
APPROVED BY: DATE:

DWG. TITLE  
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,177 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
 OZP PLAN NO. : S/NE-TKL/14  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT

PROJECT  
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

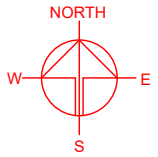
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DRAWN BY MN	DATE 13.4.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001



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

APPLICATION SITE AREA : 4,177 m<sup>2</sup> (ABOUT)

CATEGORY OF THE SITE : CATEGORY 2 AREA



Shek O

APPLICATION SITE

Shui Hau

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	13.4.2026

CHECKED BY	DATE

APPROVED BY	DATE

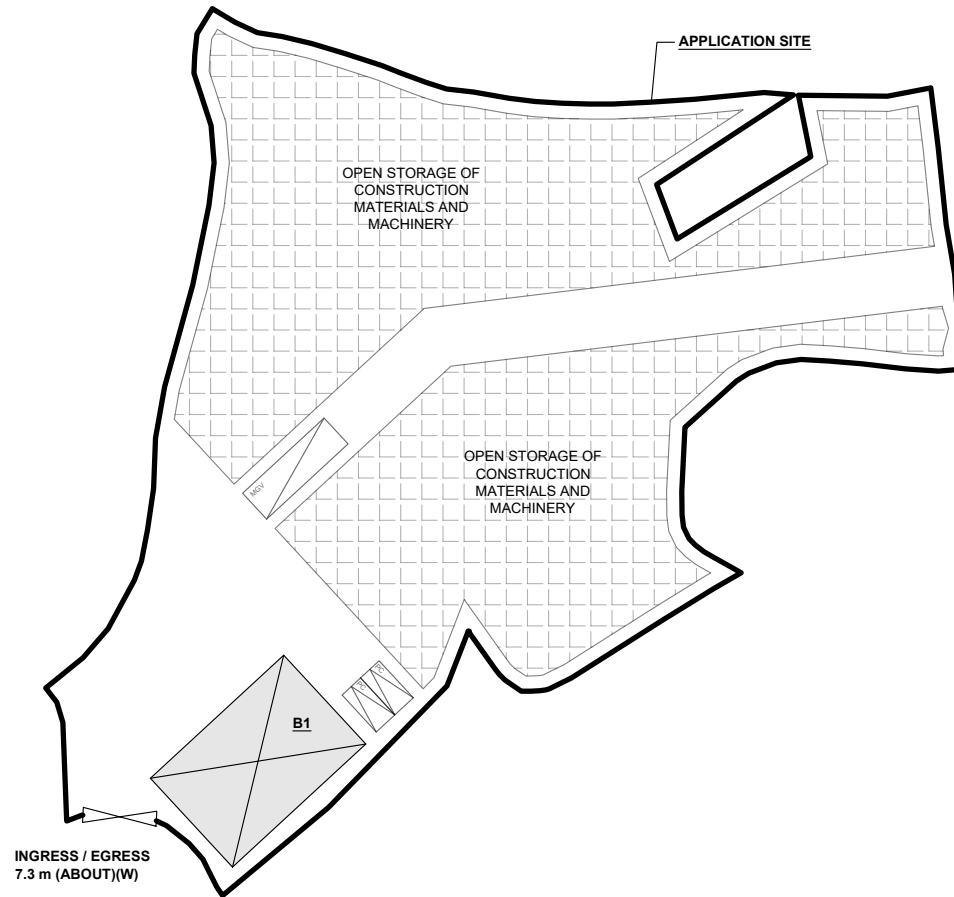
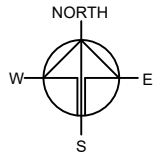
DWG. TITLE  
TPB PG-13G

DWG NO.	VER.
PLAN 4	001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 4,177 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 216 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,961 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.05	(ABOUT)
SITE COVERAGE	: 5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,417 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>216 m<sup>2</sup> (ABOUT)</b>	<b>216 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

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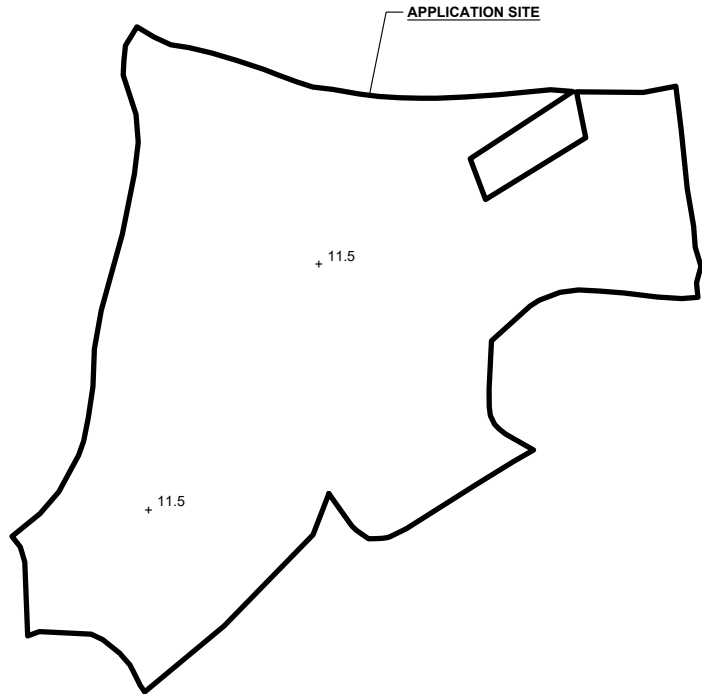
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MN	13.4.2026
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APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 5	001

**THE APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 4,177 m<sup>2</sup> (ABOUT)  
 EXISTING SOILED GROUND AREA : 4,177 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +11.5 mPD (ABOUT)



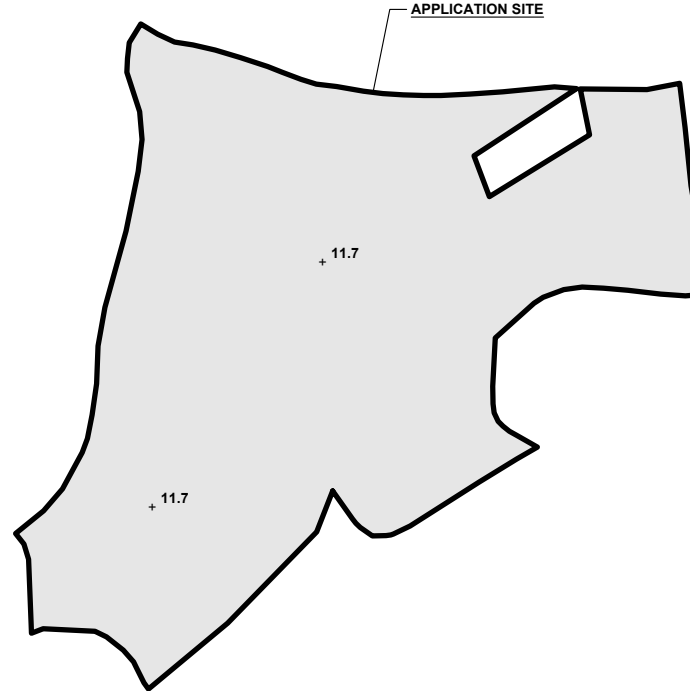
**LEGEND**  

 APPLICATION SITE  
 +11.5 EXISTING SITE LEVEL

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

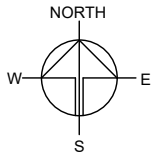
**PROPOSED FILLING OF LAND AREA**

APPLICATION SITE AREA : 4,177 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 216 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING AREA : 4,177 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVELS : +11.7 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : PARKING AND LOADING / UNLOADING SPACE,  
 OPEN STORAGE AND CIRCULATION AREA



**LEGEND**  

 APPLICATION SITE  
 LAND FILLING AREA  
 +11.7 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	13.4.2026

REVISED BY	DATE

APPROVED BY	DATE

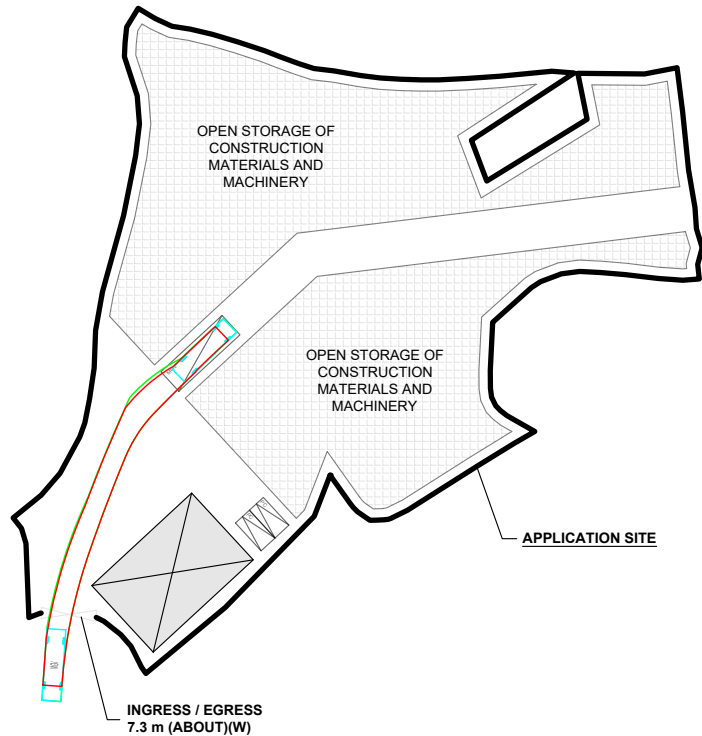
DWG. TITLE  
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 6	001

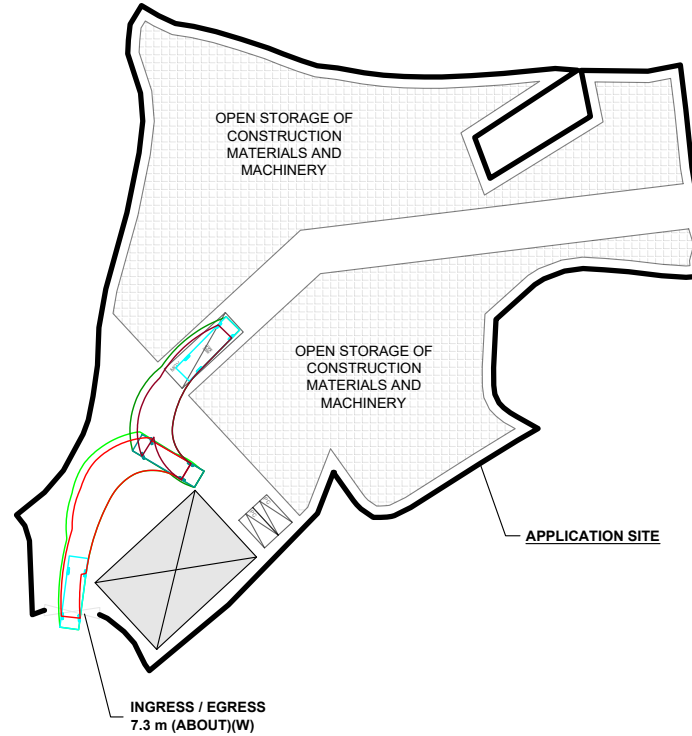
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 9.8 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2024



**FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE**

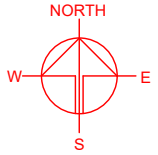


**FROM THE APPLICATION SITE  
 TO THE LOCAL ACCESS**

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN	DATE 13.4.2026
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE  
**SWEPT PATH ANALYSIS (MGV)**

DWG No. PLAN 7	VER. 001
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**Appendix I - Comparison of Details Between the Current and Previous Application**

<b>Development Parameters</b>	<b>Previous Application (No. A/NE-TKL/763) (a)</b>	<b>Current Application (b)</b>	<b>Differences (b) - (a)</b>
<b>Site Area</b>	4,970 m <sup>2</sup> (about)	4,177 m <sup>2</sup> (about)	-793 m <sup>2</sup> , (-16.0 %) (about)
<b>Covered Area</b>	216 m <sup>2</sup> (about)	216 m <sup>2</sup> (about)	-
<b>Uncovered Area</b>	4,754 m <sup>2</sup> (about)	3,961 m <sup>2</sup> (about)	-793 m <sup>2</sup> , (-16.7 %) (about)
<b>PR</b>	0.04 (about)	0.05 (about)	-0.01, (-25.0 %) (about)
<b>Site Coverage</b>	4 % (about)	5 % (about)	-1 %, (-25.0 %) (about)
<b>GFA</b>	216 m <sup>2</sup> (about)	216 m <sup>2</sup> (about)	-
<b>Building Height</b>	5 m (about)	5 m (about)	-
<b>No. of Storey</b>	1	1	-
<b>Parking Space for Private Cars</b>	2	2	-
<b>Loading/Unloading (L/UL) Space for Light Goods Vehicles</b>	1	-	-1, (-100 %) (about)
<b>L/UL Space for Medium Goods Vehicles</b>	1	1	-
<b>Open Storage Area</b>	2,905 m <sup>2</sup> (about)	2,417 m <sup>2</sup> (about)	-488 m <sup>2</sup> , (-16.8 %) (about)
<b>Operation Hours</b>	Mondays to Saturdays 08:00 - 19:00 No operation on Sundays and Public Holidays	Mondays to Saturdays 08:00 - 19:00 No operation on Sundays and Public Holidays	-



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 4,177 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 216 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,961 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.05	(ABOUT)
SITE COVERAGE	: 5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	

**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 11 m (L) X 3.5 m (W)

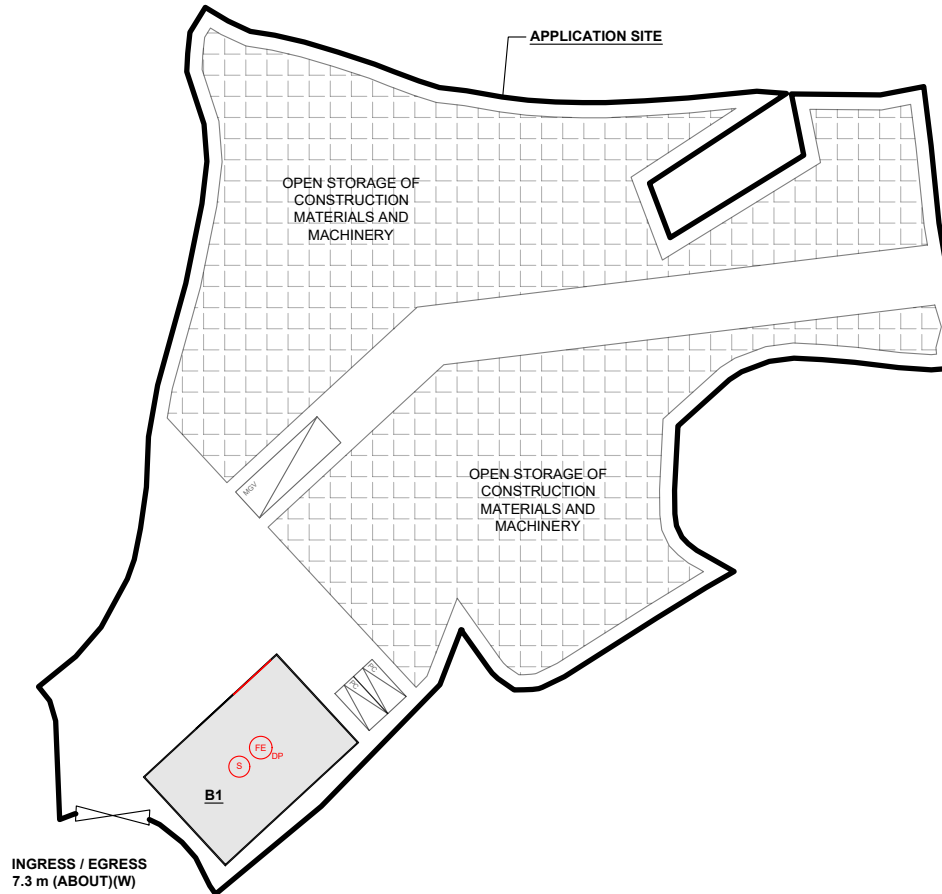
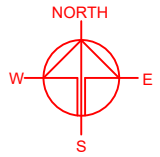
**FIRE SERVICE INSTALLATIONS**

-  STAND-ALONE BATTERY TYPE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

**FS NOTES:**

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>216 m<sup>2</sup> (ABOUT)</b>	<b>216 m<sup>2</sup> (ABOUT)</b>	



**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  L/U SPACE (MEDIUM GOODS VEHICLE)
-  INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY: MN DATE: 13.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
LAYOUT PLAN

DWG. NO. PLAN 5 VER. 001

**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**

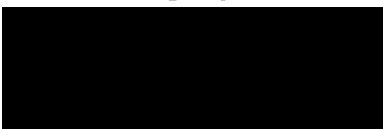
Sha Tin, Tai Po & North  
District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference DD82 Lot 1151 & VL  
本署檔號 Our Reference ( ) in TPB/A/NE-TKL/763  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post and Fax**

17 March 2025

R-riches Property Consultants Ltd.



(Attn.: Kevin LAM)

Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Materials  
and Machinery with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lots 1151,  
1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling  
(Compliance with Approval Condition (a) for Planning Application No. A/NE-TKL/763)**

I refer to your submission dated 4.3.2025 for compliance with approval condition (a) 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. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I** for your reference.

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

Yours faithfully,

( Rico TSANG )  
for Director of Planning

**Appendix I**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)  
(Contact person: Mr. Wilson TAI; Tel. No.: 2300 1693):

- (i) the applicant should 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 accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (ii) the cover levels of proposed u-channels, manholes and catch pits should be flush with the adjoining ground level;
- (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from the subject site will not overload the existing drainage system;
- (iv) the subject site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction;
- (v) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
- (vi) the existing discharge location to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works;
- (vii) 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;
- (viii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense;
- (ix) for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners;
- (x) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;

- (xi) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- (xii) as usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints); and
- (xiii) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.

Our Ref.: DD82 Lot 1151 & VL  
Your Ref.: TPB/A/NE-TKL/763

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

**By Email**

4 March 2025

Dear Sir,

**Compliance with Approval Condition (a)**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/763)**

We are writing to submit a response to comment table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendices I and II)*.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Kevin LAM**  
Planning Assistant

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE  
(Attn.: Mr. Brian CHAN

email: [sswlee@pland.gov.hk](mailto:sswlee@pland.gov.hk)  
email: [bchchan@pland.gov.hk](mailto:bchchan@pland.gov.hk)



Appendix I - Response-to-Comment

**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/763)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Mr. Wilson TAI; Tel: 2300 1693)</b>		
1	<p>The applicant should 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 accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;</p>	Noted.
2	<p>Figure 3 refers;                      (a) connection detail A is not applicable to the connection between UC2 (downstream of CP3.6) and the existing stream. The applicant should review;                      (b) CP3.10 should be a catchpit instead of a manhole; and</p>	<p>Noted. Please refer to updated Figure 3.                      a) Detail B added for your review.                      b) CP3.10 is revised to catchpit for your review.</p>
3	<p>The applicant should consider to provide u-channel along the north-east boundary of</p>	<p>Noted. Please refer to updated Figure 3. U channel is provided at north-east boundary of</p>

**S.16 Planning Application No. A/NE-TKL/763**

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	site A.	site A.
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Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories  
Drainage Proposal

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# Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

## Drainage Proposal

March 2025

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Figure 2 - Existing Drainage Plan
Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan

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Appendix B - Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Reference Drawings

# 1. Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1151, 1152, 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'
- 1.1.2 This Drainage Proposal aim to support the development in drainage aspect.

## 1.2 The Site

- 1.2.1 The Sites are in vicinity of Ping Che Road. It has a total area of about 4,970m<sup>2</sup>. The sites are mainly cover with vegetation and partially paved. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing site ground levels are various from +11.5 mPD to +11.7 mPD. The site is proposed to all paved to +11.7 mPD.
- 1.2.3 An existing steam is running from east to the west at the south of the site. Existing Drainage Plan are shown in **Figure 2** for reference.
- 1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

## 2. Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 4,970 m<sup>2</sup>. The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m <sup>2</sup> )	4,970
- Site A (m <sup>2</sup> ) (about)	783
- Site B (m <sup>2</sup> ) (about)	4,187

**Table 1 - Key Development Parameters**

## 3. Assessment Criteria

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

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

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

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

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

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

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

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

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum\_No.1\_2024)

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

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

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

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

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

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

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

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

n = manning’s coefficient

R = hydraulic radius (m)

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

$$\text{Colebrook-White Equation: } \frac{v}{R} = -\sqrt{32gRS} \log \log \left( \frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

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

## 4. Proposed Drainage System

### 4.1. Proposed UChannel

- 4.1.1 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The U-channels from both site A and site B are proposed to be connected and discharged to existing stream at the south. The design calculations of proposed UChannels are shown in **Appendix A**.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.3 The reference standard drawings of drains are shown in **Appendix C**.

## 5. Conclusion

- 5.1.1 Drainage study has been conducted for the Proposed Development. With implementation of proposed drainage system, no significant drainage impact is anticipated.

- End of Text -

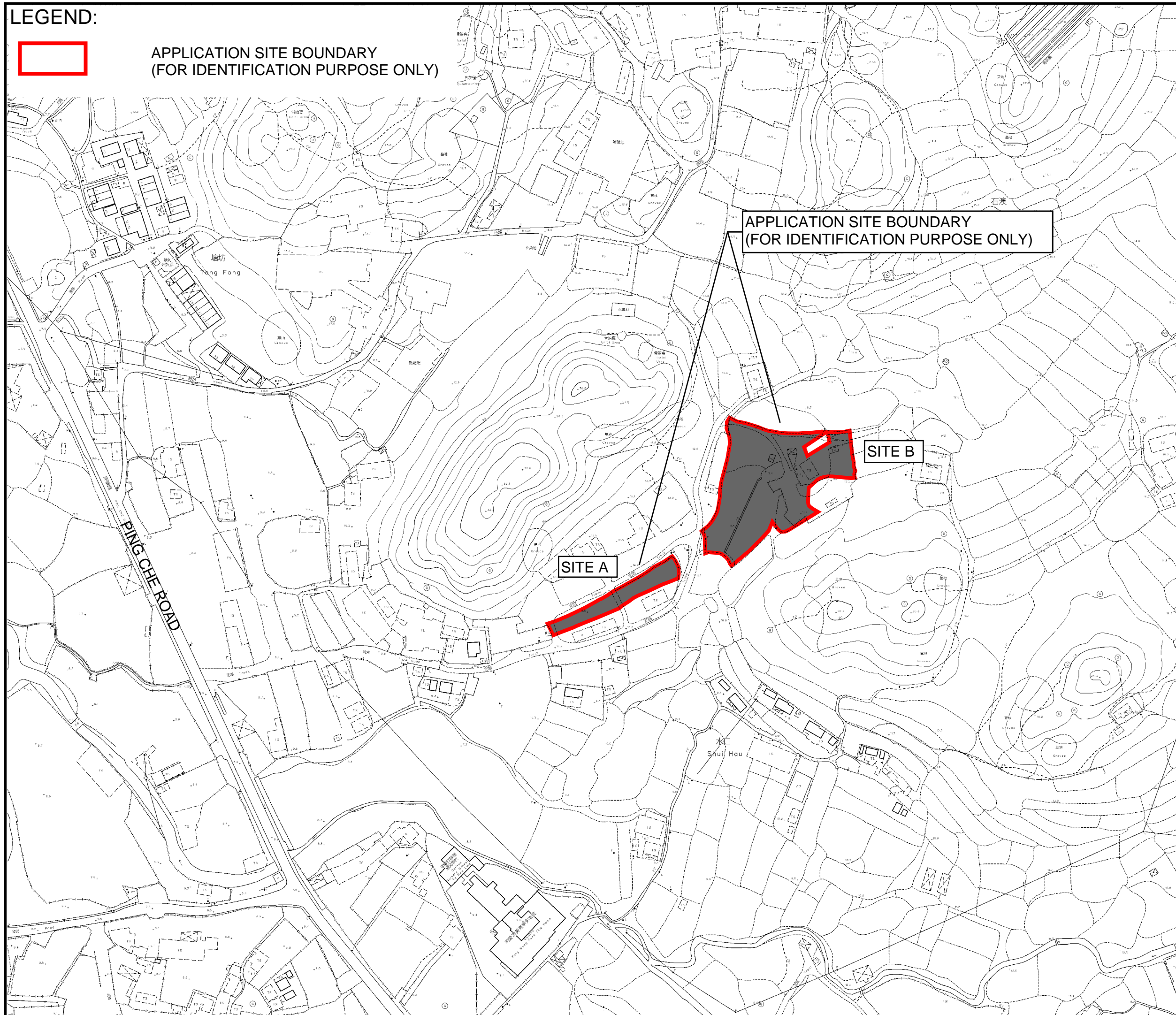
# FIGURES

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**LEGEND:**



APPLICATION SITE BOUNDARY  
(FOR IDENTIFICATION PURPOSE ONLY)

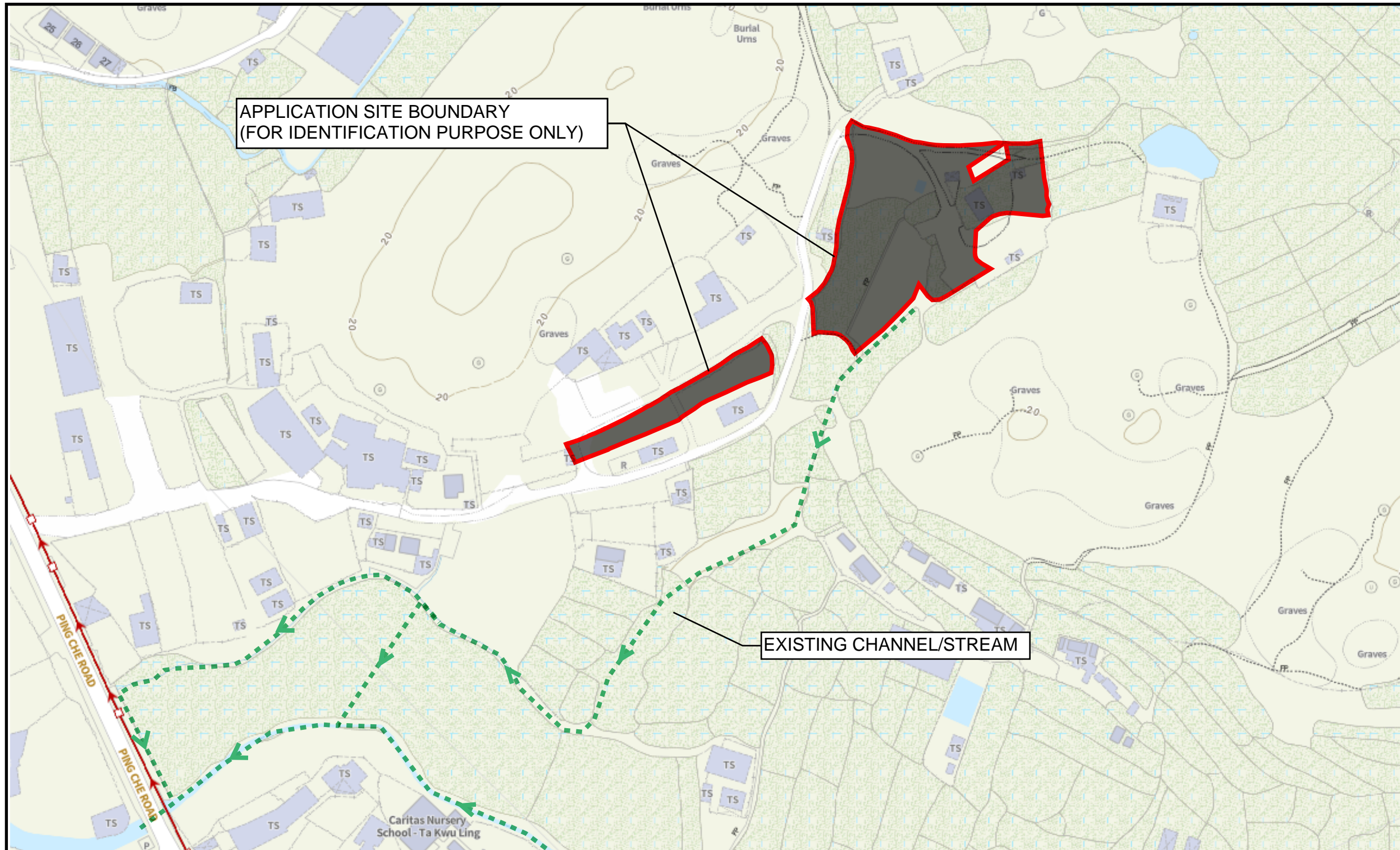


**PROJECT:**  
Proposed Temporary Open  
Storage of Construction Material  
and Machinery with Ancillary  
Facilities for a Period of 3 Years  
and Associated Filling of Land in  
"Agriculture" Zone, Various Lots  
in D.D. 82, Ta Kwu Ling, New  
Territories

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE  
**SITE LOCATION PLAN**

DRAWING NUMBER  
**FIGURE 1**



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

**LEGEND:**

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

REV	DESCRIPTION	DATE

DRAWING TITLE  
**EXISTING DRAINAGE PLAN**

DRAWING NUMBER  
**FIGURE 2**

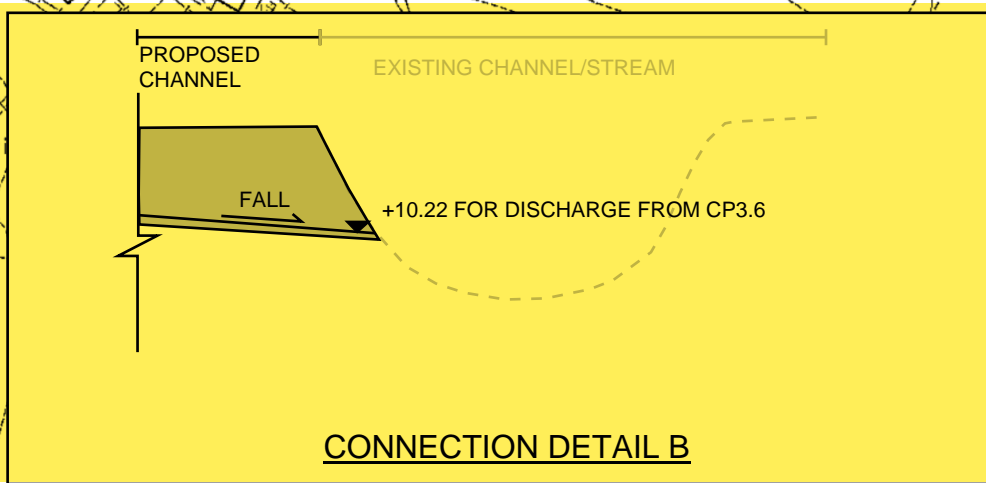
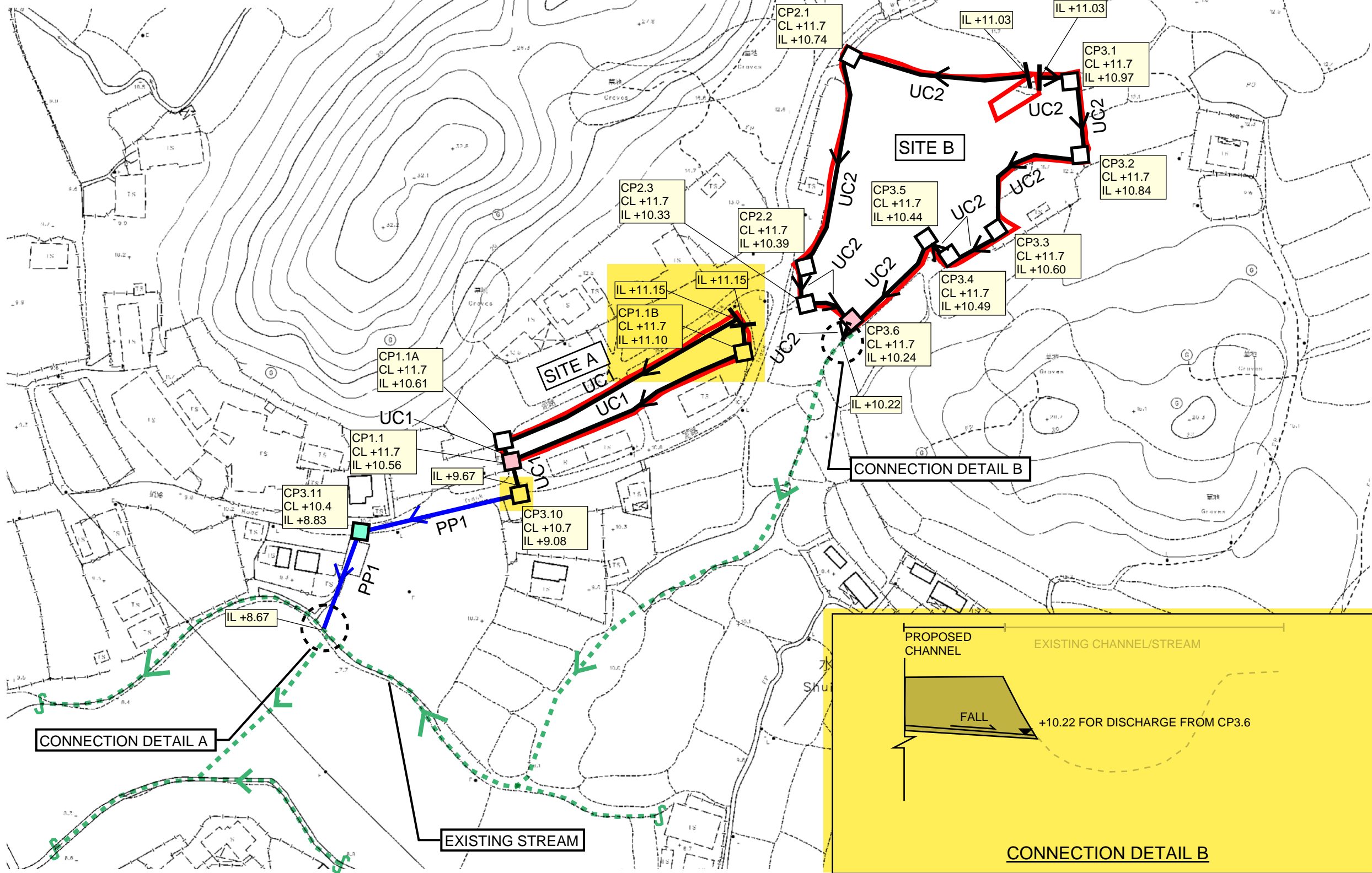
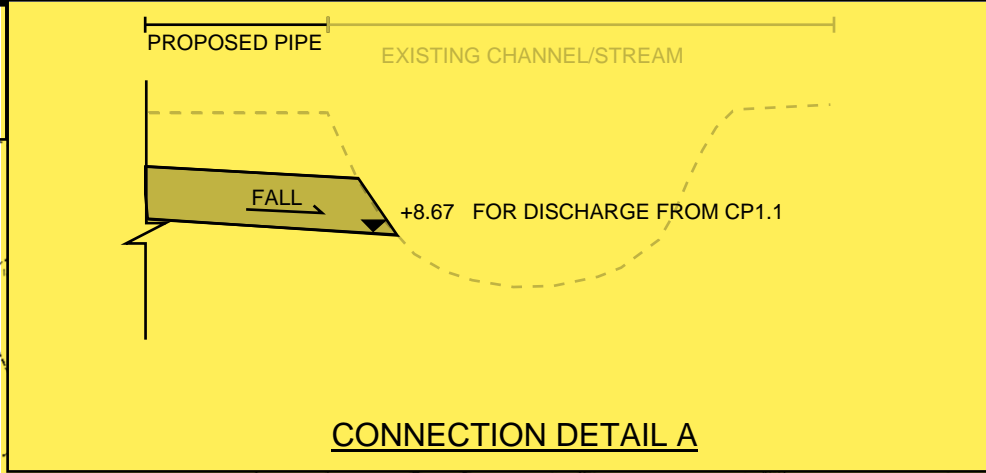
**LEGEND:**

- APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT W/TRAP
- PROPOSED MANHOLE TYPE E1
- PROPOSED UCHANNEL
- PROPOSED PIPE

**NOTES:**

1. INVERT LEVEL OF CONNECTION POINT SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION.

**UCHANNEL TYPE**  
 UCHANNEL 1 (UC1) - 525mm, MIN. 1 IN 150  
 UCHANNEL 2 (UC2) - 600mm, MIN. 1 IN 200  
 PIPE1 (PP1) - 525mm, MIN. 1 IN 200 (CONCRETE PIPE)



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

REV	DESCRIPTION	DATE

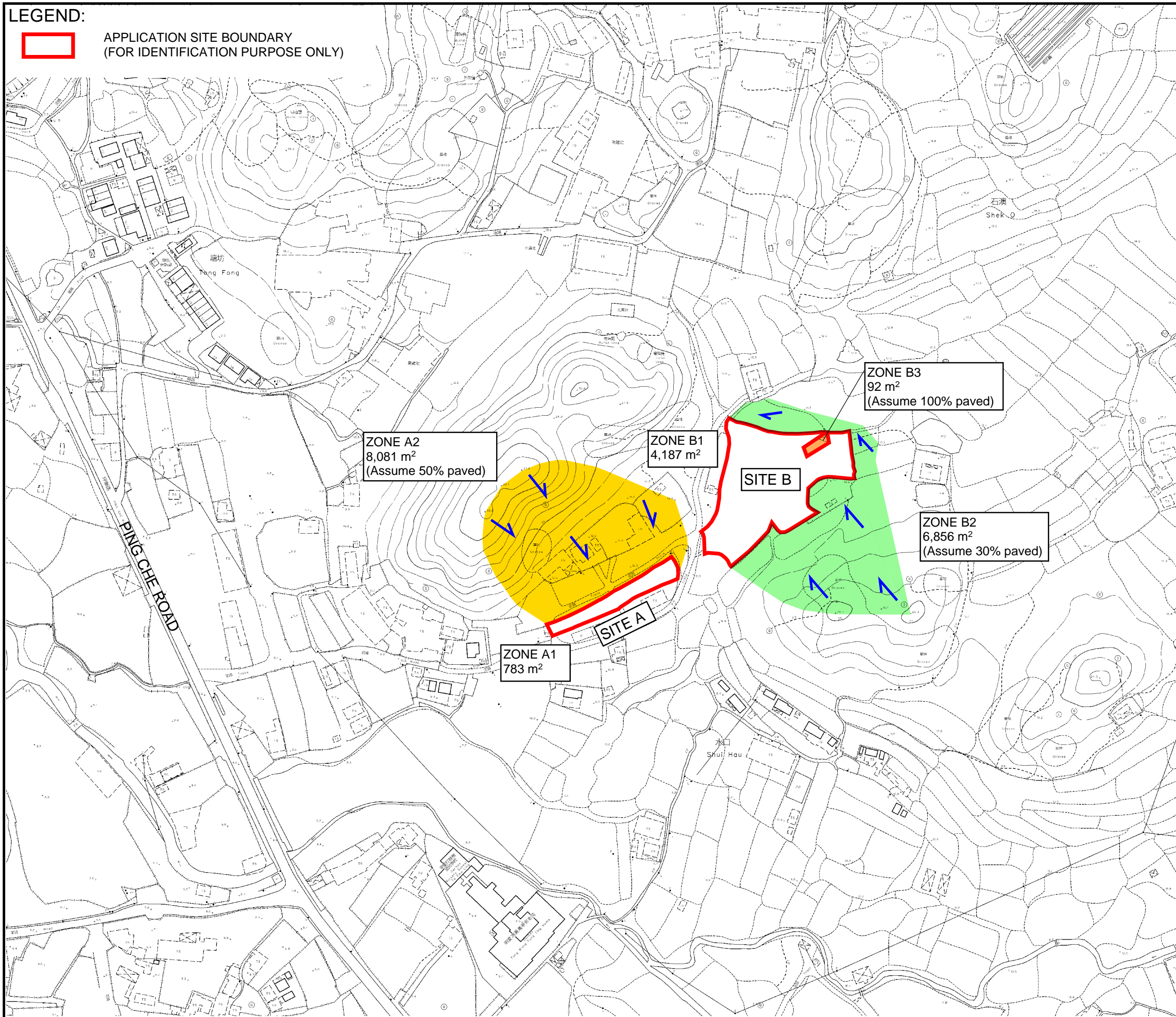
DRAWING TITLE  
**PROPOSED DRAINAGE SYSTEM**

DRAWING NUMBER  
**FIGURE 3**

**LEGEND:**



APPLICATION SITE BOUNDARY  
(FOR IDENTIFICATION PURPOSE ONLY)



**PROJECT:**  
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

REV	DESCRIPTION	DATE

DRAWING TITLE  
**CATCHMENT PLAN**

DRAWING NUMBER  
**FIGURE 4**

# APPENDIX

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# Appendix A - Channel Design Calculation

## U Channel 1 (Zone A1 + A2)

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	783 + 8081 x 0.5 =		4824	(m <sup>2</sup> )
Unpaved Area	8081 x 0.5 =		4041	(m <sup>2</sup> )
Total Equivalent Area	4824 x 0.95 + 4041 x 0.35 =		5997	(m <sup>2</sup> )
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 5997 x 189 / 1000000 =		0.315	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	525	(mm)
Gradient			150	
Area	$\pi \times 0.53^2 / 8 + 0.53 \times 0.53 / 2 =$		0.246	(m <sup>2</sup> )
Wetted Perimeter	$\pi \times 0.53 / 2 + 0.53 / 2 \times 2 =$		1.350	(m)
R	0.246 / 1.35 =		0.104	(m)
Velocity			1.64	m/s
Capacity			0.404	m <sup>3</sup> /s

Utilization  $0.315 / 0.404 = 78.01$  % OK (less than 90%, for 10% siltation allowance)

## U Channel 2 (Zone B1 + B2 + B3)

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	4187 + 92 x 1 + 6856 x 0.3 =		6336	(m <sup>2</sup> )
Unpaved Area	0 + 92 x 0 + 6856 x 0.7 =		4799	(m <sup>2</sup> )
Total Equivalent Area	6336 x 0.95 + 4799 x 0.35 =		7699	(m <sup>2</sup> )
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 4799 x 189 / 1000000 =		0.404	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	600	(mm)
Gradient			200	
Area	$\pi \times 0.6^2 / 8 + 0.6 \times 0.6 / 2 =$		0.321	(m <sup>2</sup> )
Wetted Perimeter	$\pi \times 0.6 / 2 + 0.6 / 2 \times 2 =$		1.542	(m)
R	0.321 / 1.542 =		0.208	(m)
Velocity			1.55	m/s
Capacity			0.499	m <sup>3</sup> /s

Utilization  $0.404 / 0.499 = 81.00$  % OK (less than 90%, for 10% siltation allowance)

## Checking of existing capacity against proposed flow from the Application Site (Zone [A1 + A2] + [B1 + B2 + B3])

### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	4824 + 6336 =		11159	(m <sup>2</sup> )
Unpaved Area	4041 + 4799 =		8840	(m <sup>2</sup> )
Total Equivalent Area	11159 x 0.95 + 8840 x 0.35 =		13695	(m <sup>2</sup> )
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 13695 x 189 / 1000000 =		0.719	m <sup>3</sup> /s

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

### U Channel

Channel Size		1 in	1500	(mm)
Gradient			200	
Area	$\pi \times 1.5^2 / 8 + 1.5 \times 1.5 / 2 =$		2.009	(m <sup>2</sup> )
Wetted Perimeter	$\pi \times 1.5 / 2 + 1.5 / 2 \times 2 =$		3.856	(m)
R	2.009 / 3.856 =		0.521	(m)
Velocity			2.86	m/s
Capacity			5.747	m <sup>3</sup> /s

Utilization  $0.719 / 5.747 = 12.52$  % OK (less than 90%, for 10% siltation allowance)

The utilization of existing channel is about 13% only

## PipeWorks Design

### Pipe 1 (Zone A1 + A2)

#### Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	783 + 8081 x 0.5 =		4824	m <sup>2</sup>
Unpaved Area	8081 x 0.5 =		4041	m <sup>2</sup>
Total Equivalent Area	6336 x 0.95 + 4799 x 0.35 =		5997	m <sup>2</sup>
Time of Concentration			5	min
Rainfall Intensity			189	mm/hr
Design Discharge Rate			0.315	m <sup>3</sup> /s

Zone A1 + A2

#### Pipe Design (Concrete Pipe)

Pipe Size		1 in	525	mm
Gradient			200	
Velocity			1.82	m/s
Capacity			0.394	m <sup>3</sup> /s

Colebrook-White Equation ks= 0.15

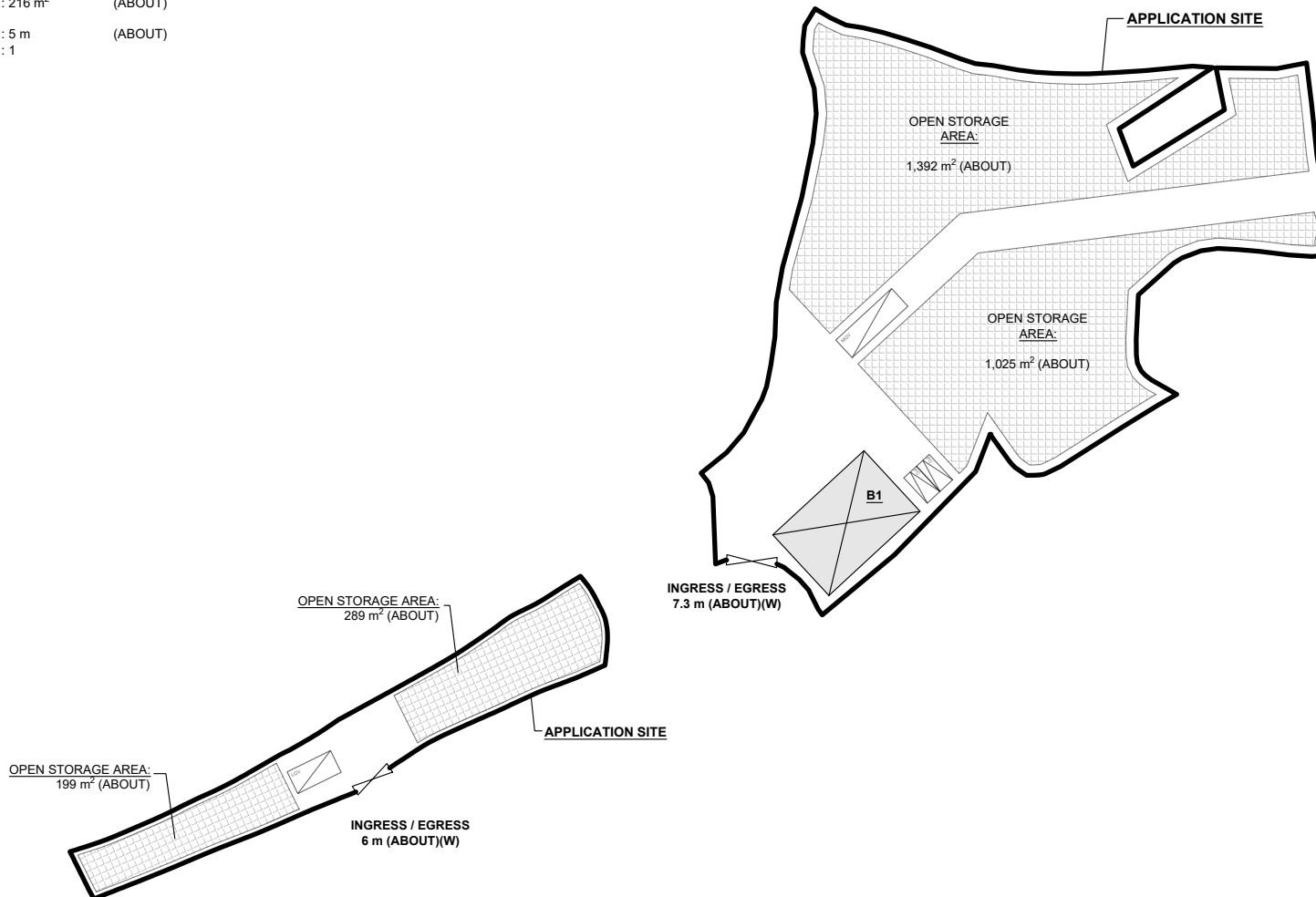
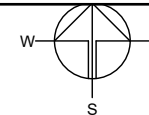
Utilization =  $79.93$  % <90%

# Appendix B - Proposed Development Layout Plan

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,970 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 216 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,754 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	

	AREA	HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	5 m (ABOUT)(1-STOREY)
	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)
<b>TOTAL</b>	<b>216 m<sup>2</sup> (ABOUT)</b>	<b>216 m<sup>2</sup> (ABOUT)</b>



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (LIGHT GOODS VEHICLE)
	L/U/L SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 17.5.2024

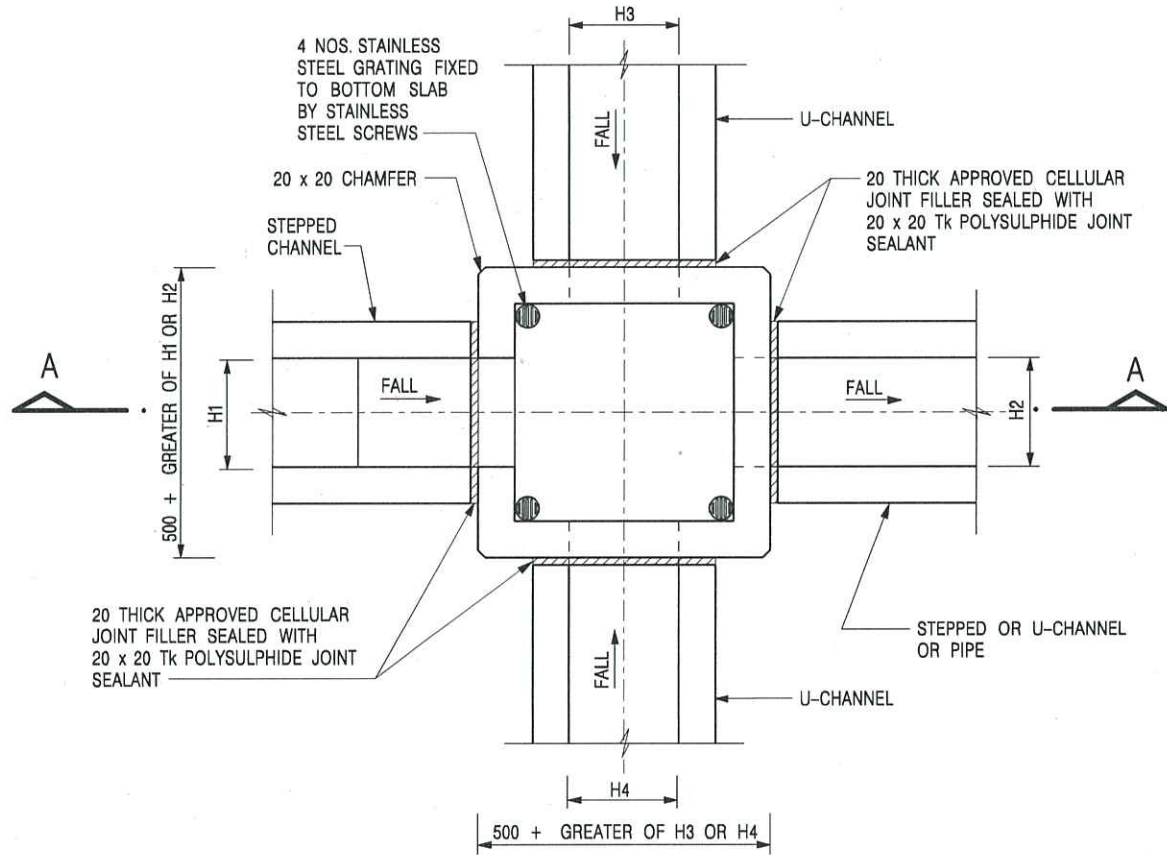
CHECKED BY: DATE:

APPROVED BY: DATE:

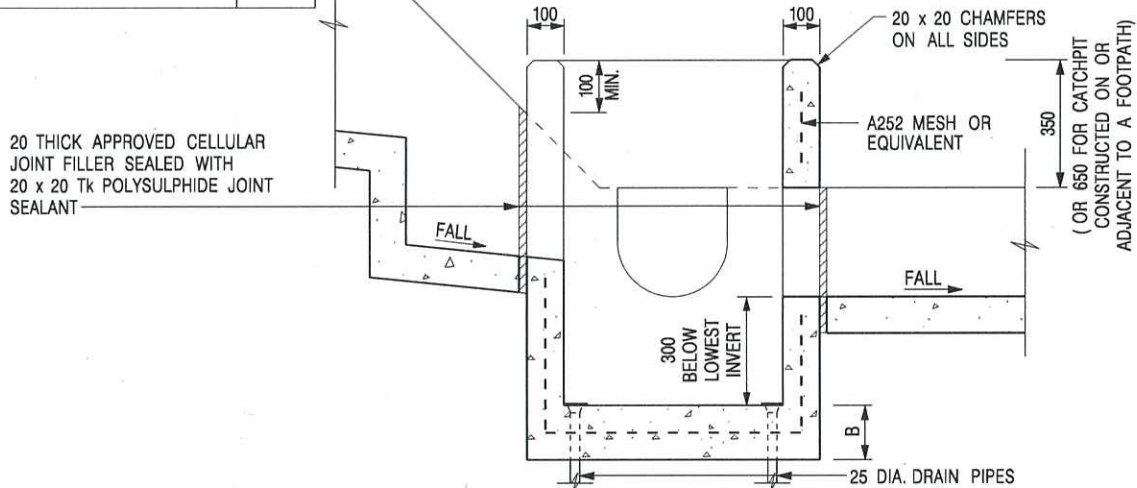
DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 5 VER.: 001

# Appendix C - Reference Drawings



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)

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



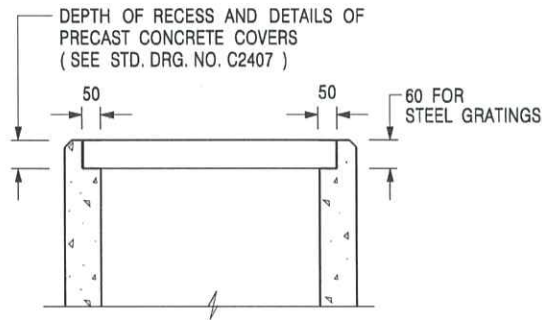
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



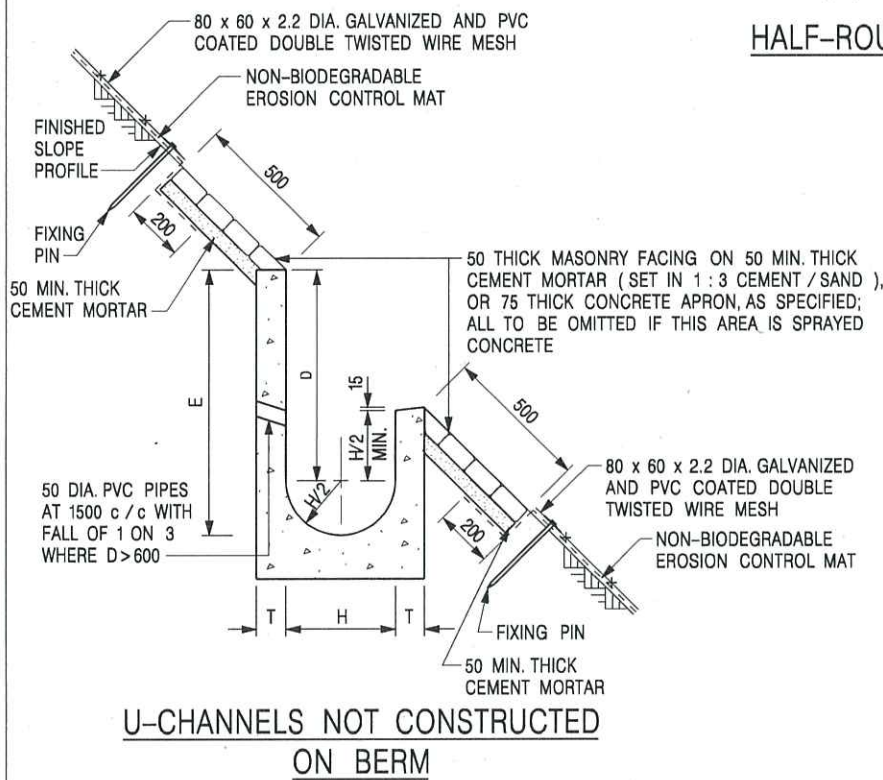
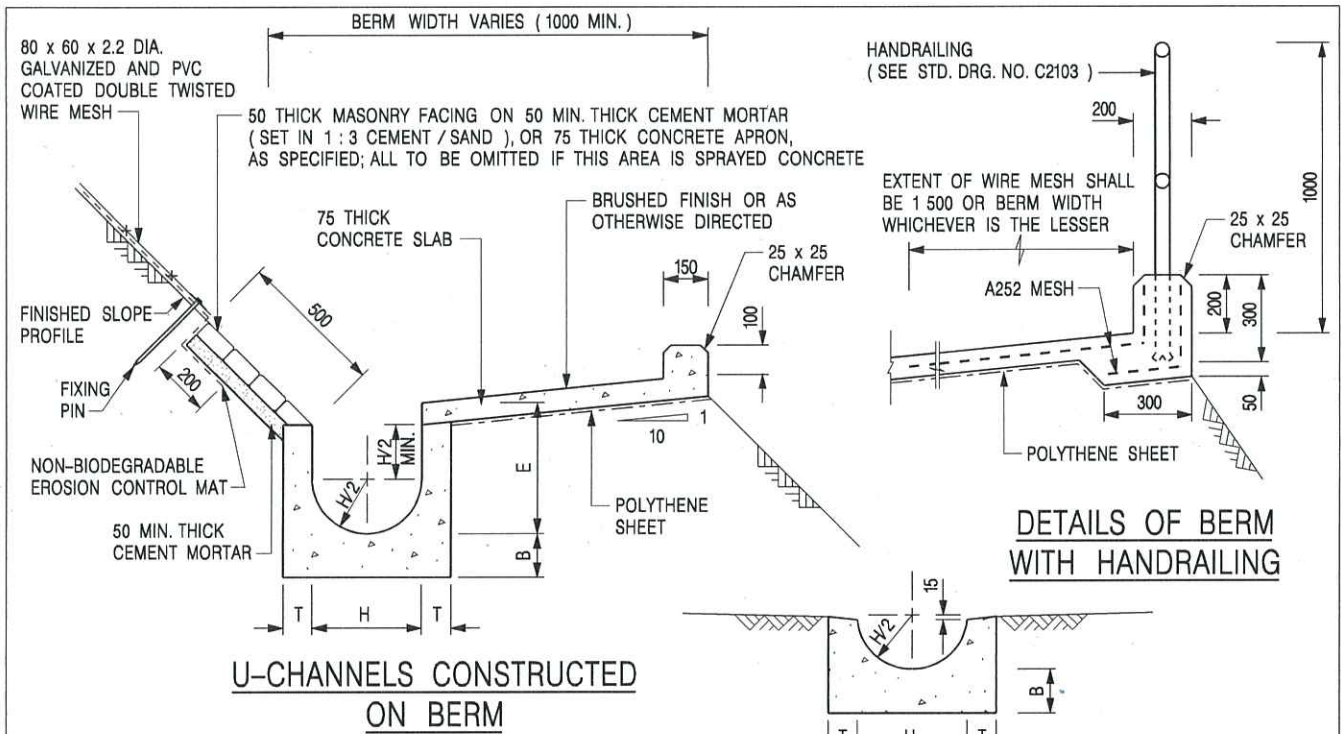
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**NOTES:**

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

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

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

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



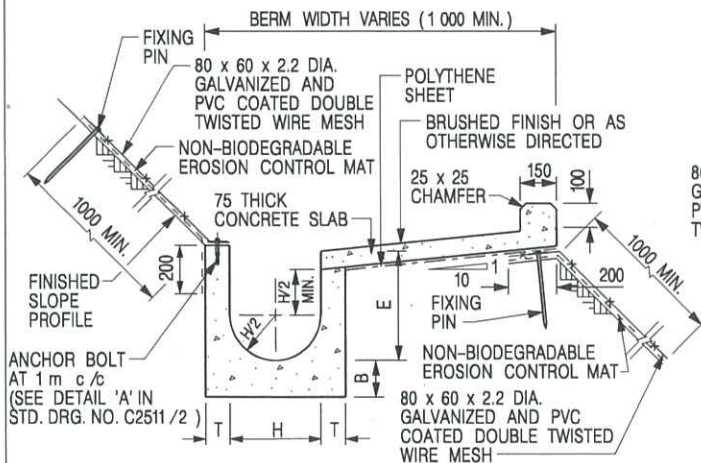
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 25

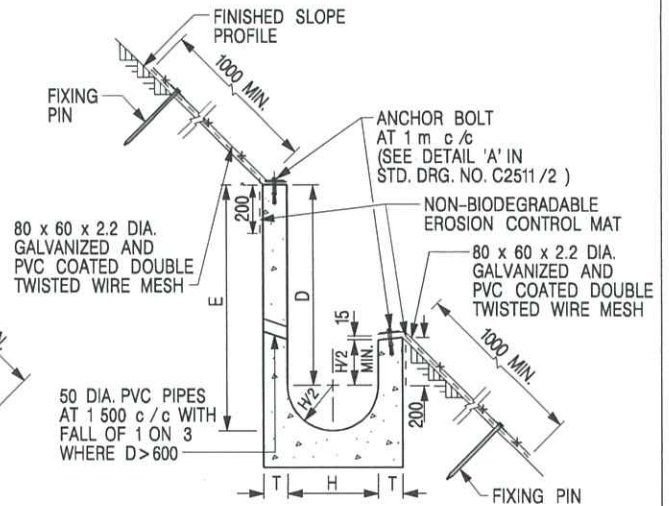
**DRAWING NO.**

**DATE** JAN 1991

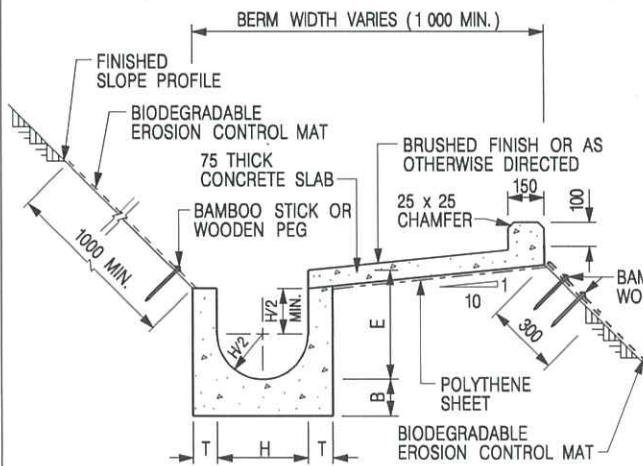
**C24091**



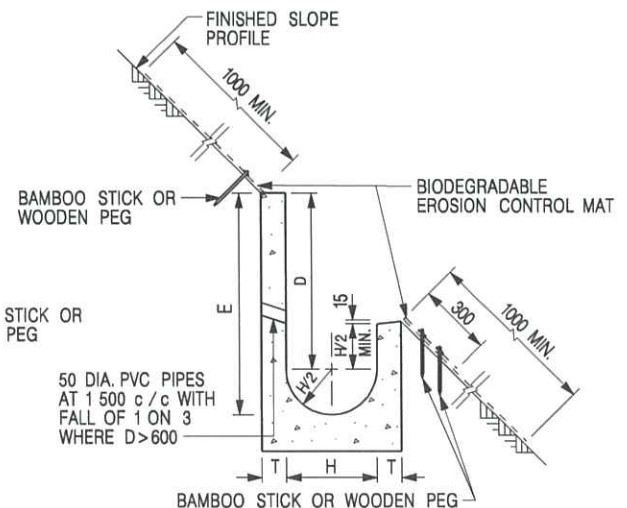
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



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



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



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

**NOTES:**

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

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

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

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



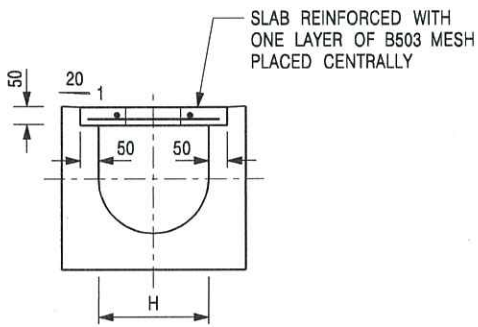
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

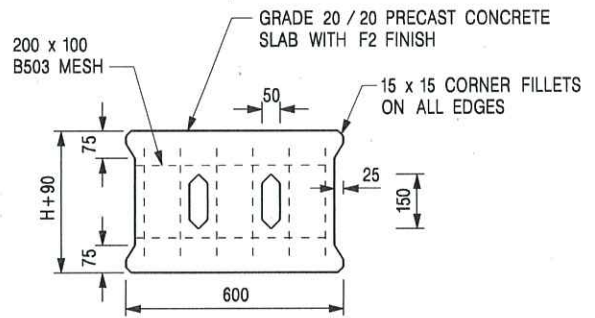
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



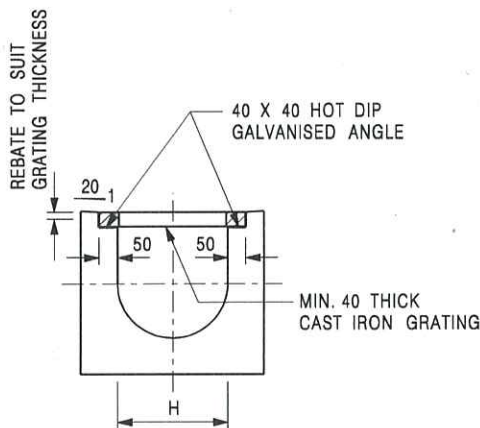
TYPICAL SECTION



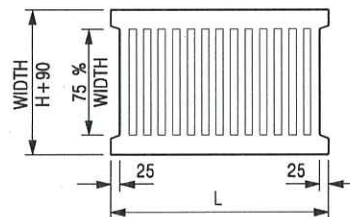
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



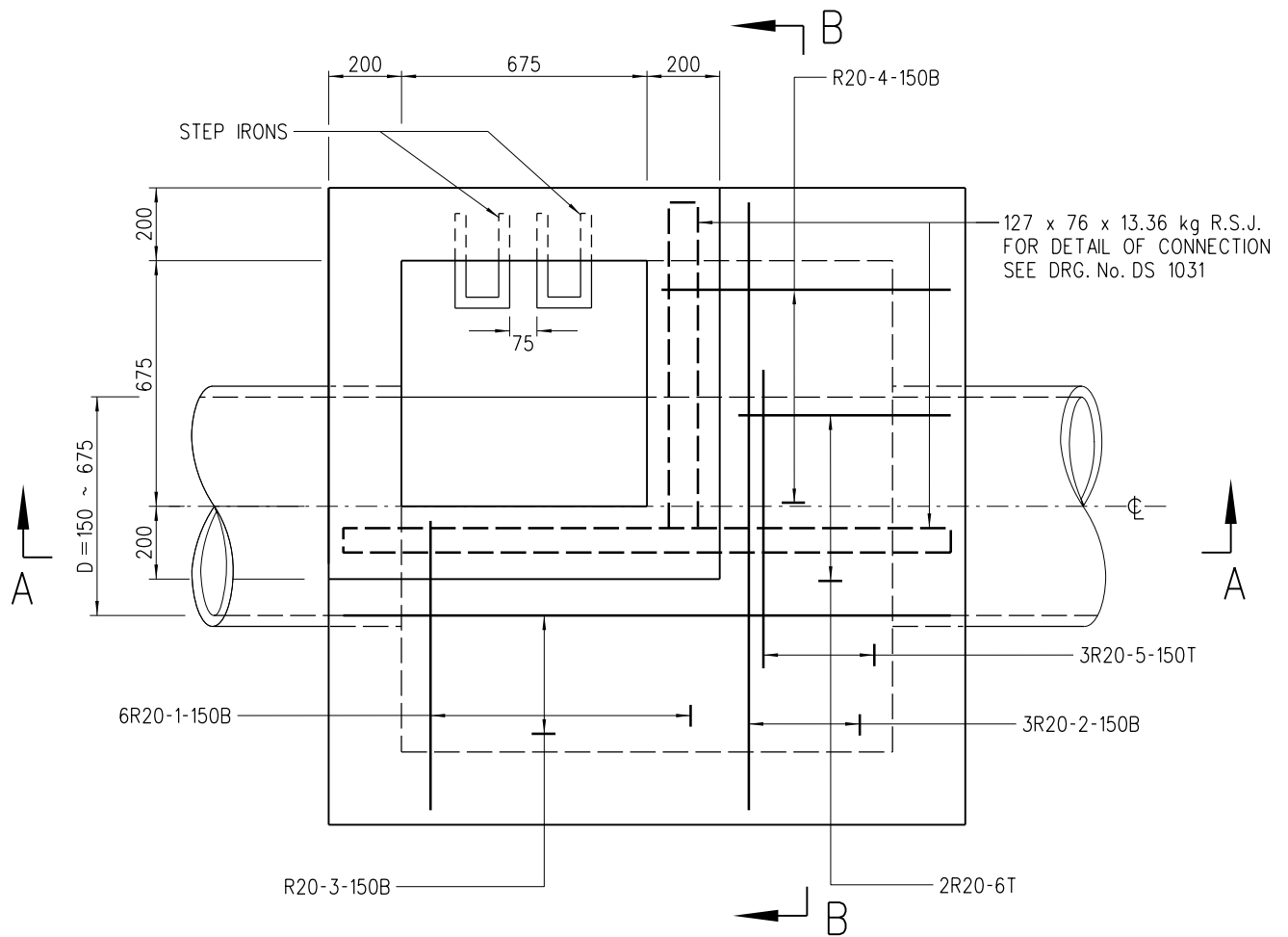
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2412E



### PLAN

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : 150 TO 675 mm
6. NORMAL RANGE OF DEPTH : 1 500 TO 3 000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRG. No. DS 1032
10. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
11. CONCRETE : GRADE 30/20
12. ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
13. MINIMUM COVER AT END OF BARS 40 mm
14. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
15. RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007

STANDARD MANHOLE  
TYPE E1

### DRAINAGE SERVICES DEPARTMENT

REFERENCE

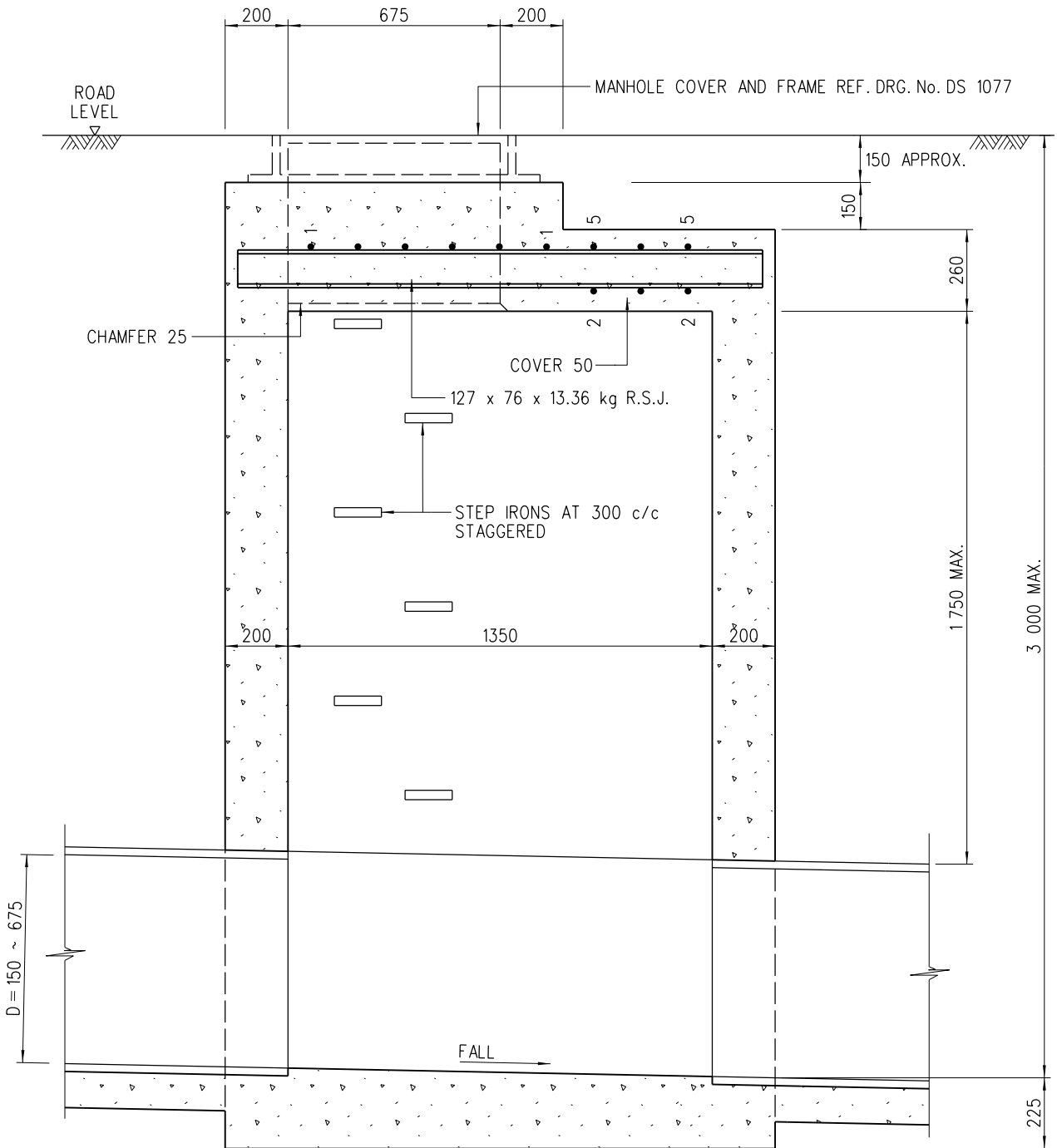
DRAWING No.

SCALE

1 : 20

DS 1080C

( SHEET 1 OF 3 )



**SECTION A-A**

BAR MARKS	SHAPE CODE ○
1 & 4	(99)
2, 3 & 6	(35)
5	(20)

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE E1

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

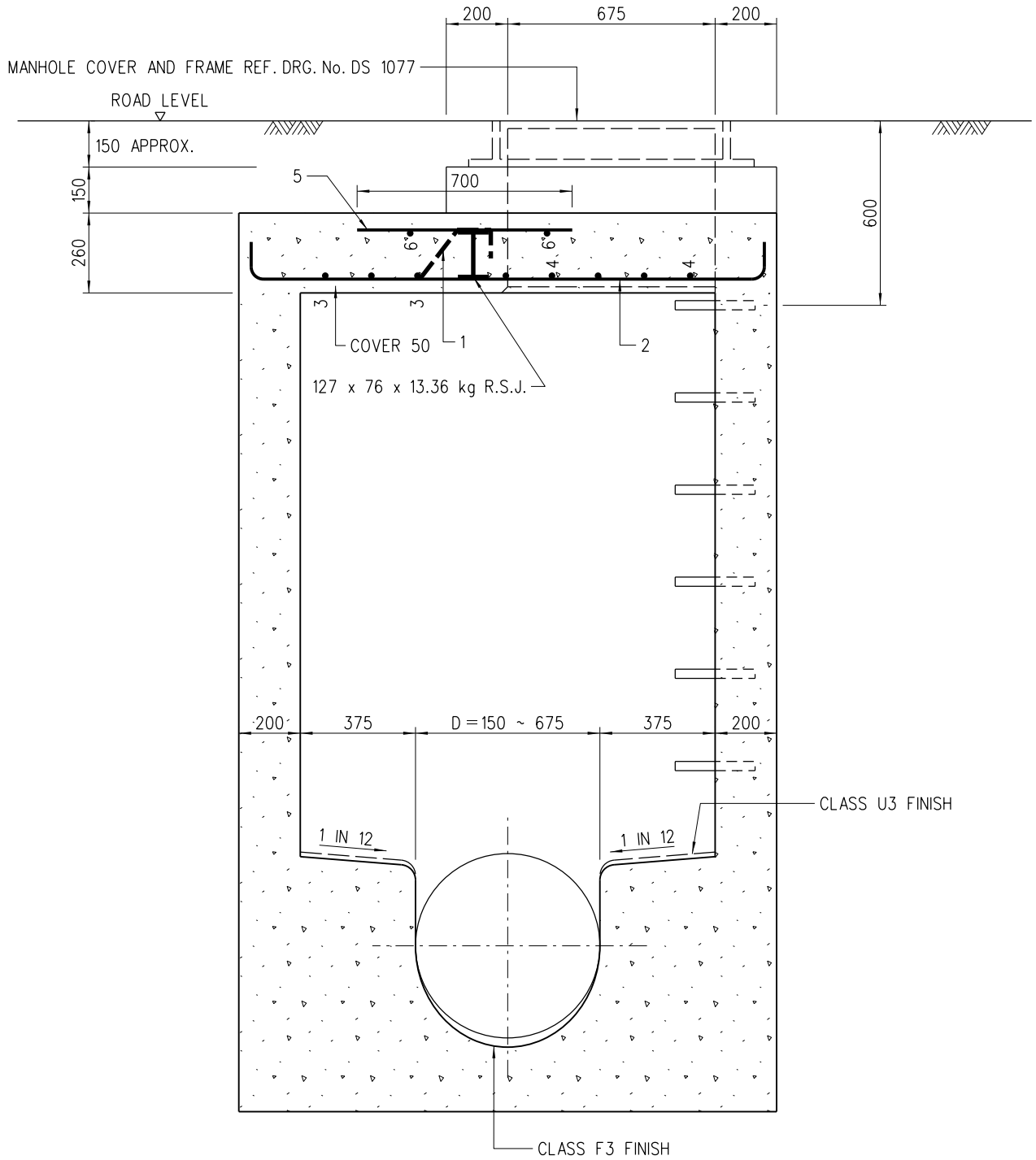
DRAWING No.

SCALE

1 : 20

**DS 1080C**

( SHEET 2 OF 3 )



**SECTION B-B**

C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE E1

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE

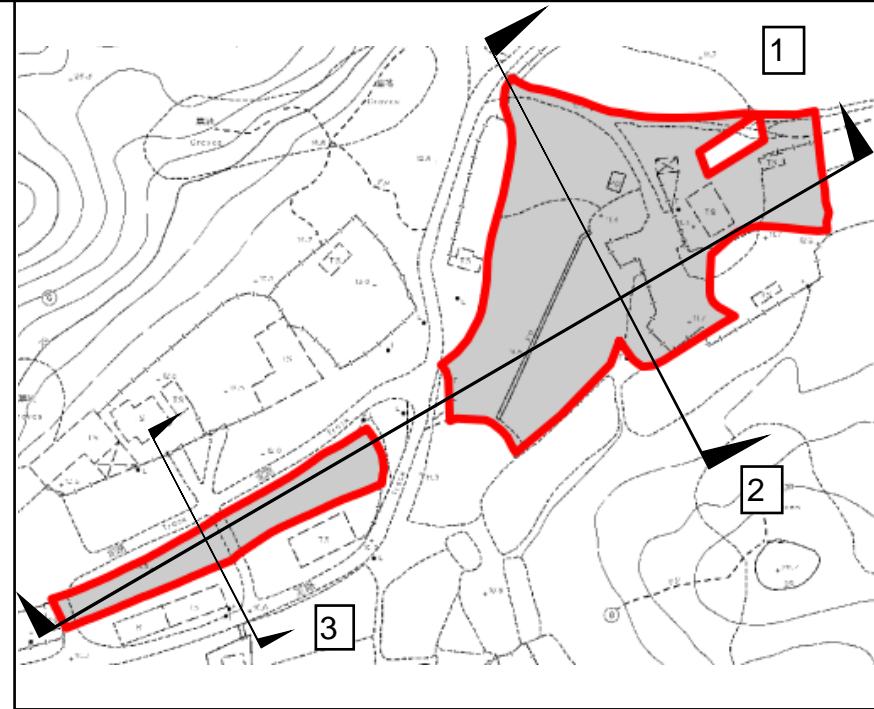
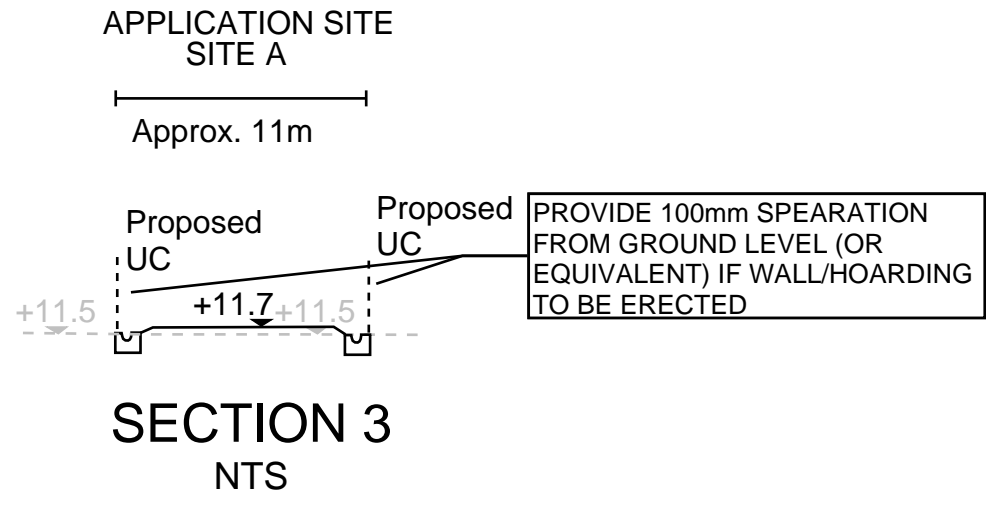
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SCALE

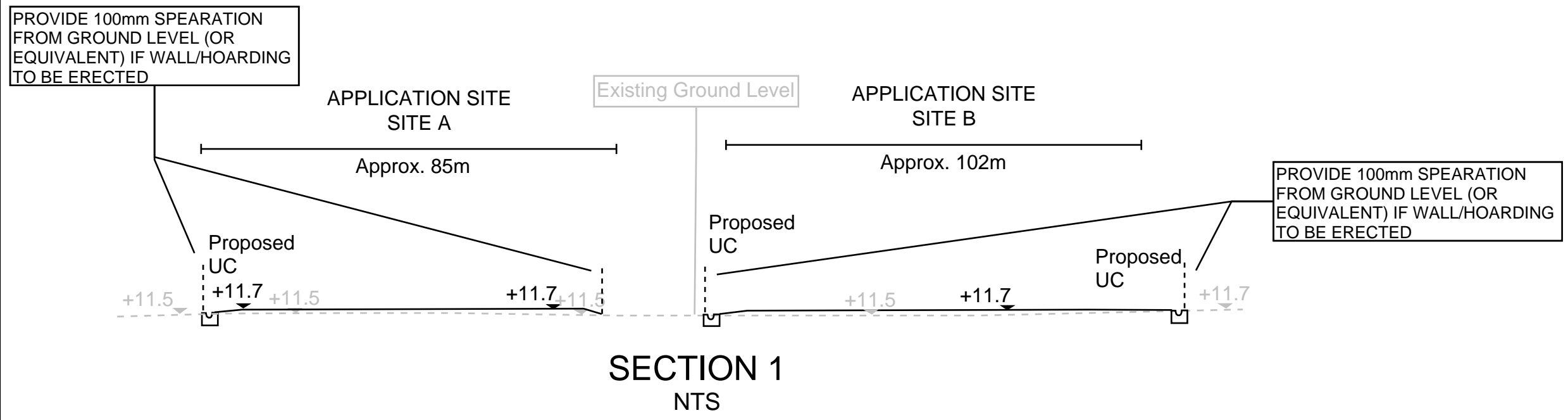
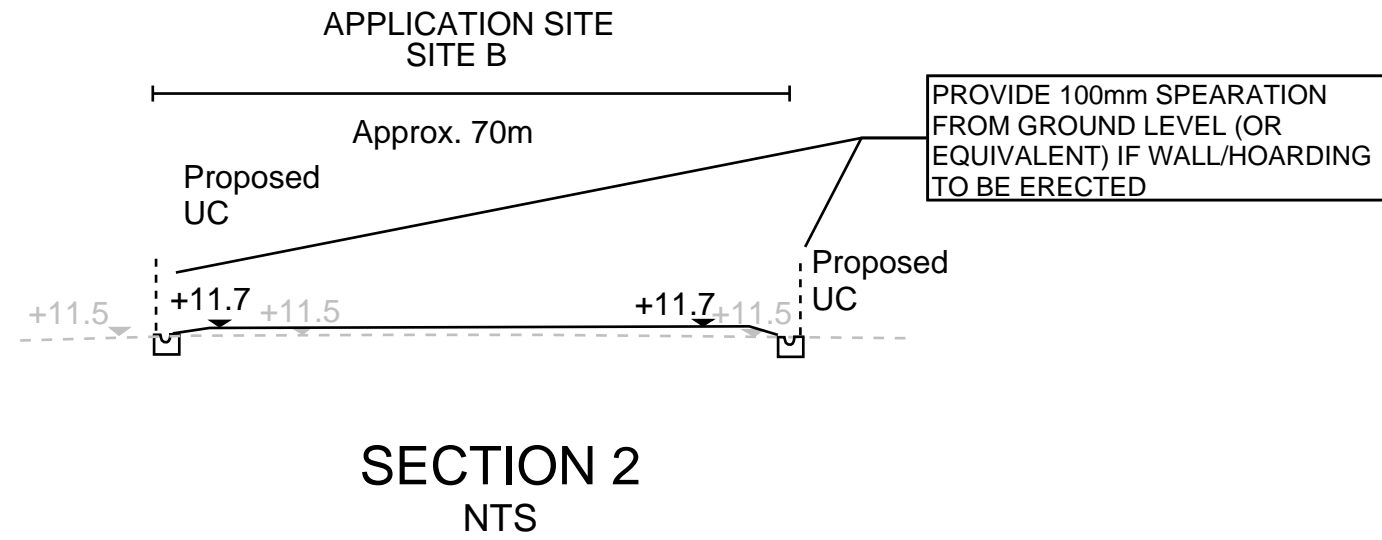
1 : 20

**DS 1080C**

( SHEET 3 OF 3 )

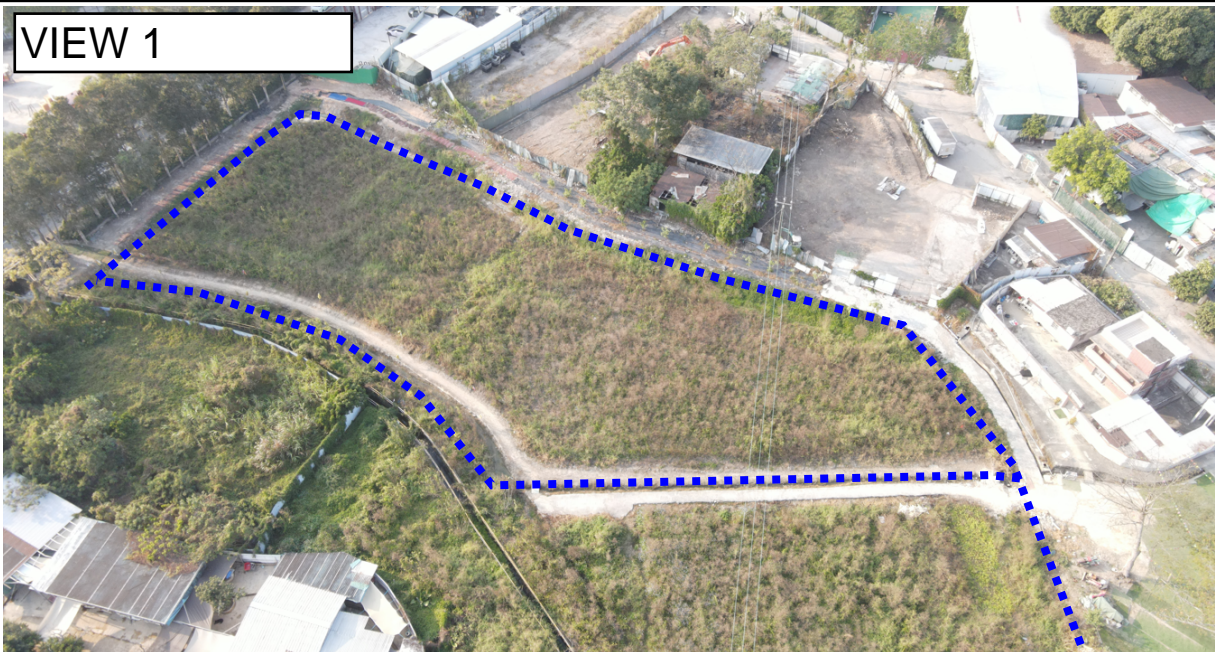


**PROJECT:**  
Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories



SECTIONS

Appendix D



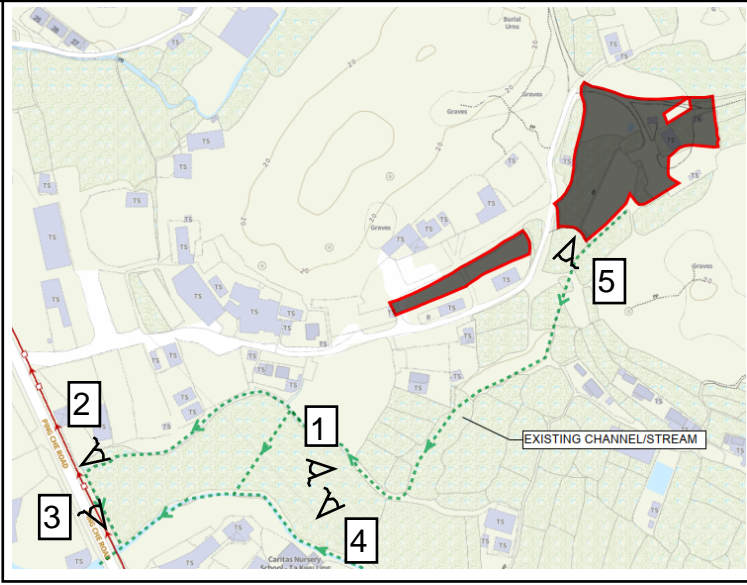
VIEW 1



VIEW 2



VIEW 3



**PROJECT:**  
 Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories

APPLICATION SITE



VIEW 4



VIEW 5

PHOTOS OF SURROUNDINGS

Appendix E