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寄件者: Louis Tse <[REDACTED]>  
寄件日期: 2026年04月27日星期一 17:26  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; [REDACTED]  
主旨: [FI] S.16 Application No. A/YL-KTN/1205 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1205 (20260427).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Louis TSE** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**  
[REDACTED]

Our Ref. : DD107 Lot 1834 & VL  
Your Ref. : TPB/A/YL-KTN/1205

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

**By Email**

27 April 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Railway Reserve” Zones, Various Lots in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/1205)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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 Planning Limited**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk )  
email: isyfung@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in “Comprehensive Development Area (1)”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Railway Reserve” Zones, Various Lots in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/1205)**

- (i) The site boundary of the proposed development has been revised by the applicant (**Annex I, Plans 1 to 6**). The application site (the Site) occupies an area of 9,548m<sup>2</sup> (about) and divided into two portions. All construction materials and machinery would be stored at the designated storage area (i.e. about 6,176m<sup>2</sup>) with stacking height of not more than 3 m (**Plan 5**).
- (ii) A drainage proposal is provided by the applicant to conduct a drainage review for the proposed development (**Annex II**).
- (iii) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)</b>		
Comments received on 21.1.2026		
(a)	There is a watercourse located to the northwest and planned mitigation wetland to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse and mitigation wetland nearby during land filling and operation. Moreover, it is noted from the aerial photo that the subject site is vegetated, yet it is noted from application form (item 6 (e)(iii)) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	Noted. All the proposed works are at least 3 m away from the top of the bank of the existing watercourse. 2.5 m high solid metal wall be erected along the site boundary to separate the Site and the nearby watercourse.  No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for loading/unloading and circulation purposes, the entire Site will be disturbed, and all existing trees will be affected, hence, it is not proposed to retain any of the existing trees at the Site.
Comments received on 26.1.2026		
(a)	As no tree survey data is included in the application, please provide information to prove that " <i>No old and valuable tree or protected species has been identified at the Site</i> " stated in the draft FI.	The Site has been hard paved for site formation of structure, circulations and parking spaces. No tree has been found within the Site.

2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Andrea YAN; Tel: 3168 4049)	
Comments received on 9.2.2026	
(a)	<p>Noting that vegetation clearance has been carried out at the Site recently, please provide justifications for doing so and whether there is any mitigation measure.</p> <p>As heavy loading of structures and vehicles would compact the soiled ground and weaken the ground surface, concrete site formation is required to provide a relatively flat surface for erection of structures, circulation and parking purposes. Therefore, the filling of land at the Site is considered necessary and that has been kept to minimal to meet the operational needs of the proposed development.</p>
(b)	<p>Part of the Site is within Category 3 areas and there is no previous planning approval for the same use. According to TPB PG-No. 13G, applications for open storage use within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals.</p> <p>The site boundary of the proposed development has been revised by the applicant (<b>Annex I, Plans 1 to 6</b>). The entire Site falls within Category 2 areas under TPB PG-No. 13G.</p>
(c)	<p>The site is adjacent to existing ponds and watercourse, further setback from the ponds and watercourse should be considered. Please also provide relevant justifications/documents to demonstrate that there is no adverse drainage, sewerage and ecological impacts arising from the proposed development on the surroundings.</p> <p>A drainage proposal is provided by the applicant to provide mitigation measures for the proposed development (<b>Annex II</b>). According to the submitted drainage proposal, surface runoff will be collected by the proposed drains and discharge to 25m (W) watercourse at the west, which will eventually discharge to Kam Tin River. Therefore, no unacceptable drainage impact is anticipated.</p> <p>2.5m high solid metal wall will be installed by the applicant to separate the Site and the existing ponds and watercourses. Further setback (i.e. at least 3 m buffer area) will also be provided by the applicant to mitigate any potential impacts arising from the proposed development. The applicant will implement good practices under <i>ProPECC PN 1/23</i> when designing on-site sewerage system within the Site.</p>

(d)	The Site is within the application site of a previously approved application No. A/YL-KTN/604 for comprehensive residential development (the Approved Scheme). The Site will form part of the public access road and retail/transport interchange under the Approved Scheme. The applicant should undertake to terminate the propose use and vacate the Site prior to commencement of the proposed works under Approved Scheme as required by the relevant party/authority.	Noted. The application is only on a temporary basis and the applicant agreed to be moved out during the land resumption stage of the development of the Approved Scheme. The applicant will terminate the proposed development and vacate the Site prior to commencement of the proposed works under Approved Scheme as required by the relevant party/authority.
Comments received on 19.3.2026		
(a)	It is noted that the watercourse sandwiched by the two sites has been filled and there is an existing vehicular access running through the two sites, which are inconsistent with the information provided by the applicant in his submission, including the preservation of the watercourse, the location of the proposed ingress/egress and the internal access road arrangement.	Noted. The applicant will strictly follow the proposed scheme after planning permission has been granted by the Town Planning Board (the Board).
<p><b>3. Comments of the Commissioner for Northern Metropolis Railways Office, Highways Department (C for NMR, HyD)</b>  <b>(Contact Person: Mr. Anson FU; Tel: 2762 4039)</b></p>		
(a)	Based on the location plan and the Northern Link (NOL) Scheme Gazette Plan, it is noted that the proposed development site has encroached onto the gazette boundary of NOL and is above the NOL underground railway facilities. Please be advised that the construction of the NOL was commenced in 2025 for completion in 2034, and that the applicant shall ensure that the proposed use would not cause any adverse impact on the construction and operation of the NOL project, and that the relevant statutory requirements should be observed, including but not	Noted. The applicant will strictly follow the relevant statutory requirements, including but not limited to the requirements stipulated under PNAP APP-24. As the application is on a temporary basis, no adverse impact on the construction and operation of the NOL project should be anticipated from the proposed development. Free access will be provided for staff / contractor of Highways Department to carry out construction and inspection works at any time during the planning approval period.

	<p>limited to the requirements stipulated under PNAP APP-24.</p>	
(b)	<p>It is also noted that the estimated maximum trip generation/attraction from the application site would be 4 trips per hour and distributed to Shui Mei Road. Please be advised that Shui Mei Road is one of the major construction and operation access of NOL, and the applicant shall ensure that the traffic generated/attracted does not have any adverse impact on the construction and operation of the NOL project.</p>	<p>According to the applicant with open storage operation experience, it is estimated that only 4 trips of private car and container vehicles will be generated by the proposed development during the AM and PM peaks. Only 2 trips will be generated by light goods vehicles during the non-peak hours. As infrequent vehicular trips will be generated, adverse traffic impact on Shui Mei Road should not be anticipated.</p>

**Annex I**  
Revised Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
TANG Chi Man 鄧子文

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
R-riches Planning Limited 盈卓規劃有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 9,548 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 9,548 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... N/A ..... sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... N/A .....
Proposed domestic floor area 擬議住用樓面面積	..... N/A ..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N/A ..... sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N/A ..... sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) N/A ..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2 .....
Motorcycle Parking Spaces 電單車車位	..... N/A .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A .....
Coach Spaces 旅遊巴車位	..... N/A .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1(LGV) .....
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... Container Vehicle ..... 2 .....

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	9,548 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Comprehensive Development Area (1)" Zone "Other Specified Uses" annotated "Railway Reserve"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years

**Annex II**  
Drainage Proposal

PROPOSED TEMPORARY OPEN STORAGE OF  
CONSTRUCTION MATERIALS AND MACHINERY FOR A  
PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 107,  
CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG,  
NEW TERRITORIES

## Drainage Proposal

**Apr 2026**



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# 1 Introduction

## 1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part) and 1839 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years'.
- 1.1.2 This report aims to support the development in drainage aspect.

## 1.2 Application Site

- 1.2.1 The application site is located to the south of Cheung Chun San Tsuen. It has an area of approx. 9,599 m<sup>2</sup>. The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mostly unpaved. Existing levels are various from approximately +3.0 to +6.2 mPD. The applicant intended to maintain the existing levels. No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing approx.. 25m width watercourse at the west of the site. **Figure 2** indicates the existing drainage system of the area.

## 2 Development Proposal

### 2.1 The Proposed Development

2.1.1 The total site area is approximately 9,599 m<sup>2</sup>. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m <sup>2</sup> )	9,599
Paved Area after Development (m <sup>2</sup> )	9,599

**Table 1 – Site Development Area**

## 3 Assessment Criteria

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

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

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

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted.

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

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

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

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:

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

where,

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

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

k<sub>f</sub> = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

## 4 Proposed Drainage System

### 4.1. Proposed Channels

- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A1**. The channels are proposed to be discharged to existing 25m (W) watercourse at the west of the site.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

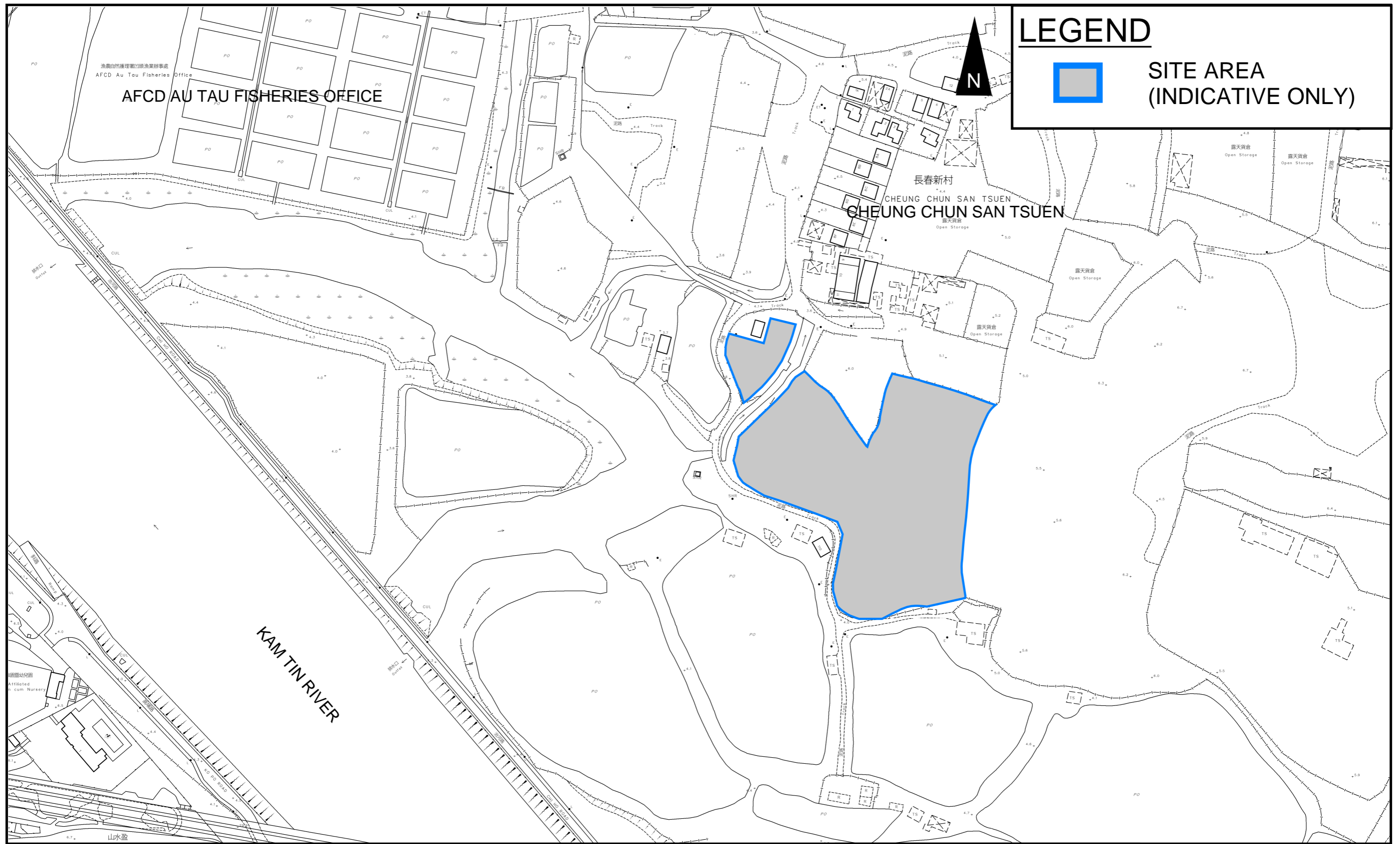
## 5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharge to 25m (W) watercourse at the west, which will eventually discharge to Kam Tin River .
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

# FIGURES

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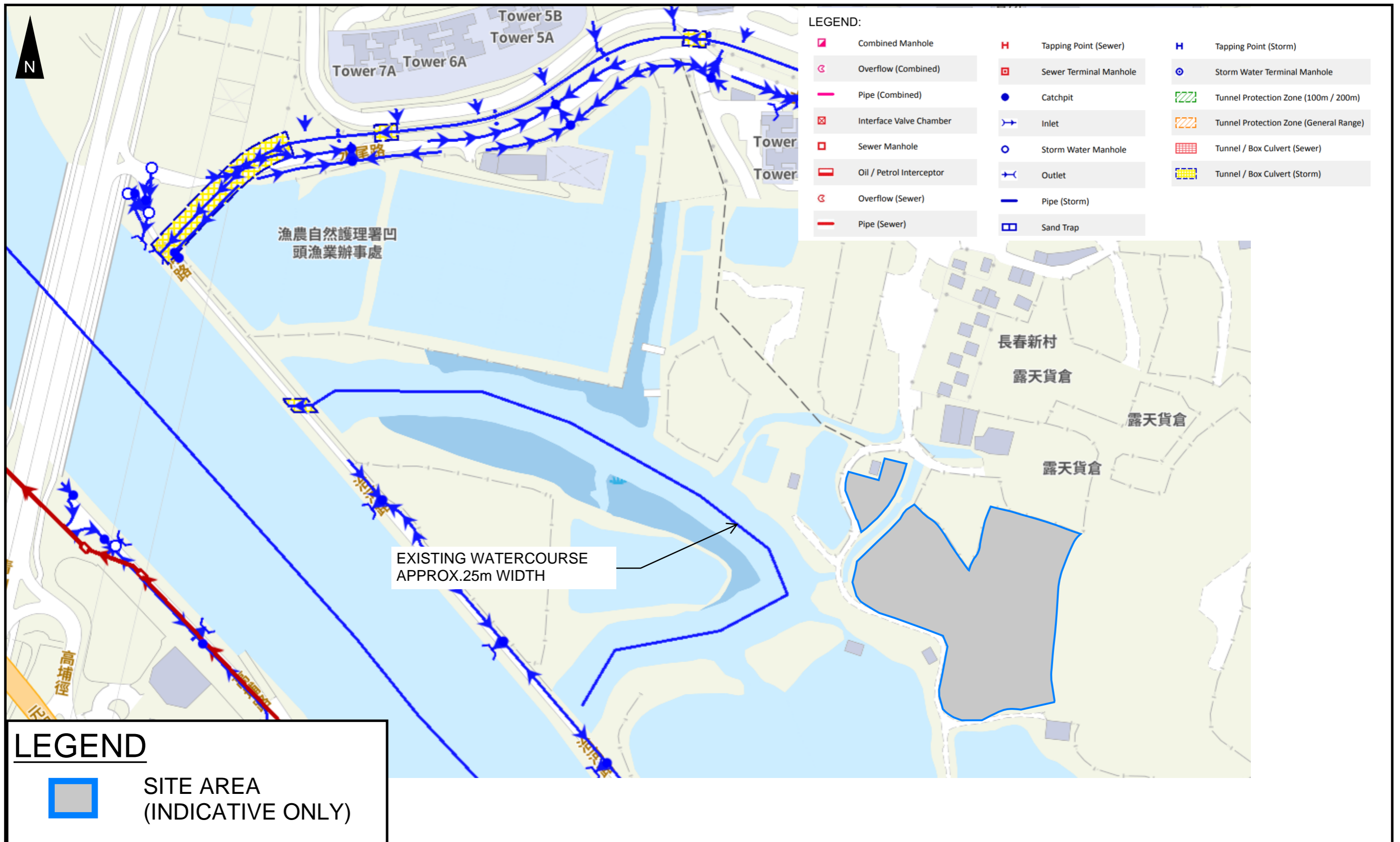
**PROJECT:**  
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
 FOR A PERIOD OF 3 YEARS

**TITLE**  
 SITE LOCATION PLAN

**FIGURE NUMBER**  
 FIGURE 1

**LOCATION:**  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW  
 TERRITORIES

VER	DESCRIPTION	DATE



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


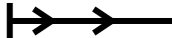


**TITLE**  
 EXISTING DRAINAGE PLAN

**FIGURE NUMBER**  
 FIGURE 2

**LOCATION:**  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW  
 TERRITORIES

VER	DESCRIPTION	DATE

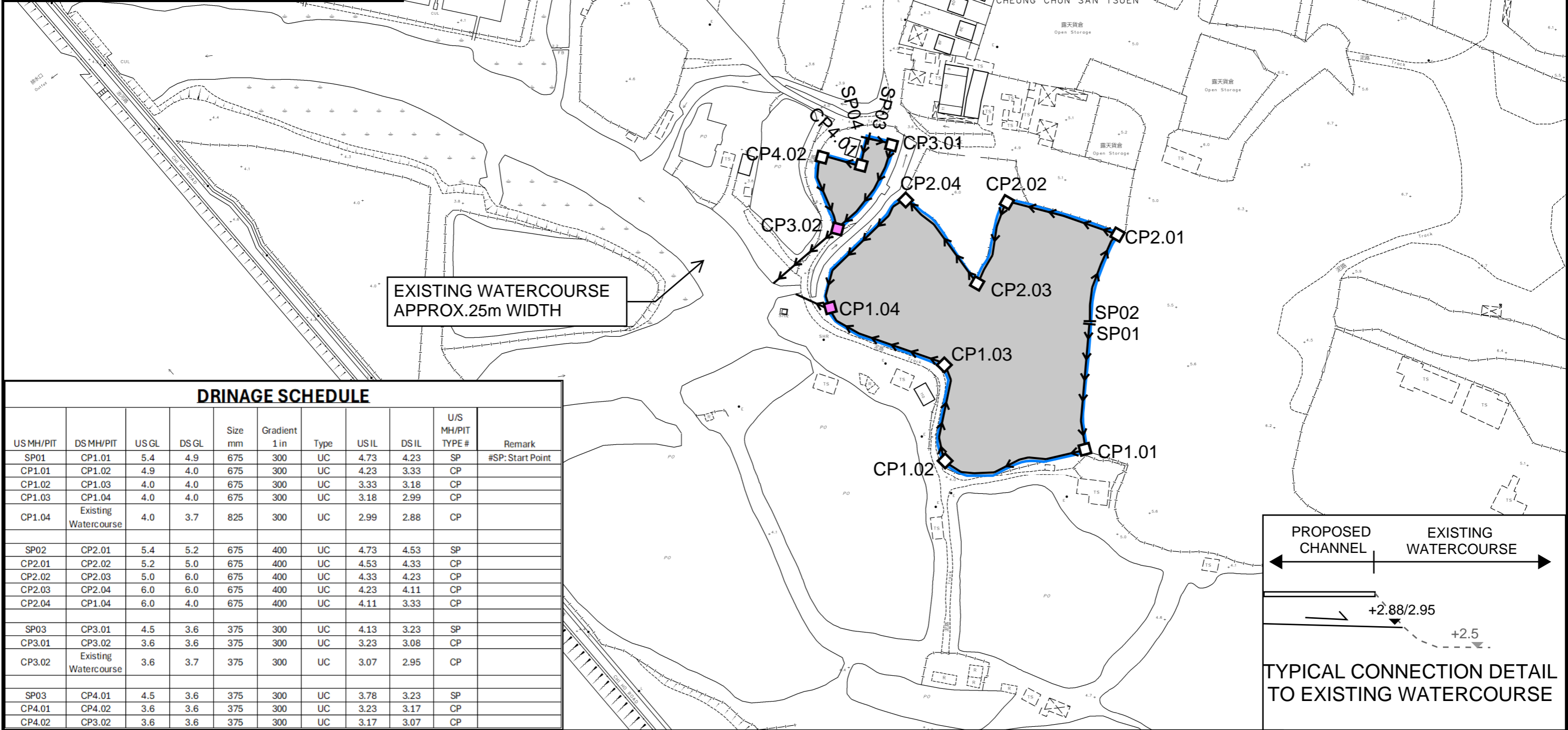
### LEGEND

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

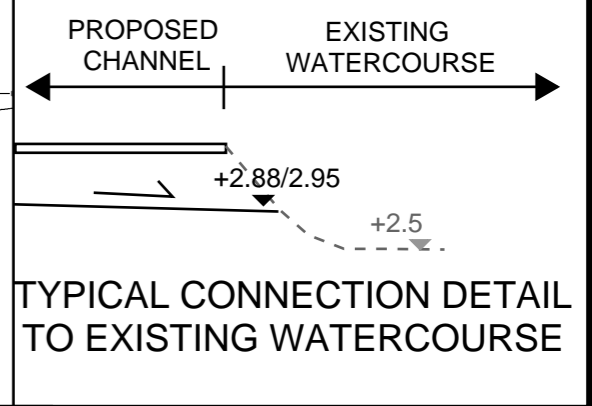


### NOTES:

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



DRAINAGE SCHEDULE										
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	USIL	DSIL	U/S MH/PIT TYPE #	Remark
SP01	CP1.01	5.4	4.9	675	300	UC	4.73	4.23	SP	#SP: Start Point
CP1.01	CP1.02	4.9	4.0	675	300	UC	4.23	3.33	CP	
CP1.02	CP1.03	4.0	4.0	675	300	UC	3.33	3.18	CP	
CP1.03	CP1.04	4.0	4.0	675	300	UC	3.18	2.99	CP	
CP1.04	Existing Watercourse	4.0	3.7	825	300	UC	2.99	2.88	CP	
SP02	CP2.01	5.4	5.2	675	400	UC	4.73	4.53	SP	
CP2.01	CP2.02	5.2	5.0	675	400	UC	4.53	4.33	CP	
CP2.02	CP2.03	5.0	6.0	675	400	UC	4.33	4.23	CP	
CP2.03	CP2.04	6.0	6.0	675	400	UC	4.23	4.11	CP	
CP2.04	CP1.04	6.0	4.0	675	400	UC	4.11	3.33	CP	
SP03	CP3.01	4.5	3.6	375	300	UC	4.13	3.23	SP	
CP3.01	CP3.02	3.6	3.6	375	300	UC	3.23	3.08	CP	
CP3.02	Existing Watercourse	3.6	3.7	375	300	UC	3.07	2.95	CP	
SP04	CP4.01	4.5	3.6	375	300	UC	3.78	3.23	SP	
CP4.01	CP4.02	3.6	3.6	375	300	UC	3.23	3.17	CP	
CP4.02	CP3.02	3.6	3.6	375	300	UC	3.17	3.07	CP	



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

**TITLE**  
 PROPOSED DRAINAGE SYSTEM

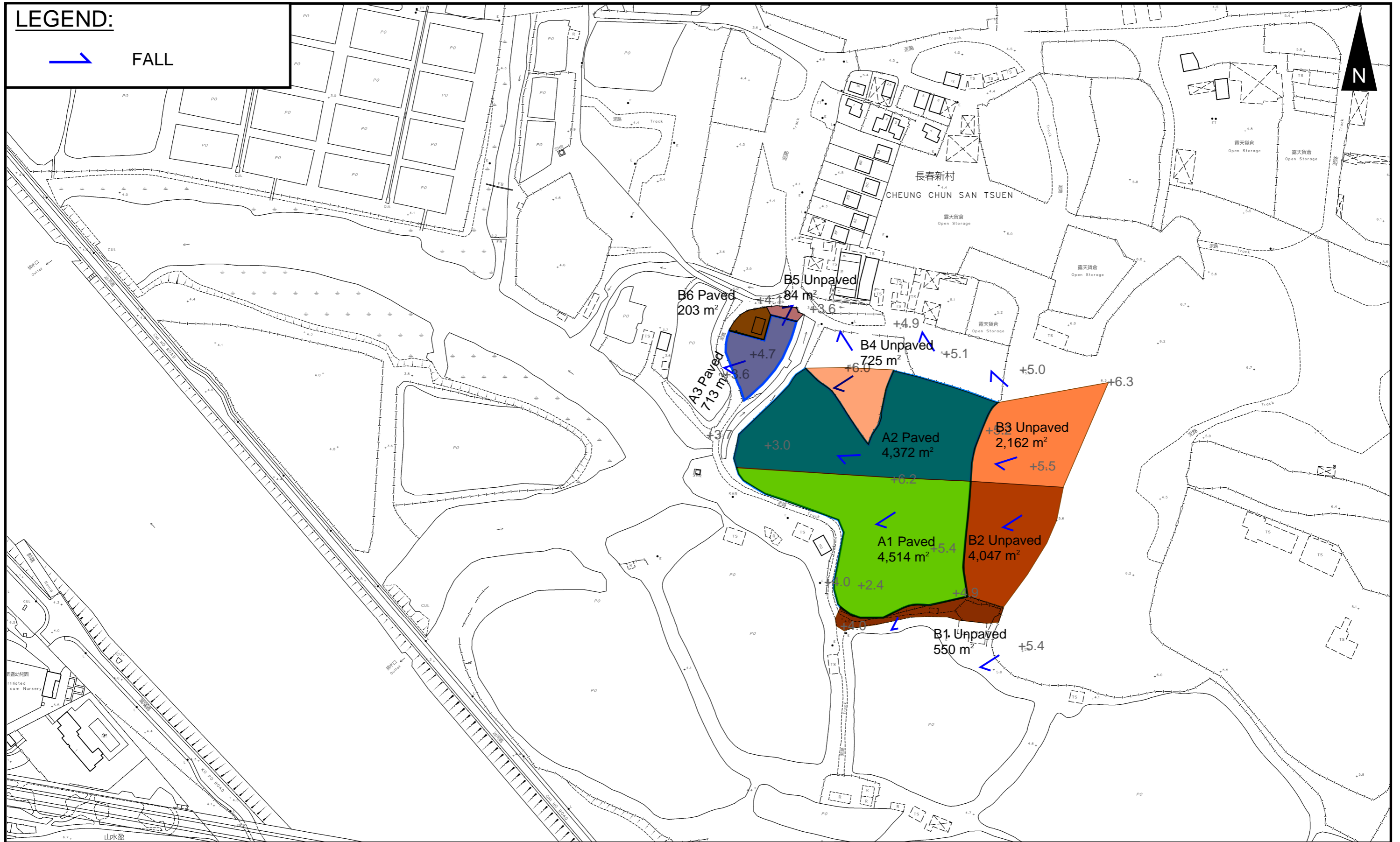
**FIGURE NUMBER**  
 FIGURE 3

**LOCATION:**  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND:**

 FALL



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


**TITLE**  
 CATCHMENT PLAN

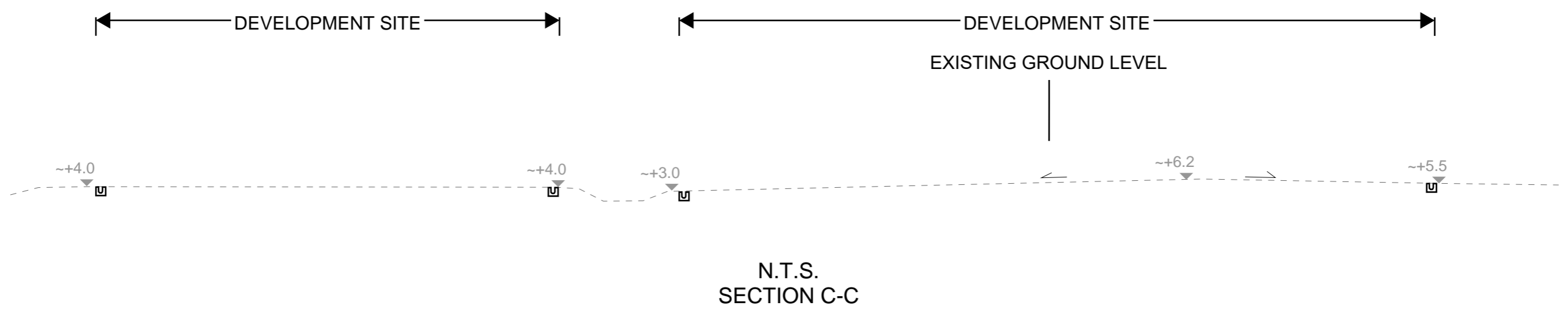
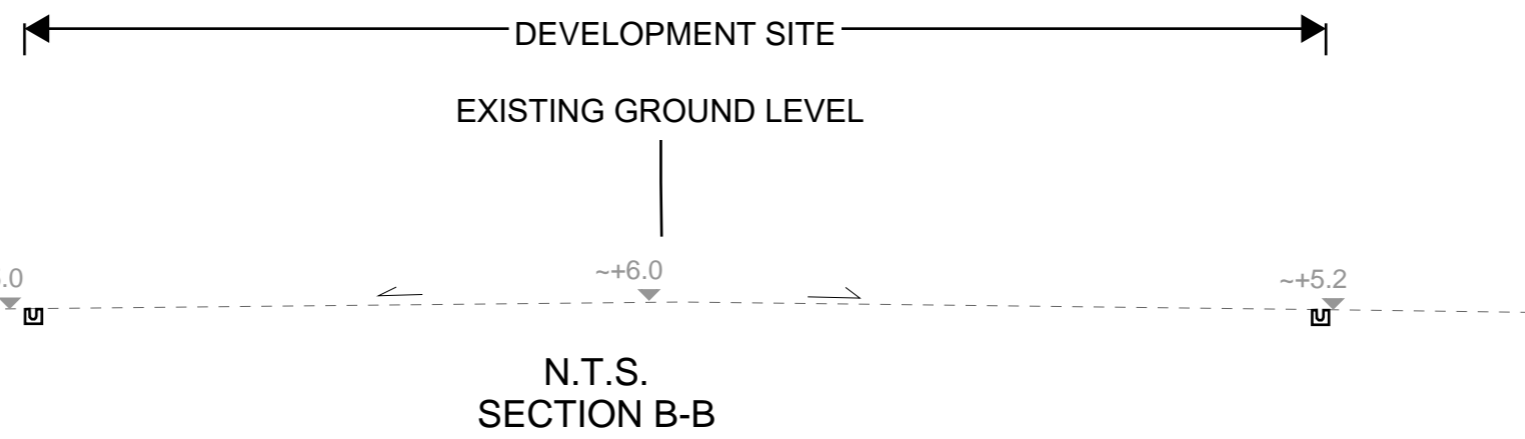
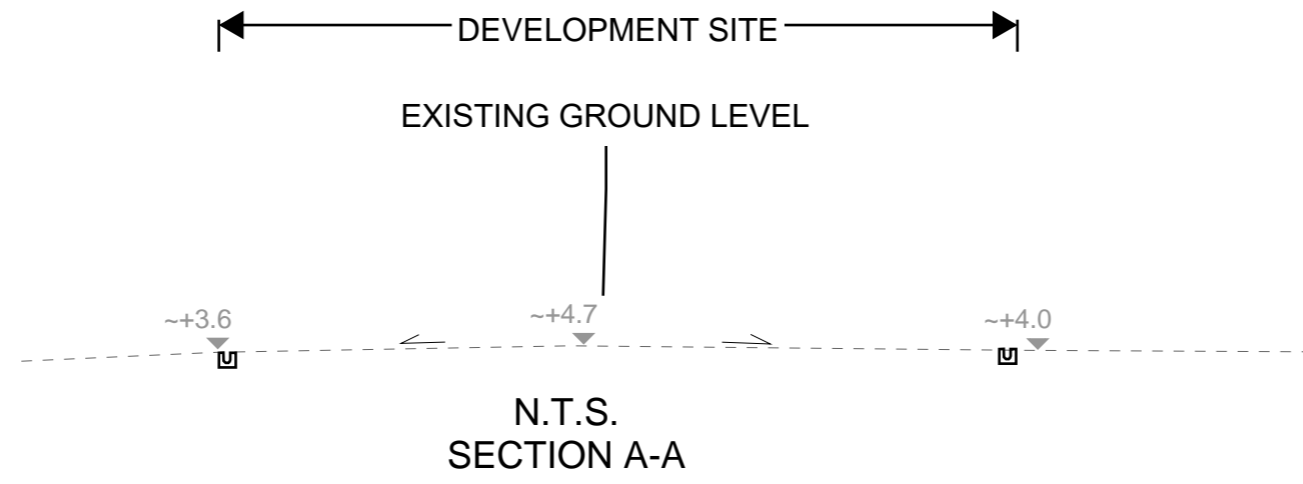
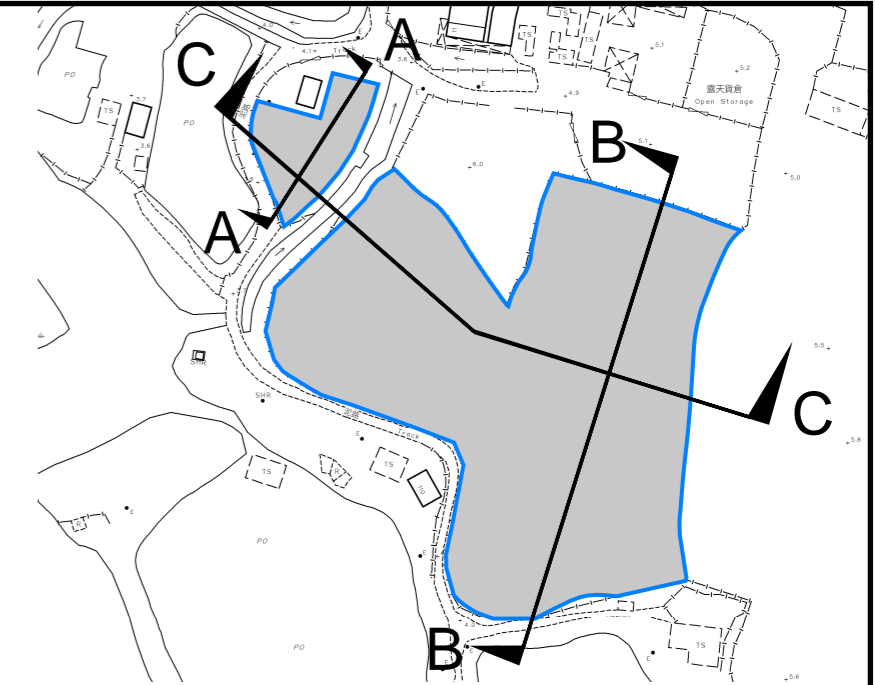
**FIGURE NUMBER**  
 FIGURE 4

**LOCATION:**  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW  
 TERRITORIES

VER	DESCRIPTION	DATE

**LEGEND**

 SITE AREA (INDICATIVE ONLY)



<p><b>PROJECT:</b> PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS</p>	<p><b>TITLE</b> SECTIONS</p>	<p><b>FIGURE NUMBER</b> FIGURE 5</p>		
<p><b>LOCATION:</b> VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES</p>		<p>VER</p>	<p>DESCRIPTION</p>	<p>DATE</p>

# APPENDIX

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## Appendix A: Design Calculation

Zone

HKO
-----

Return Period	1 in	50	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

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

Catchment	A1	A2	A3	B1	B2	B3	B4	B5	B6									
Total Area	4514	4372	713	550	4047	2162	725	84	203									
Hard Paved Area	4514	4372	713	0	0	0	0	0	203									
Unpaved Area	0	0	0	550	4047	2162	725	84	0									
Equival. Area	4288.3	4153.4	677.35	192.5	1416.45	756.7	253.75	29.4	192.85									

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

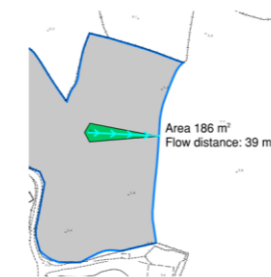
Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s##	Capacity m <sup>3</sup> /s	Catchments	Total Equivalent Area m <sup>2</sup>	ToC min	Intensity mm/hr ##	Total Discharge m <sup>3</sup> /s	Utilization n	Remark
SP01	CP1.01	5.40	4.90	675	300	UC	4.73	4.23	SP	53.8	1.57	0.64	A1,B2	5704.75	2.90	294	0.47	73.1%	
CP1.01	CP1.02	4.90	4.00	675	300	UC	4.23	3.33	CP	63.2	1.57	0.64	A1,B1,B2	5897.25	3.47	285	0.47	73.3%	
CP1.02	CP1.03	4.00	4.00	675	300	UC	3.33	3.18	CP	42.9	1.57	0.64	A1,B1,B2	5897.25	4.14	276	0.45	70.8%	
CP1.03	CP1.04	4.00	4.00	675	300	UC	3.18	2.99	CP	56.9	1.57	0.64	A1,B1,B2	5897.25	4.60	270	0.44	69.4%	
CP1.04	Existing Watercourse	4.00	3.70	825	300	UC	2.99	2.88	CP	16	1.79	1.09	A1,A2,B1,B2,B3,B4	11061.10	5.80	257	0.79	72.5%	
SP02	CP2.01	5.40	5.20	675	400	UC	4.73	4.53	SP	39.5	1.36	0.55	A2,B3	4910.10	2.90	294	0.40	72.7%	
CP2.01	CP2.02	5.20	5.00	675	400	UC	4.53	4.33	CP	49.4	1.36	0.55	A2,B3	4910.10	3.38	286	0.39	70.8%	
CP2.02	CP2.03	5.00	6.00	675	400	UC	4.33	4.23	CP	37.9	1.36	0.55	A2,B3,B4	5163.85	3.99	278	0.40	72.2%	
CP2.03	CP2.04	6.00	6.00	675	400	UC	4.23	4.11	CP	47.9	1.36	0.55	A2,B3,B4	5163.85	4.46	272	0.39	70.6%	
CP2.04	CP1.04	6.00	4.00	675	400	UC	4.11	3.33	CP	61.2	1.36	0.55	A2,B3,B4	5163.85	5.04	265	0.38	68.8%	
SP03	CP3.01	4.50	3.60	375	300	UC	4.13	3.23	SP	10.3	1.06	0.13	A3,B5	706.75	2.90	294	0.06	43.4%	
CP3.01	CP3.02	3.60	3.60	375	300	UC	3.23	3.08	CP	43.8	1.06	0.13	A3,B5	706.75	3.09	291	0.06	43.0%	
CP3.02	Existing Watercourse	3.60	3.70	375	300	UC	3.07	2.95	CP	35.8	1.06	0.13	A3,B5,B6	899.60	3.81	280	0.07	52.7%	
SP03	CP4.01	4.50	3.60	375	300	UC	3.78	3.23	SP	12.2	1.06	0.13	A3,B6	870.20	2.90	294	0.07	53.5%	
CP4.01	CP4.02	3.60	3.60	375	300	UC	3.23	3.17	CP	17.3	1.06	0.13	A3,B6	870.20	3.09	291	0.07	52.9%	
CP4.02	CP3.02	3.60	3.60	375	300	UC	3.17	3.07	CP	28.4	1.06	0.13	A3,B6	870.20	3.36	287	0.07	52.1%	

#SP: Start Point  
## : With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

### Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) =	tc =
A	L	H1	H2	= (H1-H2)/L x 100	0.14465L / (H <sup>0.2</sup> A <sup>0.1</sup> )	to + tf
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
186	39	6.2	5.4	2.051	2.9	2.9

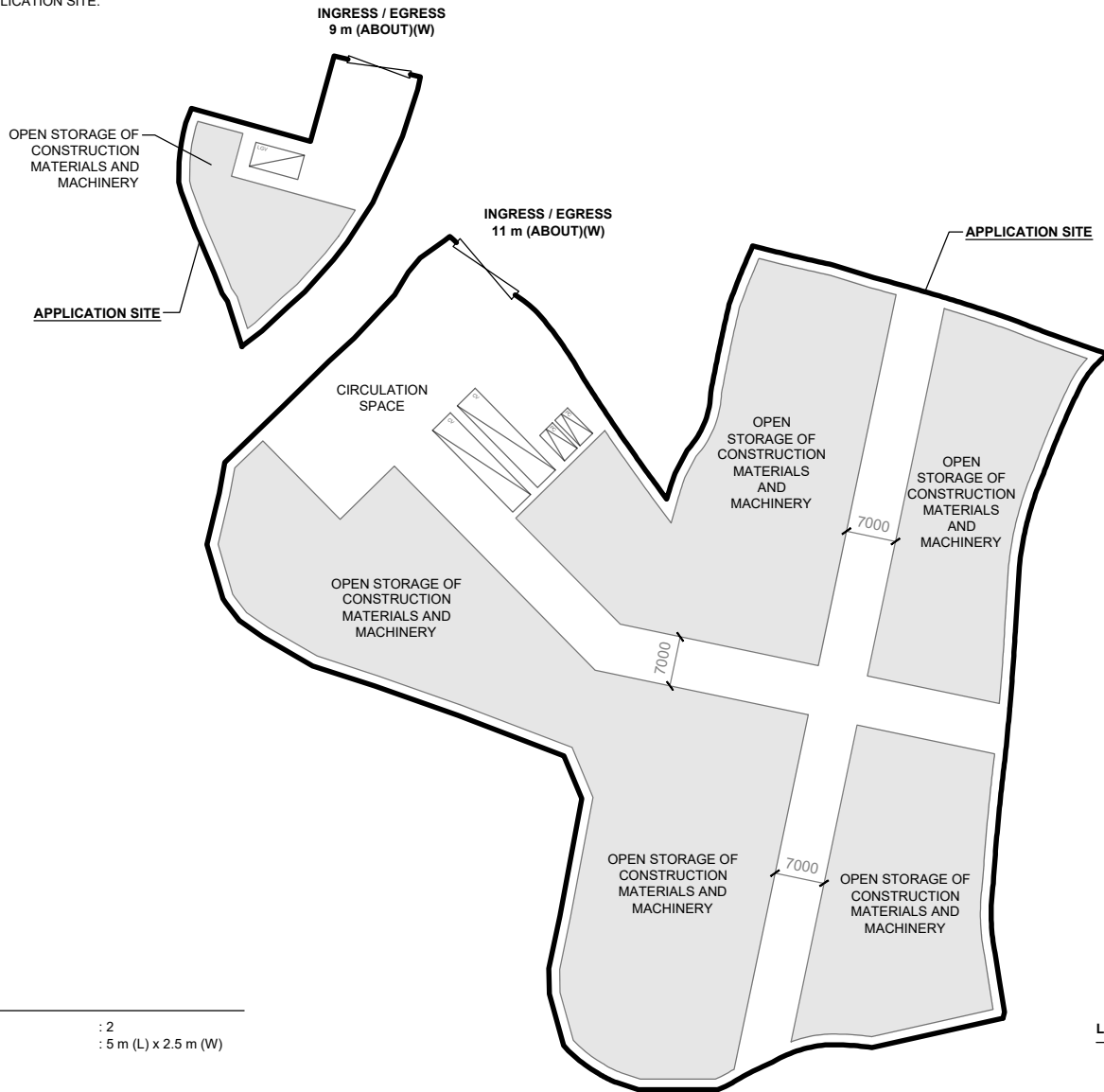


# APPENDIX B - PROPOSED SITE LAYOUT PLAN

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,599 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 9,599 m <sup>2</sup>	(ABOUT)
OPEN STORAGE AREA	: 6,233 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

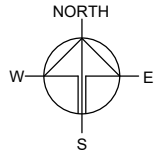
## LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

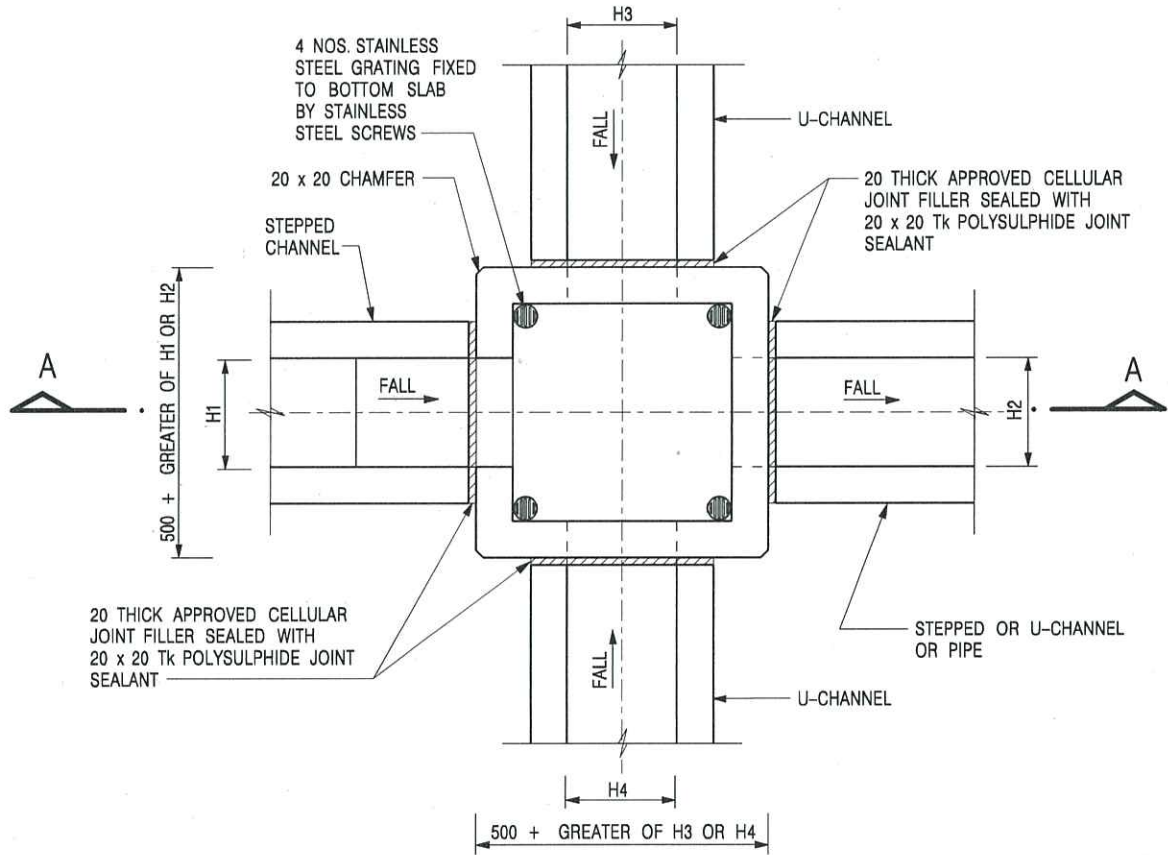
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DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
APPROVED BY	DATE

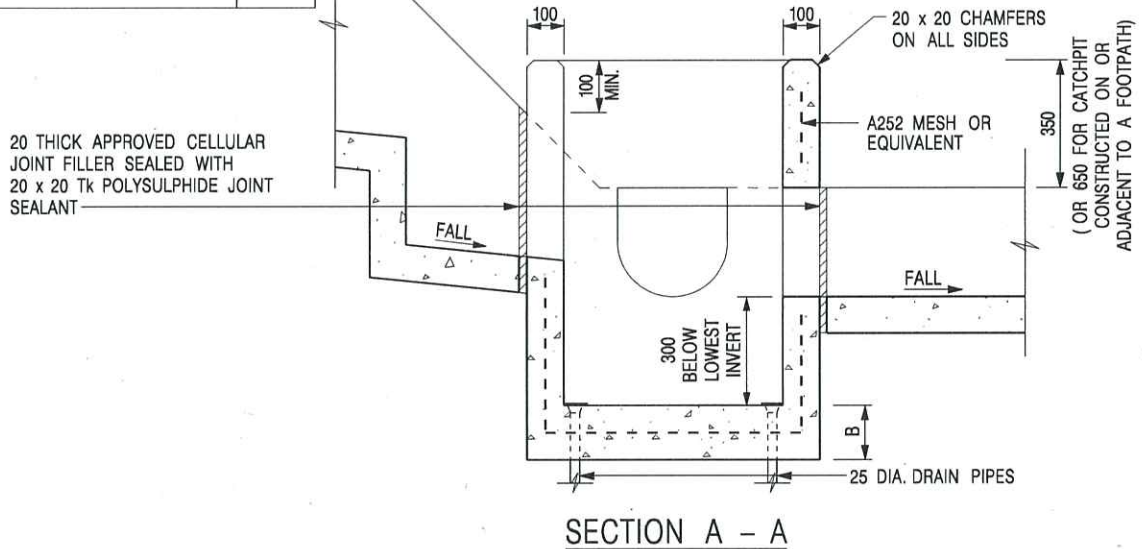
DWG. TITLE  
LAYOUT PLAN

DWG. NO.	VER.
PLAN 5	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.

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

CATCHPIT WITH TRAP  
(SHEET 1 OF 2)



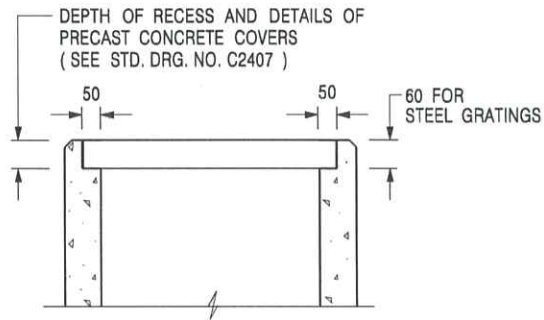
CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /1



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

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

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

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



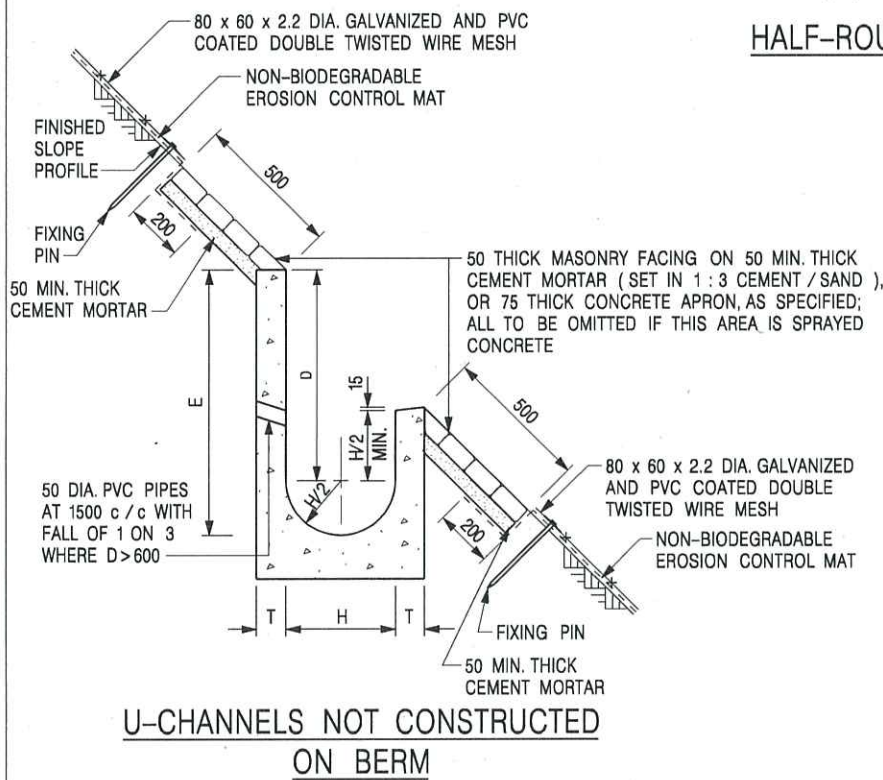
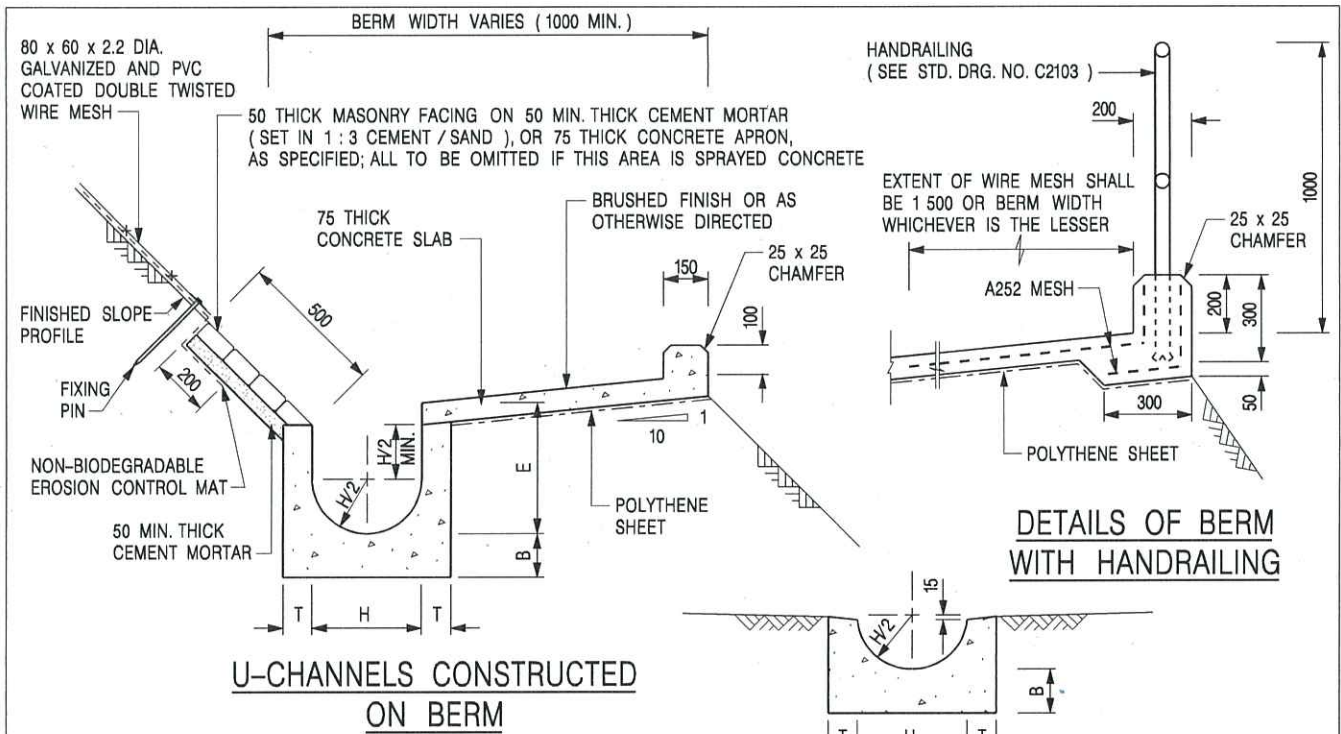
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2406 /2A**



**NOTES:**

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

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

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

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



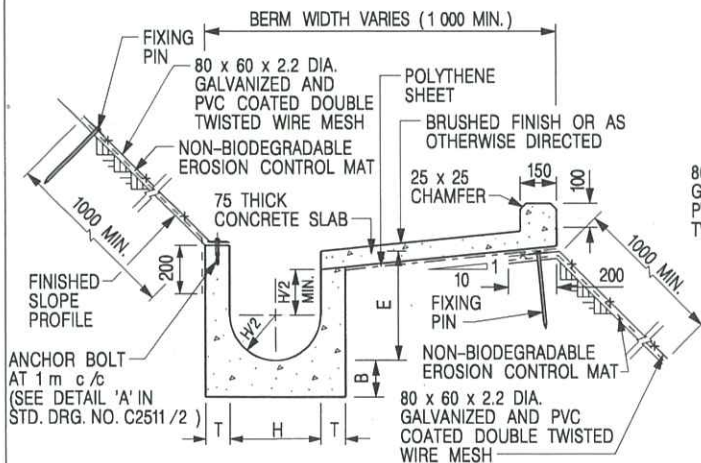
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 25

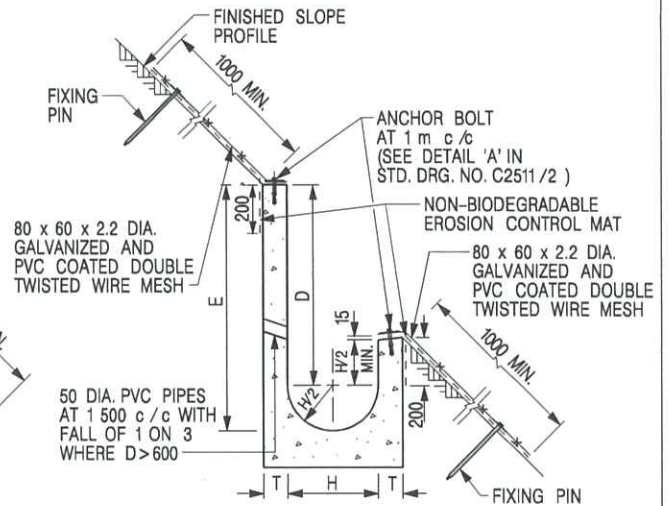
**DRAWING NO.**

**DATE** JAN 1991

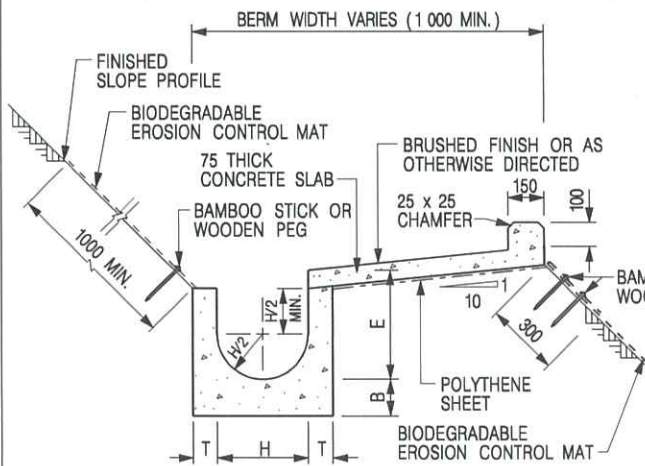
**C24091**



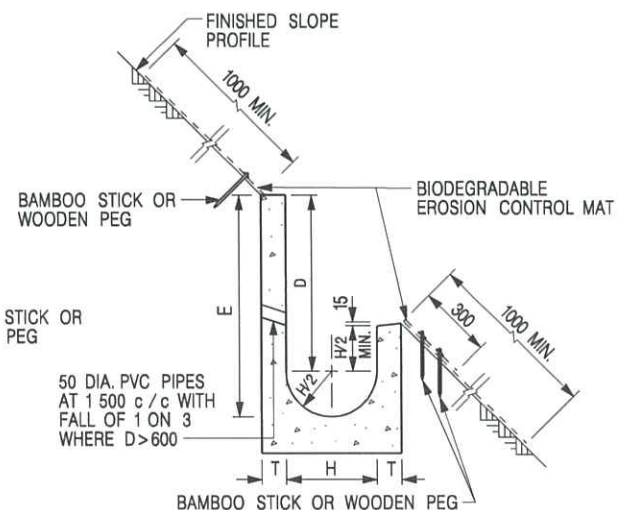
**U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT**



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



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



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

**NOTES:**

- 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)**



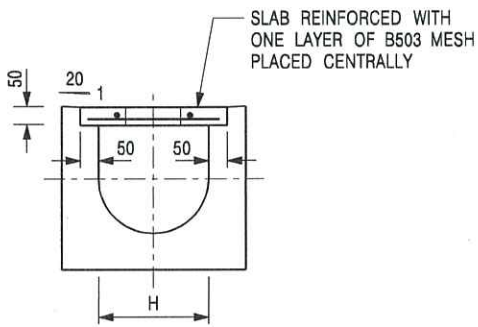
**CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE** DIAGRAMMATIC

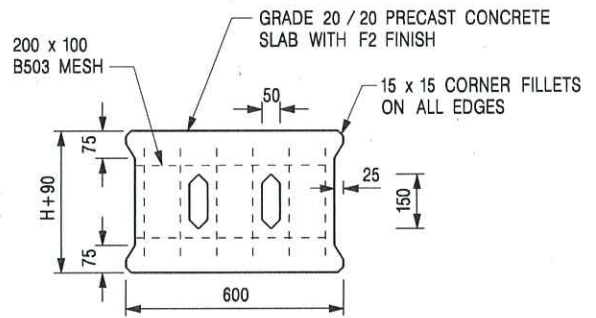
**DRAWING NO.**

**DATE** JAN 1991

**C24101**



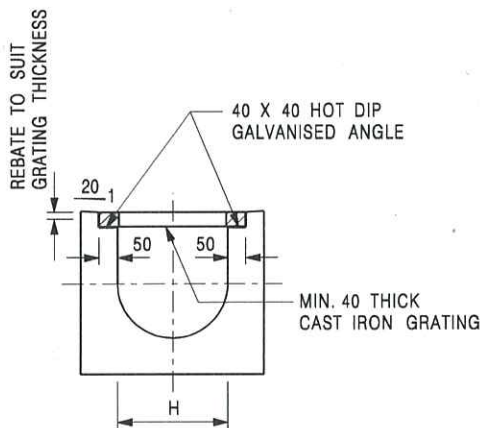
TYPICAL SECTION



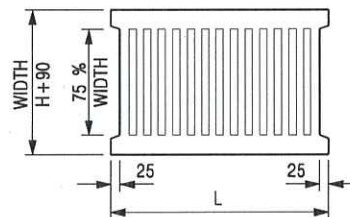
PLAN OF SLAB

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

## **REVISED PLANS**

- |               |   |
|---------------|---|
| <b>Plan 1</b> | Location Plan   |
| <b>Plan 2</b> | Plan Showing the Zoning of the Application Site                     |
| <b>Plan 3</b> | Plan Showing the Land Status of the Application Site                |
| <b>Plan 4</b> | Town Planning Board Guideline No. 13G – Application Site            |
| <b>Plan 5</b> | Layout Plan   |
| <b>Plan 6</b> | Swept Path Analysis Showing Manoeuvring of Vehicles within the Site |

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 9,548 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI MEI ROAD AND A LOCAL ACCESS

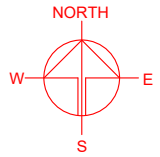
漁農自然護理署凹頭漁業辦事處  
AFCD Au Tau Fisheries Office

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA SHUI MEI ROAD AND A LOCAL ACCESS

長春新村  
Cheung Chun San Tsuen

露天貨倉  
Open Storage

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY MN	DATE 22.12.2025
REVISED BY LT	DATE 02.03.2026
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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**LEGEND**

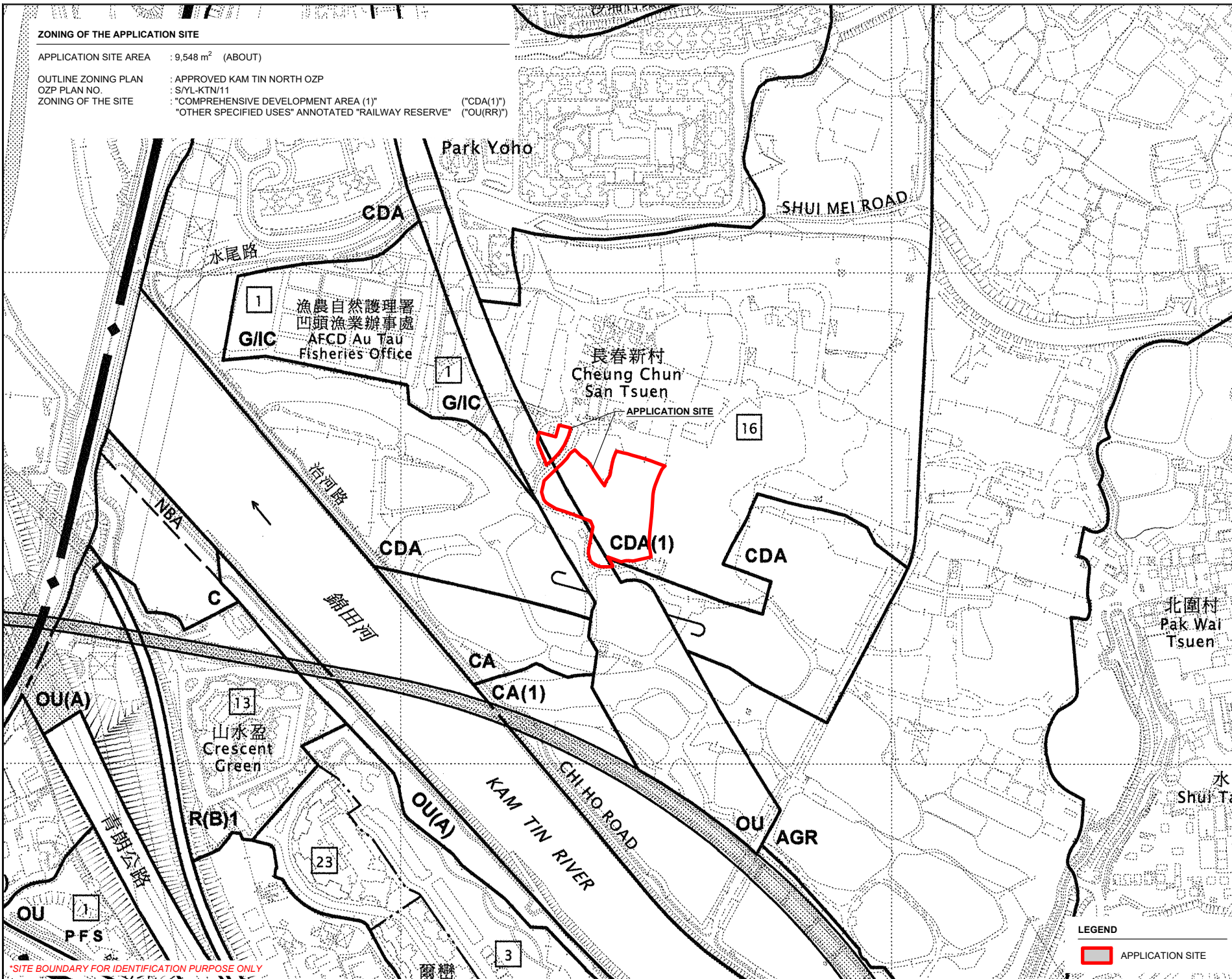
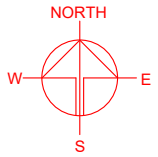
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 9,548 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
 OZP PLAN NO. : S/YL-KTN/11  
 ZONING OF THE SITE : "COMPREHENSIVE DEVELOPMENT AREA (1)" ("CDA(1)")  
 "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE" ("OU(RR)")



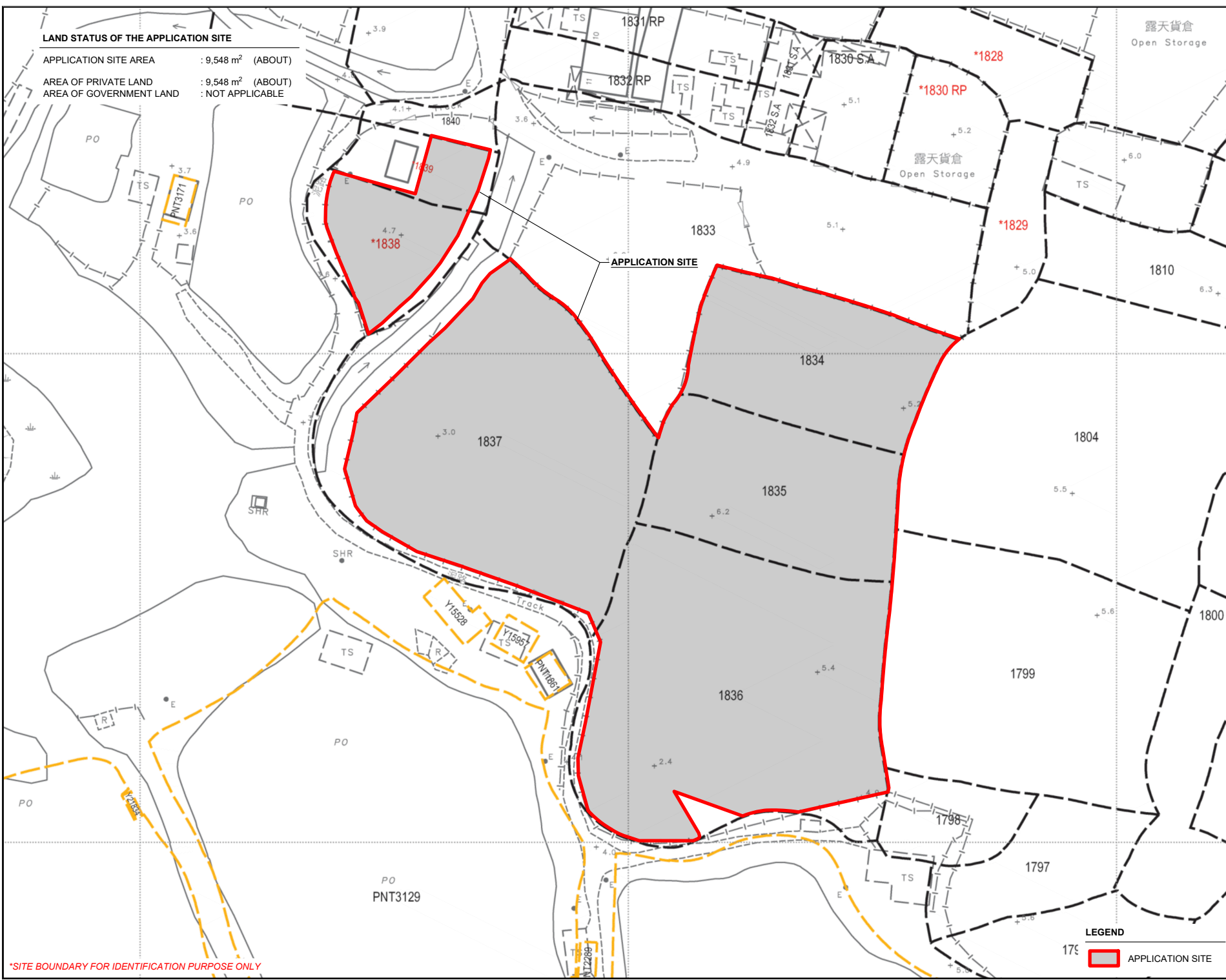
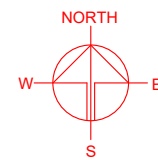
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**  
 APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
LT	02.03.2026
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 9,548 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 9,548 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**  
 179 APPLICATION SITE

PLANNING CONSULTANT

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

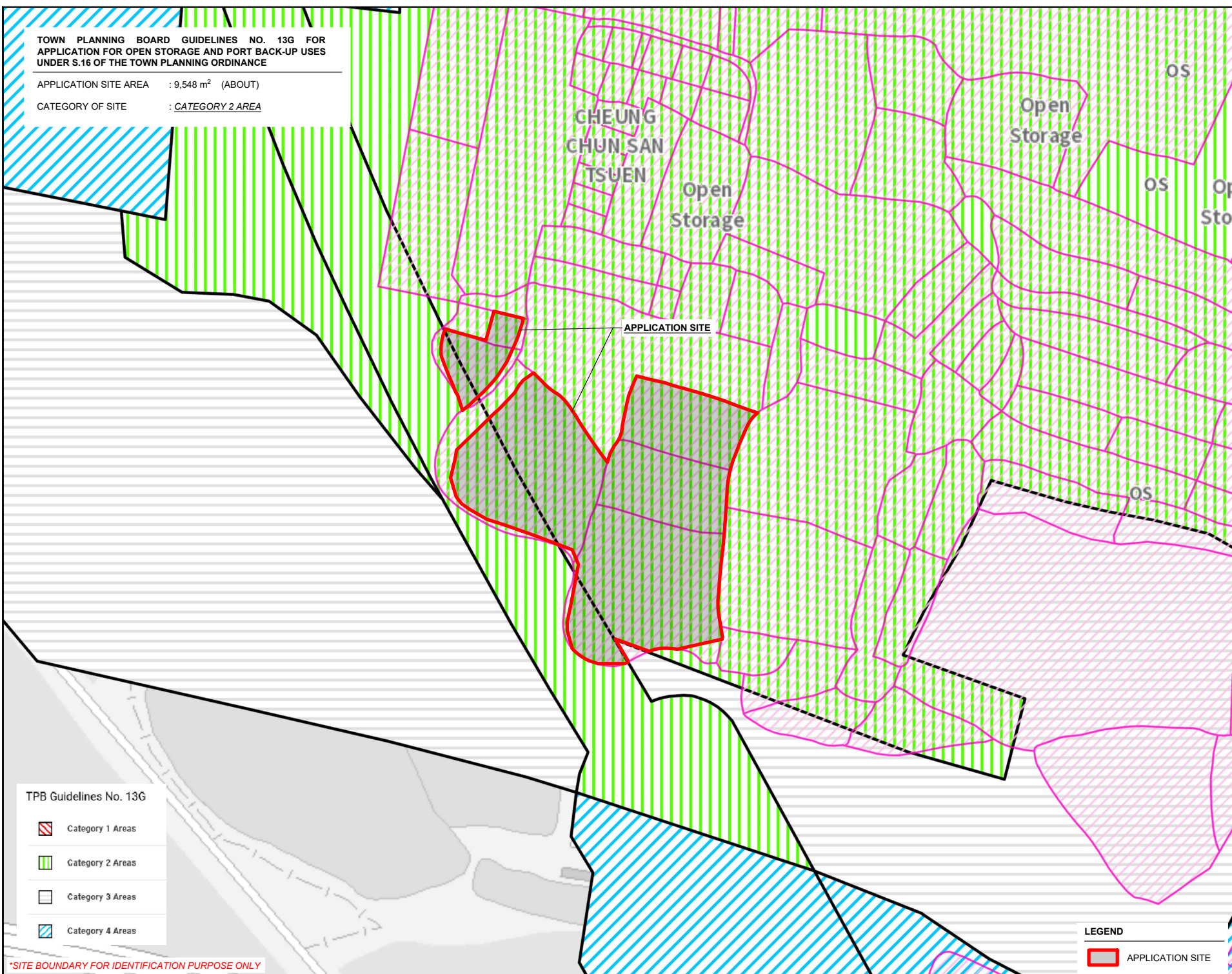
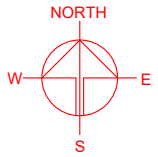
SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 22.12.2025
REVISED BY LT	DATE 02.03.2026
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001





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

APPLICATION SITE AREA : 9,548 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



**TPB Guidelines No. 13G**

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

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

-  APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN	DATE 22.12.2025
REVISED BY LT	DATE 02.03.2026
APPROVED BY	DATE

DWG. TITLE

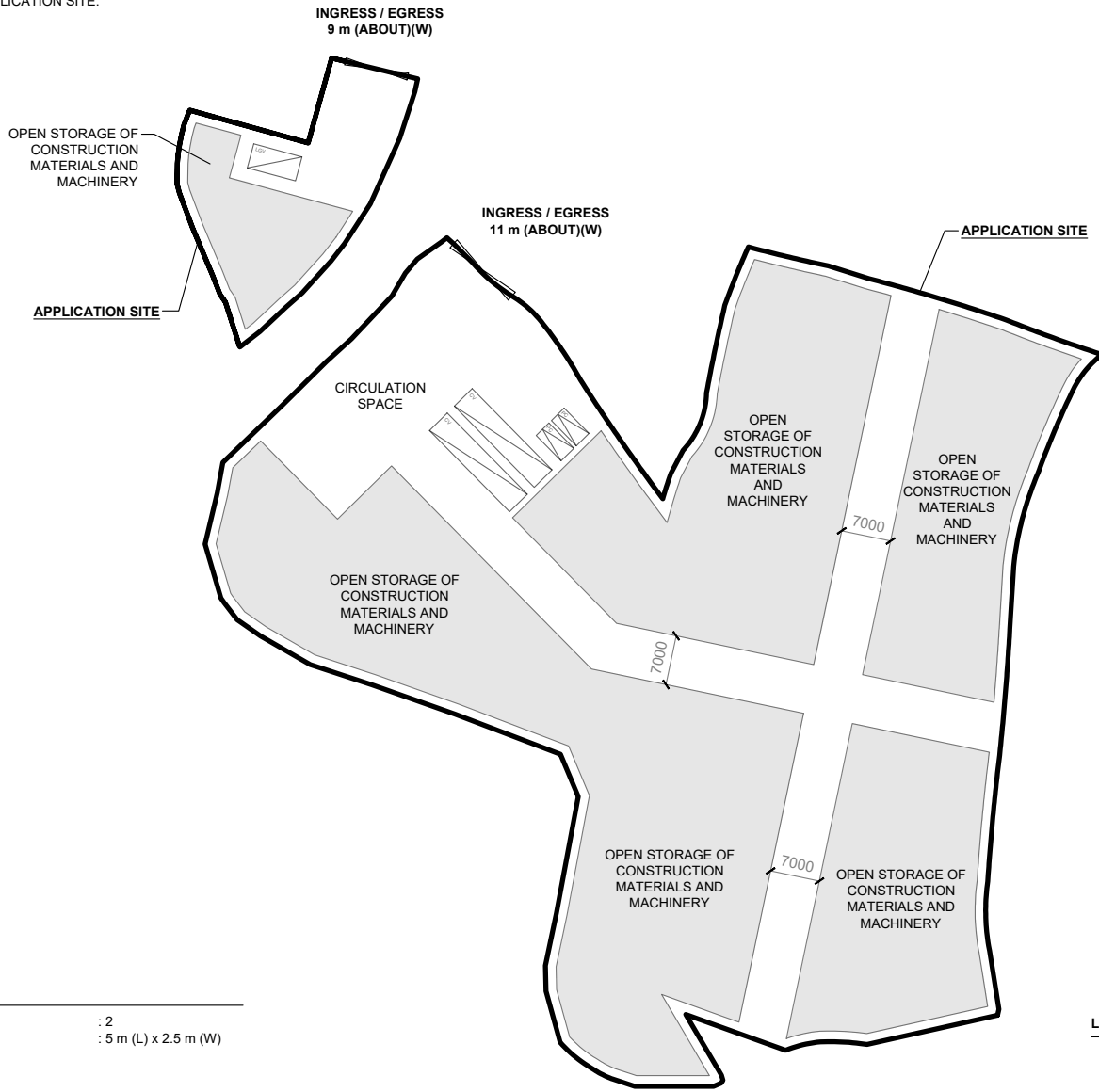
TPB PG-NO. 13G

DWG NO. PLAN 4	VER. 001
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 9,548 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 9,548 m <sup>2</sup>	(ABOUT)
OPEN STORAGE AREA	: 6,176 m <sup>2</sup>	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

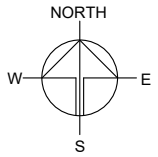
**LOADING / UNLOADING PROVISIONS**

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
LT	02.03.2026
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

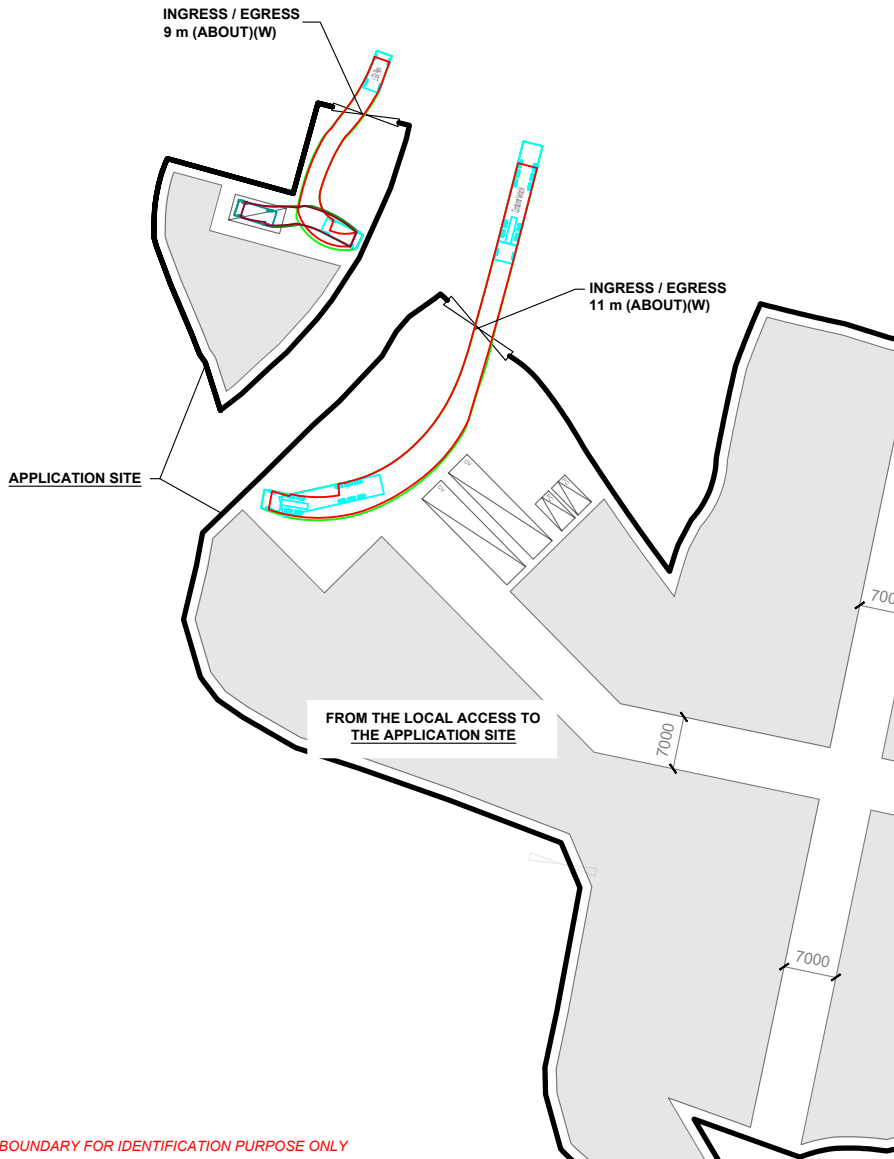
DWG NO.	VER.
PLAN 5	001

**SWEPT PATH ANALYSIS**

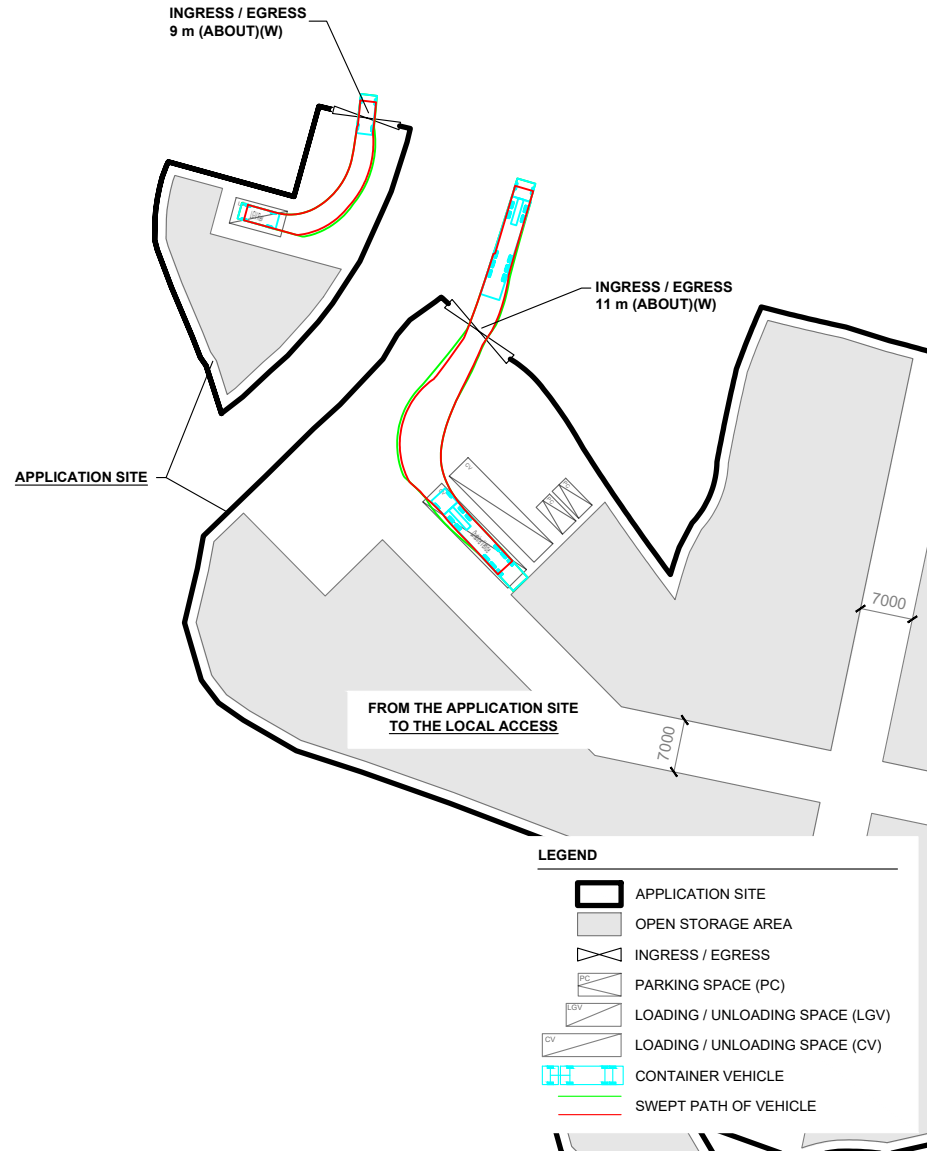
TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

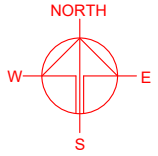


\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (CV)
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, CHEUNG CHUN SAN TSUEN, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY MN	DATE 22.12.2025
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REVISED BY LT	DATE 02.03.2026
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APPROVED BY	DATE
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DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
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