

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Temporary Warehouse for Storage of Construction  
Materials and Associated Filling of Land for a Period of  
Three Years in “Agriculture” (“AGR”) Zone at  
Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part),  
1030(Part), 1031, 1032 and 1033(Part) in DD113,  
Kam Tin, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Useful Building Materials  
Trading Limited

April, 2026

**Planning Consultant:**



Top Bright Consultants Ltd.

## Executive Summary

This application is prepared by Top Bright Consultants Limited on behalf of Useful Building Materials Trading Limited (the "Applicant") to seek planning permission from the Town Planning Board (the "Board") for Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land (the "Proposed Development") for a Period of Three Years at Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD113, Kam Tin, Yuen Long, New Territories (the "Application Site").

The Applicant is a company formed in 2013 and one of the main suppliers of construction materials for interior decoration in the New Territories. Since 2020, the Applicant has rented four sites in Lots 2360(Part), 2387(Part), 2813(Part) to 2816RP(Part) in DD120 (the "Demolition Site") near Tin Lung Tsuen for warehouse use. The Demolition Site covers an area of approximately 4,210 sq.m. and is used for storing construction materials for interior decoration and general goods.

The Demolition Site is included in the First Phase Development of Yuen Long South New Development Area (the "YLS NDA"). On 29.9.2022, the Lands Department informed the Applicant that the land resumption was tentatively scheduled for implementation in the fourth quarter of 2022. The land was subsequently resumed by the Government in 2022.

In the last application, the Applicant has demonstrated to the Board that a thorough site search had been conducted with a view to identifying a suitable site for the re-establishment of their business. The site under the current application is the only one considered suitable and practicable following the site search. The Applicant submitted a planning application to use the Application Site as a warehouse and continue their business. The application (No. A/YL-KTS/959) was approved by the Board on 9.6.2023, and all conditions of the approval have been met. As the planning permission will expire on 9.6.2026, the Applicant seeks planning permission from the Board to continue the business operations on the Application Site.

The Application Site, covering an area of about 4,503 sq.m., consists of six single-storey temporary warehouse structures, each about 11m high, with a total floor area of 1,306 square metres for storing construction materials. Four containers and a two-storey container structure with a total floor area of about 234 square metres are provided in the southern part for storage purposes. A fire service pump room (about 18 square metres) is located in the southern part of the Application Site. There are two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and three private car parking spaces within the Application Site. All construction materials are proposed to be stored within the enclosed warehouse and container structures, with no open storage. The proposed hours of operation at the Application Site are between 08:00 and 18:00 from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are: genuine demand for storage and warehouse sites in the New Territories; would not contravene the planning intention of "AGR" zone; land unsuitable for agricultural use; site with previous planning approval for the same use; compliance with previous approval conditions; compatible with surrounding land uses; no adverse environmental, traffic and drainage impacts; and approval of similar applications.

The Board is kindly requested to consider the above and give favourable approval to the current application.

## 行政摘要

這宗規劃申請乃代表裕豐建材貿易有限公司(“申請人”)向城市規劃委員會(“城規會”)呈交，擬議在新界元朗錦田丈量約份第 113 約地段第 1016 號(部份)、第 1017 號、第 1028 號 A 分段(部份)、第 1029 號(部份)、第 1030 號(部份)、第 1031 號、第 1032 號 及第 1033 號 (部份) (“申請地點”)，用作臨時貨倉存放建築材料及相關填土工程(為期 3 年) (“擬議發展”)的規劃申請。

申請人為一間成立於 2013 年的公司，是新界室內裝修建材的主要供應商之一。申請人自 2020 年起，租用丈量約份第 120 約地段第 2360 號(部分)、第 2387 號(部分) 及第 2813 號(部分)至第 2816RP 號(部分) 的四幅土地作貨倉用途，總面積約為 4,210 平方米，用於貯存室內裝修建材及一般貨物。

申請人的業務所在地方位於元朗南發展第一期發展計劃內。地政總署於 2022 年 9 月 29 日通知申請人，清拆行動定於 2022 年第 4 季執行，該地已於 2022 年被政府收回。

在上次規劃申請中，申請人已向城規會證明，其已進行覓地搬遷搜尋，以期為重整業務找到合適的場地。申請地點是經搜尋後唯一被認為合適且可行的選址。申請人提交了規劃申請，擬將申請地點用作貨倉並繼續經營其業務。上次申請(編號：A/YL-KTS/959)已於 2023 年 6 月 9 日獲城規會批准，且所有規劃許可附帶條件均已履行。鑑於規劃許可將於 2026 年 6 月 9 日屆滿，申請人現向城規會申請，以繼續在申請地點進行業務營運。

申請地點的面積約為 4,503 平方米，由六座單層臨時貨倉構築物組成，每座高度約 11 米，總樓面面積為 1,306 平方米，用作存放建築材料。南部設有四個貨櫃及一座兩層貨櫃構築物(樓面面積合共約 234 平方米)，供貯存之用。申請地點的南部設有一間消防泵房(約 18 平方米)。申請地點內設有兩個供輕型貨車(不超過 5.5 噸)使用的上落貨位，以及三個私家車泊車位。所有建築材料均存放於封閉式貨倉及貨櫃構築物內，不會進行露天存放。申請地點的營運時間為週一至週六的上午 8 時至下午 6 時。週日及公眾假期將不進行營運。

這宗規劃申請的理由為：新界對貯存/貨倉用地有殷切的需求；不會違背“農業”地帶的規劃意向；申請地點不適合作農業用途；申請地點之前已取得規劃許可；申請人已履行所有規劃許可附帶條件；與附近土地用途協調；不會構成不良的環境、交通及排水影響；及同類規劃申請已獲批准。

申請人懇請城規會給予考慮，並批准本次申請。

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### **SUMMARY OF APPLICATION**

<b>Applicant</b>	:	Useful Building Materials Trading Limited
<b>Applied Use</b>	:	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of Three Years
<b>Existing Use</b>	:	Same as the Applied Use
<b>Location</b>	:	Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD113, Kam Tin, Yuen Long, New Territories
<b>Site Area</b>	:	Private Land – about 4,503 square metres Government Land – Nil
<b>Lease</b>	:	Block Government Lease demised as agricultural use
<b>Development Proposal</b>	:	No. of private car parking spaces for staff/visitors: 3 No. of loading/unloading bays for light goods vehicles: 2
<b>Statutory Plan</b>	:	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 gazetted on 21.12.2018
<b>Zoning</b>	:	“Agriculture” (“AGR”)
<b>Previous Applications</b>	:	A/YL-KTS/385 (Rejected on 12.1.2007) A/YL-KTS/523 (Rejected on 27.5.2011) A/YL-KTS/959 (Approved on 9.6.2023)

## 1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Limited on behalf of Useful Building Materials Trading Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land (the “Proposed Development”) for a Period of Three Years at Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD113, Kam Tin, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Applicant is a company formed in 2013 and one of the main suppliers of construction materials for interior decoration in the New Territories. Since 2020, the Applicant has rented four sites in Lots 2360(Part), 2387(Part), 2813(Part) to 2816RP(Part) in DD120 (the “Demolition Site”) near Tin Lung Tsuen for warehouse use. The Demolition Site covers an area of approximately 4,210 sq.m. and is used for storing construction materials for interior decoration and general goods.
- 1.03 The Demolition Site is included in the First Phase Development of Yuen Long South New Development Area (the “YLS NDA”). On 29.9.2022, the Lands Department (“LandsD”) informed the Applicant that the land resumption was tentatively scheduled for implementation in the fourth quarter of 2022. The land was subsequently resumed by the Government in 2022.
- 1.04 The Applicant has been actively seeking an alternative site on which to continue their business operations. Throughout the site identification process, the Applicant has consulted the relevant government departments, including the Planning Department and LandsD. However, identifying a suitable site has proven extremely difficult given the land requirements for the relocation (i.e. a site of a considerable size to accommodate all construction materials from the Demolition Site, an appropriate access road for goods vehicles, land use incompatibility and land ownership). Nevertheless, the Application Site was identified in March 2023. In the last application, the Applicant has demonstrated to the Board that a thorough site search had been conducted with a view to identifying a suitable site for the re-establishment of their business. The site under the current application is the only one considered suitable and practicable following the site search (see **Appendix 1**).
- 1.05 The Application Site, which covers an area of about 4,503 square metres, was formed and used as a works area by the contractor for the West Rail (Phase I) project between 1999 and 2003. Over the last 20 years, the Application Site has been used intermittently for various purposes, such as open storage and temporary recreational use by nearby villagers.
- 1.06 The Applicant submitted a planning application to use the Application Site as a warehouse and continue their business. The application (No. A/YL-KTS/959) was approved by the Board on 9.6.2023, and all conditions of the approval have been met. As the planning permission will expire on 9.6.2026, the Applicant seeks planning permission from the Board to continue the business operations on the Application Site.

- 1.07 The Application Site is situated within the “Agriculture” (“AGR”) zone on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.
- 1.08 The following sections are intended to facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development, and provide justifications in support of the application.

## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site is situated at the northern foothill of Lin Fa Shan. It abuts Kam Ho Road, Yuen Long and is about 900 metres to the southeast of the Tai Lam Tunnel toll plaza, 600 metres to the south of the West Rail Pat Heung Maintenance Centre and 2.5km to the south of the Kam Sheung Road MTR Station. **Figure 1** shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site covers an area of approximately 4,503 square metres and is generally flat and irregular in shape. The Application Site is currently used as a warehouse for storage of construction materials. The Application Site is paved and fenced off by 2-metre high corrugated metal sheets. Please refer to the Site Plan in **Figure 2**.

### **Surrounding Land Uses**

- 2.03 The Application Site is sandwiched by the village settlements and industrial facilities, such as Ho Pui Tsuen to the west and Ho Pui ventilation building to the east. Temporary structures for storage purpose and vacant land can also be found in the vicinity.
- 2.04 To the immediate south of the Application Site is vacant and covered by valid planning permission for temporary place of recreation, sports or culture (hobby farm and fishing ground), barbecue site and education centre with ancillary eating place for a period of 3 years (Application No. A/YL-KTS/1011 approved by the Board on 28.2.2025). The nearest villages, Ho Pui and Ma On Kong, are located about 200 and 400 metres to the west of the Application Site, respectively. These village settlements are physically separated from the Application Site by a vacant land to the west. To its north are temporary structures for storage purpose and some domestic structures. To the further north is MTR Pat Heung Depot. To the immediate east is a temporary animal boarding establishment (Application No. A/YL-KTS/1075 approved by the Board on 4.7.2025). To its further east are an existing nullah and Ho Pui Ventilation Building.

### **Access**

- 2.05 The Application Site is served directly by Kam Ho Road to the east. This local access road connects to a roundabout about 900 metres to the north. The roundabout provides access to Pat Heung Road, Tsing Long Highway, the Tai Lam Tunnel and Kam Sheung Road, all of which form part of the strategic road network. An ingress and egress point of approximately 7 metres wide is provided to the southeast of the Application Site. A plan showing vehicular access and adjoining land uses is in **Figure 3**.

## **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises of Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories which demised as agricultural land. A plan showing the configuration of these lots is in **Figure 2**.
- 3.02 All the subject lots are all held under a Block Government Lease and are demised for agricultural use, with a lease term that expires on 30.6.2047. Apart from the standard non-offensive trade clause, there are no user restrictions in the leases. A Short Term Waiver (STW) was granted by the LandsD for the use of temporary structures for warehouse purposes.

## **4. PLANNING CONTEXT**

### **Statutory Plan**

- 4.01 According to the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15, which was gazetted on 21.12.2018, the Application Site falls within "Agriculture" ("AGR") zone. An extract of the OZP is shown in **Figure 4**.
- 4.02 The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. According to the Notes attached to the OZP, the Proposed Development is not a permitted use under Columns 1 or 2 of the "AGR" zone. However, Paragraph (11)(b) of the Covering Notes stipulated that "temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board".
- 4.03 Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South Outline Zoning Plan No.

S/YL-KTS/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

### Previous Applications

- 4.04 Part of the Application Site is the subject of 2 previous planning applications for temporary open storage uses (Application Nos. A/YL-KTS/385 and 523) (not relevant to the current application). Both applications were rejected by the Board on review on 12.1.2007 and 27.5.2011, respectively.
- 4.05 The Application Site is also the subject of a previous application (No. A/YL-KTS/959) for temporary warehouse for storage of construction materials and filling of land for a period of 3 years, which was submitted by the same Applicant and approved by the Board on 9.6.2023. The Applicant complied with all conditions of this approval.

### Similar Applications

- 4.06 Similar applications for warehouse use have been approved within the “AGR” zone on the same OZP for warehouse use in recent years, as shown below:

Application No.	Applied Use	Date of Approval
A/YL-KTS/1071	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	6.2.2026
A/YL-KTS/1066	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	23.5.2025
A/YL-KTS/1051	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land for a Period of 3 Years	11.4.2025
A/YL-KTS/1049	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1048	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land	24.1.2025
A/YL-KTS/1045	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	14.3.2025
A/YL-KTS/1032	Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years and Associated Filling of Land	22.11.2024
A/YL-KTS/997	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.5.2024

## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.01 The Applicant seeks the Board's permission to continue using the Application Site as a temporary warehouse for storage of construction materials and associated filling of land for a period of 3 years. The construction materials for interior decoration include wooden floors, tiles, gypsum boards, fireproof boards, etc., which are owned by the Applicant and their clients for use in the development projects throughout the territory.
- 5.02 The proposed hours of operation at the Application Site are between 08:00 and 18:00 from Mondays to Saturdays. There will be no operation on Sundays and public holidays. This would help to minimise the possible adverse impact on the surrounding areas.

### Site Layout and Design

- 5.03 The Layout Plan in **Figure 5** shows the configuration of the site. The Application Site consists of six single-storey temporary warehouse structures, each about 11m high, with a total floor area of 1,306 square metres for storing construction materials. Four containers and a two-storey container structure with a total floor area of about 234 square metres are provided in the southern part for storage purposes. A fire service pump room (about 18 square metres) is located in the southern part of the Application Site. There are two loading/unloading bays for light goods vehicles (not exceeding 5.5 tonnes) and three private car parking spaces within the Application Site. All construction materials are proposed to be stored within the enclosed warehouse and container structures, with no open storage. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out on site. The major differences between the last application (No. A/YL-KTS/959) and the current application are shown in **Table 5.1**.
- 5.04 The majority of the temporary structures at the Application Site are located along the eastern boundary, providing a buffer between the Proposed Development and the adjoining village settlements. The Application Site is fenced off by 2-metre high corrugated metal sheets.
- 5.05 The whole Application Site (about 4,503 square metres) has been filled with asphalt concrete to a depth of no more than 0.2m (from 18.2mPD to about 18.4mPD) in order to provide a level surface for circulation and site formation under the last application. The Applicant will not carry out any further land filling. A land filling plan is shown in **Figure 6**.

**Table 5.1 Major Differences between the Last Application (No. A/YL-KTS/959) and the Current Application**

Major Development Parameters	Last Application (No. A/YL-KTS/959)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	No difference
Application Boundary	Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD113, Kam Tin, Yuen Long, New Territories	Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032 and 1033(Part) in DD113, Kam Tin, Yuen Long, New Territories	Include the whole lot of 1017 in DD113
Site Area	About 4,433 sq.m.	About 4,503 sq.m.	+70 sq.m. (+1.6%)
Total Floor Area (Non-domestic)	About 1,306 sq.m.	About 1,558 sq.m.	+252 sq.m. (+19.3%)
No. of Structures	6 - 6 warehouse structures	12 - 6 warehouse structures - 4 containers for storage - 1 container structure for storage (2 storeys) - 1 fire service pump room	+6
Height of Structures	About 11m (1 storey)	About 3-11m (1 -2 storeys)	No Increase
No. of Parking Spaces	3 nos. (private cars for staff/visitors) (2.5m x 5m)	3 nos. (private cars for staff/visitors) (2.5m x 5m)	No Difference
Loading/unloading Spaces	2 nos. for light goods vehicles (3.5m x 7m)	2 nos. for light goods vehicles (3.5m x 7m)	No Difference
Operation Hours	8:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)	8:00am to 6:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)	No Difference

### Traffic Arrangement

- 5.06 Only one vehicular entrance/exit, approximately 7 metres wide, will be provided at the south-eastern corner of the Application Site. There is sufficient manoeuvring and queuing space within the Application Site. No vehicles will need to tail back or reverse onto any public road or local track.
- 5.07 The frequency of delivery trips to and from the Application Site by light goods vehicles will be the same as in the last application (see **Table 5.2**). To control the number of vehicles entering the Application Site, the Applicant has adopted an appointment system. No medium or heavy goods vehicles exceeding 5.5 tonnes (including container tractors/trailers) will be permitted to enter the Application Site.

**Table 5.2 Hourly Trip Generation from the Application Site**

Time (Operation Hours)	Estimated Trip Generation by Staff and Visitors (Private Vehicles)		Estimated Trip Generation by Delivery (Light Goods Vehicles)		Total
	(In)	(Out)	(In)	(Out)	
	8:00-11:00	2	0	1	
11:00-14:00	1	2	1	1	4
14:00-18:00	1	2	1	1	4

### Drainage Proposal

- 5.08 Peripheral drainage channels have been provided along the site boundary to intercept all surface runoff within the Application Site. Catch pits with sand traps have also be provided at the outlet, prior to discharge into the existing nullah. The Applicant has implemented the approved drainage proposal (see **Appendix 2**) to the satisfaction of the Drainage Services Department under the last application (No. A/YL-KTS/959). The Applicant will maintain all existing drainage facilities.

### Fire Service Installations Proposal

- 5.09 The Applicant has provided fire service installations (FSIs) at the Application Site (see **Appendix 3**) that were approved by the Fire Services Department under the last application (No. A/YL-KTS/959). The Applicant will maintain all existing FSIs. For the new temporary structures without FSIs, the Applicant will provide the necessary FSIs upon approval of this application.

### Environmental Considerations

- 5.10 The proposed use of the warehouse is passive in nature and would only involve construction materials for interior decoration. It will not generate any adverse environmental impacts. The following measures will be adopted and maintained to minimize any potential impact on the surrounding areas:
- (a) To maintain the 2-metre high fencing around the Application Site to minimize dust, noise and visual impacts of the Proposed Development;
  - (b) To maintain hard paving to limit dust emissions;
  - (c) Provision of a buffer area on the western side of the Application Site to minimize any nuisance caused by the Proposed Development;
  - (d) To maintain the existing drainage facilities to prevent surface runoff to adjoining areas;
  - (e) Noise-generating activities such as workshops, vehicle breaking or repair will not be permitted on the site to avoid disturbance;
  - (f) No open storage activities will be permitted on the Application Site;
  - (g) Good site management, including rubbish collection and provision of proper waste management, such as the provision of mobile chemical toilets with licensed waste collection;
  - (h) No handling of dusty materials on the site; and
  - (i) No night-time operations or operations on Sundays and public holidays.

## 6. JUSTIFICATIONS

### **Genuine Demand for Storage and Warehouse Sites in the New Territories**

- 6.01 The Applicant has identified the Application Site for relocation and has continued to operate their business there for the past 3 years. Due to the ongoing resumption projects in the Northern Metropolis area, a significant number of brownfield sites in the Northern New Territories have been or will be resumed by the Government for the development of NDAs. Consequently, demand for storage and warehouse sites for construction materials is extremely high. The Application Site, which is currently used by the Applicant for storing construction materials, can meet their genuine storage needs, as well as supporting the construction industry in Hong Kong.

### **Would Not Contravene the Planning Intention of “AGR” Zone**

- 6.02 Since the Application Site was formed by the contractor for the construction of the West Rail (Phase 1) in the past, its physical condition and that of the surrounding area are now unsuitable for agricultural purposes. Contrary to the planning intention of *‘retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes, and to retaining fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes’*, the Application Site is neither good agricultural land worthy of retention nor fallow agricultural land with good potential for rehabilitation. Approval of the application would therefore not contravene the planning intention of the “AGR” zone. Furthermore, the plan includes provisions for temporary uses of up to three years, and the proposed temporary use would not endanger any long-term planning intention for the area.

### **Land Unsuitable for Agricultural Use**

- 6.03 The Application Site has been formed and is currently being used for its intended purpose. Given the land use in the vicinity of the Application Site, it would be difficult to realise the planning intention of the “AGR” zone. The adjoining land is used for non-agricultural activities, including an animal boarding establishment, open storage yards and an MTR depot, all of which are hard-paved with concrete. Due to its location, current state and surrounding developments, the Application Site is deemed unsuitable for agricultural use.

### **Site with Previous Planning Approval for the Same Use**

- 6.04 The Board previously approved the warehouse application (No. A/YL-KTS/959) at the Application Site on 9.6.2023. The Board’s previous approval of an application for the same site indicates that the warehouse use is acceptable within the “AGR” zone. The land use (i.e. warehouse use) for the current application remains unchanged since the last planning application was approved.

### **Compliance with Previous Approval Conditions**

- 6.05 The Applicant has made genuine efforts to comply with all approval conditions of the last planning application (No. A/YL-KTS/959), including the submission and implementation of drainage and FSIs proposals. As the required site improvement works have already been implemented and approved by the relevant Government departments, demonstrating the applicant's commitment to operating the proposed development lawfully, the Board may give favourable consideration to this application.

### **Compatible with Surrounding Land Uses**

- 6.06 The Application Site is currently used for same purpose as the last approved application. This use is compatible with the surrounding land uses, which are predominantly vacant concrete-paved land, storage yards, an MTR Depot, a ventilation building and temporary structures. Given its compatibility with these existing land uses, the Proposed Development is considered appropriate.

### **No Adverse Environmental Impact**

- 6.07 The Proposed Development complies with the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department as:

#### Air

- (a) the whole site has been hard-paved to avoid any fugitive dust impacts.

#### Noise

- (a) the erection of 2m corrugated metal fencing would help to minimize the noise nuisance.  
(b) Prohibition of any operations during sensitive hours (i.e. 11:00pm to 7:00am). The current application proposes that the operation hours of the development would only be limited to 8:00 am to 6:00 p.m.  
(c) No open storage and workshop activities will be conducted within the Application Site.  
(d) A buffer area is proposed at the western part of the Application Site to minimize any noise nuisance to the nearby residents.

### **No Adverse Traffic Impact**

- 6.08 The Proposed Development is merely a continuation of the previously approved application and does not involve a high volume of traffic. The number of parking spaces remains unchanged. The frequency of delivery trips to and from the application site will be low (see paragraph 5.07), as it was with the previous application. Therefore, no additional traffic will be generated from the Application Site.

### **No Adverse Drainage Impact**

- 6.09 In view of the locality of the site, which is not at risk of flooding owing to the extensive drainage works carried out by the Drainage Services Department in the area. The Applicant has provided appropriate drainage facilities, which have been approved by the Drainage Services Department. The existing drainage facilities will be maintained by the Applicant and therefore no adverse drainage impact is anticipated.

### **Approval of Similar Applications**

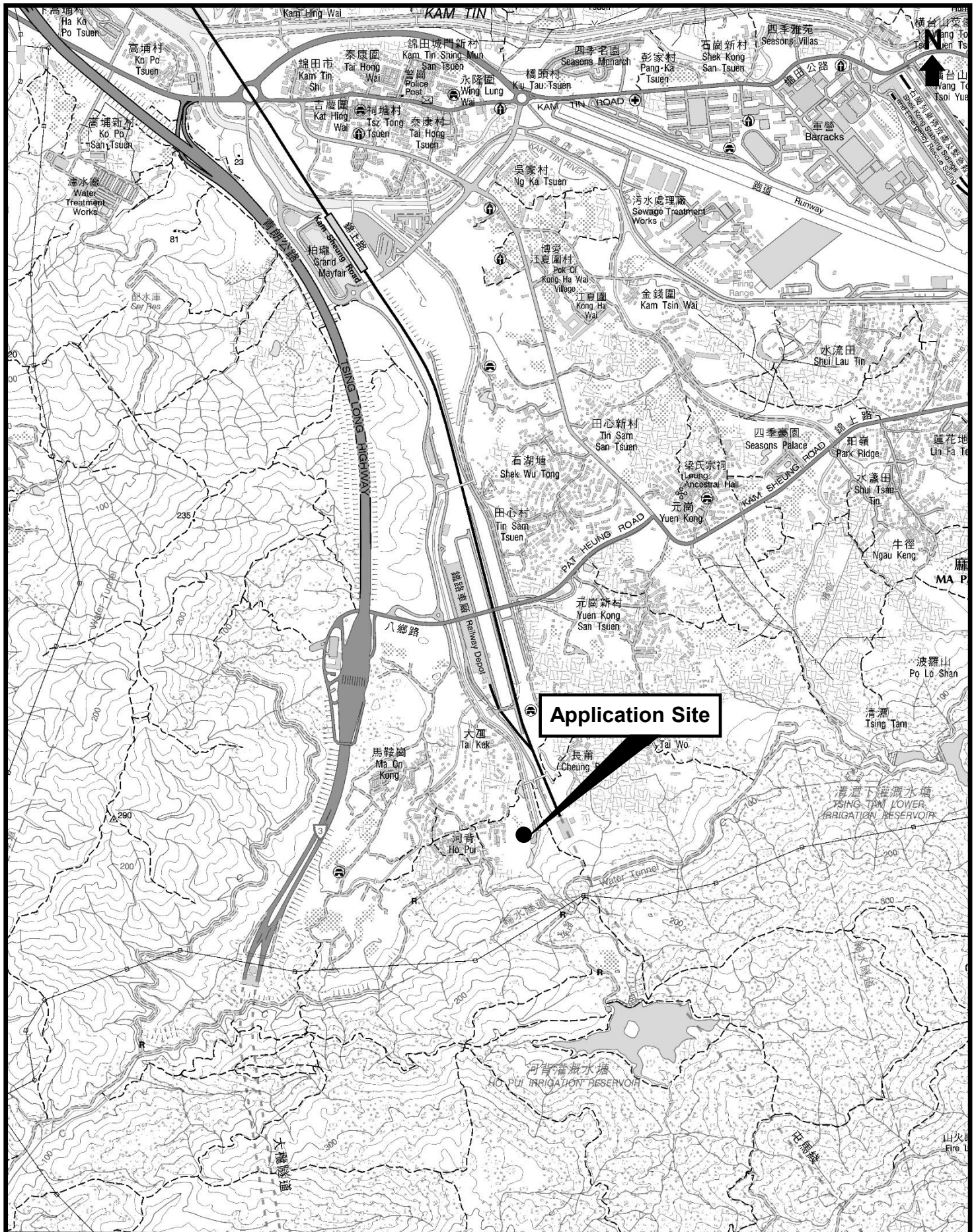
- 6.10 As mentioned in Paragraph 4.06 above, the Board has approved a number of similar applications within the “AGR” zone under the same OZP. This suggests that some of the agricultural land in the same “AGR” zone can be used for other purposes on temporary basis.

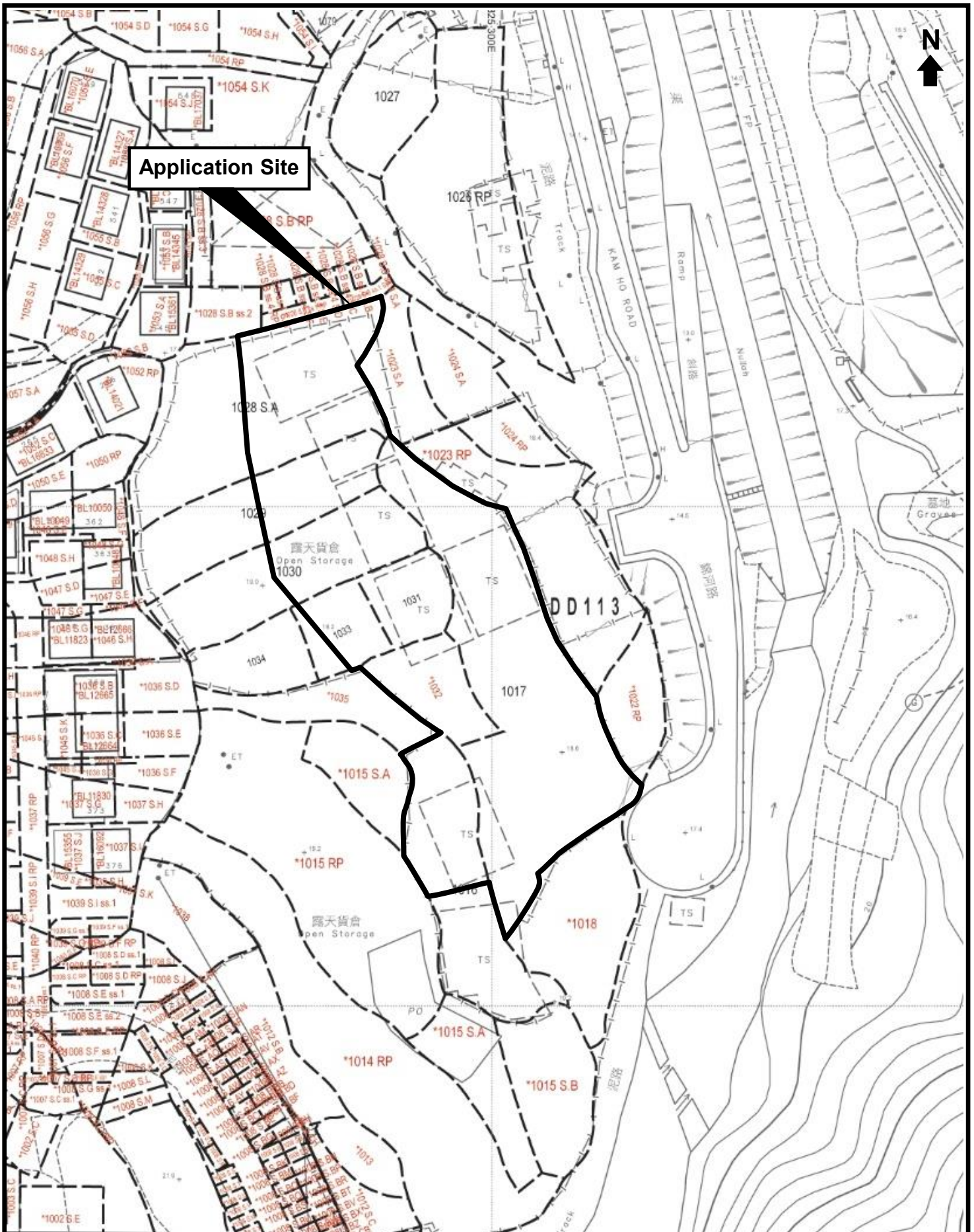
## **7. CONCLUSION**

- 7.01 The Applicant seeks permission from the Board to continue their business operations at the Application Site for a further period of 3 years.
- 7.02 With the commencement of various development projects in the Northern Metropolis, lots of construction and development projects are underway. Demand for warehouses to store construction materials is incredibly high. The Proposed Development will play an important role in supporting the construction industry, particularly in light of the upcoming developments in the NDAs.
- 7.03 The Proposed Development only involves the continuation of warehouse use. This does not involve any activities that generate noise, are visually intrusive or are environmentally detrimental, and it would not have an adverse impact on local traffic. With the implementation of mitigation measures and maintenance of the existing on-site facilities, no adverse impact on the local area is anticipated. The proposed development is also compatible with the surrounding land uses.
- 7.04 Although the Application Site is located within the “AGR” zone on the Kam Tin South OZP, the current physical state of the site and its surrounding areas is not conducive to agricultural use. Temporary use, such as that proposed for the development, would not frustrate the area's long-term planning intentions. The proposed development offers a temporary solution to the demand for warehouses to store construction materials in the New Territories.
- 7.05 In view of the above, the Board is kindly requested to consider the above and give favourable approval to the current application.

Top Bright Consultants Ltd.

April 2026





Top Bright Consultants Ltd.

Extracted from Lot Index Plan  
Nos. 6-NE-22B & 22D

## Site Plan

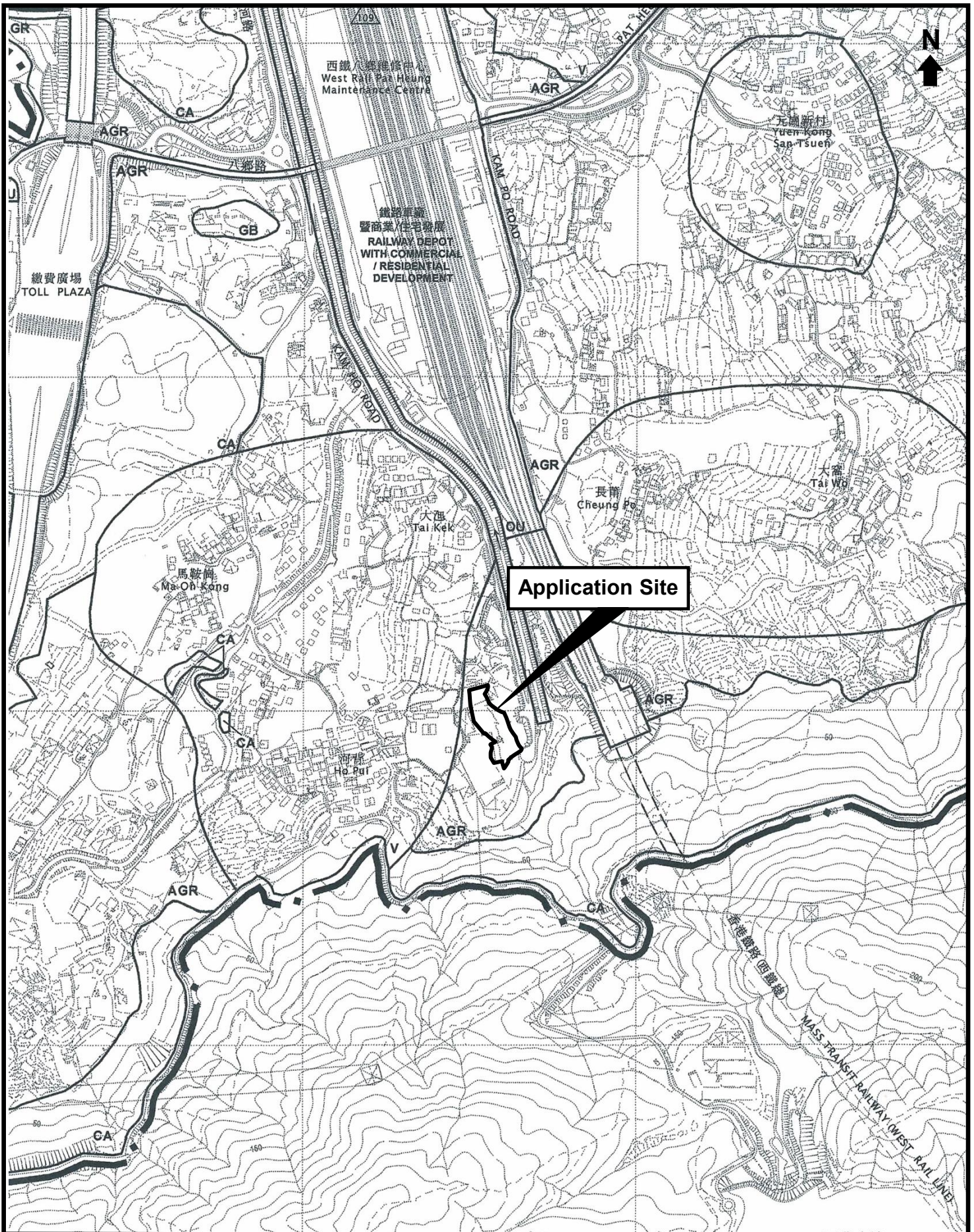
Scale 1 : 1 000

## FIGURE 2

For Identification Purpose

Date: 10.3.2026



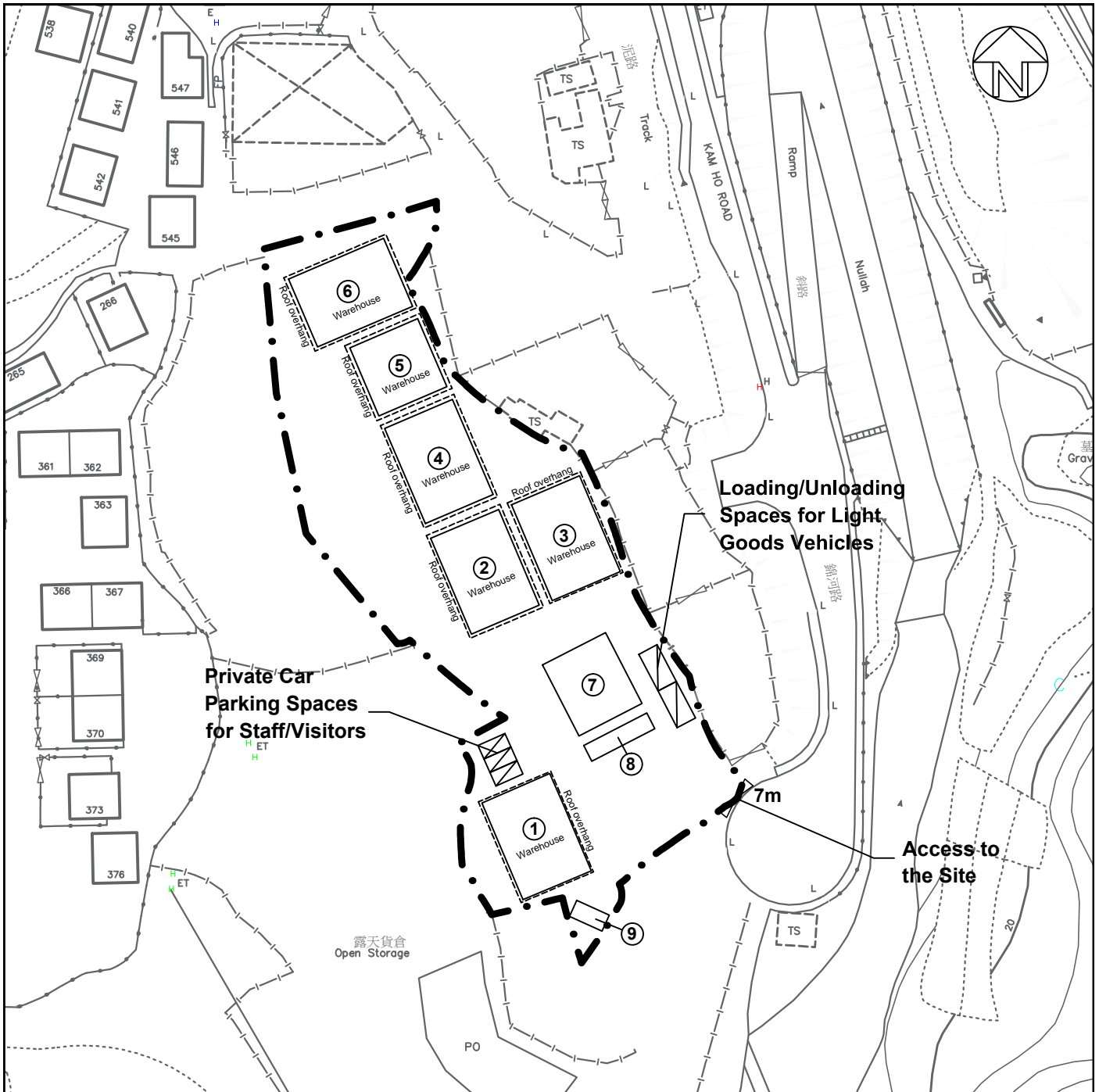


Extract from Kam Tin South Outline Zoning Plan  
No. S/YL-KTS/15 gazetted on 21.12.2018

**FIGURE 4**

For Identification Purpose

Date: 10.3.2026



Structure No.	Uses	No. of Storey	Floor Area (m <sup>2</sup> )	Height (m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11
7	4 Containers for Storage	1	162	3
8	Container Structure for Storage	2	36 x 2 = 72	6
9	Fire Service Pump Room	1	18	3

**LEGEND:**

- Application Site (Area = about 4,503 sq. m.)
- Loading/Unloading Bays for Light Goods Vehicles (3.5m x 7m) (2 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)



Top Bright Consultants Ltd.

Drawing No. :TB/26/879/05

**Layout Plan**

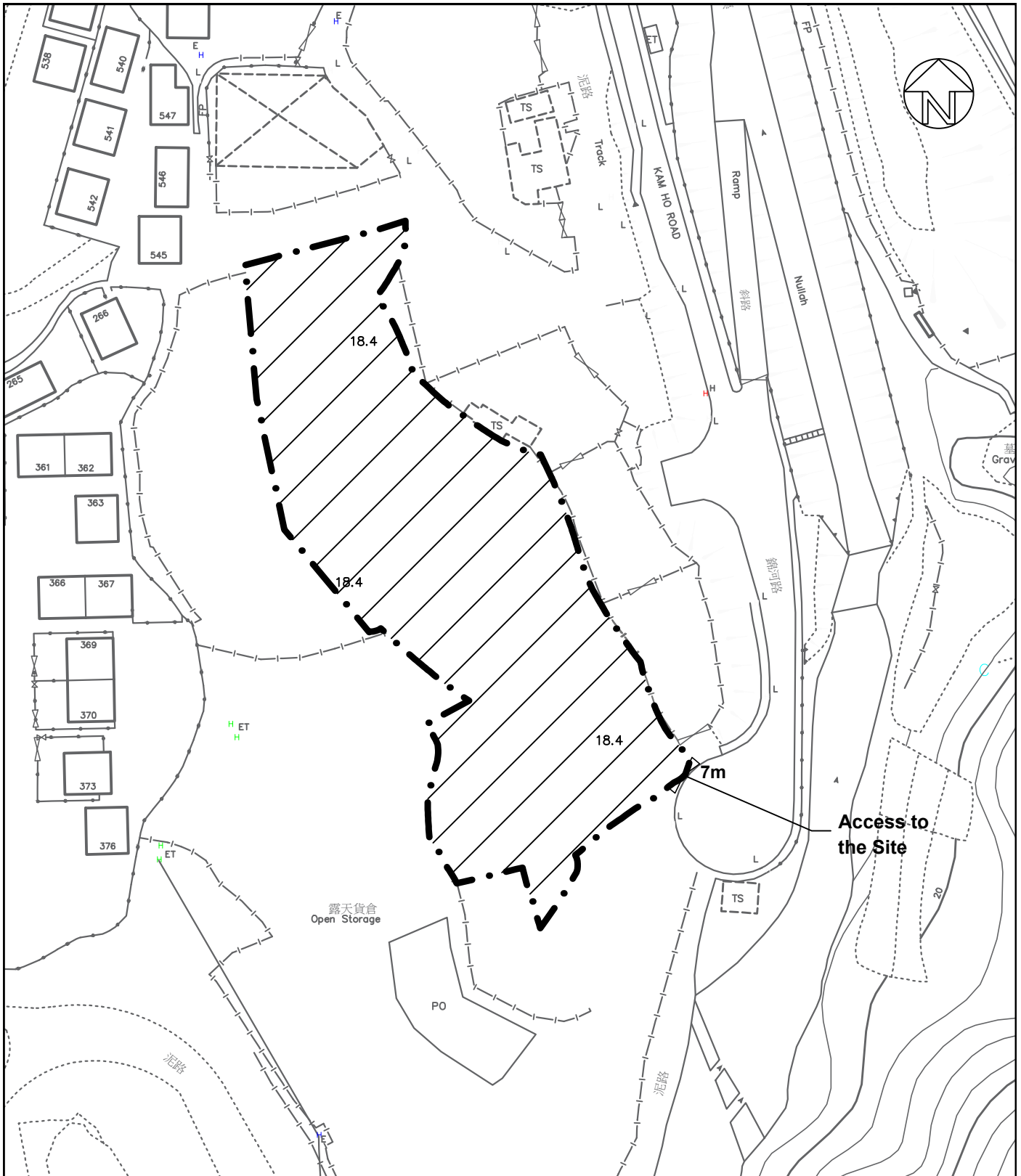
Various Lots in DD113,  
Kam Tin, Yuen Long, N.T.

**FIGURE 5**

FOR IDENTIFICATION PURPOSE

Date: 10.3.2026

Scale: 1 : 1 000 (A4)



**LEGEND:**

- Application Site (Area = about 4,503 sq. m.)
- Land Filling Area (Area = about 4,503 sq.m.)
- Previous Site Level (About +18.2mPD) (Depth of filling: Not more than 0.2m)
- Existing Site Level (About +18.4mPD) (No further land filling)
- Filling Materials : Asphalt Concrete



Top Bright Consultants Ltd.

Drawing No. :TB/26/879/06

**Land Filling Plan**

Various Lots in DD113,  
Kam Tin, Yuen Long, N.T.

**FIGURE 6**

FOR IDENTIFICATION PURPOSE  
Date: 10.3.2026  
Scale: 1 : 1 000 (A4)

## **Appendix 1**

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### **Site Identification by the Applicant**



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/959

Our Ref.: 23/815/L03

May 19, 2023

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

**By Email**

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials (the “Proposed Development”)  
for a Period of Three Years and Filling of Land in “Agriculture” (“AGR”) Zone  
at Lots 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and  
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/959)**

We would like to provide the following information to support the captioned planning application. Please note that this letter will supersede the previous letter (Our Ref.: 23/815/L02) sent on 18.5.2023.

### **Thorough Site Searching Process**

The Applicant had undergone a thorough site searching process in identifying a suitable site for relocation. The process has been difficult as sites within Categories 1 or 2 areas of the TPB PG-No.13G were either unaffordable or have been occupied by other operators.

Three prospective sites in Yuen Long district have been reviewed and were found to be unsuitable due to various shortcomings, such as being too large/ small for the relocation, contravening the planning intention, land ownership, etc. The details of alternative sites for relocation of the applicant’s business and why they are not feasible are shown in **Appendix 1**.

The Application Site is deemed suitable for the relocation as it is highly accessible and abuts Kam Ho Road. The site area (4,433sq.m.) is the most closely to the original work sites in Yuen Long South (4,210sq.m.). Since the Application Site has been formed by the contractor for the KCRC’s construction of West Rail (Phase 1), the physical condition of the Application Site and its surrounding areas are now less than favourable for agricultural purposes. Approval of the application would therefore not contravene the planning intention of the “AGR” zone. The lot index plan and aerial photo are shown in **Appendix 2**.

### **Importance to Local Construction Industry**

In 2021, the Chief Executive unveiled the Northern Metropolis Development Strategy in the Policy Address, inter alia, the Northern Metropolis encompasses maturely developed new towns including Tin Shui Wai, Yuen Long, Fanling/Sheung Shui and their neighbouring rural areas, as well as six NDAs and Development Nodes in different planning and development stages. At present, there are lots of residential, commercial, industrial, institutional and

Government development projects undergoing in Hong Kong, especially in the New Territories. The demand for open storage/storage and warehouse sites for construction materials is incredibly high. Successful relocation would help sustain the operation and support the upcoming development projects in Hong Kong.

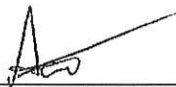
### **Proposed Use**

The Applicant seeks the Board's permission to use the Application Site for temporary warehouse of construction materials for a period of three years and filling of land. The proposed warehouses are enclosed and the construction materials for interior decoration include wooden floors, tiles, gypsum boards, fireproof boards, etc. will be stored in the warehouses. No open storage will be found in the Application Site.

The letter from the Lands Department is attached for your reference (see **Appendix 3**).

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Adam Chow

Encl.

c.c. Useful Building Materials Trading Limited (the Applicant)

## Appendix 1 - Alternative Sites for Relocation

Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
1.	<p>Lots 2340 and 2341 RP in DD120</p> <ul style="list-style-type: none"> <li>- The Site is accessible from Lam Hi Road</li> <li>- It is approximately 2km southwest of Yuen Long Town Centre.</li> </ul>	<p>The Site is fenced, paved and occupied by some temporary structures</p> <p>The Site falls on an area zoned as "Open Space" on the Draft Yuen Long Outline Zoning Plan No. S/YL/26.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "Open Space" zone.</p>	<p>The surrounding areas are predominated by residential, institutional and industrial uses.</p> <ul style="list-style-type: none"> <li>- To its north are residential developments (Park Signature and La Grove)</li> <li>- To its west are educational institutions (South Yuen Long Government Primary School, ELCHK Lutheran Academy, etc.)</li> <li>- To its south across the Yuen Long Highway are industrial uses (open storage, workshop), which have been resumed by the Government for the Yuen Long South Development (stage 1)</li> <li>- To its east are industrial uses, which are not permitted by the Board</li> </ul>	<ul style="list-style-type: none"> <li>- The Site occupied an area of 4,455m<sup>2</sup> (about), it is approximately 5% larger than the original premises.</li> <li>- Contravene the planning intention of the "O" zone</li> <li>- No similar approved planning application within the same "O" zone</li> <li>- Not compatible with surrounding land use which is dominated by residential and institutional uses</li> </ul> <p>It is considered not suitable for relocation for the Proposed Development</p>

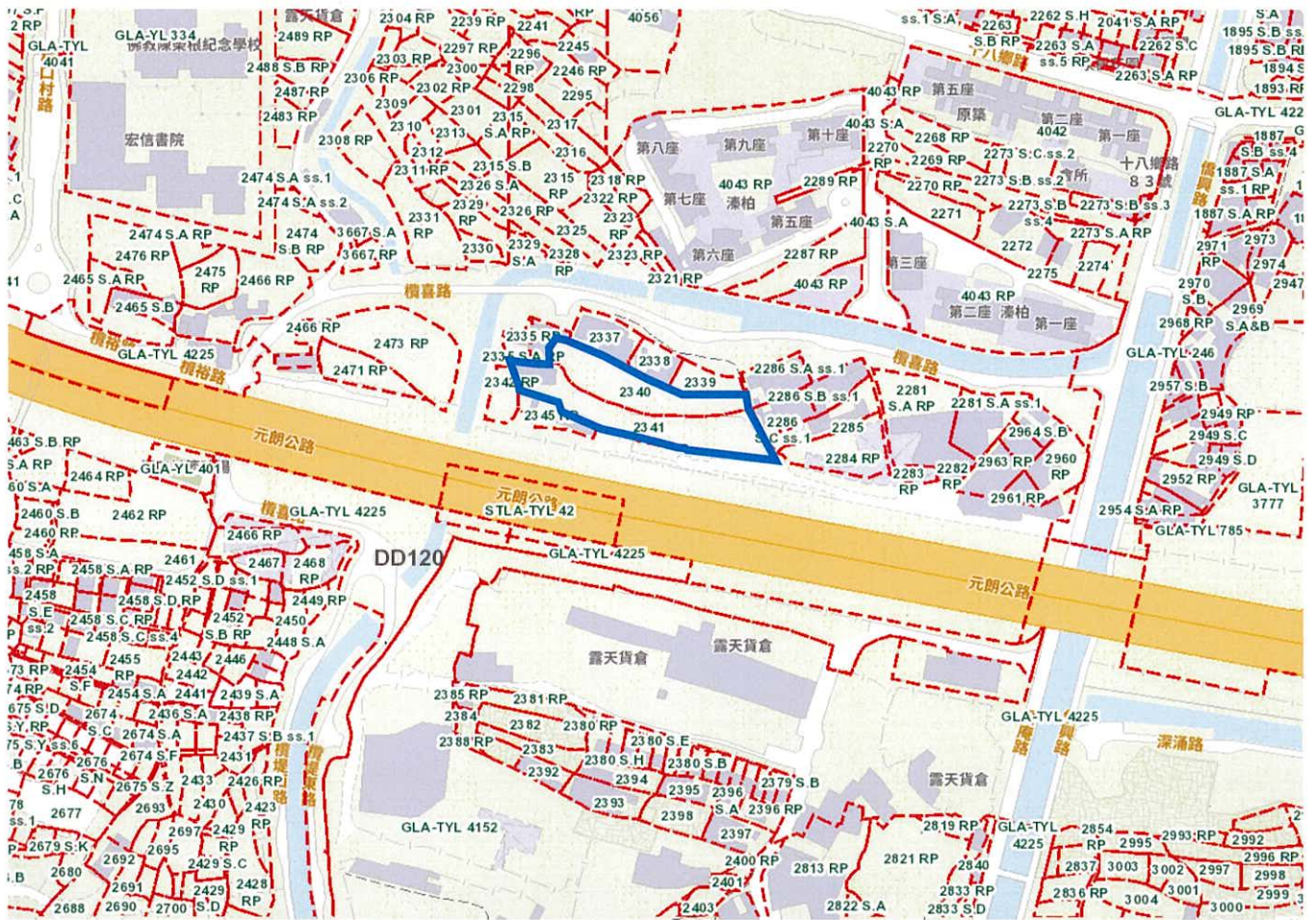
Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
2.	<p>Lots 1022RP, 1023SA, 1023RP, 1024SA, 1024RP and 1028SA in DD113</p> <ul style="list-style-type: none"> <li>- The Site is accessible from Kam Ho Road</li> <li>- It is about 900m to the southeast of the Tai Lam Tunnel toll plaza, 600m to the south of the Kowloon Canton Railway West Rail Pat Heung Maintenance Centre and 2.5km to the south of the Kam Sheung Road MTR Station</li> </ul>	<p>The Site is currently vacant, hard-paved, partially fenced off</p> <p>The Site falls on an area zoned as "Agriculture" and "Village" on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "AGR" and "V" zone.</p>	<p>The Site is sandwiched by the village settlements and industrial facilities, such as MTR Pat Heung Depot and ventilation building. Temporary structures for storage purpose and vacant land can also be found in the vicinity.</p> <ul style="list-style-type: none"> <li>- To the immediate south of the Application Site is under construction for a proposed temporary place of recreation (Application No. A/YL-KTS/928 approved by the Board on 23.9.2022).</li> <li>- The nearest villages, Ho Pui and Ma On Kong, are located about 200 and 400 metres to the west of the Application Site, respectively.</li> <li>- To its north are temporary structures for storage purpose. Its further north is MTR Pat Heung Depot.</li> </ul>	<ul style="list-style-type: none"> <li>- The Site occupied an area of 3,200m<sup>2</sup> (about), it is approximately 31% smaller than the original premises</li> <li>- The Site falls within Category 3 and 4 areas under TPB PG No.13G</li> <li>- No Similar approved planning application within the same "V" zone</li> <li>- 4 Similar approved planning applications within the same "AGR" zone</li> <li>- The Application Site is the subject of a previous planning application (No. A/YL-KTS/940) for Temporary Animal Boarding for a period of 3 years approved by the Board on 3.3.2023.</li> <li>- The applicant of (No. A/YL-KTS/940) is gradually</li> </ul>

			<p>- To the east of the Site is under construction for a proposed temporary animal boarding establishment and filling of land (Application No. A/YL-KTS/940 approved by the Board on 3.3.2023). To its further east are an existing nullah, Ho Pui Ventilation Building, and MTR Pat Heung Depot</p>	<p>implementing the animal boarding development.</p> <ul style="list-style-type: none"><li>- Land ownership issue</li></ul> <p>It is considered not suitable for relocation for the Proposed Development</p>
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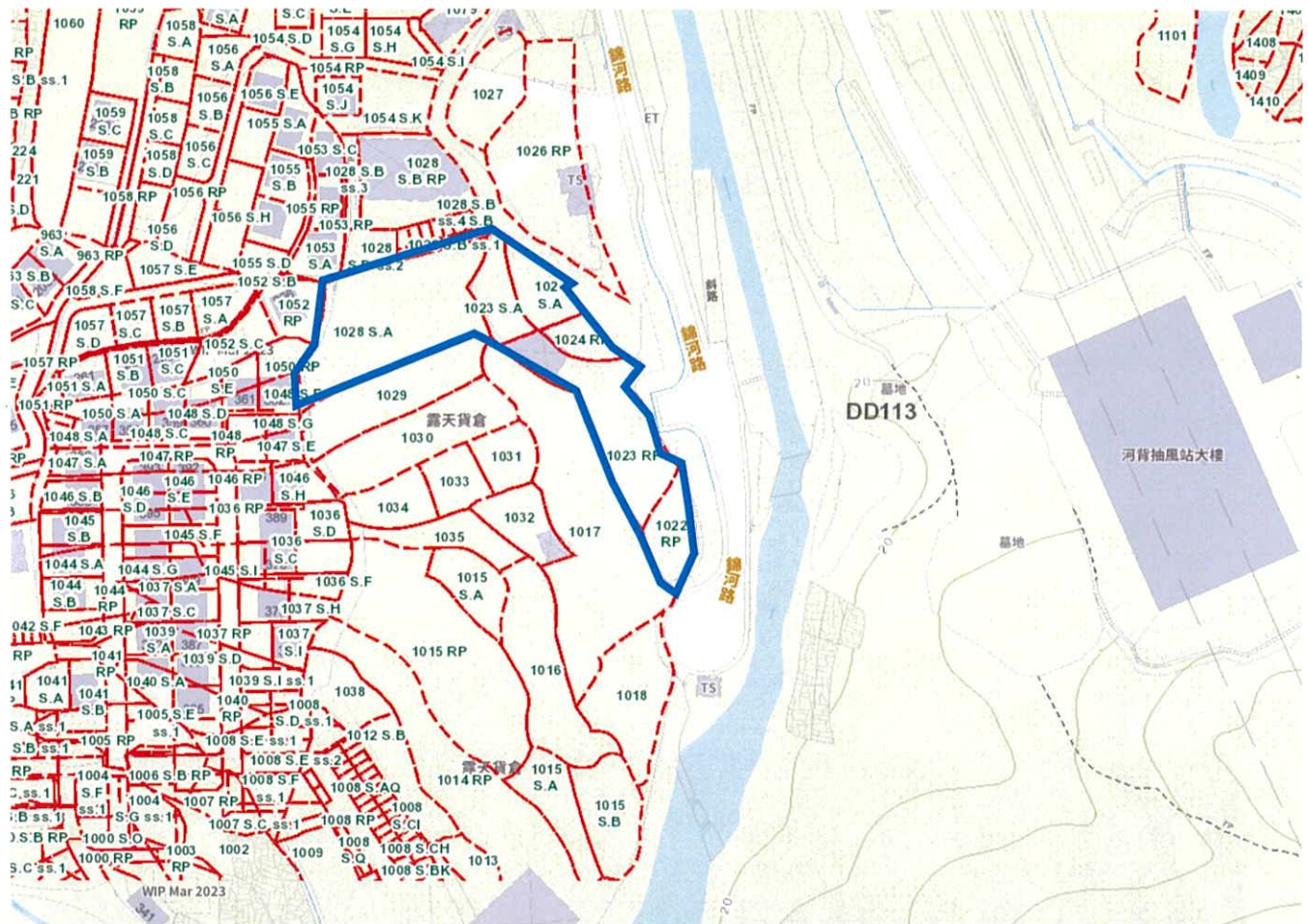
Site No.	Site Location	Existing Condition and Planning Context	Surrounding Area	Site Constraints and Consideration
3.	<p>Lots 1689SA, 1689SB, 1689SC, 1695, 1696 and 1697RP in DD111</p> <ul style="list-style-type: none"> <li>- The Site is accessible from Leung Shing Road</li> <li>- It is about 200m south of the junction of Kam Tin Road</li> <li>- It is about 2.4km to the east of Kam Tin Town Centre and approximately 2.8 km away from the Kam Sheung Road MTR Station</li> </ul>	<p>The Site is currently vacant, not fenced, formed and covered by weeds</p> <p>The Site falls on an area zoned as "Agriculture" on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11.</p> <p>"Warehouse" use is not a Column 1 nor 2 use within the "AGR" zone.</p>	<p>The Site is situated within an area surrounded by the MTR Express Rail Link Shek Kong Stabling Sidings and emergency rescue station and a mixture of village housing, temporary structures, informal rural industries, notably vehicle repair workshops, open storage yards and public vehicle parks.</p> <ul style="list-style-type: none"> <li>- to its north and northwest are residential structures, open storage yards, a workshop and a dog kennel</li> <li>- To the east is Leung Uk Tsuen</li> <li>- To the south are orchard, open storage yard, car park</li> <li>- To the west is the MTR Express Rail Link Shek Kong Stabling Sidings</li> </ul>	<ul style="list-style-type: none"> <li>- The Site occupied an area of 10,100m<sup>2</sup> (about), it is approximately 58% larger than the original premises</li> <li>- The Site falls within Category 2 areas under TPB PG No.13G</li> <li>- Similar approved planning application (A/YL-PH879) within the same "AGR" zone</li> <li>- However, the Application Site is the subject of a previous planning application (No. A/YL-PH/919) for Temporary Transitional Housing for a period of 3 years approved by the Board on 12.8.2022</li> <li>- The applicant of (No. A/YL-PH/919) is gradually implementing the transitional housing project.</li> </ul>

<p>- Land ownership issue</p> <p>It is considered not suitable for relocation for the Proposed Development</p>			

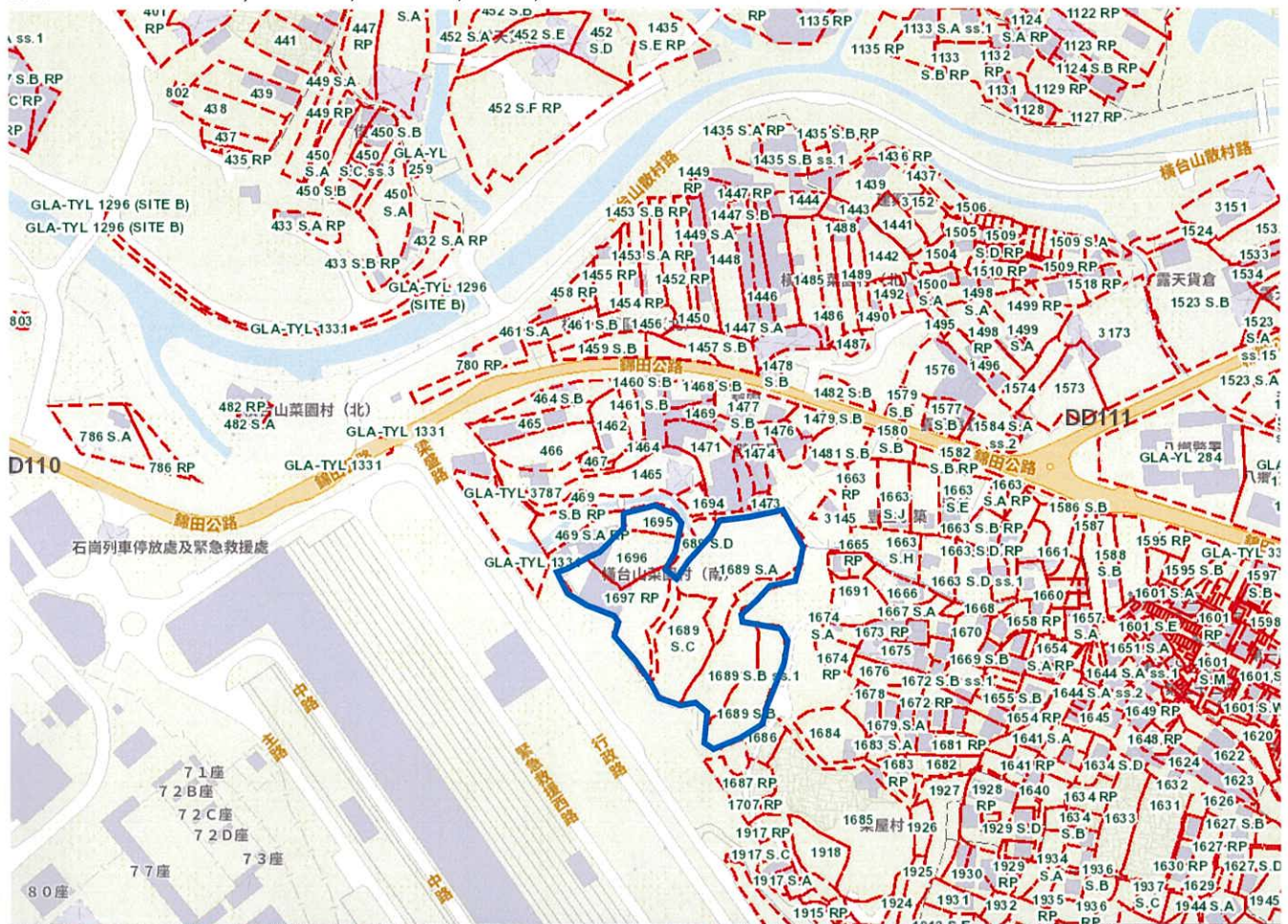
Site 1: Lots 2340 and 2341 RP in DD120



Site 2: Lots 1022RP, 1023SA, 1023RP, 1024SA, 1023RP and 1028SA in DD113



Site 3: Lots 1689SA, 1689SB, 1689SC, 1695, 1696 and 1697RP in DD111



## **Appendix 2**

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### **Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition of Previous Application**

**(No. A/YL-KTS/959)**


**Drainage Proposal**  
in compliance with Planning Approval Condition (e)  
of the Planning Application No. A/YL-KTS/959  
for Temporary Warehouse of Construction Materials (the “Proposed  
Development”) for a Period of Three Years and Filling of Land

at Lot Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part),  
1030(Part), 1031, 1032, 3672RP(Part) and 1033(Part) in DD 113,  
Kam Tin, Yuen Long, New Territories

August 2024

**Drainage Consultant:**

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

Checked & approved by	K C LEE <i>RPE(Civil)</i>	
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## **1. Background**

1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the applicant to prepare a Drainage Proposal in compliance with the planning approval condition (e) of the Planning Application No. A/YL-KTS/959 for Temporary Warehouse of Construction Materials (the “Proposed Development”) for a Period of Three Years and Filling of Land at Lot Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, 3672RP(Part) and 1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories (the “subject site”).

## **2. Scope of this Submission**

2.1 Rain water may cause flooding if it is not properly collected, conveyed and discharged. This Drainage Proposal is to demonstrate how the rain water falling on or flowing to the subject site will be collected, conveyed and discharged without causing any adverse drainage impacts on the subject site and its surroundings.

## **3. The Subject Site and Development**

3.1 The subject site comprises of Lot Nos. 1016(Part), 1017(Part), 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, 3672RP(Part) and 1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories. It is directly accessible via Kam Ho Road with a total site area of about 4,433m<sup>2</sup>. A Site Location Plan is shown in **Figure D1**. It is noticed that the subject site falls within the Ho Pui Site of Archaeological Interest.

3.2 The subject site is currently generally paved with asphaltic materials and vacant with some temporary structures. It will be fenced-off.

3.3 It is proposed to erect six single-storey (about 11m) temporary warehouse structures with a total floor area of about 1,306m<sup>2</sup> for storage of construction materials for interior decoration. All construction materials are proposed to be stored within the enclosed warehouse structures and no open storage use will be involved. Three private car parking spaces and two light goods vehicles loading /unloading spaces are proposed within the subject site. The Proposed Development would fill the northern portion of the land at a depth of not more than 0.2m (from 18.2mPD to 18.4mPD) for facilitating circulation and operation. The Town Planning Board accepted proposed layout plan is shown in **Figure D2**.

#### **4. Existing Drainage Conditions of the Site**

- 4.1 The subject site is now paved with bituminous materials. To its further east across Kam Ho Road is a watercourse/nullah. It is bounded by residential structures/dwellings, an open storage yard, grassland and a vacant site covered by valid planning permission for proposed animal boarding establishment under application No. A/YL-KTS/940 on the north and east. The ground levels of the adjoining areas on the north and east are at 18.4mPD in general. The ground levels of the subject site will be still not higher than those of the adjoining areas on the north and east after the land filling works. No blockage of potential flow paths would occur.
- 4.2 There are a vacant site and a work site which is covered by valid planning permission for proposed temporary hobby farm, fishing ground, barbecue site and education centre with ancillary eating place uses under application No. A/YL-KTS/928 on the south and southwest. The ground levels of the adjoining areas on the south and southwest are at 19.2mPD in general. The ground levels of the subject site will be still lower than those of the adjoining areas on the south and southwest after the land filling works. No blockage of potential flow paths would occur.
- 4.3 There are village houses within the “Village Type Development” zone of Ho Pui Tsuen on the west. The ground levels of the village houses on the west are not lower than 19.0mPD in general. The ground levels of the subject site will be still lower than those of the adjoining areas on the west after the land filling works. No blockage of potential flow paths would occur.
- 4.4 Besides, it is reasonable to presume that the proposed developments covered by valid planning permission under application Nos. A/YL-KTS/940 and A/YL-KTS/928 should have their own drainage systems to prevent surface runoff flowing across the boundary onto the subject site.
- 4.5 In summary, the Proposed Development and the proposed land filling on the subject site will not alter the existing drainage patterns and will not incur any adverse impact on the existing flow paths of the runoff of the area.
- 4.6 Current conditions of the subject site are shown in the following photos (photo taking locations are shown on **Figure D3**):

	
<p>Plate 1 – Existing entrance of the subject site</p>	<p>Plate 2 – Existing solid fence wall of the adjacent development covered by valid planning permission under application No. A/YL-KTS/928 to the south of the subject site</p>
	
<p>Plate 3 – View to the north</p>	<p>Plate 4 – View to the northwest</p>
	
<p>Plate 5 – Existing cul-de-sac of Kam Ho Road in front of the existing entrance of the subject site</p>	<p>Plate 6 – Existing watercourse in front of the existing entrance of the subject site on the opposite side of Kam Ho Road</p>

## 5. Proposed Drainage Works

- 5.1 The final ground level of the subject site will be at about 18.4mPD in general. It is compatible with the surrounding ground levels and would not obstruct the existing drainage paths of the area.
- 5.2 Although the adjacent developments having valid planning approvals should have own drainage systems preventing surface runoff flowing across the boundary onto the subject site, for conservative sake, peripheral channels with catchpits constructed to collect the surface runoff of the subject site will be designed also to collect surface runoff flowing across the site boundary from its surrounding areas. Surface runoff will be collected by the peripheral channels and conveyed to a proposed terminal manhole with trap (according to DSD's Terminal Manhole Type T2\_1) for discharging outside the subject site.
- 5.3 100mm high gap will be allowed at the bottom of the boundary fence of the subject site in order to allow potential cross-boundary flow of surface runoff from the adjacent areas.
- 5.4 Stormwater collected inside the proposed terminal manhole will be discharged directly into the existing watercourse in front of the entrance of the subject site on the opposite side of Kam Ho Road.
- 5.5 A Proposed Drainage Management Plan with site cross sections is shown in **Figure D4**. Details of proposed drainage provisions shall follow relevant details shown in Government departments' Standard Drawings as follows:

Proposed Drainage Provisions	Standard Drawings	Drawing No. & Title
Terminal manhole with trap	DSD Standard Drawings	DS 1091A - Terminal Manhole Type T2_1
Manhole		DS 1079A – Standard Manhole Type D1

Catchpit	CEDD Standard Drawings	C 2405/1 to /5 – Standard Catchpit Details
U-channel		C2409I – Details of Half-round and U-channels
Precast concrete slab for channels		C2412E – Cover Slab and Cast Iron Grating for Channels

## 6. Drainage Calculations

6.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum Nos. 1/2022, 1/2024 and 2/2024 issued by DSD. Design Return Period of 50 years (recommended for ‘Main Rural Catchment Drainage Channels’ in SDM) is being adopted.

6.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3a - Storm Constants for different return periods of HKO Headquarters from SDM, the rainfall profiles are derived based on the following equation:

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

where  $i$  = extreme mean intensity in mm/hr,  
 $t_d$  = duration in minutes ( $t_d \leq 240$ ), and  
 $a, b, c$  = storm constants given in the table below

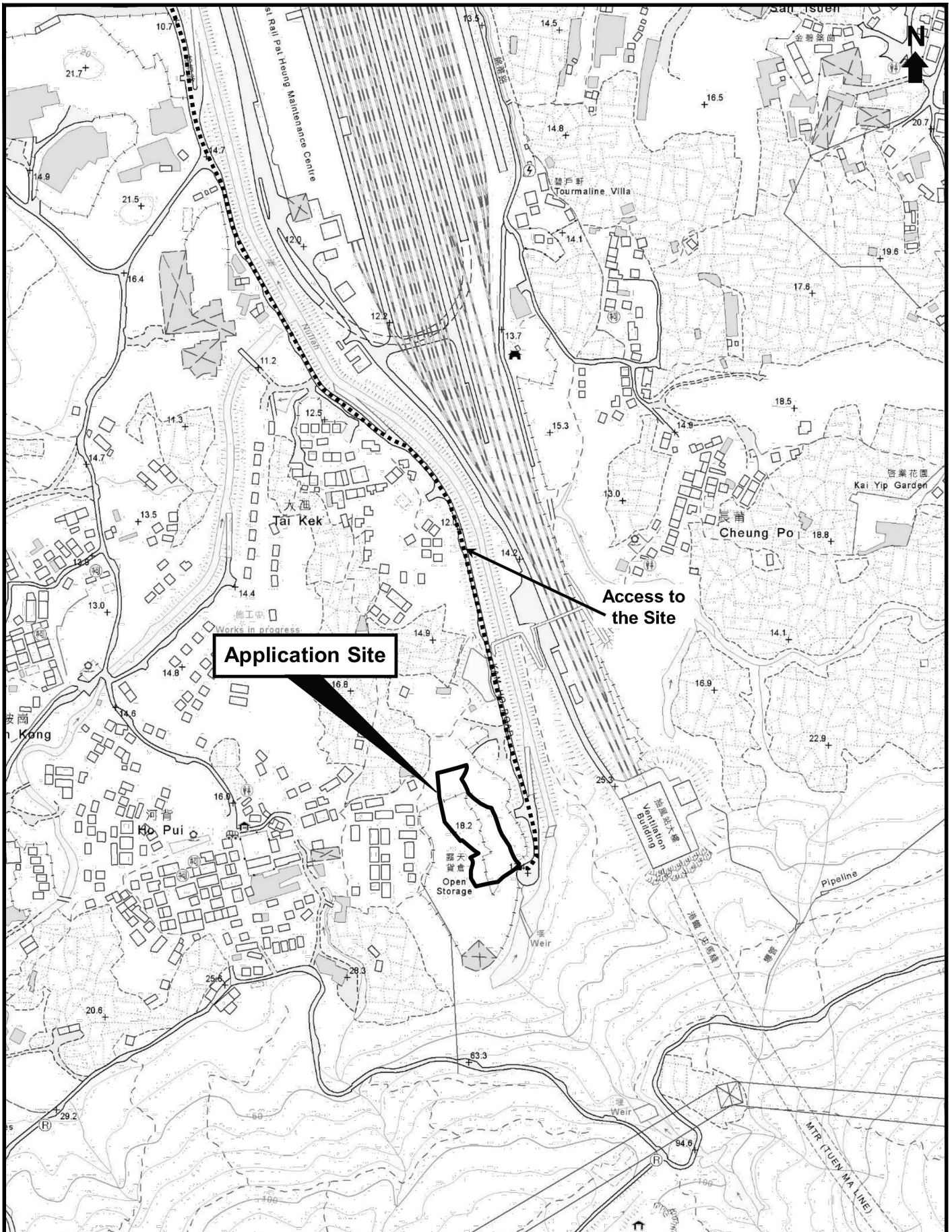
Return Period (years)	50
a	505.5
b	3.29
c	0.355

A 16.0% rainfall increase has been adopted in the hydraulic calculation to cater for effects due to climate change as suggested in the item (e) and (k) in the Stormwater Drainage Manual - Corrigendum No. 1/2022.

- 6.3 Hydraulic assessment is enclosed in the **Appendix**. It is conservatively to include about half of the site area of the adjacent developments at relatively higher level, i.e. on the west side, in calculation of drainage system of the Proposed Development. The proposed channels and underground drainage were designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface runoff without causing any adverse drainage impacts on the subject site and its surroundings.

## **7. Conclusions**

- 7.1 The Proposed Development will be for temporary warehouse of construction materials use for a period of three years. Minor land filling, i.e. only about 0.2m depth, would be carried out at the subject site. There would be no significant changes in the drainage conditions of the area.
- 7.2 In order to achieve proper management of the stormwater discharge of the subject site, peripheral channels with catchpits will be constructed to explicitly receive the surface runoff of the subject site and its surrounding areas.
- 7.3 The flow collected from the Proposed Development will be discharged into the existing watercourse on the opposite side of Kam Ho Road via a terminal manhole with trap of the subject site.
- 7.4 It is noted that the proposed section of pipe from the terminal manhole to outfall will be placed underneath Kam Ho Road. Excavation Permit will be applied under the Land (Miscellaneous Provisions) Ordinance after approval of this Drainage Proposal and before commencement of any site works at Kam Ho Road.
- 7.5 The Proposed Development would not alter the existing drainage conditions and pattern of the area and a new drainage system would be constructed to collect the surface runoff of the subject site and its surrounding areas for properly discharging into the existing watercourse on the opposite side of Kam Ho Road. Therefore, in conclusion, the Proposed Development would not cause any adverse drainage impact onto the area.



**Application Site**

**Access to the Site**

TITLE

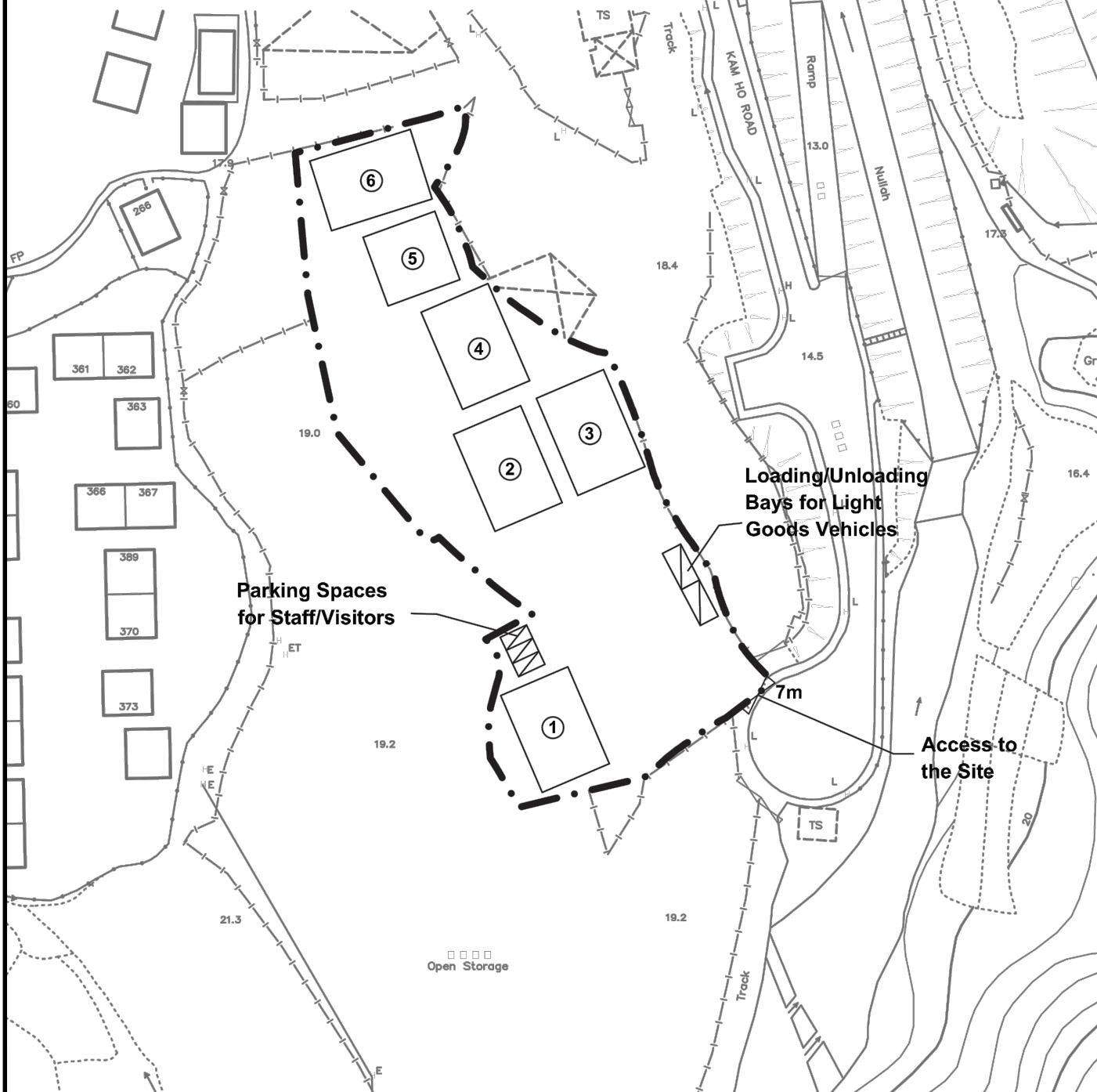
SITE LOCATION PLAN

何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED



SCALE  
 1 : 5000 - A4

DRAWING No.  
 FIGURE D1

Structure No.	Uses	No. of Storey	Floor Area(m <sup>2</sup> )	Height(m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11



**LEGEND:**

-  Application Site (Area = about 4,433 sq. m.)
-  Loading/Unloading Bays for Light Goods Vehicles (3.5m x 7m)
-  Parking Spaces for Staff/Visitors (2.5m x 5m)

TITLE

TOWN PLANNING BOARD ACCEPTED  
PROPOSED LAYOUT PLAN

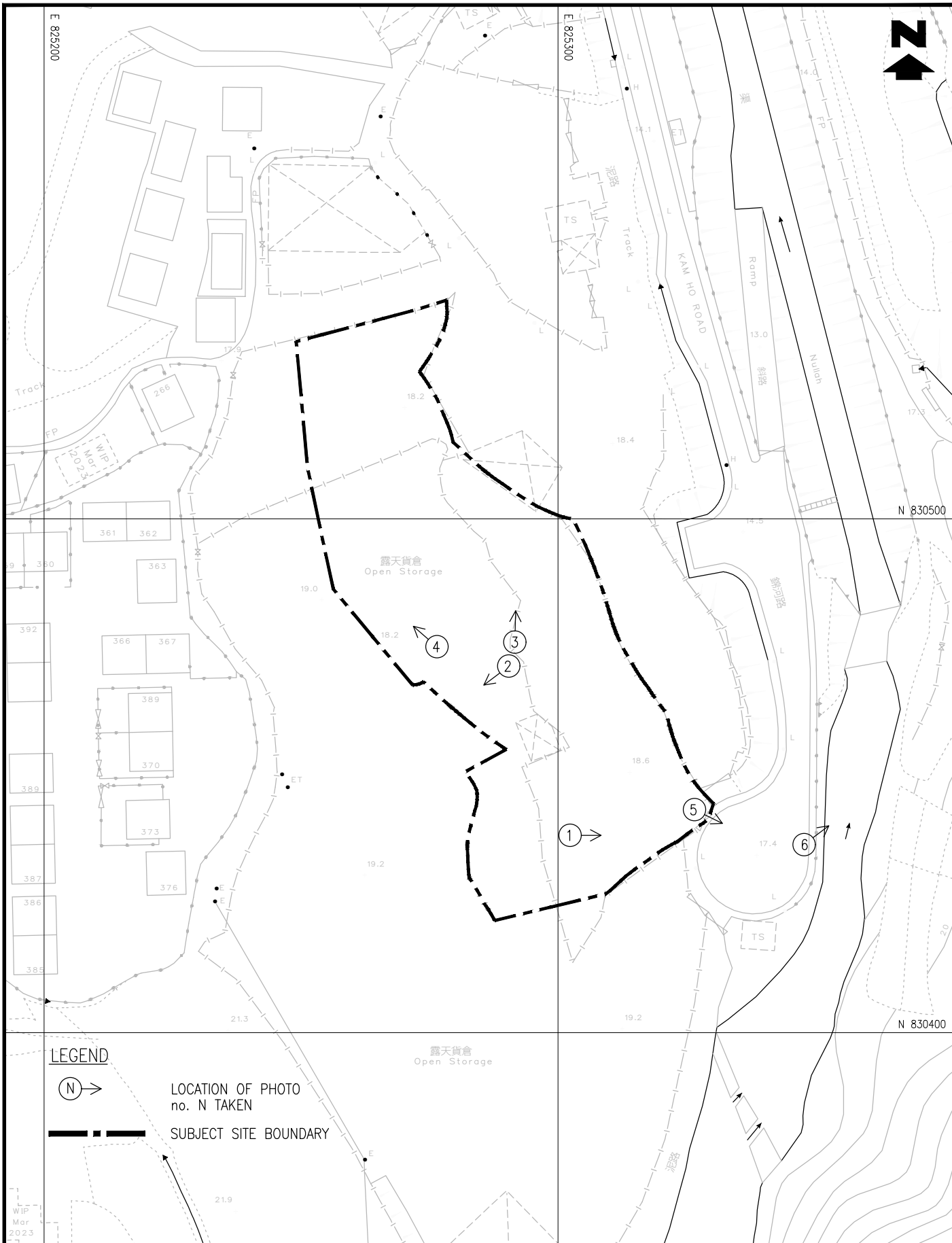
何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000 - A4

DRAWING No.

FIGURE D2



**LEGEND**



LOCATION OF PHOTO  
no. N TAKEN



SUBJECT SITE BOUNDARY

TITLE

LOCATIONS OF PHOTO TAKEN

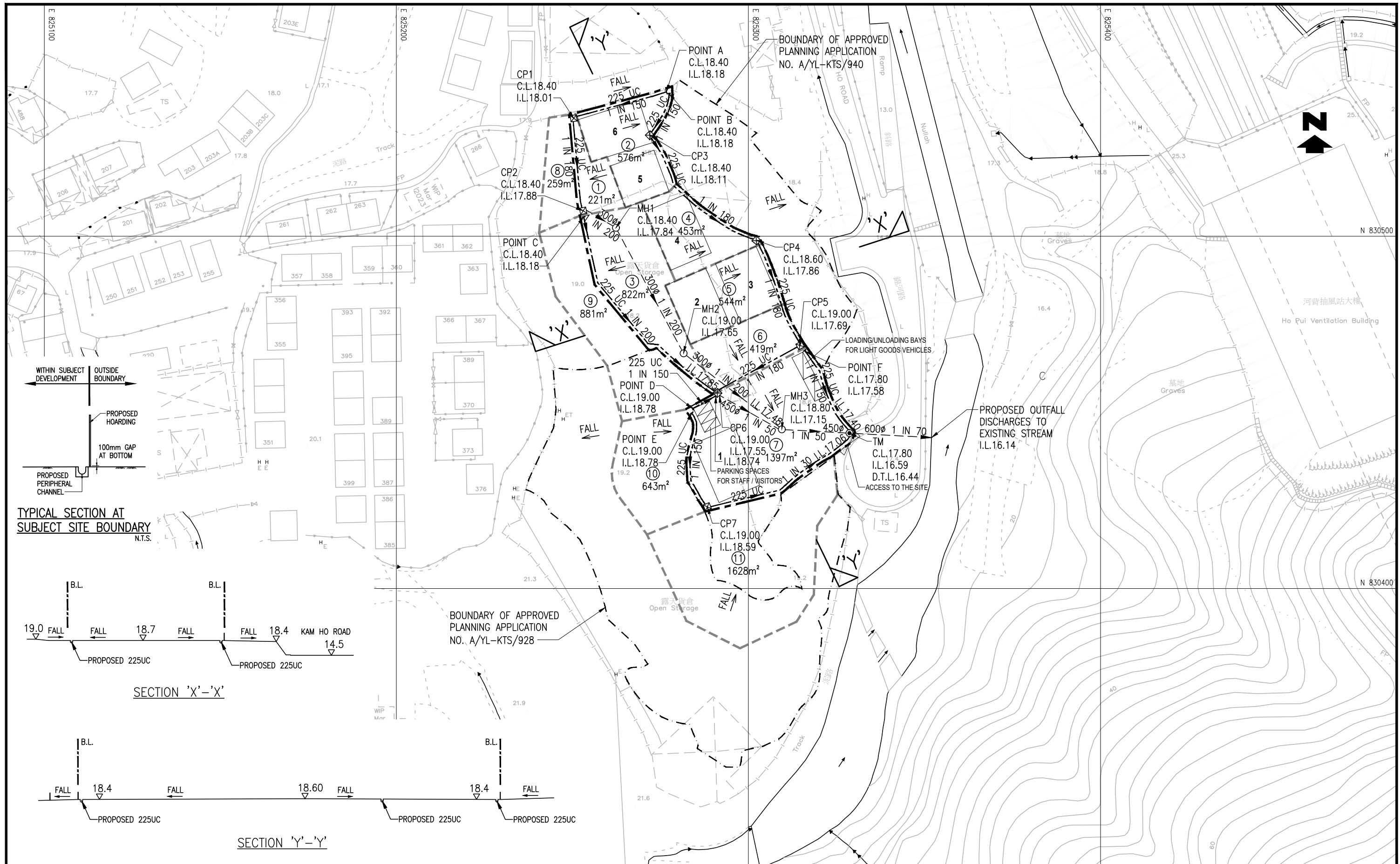
何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

SCALE

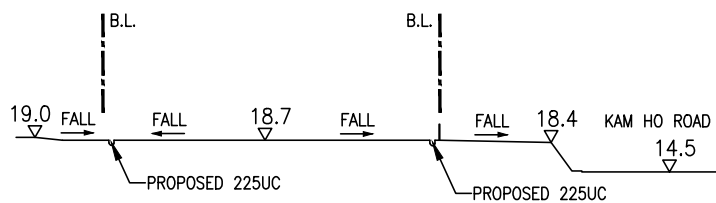
1 : 1000 - A4

DRAWING No.

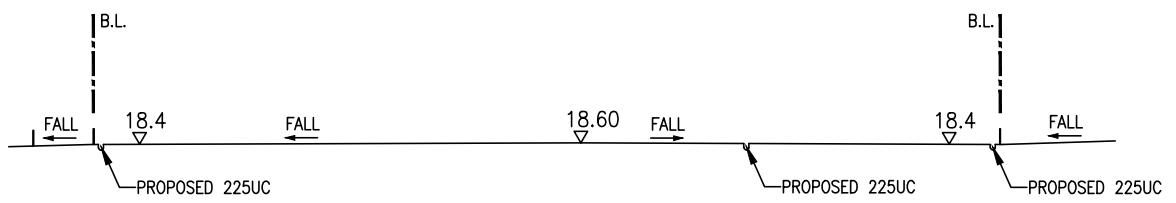
FIGURE D3



TYPICAL SECTION AT SUBJECT SITE BOUNDARY N.T.S.



SECTION 'X'-X'

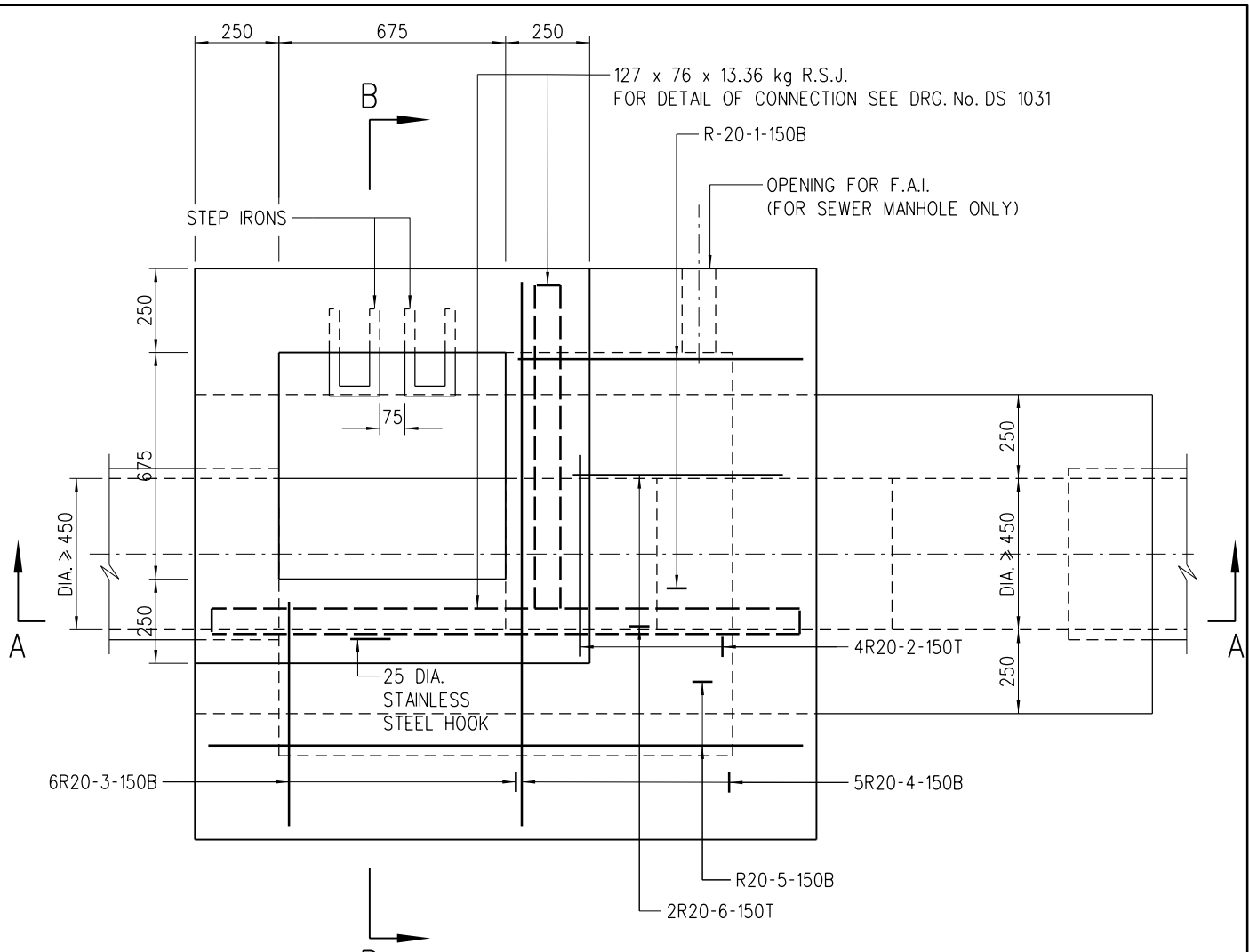


SECTION 'Y'-Y'

LEGEND	
	SUBJECT SITE BOUNDARY
	SUBCATCHMENT BOUNDARY
	221m² SUBCATCHMENT NUMBER AND AREA
	BOUNDARY OF ADJACENT APPROVED PLANNING APPLICATION
	PROPOSED U-CHANNEL
	PROPOSED STORMWATER DRAIN
	PROPOSED STORMWATER TERMINAL MANHOLE WITH DESILTING TRAP
	PROPOSED STORMWATER MANHOLE
	PROPOSED CATCH PIT

TITLE	何田顧問工程師有限公司 <b>HO TIN &amp; ASSOCIATES</b> CONSULTING ENGINEERS LIMITED	
PROPOSED DRAINAGE MANAGEMENT PLAN	SCALE	DRAWING No.
	1 : 1000 - A3	FIGURE D4

H:\23050\_KomHoRoad\DRAWING\23050\_FIG\_D4\_02.dwg, 30/8/2024 9:10:00, DWG To PDF.pc3



**PLAN**

NOTES:

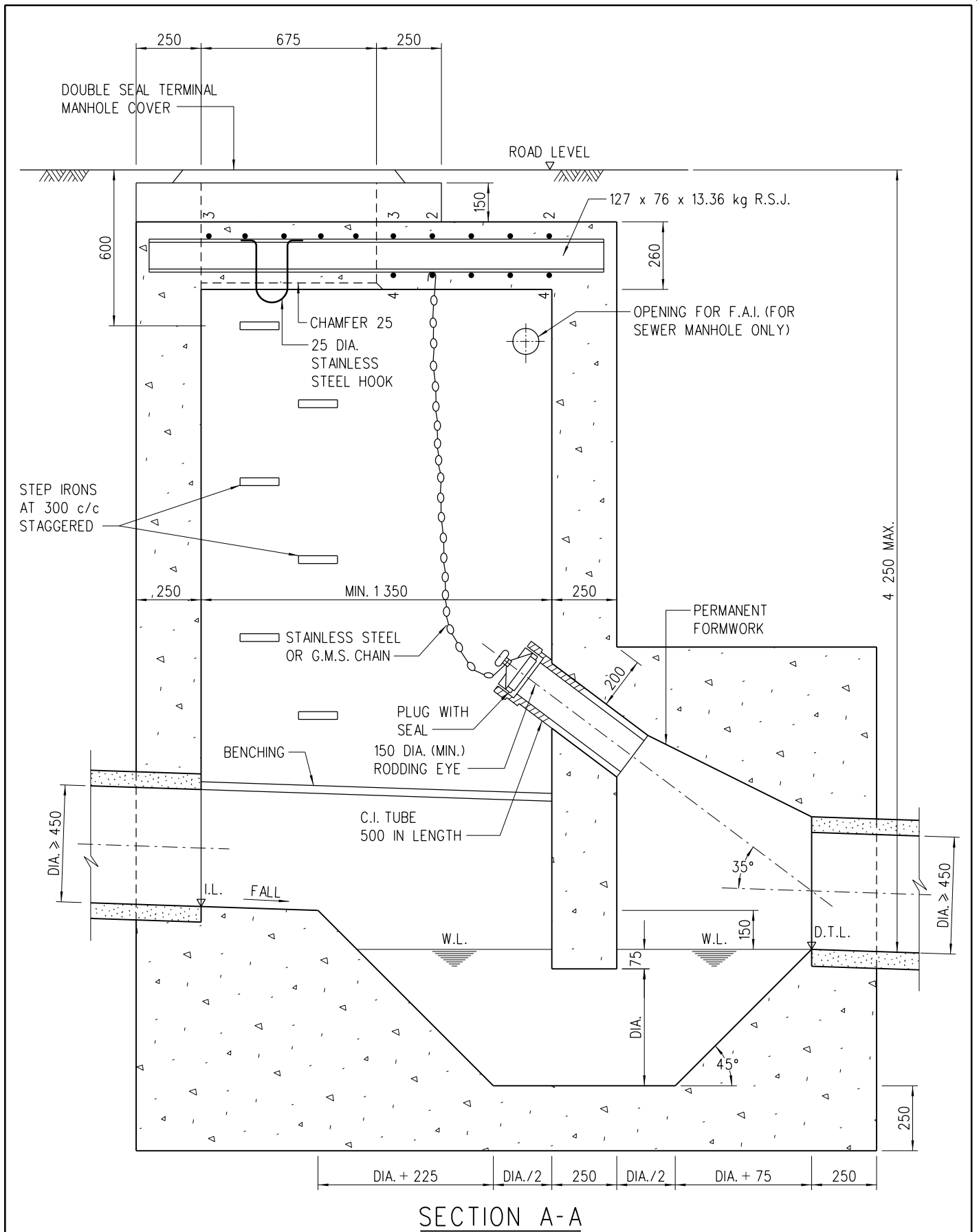
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS REINFORCEMENT FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : EQUAL OR GREATER THAN 450 mm
6. NORMAL RANGE : 1 750 TO 4 250 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT) OF DEPTH
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 DRAWING No. DS 1032
10. STEP IRON : SEE DRAWING No. DS 1043
11. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
12. CONCRETE MIX : GRADE 30/20
13. DIAMETER OF F.A.I. NORMALLY 100 mm
14. MINIMUM COVER AT END OF BARS 40 mm
15. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
16. 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.

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

**TERMINAL MANHOLE  
TYPE T2\_1**

**DRAINAGE SERVICES DEPARTMENT**

REFERENCE	DRAWING No.
SCALE 1 : 20	<b>DS 1091A</b> ( SHEET 1 OF 3 )



A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

## TERMINAL MANHOLE TYPE T2\_1

## DRAINAGE SERVICES DEPARTMENT

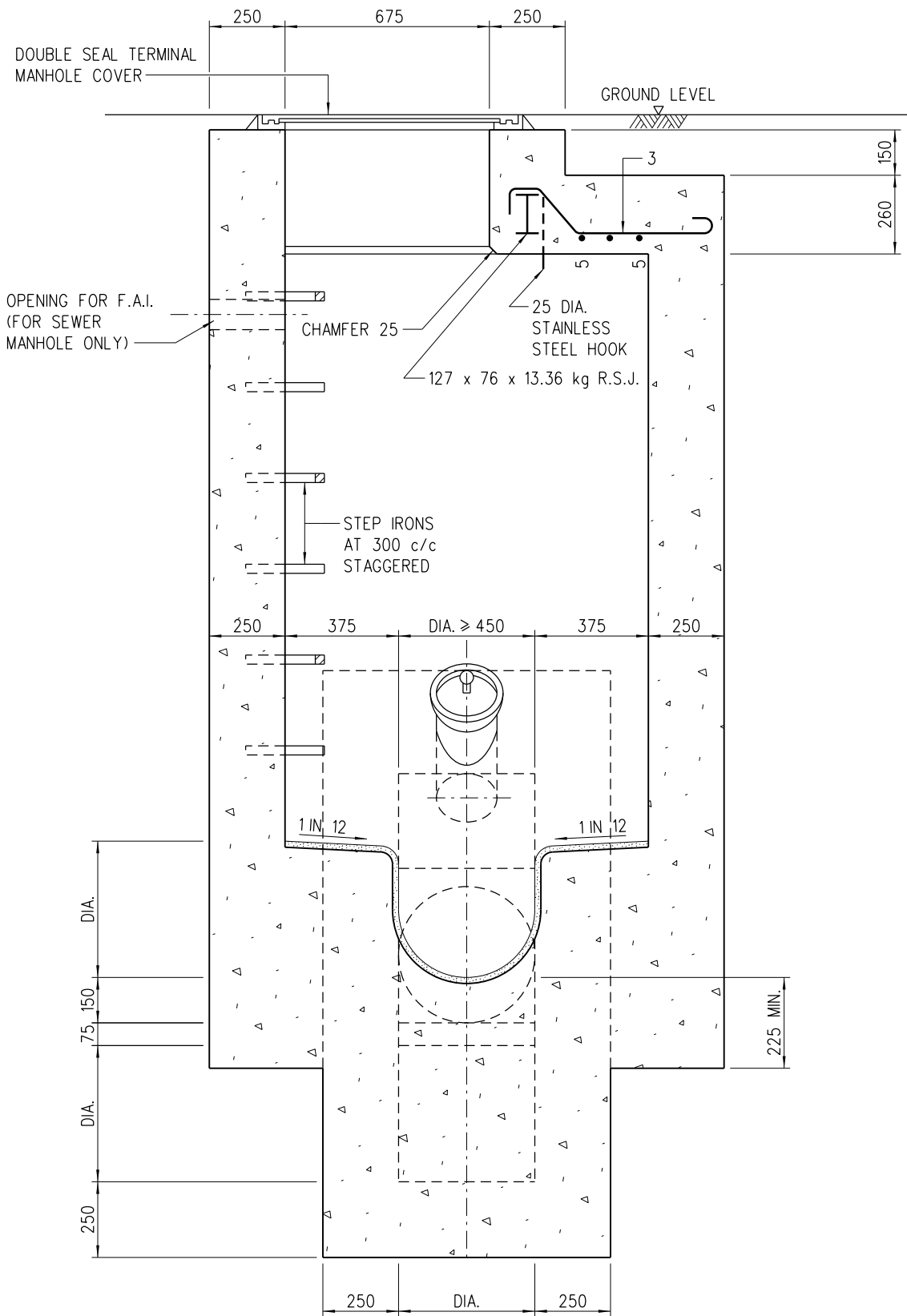
REFERENCE

DRAWING No.

SCALE

1 : 20

DS 1091A  
( SHEET 2 OF 3 )



**SECTION B-B**

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

**TERMINAL MANHOLE  
TYPE T2\_1**

**DRAINAGE SERVICES DEPARTMENT**

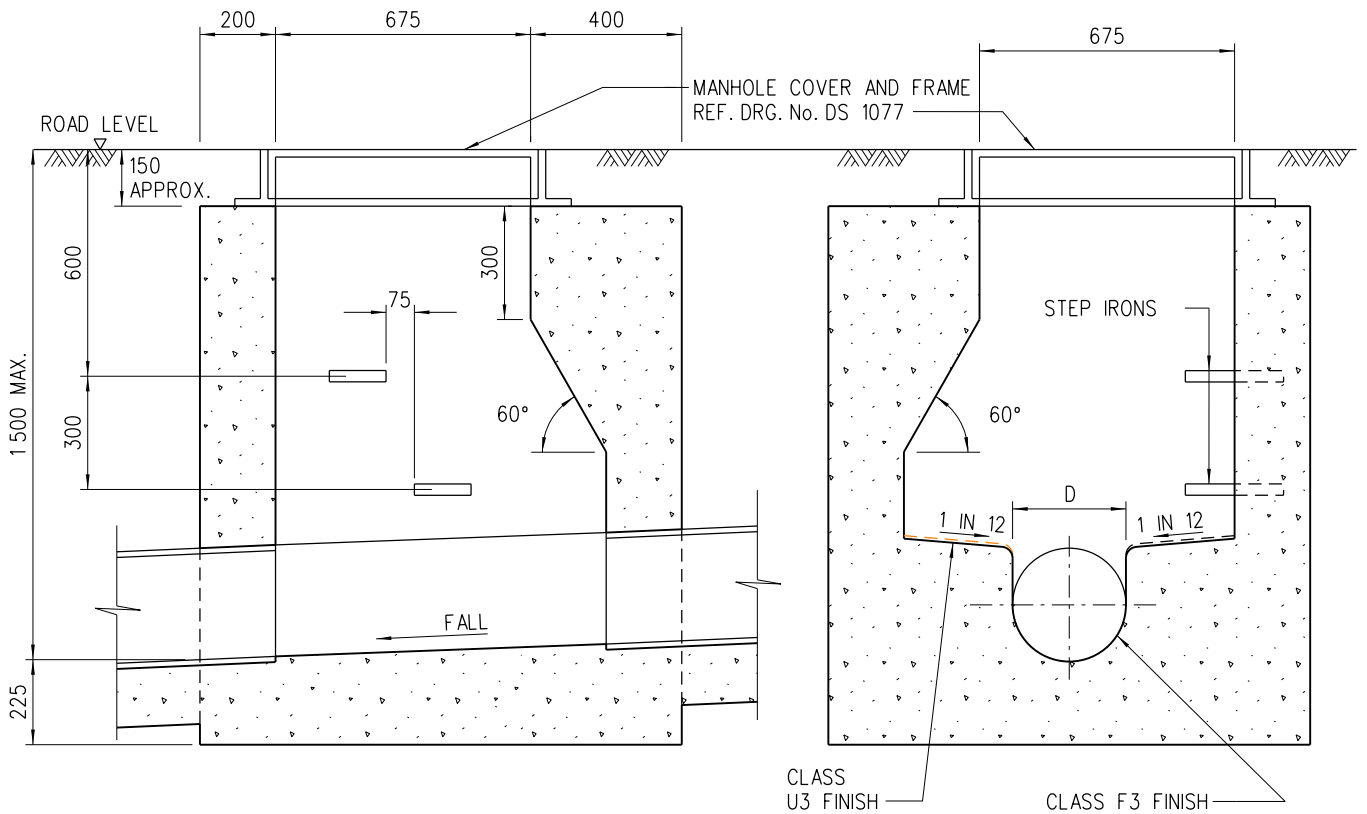
REFERENCE

DRAWING No.

SCALE

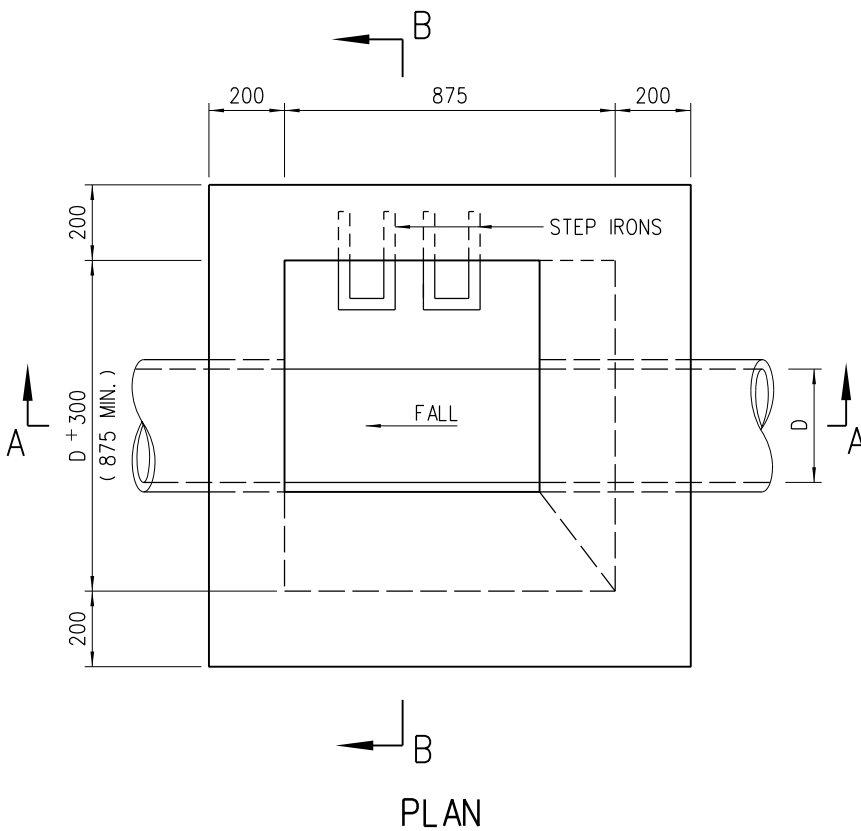
1 : 20

**DS 1091A**  
( SHEET 3 OF 3 )



**SECTION A-A**

**SECTION B-B**



**PLAN**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 675 mm
3. NORMAL RANGE : 1 000 TO 1 500 mm  
(FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
6. TOP TREATMENT: SEE DRG. No. DS 1032
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
10. 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.

A	NOTE 10 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007
REV.	DESCRIPTION	SIGNATURE	DATE

STANDARD MANHOLE  
TYPE D1

**DRAINAGE SERVICES DEPARTMENT**

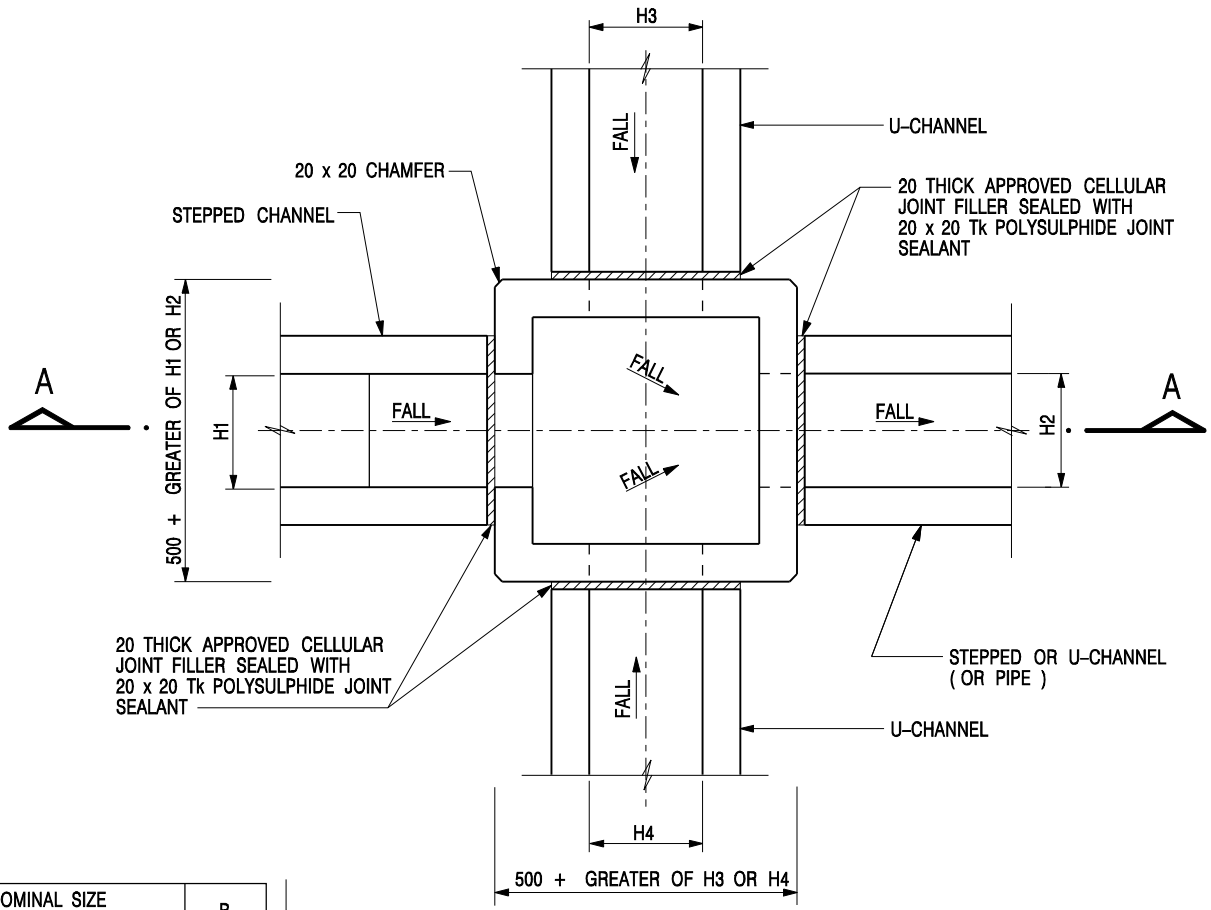
REFERENCE

DRAWING No.

SCALE

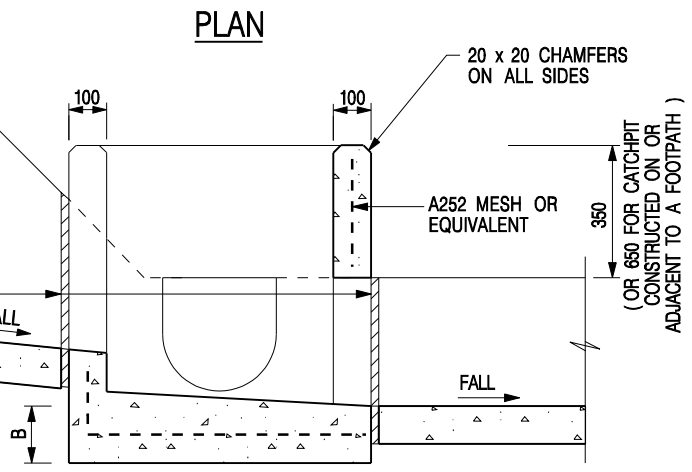
1 : 20

**DS 1079A**

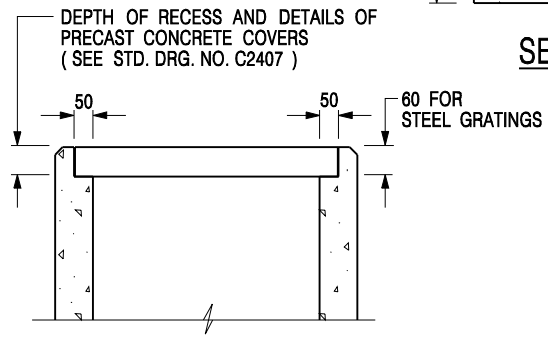


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



**SECTION A - A**

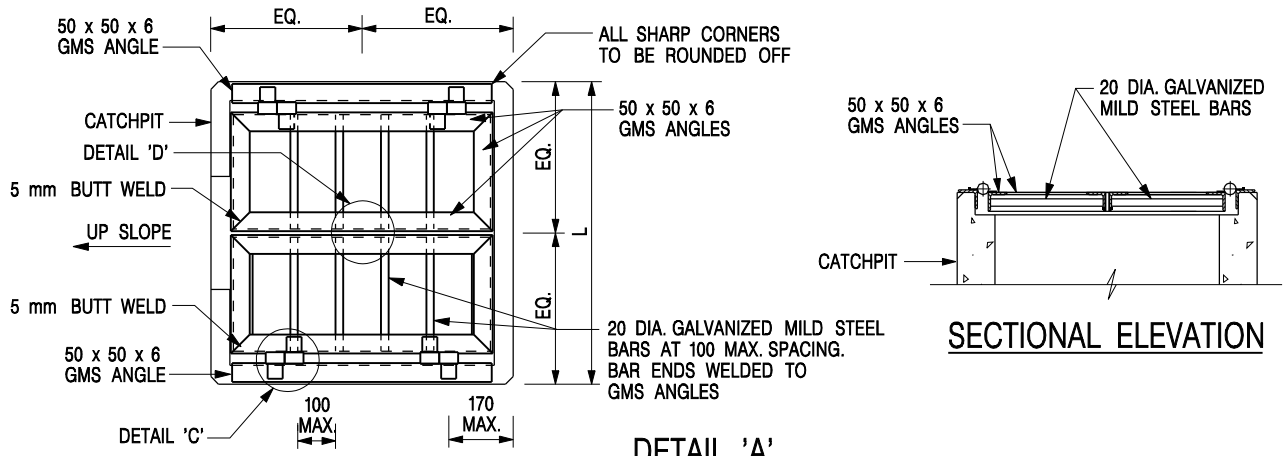


- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. REFER TO SHEET 5 FOR OTHER NOTES.

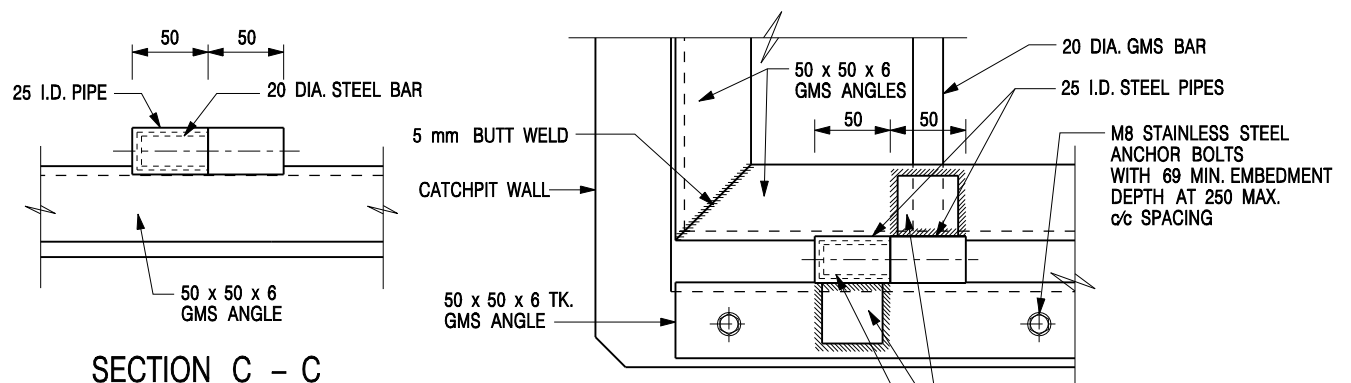
**ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS**

**STANDARD CATCHPIT DETAILS  
(SHEET 1 OF 5)**

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE 1 : 20</b>	
		<b>DRAWING NO. C2405 / 1</b>	
<b>DATE JAN 1991</b>			

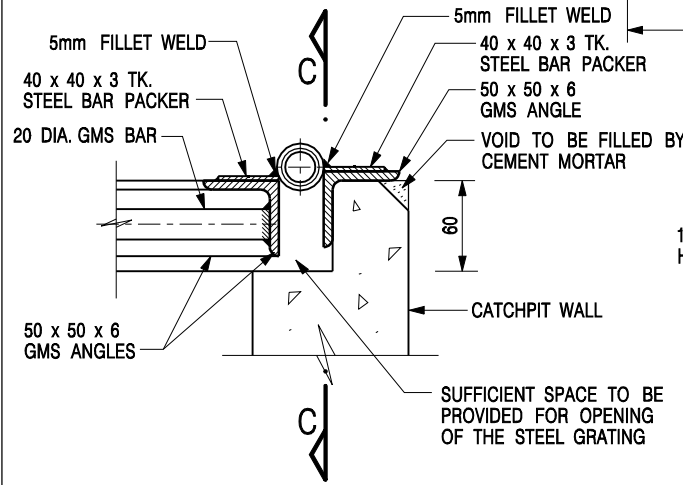


**DETAIL 'A'**  
 (DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm )  
 SCALE 1 : 20

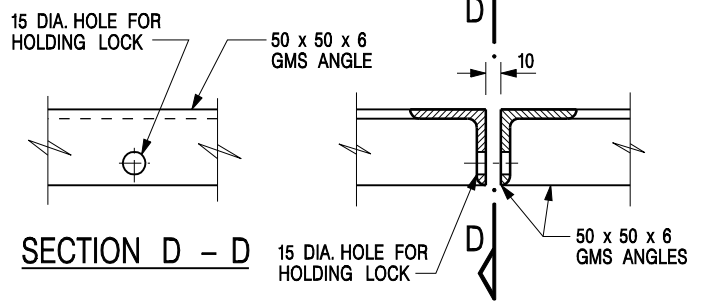


**SECTION C - C**

**DETAIL 'C'**  
 (DETAILS OF HINGE )  
 SCALE 1 : 5



**SECTIONAL ELEVATION**  
 (DETAIL 'C')



**SECTION D - D**

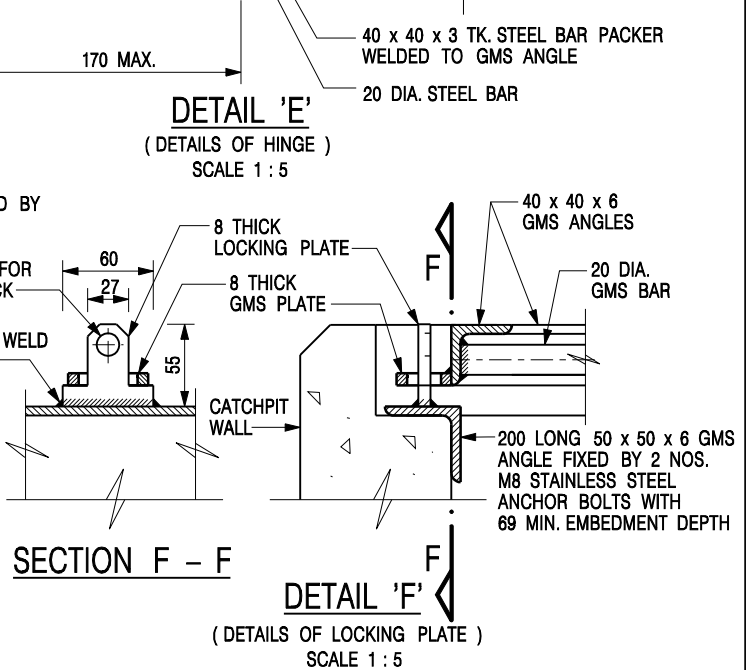
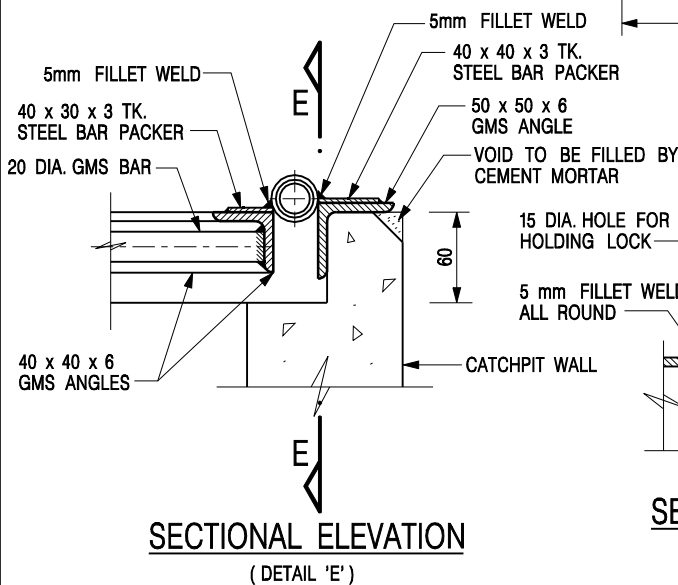
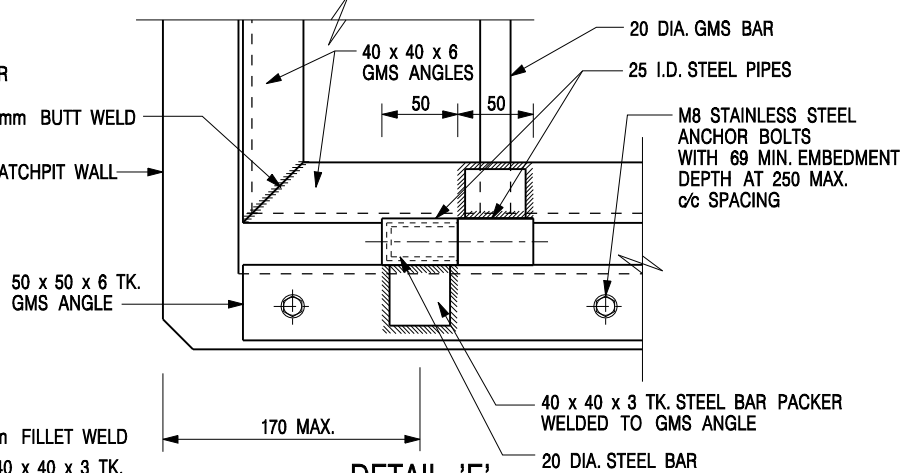
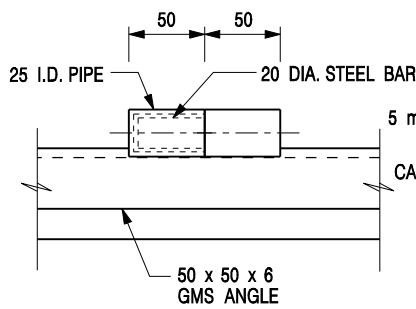
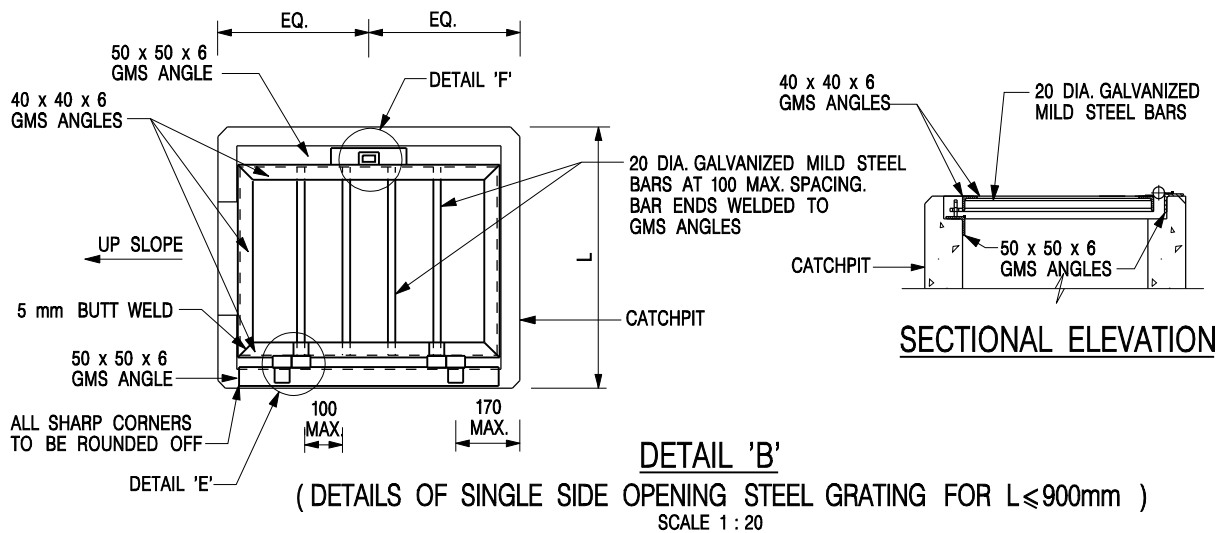
**DETAIL 'D'**  
 (DETAILS OF HOLE FOR LOCK )  
 SCALE 1 : 5

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

**STANDARD CATCHPIT DETAILS**  
 (SHEET 2 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>
		<b>SCALE AS SHOWN</b>	
		<b>DRAWING NO. C2405 / 2</b>	
<b>DATE JAN 1991</b>			

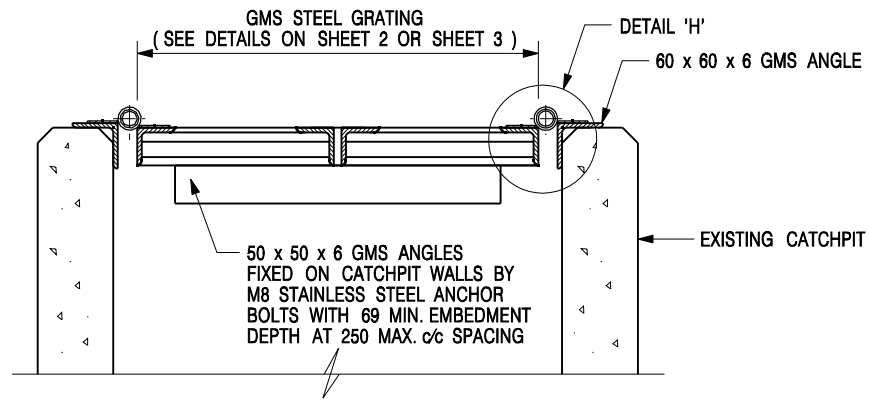


**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

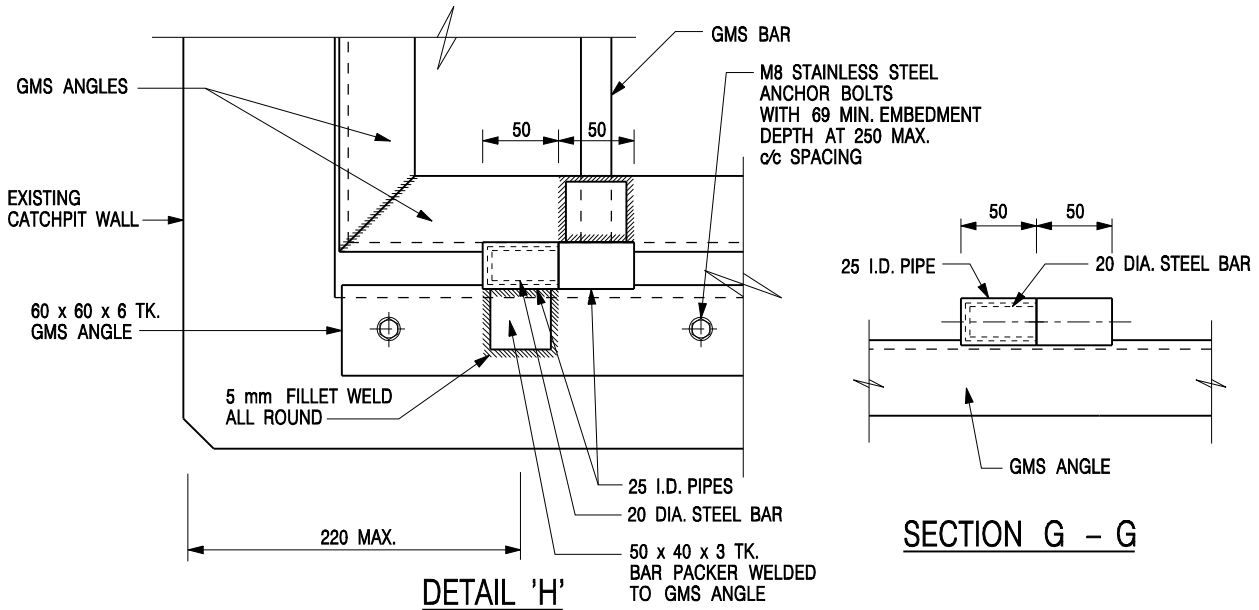
**STANDARD CATCHPIT DETAILS**  
(SHEET 3 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE AS SHOWN</b> <b>DATE JAN 1991</b>	

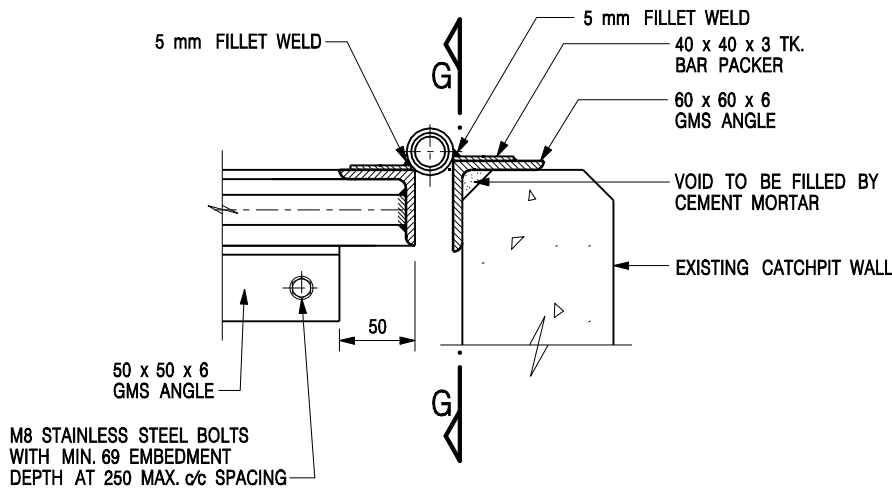


**DETAIL 'G' - DETAILS OF STEEL GRATING  
CONSTRUCTED ON EXISTING CATCHPIT**

SCALE 1 : 10



**DETAIL 'H'**  
(DETAILS OF HINGE)  
SCALE 1 : 5



**SECTIONAL ELEVATION**  
(DETAIL 'H')

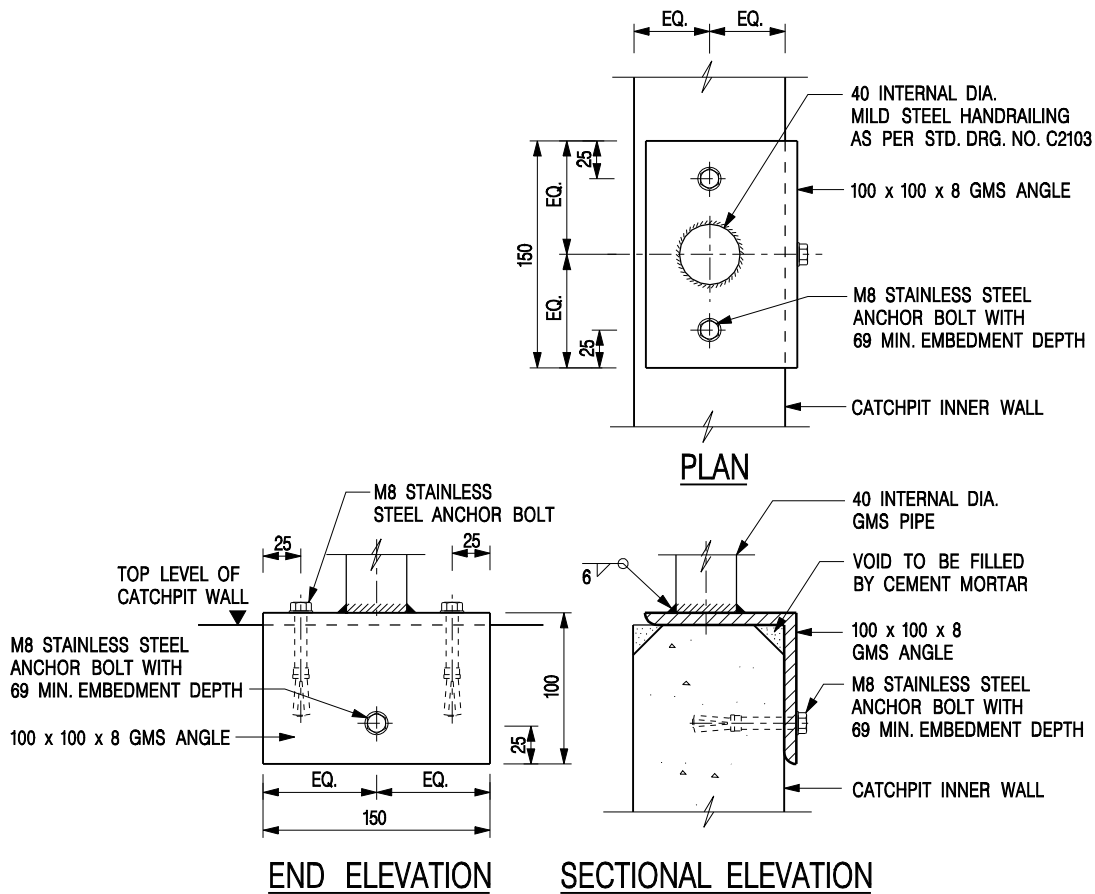
**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**STANDARD CATCHPIT DETAILS**  
(SHEET 4 OF 5)

<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> AS SHOWN	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> C2405 / 4	



**DETAIL 'J' – FIXING DETAILS FOR HANDRAILING  
ON TOP OF CATCHPIT WALL**


SCALE 1 : 5

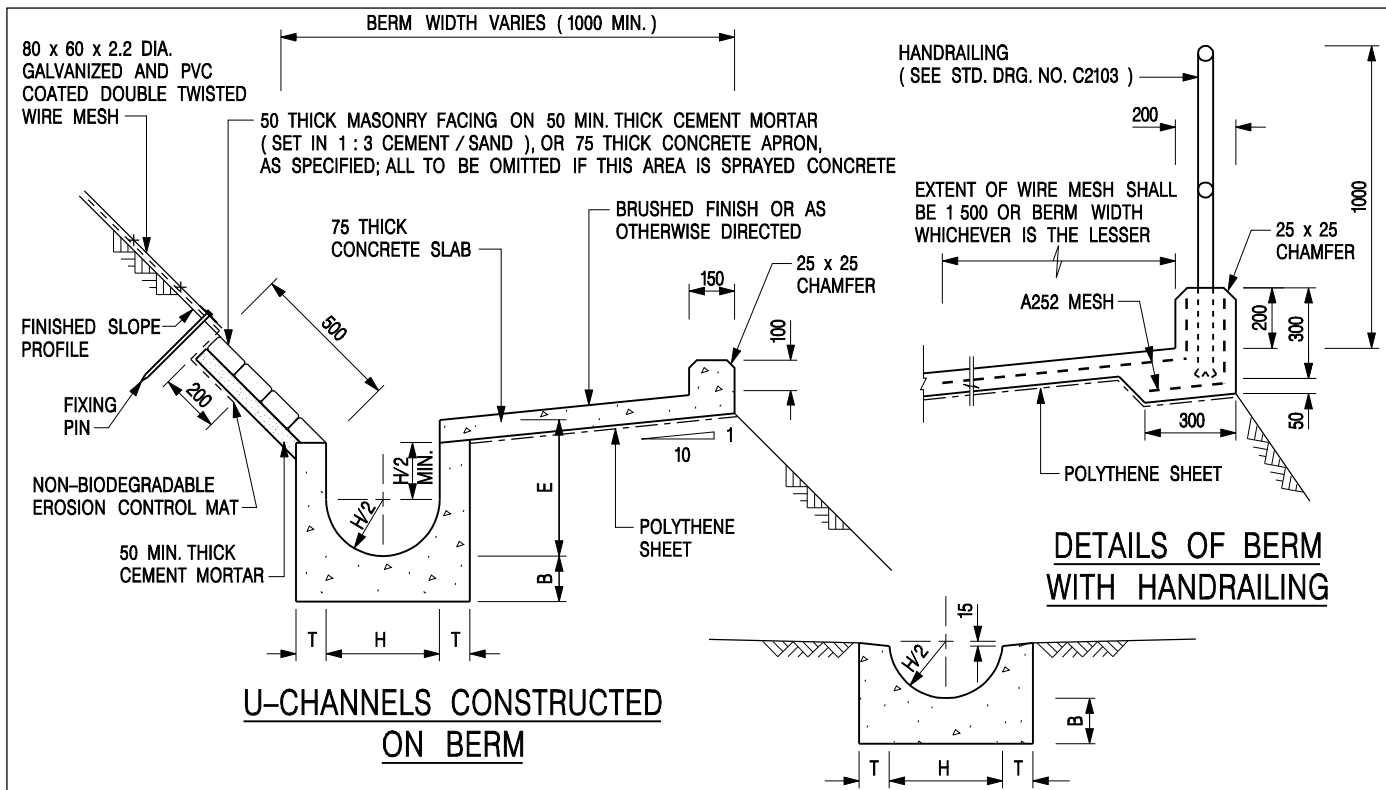
**NOTES:**

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. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAILS ON SHEET 2 OR SHEET 3 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
7. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON SHEET 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.
8. 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 mm  $\phi$ c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
9. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
10. ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
11. UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
12. ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
13. ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
14. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

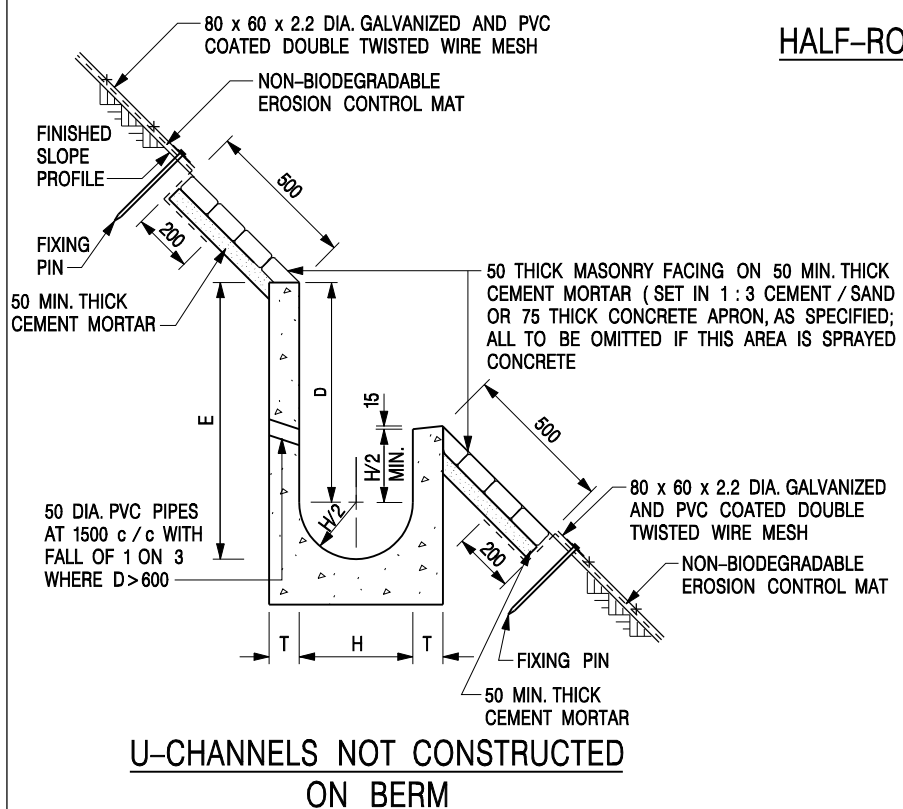
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**STANDARD CATCHPIT DETAILS  
(SHEET 5 OF 5)**

 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>	
<b>SCALE</b> AS SHOWN	<b>DRAWING NO.</b>
<b>DATE</b> JAN 1991	<b>C2405 /5</b>



**DETAILS OF BERM WITH HANDRAILING**



**U-CHANNELS NOT CONSTRUCTED ON BERM**

**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)

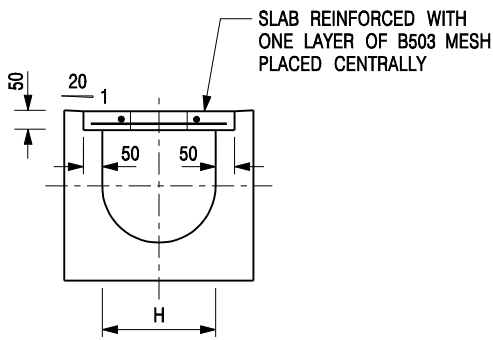
NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
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

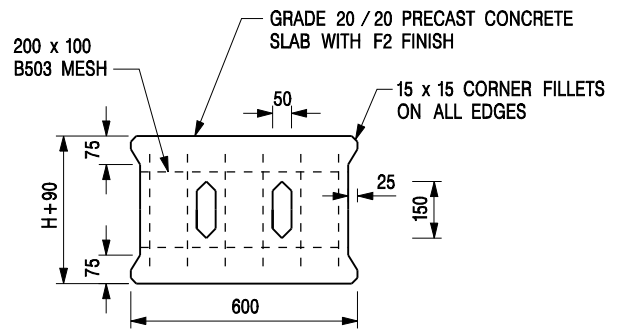
**DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON )**

**CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

**SCALE 1 : 25** **DRAWING NO. C2409I**  
**DATE JAN 1991**



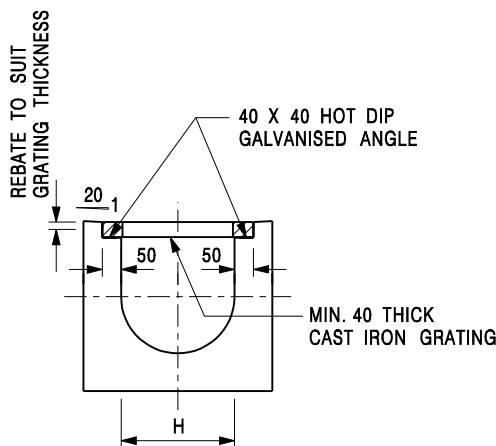
**TYPICAL SECTION**



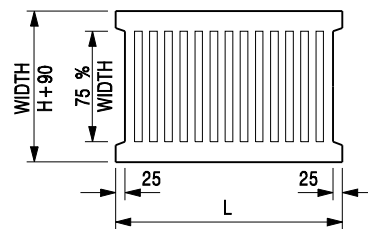
**PLAN OF SLAB**

**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:**

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

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

**COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DRAWING NO.**

**DATE** JAN 1991

**C2412E**

Assessment of Hydraulic Capacities of the Drainage System for 1 in 50 year design return period

**Using Rational Method**  
 Design Flow = 0.278CIA m<sup>3</sup>/s for grassland (heavy soil) - steep, C = 0.35  
 for asphalt/concrete surface, C = 0.95

**Using Manning Equation**  
 Design Mean Velocity =  $R^{1.49}n(RS_0)^{0.485}$  and n= 0.015 for concrete pipe with fair surface

**Using Gumbel Solution in frequency analysis**  
 Rainfall intensity =  $a / (t_p+b)^c$  where a= 505.5, b= 3.29 and c= 0.355 in 50 year design return period  
 referenced from Table 3a in SDM Corrigendum No. 1/2022 - Storm Constants for Different Return Periods of HKO Headquarters

**Using Bransby William's Equation (for channel flow)**  
 Inlet time  $t_0$  =  $0.1465L / (V^3A^{0.5})$  or 2 when the distance is too short

**Using Colebrook's White Equation (for pipe flow)**  
 $V = -\text{Sqrt}(8gDs) \times \log \{ [k_s / 3.7D] + [2.51v / D \times \text{Sqrt}(2gDs)] \}$

**Parameters Input**  
 $k_s$  (mm) = 0.6  $k_s$  (m) = 0.0006  
 $v$  (m<sup>2</sup>/s) = 1.00E-06  
 $g$  (m<sup>2</sup>/s) = 9.81

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	
USCP/USMH	DSCP/DSMH	Collected Runoff from Catchment (refer to Figure D4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH OF CHANNEL/ DRAIN l (m)	SLOPE s	SLOPE 1 IN	LENGTH FOR CALCULATING OF INLET TIME L (m)	INLET TIME $t_0$ (min)	TIME OF FLOW INSIDE CHANNEL/ DRAIN = $t_c$ (min)	TIME OF CONCENTRATION = $t_c + t_0 = t_c$ (min)	RAINFALL INTENSITY i (mm/hr)	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) (mm/hr) [refer to Item (e) and (k) in SDM Corrigendum No. 1/2022]	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to Item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	RUNOFF COEF. C	SUB-CATCHMENT AREA (m <sup>2</sup> )	EFF. AREA (m <sup>2</sup> )	CUM. EFF. AREA (m <sup>2</sup> )	DESIGN FLOW (m <sup>3</sup> /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY V (m/s)	FLOW CAPACITY (m <sup>3</sup> /s)	90% FLOW CAPACITY (for pipe) (m <sup>3</sup> /s)	SPARE CAPACITY (m <sup>3</sup> /s)	Occupancy of the Proposed Pipe / Channel	
Point C	CP6	3 + 9	18.40	19.00	18.18	17.85	0.33	66.00	0.005	200	16	2.76	1.05	3.82	252.00	292.32	327.70	0.95	1,703	1,618	1,618	0.147	225	UC	1.04	0.27	0.118	55.4%	OK!	
Point D	CP6	nominal	19.00	19.00	18.78	18.72	0.05	8.00	0.007	150	nominal	2.00	0.13	2.13	277.46	321.85	360.80	0.95	0	0	0	0.000	225	UC	1.04	0.06	0.059	0.0%	OK!	
Point B	CP3	2	18.40	18.40	18.18	18.11	0.07	10.00	0.007	150	26	5.00	0.16	5.16	236.95	274.86	308.11	0.95	576	547	547	0.047	225	UC	1.05	0.06	0.016	74.2%	OK!	
	CP3	2 + 4	18.40	18.60	18.11	17.86	0.25	45.00	0.006	180	-	5.16	0.70	5.86	230.35	267.20	299.53	0.95	453	430	978	0.081	225	UC	1.07	0.17	0.092	47.0%	OK!	
	CP4	2 + 4 + 5	18.60	19.00	17.86	17.69	0.17	30.00	0.006	180	-	5.86	0.45	6.31	226.44	262.68	294.46	0.95	544	517	1,494	0.122	225	UC	1.11	0.32	0.198	38.2%	OK!	
	CP5	2 + 4 + 5 + 6	19.00	19.00	17.69	17.55	0.14	25.00	0.006	180	-	6.31	0.37	6.69	223.39	259.13	290.49	0.95	419	398	1,892	0.153	225	UC	1.11	0.36	0.203	42.9%	OK!	
	CP6	2 + 3 + 4 + 5 + 6 + 9	19.00	18.80	17.55	17.15	0.40	20.00	0.020	50	-	6.69	0.12	6.80	222.48	258.07	289.30	0.95	0	0	3,510	0.282	450	pipe	2.88	0.46	0.41	0.130	68.5%	OK!
Point A	CP1	nominal	18.40	18.40	18.18	18.01	0.17	25.00	0.007	150	nominal	2.00	0.38	2.38	273.04	316.72	355.05	0.95	0	0	0	0.000	225	UC	1.10	0.09	0.091	0.0%	OK!	
	CP1	1 + 8	18.40	18.40	18.01	17.88	0.13	24.00	0.006	180	-	2.38	0.38	2.76	266.74	309.42	346.86	0.95	480	456	456	0.044	225	UC	1.04	0.12	0.073	37.5%	OK!	
	CP2	1 + 8	18.40	18.40	17.88	17.84	0.04	8.00	0.005	200	-	2.76	0.12	2.88	264.89	307.27	344.45	0.95	0	0	456	0.044	300	pipe	1.11	0.08	0.07	0.027	61.9%	OK!
	MH1	1 + 8	18.40	19.00	17.84	17.65	0.19	38.00	0.005	200	-	2.88	0.57	3.46	256.69	297.76	333.79	0.95	0	0	456	0.042	300	pipe	1.11	0.08	0.07	0.028	60.0%	OK!
	MH2	1 + 8	19.00	18.80	17.65	17.48	0.17	33.00	0.005	200	-	3.46	0.50	3.95	250.30	290.35	325.48	0.95	0	0	456	0.041	300	pipe	1.11	0.08	0.07	0.029	58.5%	OK!
	MH3	1 + 2 + 3 + 4 + 5 + 6 + 8 + 9	18.80	17.80	17.15	16.59	0.56	28.00	0.020	50	-	3.95	0.16	4.11	248.34	288.08	322.94	0.95	0	0	3,966	0.356	450	pipe	2.88	0.46	0.41	0.056	86.4%	OK!
Point F	TM	nominal	17.80	17.80	17.58	17.40	0.17	26.00	0.007	150	nominal	2.00	0.39	2.39	272.79	316.44	354.73	0.95	0	0	0	0.000	225	UC	1.10	0.09	0.093	0.0%	OK!	
Point E	CP7	10	19.00	19.00	18.78	18.59	0.19	28.00	0.007	150	19	3.62	0.42	4.04	249.26	289.14	324.13	0.95	643	611	611	0.055	225	UC	1.11	0.10	0.041	57.1%	OK!	
	CP7	10 + 7 + 11	19.00	17.80	18.59	17.06	1.53	46.00	0.033	30	-	4.04	0.29	4.33	245.83	285.16	319.66	0.95	3,025	2,874	3,485	0.310	225	UC	2.63	0.43	0.116	72.7%	OK!	
<b>External</b>																														
TM	Proposed outfall	1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9 + 10 + 11	17.80	17.40	16.44	16.14	0.30	21.00	0.014	70	-	4.33	0.12	4.45	244.46	283.58	317.89	0.95	0	0	7,451	0.658	600	pipe	2.91	0.82	0.74	0.083	88.8%	OK!

subcatchment		7,843
	1	221
	2	576
	3	822
	4	453
	5	544
	6	419
	7	1,397
	8	259
	9	881
	10	643
	11	1,628
total =		7,843

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : 23/815/L18  
本署檔號 Our Reference : TPB/A/YL-KTS/959  
電話號碼 Tel. No. : 3168 4043/ 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post

Top Bright Consultants Ltd.



(Attn: Ming Kong LO/ Raymond LEUNG)

5 November 2024

Dear Sir/Madam,

## Submission for Compliance with Approval Condition (e) - The Submission of a Drainage Proposal

**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part),  
1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/959)**

I refer to your submission dated 30.8.2024 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comment(s) in **Appendix.**

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of Drainage Services Department directly.

Yours faithfully,

( Josephine LO )  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

c.c.

Applicant  
CE/MN, DSD

(Attn.: Mr. Kenneth CHAN)

Internal  
CTP/TPB

JL/GL/ms

**Appendix**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- (i) The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal;
- (ii) The applicant is required to maintain all the drainage facilities in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (iii) The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.



## 規劃署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路388號  
中染大廈22樓2202室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/YL-KTS/959  
電話號碼 Tel. No. : 3168 4043/ 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post

Top Bright Consultants Ltd.

(Attn: Ming Kong LO/ Raymond LEUNG)

26 February 2025

Dear Sir/ Madam,

### Submission for Compliance with Approval Condition

#### (f) – The Implementation of the Drainage Proposal

**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Filling of Land in “Agriculture” Zone,  
Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part),  
1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/959)**

I refer to your submission dated 20.1.2025 with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments in *Appendix*.



規劃署35周年  
Planning Department 35<sup>th</sup> Anniversary

劃出更多可能 · 創造無限機遇  
Planning a Future of Boundless Opportunities

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,



( Josephine LO )

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

JL/ms

c.c.

CE/MN, DSD

(Attn.: Mr. Kenneth CHAN)

Internal

CTP/TPB

***Appendix***

***Comments of the Chief Engineer/Mainland North, Drainage Services Department***

- (i) The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

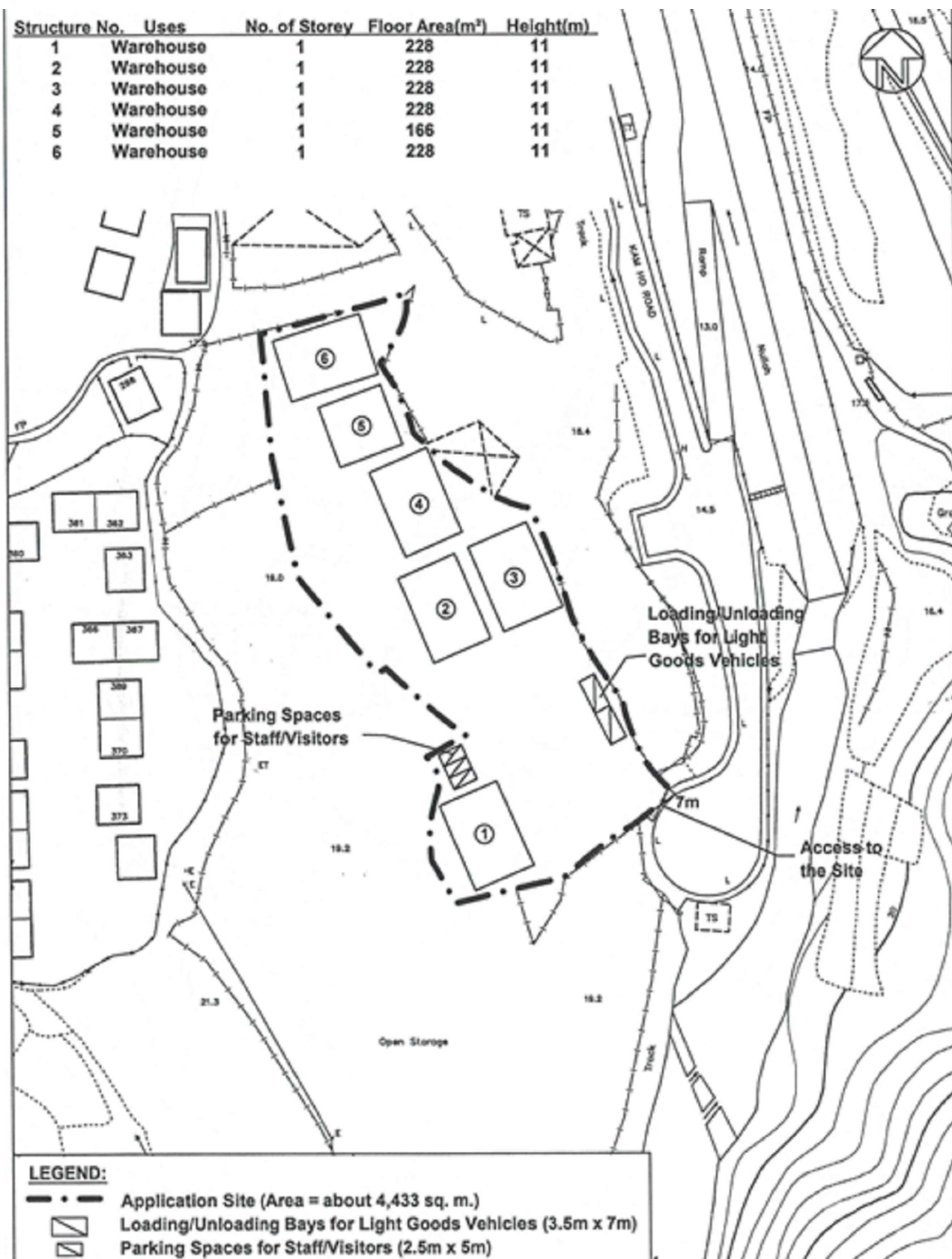
## **Appendix 3**

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**Approved Fire Service Installations Proposal and Approval Letter for  
Compliance with Approval Condition of Previous Application**

**(No. A/YL-KTS/959)**

Structure No.	Uses	No. of Storey	Floor Area(m <sup>2</sup> )	Height(m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11



### LEGEND

- GATE VALVE(BS 5154)
  - FLUSHING VALVE C/W BRASS PLUG(BS 5154)
  - CHECK VALVE(BS 5154)
  - BALL FLOAT VALVE(BS 1212 PART:1)
  - HOSE REEL
  - FIXED FIRE PUMP
  - PRESSURE GAUGE
  - AUTOMATIC AIR VENT
  - PRESSURE SWITCH
  - FLOAT SWITCH
  - DRIFICE PLATE
  - CHECK METER POSITION
  - WATER METER
  - FLEXIBLE PUMP CONNECTOR
  - LOOSE SUMPER TYPE STOPCOCK
  - Y-STRAINER
- F. S. PIPE SHOULD BE COMPLY WITH BS EN 10255 MEDIUM GRADE GALVANIZED MILD STEEL PIPE

### ABBREVIATIONS

- T/A TO ABOVE
- F/A FROM ABOVE
- T/B TO BELOW
- F/B FROM BELOW
- L/L LOW LEVEL
- M/L MEDIUM LEVEL
- H/L HIGH LEVEL
- HR HOSE REEL
- F.S. FIRE SERVICES
- U/G UNDERGROUND
- N.T.S. NOT TO SCALE

### F. S. PIPE SCHEDULE

F. S. PIPE SIZE	F. S. PIPE STANDARD	INSTALL METHOD
Ø15	BS EN 10255 MEDIUM GRADE GALVANIZED MILD STEEL PIPE	SCREW JOINT
Ø25		
Ø32		
Ø40		
Ø50		

### FIXED FIRE PUMP SCHEDULE

PUMP DESIGNATION	PUMP HEAD (BAR)	FLOW RATE (L/MIN)	PUMP INLET CONNECTED	PUMP OUTLET CONNECTED
FIXED FIRE PUMP FP-1(DUTY)	4	48	Ø50	Ø50
FIXED FIRE PUMP FP-2(STANDBY)	4	48	Ø50	Ø50

F. S. I. CONTRACTOR: 消防承建

NEW EXTEND ENG. LTD.  
新展工程有限公司

TITLE: 圖名

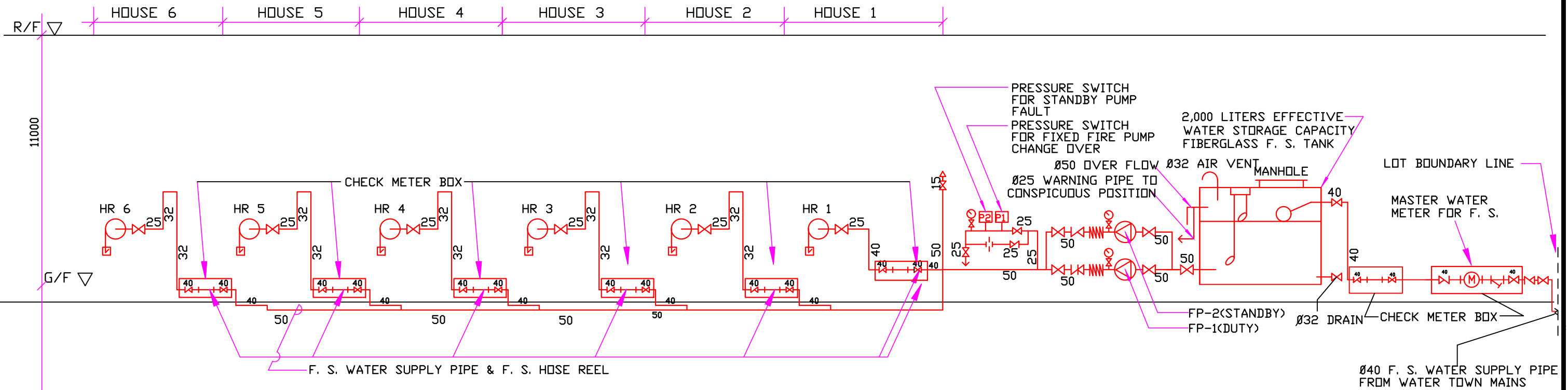
LOT INDEX PLAN

PROJECT: 工程

Lots 1016(part),1017(part), 1028S.A (part), 1029(part),1030(part),1031, 1032 and 1033(part) in D.D. 113, Kam Tin , Yuen Long.

DRAWN BY:	制圖	
CHECKED BY:	校核	
SCALE:	比例	AS SHOWN
DRAWING NO.	圖號	WP - 01 E
DATE:	日期	13 - 10 - 2023





**NOTES:**  
 1. FIRE HOSE REEL OUTLETS SHALL BE HOUSED IN GLASS-FRONTED CABINETS SECURED UNDER LOCK AND KEY, THE GLASS PANEL SHALL BE OF A FRANGIBLE TYPE AND SHALL NOT EXCEED 1.5mm IN THICKNESS, AND THAT IT SHALL BE OF SUCH SIZE AND DESIGN SO AS NOT TO CAUSE ANY UNDUE OBSTRUCTION TO THE FREE USE OF THE HOSE REEL, FURTHERMORE, A METAL OR PLASTIC STRIKER SHALL BE PROVIDED IN THE VICINITY OF THE CABINET FOR THE PURPOSE OF BREAKING THE GLASS PANEL IN CASE OF EMERGENCY TO PREVENT MISUSE OF THE HOSE REELS. A STICKER OR PLATE CARRYING THE FOLLOWING WARNING MESSAGE SHOULD BE SECURELY FIXED ON OR NEAR EVERY HOSE REEL OUTLET AND THE MESSAGE SHOULD BE EASILY VISIBLE BY THE RESIDENTS.

2. ALL PRESSURE GAUGE SHOULD BE OF DAMPED TYPE AND SHALL BE PROVIDED AT EACH PUMP DISCHARGE PIPE LINE  
 3. ALL FIRE SERVICE PIPE & FITTINGS SHALL BE OF G.I. COMPLYING TO BS1387 CLASS B FOR PIPE BURIED IN SOIL. THE SURFACE OF PIPE SHALL BE WRAPPED WITH DENSOTAPE.

PUMP DESIGNATION	FLOW(K/MIN)	HEAD(M)	TYPE OF PUMP
FH-1 & FH-2 DUTY & STAND - BY	250	32	END SUCTION

消防用水  
嚴禁作其他用途  
USE OF WATER FROM FIRE SERVICES  
FOR PURPOSE OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED  
水務署 WATER AUTHORITY

**NOTE:**

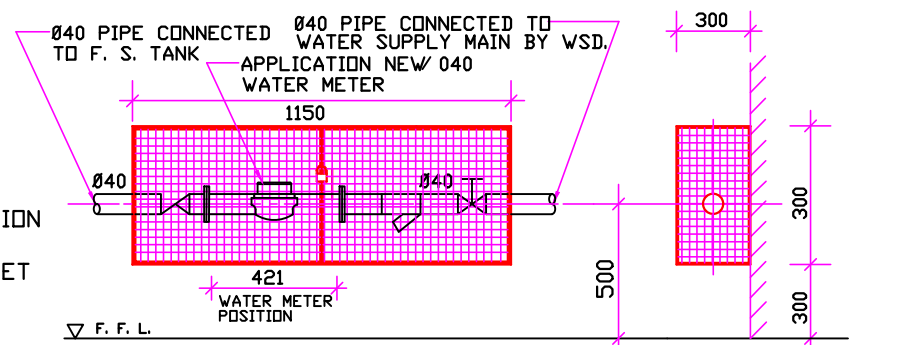
THE FIRE HOSE REEL PLATE AND OPERATION INSTRUCTION NOTICE PLATE/WARNING MESSAGE PLATE SHOULD BE SECURELY FIXED ON OR NEAR EVERY HOSE REEL OUTLET

**消防喉轆  
FIRE HOSE REEL**

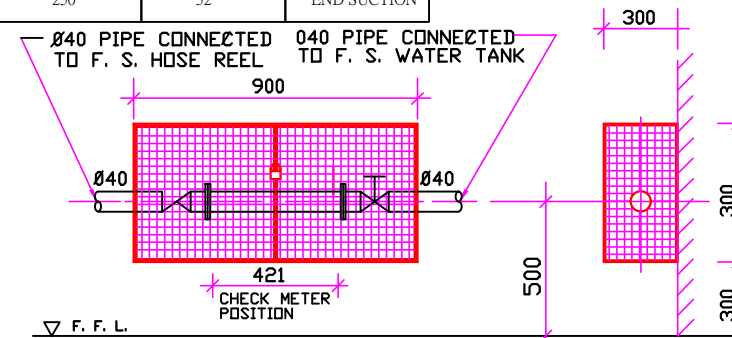
**TO OPERATE FIRE HOSE REEL  
使用消防喉轆**

- BREAK GLASS OF THE FIRE ALARM CALL POINT  
打爛火警鐘玻璃
- OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE  
先開啓啟來水掣, 再拉出膠喉
- TURN ON WATER AT NOZZLE AND DIRECT JET AT BASE OF FIRE  
將喉咀掣開啓, 然後射向火之底部  
(NOT SUITABLE FOR ELECTRICAL FIRES)  
不適用於電火

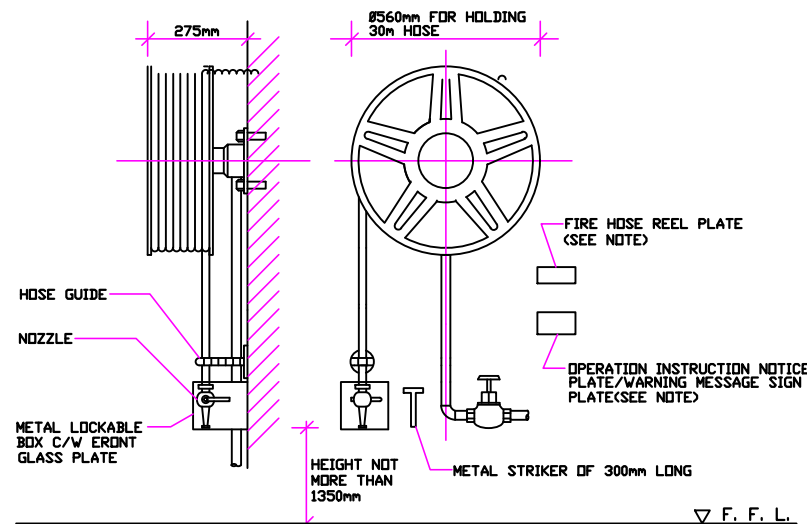
消防用水  
嚴禁作其他用途  
USE OF WATER FROM FIRE SERVICES  
FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED  
水務監督辦事處 Office of the Water Authority



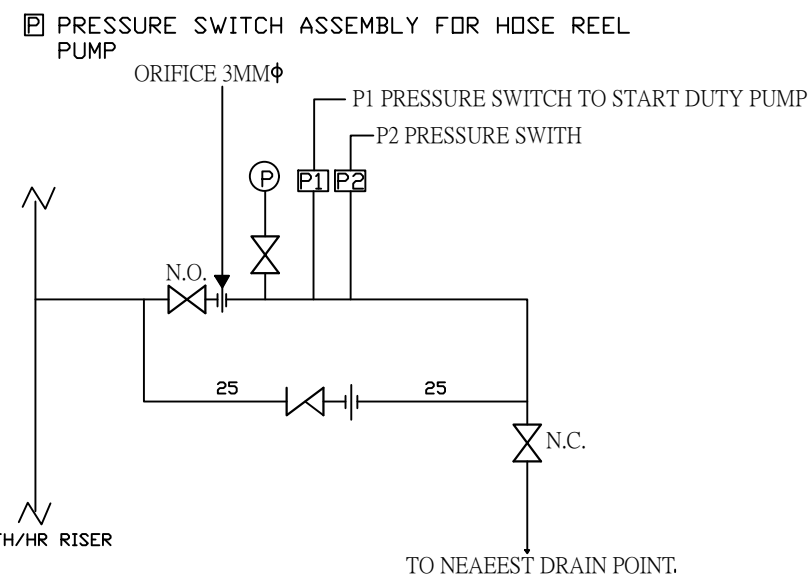
DETAILED FOR MASTER WATER METER BOX (N. T. S.)



DETAILED FOR HOUSE 1-3 CHECK METER BOX (N. T. S.)



DETAILED OF WALL MOUNTED FIXED TYPE HOSE REEL (TYPICAL) (N. T. S.)



DETAIL B

CONTRACTOR: 承建  
NEW EXTEND ENG. LTD.  
新展工程有限公司

TITLE: 圖名

PROPOSED F.S EQUIPMENT ,EMERGENCY LIGHT ,EXIT SIGN LAYOUT PLAN

PROJECT: 工程

Lots 1016(part),1017(part), 1028S.A (part) ,1029(part),1030(part),1031, 1032 and 1033(part) in D.D. 113, Kam Tin , Yuen Long.

DRAWN BY:	制圖	
CHECKED BY:	校核	
SCALE:	比例	(N. T. S)
DRAWING NO.	圖號	FS - 01(B)
DATE:	日期	10 - 03 - 2024

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



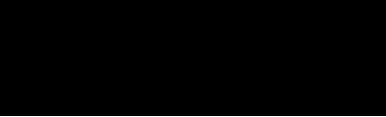
## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : NE/HK/0015/23 C 1  
本署檔號 Our Reference : TPB/A/YL-KTS/959  
電話號碼 Tel. No. : 3168 4043/ 3168 4048  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post

Top Bright Consultants Ltd.



(Attn: Ming Kong LO/ Raymond LEUNG)

24 October 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition  
(h) - The Submission of a Fire Service Installations Proposal**

**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Filling of Land in "Agriculture" Zone,  
Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part),  
1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin, Yuen Long  
(Application No. A/YL-KTS/959)**

I refer to your submission for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comment(s) in **Appendix.**

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

( Alexander MAK )  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

c.c.  
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal  
CTP/TPB

AM/GL/YM/ms

**Appendix**

*Comments of the Director of Fire Services:*

- (i) The installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC);
- (ii) The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS.

**規劃署**

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路388號  
中染大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/YL-KTS/959  
電話號碼 Tel. No.: 3168 4047/ 3168 4072  
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post and Fax (2446 6672)

Useful Building Materials Trading Limited



(Attn: Ms. Iris YIP)

9 May 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition**

**(i) –The Implementation of the Fire Service Installations Proposal**

**Proposed Temporary Warehouse for Storage of Construction Materials  
for a Period of 3 Years and Filling of Land in “Agriculture” Zone,  
Lots 1016 (Part), 1017 (Part), 1028 S.A (Part), 1029 (Part),  
1030 (Part), 1031, 1032 and 1033 (Part) in D.D. 113, Kam Tin, Yuen Long**  
**(Application No. A/YL-KTS/959)**

I refer to your submission dated 9.4.2025 with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

