Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2401885 31/7 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/773
	Date Received 收到日期	27 AUG 2024

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

焯陞資產有限公司 JSK Assets Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

領嶠物業顧問有限公司 Top Planning Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、第461號、第462號及第2229號餘段 Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, NewTerritories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 6,300 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 4,856 sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	坪輋及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e)	Land use zone(s) involved 涉及的土地用途地帶	露天貯物及農業 Open Storage and Agriculture
(f)	Current use(s) 現時用途	物流中心 Logistics Centre (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☑ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on 16/07/2024 (DD/MM/YYYY)&
於 16/07/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/07/2024 (DD/MM/YYYY)&
於 16/07/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時物流中心 Temporary Logistics Centre (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,502 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	4,798 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,856 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	4,856 sq.m ☑About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物B1，用途：物流中心，上蓋面積：約4,530平方米，高度不多於14米，一層高，總樓面面積：約4,530平方米
構築物B2，用途：辦公室，上蓋面積：約42平方米，高度不多於6米，兩層高，總樓面面積：約84平方米
構築物B3，用途：洗手間，上蓋面積：約16平方米，高度不多於3米，一層高，總樓面面積：約16平方米
構築物B4，用途：消防泵房，上蓋面積：約16平方米，高度不多於3米，一層高，總樓面面積：約16方米

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	8個貨櫃車上落貨位

Proposed operating hours 擬議營運時間
營運時間為星期一至星期六上午8時至下午6時，星期日及公眾假期休息

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從沙頭角龍躍頭段經一條小路進入 ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/_____/_____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

請參考附件申請報告書

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Jacky Wong
Name in Block Letters 姓名（請以正楷填寫）

Manager
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 領嶠物業顧問有限公司Top Planning Property Consultants Limited
☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 31/07/2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、第461號、第462號及第2229號餘段 Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, NewTerritories
Site area 地盤面積	6,300 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	坪輋及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
Zoning 地帶	露天貯物及農業 Open Storage and Agriculture
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時物流中心 Temporary Logistics Centre

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	4,856 ☑ About 約 ☐ Not more than 不多於	0.77 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	4	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
			N/A Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	14 m 米 ☑ (Not more than 不多於)	
			2 Storeys(s) 層 ☑ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		76 % ☑ About 約	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	0	
		Private Car Parking Spaces 私家車車位	0	
		Motorcycle Parking Spaces 電單車車位	0	
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
		Others (Please Specify) 其他 (請列明)	N/A	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	8	
		Taxi Spaces 的士車位	0	
		Coach Spaces 旅遊巴車位	0	
		Light Goods Vehicle Spaces 輕型貨車車位	0	
		Medium Goods Vehicle Spaces 中型貨車位	0	
		Heavy Goods Vehicle Spaces 重型貨車車位	0	
		Others (Please Specify) 其他 (請列明)	8個貨櫃車上落貨位	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Land status plan, Location and access plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☑	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☑	☐
行政摘要，申請報告書		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

行政摘要

根據《城市規劃條例》（第 131 章）第 16 條遞交的許可申請擬議在

新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段

作擬議臨時物流中心（為期 3 年）

1. 本擬議申請臨時物流中心（為期3年），座落於坪輋及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14上的約 97%「露天貯物」及約 3%「農業」地帶。根據該大綱圖的註釋，「物流中心」需不屬於「露天貯物」及「農業」地帶內的第一或二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

2. 本擬議發展的地盤面積為約6,300平方米，當中不涉及政府土地，總樓面面積為約4,856平方米，分別為4個樓高一層(高度不超過14米)的物流中心、辦公室、洗手間、消防泵房，並有遮雨篷，現時申請範圍土地為石屎地因此並不涉及填土工程。申請地點不設訪客停車位，但設有8個貨櫃車上落貨車位。擬議發展的營運時間為星期一至六早上8時至下午6時(星期日及公眾假期休息)。

3. 規劃申請理據如下：
   3.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；
   3.2 本擬議發展約 97%土地屬規劃指引編號13G的「第一類地區」，而物流中心屬於露天貯物和港口後勤用途的發展；
   3.3 本擬議發展與周邊土地用途及性質兼容；
   3.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
   3.5 本擬議發展涉及先前一個獲批的申請：A/NE-TKL/708，本次申請與A/NE-TKL/708的所有內容一樣，申請人一直嚴格履行相關附帶條件，因為排水建議正按部門意見作出修改及需要待地政署批出短期轄免書方可落實消防裝置，所以未能如期履行附帶條件，需要再次提交規劃許可申請，而本次申請會一併提交已獲批准的消防裝置建議及已修訂的排水建議；

4. 根據以上各點，申請人懇請城市規劃委員會寬大批准新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段作擬議臨時物流中心（為期 3 年）。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、第461號、第462號及第2229號餘段，現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時物流中心（為期3年）。

1.2 本擬議臨時物流中心主要是配合規劃用途作相關的露天貯物和港口後勤用途的發展。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 6,300 平方米，當中不涉及政府土地（申請人在第一次獲批規劃許可申請編號：A/NE-TKL/708 時已向地政署作短期豁免書申請），總樓面面積為約 4,856 平方米，全部為樓高一層(高度不超過 14 米)的構築物，上蓋面積為 76%，地積比率為 77%，是次申請地點土地現為石屎地，不涉及填土工程。整個範圍內分別為 4 個樓高一層(高度不超過 14 米)的物流中心、辦公室、洗手間、消防泵房，並有遮雨篷。申請地點不設訪客停車位，但設有 8 個貨櫃車上落貨車位。擬議發展的營運時間為星期一至六早上 8 時至下午 6 時（星期日及公眾假期休息），場內的工作人他們只會在營業時間內工作。

構築物列表				
構築物	用途	上蓋面積	總樓面面積	高度
B1	物流中心	約 4,530 平方米	約 4,530 平方米	不多於 14 米(1 層高)
B2	辦公室	約 42 平方米	約 84 平方米	不多於 6 米(2 層高)
B3	洗手間	約 16 平方米	約 16 平方米	不多於 3 米(1 層高)
B4	消防泵房	約 16 平方米 在遮雨篷之下	約 16 平方米	不多於 3 米(1 層高)
遮雨篷	/	約 210 平方米	約 210 平方米	/

2.2 本擬議申請地點可從沙頭角龍躍頭段經由小路前往，申請場內出入閘口濶度為約 24 米（位於西面），不設有訪客車位，由於是作為物流中心，因此設有 8 個貨櫃車上落貨車位（面積為 3.5 米 x 16 米）作上落貨之用，全部進出時間皆為預約制。申請場內有足夠空間作迴旋轉動（直徑 14 米的迴旋圈），因此貨櫃車不需以倒車方式進出，對附近道路不會造成安全影響。

貨櫃車車輛流量預算 星期一至六早上 8 時至下午 6 時			
時間	入	出	每小時車輛入出次數
08:00-09:00	1	0	1
09:00-10:00	1	0	1
10:00-11:00	1	1	2
11:00-12:00	2	2	4
12:00-13:00	0	1	1
13:00-14:00	1	0	1
14:00-15:00	1	1	2
15:00-16:00	1	2	3
16:00-17:00	0	1	1
17:00-18:00	0	0	0
合計	8	8	16

2.3 申請人承諾在同一時段內不會有 8 輛貨櫃車同時進出申請地點，由於是預約制，每次最多都只是 2 輛貨櫃車進出，不會影響附近道路交通。如申請獲批准，申請人會在營業時間內，聘請專人負責管理申請地點的出人口車輛流量管制，每次有車輛要進人申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出人口或周邊地方。同時亦會在營業時間內，聘請一名交通指揮員負責管理申請地點出入口交通，並會在申請地點出入口安裝感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，令他們注意路面交通；同一時間，交通指揮員亦會在申請地點門口指揮交通，並向行人發出手號及指示牌，確保行人在得到正確的指示才過馬路，確保周邊行人的安全。

3. 規劃背景

3.1 本擬議申請座落於坪輋及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 上的的約 97%「露天貯物」及約 3%「農業」地帶。根據該大綱圖的註釋，「物流中心」需不屬於「露天貯物」及「農業」地帶內的第一或二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 本擬議發展涉及先前一個獲批的申請：A/NE-TKL/708。

3.3 本擬議發展約 97%屬規劃指引編號13G的「第一類地區」，屬於露天貯物和港口後勤用途的發展。

4. 規劃申請理據

4.1 本擬議發展為臨時性質，因此不會影響申請地點用途長遠規劃的發展；

4.2 本擬議發展約 97%土地屬規劃指引編號13G的「第一類地區」，而物流中心屬於露天貯物和港口後勤用途的發展；

4.3 本擬議發展與周邊土地用途及性質兼容；

4.4 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；

4.5 本擬議發展涉及先前一個獲批的申請：A/NE-TKL/708，本次申請與A/NE-TKL/708的所有內容一樣，申請人一直嚴格履行相關附帶條件，因為排水建議正按部門意見作出修改及需要待地政署批出短期轄免書方可落實消防裝置，所以未能如期履行附帶條件，需要再次提交規劃許可申請，而本次申請會一併提交已獲批准的消防裝置建議及已修訂的排水建議；

5. 總結

5.1 本擬議發展為臨時性質，只是作為物流中心，而本次申請與上次獲批的A/NE-TKL/708的所有內容一樣，用途符合規劃意向，與周邊土地用途及環境兼容，不會對生態、環境、空氣及噪音帶來負面影響。申請人一直嚴格履行相關附帶條件，因為排水建議正按部門意見作出修改及需要待地政署批出短期轄免書方可落實消防裝置，所以未能如期履行附帶條件，需要再次提交規劃許可申請，而本次申請會一併提交已獲批准的消防裝置建議及修訂的排水建議，申請人承諾必定會在本次規劃許可申請期內完成一切相關附帶條件。同時有關臨時構築物亦已向地政署申請短期豁免書。

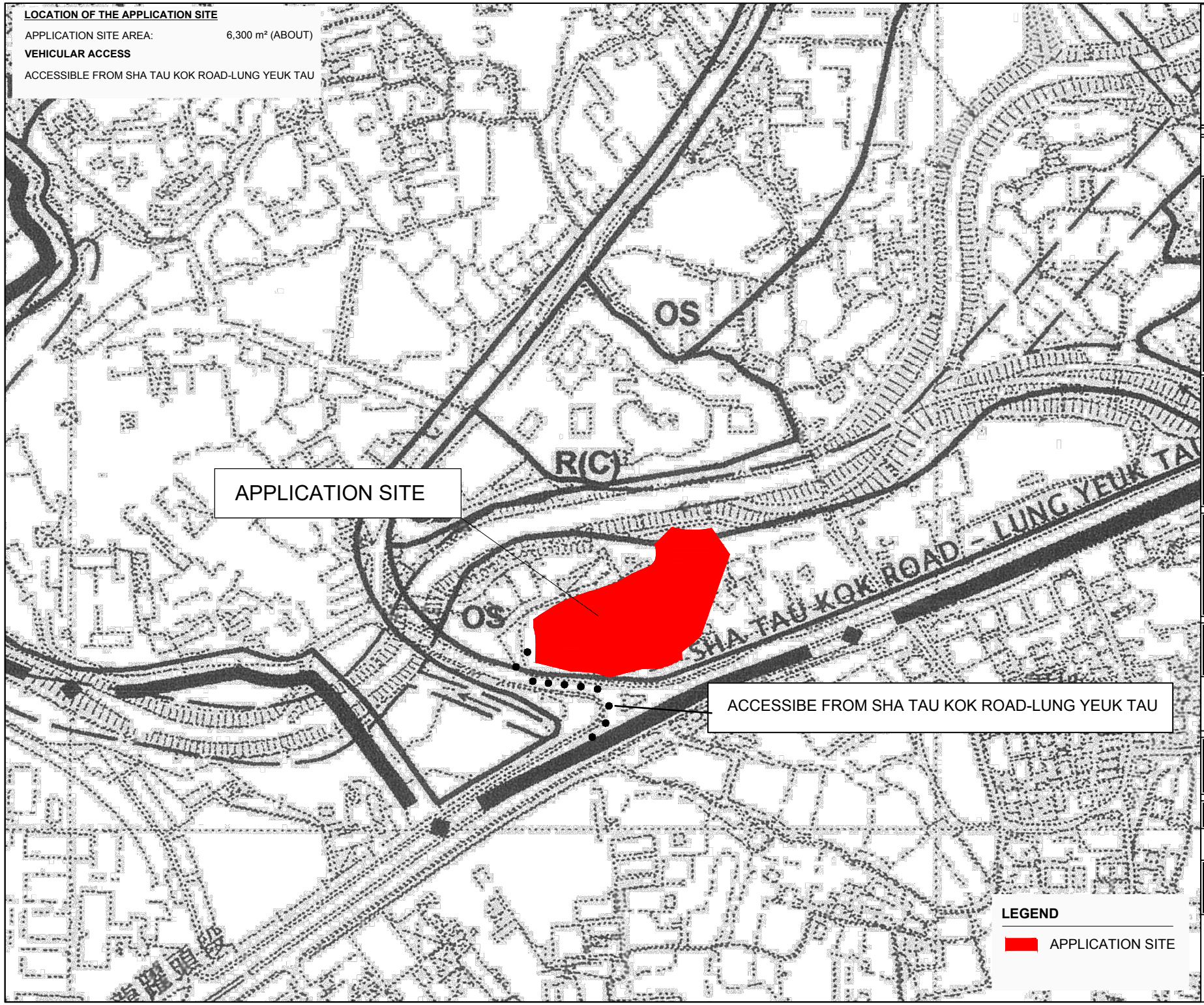
5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界粉嶺軍地丈量約份第83約地段第456號餘段、第459號、第460號、第461號、第462號及第2229號餘段作擬議臨時物流中心（為期3年）

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA: 6,300 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD-LUNG YEUK TAU



TOP 領嶠 PLANNING

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWING TITLE

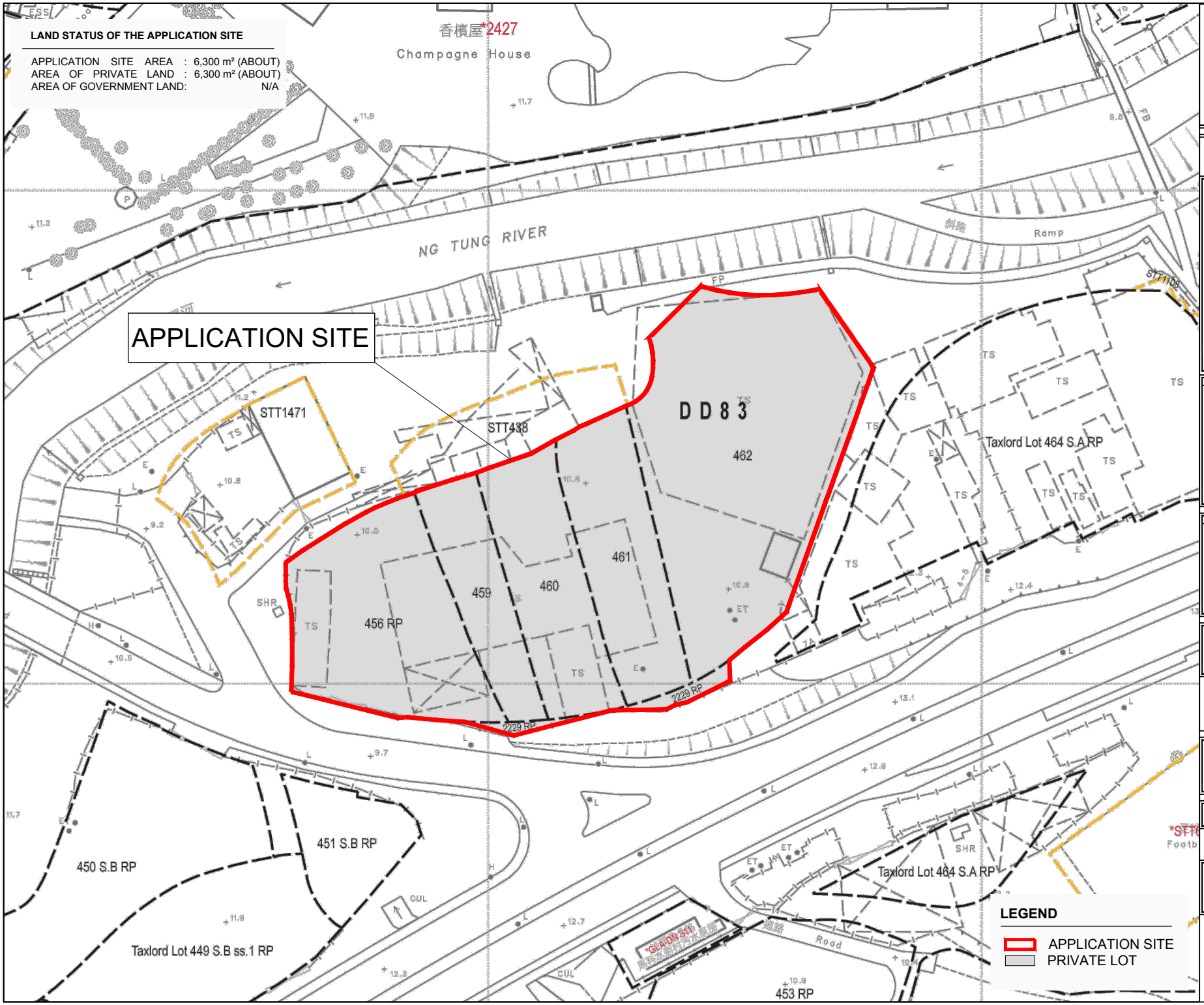
LOCATION AND ACCESS PLAN

DRAWN BY	DATE
J.W	23.6.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 3	A-1



TOP 領嶠 PLANNING

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWING TITLE

LAND STATUS

DRAWN BY	DATE
J.W	23.6.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 1	A-1

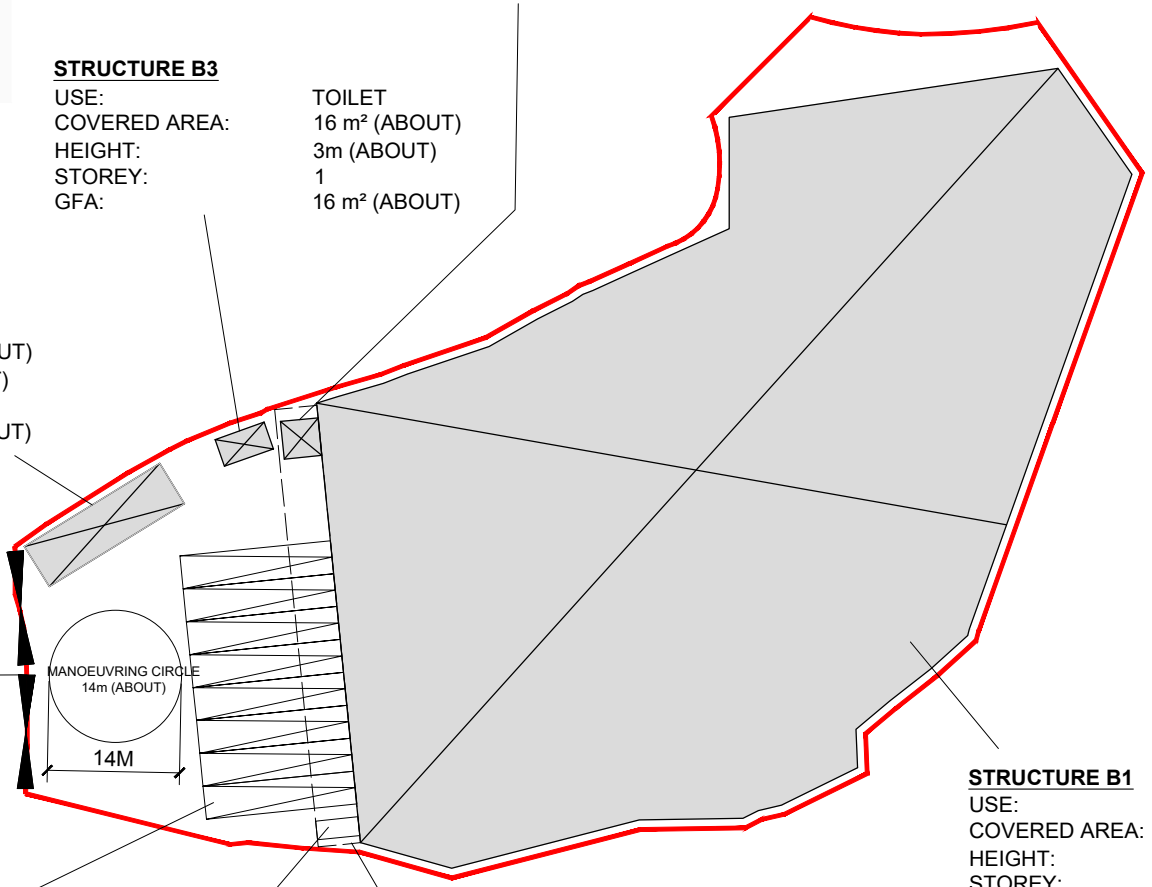
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA :	6,300 m² (ABOUT)
COVERED AREA :	4,798 m² (ABOUT)
UNCOVERED AREA :	1,502 m² (ABOUT)
PLOT RATIO :	0.77(ABOUT)
SITE COVERAGE :	76%(ABOUT)
NO. OF STRUCTURE :	4
DOMESTIC GFA :	NOT APPLICABLE
NON- DOMESTIC GFA :	4,856 m² (ABOUT)
TOTAL GFA :	4,856 m² (ABOUT)
BUILDING HEIGHT:	14m (ABOUT)
NO.OF STOREY:	1-2

STRUCTURE B4
USE: F.S. PUMP
COVERED AREA: 16 m² (ABOUT)(INVOLVE RAIN SHELTER COVERED AREA)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 16 m² (ABOUT)

STRUCTURE B3
USE: TOILET
COVERED AREA: 16 m² (ABOUT)
HEIGHT: 3m (ABOUT)
STOREY: 1
GFA: 16 m² (ABOUT)

STRUCTURE B2
USE: OFFICE
COVERED AREA: 42 m² (ABOUT)
HEIGHT: 6m (ABOUT)
STOREY: 2
GFA: 84 m² (ABOUT)



STRUCTURE B1
USE: LOGISTICS CENTRE
COVERED AREA: 4,530 m² (ABOUT)
HEIGHT: 14m (ABOUT)
STOREY: 1
GFA: 4,530 m² (ABOUT)

LOADING/UNLOADING BAYS
CONTAINER VEHICLE SPACES
DIMENSION: 3.5m x 16m
NO. of CV SPACES: 8

Ramp 30ft(About)

RAIN SHELTER
COVERED AREA: 210 m² (ABOUT)
GFA: 210 m² (ABOUT)

LEGEND
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- LOADING/UNLOADING BAYS
- INGRESS/EGRESS

TOP 領嶠 PLANNING

PROJECT
PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY	DATE
J.W	7.8.2024

REVISED BY DATE

APPROVED BY DATE

DWG NO.	VER.
PLAN 2	A-1

F.S.NOTES:

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.

1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.

1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.

1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON

1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.

2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/ STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.

2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS

2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.

2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE

2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND BS EN 1838 :2013", AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

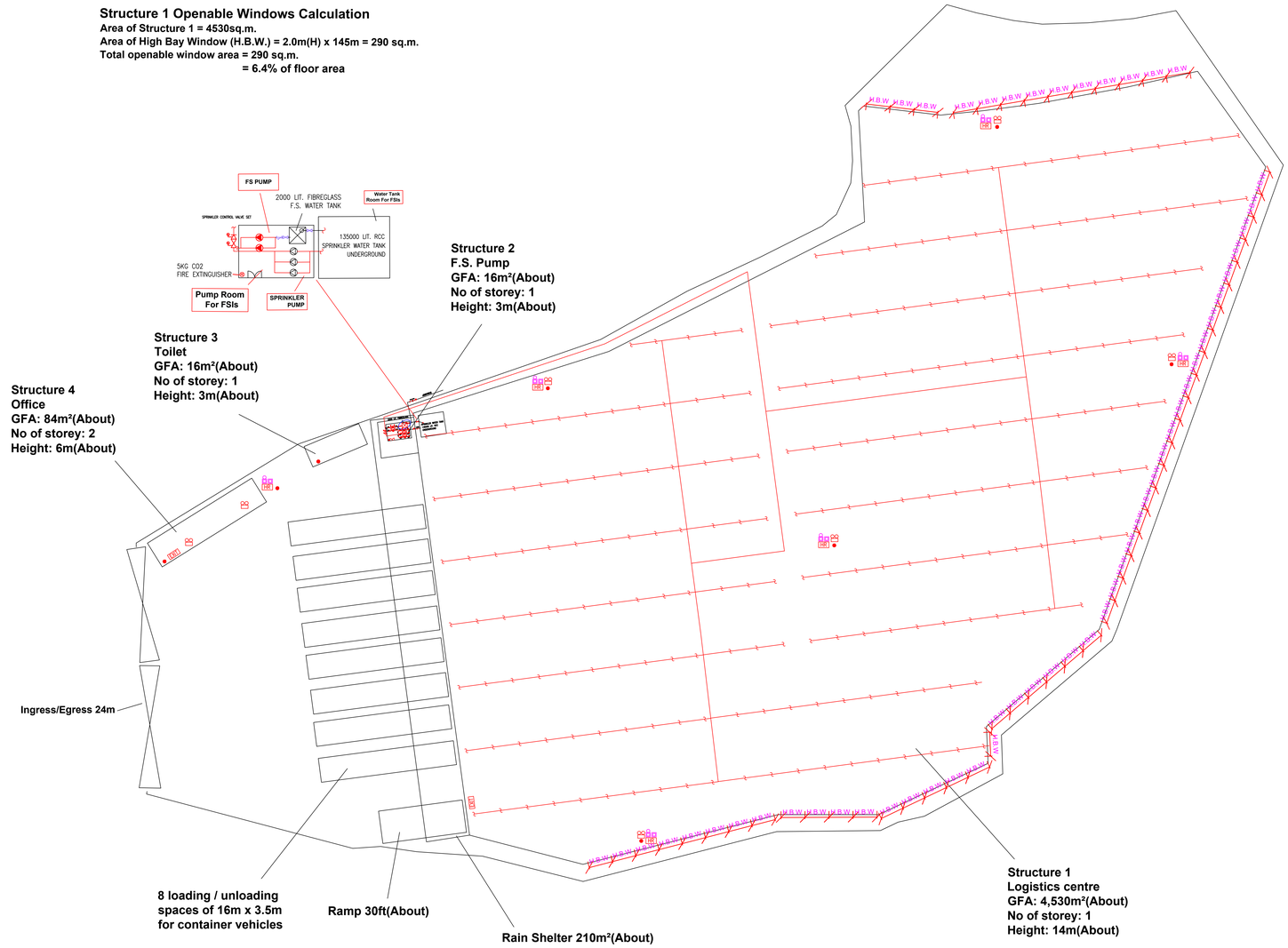
6. EXIT SIGN

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 1 Openable Windows Calculation
Area of Structure 1 = 4530sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 145m = 290 sq.m.
Total openable window area = 290 sq.m.
= 6.4% of floor area



LEGEND

- HR — HOSE REEL
- BREAK GLASS UNIT
- FIRE ALARM BELL
- EMERGENCY LIGHT
- EXIT — EXIT SIGN
- NON-RETURN VALVE
- FE — 5KG CO2 FIRE EXTINGUISHER
- SB — SAND BUCKET
- SUBSIDIARY VALVE / FLOW SWITCH
- SPRINKLER CONTROL VALVE SET
- GATE VALVE
- GATE TYPE (With MONITORING)
- PUMP SET
- Y-TYPE STRAINER
- SPRINKLER INLET
- PRESSURE GAUGE
- SPRINKLER HEAD (ON PLAN)
- 5KG DRY POWDER FIRE EXTINGUISHER

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 456R.P., 459, 460, 461, 462 and 2229R. P. in D.D. 83, Kwan Tei, Fanling, N.T.	DRAWING TITLE : **F.S. Notes, Legend, Fire Service Installation Layout Plan**	REV	DESCRIPTION	DATE	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : **Century Fire Service Engineering Co., Ltd.**	DRAWN BY: C.K.NG — 24 JUN 2024 (NAME / DATE)	DRAWING NO : **FS-01**	REV. **0**
								CHECKED BY	SCALE : 1 :250 (A0)	
								APPROVED BY	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	

ISSUE 1

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF THE PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

PROJECT NO. AGLA/TDM/016

PREPARED FOR

APPLICATION NO. A/NE-TKL/708

20 August 2024

Table of Contents

LIST OF APPENDICES

LIST OF TABLES

1 Introduction

1.1 Background

1.1.1 This report presents the Drainage Proposal for supporting the application site of the proposed temporary logistics centre for a period of 3 years at Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, New Territories. For the site location plan, please refer to the **Appendix A.**

1.2 Objectives of the Report

1.2.1 This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

1.3.1 The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

2.1.1 The application Site is located within the Kwan Tei, Fanling with an area of around 6,300m^2 and ground level varying between + 11.4mPD and + 10.8mPD. The layout plan is provided in **Appendix B.**

2.1.2 This application site is “Open Storage" and "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems *"An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.*

3.1.3 *An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."*

3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient I and storm constants for different return periods referred to the SDM, based on the following equation:

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

where

Q_p	=	Peak Runoff, m^3/s
C	=	Runoff Coefficient
i	=	Rainfall Intensity, mm/hr
A	=	Catchment Area, km^2

3.2.2 The paved area of the site will account for 6,300 m^2. For conservative, the runoff coefficient of 0.95 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 10-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Kwan Tei, Fanling with an area of around 6,300m^2 and ground level varying between + 11.4mPD and + 10.8mPD.

4.1.2 Only the application site with a projected area of 6,300 m^2 is considered as part of the catchment. There is no external catchment were identified as the application site is generally higher than the adjacent land.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m^2)	0	0
Unpaved Area (m^2)	0	0
Paved Area (m^2)	6,300	6,300
Total Catchment Area (m^2)	6,300	6,300

4.3 Potential Drainage Impact

4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.

4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).

4.3.3 The runoff from the Application site is collected by 600mm U-channels along the boundary and discharged to the catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of a well-established Existing Village via 600mm U-Channel at the southern direction of the application site.

4.3.4 The 450mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the village drainage. The design calculation of the proposed drainage is provided in **Appendix D**.

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 450mm U-channel reach its full capacity for conservative.

4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 450mm UC with gradient 1:100 and Ng Tung River.

4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E.**

5 Construction Stage

5.1 Temporary Drainage Arrangements

5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
(a) Erosion of ground materials;
(b) Sediment transportation to existing downstream drainage system; and
(c) Obstruction to drainage systems.

5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m^3 in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

6 Conclusions

6.1 Conclusion

6.1.1 The analysed catchment area of 6,300 m^2 consists of the site area of the proposed Application Site , with no external attachment area.

6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.

6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A

SITE LAYOUT PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKL/14 APPROVED ON 2.2.2010

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

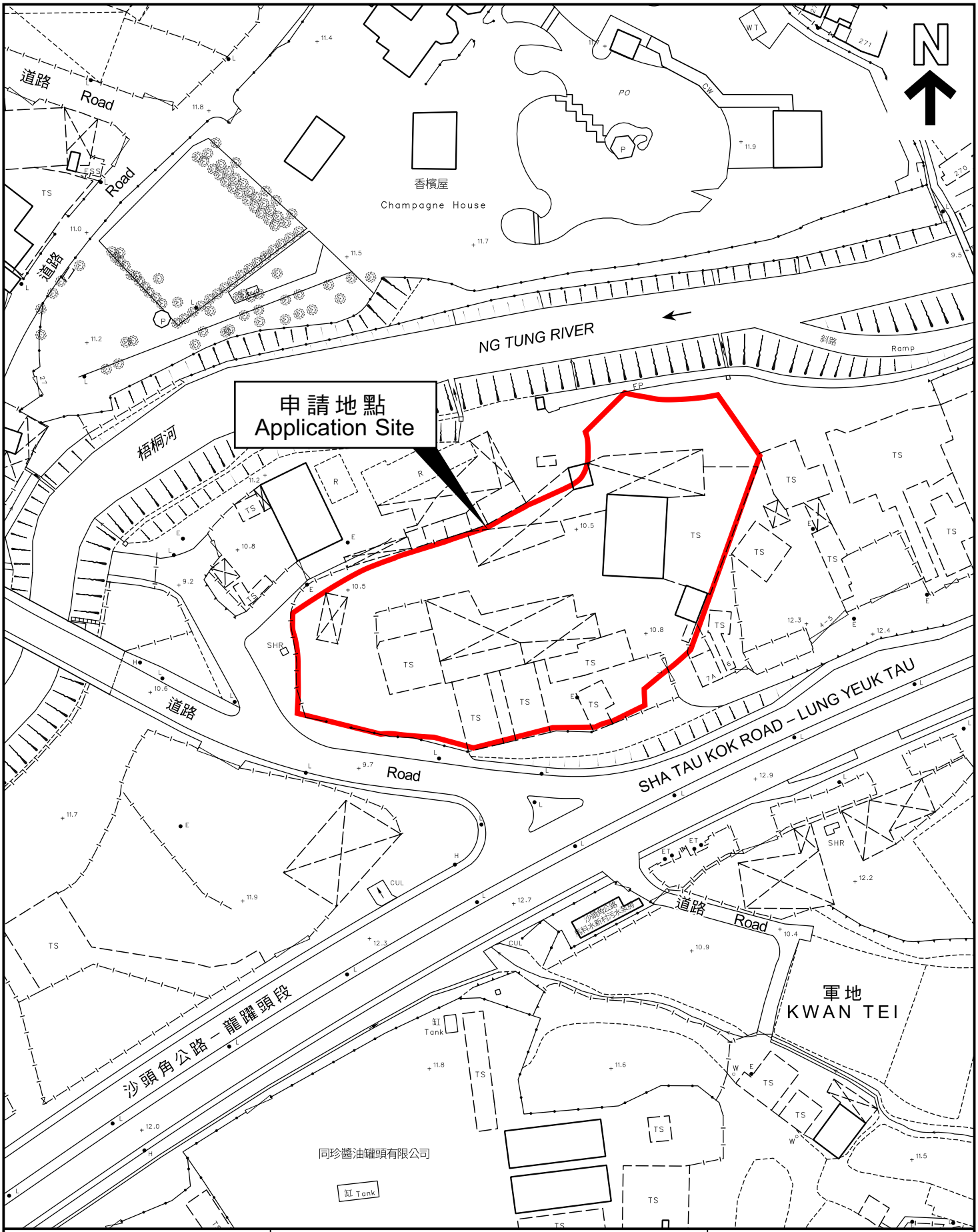
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/NE-TKL/708

APPENDIX B

LAYOUT PLAN



平面圖 SITE PLAN

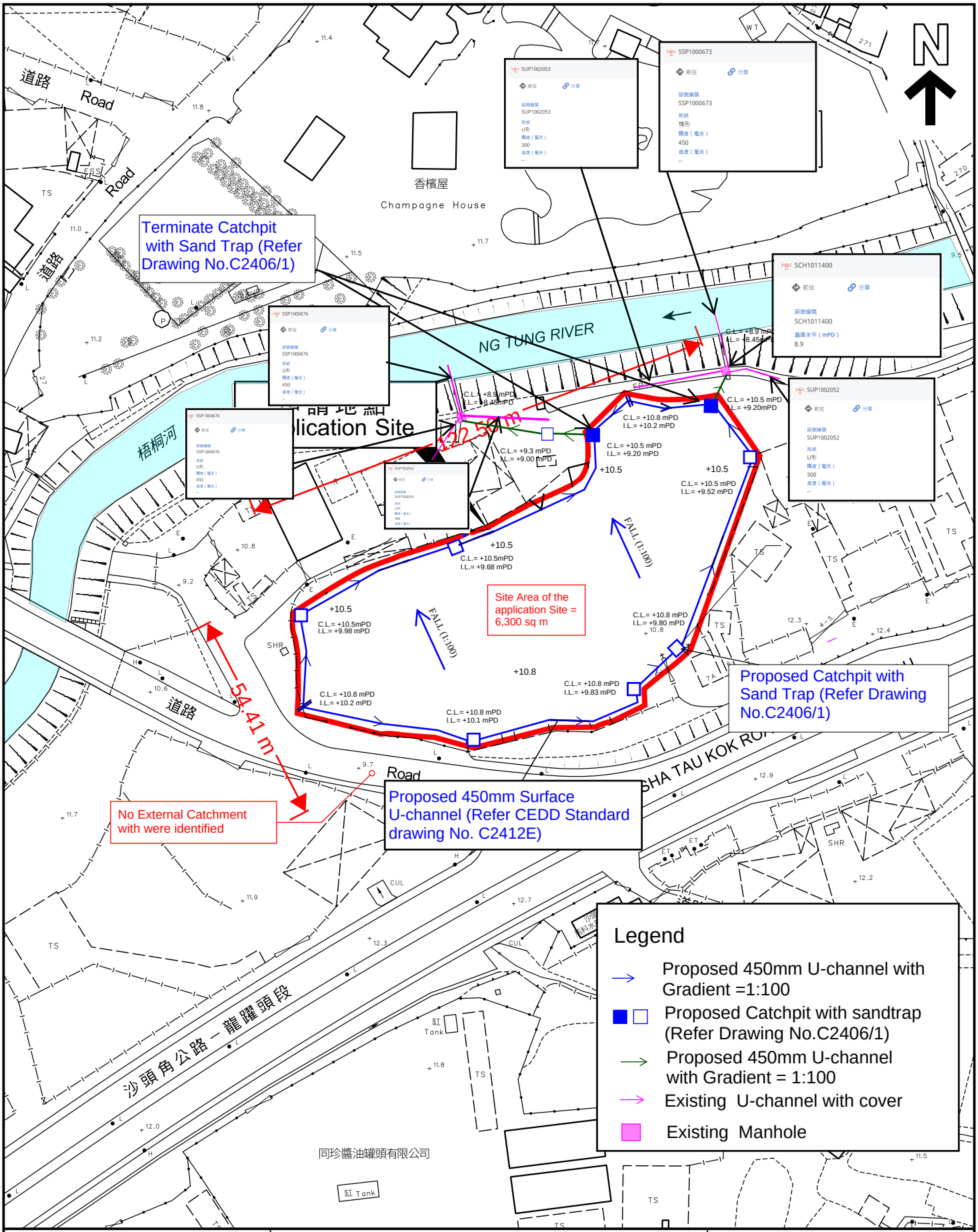
本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

APPENDIX C

PROPOSED DRAINAGE PLAN



平面圖 SITE PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Company:
Project :

Date: 20/8/2024

Site Area =	6300	m2	(C =0.95, hard-paved)
Outside Catchment Area =	0	m2	(C=0.6, Grassland, heavy soil, Steep Slope) (Ratio of concrete paved: ratio of soil paved = 1:2)
Total Catchmnet Area=	6300	m2	

$$t_c = \frac{0.1446L}{H^{0.2} A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

0.6

t= 0.14475*100/1.5^0.2/38338^0.1
= 4.646 min

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

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

Assume 10 yrs return period

a = 1157.7
b= 19.04
c = 0.597

i = 174.996504 mm/hr

Therefore, take i = 180 mm/hr

Company:
Project :

Date: 20/8/2024

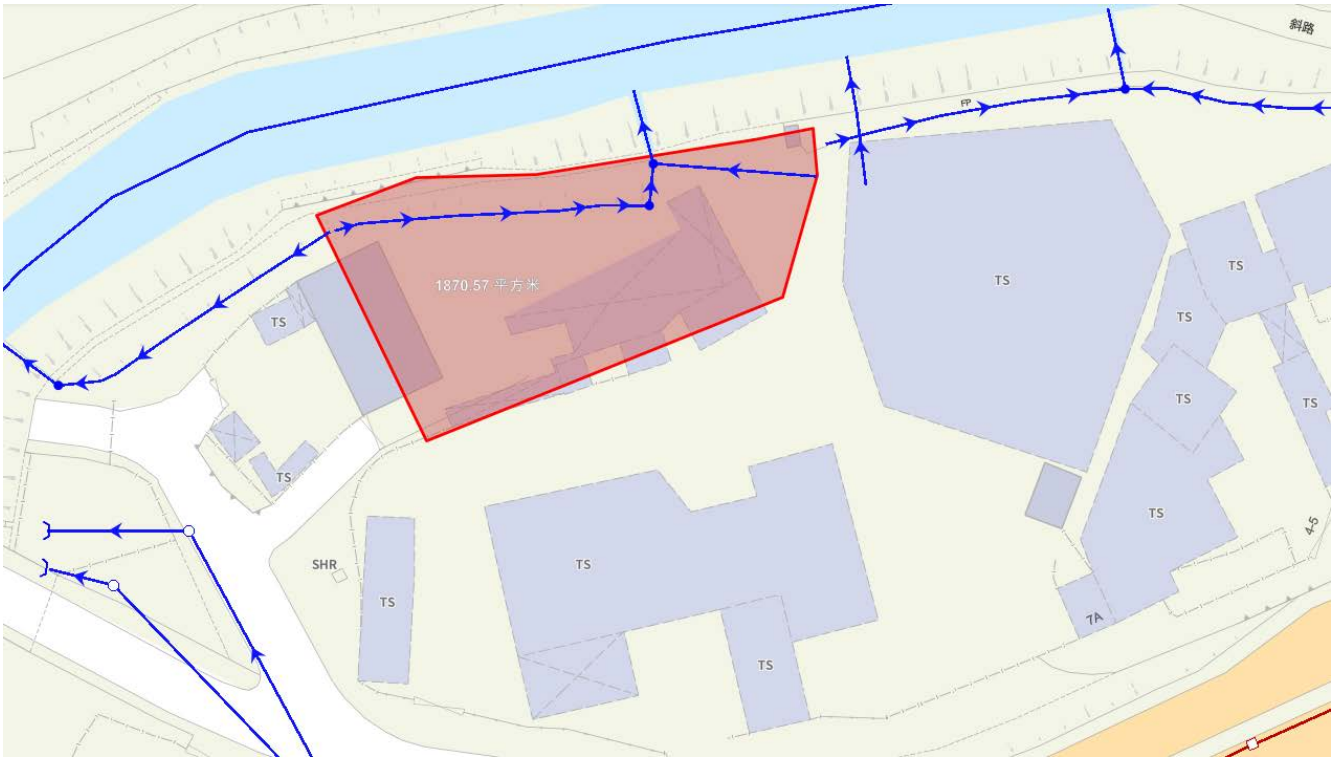
Calculation for channels:

Catchment Area of site

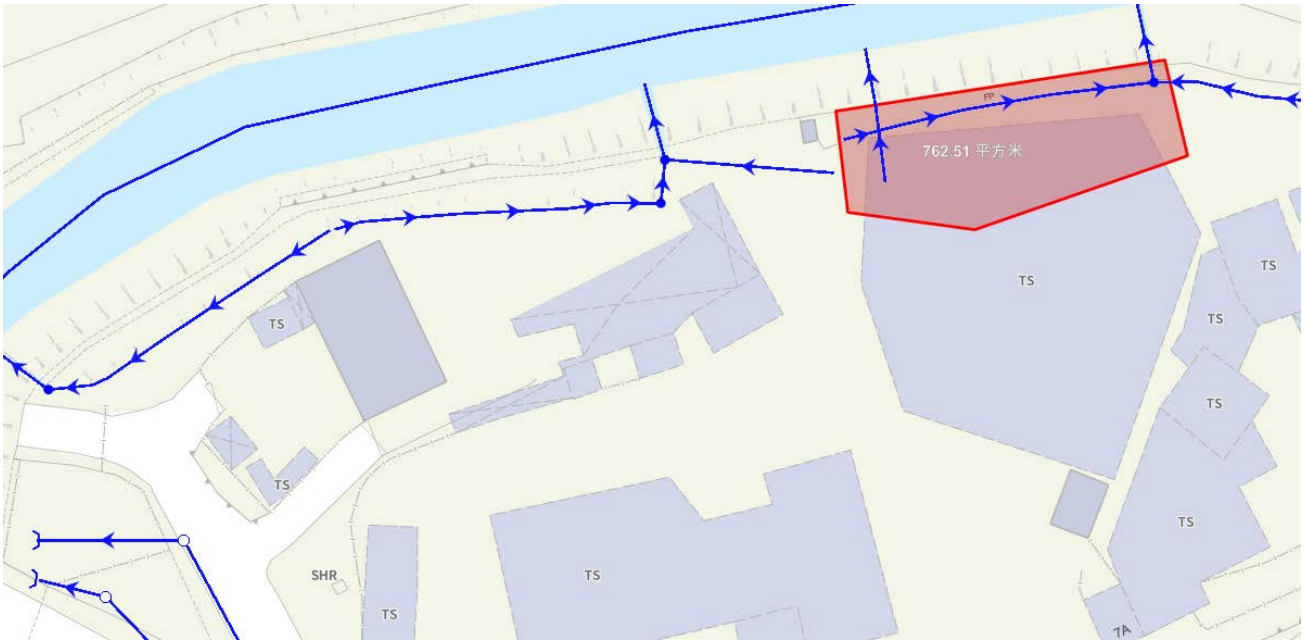
Site Area	=	6300	m^2							
	=	0.0063	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	180	mm/hr	x	0.0063	km^2
	=	0.299489	m^3/s							
	=	17969	liter/min							
Outside Area	=	0	m^2							
	=	0	km^2							
Peak runoff in m^3/s	=	0.278	x	0.6	x	180	mm/hr	x	0	km^2
	=	0	m^3/s							
	=	0	liter/min							
Total Peak Runoff for Site	=	0.299489	m^3/s	=		17969.364			liter/min	

Collected Surface runoff will be divided into two paths and two independent drainage path in the site can collect half of catchment Area (site area)
Peak runoff for half area = 0.150 m^3/s = 8985 liter/min

For checking existing 450UC



(i) Catchment Area = 1871m2 for Existing 450 UC



(ii) Catchment Area = 763m2 for Existing 450 UC

(i) Case is critical and adopted.
Total Surface Runoff for Existing 450UC = 8985 +0.278(180)(1871 x 10^-6)/60/1000
= 14602 lit/hr

As a result, 450UC in proposed site can cater the surface runoff.

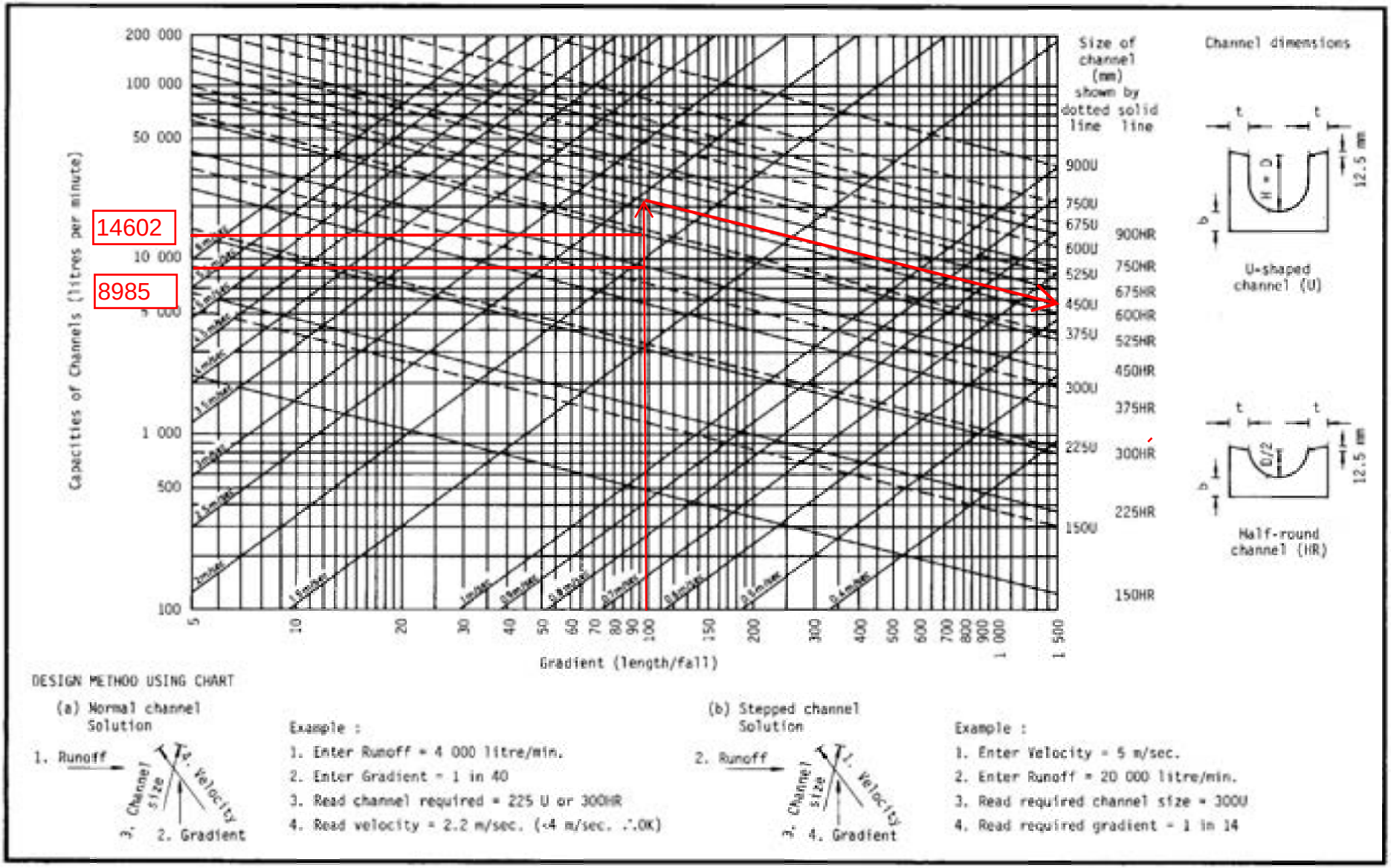


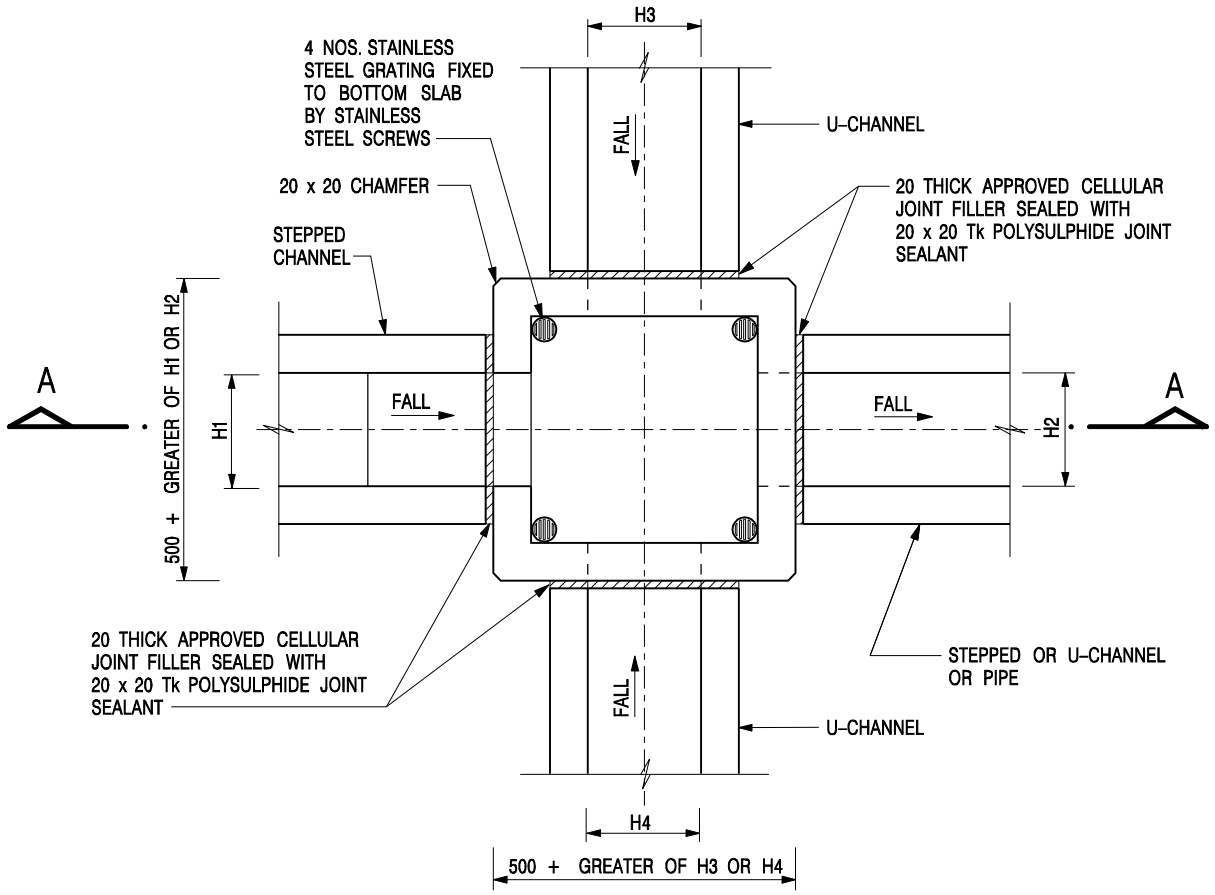
Figure 8.7 - Chart for the Rapid Design of Channels

As a result, 450UC in proposed site can cater the surface runoff and Existing 450UC can cater additional surface runoff from proposed development.

APPENDIX E

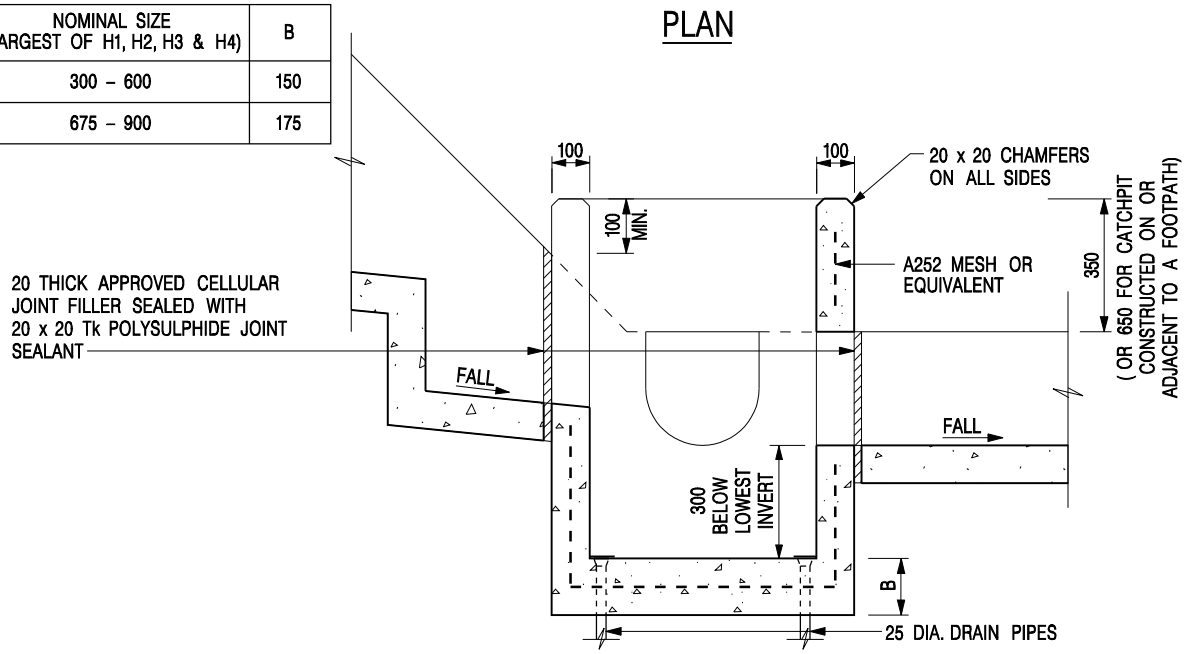
TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

(EXTRACTED FROM CEDD, FOR REFERNCE ONLY)



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

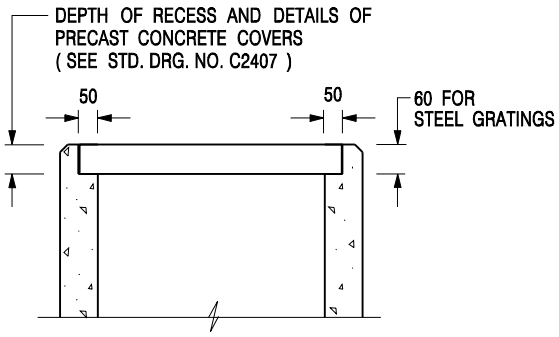
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

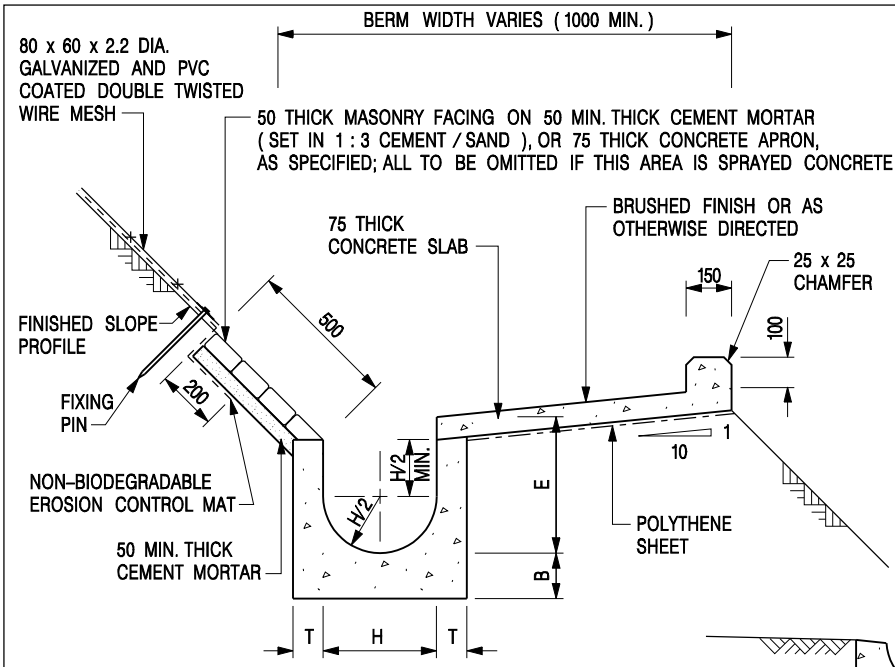
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

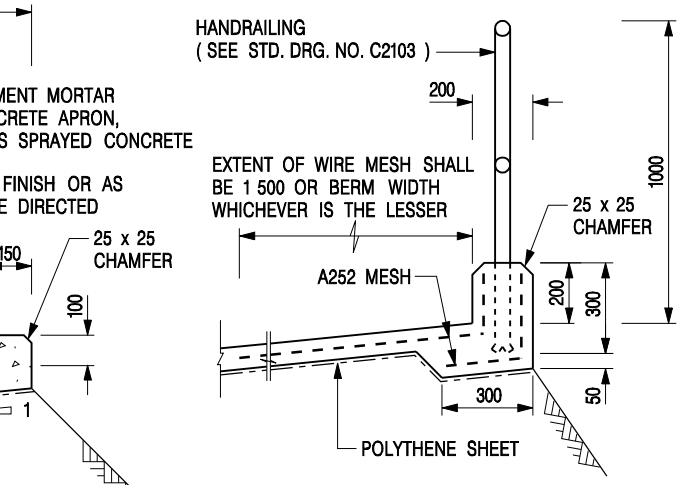
SCALE 1 : 20

DATE JAN 1991

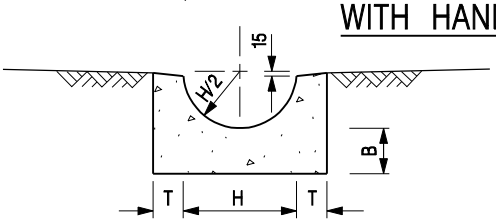
DRAWING NO. C2406 /2A



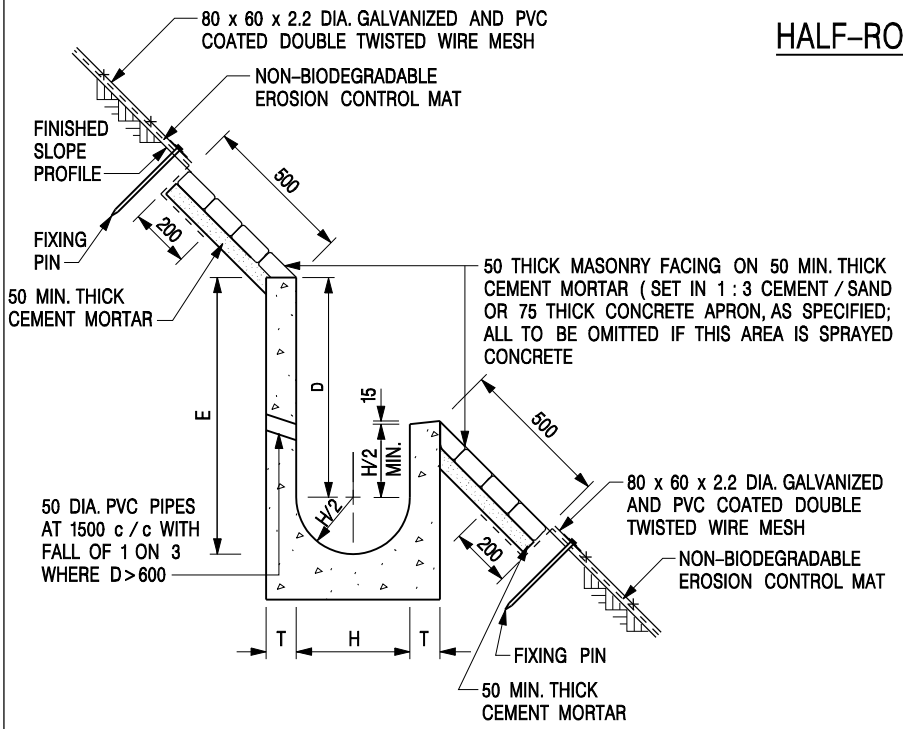
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



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. C2511/1E.
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. C2511/1E)

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)

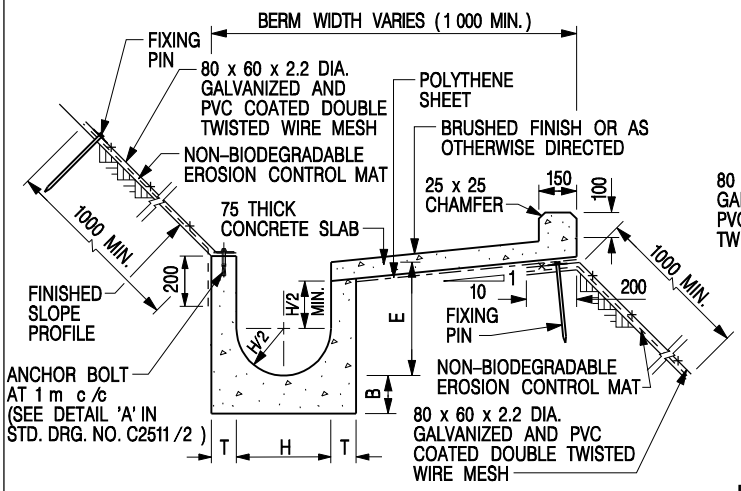
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

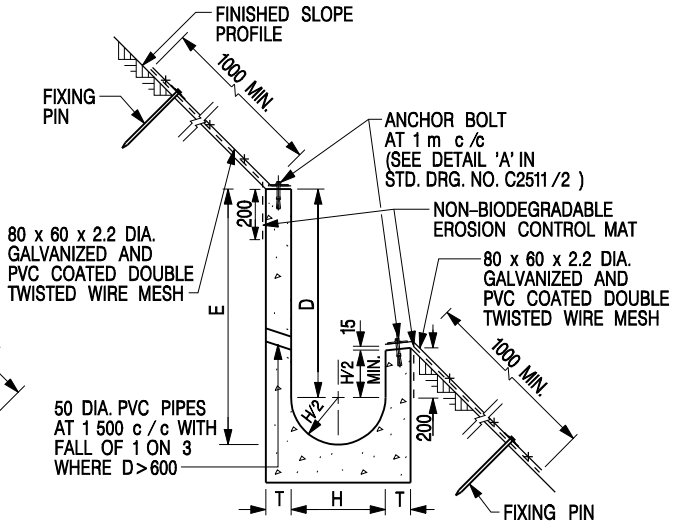
DATE JAN 1991

DRAWING NO. C2409I

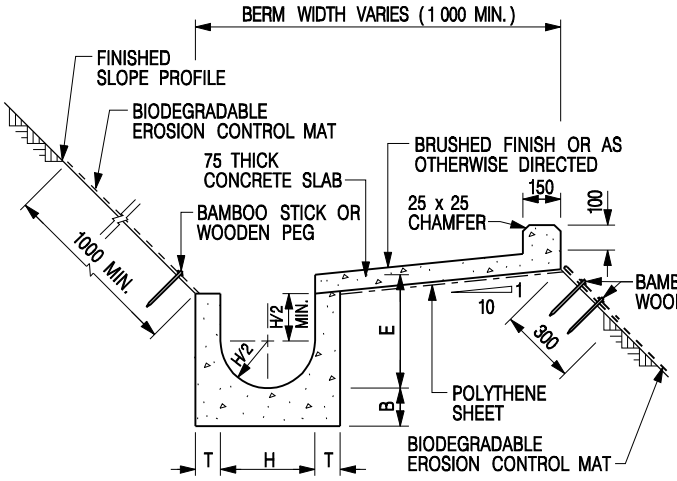
卓越工程 建設香港 We Engineer Hong Kong's Development



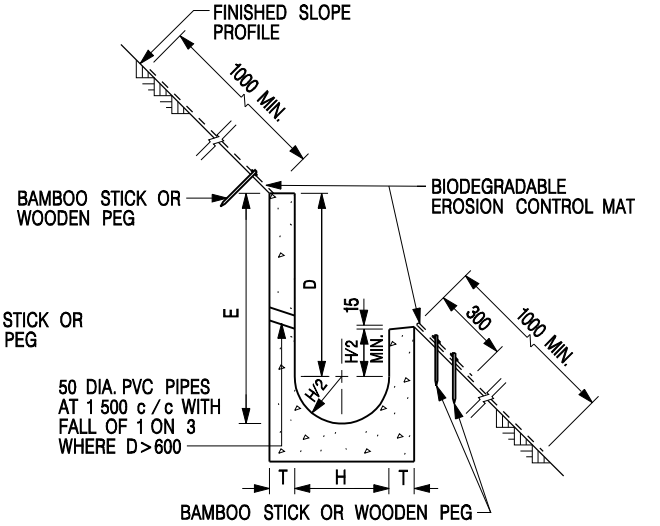
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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

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

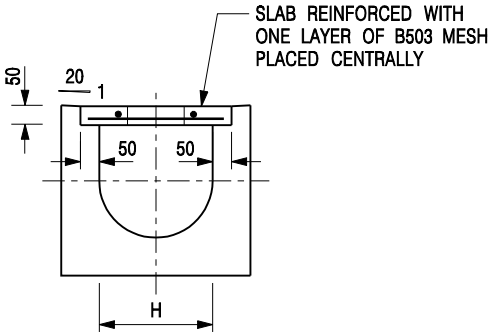
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

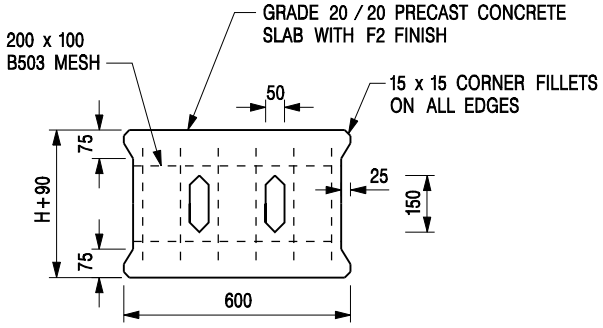
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



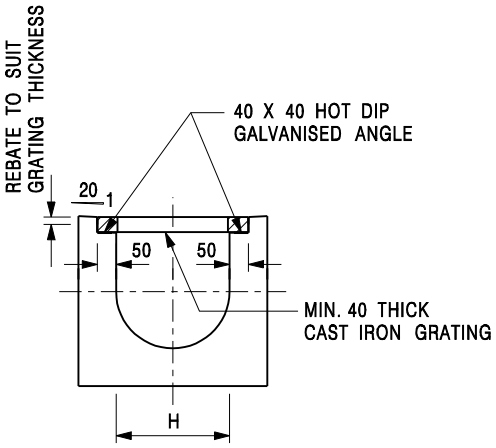
TYPICAL SECTION



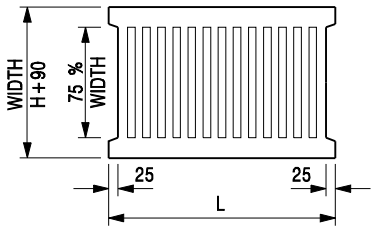
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

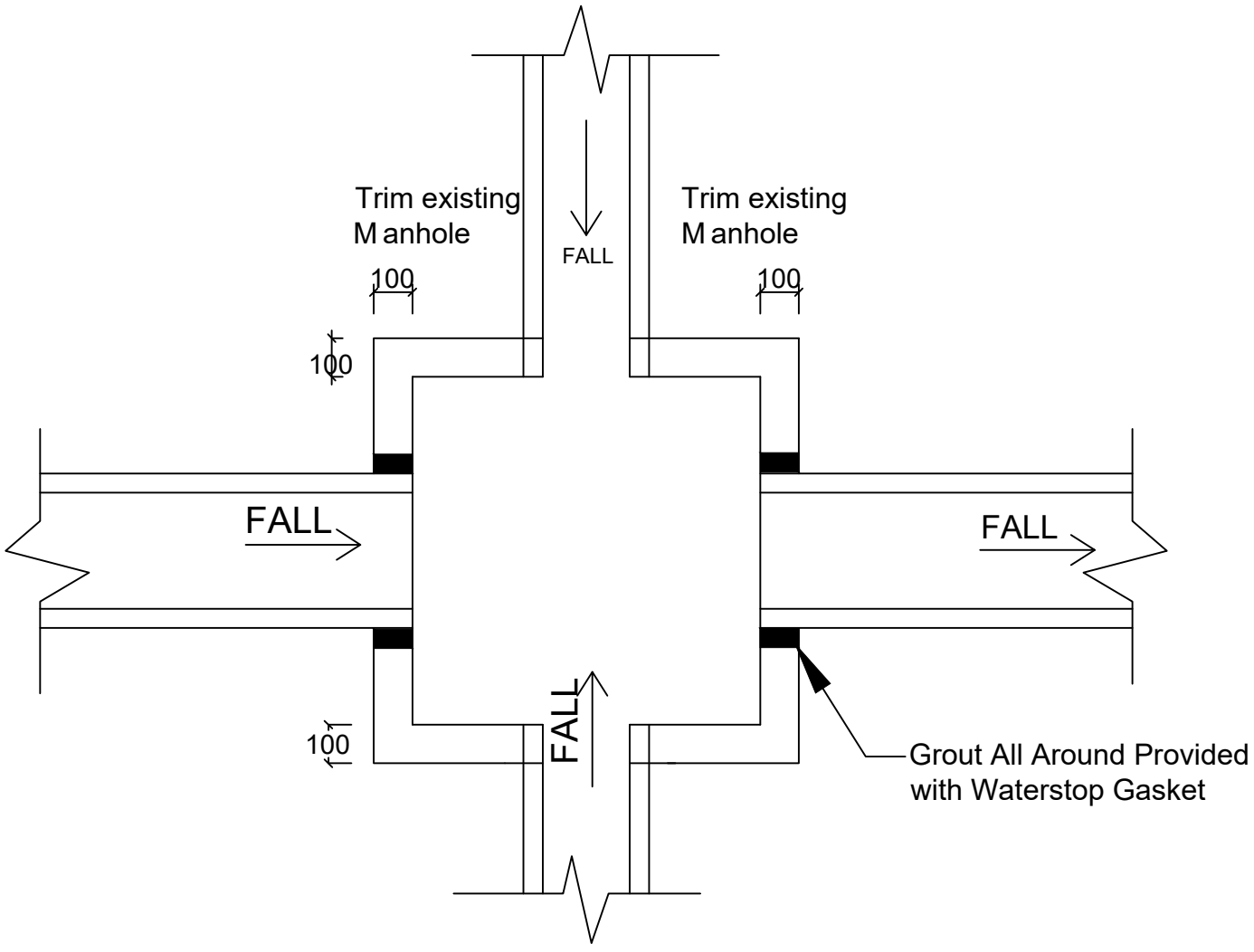
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

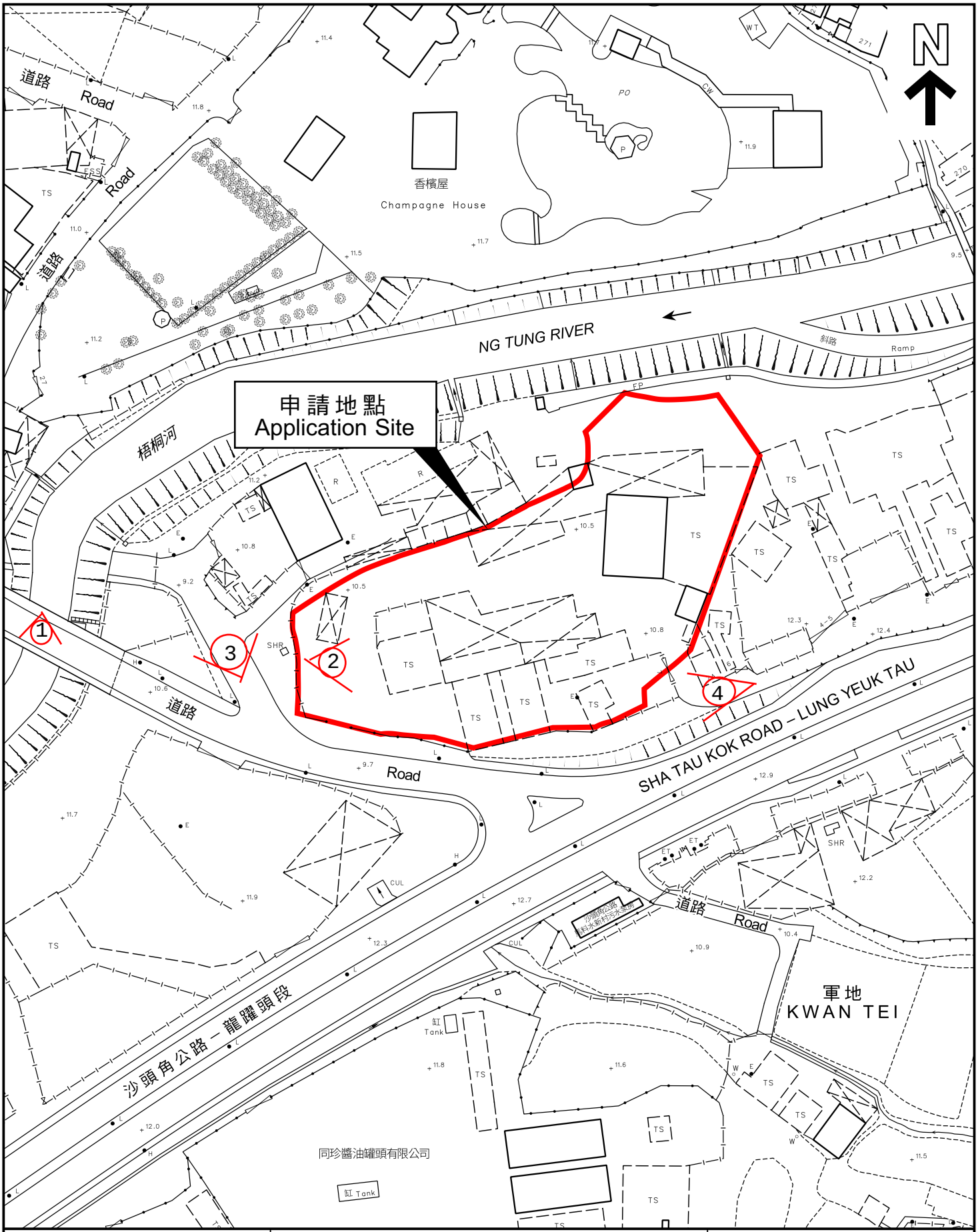
DRAWING NO. C2412E



Connection Detail of SCH1011400 and SCH1011402

APPENDIX F

SITE PHOTO



平面圖 SITE PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

VIEW 1: Existing Nullah Ng Tung River

VIEW 2: Entrance of the Site

VIEW 3: Entrance of the Site

VIEW 4: Outside of the Site

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: [redacted]
寄件日期: 2024年12月24日星期二 0:04
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: 有關A/NE-TKL/773 消防處、運輸署及渠務署意見回覆
附件: TKL773部門意見回覆_20241212.pdf; TKL773_FS Drawing_20241212.pdf; TKL708-SWEPT PATH_20241212.pdf; Temporary Drainage Proposal forANE-TKL773 (Issue 3)-compressed.pdf

敬啟者,

有關 A/NE-TKL/773 消防處、運輸署及渠務署意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話：[redacted]

A/NE-TKL/773

部門意見回覆

消防處

In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans (*since the GFA has changed, the applicant is advised to submit a new FSI proposal) incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points: i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	見附件 TKL773_FS Drawing

運輸署

a) The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of container trucks entering to and existing from the subject site, maneuvering within the subject site and into/out of the parking spaces;	見附件 Plan4 Swept Path
b) Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queueing of vehicles outside the subject site; and	出入口會安裝大閘，不會有車輛停泊在場外或在場外等候。
c) The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicants should seek comment from the responsible party.	申請人知悉

渠務署

(i) Para 3.1.5 and Appendix D refer. Discrepancy is observed for the adopted design return period, the applicant should clarify. The applicant should also validate if the latest requirements under the Corrigendum No. 1/2024 of the Stormwater Drainage Manual are incorporated in the design;	Design Return Period is adopted as 10 years
(ii) the cover levels of proposed channels should be flush with the existing adjoining ground level;	Noted
(iii) Appendix D refers. The applicant should advise the utilisation of the proposed drainage, and the existing drainage proposed for connection;	Maximum utilisation of the proposed drainage, and the existing drainage proposed for connection is 73%
(iv) Appendix C refers. The applicant should advise the legend for lines in green. Also, the existing manhole SCH1011400 and SCH1011402 to which the applicant proposed to discharge the storm water from the Site are maintained by her office. The applicant should provide the connection details for agreement. After obtaining her agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant	Connection Detail is provided in Appendix E
(v) photos should be submitted clearly showing the current conditions of the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse. The locations of the camera and the direction of each photo should also be indicated on a plan;	Site photos are provided for your reference

(vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;	Noted
(vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;	Noted
(viii) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;	Noted
(ix) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;	Noted
(x) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;	Noted
(xi) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;	Noted

(xii) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;	Noted
(xiii) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required.	Noted

F.S. NOTES:

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO ø150mm.

1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE ø150mm.

1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.

1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON

1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

1.7 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.

2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/ STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.

2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS

2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.

2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE

2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.

3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND BS EN 1838 :2013", AND FSD CIRCULAR LETTERS NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

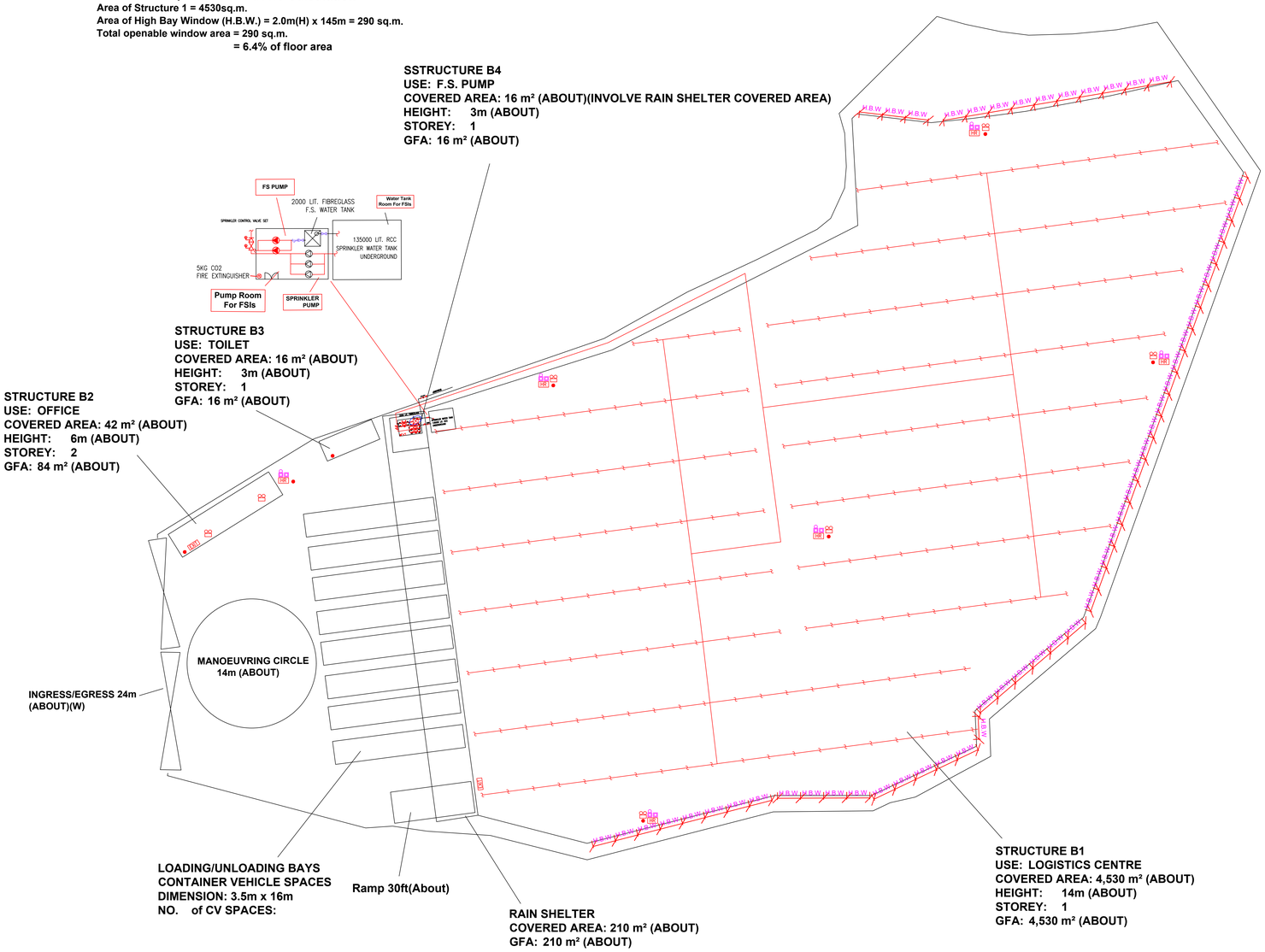
6. EXIT SIGN

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure 1 Openable Windows Calculation
Area of Structure 1 = 4530sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 145m = 290 sq.m.
Total openable window area = 290 sq.m.
= 6.4% of floor area

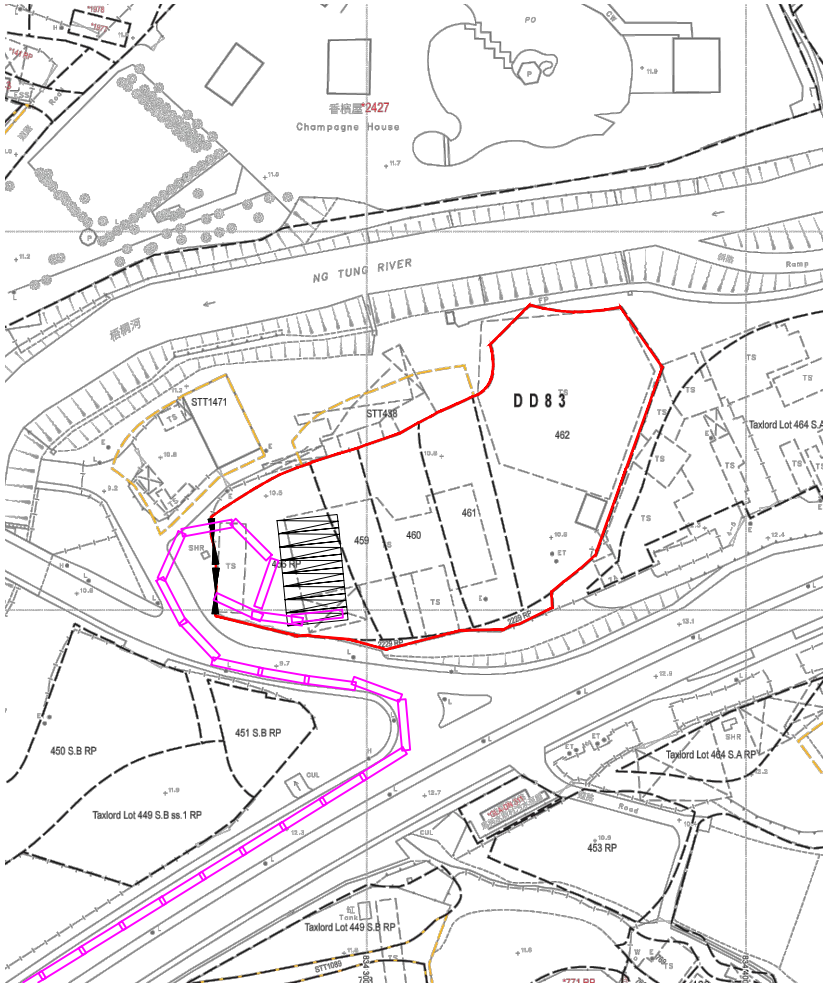


LEGEND

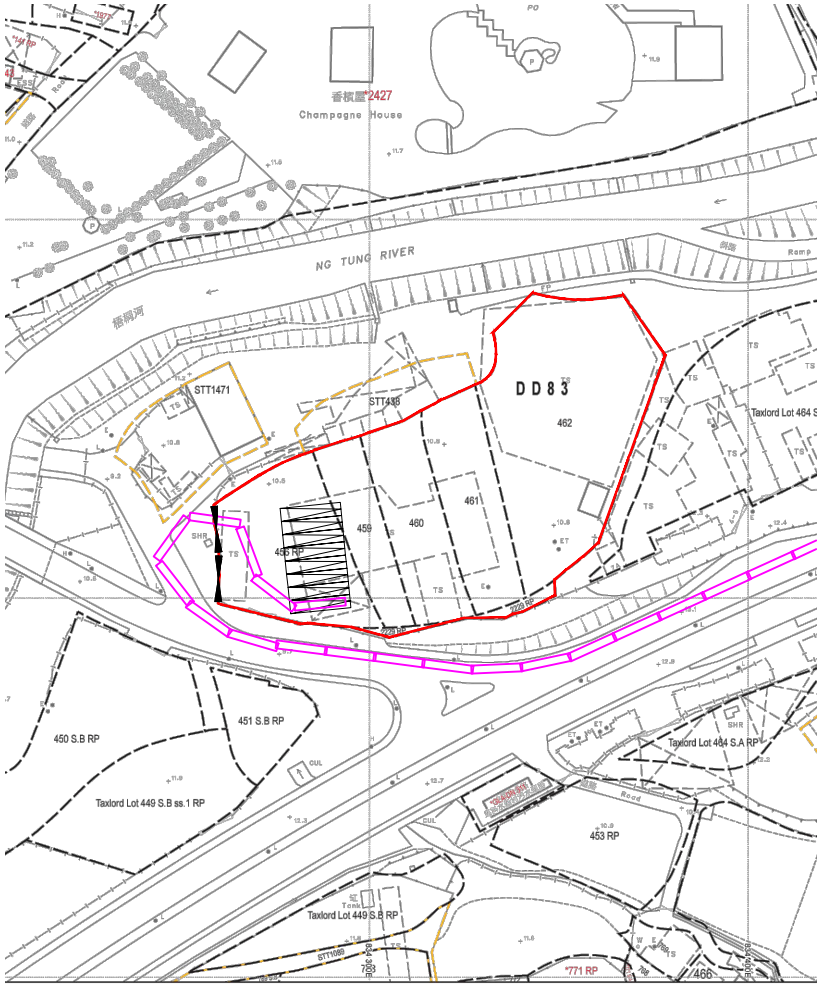
HR HOSE REEL	EMERGENCY LIGHT	FE 5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET
BREAK GLASS UNIT	EXIT EXIT SIGN	SB SAND BUCKET	GATE VALVE
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)

PUMP SET	PRESSURE GAUGE		
Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)		
SPRINKLER INLET	5KG DRY POWDER FIRE EXTINGUISHER		

PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 456R.P., 459, 460, 461, 462 and 2229R. P. in D.D. 83, Kwan Tei, Fanling, N.T.	DRAWING TITLE : **F.S. Notes, Legend, Fire Service Installation Layout Plan**	REV	DESCRIPTION	DATE	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : **Century Fire Service Engineering Co., Ltd.**	DRAWN BY: C.K.NG (15 Oct 2024) / CHECKED BY / APPROVED BY
								DRAWING NO : **FS-01** REV. **0**
								SCALE : 1 :250 (A0)
								SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP



IN



OUT

TOP 領嶠 PLANNING

PROJECT

Proposed Temporary Logistics Centre fora period of 3 Year at lot 456R.p.,459,460,461,462 and 2229R.P. in D.D 83,Kwan Tei, Fanling, N.T

SITE LOCATION

VARIOUS LOTS IN D.D. 83 KWAN TEI FANLING

SCALE

1 : 1000@ A4

DRAWING TITLE

SWEPT PATH

DRAWN BY	DATE
J.W	12.12.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 4	A-1

ISSUE 3

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF THE PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEARS AT LOTS 456 RP, 459, 460, 461, 462 AND 2229 RP IN D.D. 83, KWAN TEI, FANLING, NEW TERRITORIES

PROJECT NO. AGLA/TDM/016

PREPARED FOR

APPLICATION NO. A/NE-TKL/773

16 December 2024

Table of Contents

LIST OF APPENDICES

LIST OF TABLES

1 Introduction

1.1 Background

1.1.1 This report presents the Drainage Proposal for supporting the application site of the proposed temporary logistics centre for a period of 3 years at Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling, New Territories. For the site location plan, please refer to the **Appendix A.**

1.2 Objectives of the Report

1.2.1 This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

1.3.1 The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

2.1.1 The application Site is located within the Kwan Tei, Fanling with an area of around 6,300m^2 and ground level varying between + 11.4mPD and + 10.8mPD. The layout plan is provided in **Appendix B.**

2.1.2 This application site is “Open Storage" and "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems *"An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.*

3.1.3 *An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."*

3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

3.1.5 The 10 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient I and storm constants for different return periods referred to the SDM, based on the following equation:

$$\mathbf{Q_p = 0.278\ C\ i\ A}$$

where

Q_p	=	Peak Runoff, m^3/s
C	=	Runoff Coefficient
i	=	Rainfall Intensity, mm/hr
A	=	Catchment Area, km^2

3.2.2 The paved area of the site will account for 6,300 m^2. For conservative, the runoff coefficient of 0.95 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 10-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Kwan Tei, Fanling with an area of around 6,300m^2 and ground level varying between + 11.4mPD and + 10.8mPD.

4.1.2 Only the application site with a projected area of 6,300 m^2 is considered as part of the catchment. There is no external catchment were identified as the application site is generally higher than the adjacent land.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m^2)	0	0
Unpaved Area (m^2)	0	0
Paved Area (m^2)	6,300	6,300
Total Catchment Area (m^2)	6,300	6,300

4.3 Potential Drainage Impact

4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.

4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).

4.3.3 The runoff from the Application site is collected by 600mm U-channels along the boundary and discharged to the catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of a well-established Existing Village via 600mm U-Channel at the southern direction of the application site.

4.3.4 The 450mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the village drainage. The design calculation of the proposed drainage is provided in **Appendix D**.

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 450mm U-channel reach its full capacity for conservative.

4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 450mm UC with gradient 1:100 and Ng Tung River.

4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E.**

5 Construction Stage

5.1 Temporary Drainage Arrangements

5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
(a) Erosion of ground materials;
(b) Sediment transportation to existing downstream drainage system; and
(c) Obstruction to drainage systems.

5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m^3 in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

6 Conclusions

6.1 Conclusion

6.1.1 The analysed catchment area of 6,300 m^2 consists of the site area of the proposed Application Site , with no external attachment area.

6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.

6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A

SITE LAYOUT PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為於2010年2月2日
核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON OUTLINE ZONING PLAN No.
S/NE-TKL/14 APPROVED ON 2.2.2010

位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

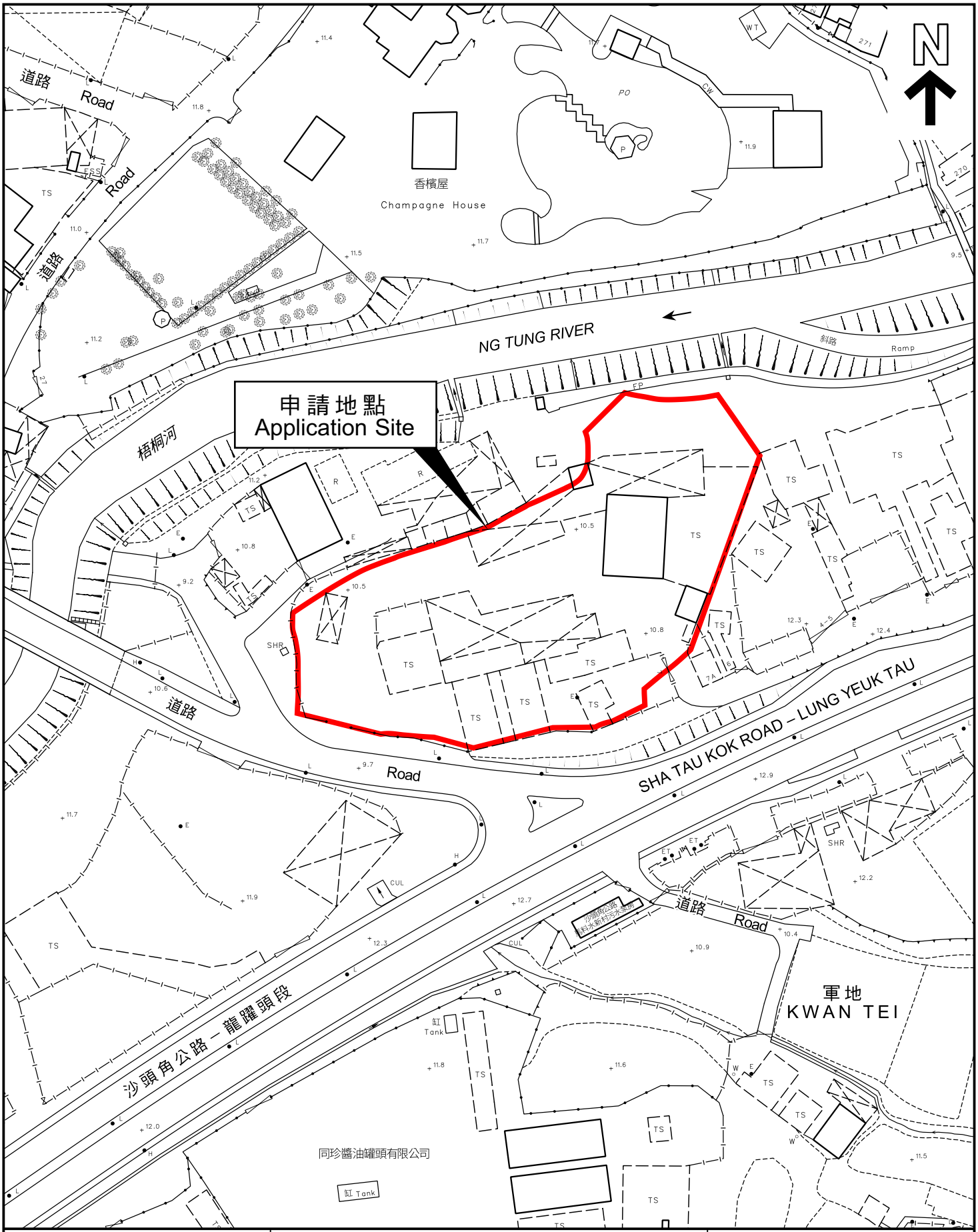
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/NE-TKL/708

APPENDIX B

LAYOUT PLAN



平面圖 SITE PLAN

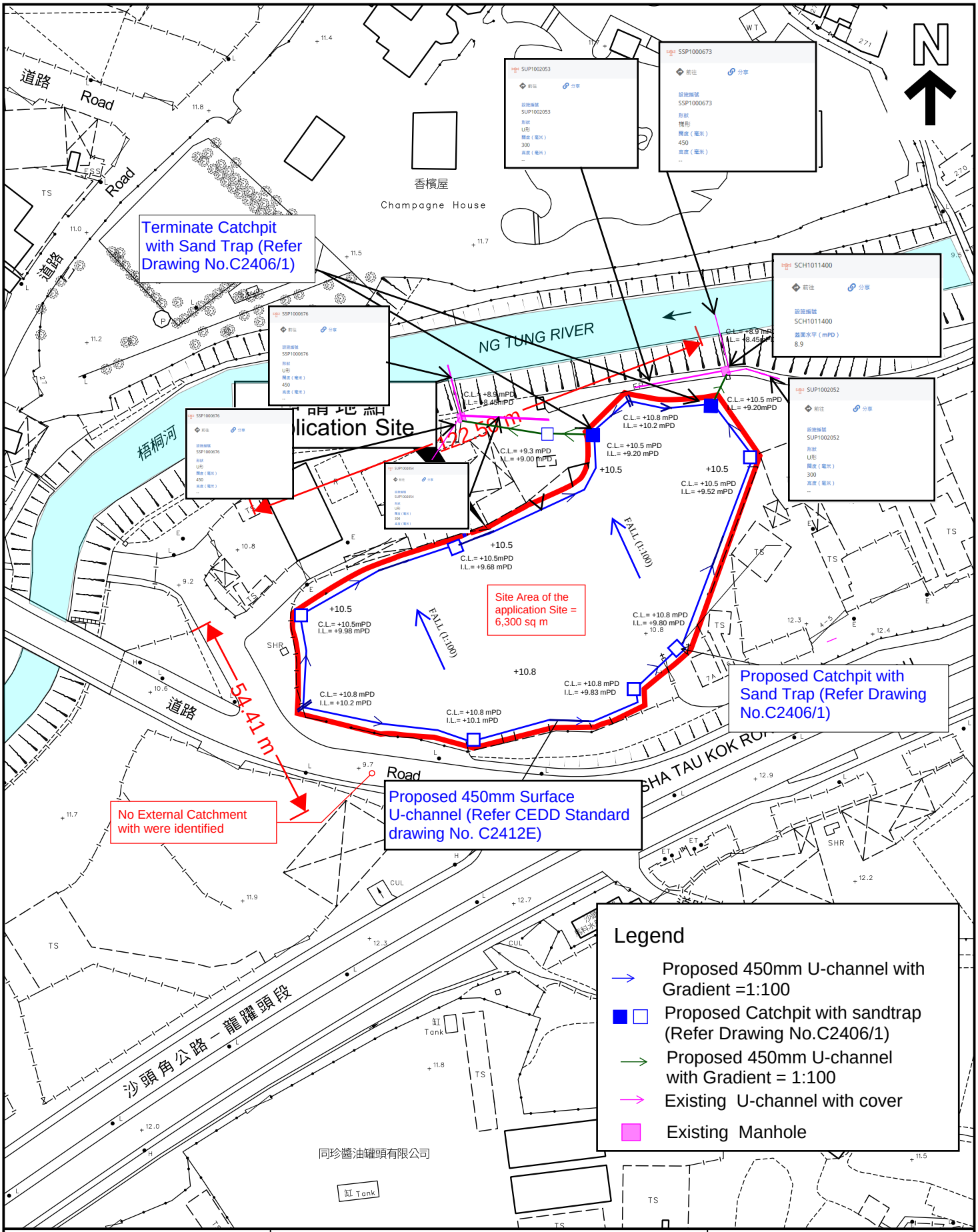
本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

APPENDIX C

PROPOSED DRAINAGE PLAN



平面圖 SITE PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

Company:
Project :

Date: 20/8/2024

Site Area =	6300	m2	(C =0.95, hard-paved)
Outside Catchment Area =	0	m2	(C=0.6, Grassland, heavy soil, Steep Slope) (Ratio of concrete paved: ratio of soil paved = 1:2)
Total Catchmnet Area=	6300	m2	

$$t_c = \frac{0.1446L}{H^{0.2} A^{0.1}}$$

where t_c = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

0.6

t= 0.14475*100/1.5^0.2/38338^0.1
= 4.646 min

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

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

Assume 10 yrs return period

a = 1157.7
b= 19.04
c = 0.597

i = 174.996504 mm/hr

Therefore, take i = 180 mm/hr

Company:
Project :

Date: 20/8/2024

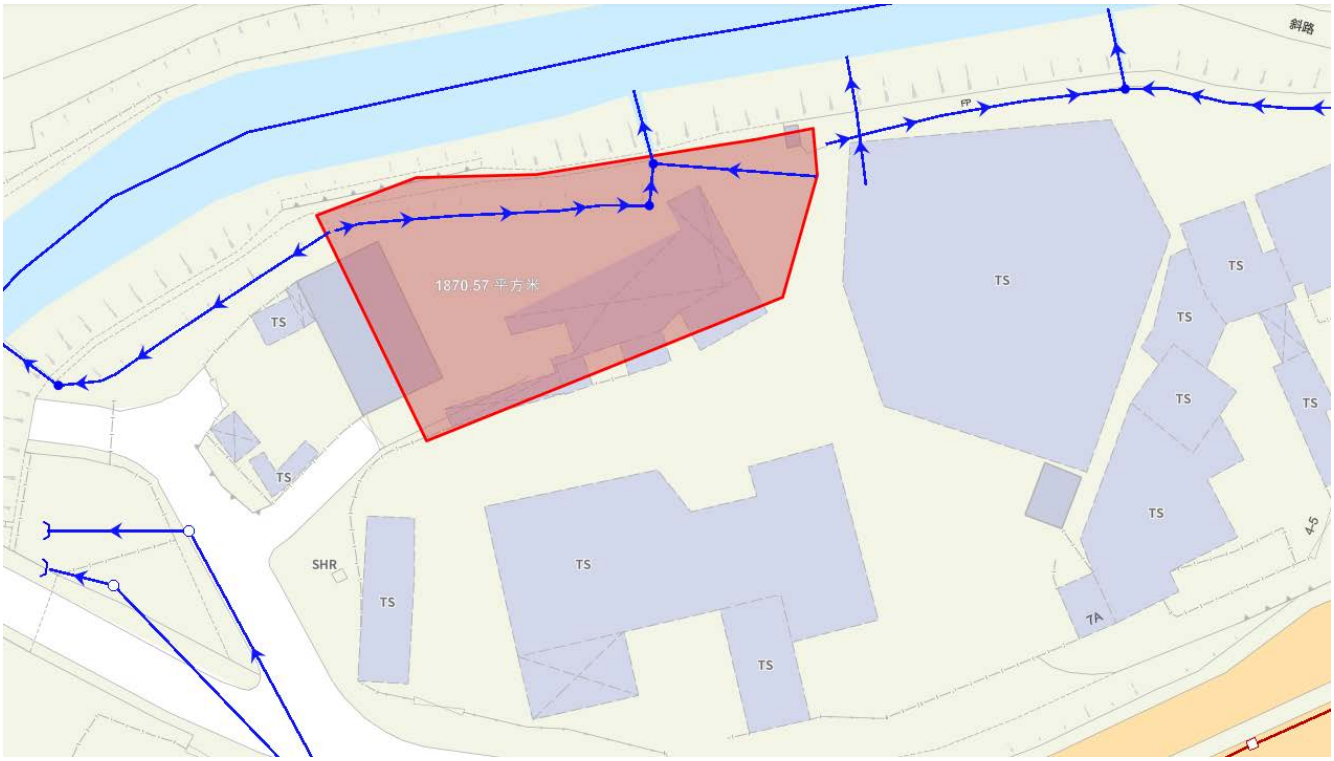
Calculation for channels:

Catchment Area of site

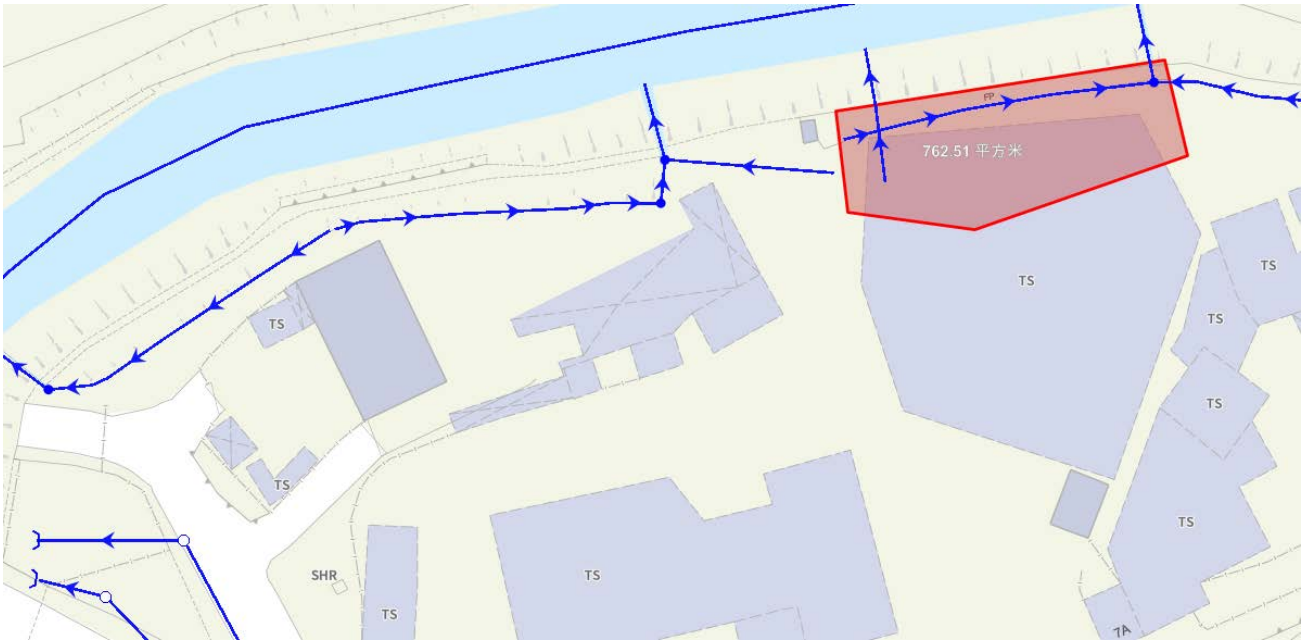
Site Area	=	6300	m^2							
	=	0.0063	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	180	mm/hr	x	0.0063	km^2
	=	0.299489	m^3/s							
	=	17969	liter/min							
Outside Area	=	0	m^2							
	=	0	km^2							
Peak runoff in m^3/s	=	0.278	x	0.6	x	180	mm/hr	x	0	km^2
	=	0	m^3/s							
	=	0	liter/min							
Total Peak Runoff for Site	=	0.299489	m^3/s	=		17969.364			liter/min	

Collected Surface runoff will be divided into two paths and two independent drainage path in the site can collect half of catchment Area (site area)
Peak runoff for half area = 0.150 m^3/s = 8985 liter/min

For checking existing 450UC



(i) Catchment Area = 1871m2 for Existing 450 UC



(ii) Catchment Area = 763m2 for Existing 450 UC

(i) Case is critical and adopted.
Total Surface Runoff for Existing 450UC = 8985 +0.278(180)(1871 x 10^-6)/60/1000
= 14602 lit/hr

utilisation of the proposed drainage :450UC = 14602 /20000 = 73%

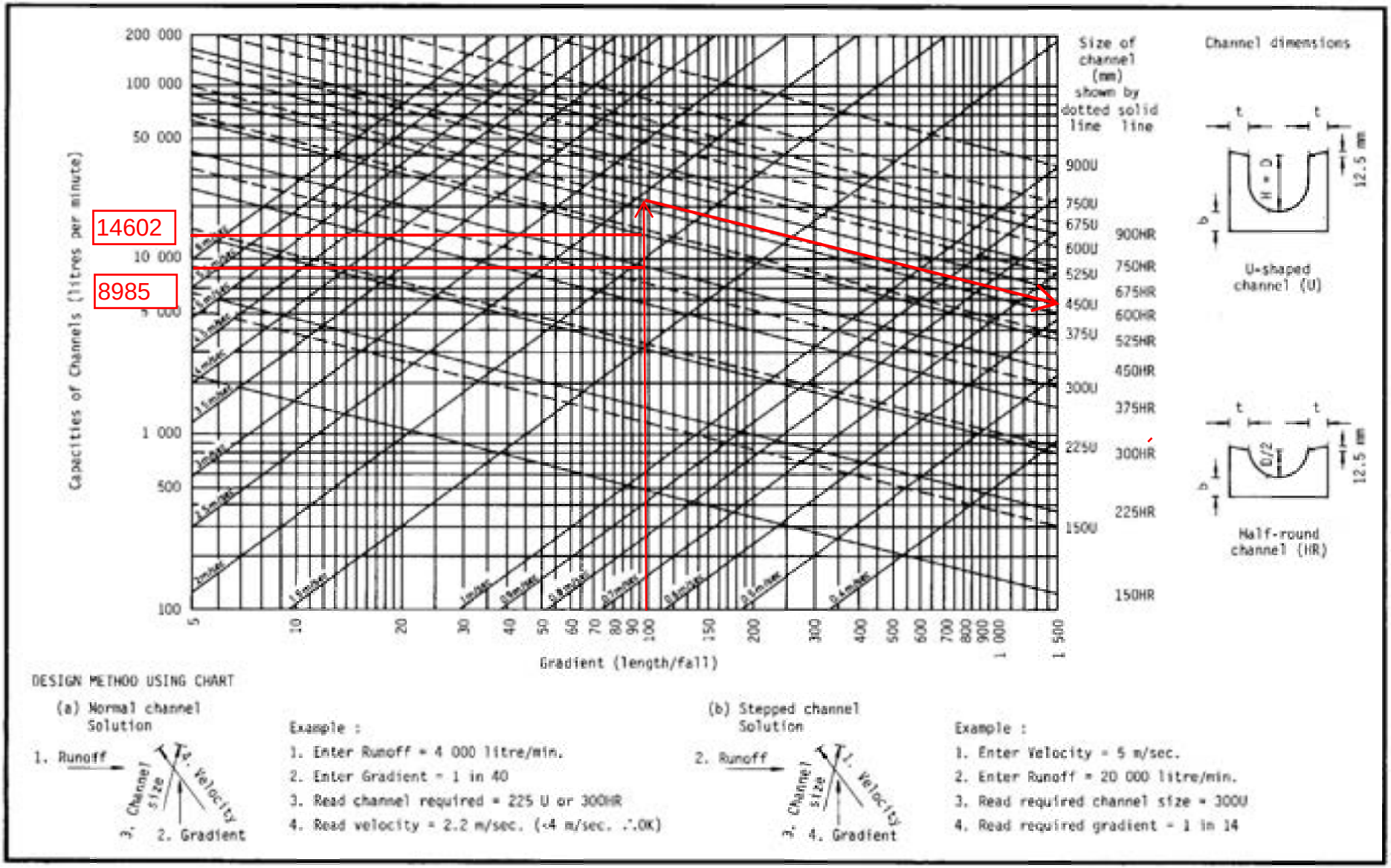


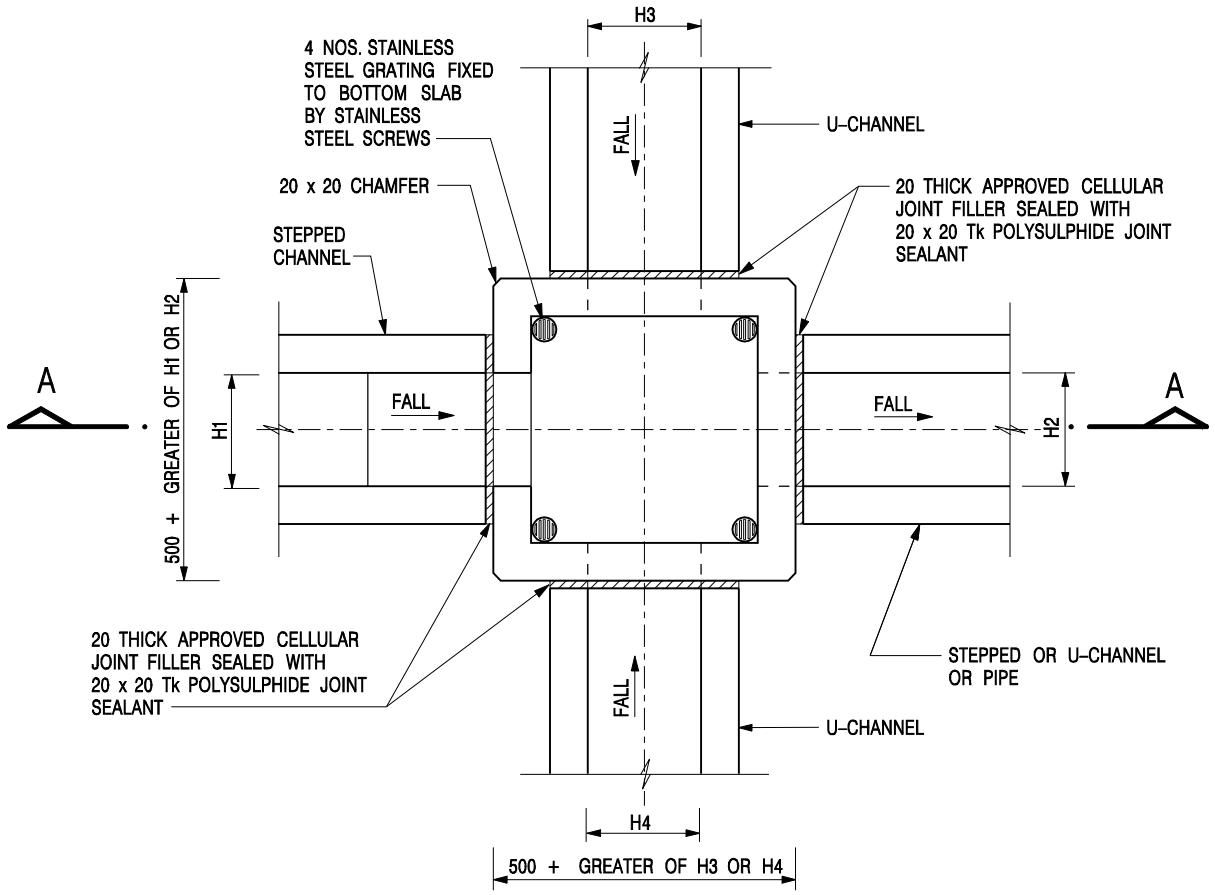
Figure 8.7 - Chart for the Rapid Design of Channels

As a result, 450UC in proposed site can cater the surface runoff and Existing 450UC can cater additional surface runoff from proposed development.

APPENDIX E

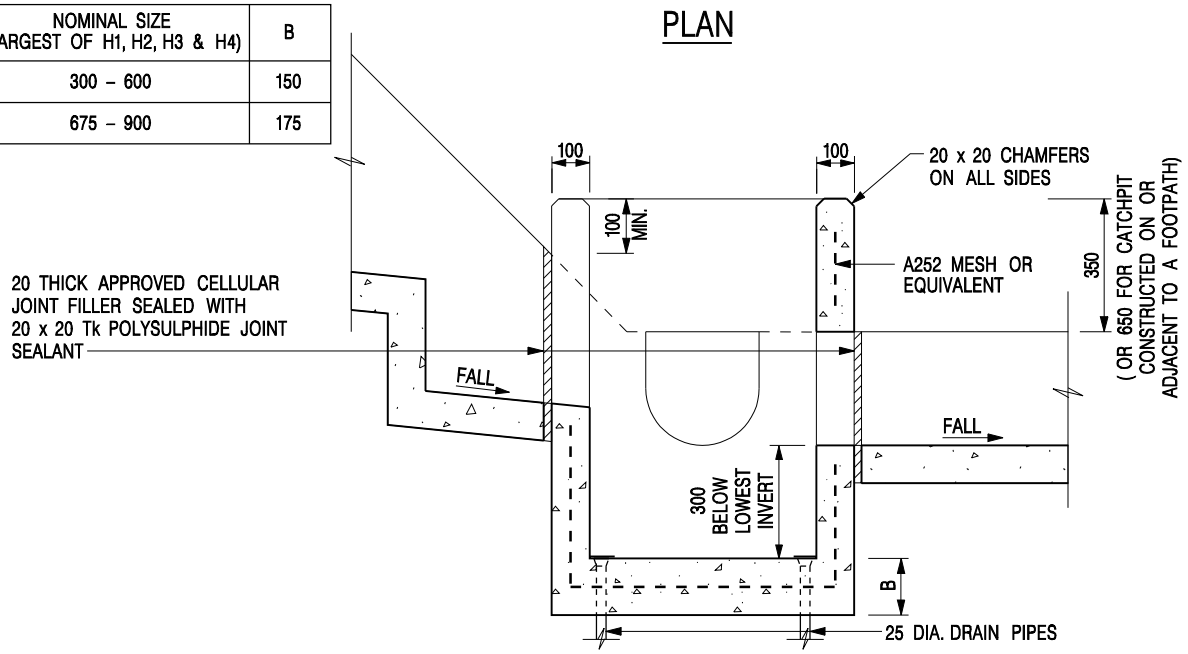
TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT

(EXTRACTED FROM CEDD, FOR REFERNCE ONLY)



PLAN

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



SECTION A – A

NOTES:

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

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

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

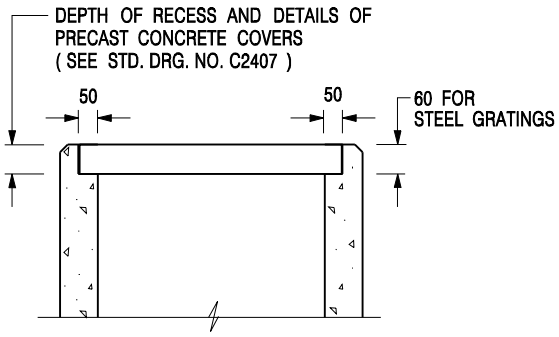
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

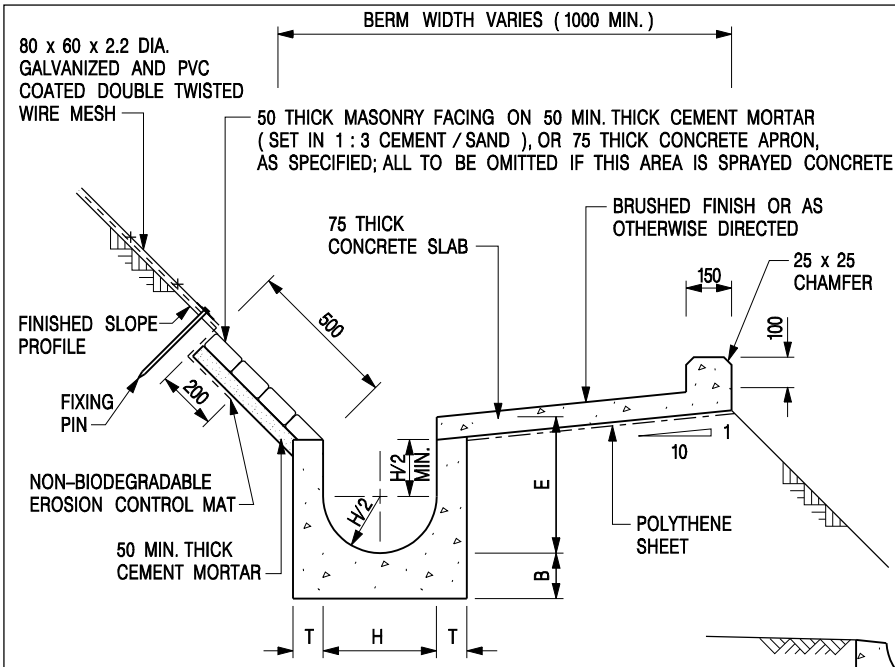
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

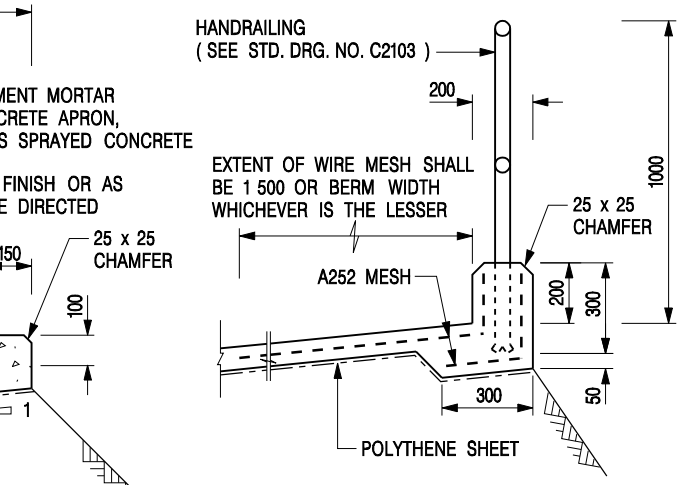
SCALE 1 : 20

DATE JAN 1991

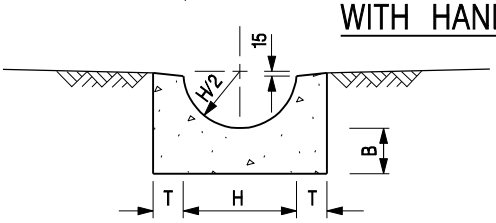
DRAWING NO. C2406 /2A



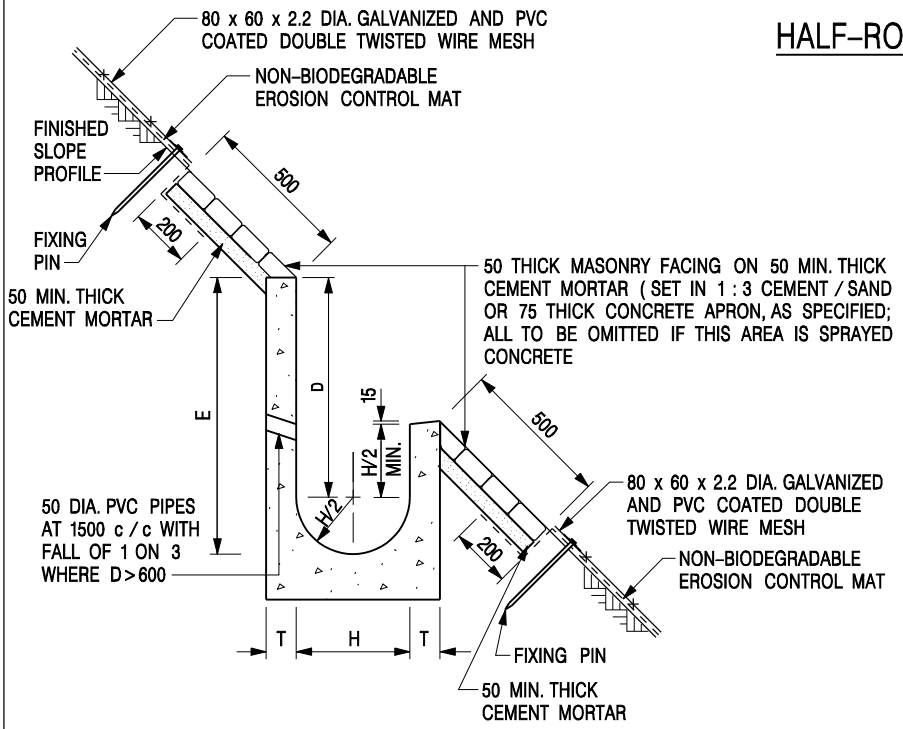
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



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. C2511/1E.
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. C2511/1E)

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)

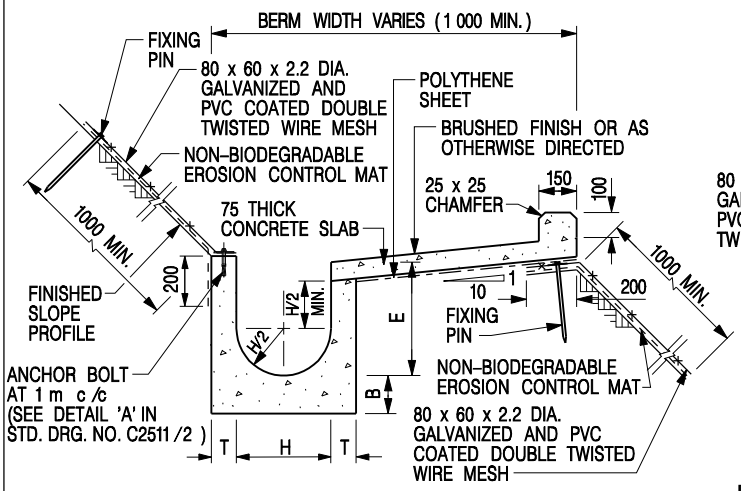
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

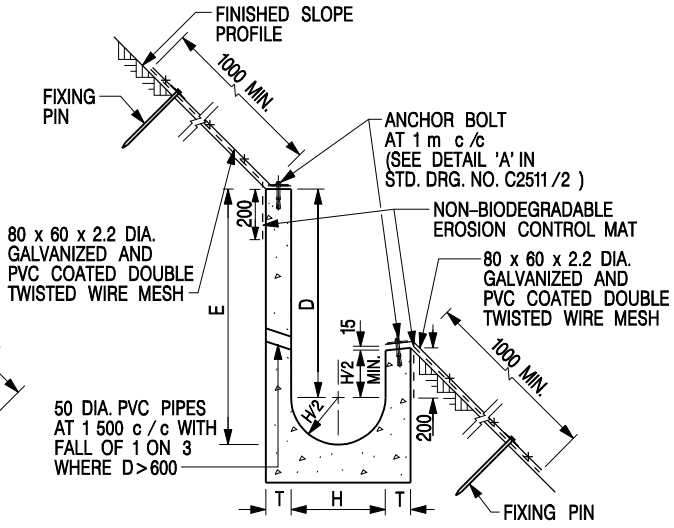
DATE JAN 1991

DRAWING NO. C2409I

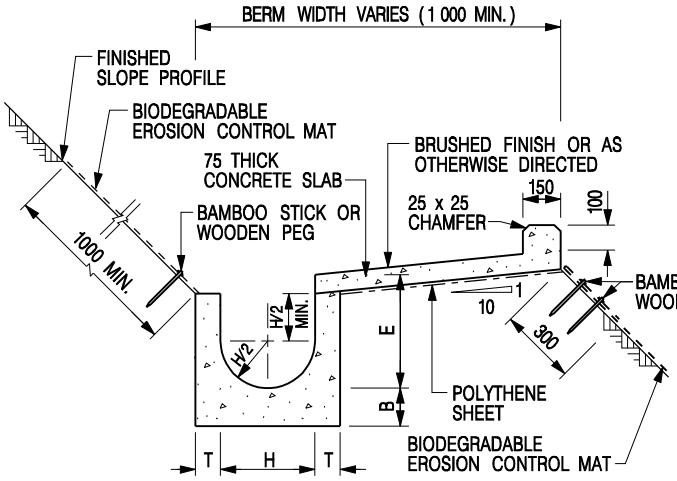
卓越工程 建設香港 We Engineer Hong Kong's Development



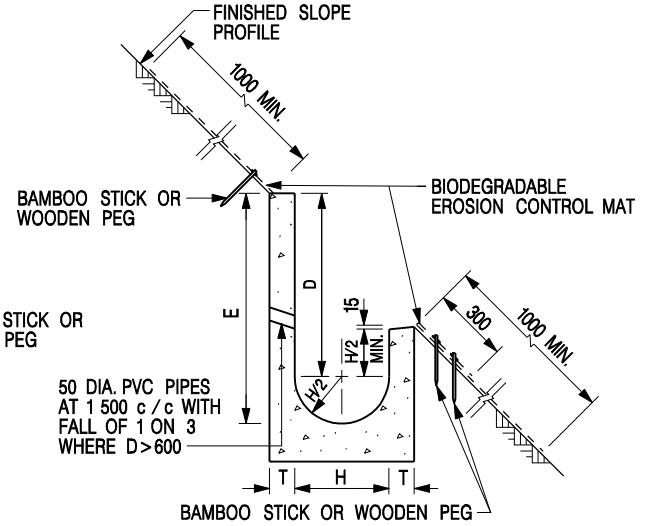
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



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

NOTES:

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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

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

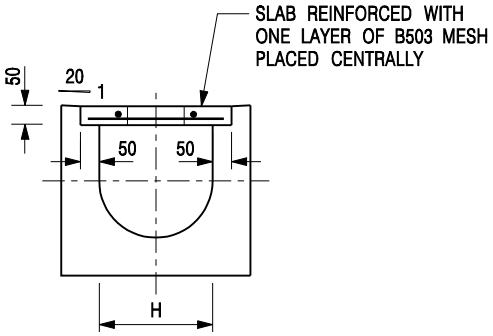
DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B - WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

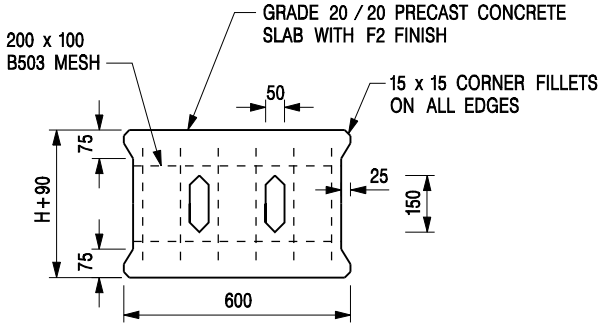
SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I



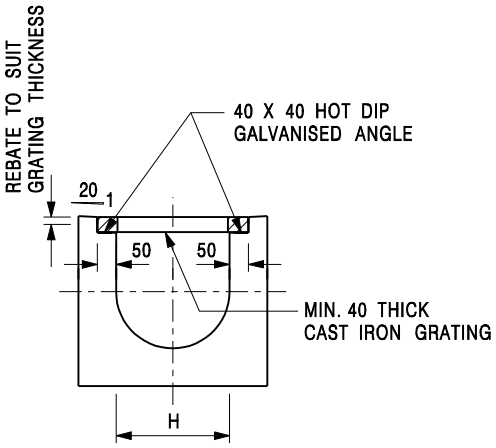
TYPICAL SECTION



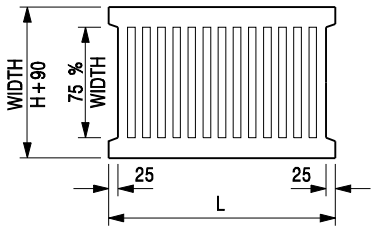
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

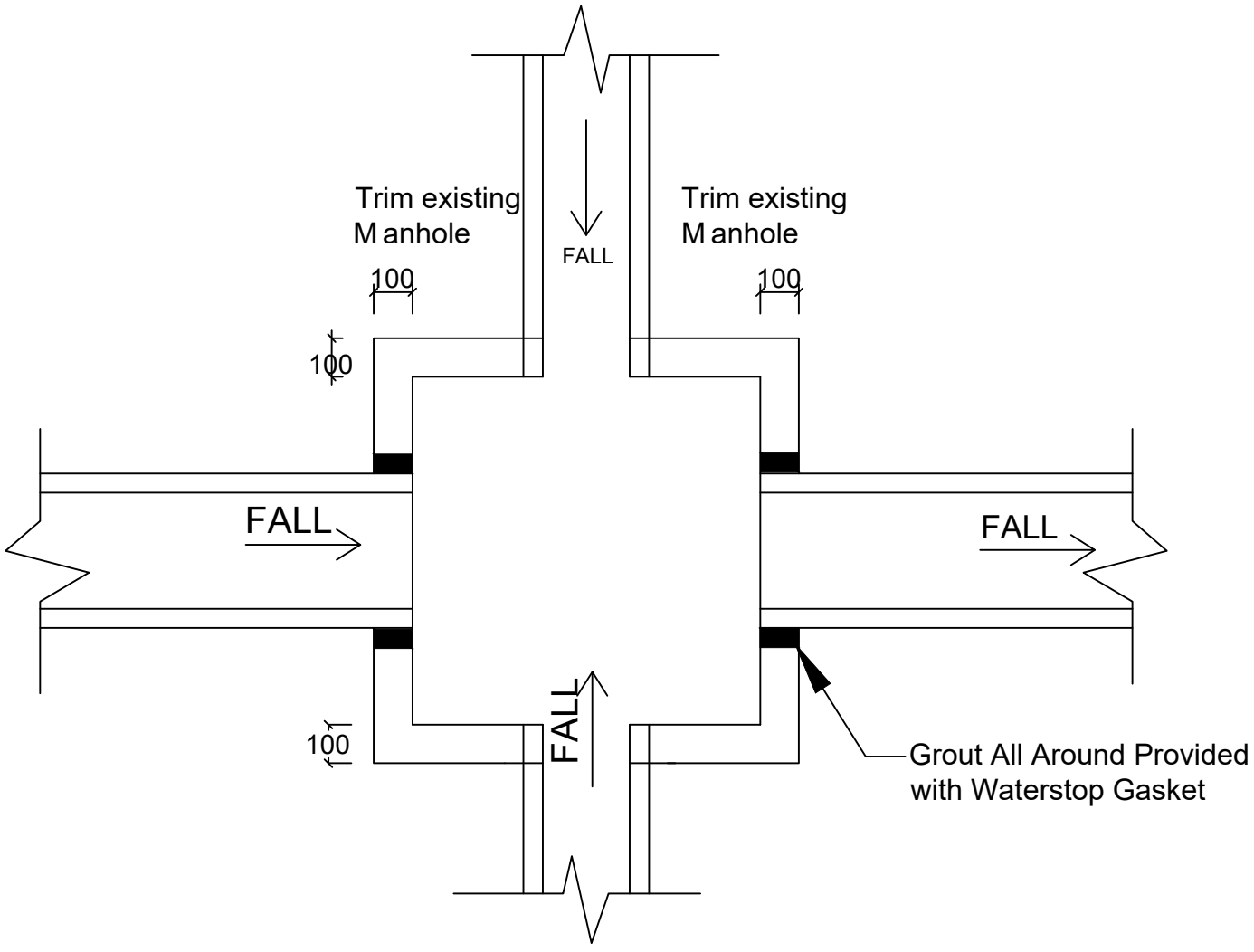
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

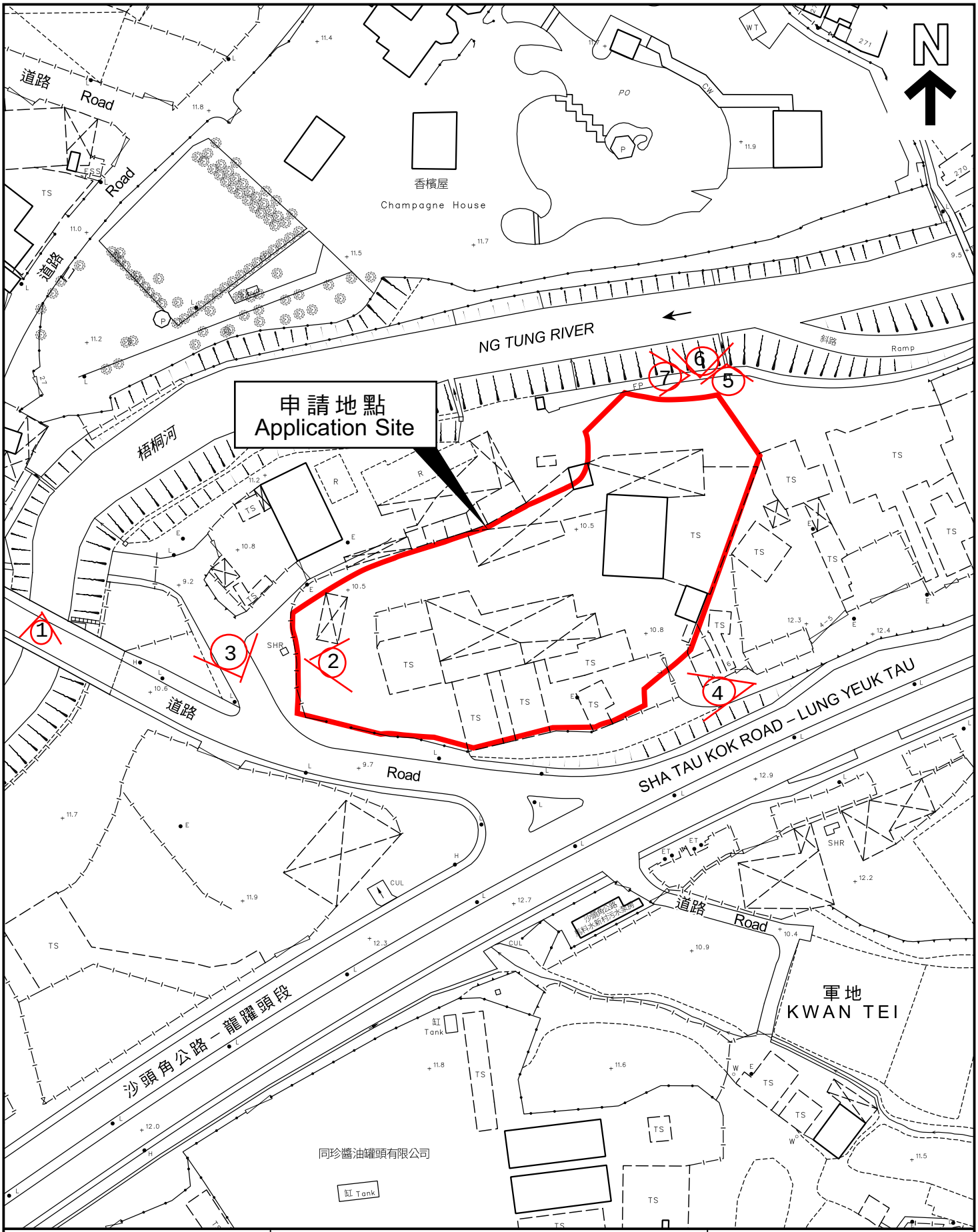
DRAWING NO. C2412E



Connection Detail of SCH1011400 and SCH1011402

APPENDIX F

SITE PHOTO



平面圖 SITE PLAN

本摘要圖於2022年9月14日擬備，
所根據的資料為測量圖編號
3-SW-3D
EXTRACT PLAN PREPARED ON 14.9.2022
BASED ON SURVEY SHEET No.
3-SW-3D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TKL/708

VIEW 1: Existing Nullah Ng Tung River

VIEW 2: Entrance of the Site

VIEW 3: Entrance of the Site

VIEW 4: Outside of the Site

VIEW 5: Existing Final Discharge

VIEW 6: Existing UC

VIEW 7: Existing UC

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: [redacted]
寄件日期: 2025年04月14日星期一 17:16
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: 有關A/NE-TKL/773 運輸署及漁農自然護理署意見回覆
附件: TKL773-SWEPT PATH_20250401.pdf; TKL773部門意見回覆_20250401.pdf

類別: Internet Email

敬啟者,

有關 A/NE-TKL/773 運輸署及漁農自然護理署意見回覆可見附件。

如有任何查詢，可隨時與本人聯絡。

黃先生
電話：[redacted]

A/NE-TKL/773

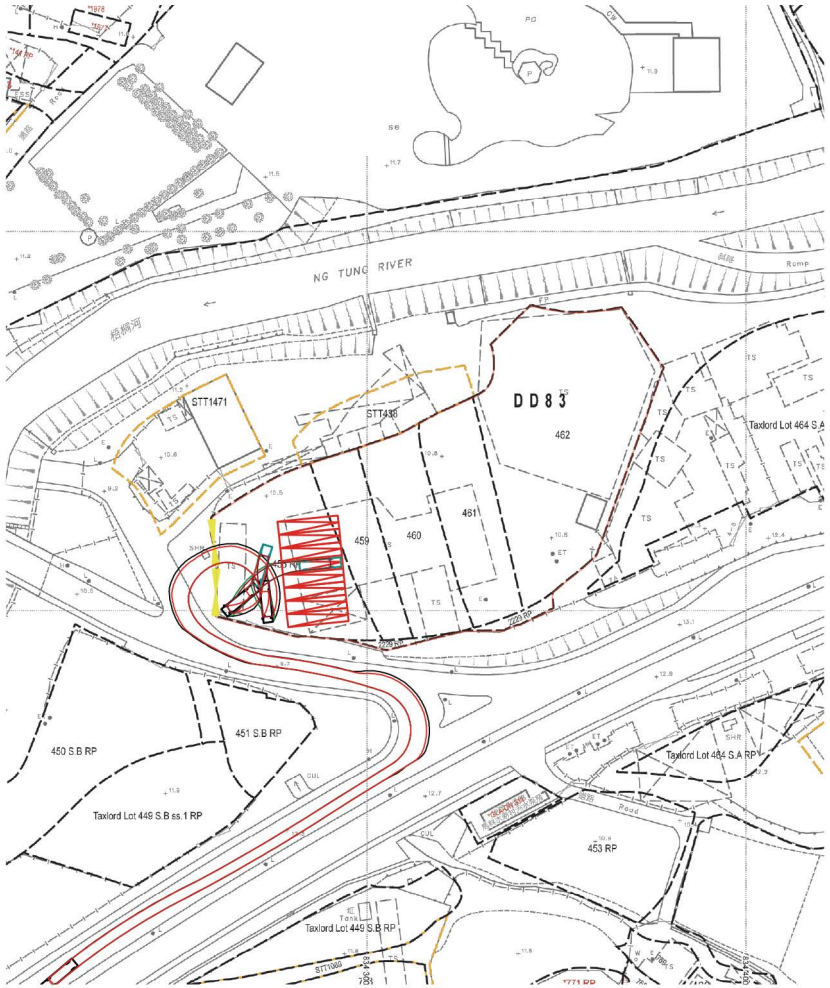
部門意見回覆

運輸署

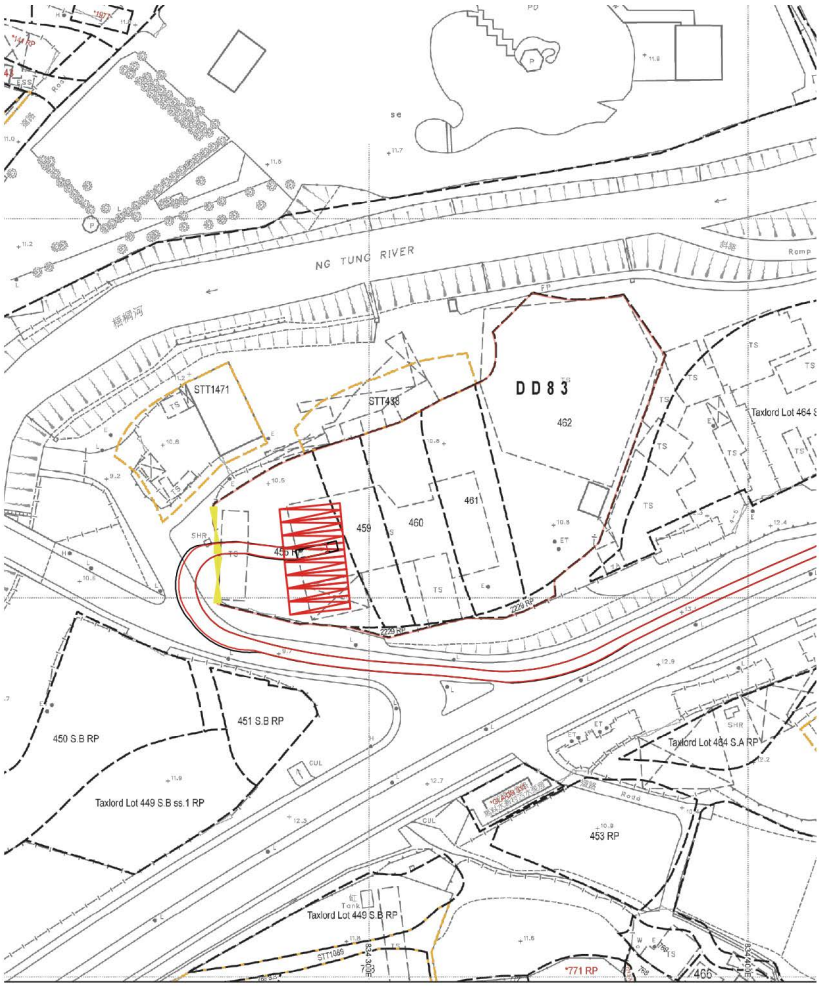
As container vehicle is an articulated vehicle, both the tractor and the trailer should be shown in the swept path. The swept path submitted by the applicant showed the movement of a rigid vehicle only. Continuous lines should be used in swept path analysis to show the path of the outermost extremities on the lateral sides of the vehicle all along its movement. Please also indicate the type and dimensions of the vehicle used in swept path analysis.	見附件 Plan4 Swept Path
For the swept path for entering the parking space, the vehicle seems to be clashing with the gate. Please review.	見附件 Plan4 Swept Path 場內出入閘口濶度為約 24 米並會保持打開。
It is noted that the site entrance is only wide enough for one-way traffic flow at the entrance of the site at a time. Please advise the management measures to avoid simultaneous two-way traffic at the entrance of the site.	全部進出時間皆為預約制，需要通知場內工作人員作安排，所以不會造成同一時間有車進入及離開。
Please clarify whether the gate will be kept open during working hours.	場內出入閘口會保持打開。

漁農自然護理署

The subject site falls within the "AGR" and "OS" zones and is generally vacant with some structures. Agricultural infrastructures such as road access and water source are available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	本擬議發展涉及先前一個獲批的申請：A/NE-TKL/708，全部發展參數相同，因此有關 AGR 面積一早已作平整，而申請人亦有考慮早後所以沒有在上述範圍興建物流中心。



IN



OUT

LEGEND

HEAVY GOOD VEHICLE

TOP 領嶠 PLANNING

PROJECT

PROPOSED TEMPORARY LOGISTICS CENTRE FOR A PERIOD OF 3 YEAR

SITE LOCATION

LOTS 456R.P, 459, 460, 461, 462 AND 2229R.P. IN D.D 83,KWAN TEI, FANLING, N.T

SCALE

1 : 1000@ A4

DRAWING TITLE

SWEPT PATH

DRAWN BY	DATE
J.W	01.04.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG NO.	VER.
PLAN 4	A-1

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:

   (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;

   (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;

   (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and

   (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows

(a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;

(b) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;

(c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;

(d) to minimise environmental nuisances generated by open storage and port back-up uses, such as air and noise pollution, the environmental measures recommended in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses & Open Storage Sites" issued by Environmental Protection Department should be adopted;

(e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and

(f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with

Previous S.16 Applications

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/50	Temporary Marble Workshop for a Period of 12 Months	24.10.1997
2.	A/NE-TKL/73	Open Storage of Scrap Metal for a Temporary Period of 12 Months	6.3.1998
3.	A/NE-TKL/102	Marble workshop and open storage of marbles for a temporary period of 12 months	22.1.1999
4.	A/NE-TKL/148	Temporary Open Storage of Marble and Steel Materials for Construction, and Vehicle Repair Workshop for a Period of 3 Years	13.10.2000 (Revoked on 13.7.2001)
5.	A/NE-TKL/154	Temporary Marble Workshop and Open Storage of Marble for a Period of 3 Years	22.12.2000 (Revoked on 22.9.2001)
6.	A/NE-TKL/708	Temporary Logistics Centre for a Period of 3 Years	17.3.2023 (Revoked on 17.9.2024)

Government Departments' General Comments

1. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscape character comprising temporary structures, open storages and clusters of tree groups. The applied use is considered not incompatible with its surrounding environment;
- based on the site photos taken on 2.5.2025, the Site is hard-paved and occupied by temporary structures. Few trees are observed at the periphery of the Site. According to the Application Form, there will be no tree felling. Significant adverse impact on the existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, condition should be included to request the applicant to implement the accepted drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in the vicinity of the existing Ng Tung River to the north of the Site. Should the application be approved, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of Ng Tung River. All the proposed works in the vicinity of Ng Tung River should not create any adverse drainage impacts, both during and after construction;
- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- despite the use of heavy vehicles near residential buildings within 100m of the site boundary, he understands that the applied use will be covered, and the loading/unloading spaces are located at the west of the Site to maximise the distance to sensitive receivers. He has no objection to the application from the environmental planning perspective;

- no environmental complaint against the Site was received in the past three years; and

- his advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;

- no objection to the FSIs proposal submitted by the applicant. The applicant should submit a full set of "Certificate of Fire Service Installation and Equipment" (FS 251) which should be incorporated all FSIs proposed in the accepted FSIs proposal for his further arrangement of FSIs acceptance inspection; and

- his advisory comments are at **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and

- it is noted that four number of temporary structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Other Departments

The following government departments have no objection to/no comments on the application:

(a) Commissioner for Transport (C for T);

(b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);

(c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

(d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and

(e) District Officer (North), Home Affairs Department (DO(N), HAD)

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);

(b) to resolve any land issue relating to the applied use with the concerned owner(s) of the Site;

(c) should the applicant fails to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;

(d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

(i) Lot Nos. 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83 in the Site are either held under the Block Government Lease or New Grant for agriculture purpose only and no structure shall be erected on the lots. No right of access via Government land (GL) is granted to the Site;

(ii) the unauthorised structures as mentioned in paragraph (d) (iii) below had been stated in the previously approved planning application (No. A/NE-TKL/708), however, no rectification had been carried out as demanded;

(iii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures on the private lots. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. LandsD has reservation on the planning application since there are unauthorised structures on Lot No. 456 RP in D.D. 83 which are already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD;

(iv) the following irregularity not covered by the planning application has been detected by his office:

unlawful occupation of GL not covered by the planning application

the GL adjoining the Site has been fenced off and illegally occupied with unauthorised structure without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The lot owners/applicant should immediately cease the illegal occupation of GL and remove the unauthorised structure. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

(v) the lot owners/applicant shall remove the unauthorised structure and cease the illegal occupation of the GL not covered by the subject planning application immediately; and subject to the approval of the Town Planning Board to the planning application which shall

have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including certification for structural safety of the unauthorised structures, the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

(e) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD) and the applicant should seek comments from the responsible party;

(f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

(i) the proposed access arrangement of the Site should be commented and approved by TD;

(ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

(iii) the applicant should be reminded that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Lung Yuek Tau;

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the Site is in the vicinity of the existing Ng Tung River to the north of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of Ng Tung River. All the proposed works in the vicinity of Ng Tung River should not create any adverse drainage impacts, both during and after construction;

(ii) the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewage treatment/disposal facilities for the applied use;

(iii) the applicant's attention is drawn to the following general comments/requirements:

- the existing manhole SCH1011400 and SCH1011402 to which the applicant proposed to discharge the storm water from the Site are maintained by her office. The applicant shall submit a duly completed "Helping Business Programme Form" (HBP1) with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to her office for formal application for the

required connection. Upon her acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant;

- the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners should be sought;

- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing though the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourse on or in the vicinity of the Site at any time during or after the works;

- the applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the applied use to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;

- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary; and

- the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts on the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments;

(i) to note the comments of the Director of Environmental Protection (DEP) that:

(i) the applicant should follow relevant mitigation measures and requirements in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" and to meet the statutory requirements under relevant pollution control ordinances; and

(ii) the applicant should provide adequate supporting infrastructures/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. If septic tank and soakaway will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and are duly certified by Authorized Person;

(j) to note the comments of the Director of Fire Services (D of FS) that:

(i) the applicant should submit a full set of "Certificate of Fire Service Installation and Equipment" (FS 251) which should be incorporated all FSIs proposed in the accepted FSIs proposal for his further arrangement of FSIs acceptance inspection; and

(ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(k) to note the comment of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works;

(l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) it is noted that four temporary structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the planning application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;

- the proposed structures with excessive high headroom (i.e. 14m height) should be justified; and

- detailed checking under the BO will be carried out at building plan submission stage; and

(m) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

(i) existing water mains inside the Site as shown on the plan (**Attachment)** may be affected. The applicant is required to either divert or protect the water mains found on site;

(ii) if diversion is required, existing water mains inside the site areas are needed to be diverted outside the boundary of the Site to lie in GL. A strip of land of minimum 1.5 m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant and the applicant shall submit all the relevant proposal to the WSD for consideration and agreement before the works commence; and

(iii) if the diversion is not required, the following conditions shall apply:

- existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;

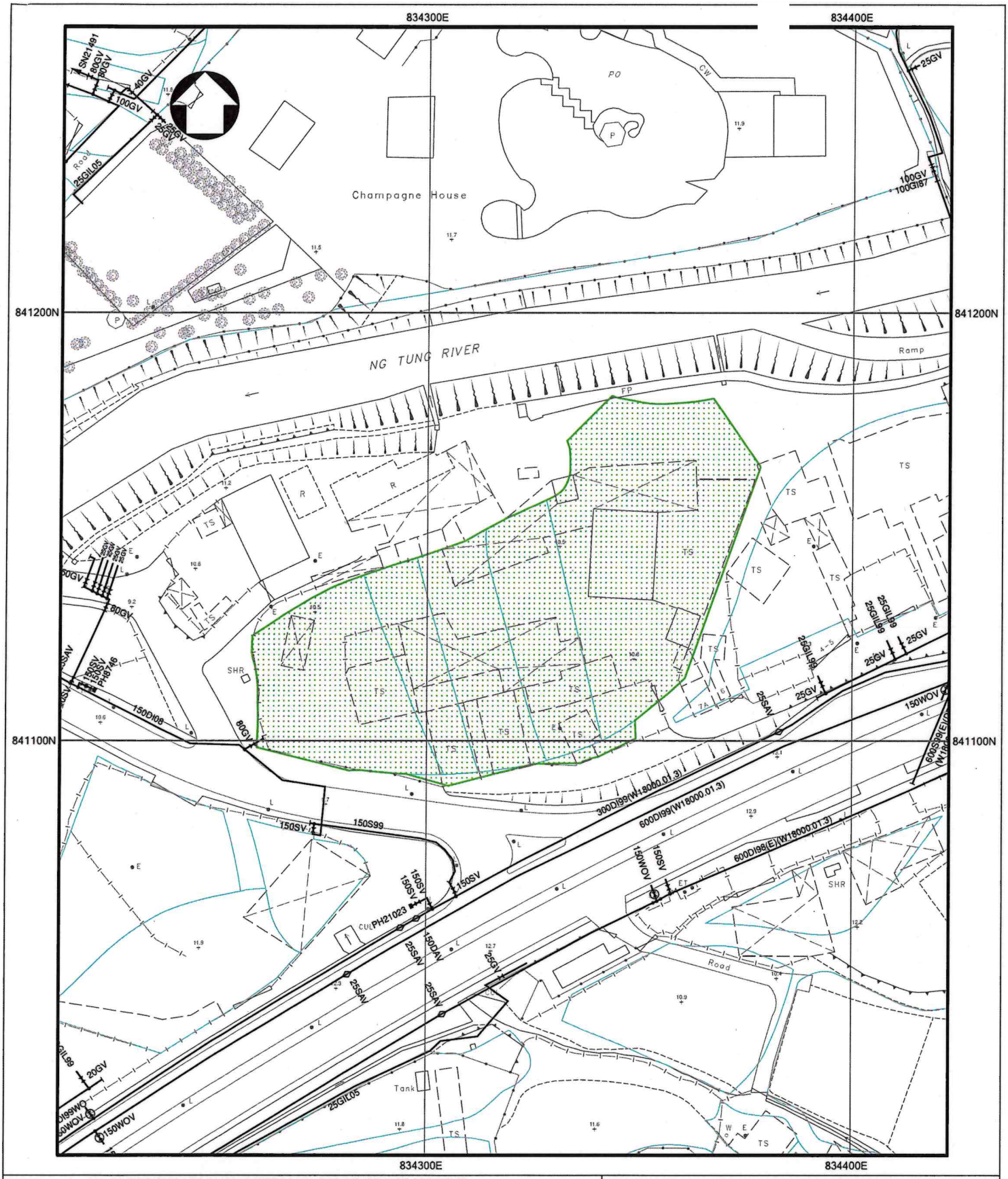
- details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;

- no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and

- tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
7. NO EXISTING WSD CABLE IN THE VICNITY OF THE SITE.
8. NO PROPOSED WSD CABLE IN THE VICNITY OF THE SITE.
9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-3D

FILE REF: (19) IN WSD/M/SP 3051/437/38S/97 PT.1

REF. CODE: 36W24M	SHEET 1 OF 1	SCALE 1:1200

水 務 署
Water Supplies Department

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**
A/NE-TKL/773

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 陳志豪

簽署 Signature _____ 日期 Date 2024.9.5

2

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/773

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對！因該地點是位於馬頭角路入單地北之路口，而物流場是有很多大貨車出入及上落貨，繁忙時段更有大量貨車在出入口等候，排隊進場，做成路口阻塞。現時早上已出現這個情況，做成單地北出馬頭角的路口經常塞車。

「提意見人」姓名/名稱 Name of person/company making this comment 葉惠林

簽署 Signature _____ 日期 Date 9.9.2024

Comment No.
3-5
P.1-4

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/773

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

請參閱反對資料

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date 23-9-2024

3

P.2 - 4

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

敬啟者：

貴處檔號 ： TPB/A/NE-TKL/773

新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段
臨時物流中心（為期 3 年）
（申請編號： A-NE-TKL-773）

本會接獲該區居民 強烈反對 上述申請，原因是：

1) 開設物流中心，必會增加重型車輛（例如 40 尺櫃等）行駛沙頭角公路，遞能負荷到？

2) 現時經常塞車的沙頭角公路已超出負荷，增多重型車輛行駛更造成路面地陷，影響行車安全及行人安全。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首主席

李國鳳 敬上
（李國鳳）

2024 年 9 月 23 日

4
P3-4

粉嶺區鄉事會
FDRC

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

敬啟者:

責處檔號 : TPB/A/NE-TKL/773

新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段
臨時物流中心（為期 3 年）
(申請編號： A-NE-TKL-773)

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1) 開設物流中心，必會增加重型車輛（例如 40 尺櫃等）行駛沙頭角公路，還能負荷到？

2) 現時經常塞車的沙頭角公路已超出負荷，增多重型車輛行駛更造成路面地陷，影響行車安全及行人安全。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安 敬上
(劉永安)

2021 年 9 月 23 日

5

粉嶺區鄉事會
FDRC

香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

P4-4

敬啟者：

貴處檔號 ： TPB/A/NE-TKL/773

新界粉嶺軍地丈量約份第 83 約地段第 456 號餘段、第 459 號、第 460 號、第 461 號、第 462 號及第 2229 號餘段
臨時物流中心（為期 3 年）
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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席

鄧志佳 敬上

（鄧志佳）

2024 年 9 月 23 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

6

From:
Sent: 2024-09-24 星期二 02:12:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/773 DD 83 Kwan Tei

A/NE-TKL/773

Lots 456 RP, 459, 460, 461, 462 and 2229 RP in D.D. 83, Kwan Tei, Fanling

Site area: About 6,300sq.m

Zoning: "Open Storage" and "Agriculture"

Applied use: Logistics Centre / 8 Vehicle Parking

Dear TPB Members,

Conditions of 708 have not been fulfilled. Solution, file a fresh application safe in the knowledge that it will be streamlined and rubber stamped.

The failure on the part of both govt depts and TPB members to give priority to the greater interests of the community and workers at the operation is appalling.

Mary Mulvihill