

This document is received on 21 JUL 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-54/426
	Date Received 收到日期	21 JUL 2025

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」)秘書處。
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 樓及新界沙田上禾輦路 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。

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)

Jetford International Trading Limited 駿福國際貿易有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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)	Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories		
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,427 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約		
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約		

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

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
02/06/2025 - 16/06/2025 (DD/MM/YYYY)[#]

於 _____ (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 20/06/2025 (DD/MM/YYYY)^{#&}
於 _____ (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))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月	
(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....	6,427 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	N/A sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	N/A
Proposed domestic floor area 擬議住用樓面面積	.....	N/A sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	N/A sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	N/A sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)		
.....		
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	.....	1
Motorcycle Parking Spaces 電單車車位	.....	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	N/A
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	N/A
Coach Spaces 旅遊巴車位	.....	N/A
Light Goods Vehicle Spaces 輕型貨車車位	.....	3
Medium Goods Vehicle Spaces 中型貨車車位	.....	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	.....	N/A
Others (Please Specify) 其他 (請列明)	.....

<p>Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> 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)) Accessible from Shek Kong Airfield Road via a local access</p> <p><input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>
<p>(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。)</p>			
<p>(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？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(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	
	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <hr/> <hr/> <hr/>
(e) Approval conditions 附帶條件	
	<p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> <hr/> <hr/>
	<p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p>
	<p><input type="checkbox"/> month(s) 個月</p>

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）。

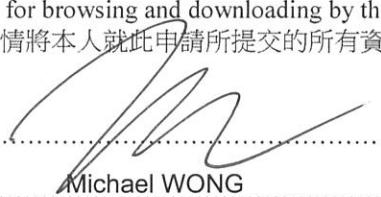
Please refer to the supplementary statement.

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



Michael WONG

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

R-riches Planning Limited 盈卓規劃有限公司



Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

24/06/2025 (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	Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	6,427 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years

(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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用		N/A
		Non-domestic 非住用		N/A
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
			N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
			N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積		N/A %	<input type="checkbox"/> 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		1
		Private Car Parking Spaces 私家車車位		1
		Motorcycle Parking Spaces 電單車車位		N/A
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
		Others (Please Specify) 其他 (請列明)		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
		Taxi Spaces 的士車位		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese **English**
中文 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location Plan; Zoning Plan; Plan showing Land Status of the Site; Plan showing Filling of Land at the Site; Swept Path Analyses; TPB PG-No. 13G

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).

1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of construction materials (i.e. pipes, bricks, tiles, sockets, iron covers, water pumps etc.) and vehicles (private cars and light goods vehicles (LGV)), in order to support the open storage industry.

2) Planning Context

2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board. Although the Site falls within "AGR" zone, the Site is currently vacant and its vicinity have already been occupied by various brownfield uses without active agricultural activities. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long term planning intention of the "AGR" zone.

2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Various open storage yards are also located to the south of the Site, the proposed development is therefore considered not incompatible with the surrounding areas.

2.3 Several similar S.16 planning applications for '*open storage*' use were approved by the Board within the same "AGR" zone. The nearest S. 16 planning application (No. A/YL-SK/371) for similar '*open storage*' use, which is located immediately south of the Site, was approved by the Board on a temporary basis in January 2025. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

2.4 Portion of the Site is the subject of 1 previous application (No. A/YL-SK/350) for 'open storage' use submitted by the different applicant, which was approved by the Board on a temporary basis for a period of 3 years in January 2024. As such, approval of the current application is in line with the Board's previous decision.

3) Development Proposal

3.1 The Site occupied an area of 6,427 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. The parking and loading/unloading (L/UL) and circulation spaces are proposed to support the daily operation (**Plan 5**). It is estimated that 4 staff will work at the Site. As the Site is proposed for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	6,427 m ² (about)
Covered Area	Not applicable
Uncovered Area	6,427 m ² (about)

3.2 The whole Site has already been filled with concrete for open storage area, parking, L/UL and circulation spaces. The current application serves to regularize the existing land filling work to reflect the existing condition of the Site (**Plan 6**). As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

3.3 The Site is accessible from Shek Kong Airfield Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Loading/Unloading Provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	1
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	3

3.4 LGV will be deployed for transportation of construction materials to/out of the Site. Vehicle to be stored will be driven to the Site by staff, hence, towing of vehicle will not be required. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 7**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic to ensure pedestrian safety to/from the Site.

3.5 Medium or heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are prohibited to be parked/stored on or enter/exit/ the Site at any time during the planning approval period. As the Site will be used for '*open storage*' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

Table 3 – Trip Generation and Attraction of the Proposed Development

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

3.6 Construction materials and vehicles would be stored at the designated storage area (i.e. about 4,120 m²) with stacking height of not more than 3 m for construction materials. As the proposed development only involves open storage of construction materials and vehicles, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.7 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances,

i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development, after planning approval has been obtained from the Board

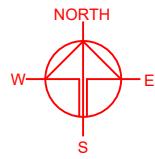
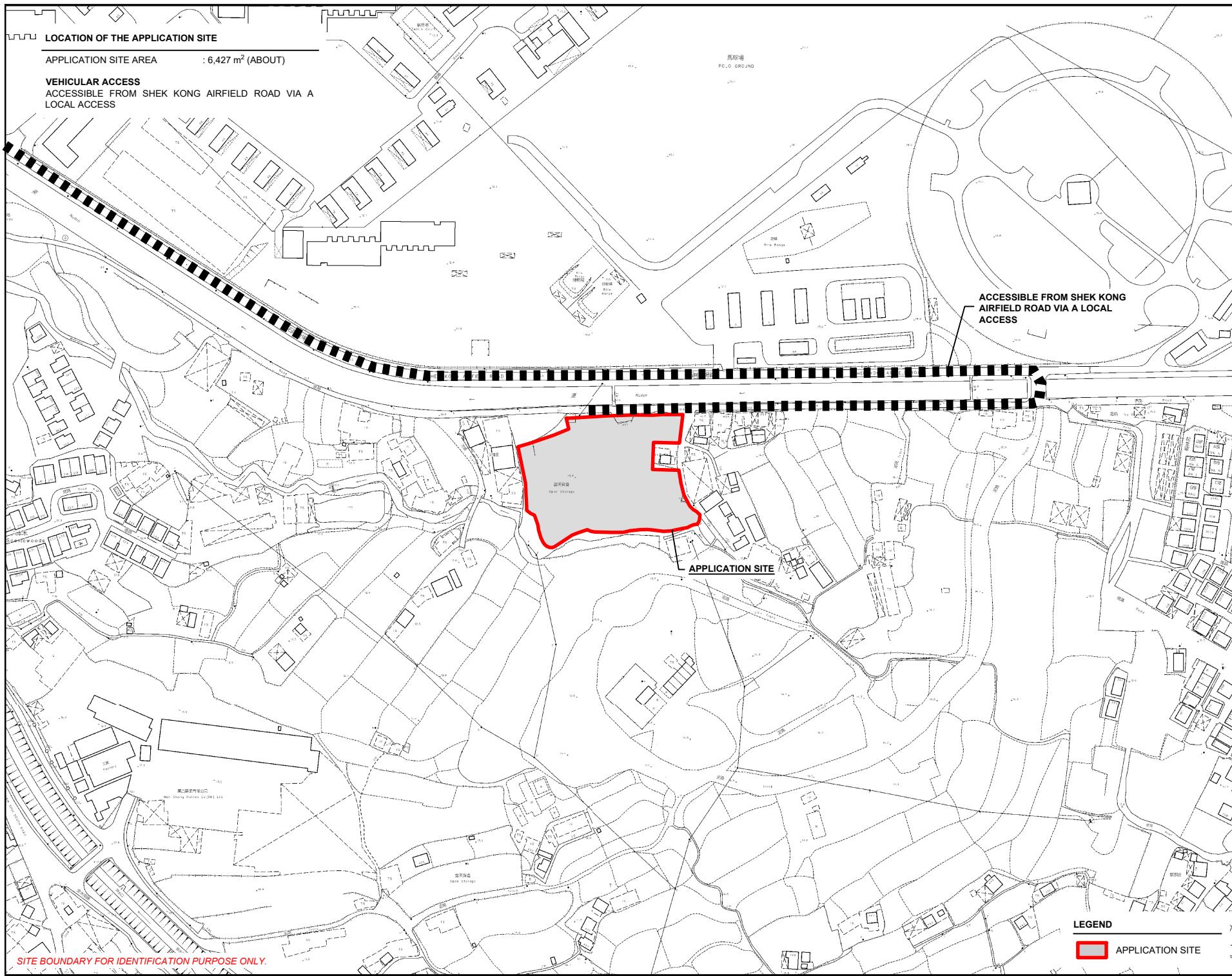
4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

June 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Town Planning Board Guideline No. 13G – Application Site
Plan 5	Layout Plan
Plan 6	Plan Showing the Filling of Land Area of the Application Site
Plan 7	Swept Path Analysis



PLANNING CONSULTANT
R-RICHES
PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

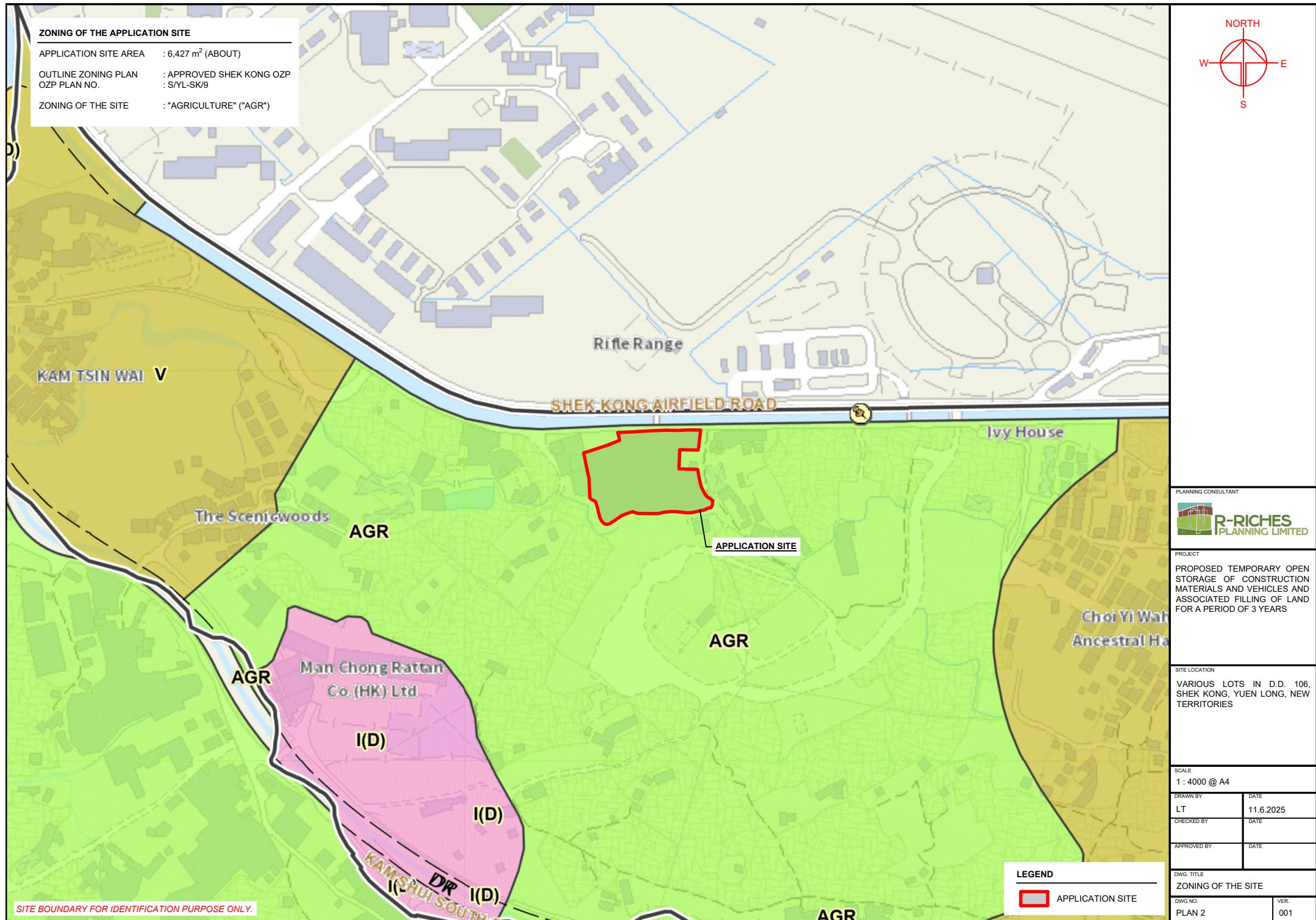
DRAWN BY DATE
LT 11.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

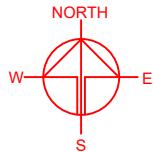
DWG. NO. VER.
PLAN 1 001



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

APPLICATION SITE AREA : 6,427 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



Rifle Range

APPLICATION SITE

Ivy H

JAI

the Scenicwoods

Man Chong Rattan
Co.(HK) Ltd

TPB Guidelines No. 13G

Category 1 Areas

Category 2 Areas

Category 3 Areas

Category 4 Areas

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
APPLICATION SITE

PLANNING CONSULTANT
 R-RICHES
PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND VEHICLES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 106
SHEK KONG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY DATE
LT 11.6.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
TPB PG-NO. 13G

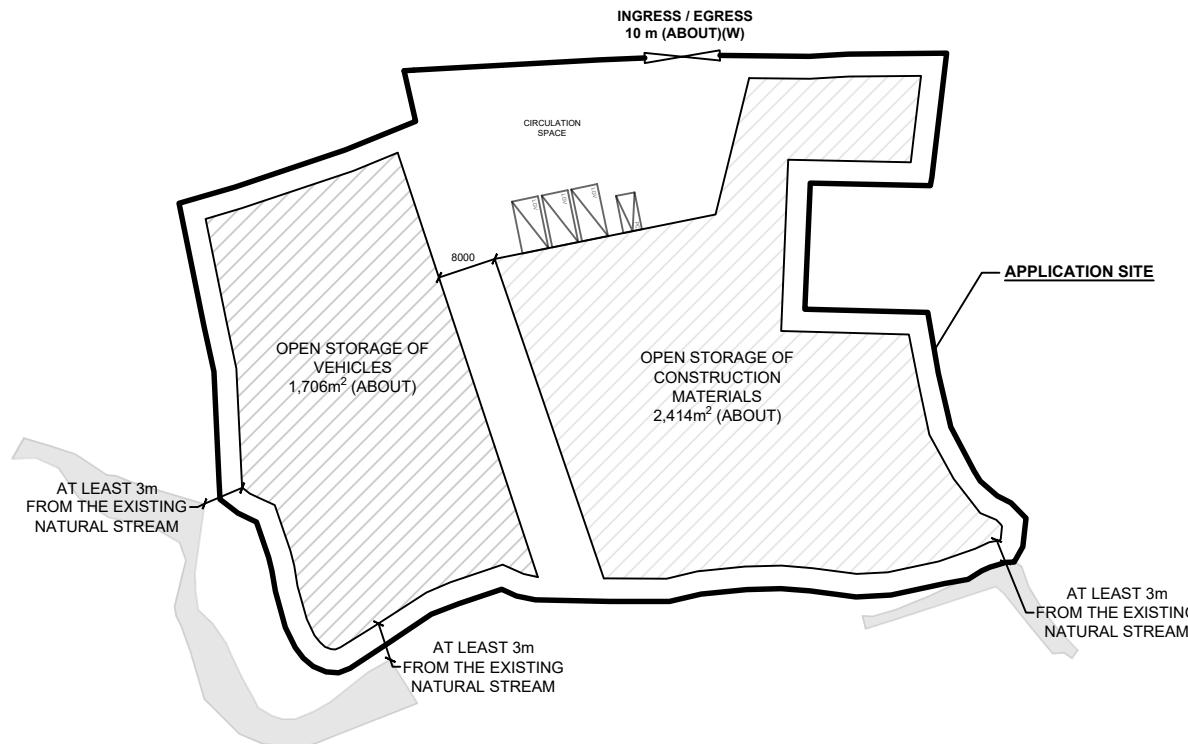
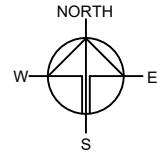
DWG. NO. PLAN 4

VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,427 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 6,427 m ² (ABOUT)
OPEN STORAGE AREA	: 4,120 m ² (ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY
LT DATE
11.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

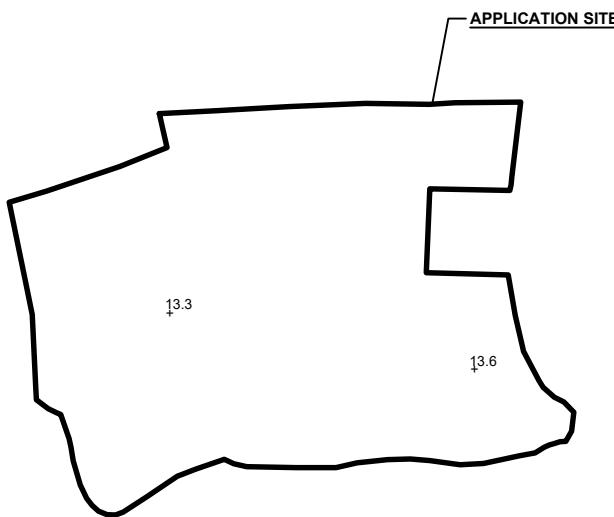
LAYOUT PLAN

DWG. NO.
PLAN 5

VER.
002

EXISTING CONDITION OF THE APPLICATION SITEAPPLICATION SITE AREA : 6,427 m² (ABOUT)EXISTING SITE SURFACE : CONCRETE
EXISTING SITE LEVELS : +13.3 mPD TO +13.6 mPD (ABOUT)

SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY.

**EXISTING SITE LEVEL OF THE APPLICATION SITE**

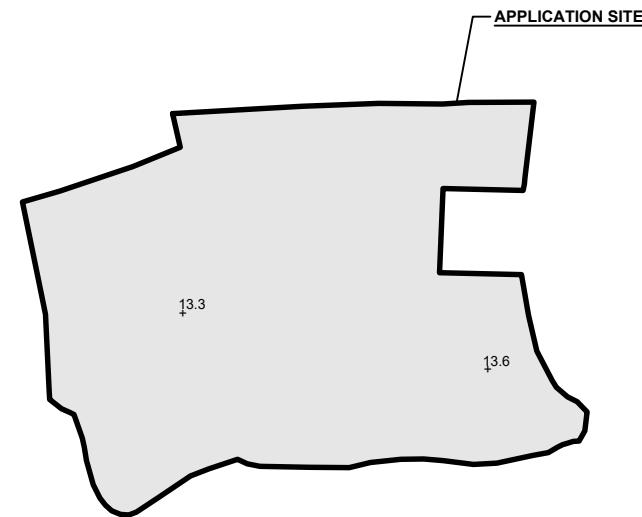
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	+15.1 EXISTING SITE LEVEL

FILLING OF LAND AREA OF THE APPLICATION SITE (FOR REGULARIZATION)APPLICATION SITE AREA : 6,427 m² (ABOUT)FILLING OF LAND AREA : 6,427 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
PROPOSED SITE LEVELS : +13.3 mPD TO +13.6 mPD (ABOUT)MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : OPEN STORAGE AREA,
PARKING AND CIRCULATION SPACE

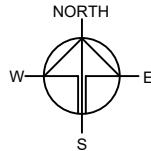
*THE APPLICATION SITE HAS ALREADY BEEN FILLED TO THE PROPOSED LEVEL. NO FURTHER FILLING OF LAND IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

**PROPOSED SITE LEVEL OF THE APPLICATION SITE**

(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	+16.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1500 @ A4

DRAWN BY DATE
 LT 11.6.2025

CHECKED BY DATE

APPROVED BY DATE

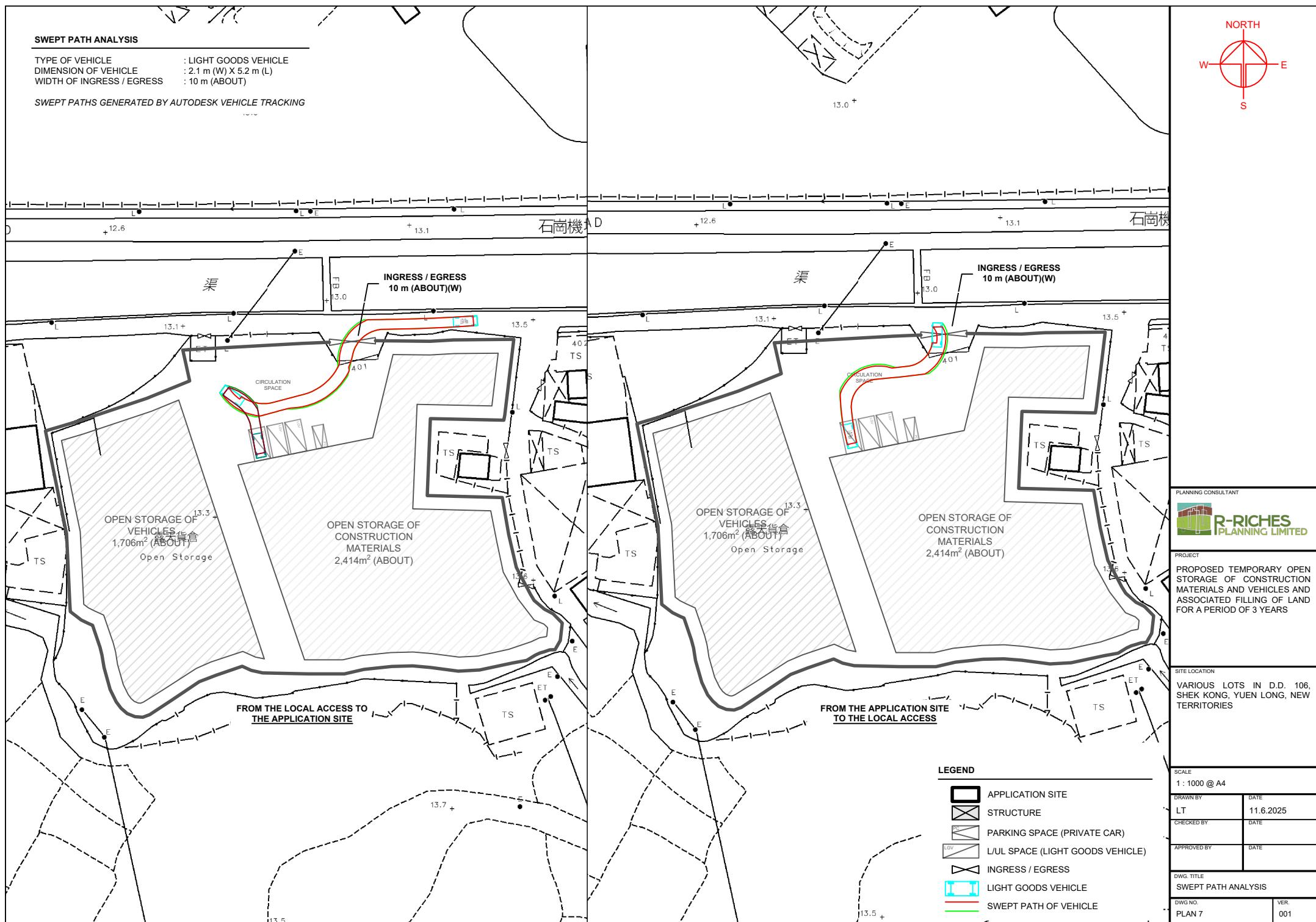
DWG. TITLE
 FILLING OF LAND AREA

DWG. NO. VER.
 PLAN 6 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
 WIDTH OF INGRESS / EGRESS : 10 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



Our Ref. : DD106 Lot 987 & VL
Your Ref. : TPB/A/YL-SK/426

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

[By Email](#)

24 July 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

We are writing to submit supplementary information in support of the subject application, details are as follows:

Open Storage of Vehicles

- It is estimated that the application site (the Site) would be able to store about 80 new/used private cars and light goods vehicles, and they will be driven to the Site by staff with trade licenses, hence, towing of vehicles is not required. As the Site only involves open storage of construction materials and vehicles, no dismantling, maintenance, repairing, assembling, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

Existing Streamcourse

- All the proposed works are at least 3m away from the top of the streamcourse. Boundary fencing will be erected along the Site to separate the proposed development and the nearby streamcourse. Peripheral surface channels along the Site to collect surface runoff accrued on the Site will be provided by the applicant after planning permission has been granted from the Town Planning Board.





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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, appearing to read "TSE". To the right of the signature is a circular blue company seal. The seal contains the text "R-riches Planning Limited" around the perimeter and "盈卓規劃有限公司" in the center.

Louis TSE
Town Planner



寄件者:
寄件日期: 2025年08月13日星期三 15:33
收件者:
副本:
主旨: [FI] S.16 Application No. A/YL-SK/426 - FI to address departmental comments
附件: FI1 for A_YL-SK_426 (20230813).pdf

Dear Sir,

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

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD106 Lot 987
Your Ref. : TPB/A/YL/426

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

[By Email](#)

13 August 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

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

Should you require more information regarding the application, please contact our
or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



A handwritten signature of Louis TSE is followed by a circular blue stamp. The stamp contains the text "R-riches Planning Limited" around the perimeter and "盈卓規劃有限公司" in the center.

Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/426)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. David CHENG; Tel:)		
(a)	According to the applicant's submission, the subject site (the Site) has an area of about 6,427m ² and has already been hard-paved. Open Storage of construction materials and vehicles (80 private cars and light goods vehicles) will be involved. To the north of the Site is a streamcourse. To the immediate south of the Site is an area subject to earlier application No. A/YL-SK/371 for temporary open storage, with a site area of about 7.8ha (filling of land for 100% site area), which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board in 2025. The Site is surrounded to the east and west by residential structures and vegetation. Considering the site context and scale of the proposed use, drainage and fire service installations proposals shall be submitted to the relevant departments for review.	Noted. The fire service installations and drainage proposals are provided by the applicant in support of the application (Annexes I and II).

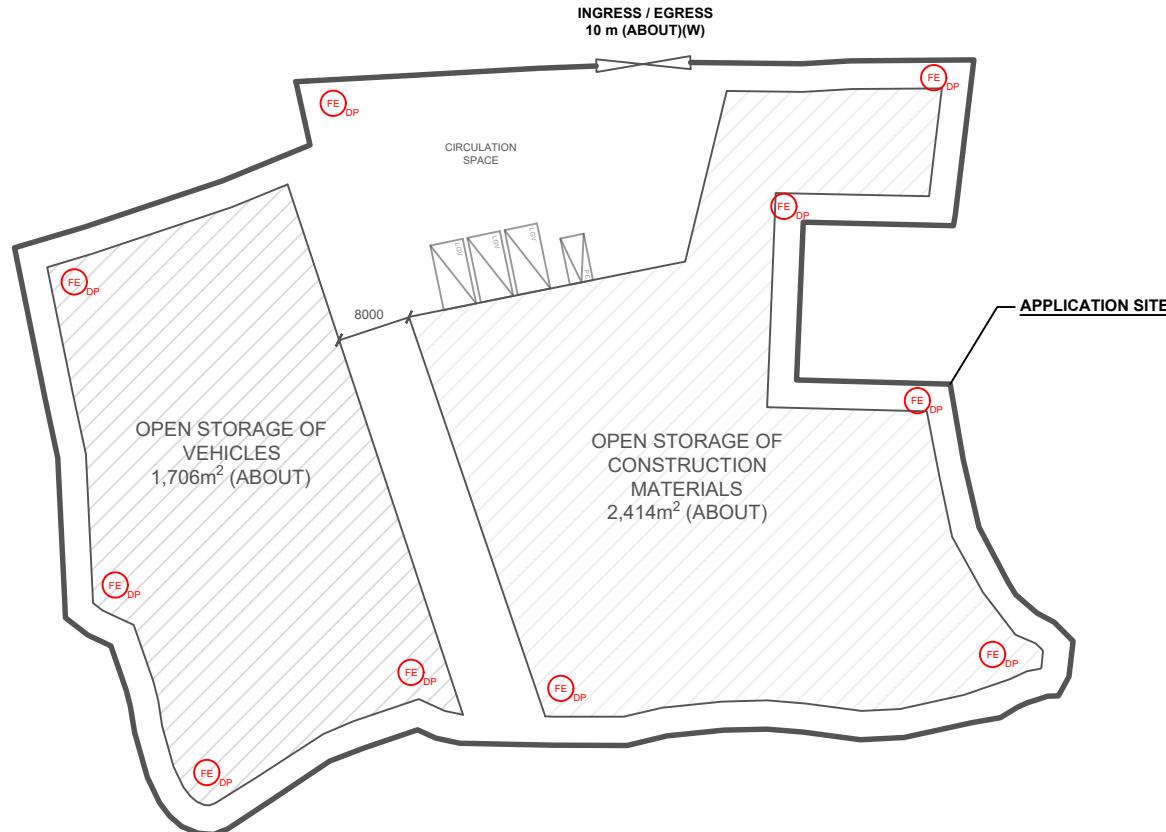
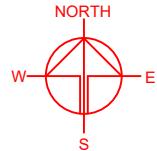
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,427 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 6,427 m ² (ABOUT)
OPEN STORAGE AREA	: 4,120 m ² (ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

FIRE SERVICE INSTALLATIONS

(FE)_{DP} 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
LT DATE
11.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FSI PROPOSAL

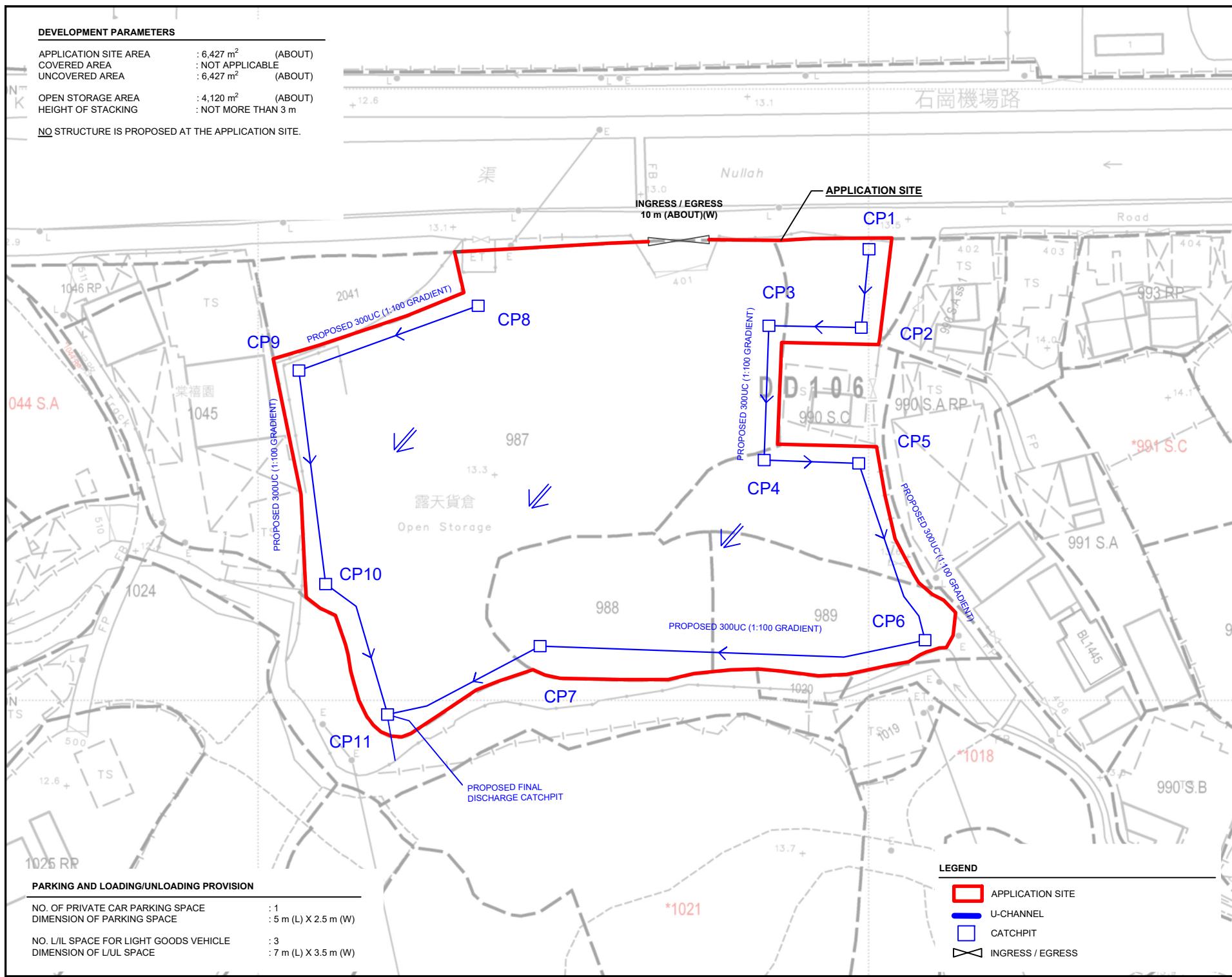
DWG. NO.
ANNEX I

VER.
002

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 6,427 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 6,427 m² (ABOUT)
 OPEN STORAGE AREA : 4,120 m² (ABOUT)
 HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1:800 @ A4

DRAWN BY
 LT

CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 DRAINAGE PROPOSAL

DWG. NO.
 ANNEX II

VER.
 002

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月22日星期一 15:03
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Gary Kwun Wing CHAN/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-SK/426 - FI to address departmental comments
附件: FI2 for A_YL-SK_426 (20250922).pdf
類別: Internet Email

Dear Sir,

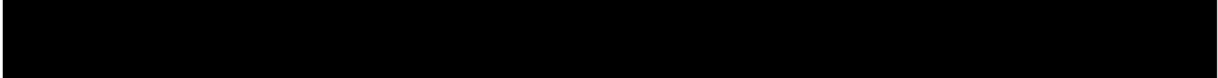
Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD106 Lot 987
Your Ref. : TPB/A/YL-SK/426

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

[By Email](#)

22 September 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/426)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Louis HON; Tel: [REDACTED])	
(a) The proposed vehicular route will utilize nullah decking near Shek Kong Airfield Road for turn around. Since the decking is subject to a 7m vehicle length restriction, please confirm whether vehicles accessing the site will comply with this restriction.	
2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. Yvette LI; Tel: [REDACTED])	
(a) What types of vehicles are to be stored at the subject site;	New/used private cars and light goods vehicles (LGV) will be stored at the application site (the Site).
(b) What is the methodology adopted for transporting the stored vehicles to the subject site; and	Vehicles will be driven to the Site by staff with trade licenses, hence, towing of vehicles is not required.
(c) What types of vehicles will be involved for the transporting the construction materials to the subject site	LGV will be deployed for transportation of construction materials (i.e. pipes, bricks, tiles, sockets, iron covers, water pumps etc.) to/out of the Site.
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: [REDACTED])	
(a) There are watercourses located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation	The Site has already been filled with concrete. No further land filling work will be carried out during the planning approval period. In addition, all the proposed works are at least 3m away from the top of the bank of the existing watercourses. 2.5 m high solid metal wall will be erected along

		the site boundary to separate the Site and the nearby watercourses, as well as to mitigate any potential nuisance. Therefore, disturbance to the watercourses should not be anticipated.
<p>4. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) (Contact Person: Ms. LAU Sin Yung; Tel: [REDACTED])</p>		
(a)	As the application site falls within the Shui Lau Tin Site of Archaeological Interest, please confirm / clarify whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, please provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's comment.	The Site is located within the Shui Lau Tin Site of Archaeological Interest (SAI). Other than the proposed drainage work, <u>no other ground excavation work</u> will be carried out. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth will be proposed along the site boundary to collect the run-off to minimise the adverse drainage impact to the surrounding area. Given that the scale of excavation for the proposed drainage work is minimal, adverse impact to the SAI is not anticipated.

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月29日星期一 17:46
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Gary Kwun Wing CHAN/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-SK/426 - FI to address departmental comments
附件: FI3 for A_YL-SK_426 (20250929).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD106 Lot 987
Your Ref. : TPB/A/YL-SK/426

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

[By Email](#)

29 September 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/426)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
<p>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CAN; Tel: [REDACTED])</p>	
<p>(a) Please refer to DSD's Stormwater Drainage Manual and its corrigenda for preparation of the drainage assessment/proposal.</p>	<p>Noted. A drainage proposal is provided by the applicant to review the drainage arrangement of the application site (Annex I).</p>
<p>(b) The ground level at the eastern and southern sides of the application site are higher. The applicant should review the existing site condition, take into account any overflow and review the total catchment area adopted in the drainage design and calculation.</p>	
<p>(c) Land filling is proposed under the application. In view of (b) above, please take into account in the proposed drainage arrangement and ensure that the existing drain path / overland flow from adjacent land would not be affected.</p>	
<p>(d) The size and gradient of the proposed/existing drainage facilities to be discharge from the site and/or the drainage plan. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p>	
<p>(e) Reference should be made to DSD Technical Note No. 1 for the sizes of the proposed u-channels.</p>	
<p>(f) Where walls or hoarding are erected or laid along the site boundary, adequate opening should be</p>	

	provided to intercept the existing overland flow passing through the site.	
(g)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	
(h)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	
(i)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(j)	Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.	
(k)	The existing drainage channel of the proposed discharge point is not maintained by this Department. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	
(l)	Connection details at discharged point (including cross section) with C.L., I.L and catchpit/channel bottom level should be shown in the drawing.	
(m)	Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

Drainage Proposal

Sep 2025



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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated at the south of Shek Kong Airfield. It has an area of approx. 6,427 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. The existing site levels are approx. + 13.5 mPD. No major site formation works for the application site is anticipated.
- 1.2.3 The Application Site runoff is being discharged existing watercourse at the south of the site which would eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 6,427 m². The existing site is already fully paved before development. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	6,427
Paved Area after Development (m ²)	6,427

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

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

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

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

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

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\frac{1}{\sqrt{32gRS}} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

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

S_f = hydraulic gradient

k_s = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

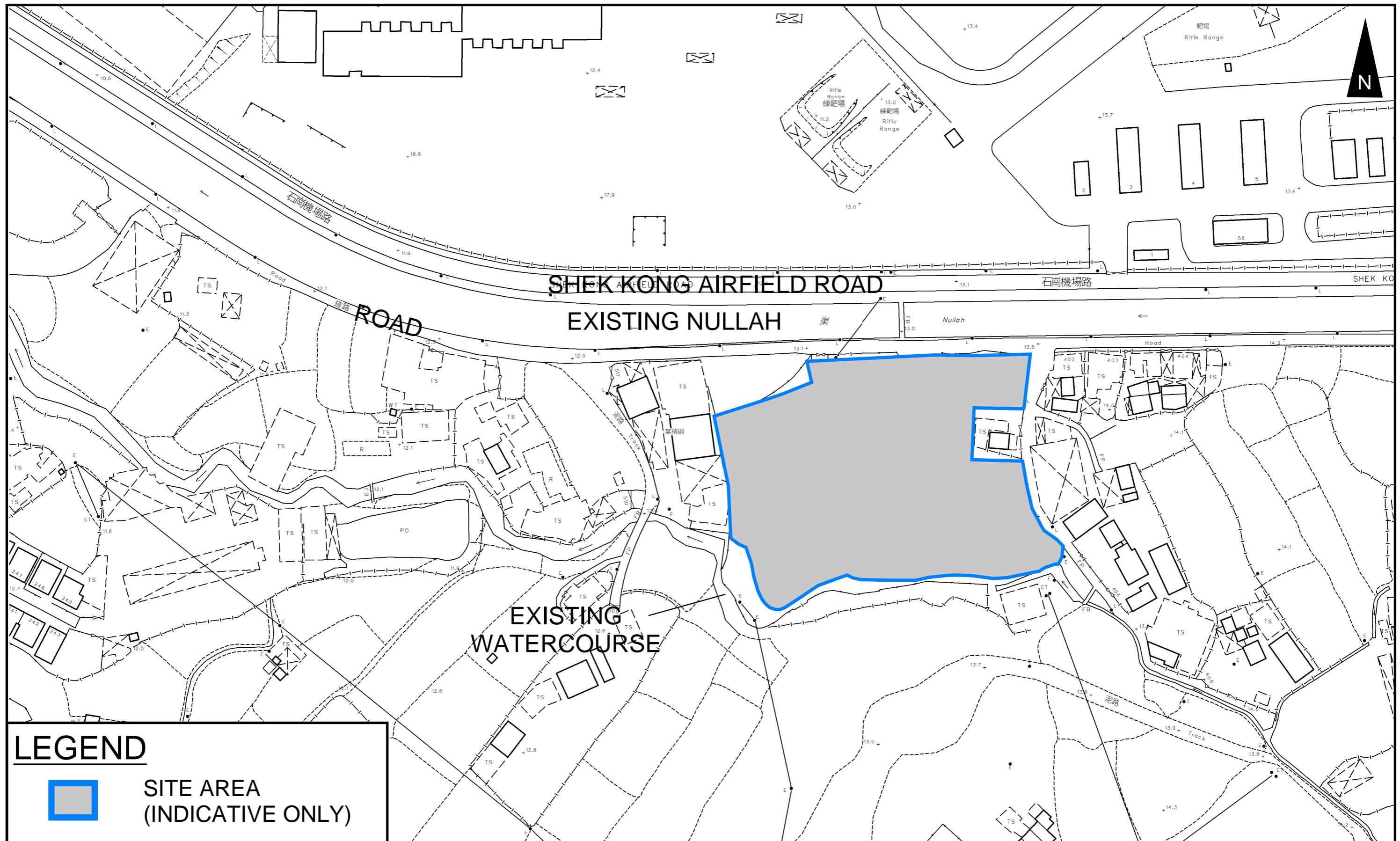
- 4.1.1 There are existing channels within site area constructed under previous planning applications no. A/YL-SK/350. According to checking in **Appendix A**, existing channels in western part of the site are proposed to be maintained. Detail shown in Appendix A.
- 4.1.2 Proposed Channels are designed for collection of runoffs for internal and external catchment. They are proposed to discharge to existing watercourse (which eventually discharge to Kam Tin River) via existing channel. The design checkings are shown in **Appendix A**. The existing site is already fully paved, no adverse drainage impact to existing drainage system is anticipated.
- 4.1.3 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the existing/proposed drains and discharged to existing drainage system.
- 5.1.2 As the existing site is already paved before development, with implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



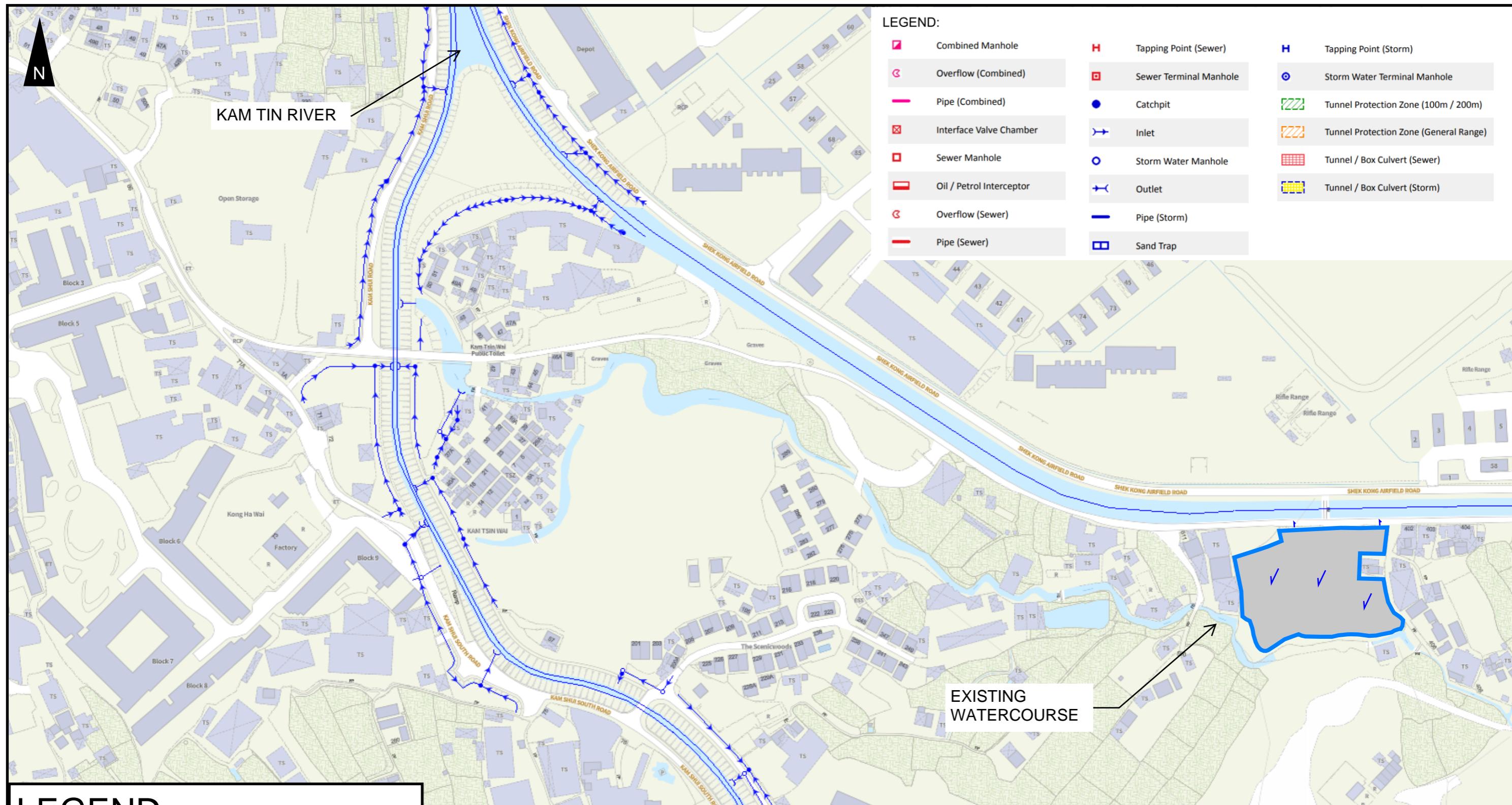
PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

VER	DESCRIPTION	DATE
-----	-------------	------



LEGEND



SITE AREA
(INDICATIVE ONLY)

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

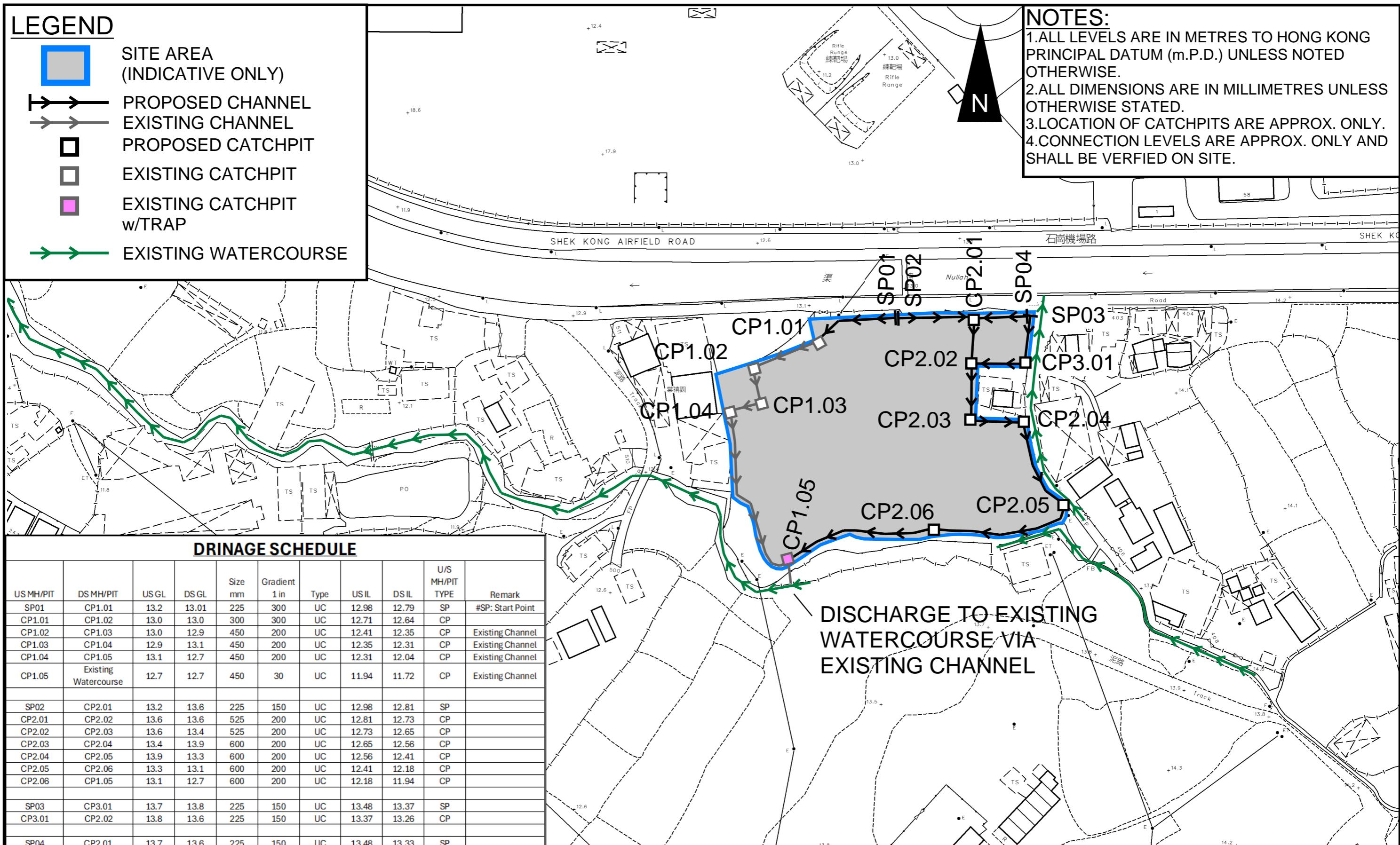
TITLE
EXISTING DRAINAGE PLAN

FIGURE NUMBER
FIGURE 2

VER	DESCRIPTION	DATE
-----	-------------	------

LEGEND

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



PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE

PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER

FIGURE 3

VER	DESCRIPTION
-----	-------------

DATE

LEGEND:
 FALL


LEGEND



SITE AREA (INDICATIVE ONLY)

Diagram illustrating the cross-section of a development site. The site is bounded by a horizontal line with arrows at both ends, labeled "DEVELOPMENT SITE". On the left, a vertical line is labeled "EXISTING NULLAH". On the right, a vertical line is labeled "EXISTING GROUND LEVEL". A dashed horizontal line at the bottom is labeled "N.T.S." and "SECTION A-A". Two vertical callout lines point from the dashed line to the ground level line. The left callout is labeled "≈+13.5" and the right callout is labeled "≈+12.7".

DEVELOPMENT SITE

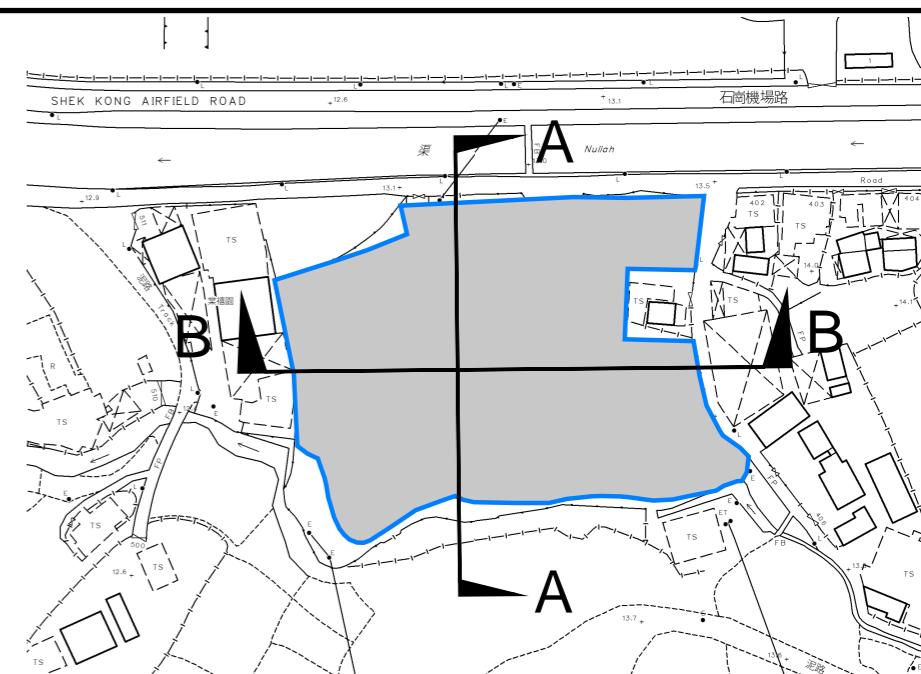
EXISTING GROUND LEVEL

~+13.0

N.T.S.

SECTION B-B

~+13.0



PROJECT: Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,	TITLE SECTIONS	FIGURE NUMBER FIGURE 5	
LOCATION: Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories			
	VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

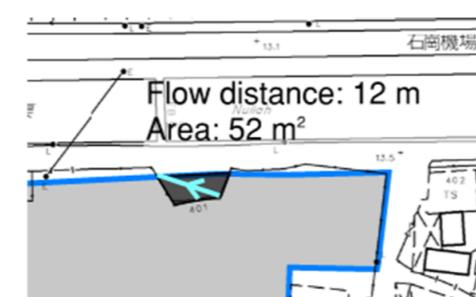
Zone	HKO				Return Period	1 in	50	years	n	0.014	Storm Constant	HKO a		505.5													
					Ks	0.15						HKO b		3.29													
					Viscosity	0.000001						HKO c		0.355													
Catchment Area Table (Area in m²)																											
Catchment	A1a	A1b	A2	A3	B1	B2a	B2b	B3																			
Total Area	2391	2716	284	1036	298	53	59	262																			
Hard Paved Area	2391	2716	284	1036	298	53	59	262																			
Unpaved Area	0	0	0	0	0	0	0	0																			
Equival. Area	2271.45	2580.2	269.8	984.2	283.1	50.35	56.05	248.9																			
Pavement Type	Hard Paved	Unpaved																									
Runoff Coefficient	0.95	0.35																									

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s [#]	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{##}	Total Discharge m ³ /s	Utilizatio n	Remark
SP01	CP1.01	13.20	13.01	225	300	UC	12.98	12.79	SP	28	0.75	0.03	B2a	50.35	1.20	330	0.005	13.5%	
CP1.01	CP1.02	13.01	12.96	300	300	UC	12.71	12.64	CP	21.8	0.91	0.07	B1,B2a	333.45	1.82	315	0.03	39.8%	
CP1.02	CP1.03	12.96	12.92	450	200	UC	12.41	12.35	CP	11.5	1.47	0.26	A1a,B1,B2a	2604.90	2.22	306	0.22	83.8%	Existing
CP1.03	CP1.04	12.92	13.07	450	200	UC	12.35	12.31	CP	9.5	1.47	0.26	A1a,B1,B2a	2604.90	2.35	304	0.22	83.1%	Existing
CP1.04	CP1.05	13.07	12.74	450	200	UC	12.31	12.04	CP	53.9	1.47	0.26	A1a,B1,B2a	2604.90	2.46	302	0.22	82.5%	Existing
CP1.05	Existing Watercourse	12.74	12.74	450	30	UC	11.94	11.72	CP	6.8	3.78	0.68	A1a,A1b,A2,A3,B1,B2a,B2b,B3	6744.05	3.25	288	0.54	79.1%	Existing
SP02	CP2.01	13.20	13.55	225	150	UC	12.98	12.81	SP	24.5	1.07	0.05	B2b	56.05	1.20	330	0.01	10.7%	
CP2.01	CP2.02	13.55	13.63	525	200	UC	12.81	12.73	CP	15.4	1.62	0.40	A1b,A2,B2b	2906.05	1.58	320	0.26	64.7%	
CP2.02	CP2.03	13.63	13.44	525	200	UC	12.73	12.65	CP	16.9	1.62	0.40	A1b,A2,B2b,B3	3154.95	1.74	316	0.28	69.5%	
CP2.03	CP2.04	13.44	13.85	600	200	UC	12.65	12.56	CP	17.6	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	1.91	313	0.36	63.1%	
CP2.04	CP2.05	13.85	13.28	600	200	UC	12.56	12.41	CP	31	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.08	309	0.36	62.4%	
CP2.05	CP2.06	13.28	13.13	600	200	UC	12.41	12.18	CP	45.5	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.37	304	0.35	61.2%	
CP2.06	CP1.05	13.13	12.74	600	200	UC	12.18	11.94	CP	47.6	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.80	296	0.34	59.7%	
SP03	CP3.01	13.70	13.80	225	150	UC	13.48	13.37	SP	15.5	1.07	0.05	A2,B2b	325.85	1.20	330	0.03	62.0%	
CP3.01	CP2.02	13.80	13.63	225	150	UC	13.37	13.26	CP	16.4	1.07	0.05	A2,B2b	325.85	1.44	323	0.03	60.8%	
SP04	CP2.01	13.70	13.55	225	150	UC	13.48	13.33	SP	16.6	1.07	0.05	B2b	56.05	1.20	330	0.01	10.7%	

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

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = $(H1-H2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + tf
A (m ²)	L (m)	H1 (mPD)	H2 (mPD)			
52	12	13.3	13.2	0.833	1.2	1.2

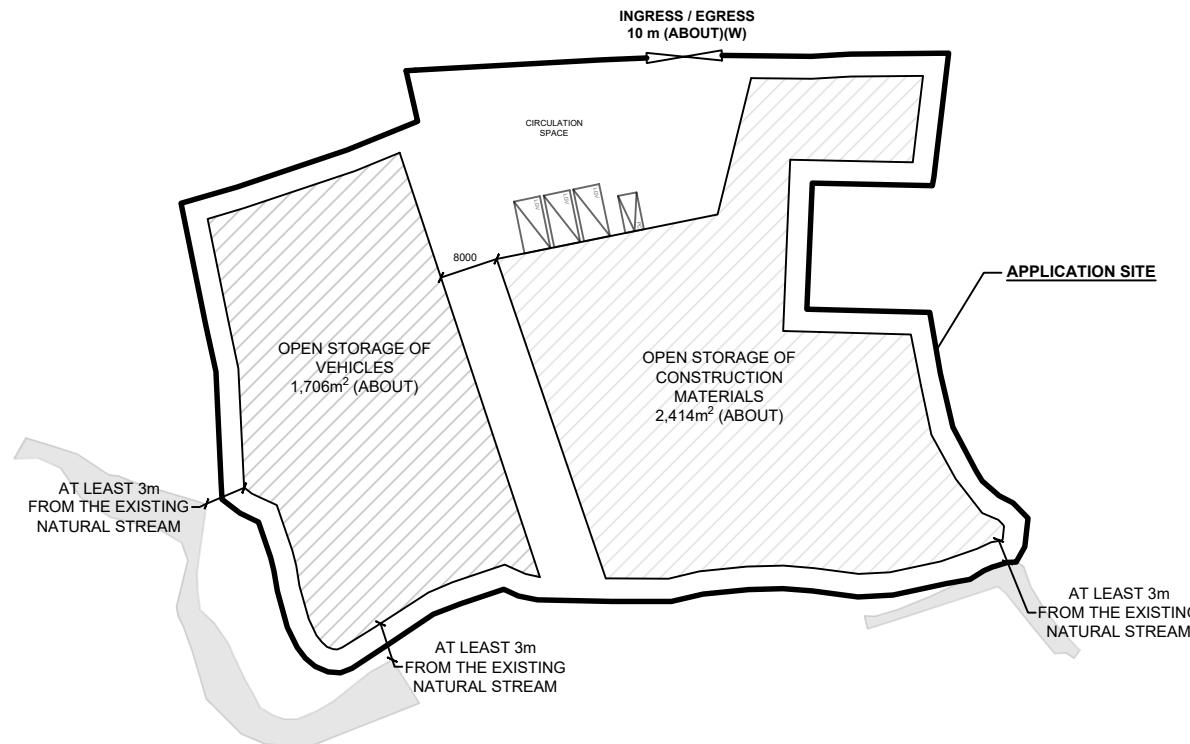
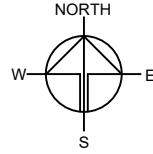


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,427 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 6,427 m ² (ABOUT)
OPEN STORAGE AREA	: 4,120 m ² (ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY **LT** DATE **11.6.2025**

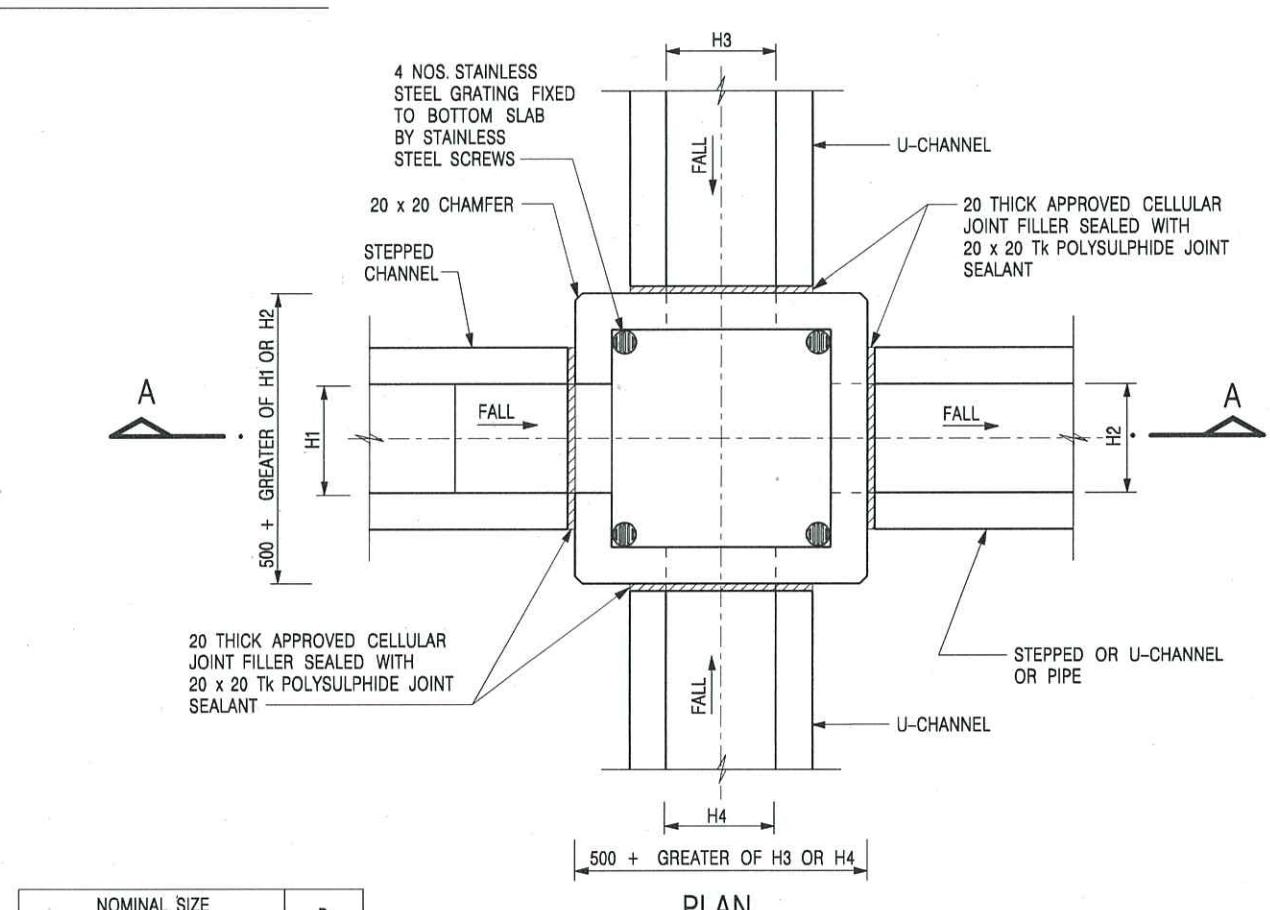
CHECKED BY

APPROVED BY

DWG. TITLE
 LAYOUT PLAN

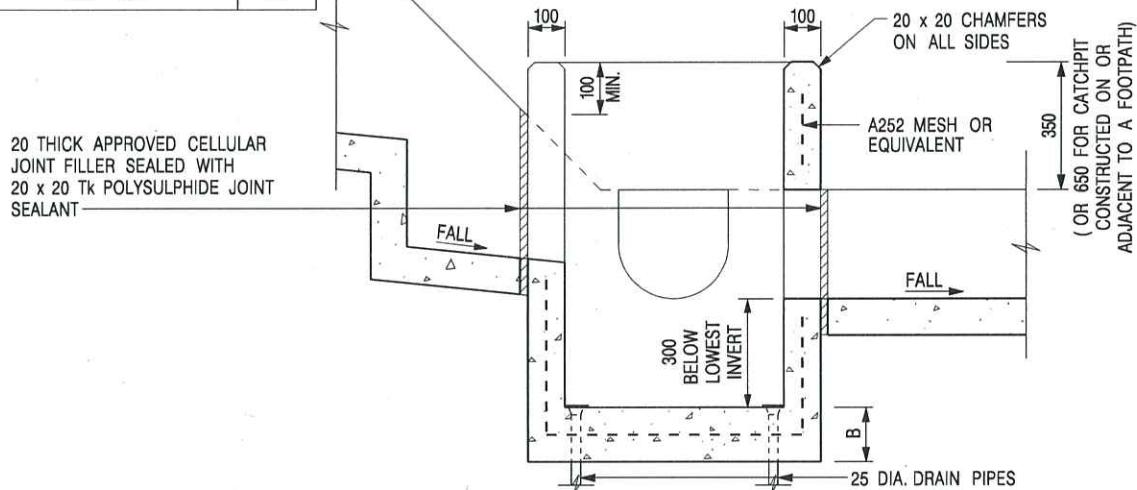
DWG. NO. **PLAN 5** VER. **002**

Appendix C - Reference Drawings



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

PLAN



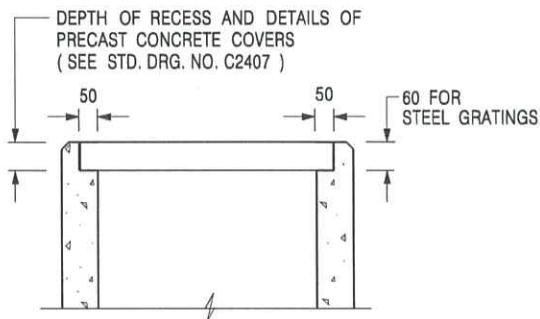
SECTION A - A

NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

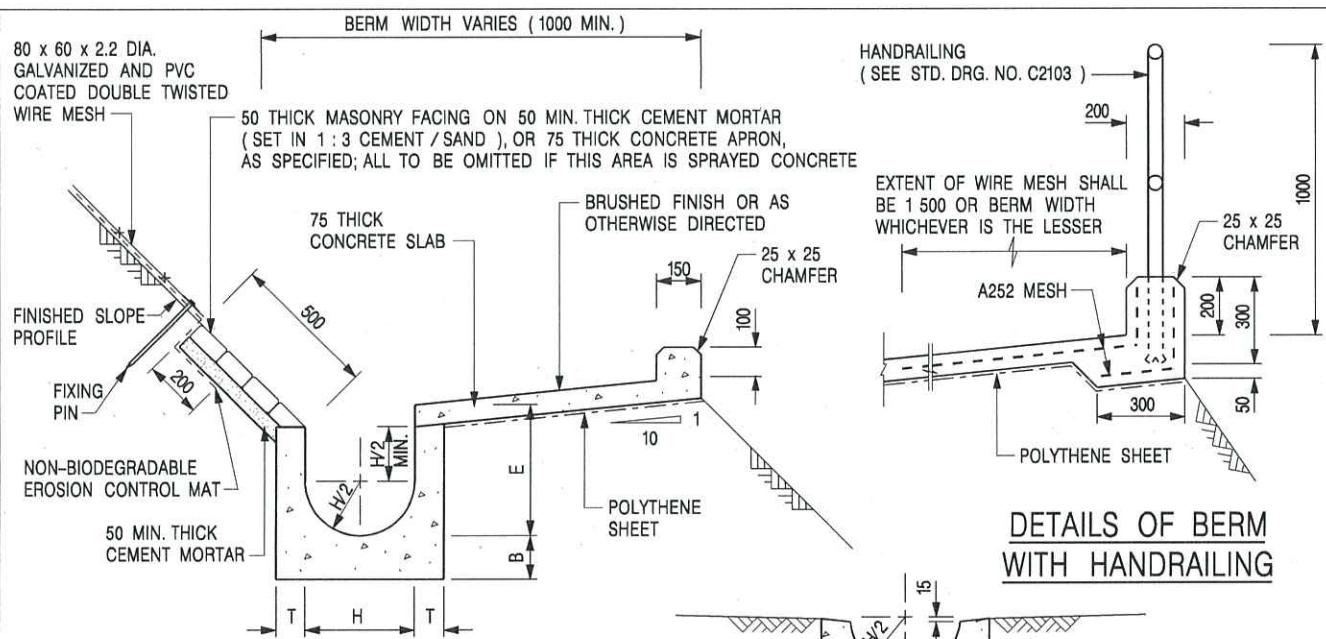


ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

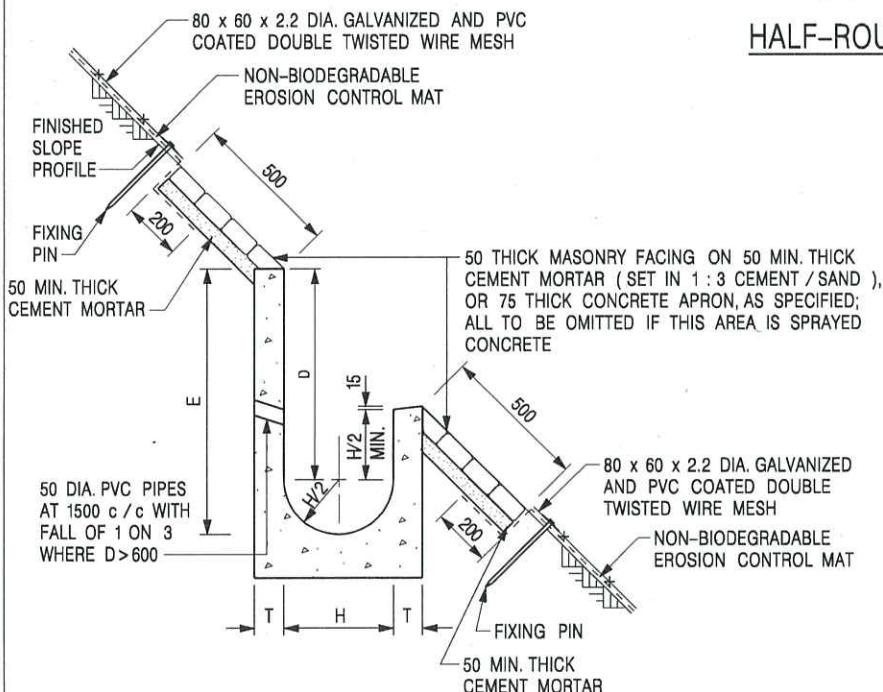
NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CATCHPIT WITH TRAP (SHEET 2 OF 2)		CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1:20		DRAWING NO. C2406 /2A	
DATE JAN 1991		We Engineer Hong Kong's Development	

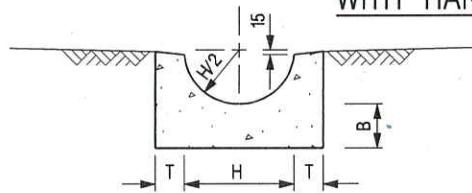


U-CHANNELS CONSTRUCTED
ON BERM



U-CHANNELS NOT CONSTRUCTED
ON BERM

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



HALF-ROUND CHANNEL

NOTES:

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

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



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

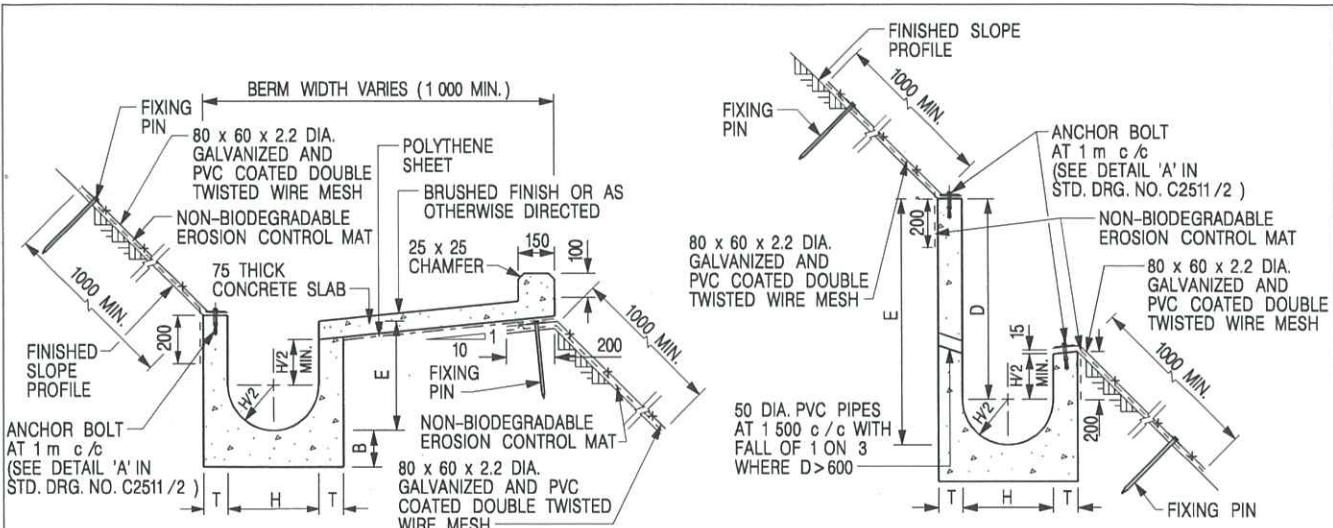
SCALE 1 : 25

DATE JAN 1991

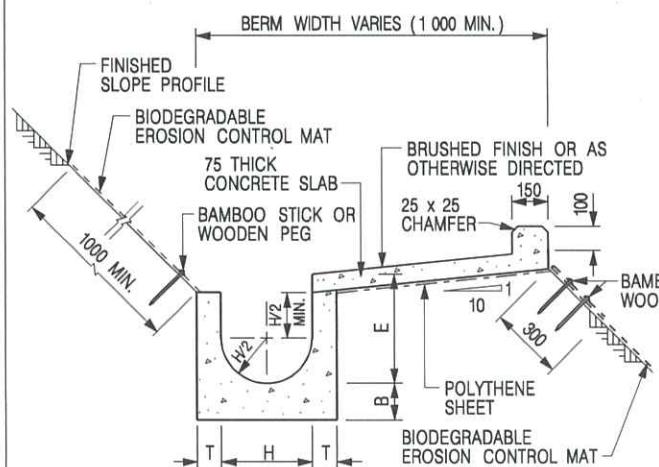
DRAWING NO.

C24091

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



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

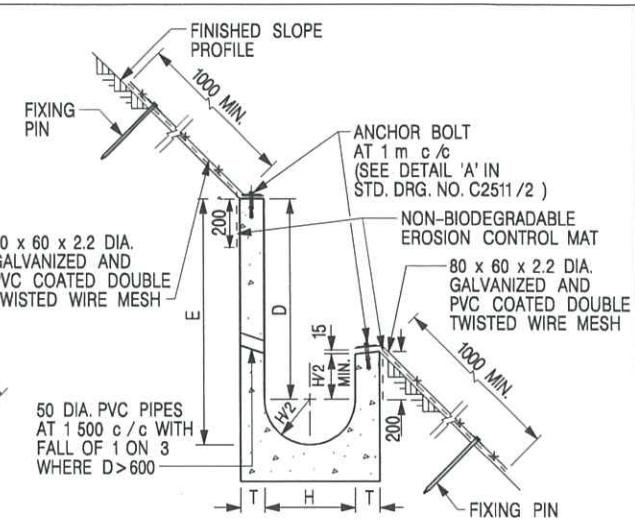


U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

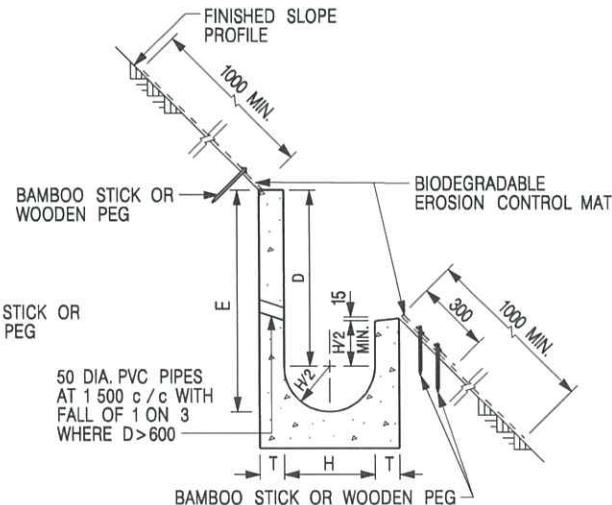
NOTES:

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.

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



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



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

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.

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
REF.	REVISION	SIGNATURE	DATE

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

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

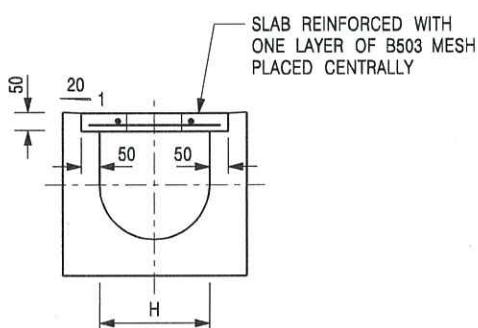
SCALE DIAGRAMMATIC

DRAWING NO.

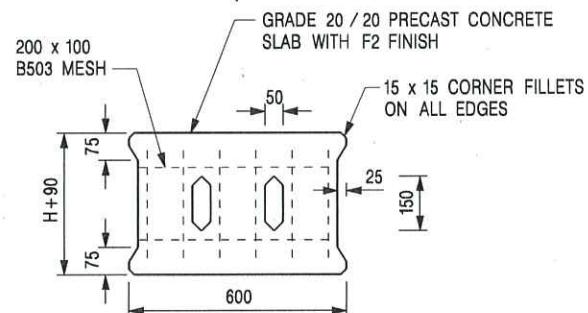
DATE JAN 1991

C24101

We Engineer Hong Kong's Development



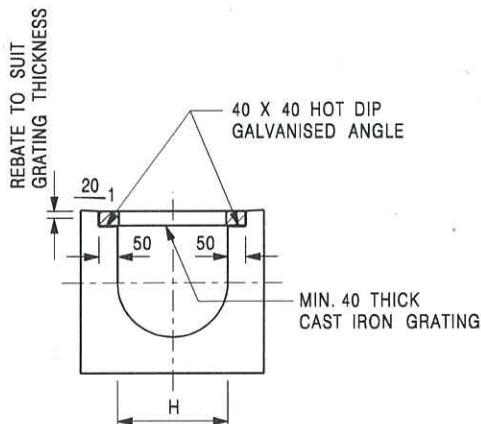
TYPICAL SECTION



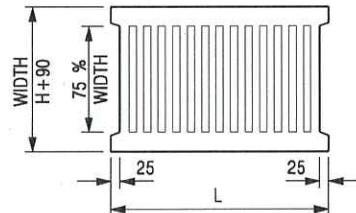
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H \leq 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.

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
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



寄件者: Louis Tse [REDACTED]
寄件日期: 2025年11月07日星期五 17:36
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Gary Kwun Wing CHAN/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-SK/426 - FI to address departmental comments
附件: FI4 for A_YL-SK_426 (20251107).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD106 Lot 987
Your Ref. : TPB/A/YL-SK/426

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

[By Email](#)

7 November 2025

Dear Sir,

4th Further Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/426)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CAN; Tel: [REDACTED])	
(a)	<p>My previous comments (j), (l) and (m) are still valid.</p> <p>Previous comment:</p> <p>j) Please provide hydraulic calculations for the proposed discharging drainage facility demonstrating its capacity to cater for the surface runoff from the entire application site.</p> <p>l) Connection details at discharge point (including cross section) with C.L., I.L and catchpit/channel bottom level should be shown in the drawing.</p> <p>m) Colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan.</p>
(b)	<p>We have no record for the existing watercourse located at the eastern side of the application site. Please also provide photo showing the size and condition of this watercourse since the application site may block the overland flow from adjacent land.</p>
(c)	<p>Please provide channels cover the area in the northwestern corner of the application site.</p>

(d)	<p>The existing and proposed ground levels showed in the cross sections are not tally with the levels showed in the drainage schedule. The cross sections should be extended to show the ground levels of the adjacent areas.</p>	<p>Noted. The sections in Figure 5 are updated for your perusal.</p>
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Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

Drainage Proposal

Nov 2025



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1.2	Application Site	1
2	Development Proposal	2
2.1	The Proposed Development	2
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Figure 4 – Catchment Plan	
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Appendix D – Site Photos	

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated at the south of Shek Kong Airfield. It has an area of approx. 6,427 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. The existing site levels are approx. + 13.5 mPD. No major site formation works for the application site is anticipated.
- 1.2.3 The Application Site runoff is being discharged existing 3.5m watercourse at the south of the site which would eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 6,427 m². The existing site is already fully paved before development. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	6,427
Paved Area after Development (m ²)	6,427

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

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

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

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

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

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\frac{1}{\sqrt{32gRS}} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

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

S_f = hydraulic gradient

k_s = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

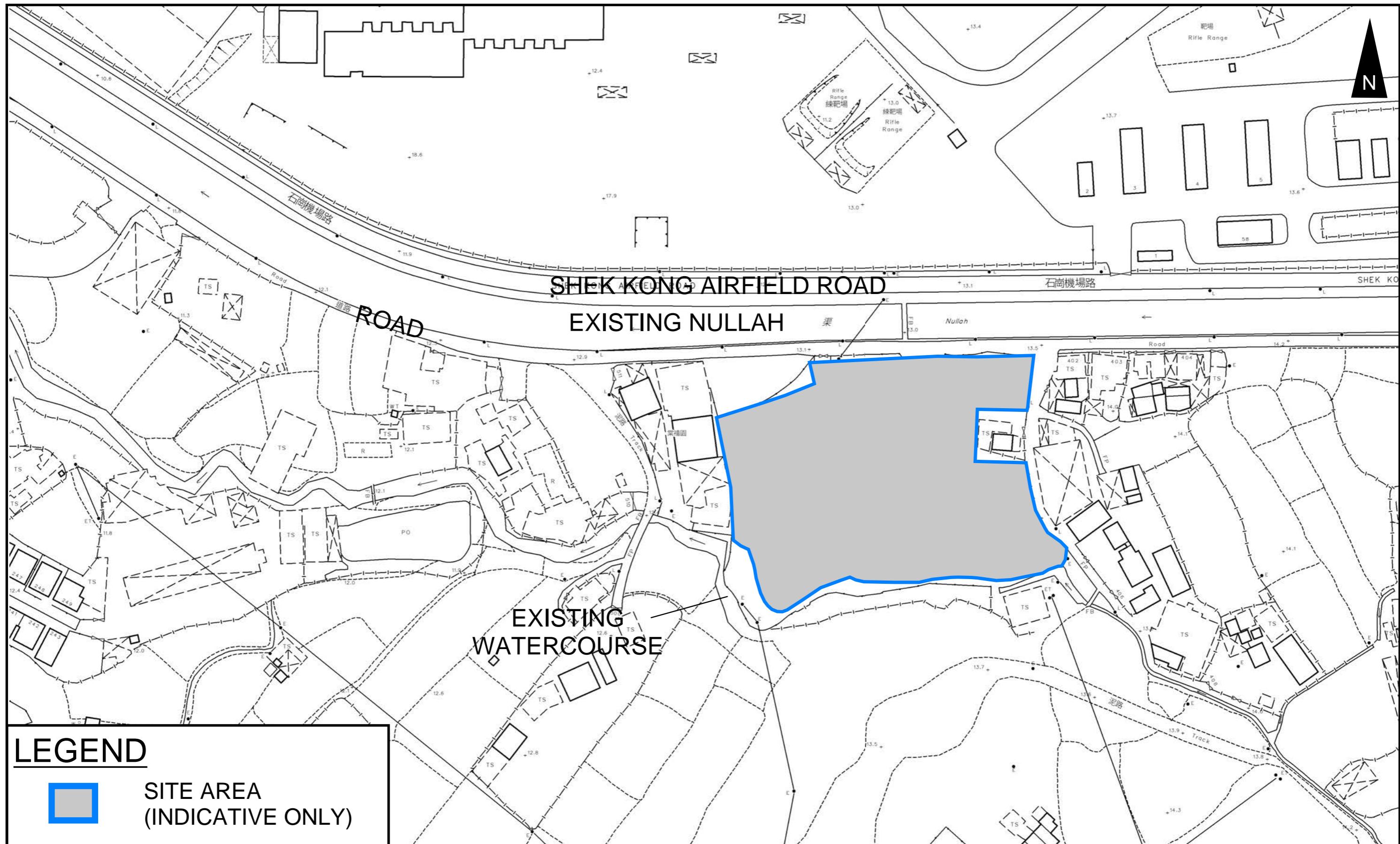
- 4.1.1 There are existing channels within site area constructed under previous planning applications no. A/YL-SK/350. According to checking in **Appendix A**, existing channels in western part of the site are proposed to be maintained. Detail shown in Appendix A.
- 4.1.2 Proposed Channels are designed for collection of runoffs for internal and external catchment. They are proposed to discharge to existing watercourse (which eventually discharge to Kam Tin River) via existing channel. The design checkings are shown in **Appendix A**. **The capacity review of existing watercourse against flow from development area is only 7.4%**. The existing site is already fully paved, no adverse drainage impact to existing drainage system is anticipated.
- 4.1.3 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.4 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the existing/proposed drains and discharged to existing drainage system.
- 5.1.2 As the existing site is already paved before development, with implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



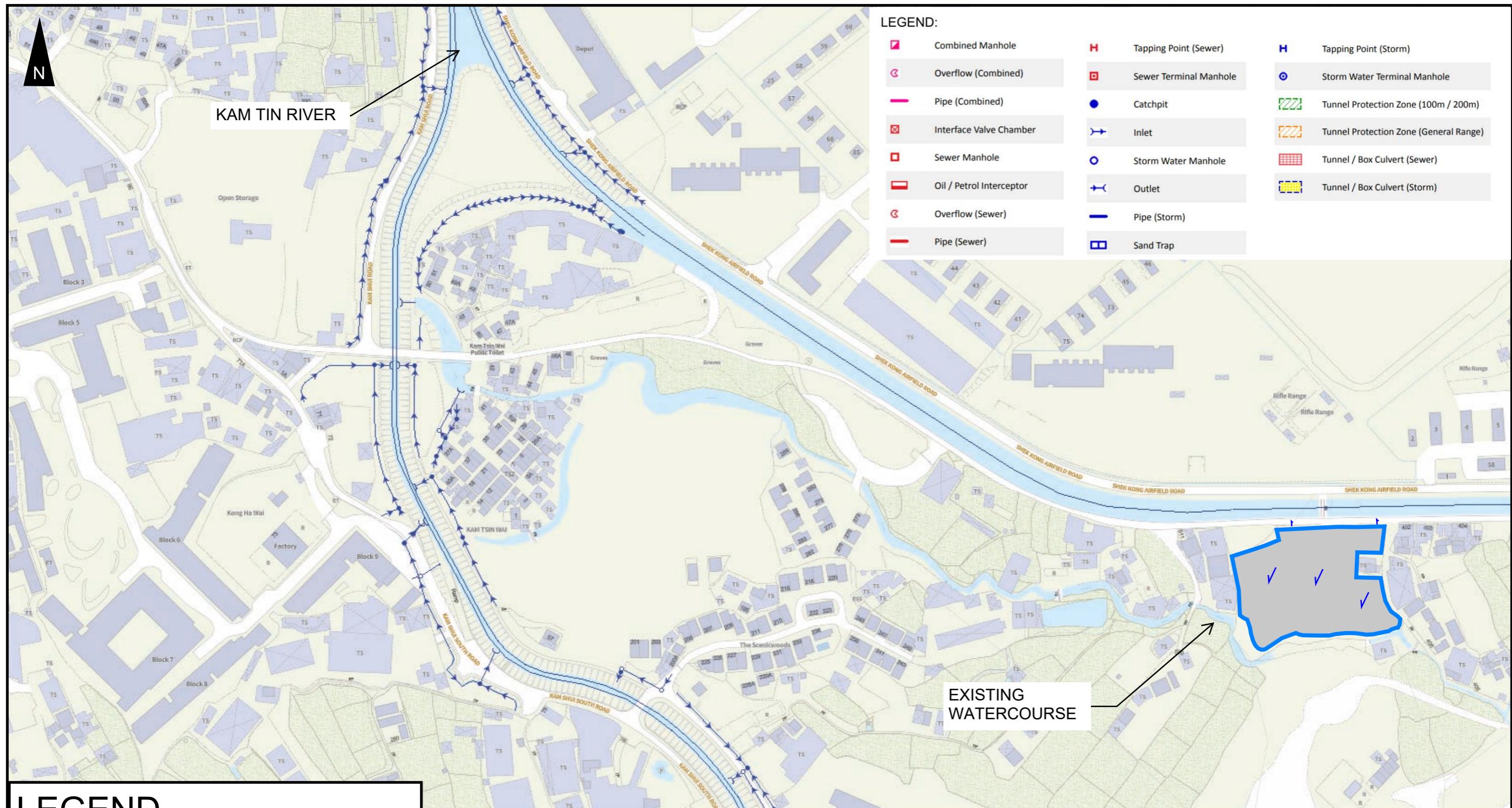
PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

VER	DESCRIPTION	DATE
-----	-------------	------



LEGEND

A blue square with a grey rectangle inside, representing an indicative site area.

SITE AREA
(INDICATIVE ONLY)

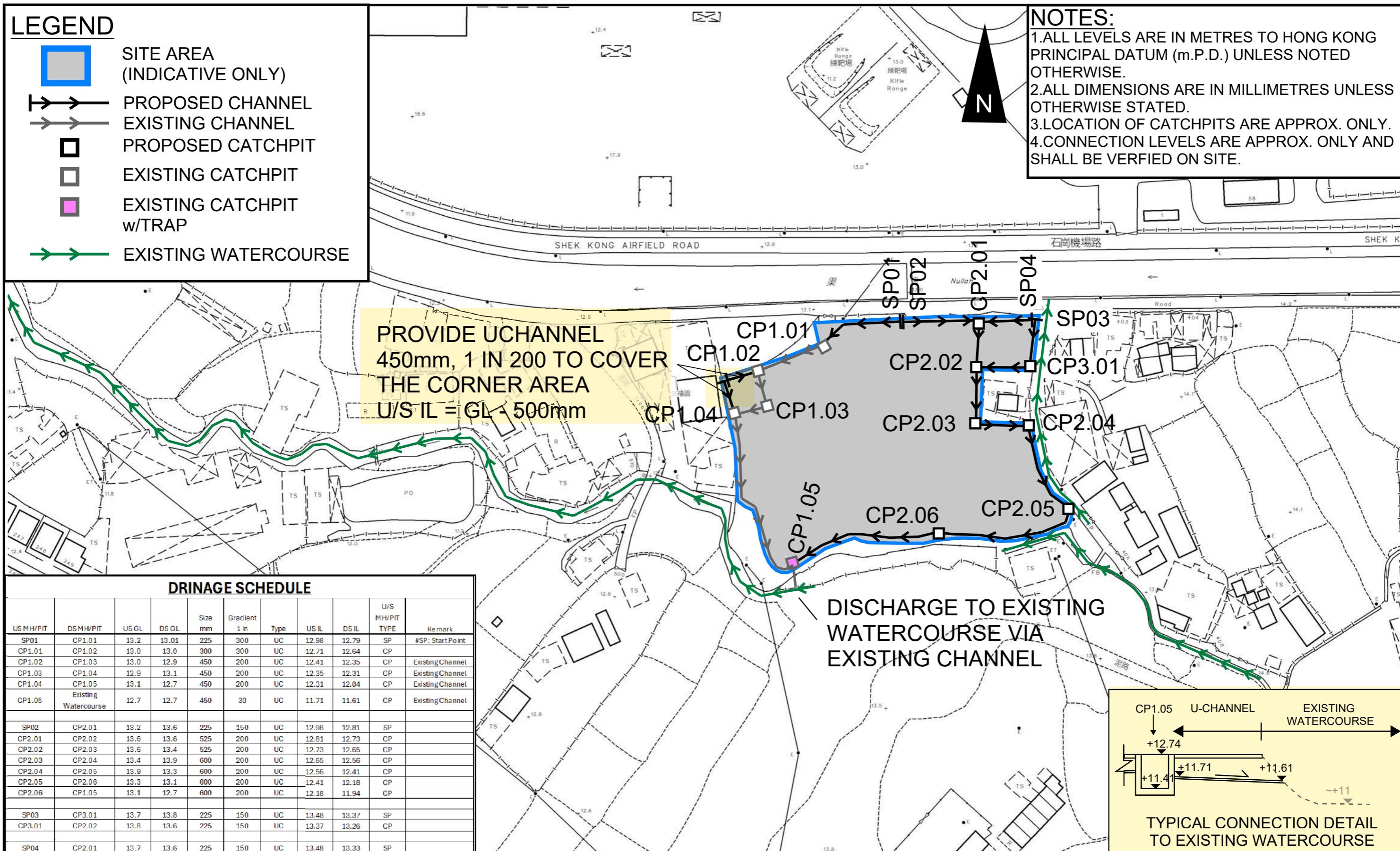
PROJECT: Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2
LOCATION: Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories		
		VER DESCRIPTION DATE

LEGEND

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

NOTES:

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



PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER
FIGURE 3

VER	DESCRIPTION	DATE
-----	-------------	------

LEGEND:
 FALL

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
CATCHMENT PLAN
FIGURE NUMBER
FIGURE 4

VER	DESCRIPTION	DATE
-----	-------------	------

LEGEND



SITE AREA (INDICATIVE ONLY)

DEVELOPMENT SITE

EXISTING NULLAH

EXISTING GROUND LEVEL

~+13.5 ~+13.5

~+13.1 ~+13.1

N.T.S.
SECTION A-A

This diagram illustrates a cross-section of a development site. At the top, a horizontal line with arrows at both ends is labeled "DEVELOPMENT SITE". Below this, a yellow shaded area represents the "EXISTING GROUND LEVEL". To the left, a vertical line is labeled "EXISTING NULLAH". A dashed line at the bottom represents the "N.T.S. SECTION A-A". On the left side of the yellow area, two elevation markers are shown at approximately +13.5m, with a small "U" symbol below them. On the right side, two elevation markers are shown at approximately +13.1m, with a small "U" symbol below them.

DEVELOPMENT SITE

EXISTING GROUND LEVEL

~+13.0

~+13.0

~+13.9

~+13.6

N.T.S.
SECTION B-B

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE SECTIONS

FIGURE NUMBER FIGURE 5

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone	HKO		
Return Period	1 in	50	years

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

Catchment Area Table (Area in m²)

Catchment	A1a	A1b	A2	A3	B1	B2a	B2b	B3									
Total Area	2391	2716	284	1036	298	53	59	262									
Hard Paved Area	2391	2716	284	1036	298	53	59	262									
Unpaved Area	0	0	0	0	0	0	0	0									
Equival. Area	2271.45	2580.2	269.8	984.2	283.1	50.35	56.05	248.9									

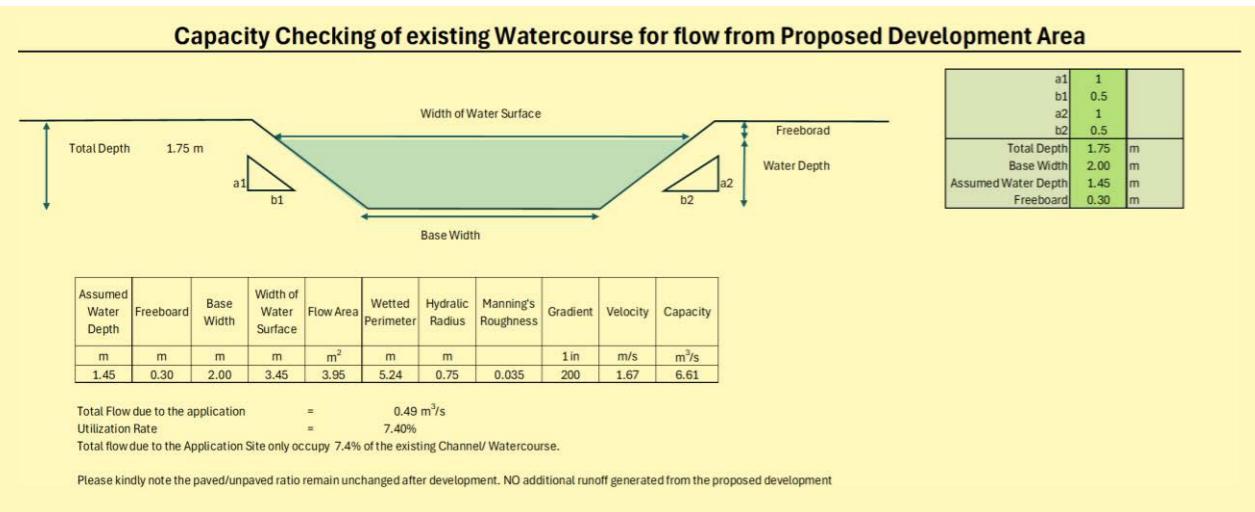
Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s [#]	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{##}	Total Discharge m ³ /s	Utilizatio n	Remark
SP01	CP1.01	13.20	13.01	225	300	UC	12.98	12.79	SP	28	0.75	0.03	B2a	50.35	1.20	330	0.005	13.5%	
CP1.01	CP1.02	13.01	12.96	300	300	UC	12.71	12.64	CP	21.8	0.91	0.07	B1,B2a	333.45	1.82	315	0.03	39.8%	
CP1.02	CP1.03	12.96	12.92	450	200	UC	12.41	12.35	CP	11.5	1.47	0.26	A1a,B1,B2a	2604.90	2.22	306	0.22	83.8%	Existing
CP1.03	CP1.04	12.92	13.07	450	200	UC	12.35	12.31	CP	9.5	1.47	0.26	A1a,B1,B2a	2604.90	2.35	304	0.22	83.1%	Existing
CP1.04	CP1.05	13.07	12.74	450	200	UC	12.31	12.04	CP	53.9	1.47	0.26	A1a,B1,B2a	2604.90	2.46	302	0.22	82.5%	Existing
CP1.05	Existing Watercourse	12.74	12.74	450	30	UC	11.71	11.61	CP	3	3.78	0.68	A1a,A1b,A2,A3,B1,B2a,B2b,B3	6744.05	3.25	288	0.54	79.1%	Existing
SP02	CP2.01	13.20	13.55	225	150	UC	12.98	12.81	SP	24.5	1.07	0.05	B2b	56.05	1.20	330	0.01	10.7%	
CP2.01	CP2.02	13.55	13.63	525	200	UC	12.81	12.73	CP	15.4	1.62	0.40	A1b,A2,B2b	2906.05	1.58	320	0.26	64.7%	
CP2.02	CP2.03	13.63	13.44	525	200	UC	12.73	12.65	CP	16.9	1.62	0.40	A1b,A2,B2b,B3	3154.95	1.74	316	0.28	69.5%	
CP2.03	CP2.04	13.44	13.85	600	200	UC	12.65	12.56	CP	17.6	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	1.91	313	0.36	63.1%	
CP2.04	CP2.05	13.85	13.28	600	200	UC	12.56	12.41	CP	31	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.08	309	0.36	62.4%	
CP2.05	CP2.06	13.28	13.13	600	200	UC	12.41	12.18	CP	45.5	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.37	304	0.35	61.2%	
CP2.06	CP1.05	13.13	12.74	600	200	UC	12.18	11.94	CP	47.6	1.78	0.57	A1b,A2,A3,B2b,B3	4139.15	2.80	296	0.34	59.7%	
SP03	CP3.01	13.70	13.80	225	150	UC	13.48	13.37	SP	15.5	1.07	0.05	A2,B2b	325.85	1.20	330	0.03	62.0%	
CP3.01	CP2.02	13.80	13.63	225	150	UC	13.37	13.26	CP	16.4	1.07	0.05	A2,B2b	325.85	1.44	323	0.03	60.8%	
SP04	CP2.01	13.70	13.55	225	150	UC	13.48	13.33	SP	16.6	1.07	0.05	B2b	56.05	1.20	330	0.01	10.7%	
Flow from Development Area												A1a,A1b,A2,A3	6105.65	3.25	288	0.49			

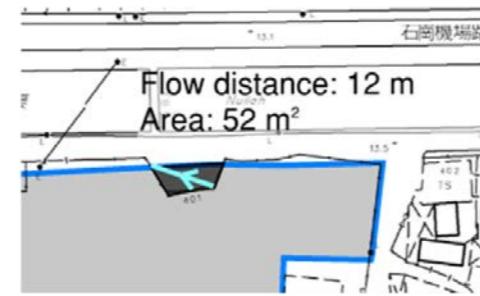
#SP: Start Point

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



Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m)	to (min) = $0.14465L / (H^{0.2} \cdot A^{0.1})$	tc = to + tf
A (m ²)	L (m)	H1 (mPD)	H2 (mPD)			
52	12	13.3	13.2	0.833	1.2	1.2

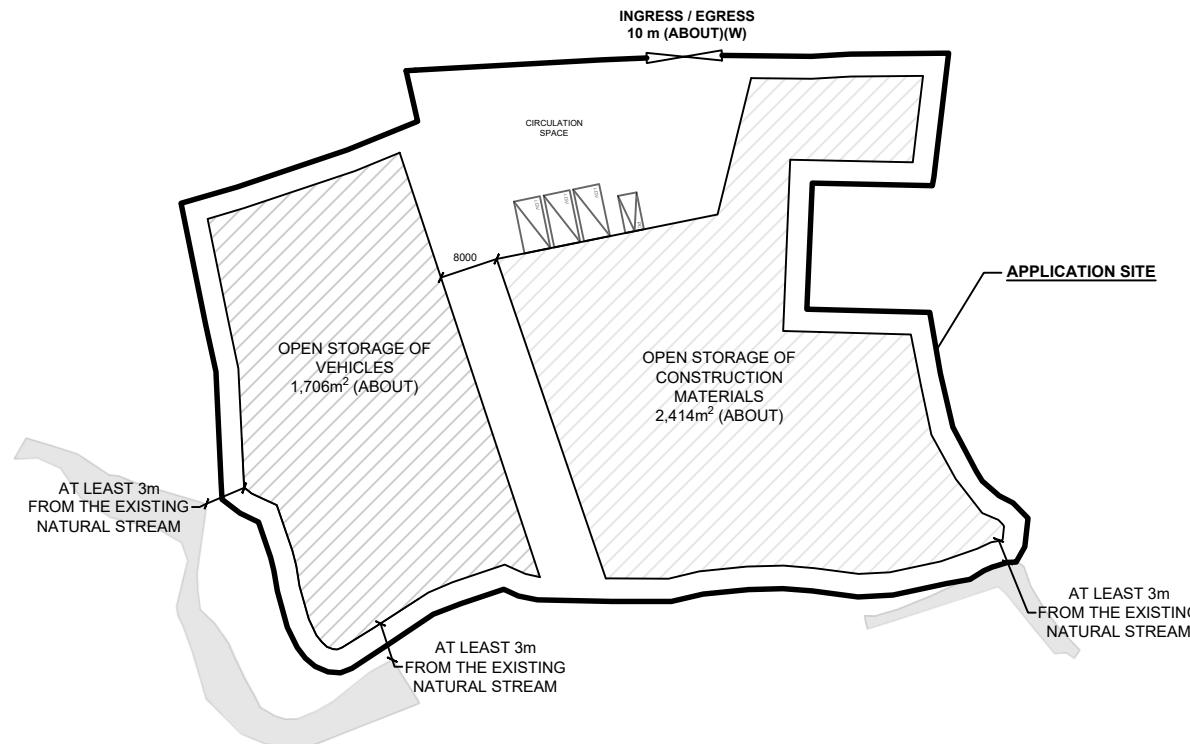
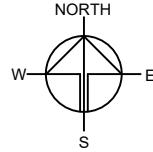


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,427 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 6,427 m ² (ABOUT)
OPEN STORAGE AREA	: 4,120 m ² (ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY
 LT DATE
 11.6.2025

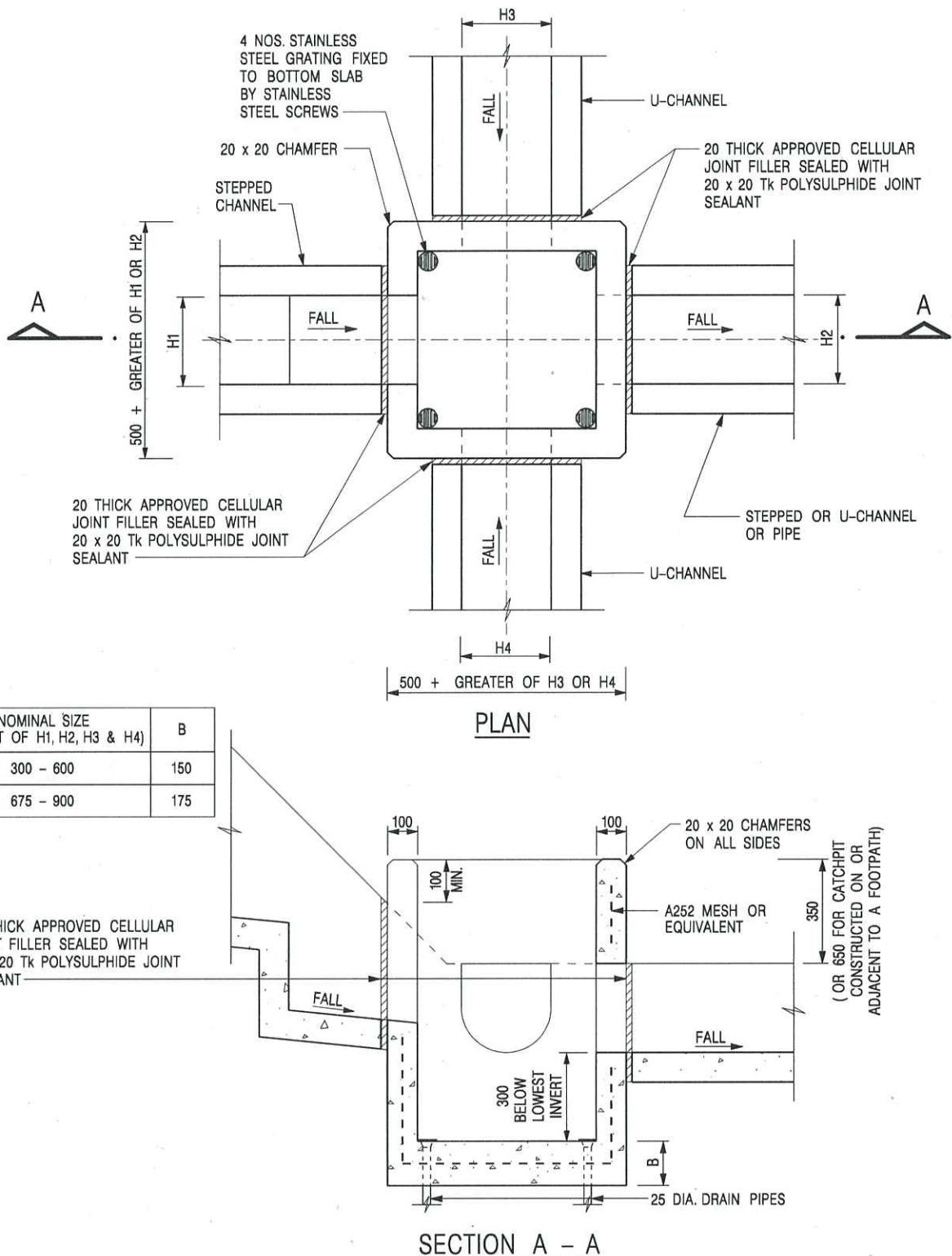
CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
 LAYOUT PLAN

DWG. NO.
 PLAN 5 VER.
 002

Appendix C - Reference Drawings

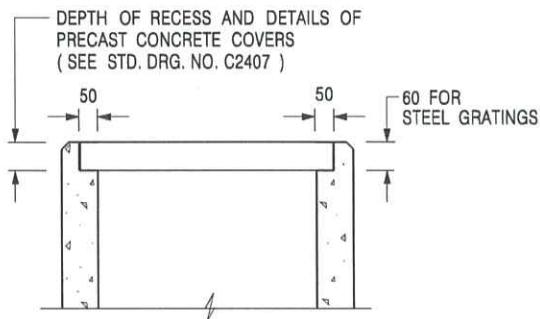


NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

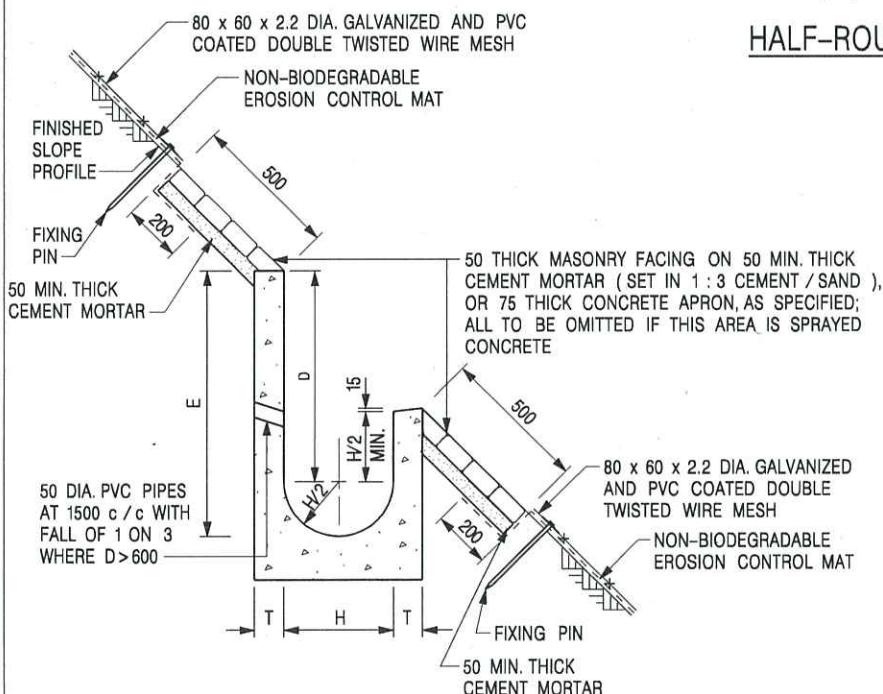
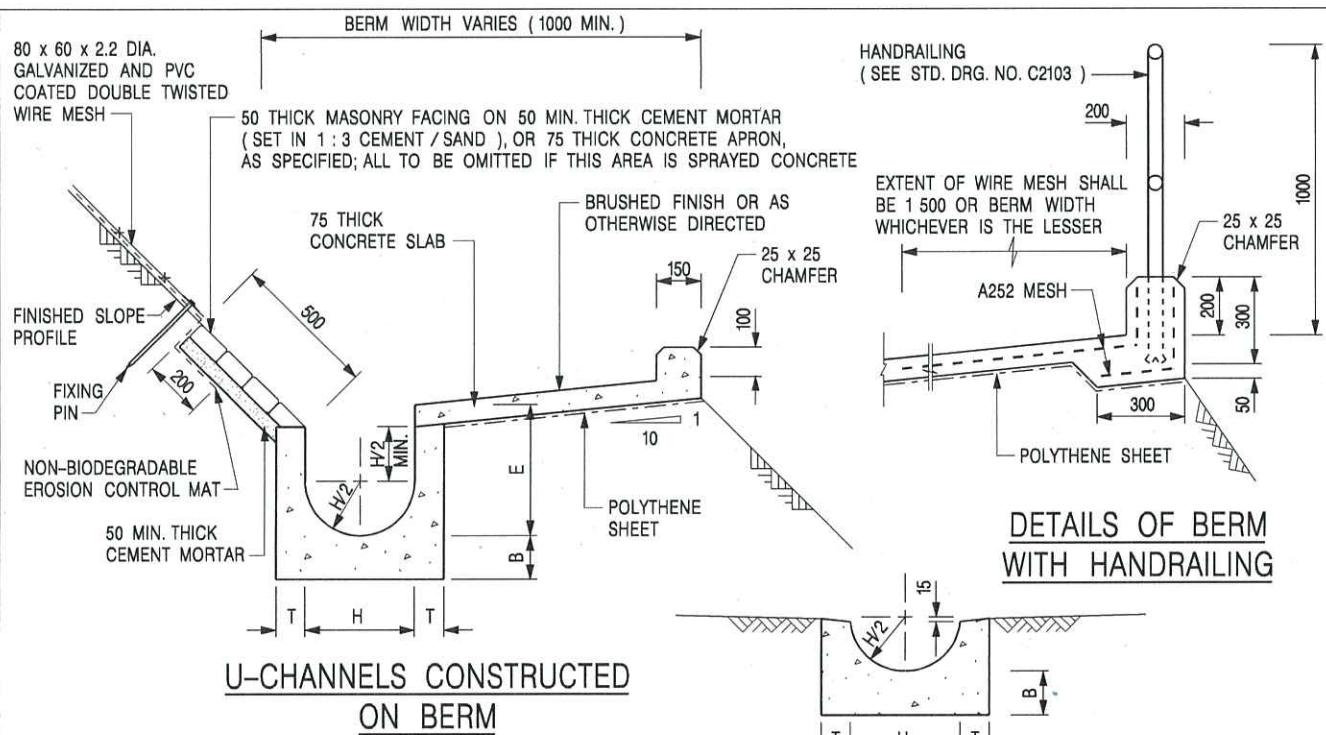


ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CATCHPIT WITH TRAP (SHEET 2 OF 2)		CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1:20		DRAWING NO. C2406 /2A	
DATE JAN 1991		We Engineer Hong Kong's Development	



HALF-ROUND CHANNEL

NOTES:

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

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

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

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



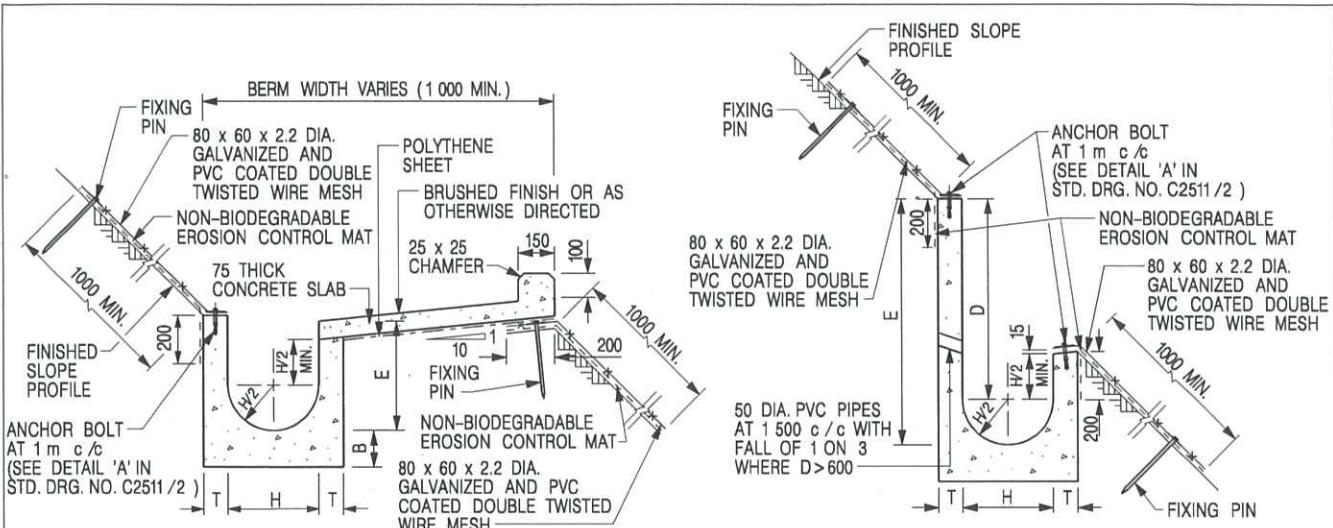
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1:25

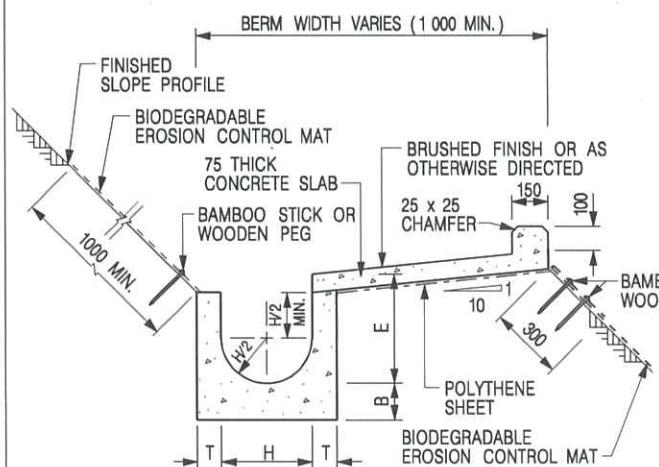
DATE JAN 1991

DRAWING NO.

C24091



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

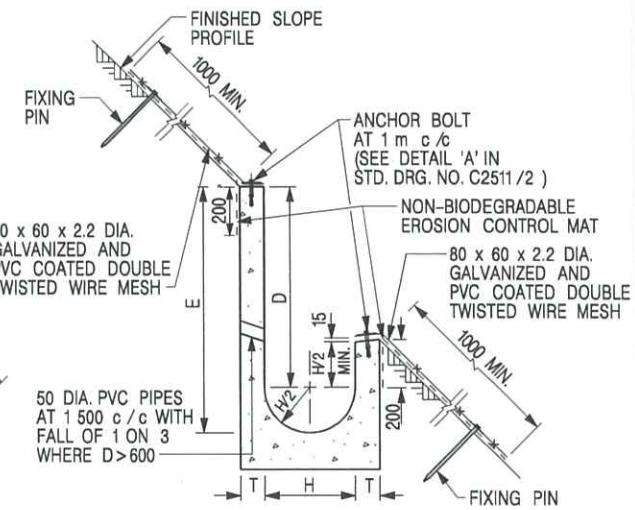


U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

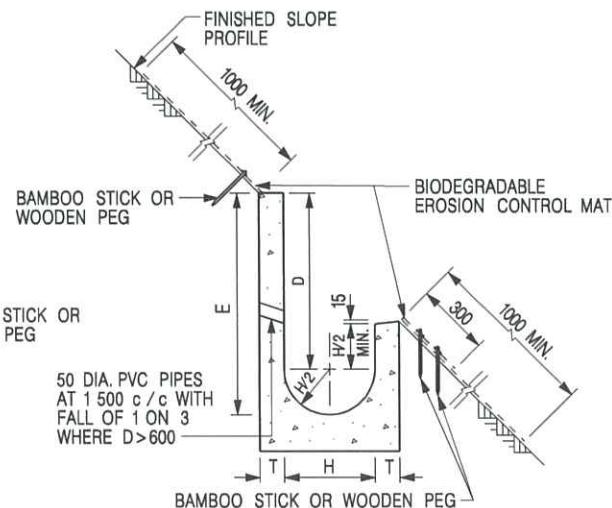
NOTES:

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.

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



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



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

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.

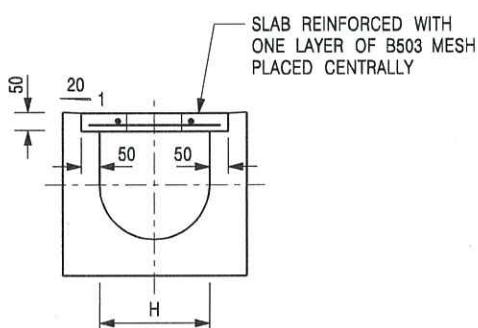
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	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
REF.	REVISION	SIGNATURE	DATE

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

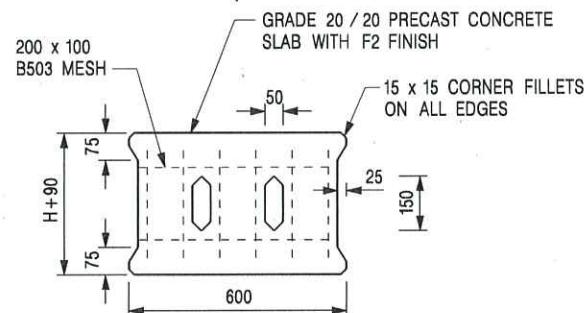
卓越工程 建設香港

CEDD	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
	SCALE	DIAGRAMMATIC
DATE	JAN 1991	
DRAWING NO.		
C24101		

We Engineer Hong Kong's Development



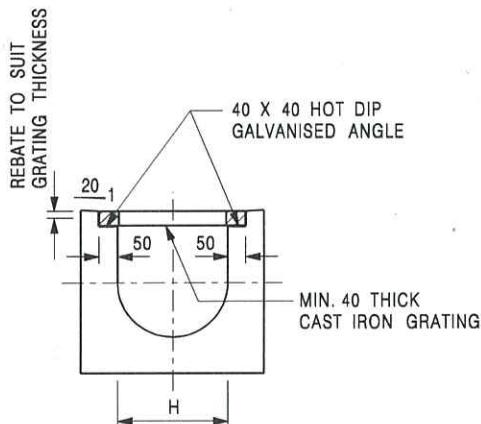
TYPICAL SECTION



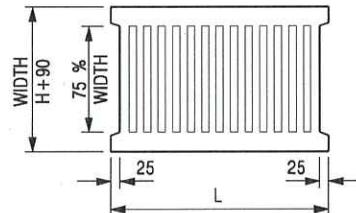
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H \leq 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.

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
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



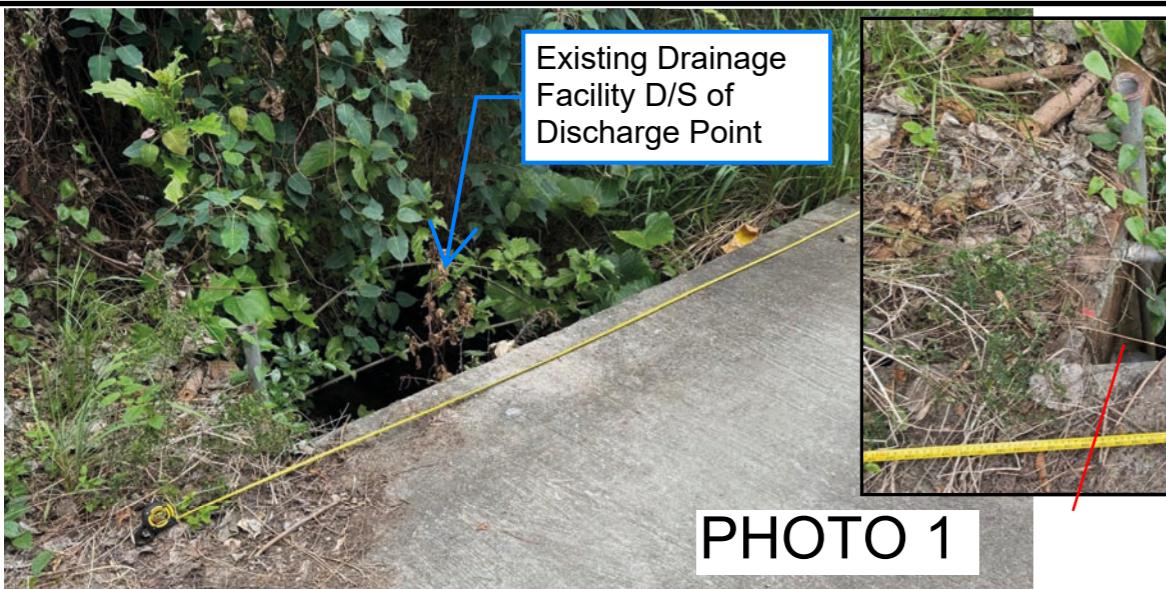


PHOTO 1



PHOTO 2

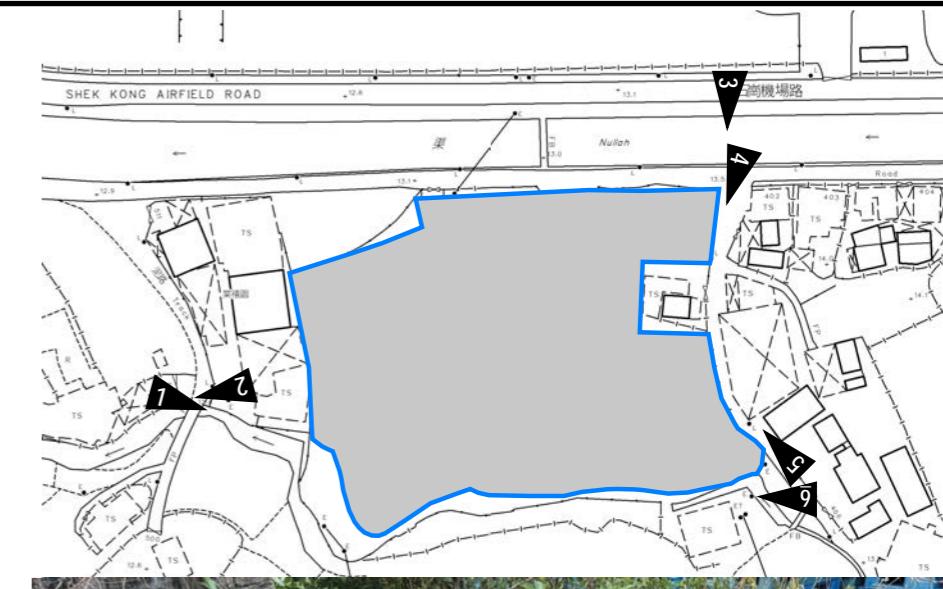


PHOTO 6



PHOTO 3



PHOTO 4



PHOTO 5

PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D

VER	DESCRIPTION	DATE
-----	-------------	------

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年11月25日星期二 17:21
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Gary Kwun Wing CHAN/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [FI] S.16 Application No. A/YL-SK/426 - FI to address departmental comments
附件: FI5 for A_YL-SK_426 (20251125).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref. : DD106 Lot 987 & VL
Your Ref. : TPB/A/YL-SK/426

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

[By Email](#)

25 November 2025

Dear Sir,

5th Further Information

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/426)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Vehicles and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.106, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/426)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259)	
(a) Some assumptions for the submitted streamcourse checking calculation may not be relevant. I enclose herewith the river section of the proposed drainage discharged watercourse, please refer to the river section to check whether the existing streamcourse is able to cater for the surface runoff from the entire application site. Please note that the actual existence of the river section should be verified on site.	Please refer to the revised drainage proposal for details (Annex I). Please kindly note the discharge point is revised to the northern 12m nullah. Please refer to updated Figure 3 and Appendix A. Please kindly note according to the checking in Appendix A the existing nullah has enough capacity.
(b) Instead of showing the increased capacity % of streamcourse due to the proposed development, please calculate and indicate the maximum water level of the streamcourse in the drawing.	Please kindly note the discharge point is revised to the northern 12m nullah, a well-formed drainage channel as ultimate discharge point. There is no adverse/positive drainage impact to the southern streamcourse.
(c) The size of the proposed channels between CP2 03 to CP1 05 is 600mm. For consistency, please revise the size of the channels between CP1.05 to existing watercourse to 600mm.	Noted. Channel sizes are revised accordingly.
(d) Please also revise the size of channels between CP1 01 to CP1 05 to 600mm to reduce the utilization %.	Noted. Channel sizes are revised accordingly.
(e) Please take into account the drainage charged form the approved / proposed	Please kindly note the discharge point is revised to the northern 12m nullah, a well-

	developments, with drainage discharged / to be discharged to the same river as proposed by the applicant, for the assessment.	formed drainage channel as ultimate discharge point. There is no adverse/positive drainage impact to the southern streamcourse.
--	---	---

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

Drainage Proposal

Nov 2025 r1



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2	Development Proposal	2
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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years'
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated at the south of Shek Kong Airfield. It has an area of approx. 6,427 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. The existing site levels are approx. + 13.5 mPD. No major site formation works for the application site is anticipated.
- 1.2.3 There is an **existing 12m nullah at the north of the site** which would eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 6,427 m². The existing site is already fully paved before development. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	6,427
Paved Area after Development (m ²)	6,427

Table 1 – Site Development Area

3 Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

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

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

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

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

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

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

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

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

$$\text{Colebrook-White Equation: } \frac{v}{\sqrt{32gRS}} = -\frac{1}{\sqrt{32gRS}} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS}} \right)$$

where,

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

S_f = hydraulic gradient

k_s = roughness value (m)

v = kinematics viscosity of fluid

D = pipe diameter (m)

R = hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

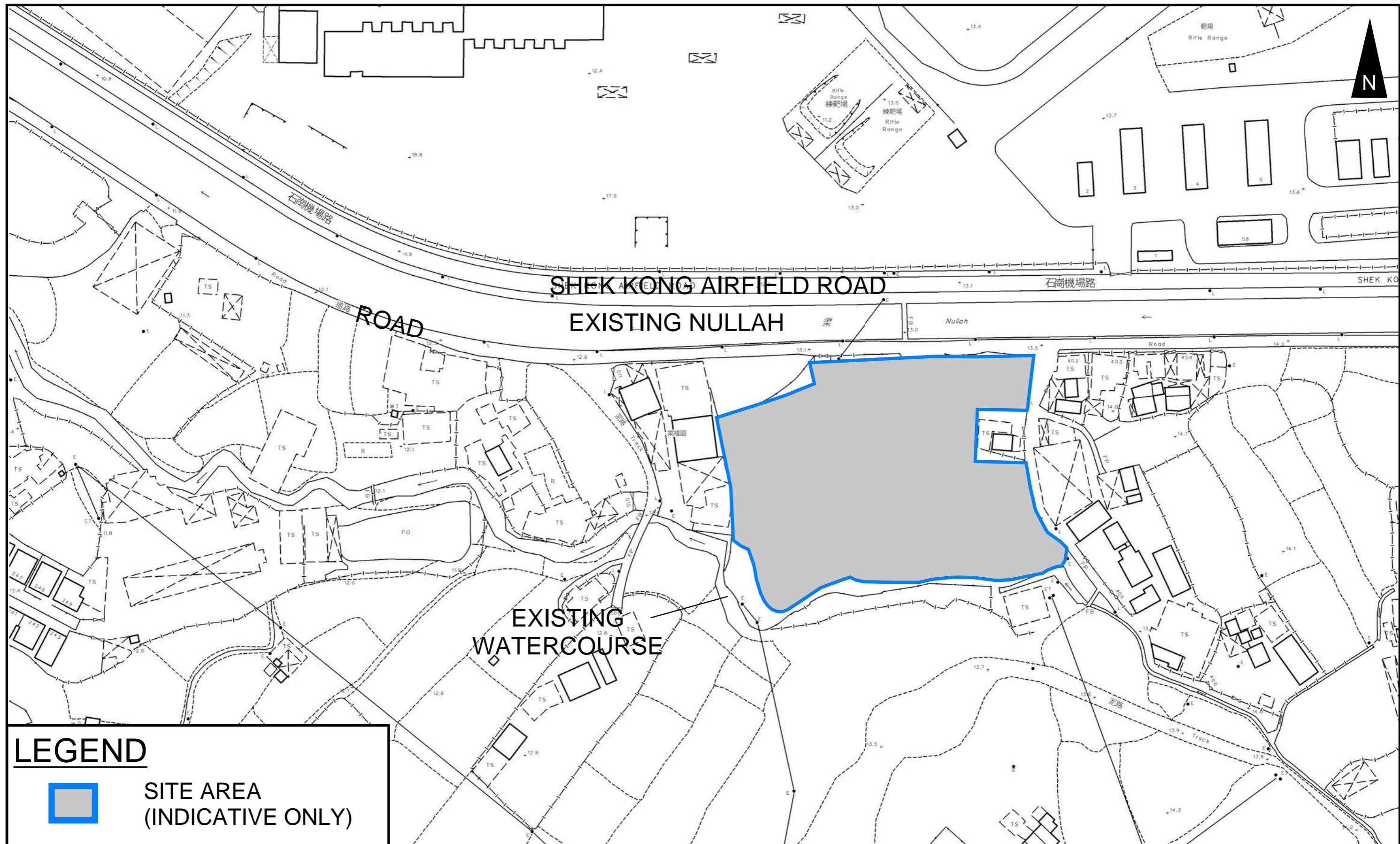
- 4.1.1 Proposed Channels are designed for collection of runoffs for internal and external catchment. They proposed to discharge to **existing 12m nullah** (which eventually discharge to Kam Tin River) at north of the site. The design checkings are shown in **Appendix A**. **The capacity review of nullah against flow from development area is only 0.38%**.
- 4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the existing/proposed drains and discharged to existing drainage system.
- 5.1.2 As the existing site is already paved before development, with implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



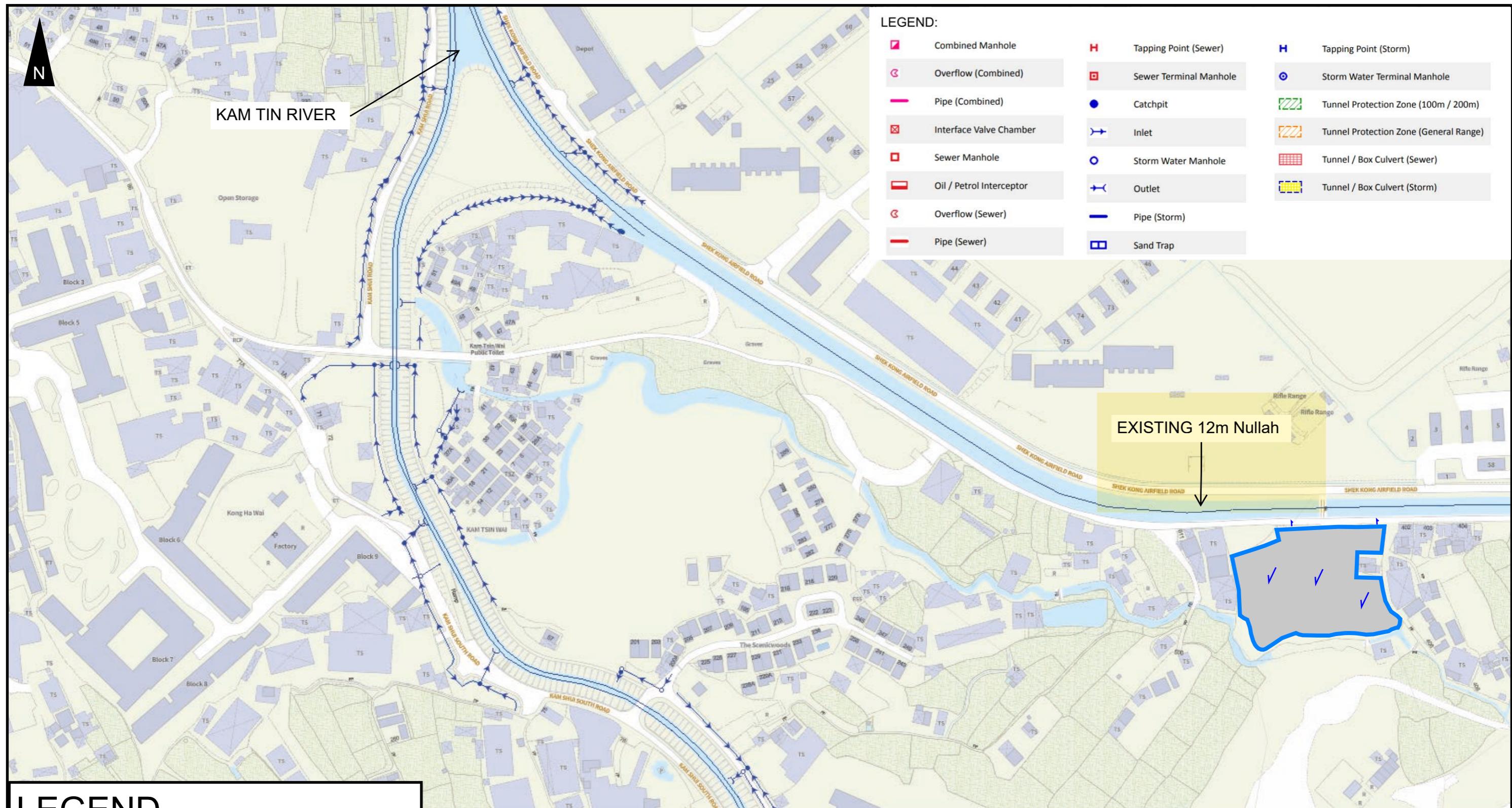
PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

VER	DESCRIPTION	DATE
-----	-------------	------



LEGEND



SITE AREA (INDICATIVE ONLY)

PROJECT: Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2	
LOCATION: Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories			
	VER	DESCRIPTION	DATE

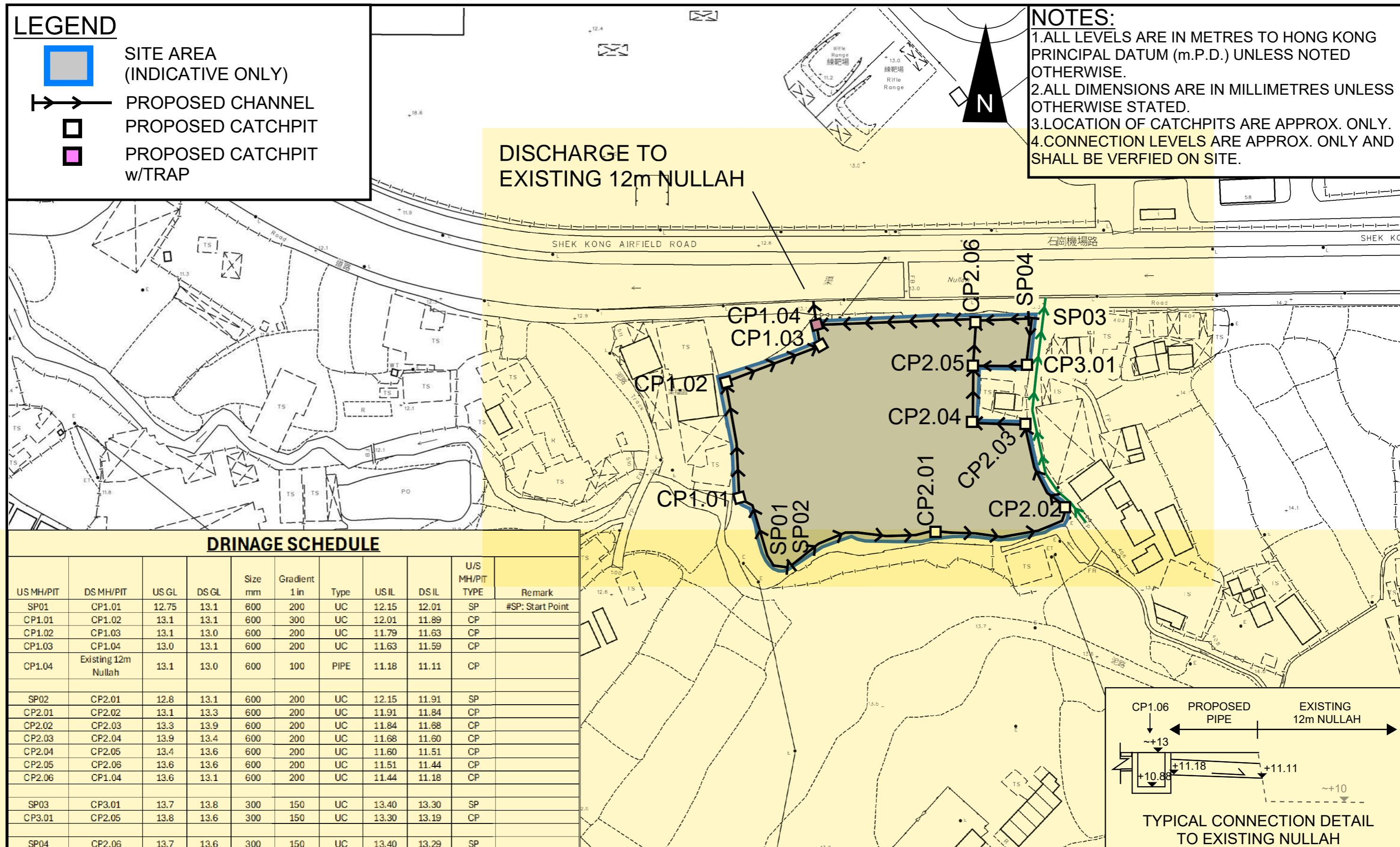
LEGEND

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

NOTES:

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

DISCHARGE TO EXISTING 12m NULLAH



PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE

PROPOSED DRAINAGE SYSTEM

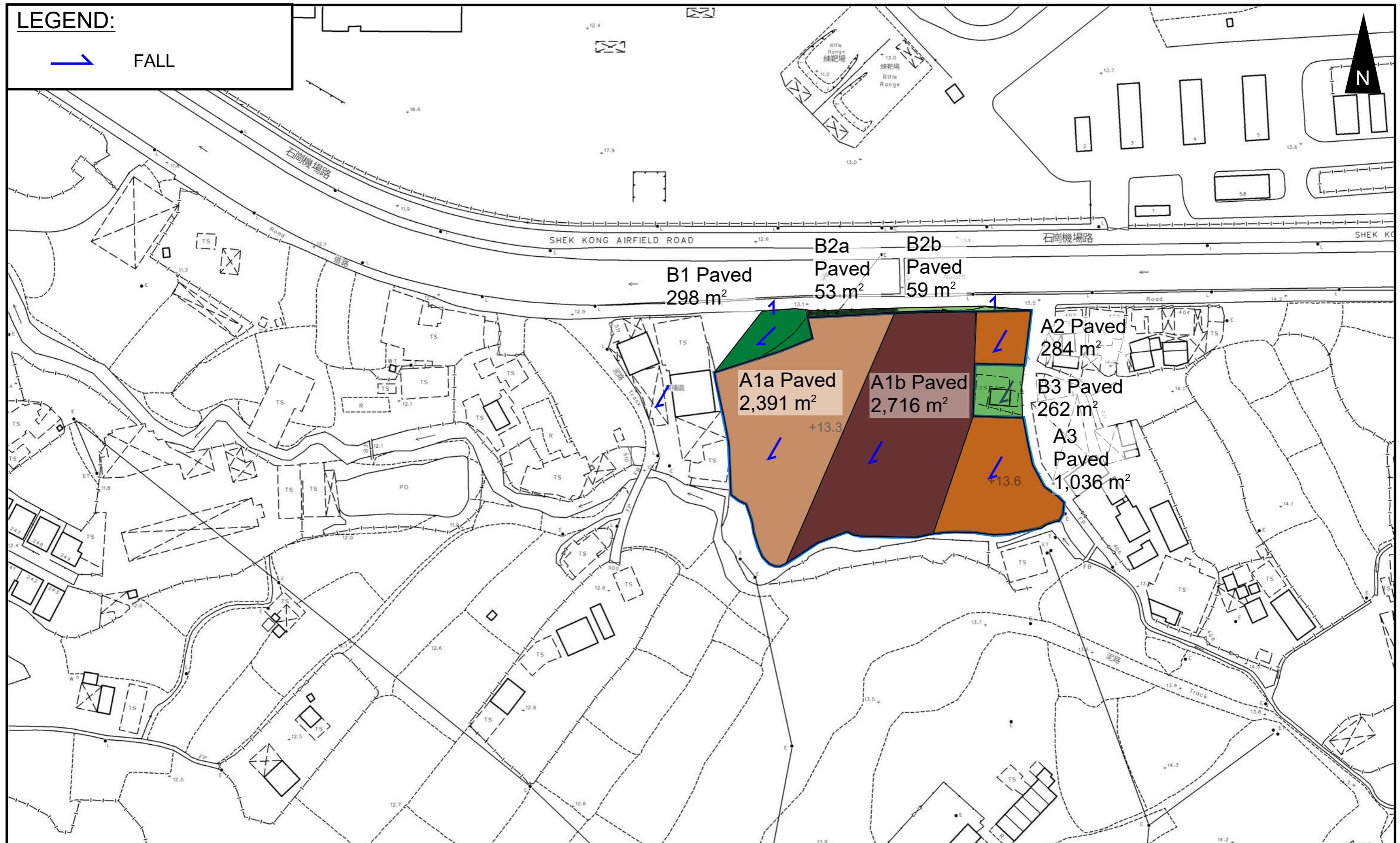
FIGURE NUMBER

FIGURE 3

VER

DESCRIPTION

DATE

LEGEND:
 FALL

PROJECT:

Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:

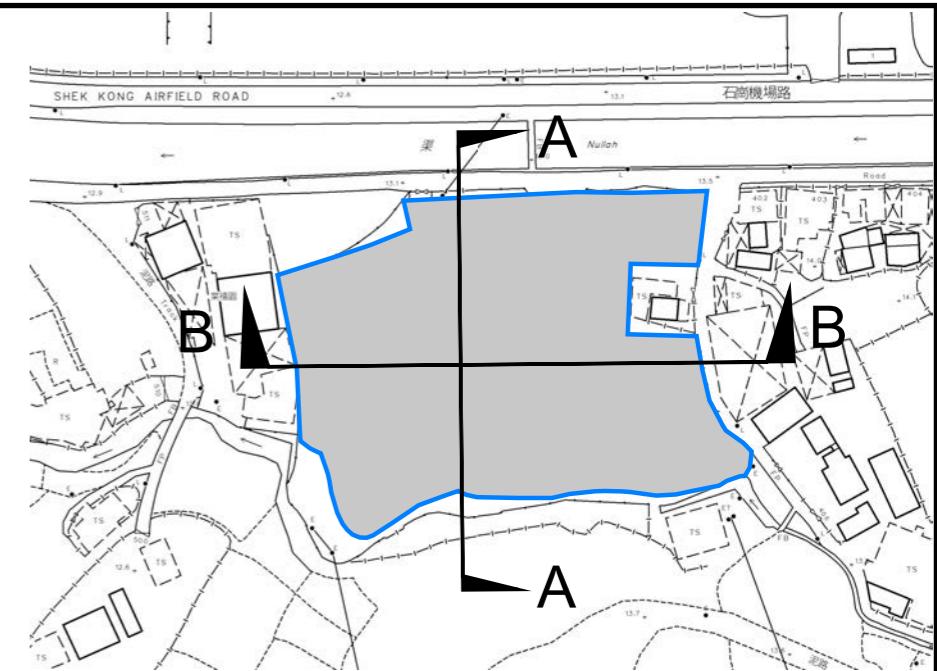
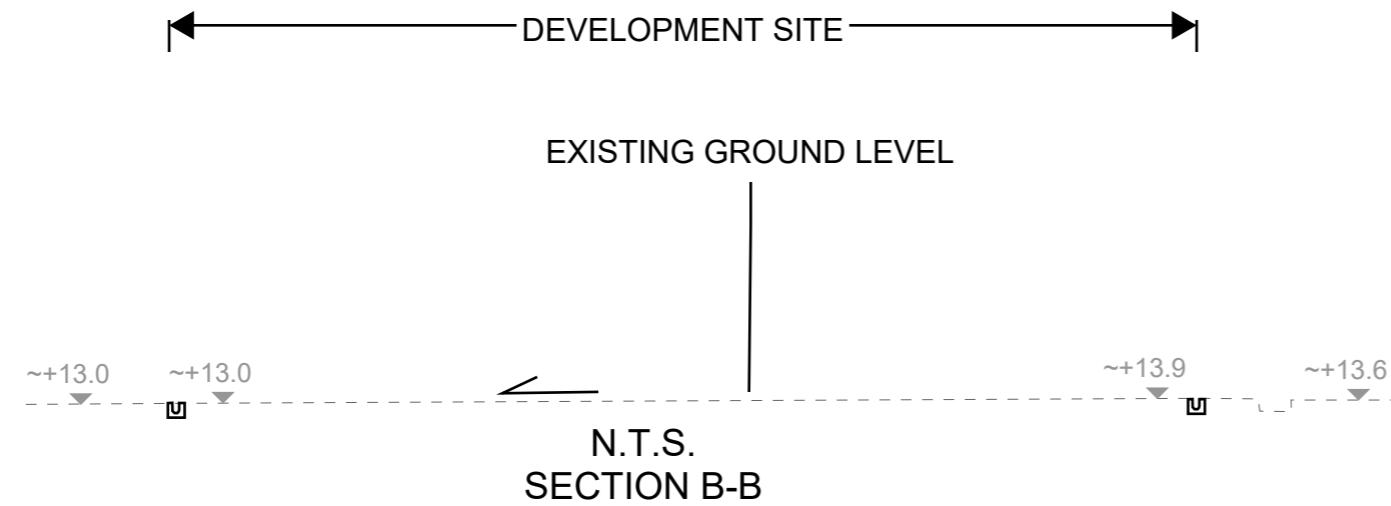
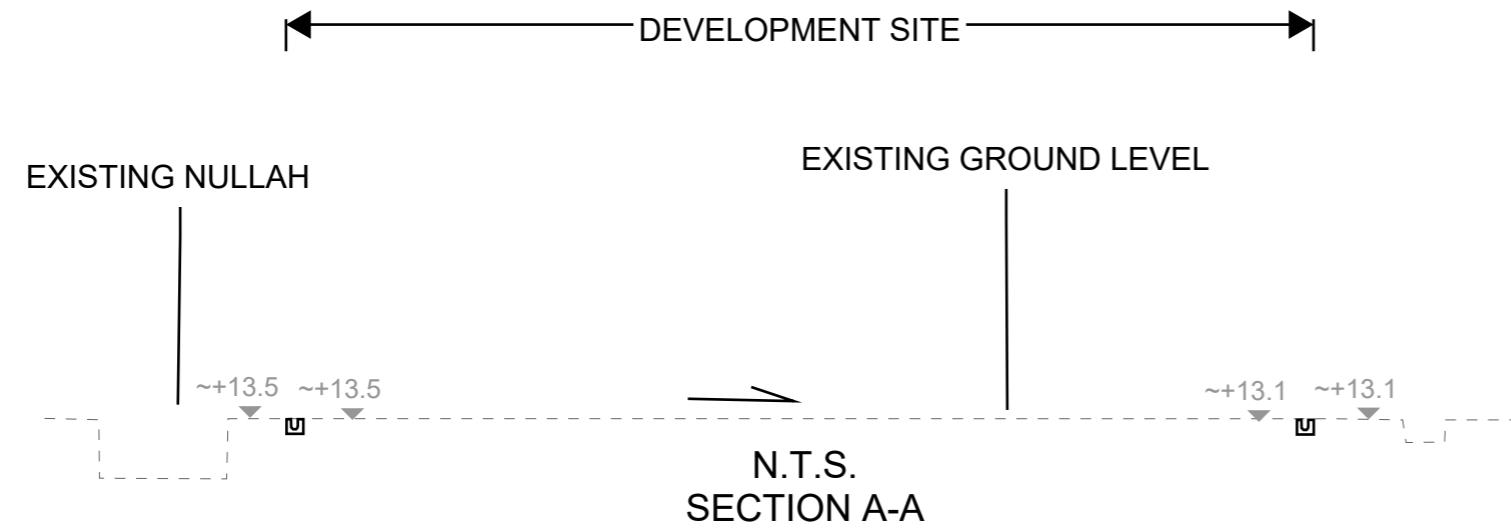
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

TITLE
CATCHMENT PLAN
FIGURE NUMBER
FIGURE 4

VER	DESCRIPTION	DATE
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LEGEND

 SITE AREA
(INDICATIVE ONLY)



PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

**TITLE
SECTIONS**

**FIGURE NUMBER
FIGURE 5**

VER	DESCRIPTION	DATE
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APPENDIX

Appendix A: Design Calculation

Zone	HKO
Return Period	1 in 50 years

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

Catchment Area Table (Area in m²)

Catchment	A1a	A1b	A2	A3	B1	B2a	B2b	B3								
Total Area	2391	2716	284	1036	298	53	59	262								
Hard Paved Area	2391	2716	284	1036	298	53	59	262								
Unpaved Area	0	0	0	0	0	0	0	0								
Equival. Area	2271.45	2580.2	269.8	984.2	283.1	50.35	56.05	248.9								

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

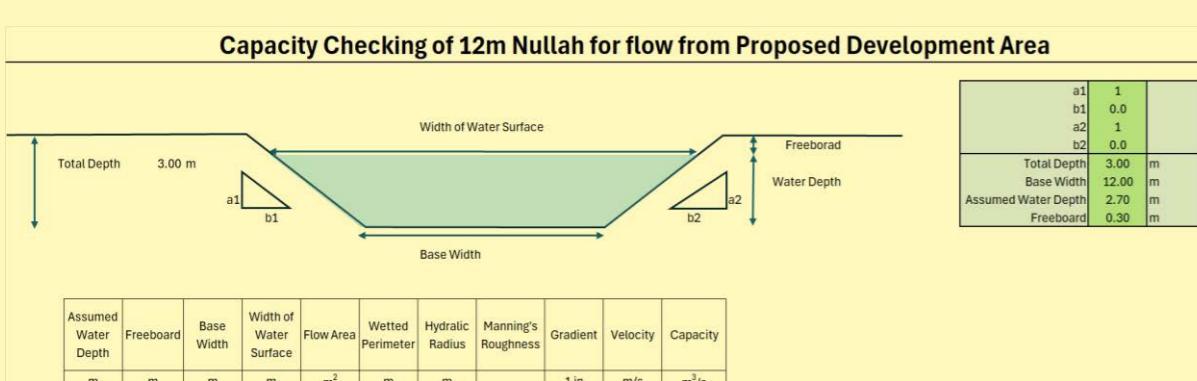
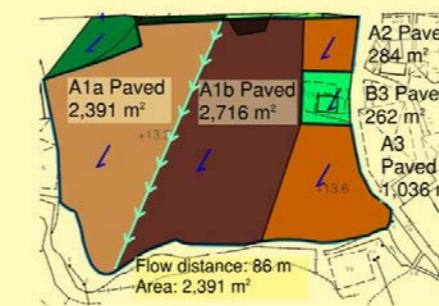
US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s ^{##}	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{##}	Total Discharge m ³ /s	Utilizatio n	Remark
SP01	CP1.01	12.75	13.10	600	200	UC	12.15	12.01	SP	28.1	1.78	0.57	A1a	2271.45	8.80	232	0.146	25.7%	
CP1.01	CP1.02	13.10	13.10	600	300	UC	12.01	11.89	CP	37.2	1.45	0.47	A1a	2271.45	9.06	230	0.15	31.2%	
CP1.02	CP1.03	13.10	13.00	600	200	UC	11.79	11.63	CP	32	1.78	0.57	A1a,B1	2554.55	9.49	227	0.16	28.3%	
CP1.03	CP1.04	13.00	13.10	600	200	UC	11.63	11.59	CP	6.6	1.78	0.57	A1a,B1	2554.55	9.79	225	0.16	28.1%	
CP1.04	Existing 12m Nullah	13.10	13.00	600	100	PIPE	11.18	11.11	CP	7.5	2.81	0.80	A1a,A1b,A2,A3,B1,B2a,B2b,B3	6744.05	10.62	221	0.41	52.0%	
SP02	CP2.01	12.75	13.10	600	200	UC	12.15	11.91	SP	47.1	1.78	0.57	A1b	2580.20	8.80	232	0.17	29.2%	
CP2.01	CP2.02	13.10	13.30	600	200	UC	11.91	11.84	CP	15.4	1.78	0.57	A1b,A3	3564.40	9.24	229	0.23	39.8%	
CP2.02	CP2.03	13.30	13.90	600	200	UC	11.84	11.68	CP	30.7	1.78	0.57	A1b,A3	3564.40	9.39	228	0.23	39.6%	
CP2.03	CP2.04	13.90	13.40	600	200	UC	11.68	11.60	CP	17	1.78	0.57	A1b,A3,B3	3813.30	9.68	226	0.24	42.0%	
CP2.04	CP2.05	13.40	13.60	600	200	UC	11.60	11.51	CP	16.9	1.78	0.57	A1b,A3,B3	3813.30	9.83	225	0.24	41.8%	
CP2.05	CP2.06	13.60	13.60	600	200	UC	11.51	11.44	CP	15.7	1.78	0.57	A1b,A2,A3,B3	4083.10	9.99	224	0.25	44.6%	
CP2.06	CP1.04	13.60	13.10	600	200	UC	11.44	11.18	CP	50.8	1.78	0.57	A1b,A2,A3,B2a,B2b,B3	4189.50	10.14	223	0.26	45.6%	
SP03	CP3.01	13.70	13.80	300	150	UC	13.40	13.30	SP	15.5	1.29	0.10	A2,B2b	325.85	8.80	232	0.02	20.2%	
CP3.01	CP2.05	13.80	13.60	300	150	UC	13.30	13.19	CP	16.4	1.29	0.10	A2,B2b	325.85	9.00	230	0.02	20.1%	
SP04	CP2.06	13.70	13.60	300	150	UC	13.40	13.29	SP	16.6	1.29	0.10	B2b	56.05	8.80	232	0.00	3.5%	
Flow from Development Area												A1a,A1b,A2,A3		6105.65	10.62	221	0.37		

#SP: Start Point

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

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = $(H1-H2)/L \times 100$	to (min) = $0.14465L/(H^{0.2}A^{0.1})$	tc = to + tf
A (m ²)	L (m)	H1 (mPD)	H2 (mPD)			
2391	86	13.3	13.2	0.116	8.8	8.8

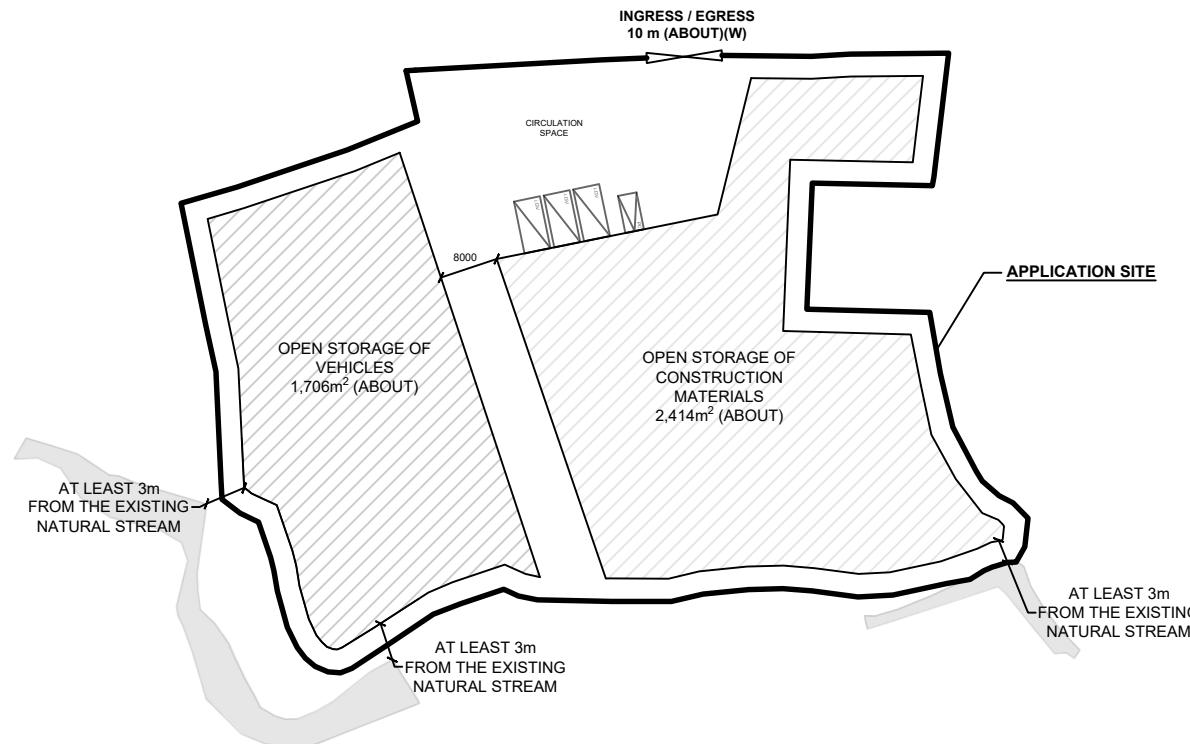
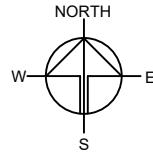


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,427 m ² (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 6,427 m ² (ABOUT)
OPEN STORAGE AREA	: 4,120 m ² (ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY  DATE  11.6.2025
 LT

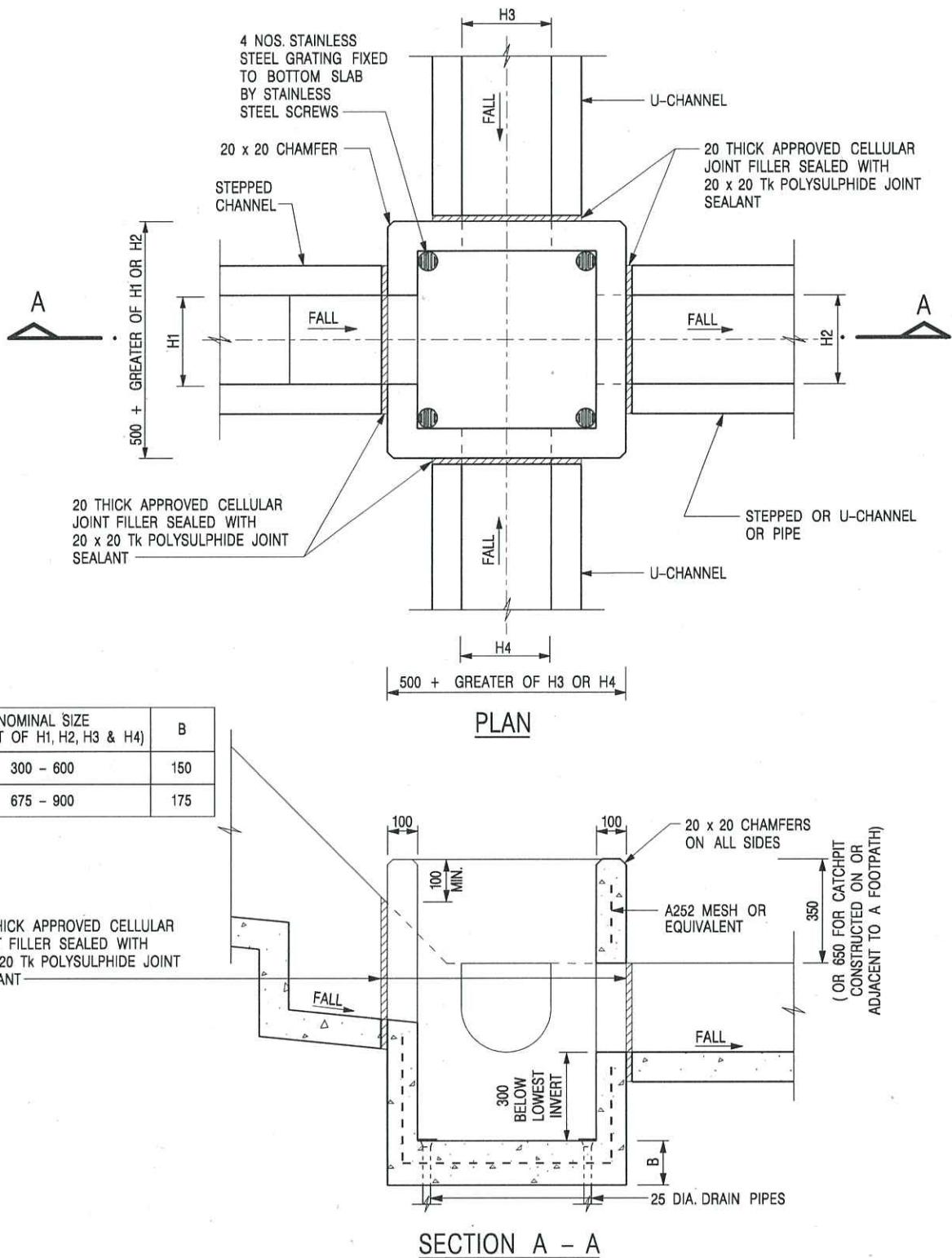
CHECKED BY  DATE

APPROVED BY  DATE

DWG. TITLE
 LAYOUT PLAN

DWG. NO.  PLAN 5 VER.  002

Appendix C - Reference Drawings

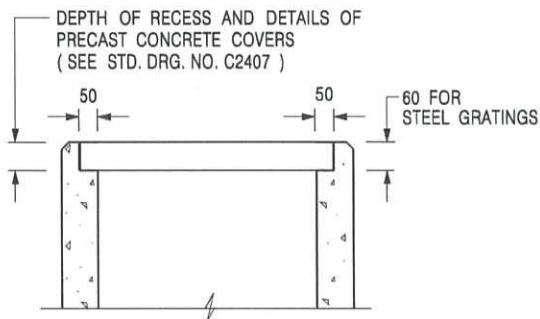


NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

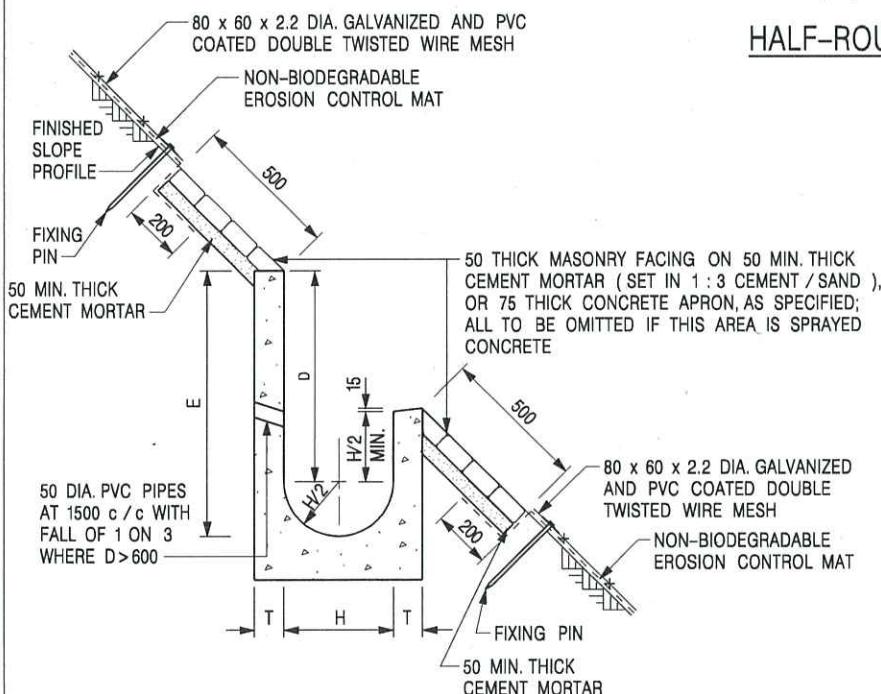
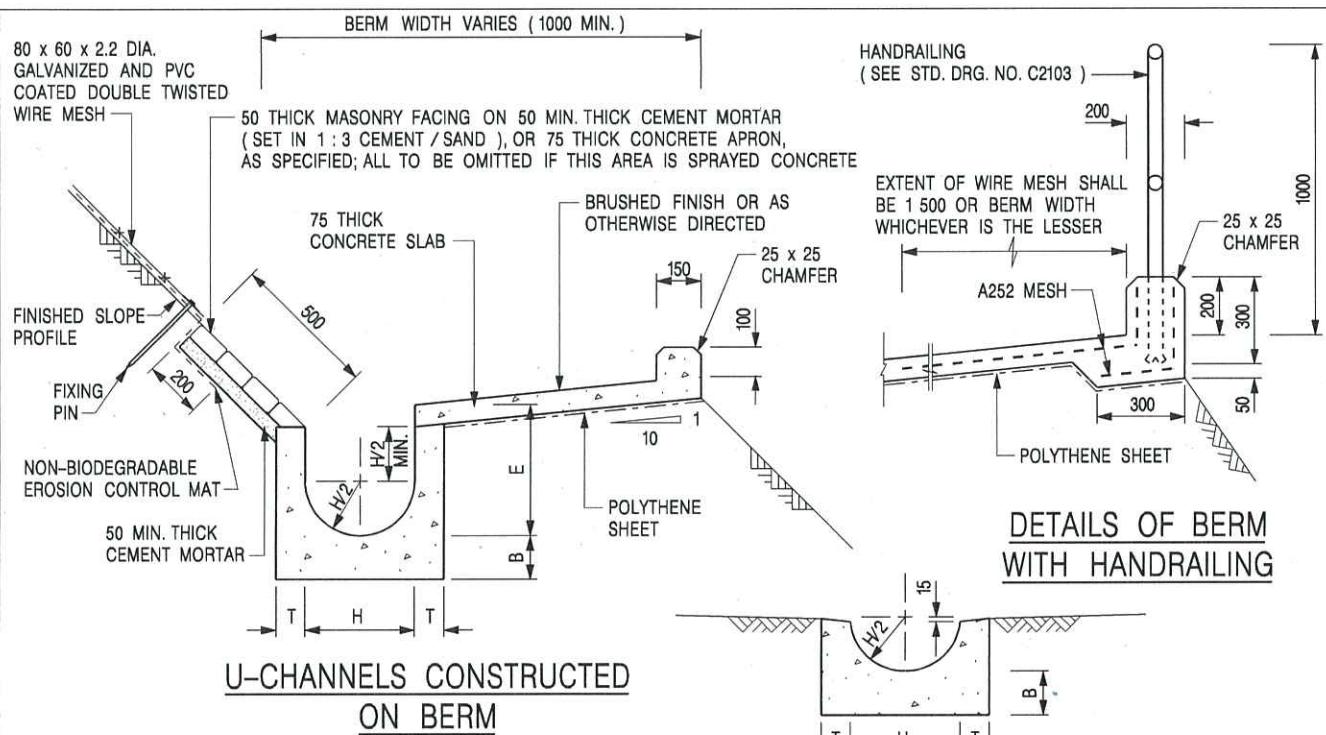


ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CATCHPIT WITH TRAP (SHEET 2 OF 2)		CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1:20		DRAWING NO. C2406 /2A	
DATE JAN 1991		We Engineer Hong Kong's Development	



HALF-ROUND CHANNEL

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

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

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



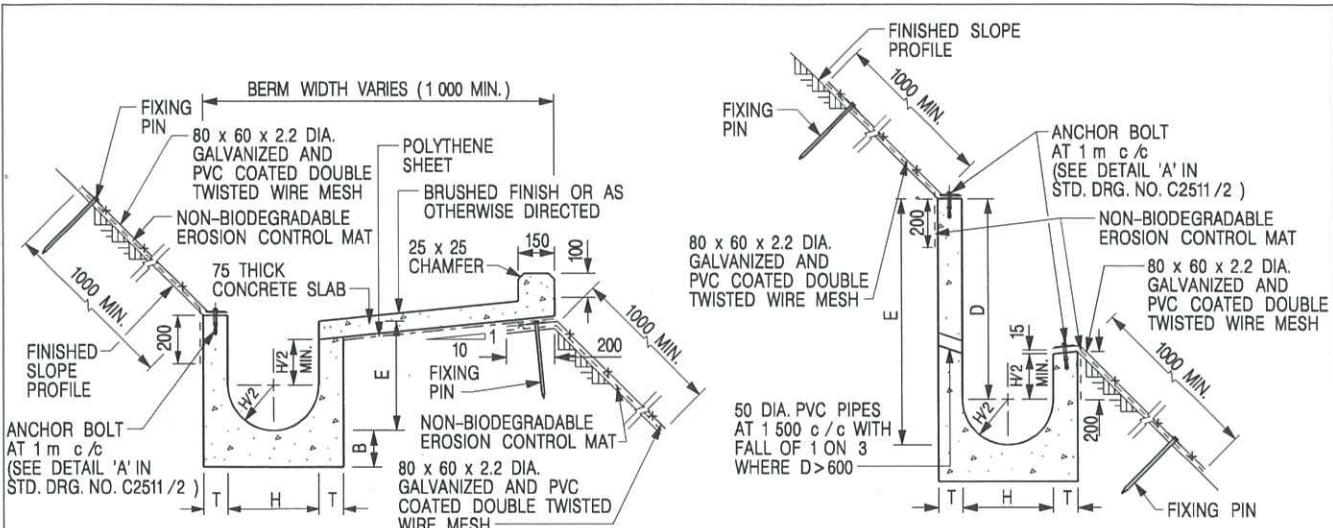
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1:25

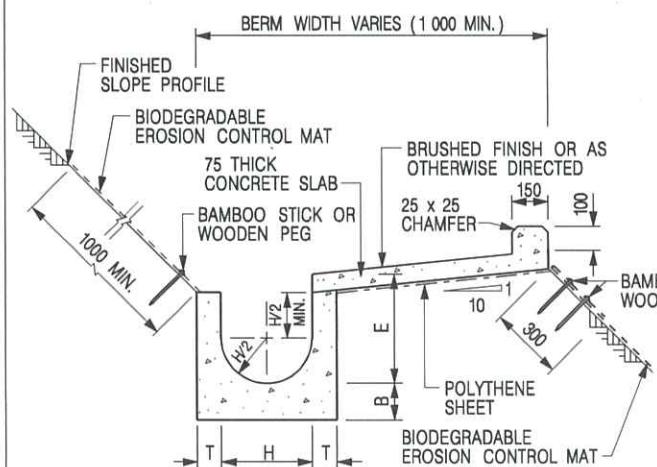
DATE JAN 1991

DRAWING NO.

C24091



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

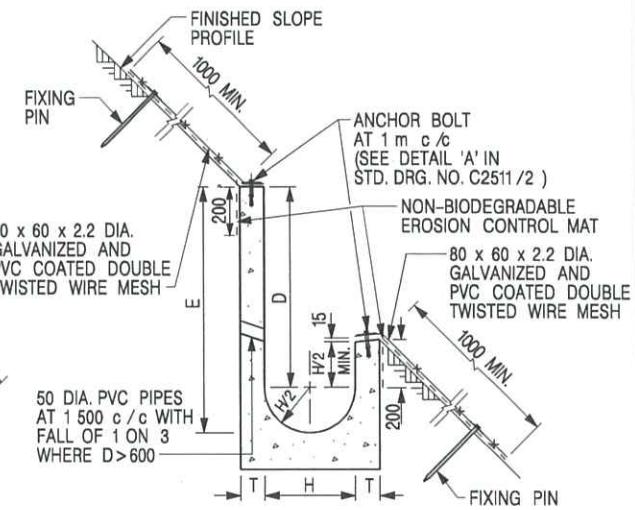


U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

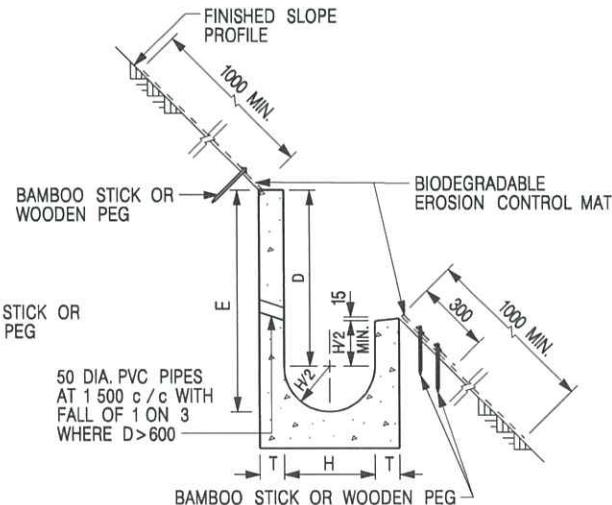
NOTES:

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

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



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



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

- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

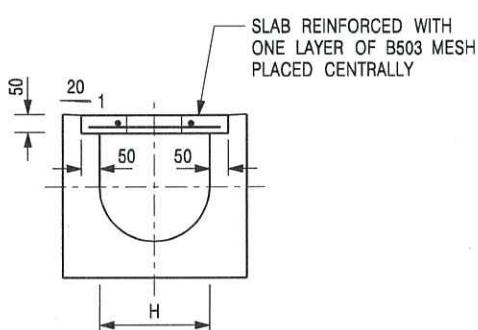
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	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
REF.	REVISION	SIGNATURE	DATE

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

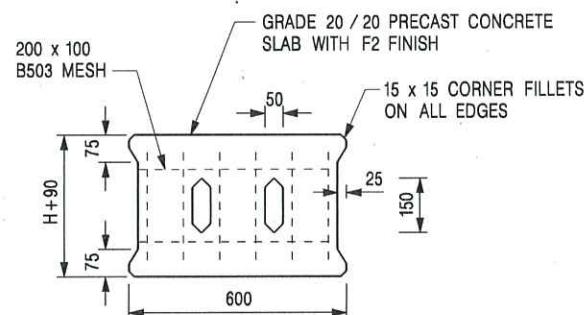
卓越工程 建設香港

CEDD	CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
	SCALE	DIAGRAMMATIC
DATE	DRAWING NO.	
JAN 1991	C24101	

We Engineer Hong Kong's Development



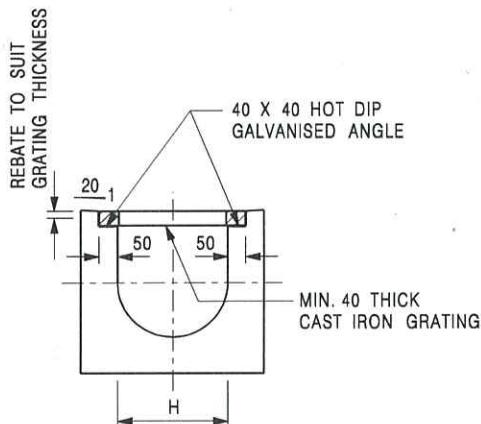
TYPICAL SECTION



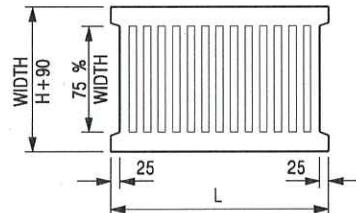
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H \leq 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.

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
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS





PHOTO 1



PHOTO 2

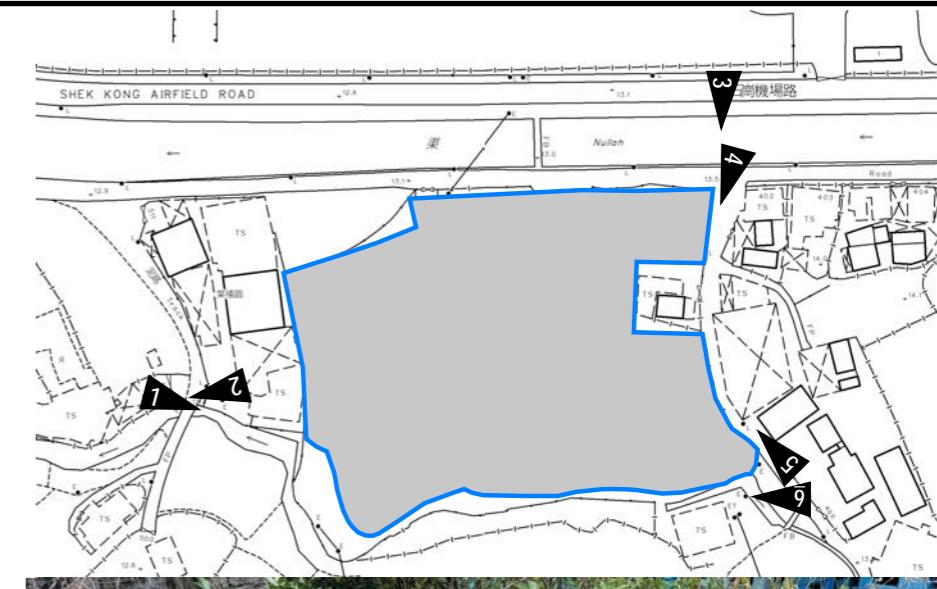


PHOTO 6

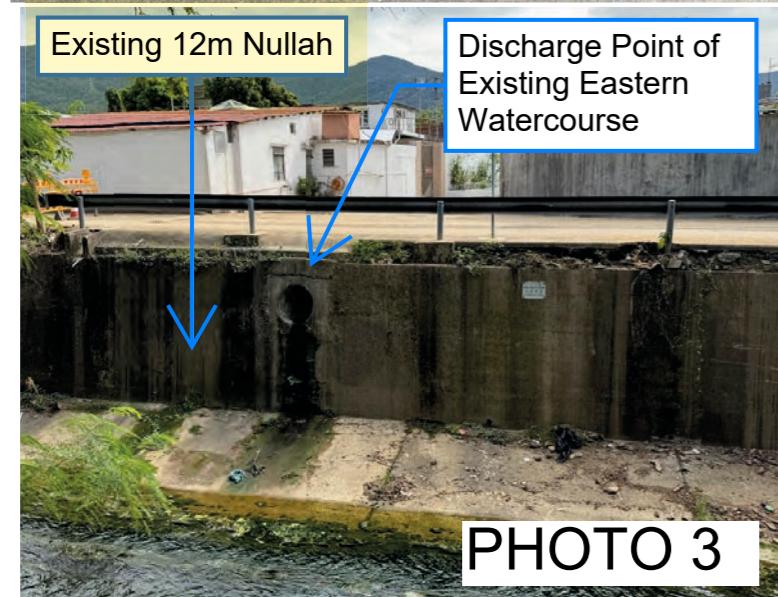


PHOTO 3

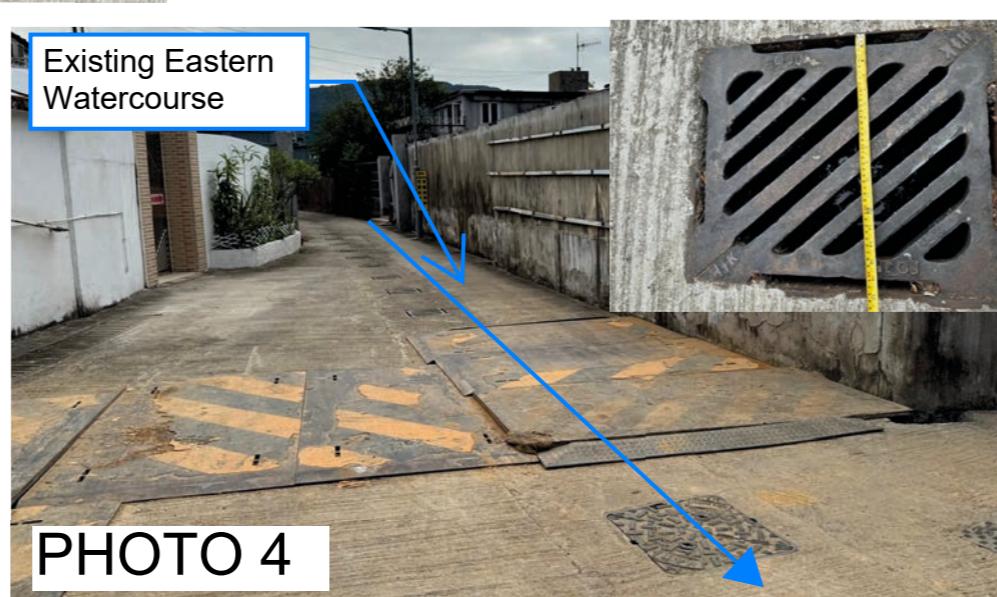


PHOTO 4

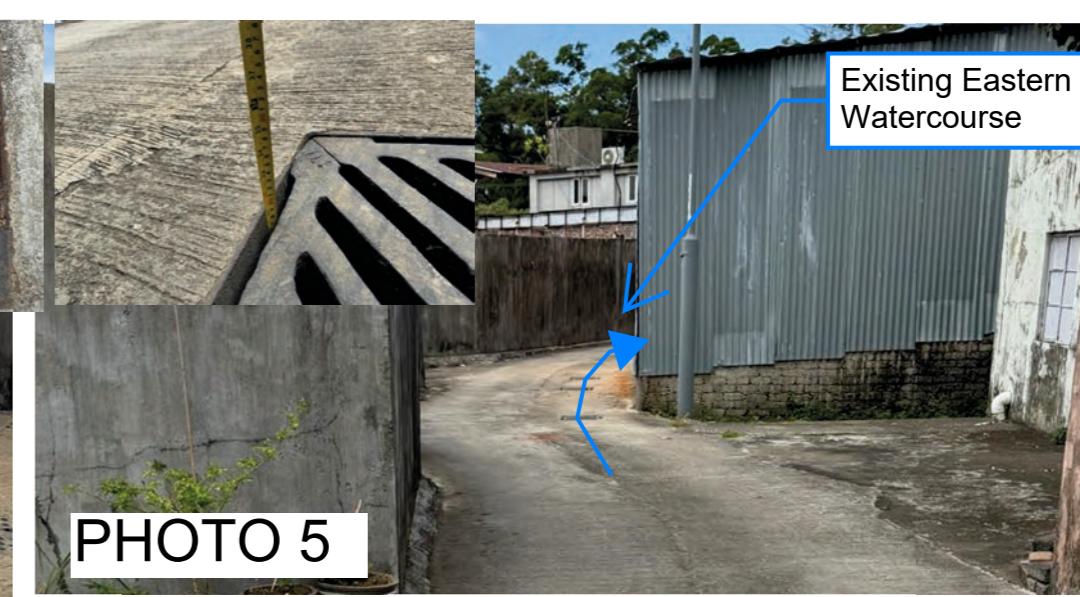


PHOTO 5

PROJECT:
Proposed Temporary Open Storage of Construction Materials and Vehicles
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,

LOCATION:
Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories

SITE PHOTOS

APPENDIX D

VER	DESCRIPTION	DATE
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**Relevant Extracts of 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)**

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, 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 application, 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. 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, 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) 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;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought;
 - (e) 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; and
 - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
 - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
 - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

Previous s.16 Applications Covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office for a Period of Three Years	12.1.2024 [revoked on 12.1.2025]

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-SK/67	Temporary Open Storage of Plastic Materials and Vehicle Parking and Loading/Unloading Activities Ancillary to an Existing Plastic Reprocessing Factory for a Period of 12 Months	4.12.1998 [on review]	(1), (4)
2.	A/YL-SK/180	Temporary Open Storage of Waste Plastic for a Period of Three Years	1.11.2013 [on review]	(1), (2), (3), (4)

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Agriculture” zone. No justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development under application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) in that no previous planning approval had been granted to the Site and there were adverse departmental comments and local objections against the application.
- (3) The development was incompatible with surrounding land uses which were predominantly rural in character.
- (4) The approval of the application would set an undesirable precedent for similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Similar s.16 Applications within the Same “AGR” Zone
in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials for a Period of Three Years and Filling of Land	4.10.2024
2.	A/YL-SK/371	Proposed Temporary Open Storage of Construction Materials, Construction Machineries, Auto Parts and Vehicles with Ancillary Facilities for a Period of Three Years and Associated Filling of Land and Pond	24.1.2025
3.	A/YL-SK/381	Proposed Temporary Open Storage of Vehicles and Vehicle Parts and Vehicle Repair Workshop for a Period of Three Years and Associated Filling of Land	6.12.2024
4.	A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	20.9.2024 [revoked on 20.12.2025]
5.	A/YL-SK/395	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of Three Years and Associated Filling of Land	24.1.2025

Government Bureau/Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 987, 988, 989 and 990 S.C in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- it is noted that no structure is proposed on the Site.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable; and
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal to his satisfaction or of the Town Planning Board.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- based on the applicant's submission, the proposed use would not generate traffic of heavy vehicles and involve dusty operation. According to his review, there is residential structure in the vicinity of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

6. **Archaeological and Built Heritage Aspects**

Comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office, Development Bureau:

- no in-principle objection to the application from archaeological and built heritage conservation perspectives;
- the Site is situated within the Shui Lau Tin Site of Archaeological Interest; and
- advisory comments are at **Appendix V**.

7. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- based on the aerial photo, the Site is located in a rural inland plains landscape character comprising vacant land with/without vegetation, temporary structures and scattered tree groups. The proposed use is not entirely incompatible with the surrounding area; and
- the Site is hard-paved. No existing tree is observed within the Site. Significant adverse landscape impact on existing landscape resources is not anticipated.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application and he has no particular comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site is adjoining a local access road which is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site to Shek Kong Airfield Road, including the local track; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental

legislation;

- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, the applicant shall submit a Declaration Form for the Compliance of Fire Safety Requirements together with relevant FS 251 certificate for approval;
 - (ii) the number of fire extinguishers provided at the Site should refer to Note 2 of the Declaration Form;
 - (iii) if the proposed use will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations (FSIs) to his department for approval;
 - (iv) the submission of a completed Declaration Form alongside valid FS 251 certificate will be considered equivalent to compliance with the relevant approval conditions of submission of a FSIs proposal and the implementation of the FSIs; and
 - (v) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office (AMO), Development Bureau that the applicant shall inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land is proposed in the application. Before any new building works (including containers/open shed 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 BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) 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;
 - (iii) 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 B(P)R at building plan submission stage;
 - (iv) if the existing structure is erected on leased land without prior approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned application;

- (v) 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 BO;
- (vi) 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 B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.

From: [REDACTED]
Sent: 2025-08-19 星期二 03:09:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/426 DD 106 Shek Kong

A/YL-SK/426

Lots 987, 988, 989 (Part) and 990 S.C (Part) in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About 6,427sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and 80 Vehicles / 4 Vehicle Parking

Dear TPB Members,

426 approved 12 Jan 2024, revoked 12 Jan 2025. Claims that the current applicant is not the same is debateable. Footprint has been extended and GL dropped to remove any pressure.

This application does not refer to either drainage or fire conditions?

In addition: Existing Streamcourse

All the proposed works are at least 3m away from the top of the streamcourse. Boundary fencing will be erected along the Site to separate the proposed development and the nearby stream course.

How does a fence protect the stream from the leaching of toxins from the open storage?

Now that approval of brownfield operations is assured, operators do not even have to pretend to have any intention of complying with conditions.

Mary Mulvihill.

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 21 September 2023 3:24 AM HKT
Subject: A/YL-SK/350 DD 106 Shek Kong

A/YL-SK/350

Lots 987 and 988 in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About 4,940.3sq.m Includes Government Land of about 58.1sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 2 Vehicle Parking

Dear TPB Members,

The site was rejected on appeal for open storage a decade ago but the operation was not terminated.

This appears to be one of the many examples of unapproved use that was not dealt with in a timely manner.

Members should ask if any enforcement action was in fact undertaken.

Unapproved use should not be legitimized.

Mary Mulvihill