

2025年 9月 1 0日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TYST/1334A

This document is received on 2025-09-10
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

2501800 2025.8.8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-TSST/1334
	Date Received 收到日期	2025-09-10

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

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)

Cosmos Gem Limited (金信寶有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.
(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 26,400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,782.5 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) 1,916 sq.m 平方米 <input checked="" 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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Undetermined' ("U") & 'Residential (Group C)' ("R(C)")
(f) Current use(s) 現時用途	Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

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

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

(b) The applicant 申請人 -

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

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

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

- has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- published notices in local newspapers on 1/8/2025 (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 _____ (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 19/8/2025 (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
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/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
 Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop 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
 year(s) 年 3
 month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	22,989	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,411	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	38		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 3,782.5	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 3,782.5	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)
 Please refer to Table 1

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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	9 spaces of 7m x 3.5m (MGV & HGV)
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 5:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <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))</p> <p>Kung Um Road</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>No 否 <input type="checkbox"/></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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></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>Yes 是 <input 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 type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 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>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<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> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <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。

1. In view of that land resumption has been taken within the application site and there is a change of proposed site boundary, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to nine planning permissions since 1998 for similar open storage use. Ancillary workshop has been approved in the last two planning permissions No. A/YL-TYST/1003 and 1213.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because the site is subject to previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. Significant portion of the site is being occupied for open storage use. The ancillary workshop occupies a minor portion of the site.
8. Shortage of land for port back-up purpose in Tong Yan San Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is operated outside the sensitive hours. The ancillary workshop will be carried out under covered structures.
12. Insignificant drainage impact because the applicant has submitted drainage impact assessment for A/YL-TYST/1003 and the implementation has been carried out satisfactorily.
13. The site is intended for storage of used electrical appliances, construction machinery and materials such as concrete pipes, elevated platform, excavators and alike and also recycling materials including plastic and metal.
14. The ancillary workshop includes collection, compaction, packaging and sorting of plastic and metal.
15. No storage and washing of plastic bottles and handling of electronic or computer waste will be carried out at the application site.
16. No storage and handling of used electrical appliances and cutting, sorting and packaging of recycling materials will be carried out at the open areas within the application site.
17. All the existing trees will be maintained in good condition.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



Applicant 申請人 / Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

1/8/2025

(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

- 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。
- 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。
- 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 deposited 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存放於規劃署規畫資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.
Site area 地盤面積	26,400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,916 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning 地帶	'Undetermined' ("U") & 'Residential (Group C)' ("R(C)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,782.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.143 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	38	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	9	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		12.92 %	<input checked="" 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		0
	Private Car Parking Spaces 私家車車位		0
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
NA			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			9
Taxi Spaces 的士車位			0
Coach Spaces 旅遊巴車位			0
Light Goods Vehicle Spaces 輕型貨車車位			0
Medium Goods Vehicle Spaces 中型貨車車位			9 (MGV & HGV)
Heavy Goods Vehicle Spaces 重型貨車車位			0
Others (Please Specify) 其他 (請列明)			
NA			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Site plan, proposed land use plan and drainage layout		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Estimated traffic generation		
<hr/>		
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。

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years

at

Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is accessible via a vehicular access leading from Kung Um Road. Having mentioned that the site is intended for open storage with ancillary workshop only, traffic generated by the proposed development is not significant
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium/heavy goods vehicle	2.25	2.25	0	0

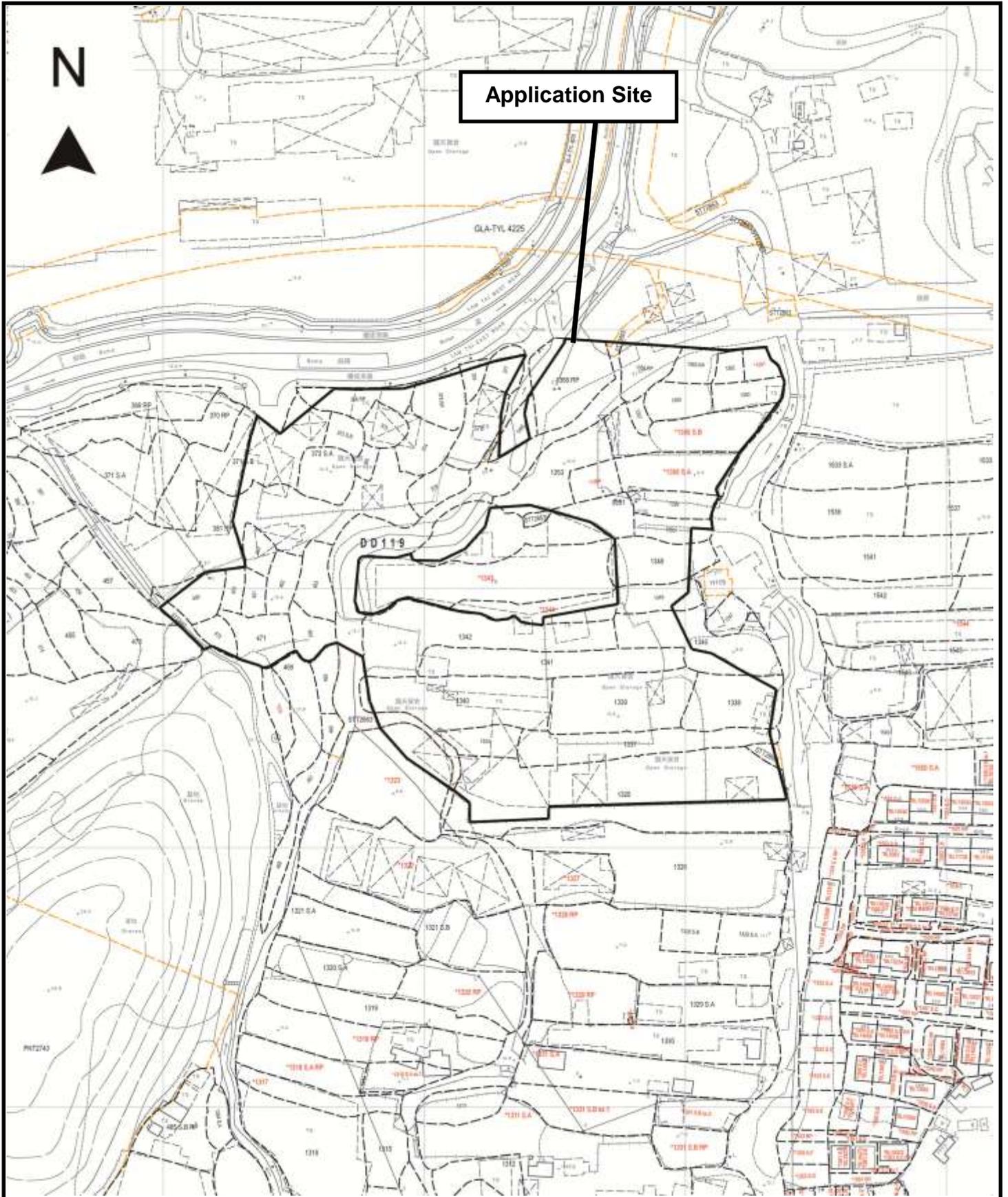
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mon days to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

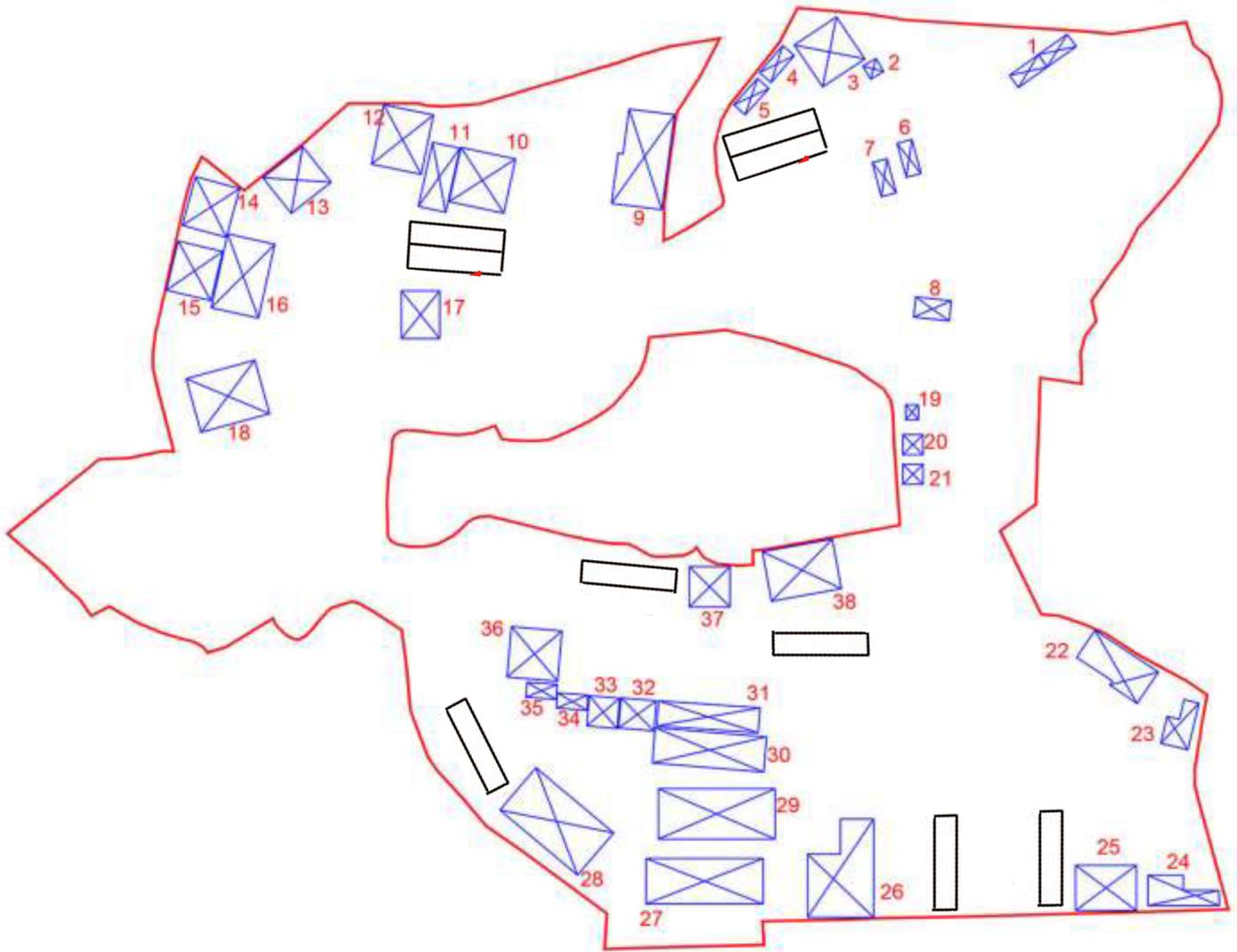
- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road especially that the application site is not a green site development. It is subject to nine previous planning permissions since 1998 approved for similar use.

- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the warehouse and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



<p>Project 項目名稱: Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 & Adjoining Government Land, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Site Plan</p>	<p>Remarks 備註:</p>
<p>Drawing No. 圖號: Figure 1</p>	<p>Scale 比例: 1:2000</p>	

N



Project 項目名稱:

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 & Adjoining Government Land, Yuen Long, N.T.

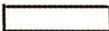
Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

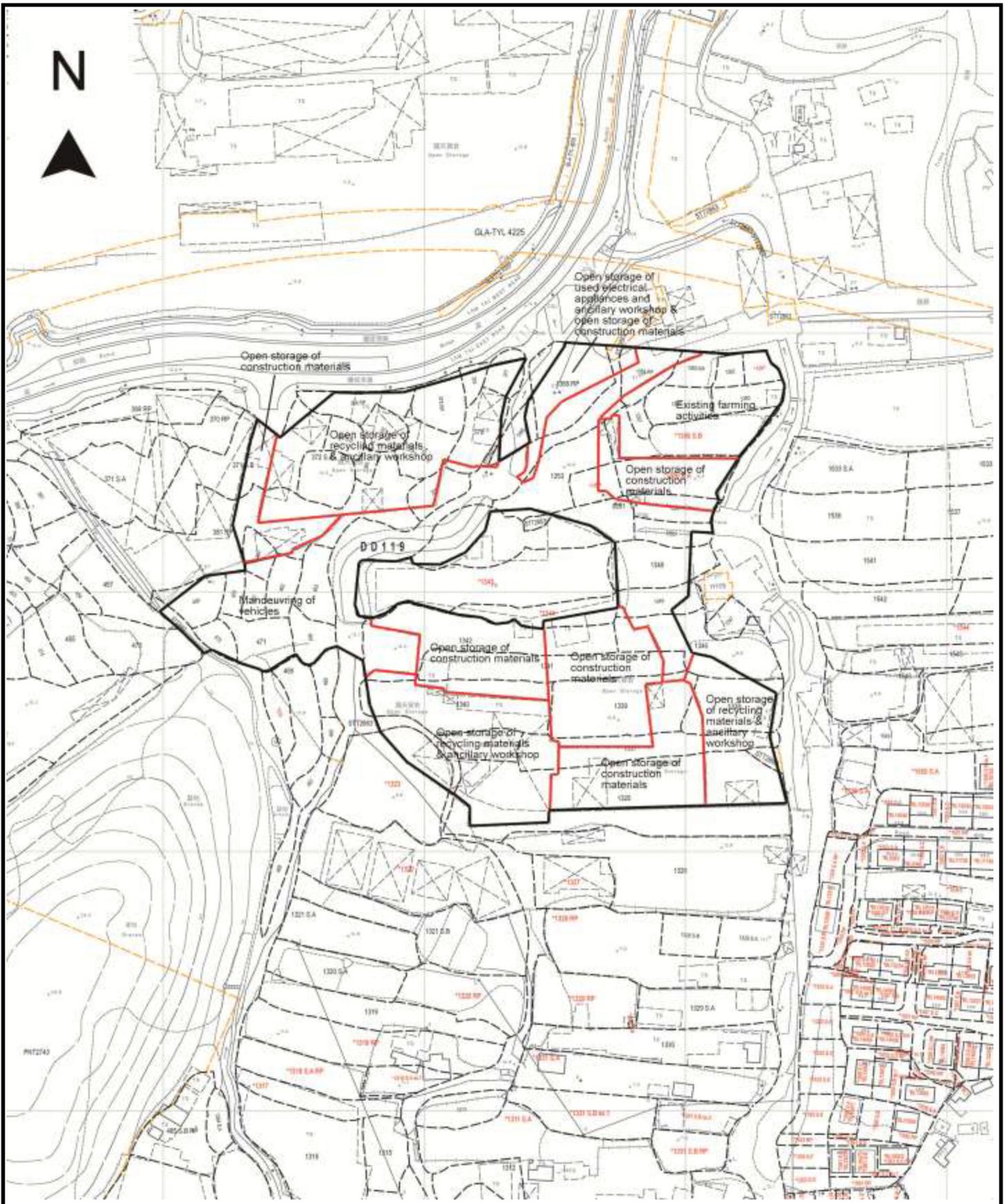
Figure 2

Remarks 備註:

 11m x 3.5m loading/unloading space for medium/heavy goods vehicle

Scale 比例:

1:1500



Project 項目名稱:

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 & Adjoining Government Land, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Use Plan

Drawing No. 圖號:

Figure 3

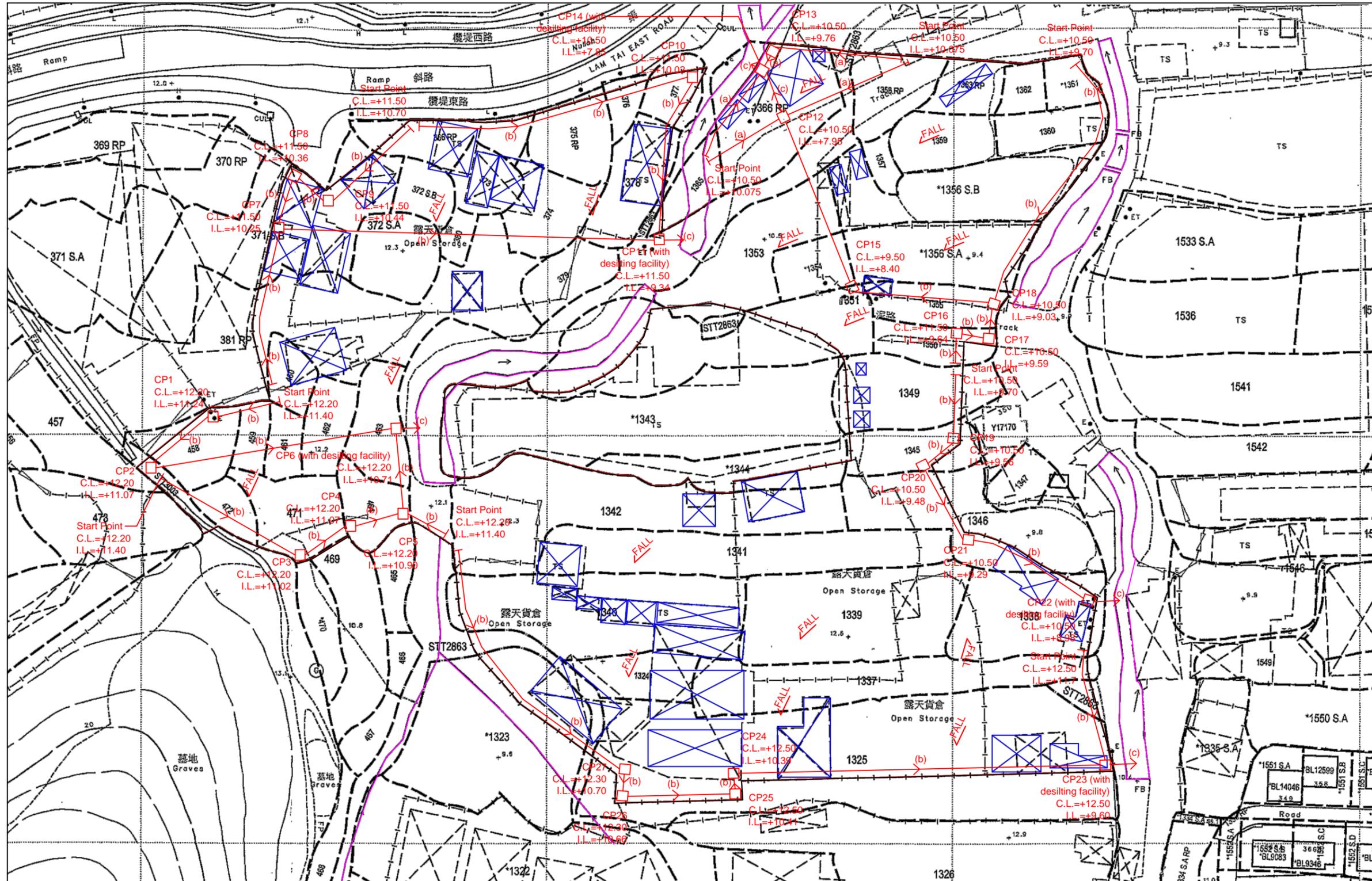
Remarks 備註:

Scale 比例:

1:2000

Table 1: Details of structures at the application site

Structure	Proposed use	GFA (m ²)	Covered area (m ²)	Height (m)	No. of storey
1	Guard room & Meter room	42	42	4	1
2	meter room	9	9	3	1
3	workshop	100	100	9	1
4	Site office	21	21	4	1
5	Site office	21	21	4	1
6	storage	21	21	4	1
7	storage	21	21	4	1
8	Storage	28	28	4	1
9	workshop	181	181	9	1
10	workshop	121	121	9	1
11	Site office	143	71.5	7	2
12	workshop	120	120	9	1
13	workshop	90	90	9	1
14	workshop	90	90	9	1
15	workshop	90	90	9	1
16	workshop	143	143	9	1
17	Storage	150	150	6	1
18	Site office & workshop	154	154	9	1
19	meter room	7.5	7.5	4	1
20	meter room	16	16	4	1
21	Pump room	16	16	4	1
22	Site office & workshop	208	104	8	2
23	Storage	143	143	9	1
24	workshop	6	6	4	1
25	workshop	108	108	9	1
26	workshop	208	208	9	1
27	workshop	207	207	9	1
28	workshop	220	220	9	1
29	workshop	230	230	9	1
30	workshop	154	154	9	1
31	workshop	100	100	9	1
32	Site office & workshop	84	42	9	2
33	Site office & workshop	72	36	9	2
34	workshop	18	18	9	1
35	Staff break room	36	18	9	2
36	Site office & storage	200	100	9	2
37	workshop	64	64	9	1
38	workshop	140	140	9	1
Total		3,782.5	3,411		



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14, CP22 & CP23) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected.

Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(Application No.:)

Title:
 Drainage Proposal - LAYOUT

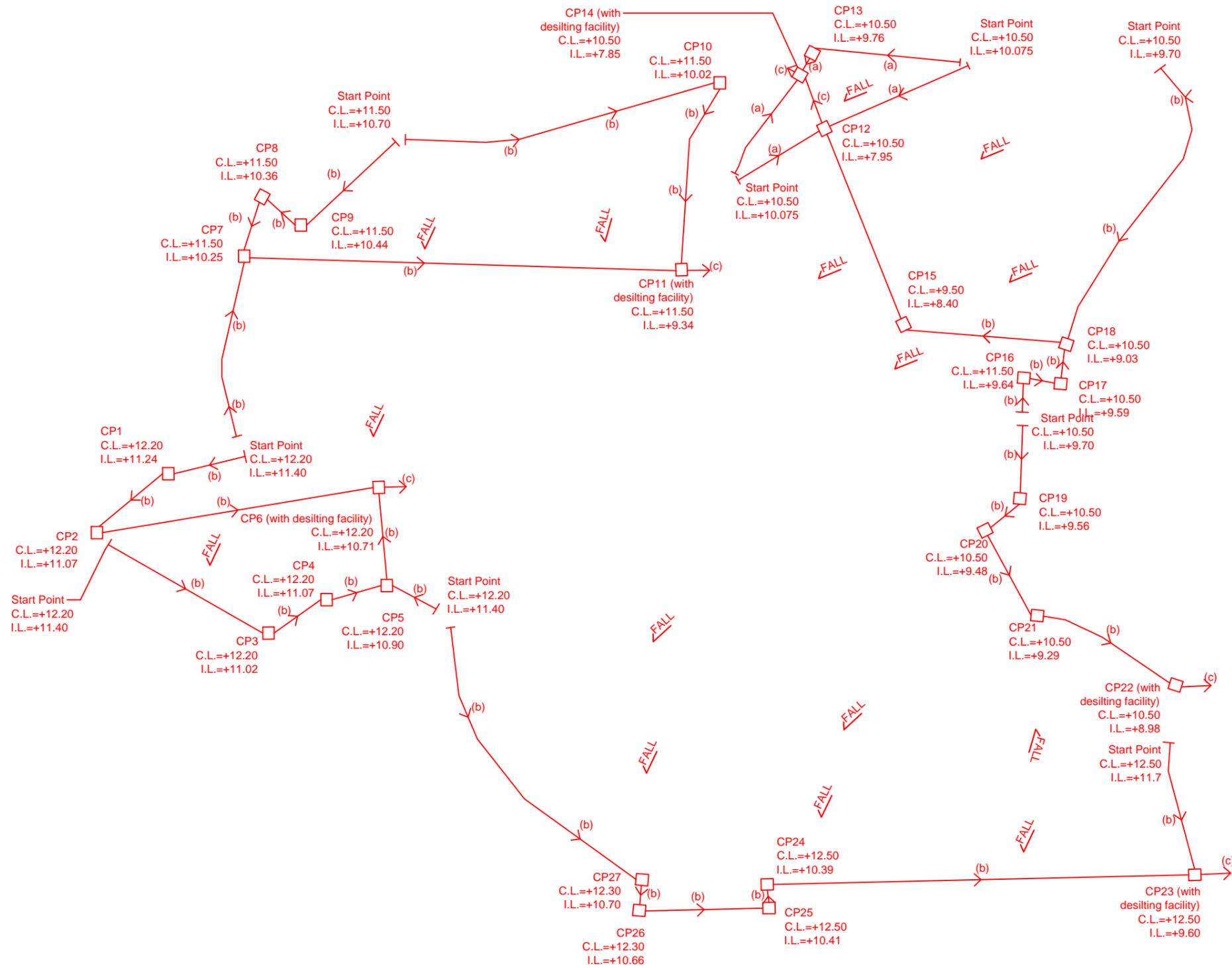
Drawn by:
 DM

Check by:
 DM

Date:
 5-7-2025

Drawing No.:
 D01

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

- Note:**
1. Catchpits (CP6, CP11, CP14 CP22 & CP23) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. Open-bottom Type Fence Wall to be erected..

Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Title:
 Drainage Proposal - LAYOUT
 (without base map)

Drawn by:
 DM

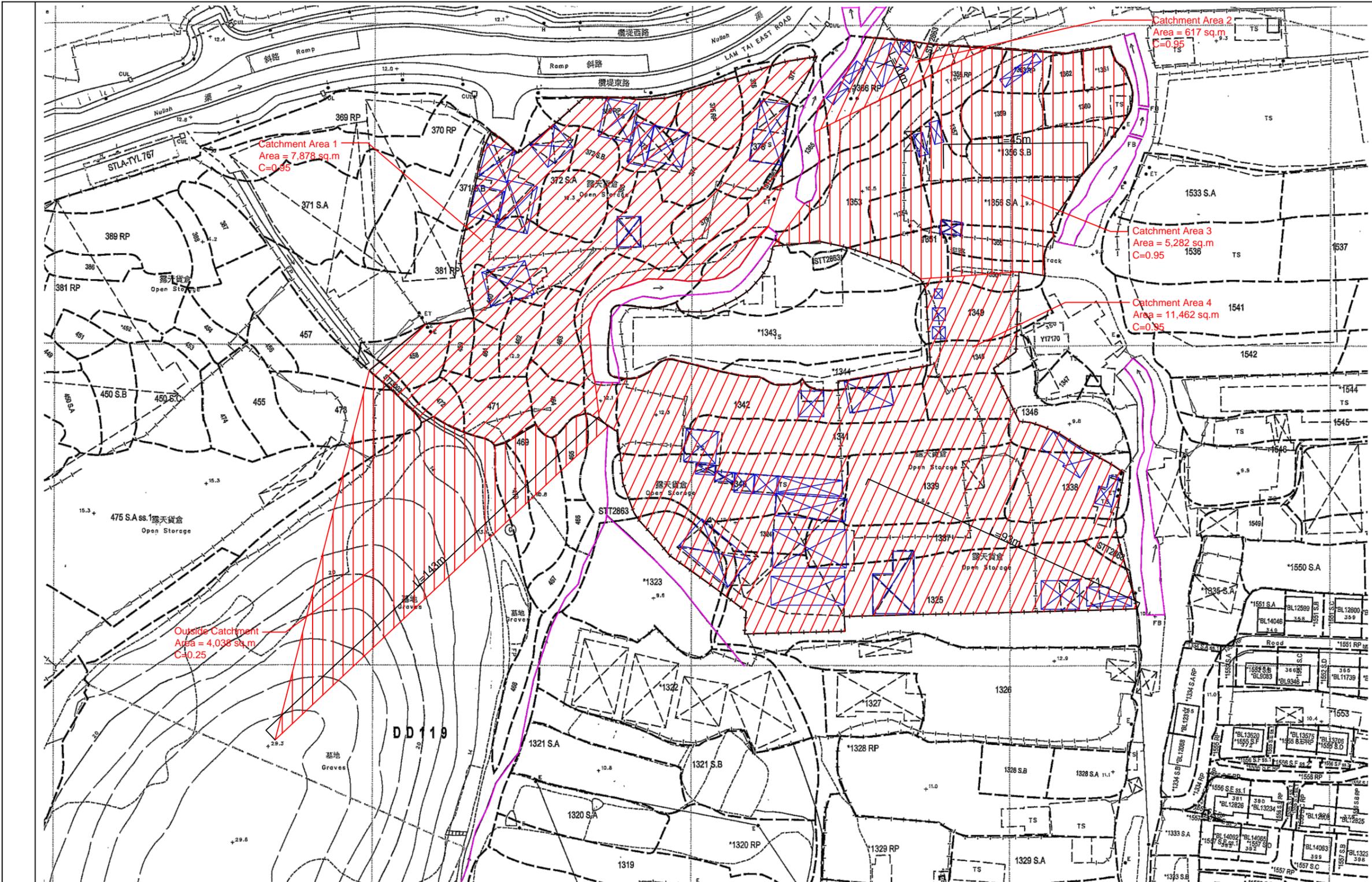
Date:
 5-7-2025

Check by:
 DM

Drawing No:
 D02

(Application No.:)

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14 CP22 & CP23) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..

Project:
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

(Application No.:)

Title:
 Drainage Proposal - Catchment Area Plan

Drawn by:
 DM

Check by:
 DM

Date:
 5-7-2025

Drawing No.:
 D03

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY

Catchment Area 1, Area	=	7878	m ²	(C= 0.95)
Catchment Area 2, Area	=	617	m ²	(C= 0.95)
Catchment Area 3, Area	=	5282	m ²	(C= 0.95)
Catchment Area 4, Area	=	11462	m ²	(C= 0.95)
Outside Catchment Area 1, Area	=	4038	m ²	(C= 0.25)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside catchment area 1, Catchment Area 1 + outside catchment area

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 7878+4038 \quad \text{m}^2$$

$$= 11916$$

$$= 0.011916 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 143 / 1^{0.2} * 11916^{0.1}$$

$$= 8.092 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (8.092+3.29)^{0.355}$$

$$= 236.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.25 * 236.9 * 0.004038 + 0.278 * 0.95 * 236.9 * 0.007878$

$$= 0.5593 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{33556} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 2, Catchment Area 2

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 617 \quad \text{m}^2$$

$$= 0.000617 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 617^{0.1}$$

$$= 0.761 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (0.761+3.29)^{0.355}$$

$$= 341.8 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 341.8 * 0.000617$

$$= 0.0557 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{3342} \quad \text{lit/min}$$

Provide 375UC (1:100) is OK

For the design of drains inside catchment area 3, Catchment Area 3

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 5282 \quad \text{m}^2$$

$$= 0.005282 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 45 / 1^{0.2} * 5282^{0.1}$$

$$= 2.762 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (2.762+3.29)^{0.355}$$

$$= 296.4 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 296.4 * 0.005282$

$$= 0.4135 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{24807} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 4, Catchment Area 4

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 11462 \quad \text{m}^2$$

$$= 0.011462 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 93 / 1^{0.2} * 11462^{0.1}$$

$$= 5.283 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (5.283+3.29)^{0.355}$$

$$= 261.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 261.9 * 0.011462$

$$= 0.7929 \quad \text{m}^3/\text{sec}$$

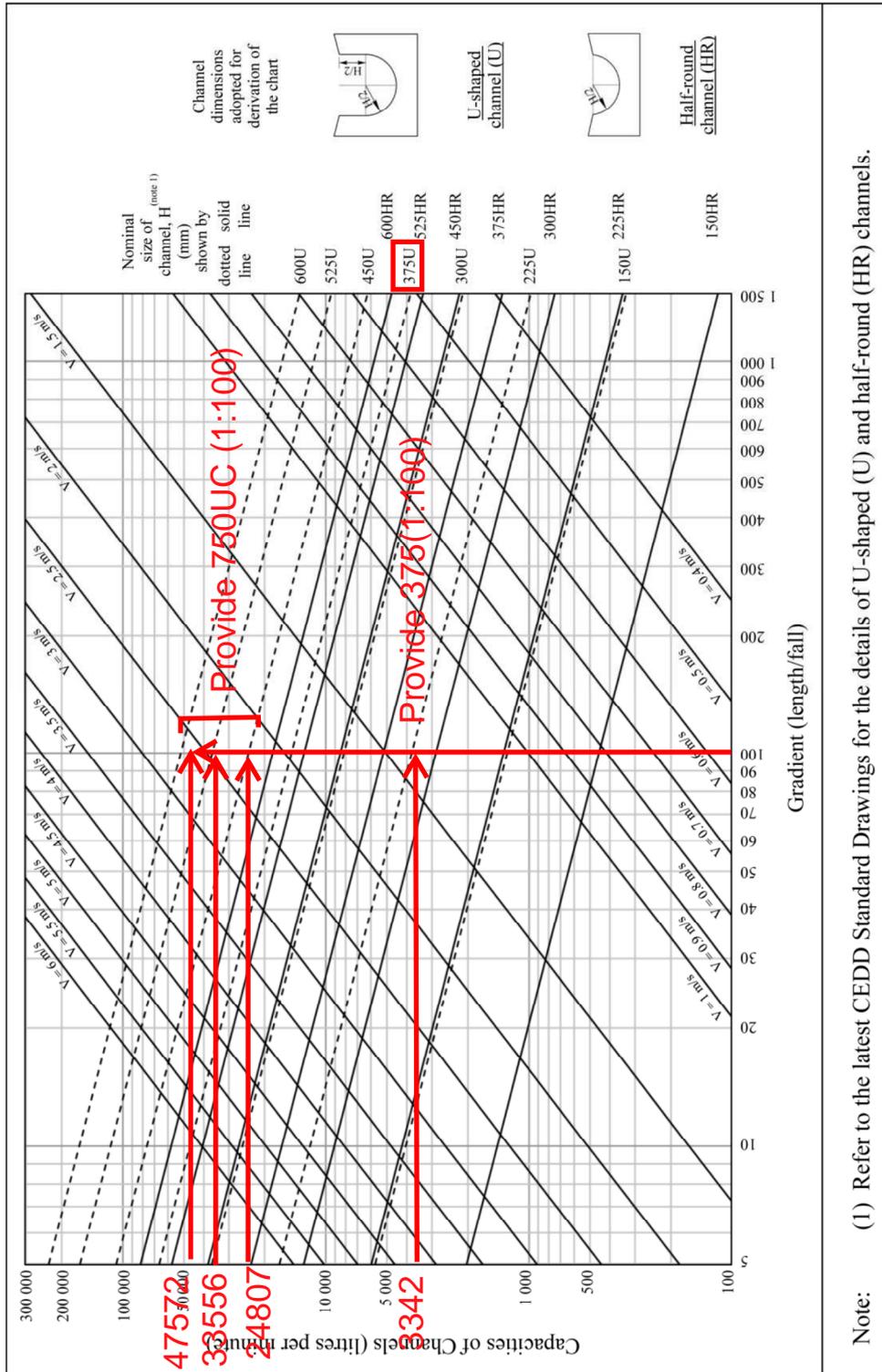
$$= \mathbf{47572} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 750mm dia. Pipes by Colebrook-White Equation

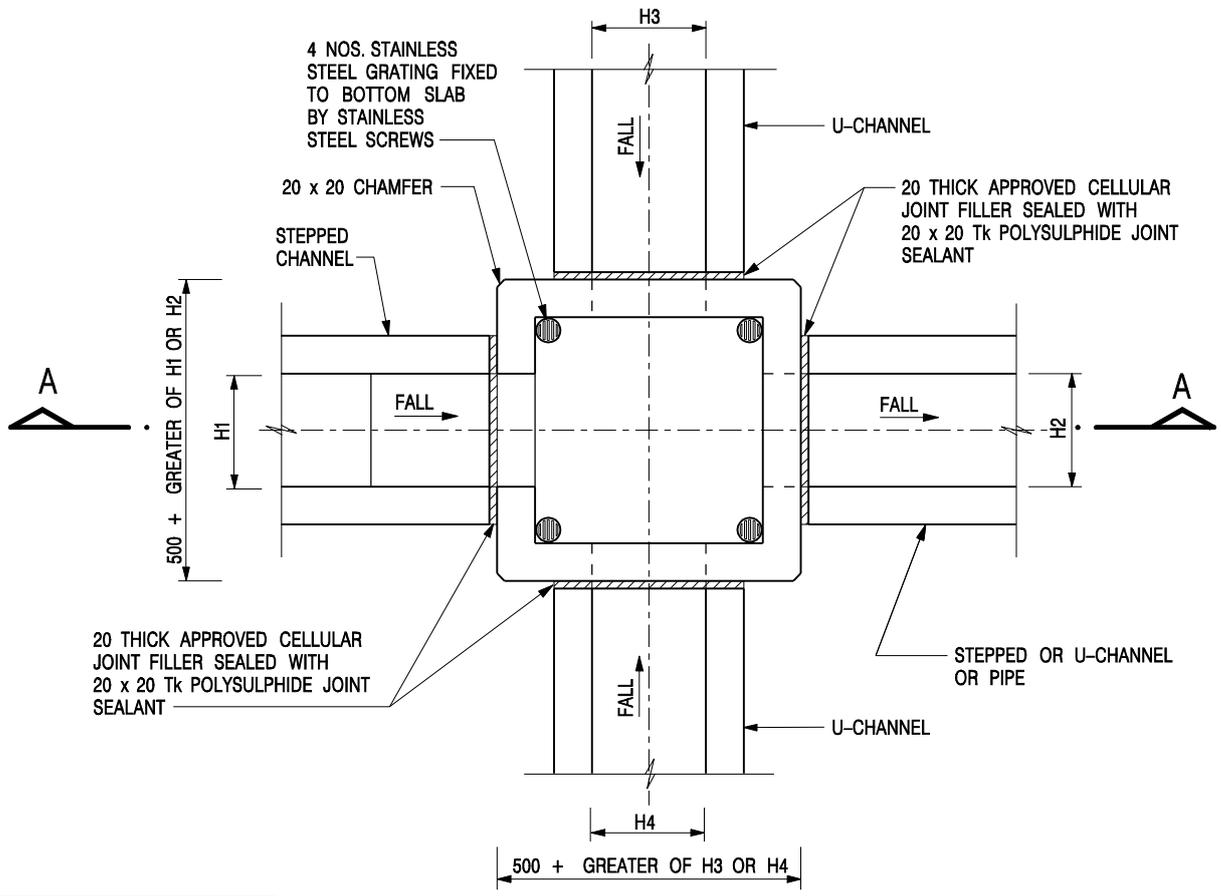
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

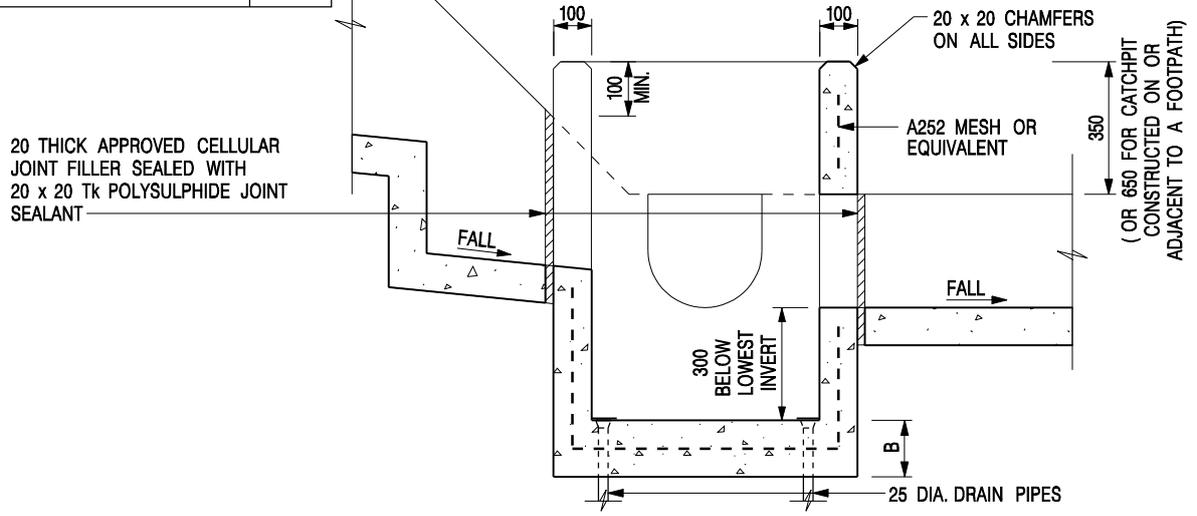
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.75	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.006667	hydraulic gradient

Therefore, design V of pipe capacity = 2.6177 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.925	m ³ /s	
= 55511	lit/min	
> 47572	lit/min	Ok



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



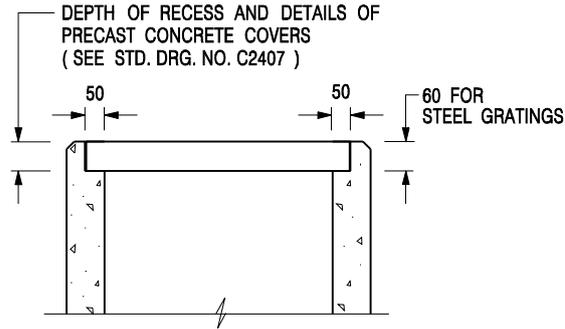
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**



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

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
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	

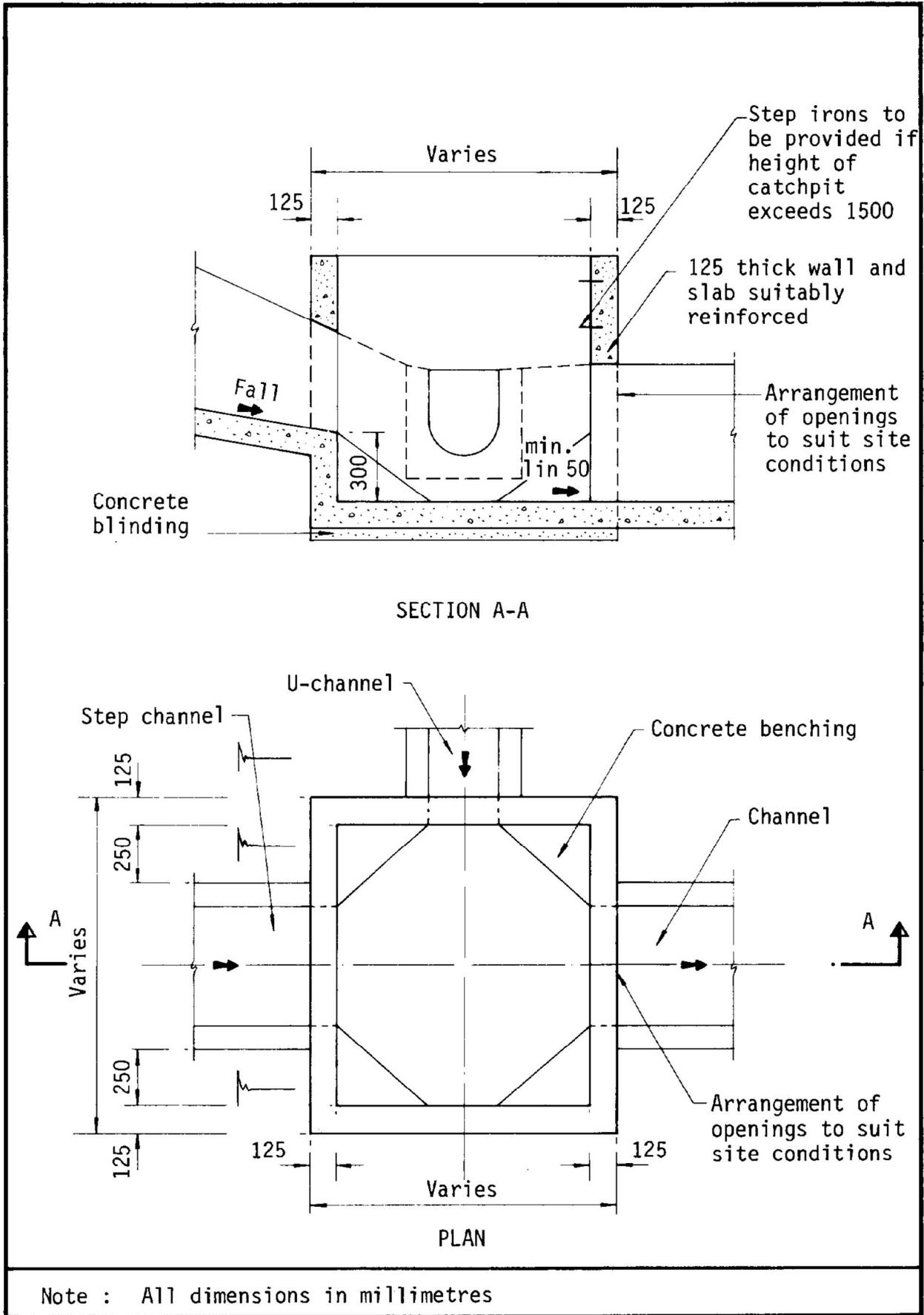
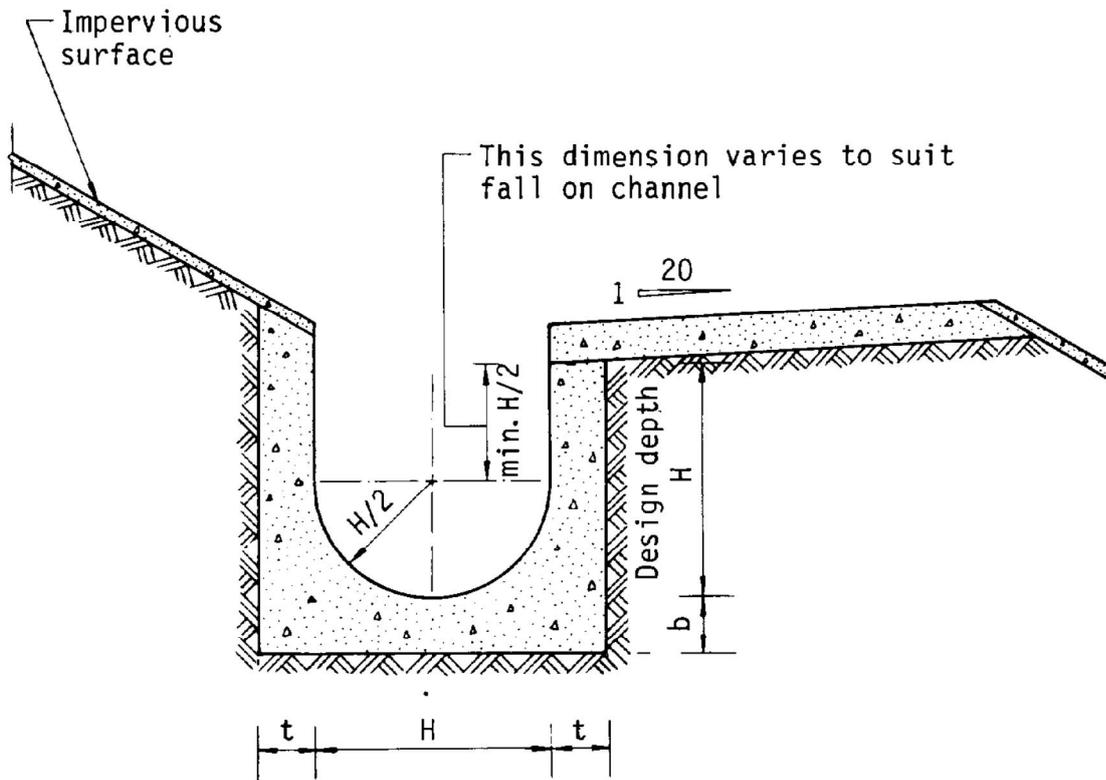


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Date: 17 October 2025

TPB Ref.: A/YL-TYST/1334

By Email

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

Dear Sir,

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.

We are glad to submit the FSI plan and the vehicular access plan with ingress/egress herewith in support of the captioned application. The applicant failed to comply with the FSI proposal for the last planning permission No. A/YL-TYST/1213 because there were changes in the location and number of temporary structures in the approved layout so that a fresh planning application is submitted for the consideration of the Town Planning Board.

Our response to the comments of the DEP is shown below:

DEP's comments	Applicant's response
(a) Clarify whether the workshop activities under the proposed use will involve any burning or melting of recyclable materials.	The workshop activities under the proposed use will not involve any burning or melting of recyclable materials.
(b) Confirm whether all workshop activities will be conducted within solid structures equipped with a mechanical ventilation system. If affirmative, please advise whether	All workshop activities will be conducted within solid structures equipped with a mechanical ventilation system. The exhaust outlet of the mechanical ventilation system is located

the exhaust outlet of the mechanical ventilation system is located as far as practicable from the nearby sensitive uses.

as far as practicable from the nearby sensitive uses.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

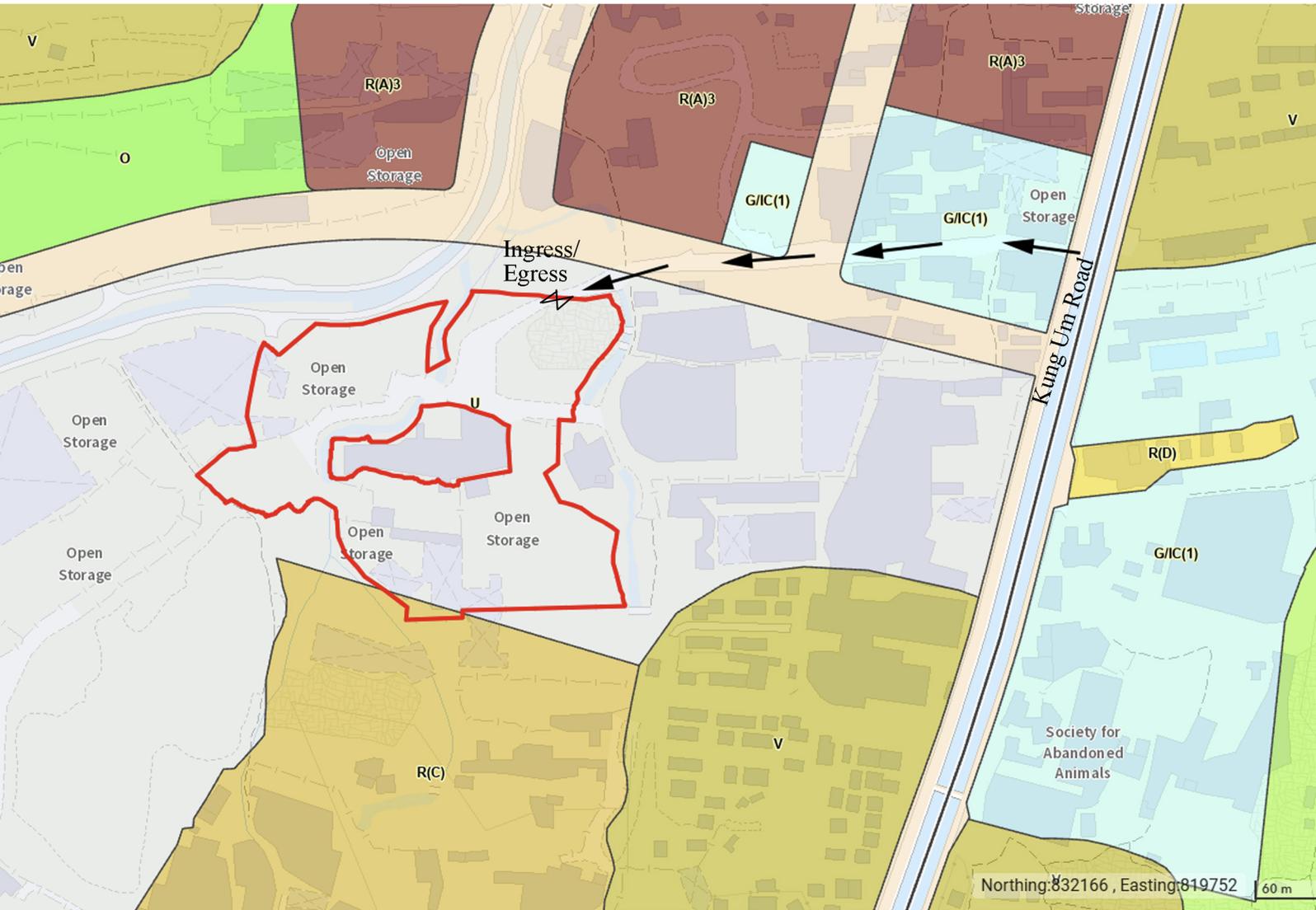
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email

N



Vehicular access plan

→ Vehicular access leading from Kung Um Road

F.S. NOTES:

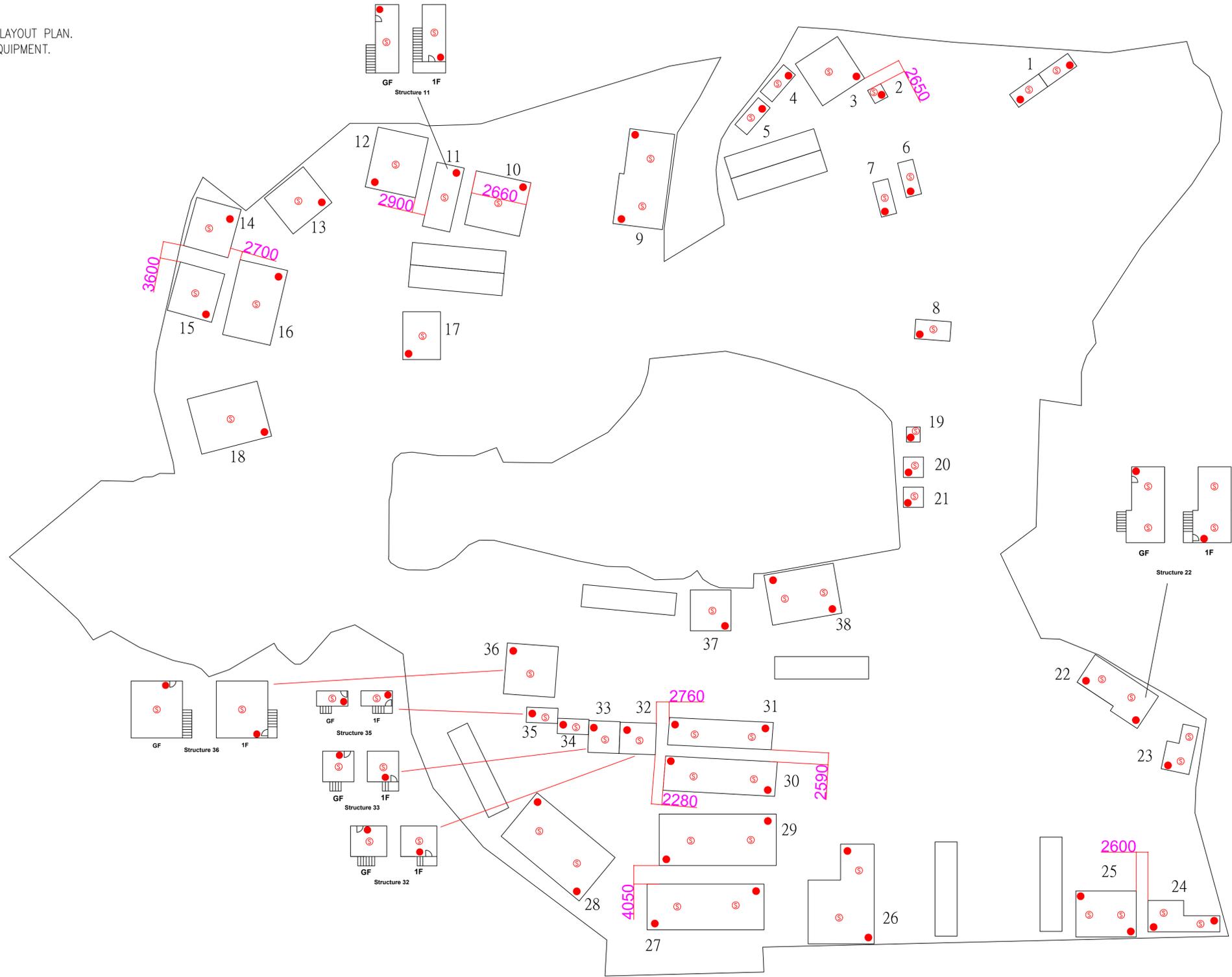
- 1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 2 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

LEGEND

- 5KG DRY POWDER FIRE EXTINGUISHER
- S STAND ALONE BATTERY TYPE SMOKE DETECTOR

Table 1: Details of structures at the application site

Structure	Proposed use	GFA (m ²)	Covered area (m ²)	Height (m)	No. of storey
1	Guard room & Meter room	42	42	4	1
2	meter room	9	9	3	1
3	workshop	100	100	9	1
4	Site office	21	21	4	1
5	Site office	21	21	4	1
6	storage	21	21	4	1
7	storage	21	21	4	1
8	Storage	28	28	4	1
9	workshop	181	181	9	1
10	workshop	121	121	9	1
11	Site office	143	71.5	7	2
12	workshop	120	120	9	1
13	workshop	90	90	9	1
14	workshop	90	90	9	1
15	workshop	90	90	9	1
16	workshop	143	143	9	1
17	Storage	150	150	6	1
18	Site office & workshop	154	154	9	1
19	meter room	7.5	7.5	4	1
20	meter room	16	16	4	1
21	Storage	16	16	4	1
22	Site office & workshop	208	104	8	2
23	Storage	143	143	9	1
24	workshop	6	6	4	1
25	workshop	108	108	9	1
26	workshop	208	208	9	1
27	workshop	207	207	9	1
28	workshop	220	220	9	1
29	workshop	230	230	9	1
30	workshop	154	154	9	1
31	workshop	100	100	9	1
32	Site office & workshop	84	42	9	2
33	Site office & workshop	72	36	9	2
34	workshop	18	18	9	1
35	Staff break room	36	18	9	2
36	Site office & storage	200	100	9	2
37	workshop	64	64	9	1
38	workshop	140	140	9	1
Total		3,782.5	3,411		



PROJECT :
Proposed Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Yuen Long, N.T.

DRAWING TITLE :
F.S. Notes, Legend, Fire Service Installation Layout Plan

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :
Century Fire Service Engineering Co., Ltd.

	NAME	DATE
DRAWN BY	C.K.NG	15 Oct 2025
CHECKED BY		
APPROVED BY		

DRAWING NO :	REV.
FS-01	0
SCALE : 1:500 (A1)	
SOURCE : B.O.O. Ref. F.S.D. Ref.	

Urgent Return receipt Expand Group Restricted Prevent Copy

From: king king <[REDACTED]>
Sent: 2025-10-24 星期五 11:42:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Edwin Wai Shing YEUNG/PLAND <ewsyeung@pland.gov.hk>
Subject: A/YL-TYST/1334
Attachment: A-YL-TYST-1334 DIA 24-10-2025 (size reduced).pdf

Dear sir,

Please see attached DIA to address the comments of CE/MN, DSD.

Best regards,

Patrick Tsui

DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Open Storage of Construction Machinery and Materials,
Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a
Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong
Yan San Tsuen, Yuen Long, New Territories

DATE: Oct 2025

Contents

1. INTRODUCTION

- 1.1 Project Background
- 1.2 Objectives of the Report
- 1.3 Structure of the Report

2. PROJECT DESCRIPTION

- 2.1 Site Location
- 2.2 Existing Condition

3. DRAINAGE IMPACT ASSESSMENT

- 3.1 Introduction
- 3.2 Methodology
- 3.3 Design Assumption and Parameters
- 3.4 Existing Drainage System
- 3.5 Proposed Drainage System
- 3.6 Drainage Impact Assessment

4. CONCLUSION

Appendix A – LOCATION PLAN

Appendix B – SITE PLAN

Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1 AND STREAM, 2

Appendix D – DRAINAGE PROPOSAL

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750 CONCRETE PIPE

Appendix F – CALCULATION OF EXISTING STREAM 1 AND STREAM, 2

Appendix G – CALCULATION OF EXISTING NULLAH

1. Introduction

1.1 Project Background

Ching Wan Engineering Consultants Company was appointed by the client of the captioned site to conduct a drainage impact assessment (DIA) for a Proposed Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (Location Plan is shown in Appendix A).

The proposed use is under S.16 planning application with case no. A/YL-TYST/1334. This DIA report is prepared in support of the planning application.

This DIA is to assess the likely impacts of the proposed development on the existing drainage system, form the drainage connection point and recommend the necessary improvement/upgrading works.

1.2 Objectives of the Report

The report is to present the Drainage Impact Assessment (DIA) due to the proposed warehouse development. It includes formulation of proposed storm drain systems and mitigation measures with the aim to minimize the impacts to the existing drainage system, minimizing flood risk within and around the site.

The objectives of this report are set out as follows:

- To assess the existing flooding susceptibility;
- To assess the flooding susceptibility of the proposed development;
- To assess the likely impacts of the proposed development on the existing drainage system upon completion;
- To carry out schematic design of the drainage system arising from the proposed development including carrying out all necessary hydraulic analysis to substantiate the proposed scheme;
- To formulate drainage connection point and details for the proposed development to illustrate the hydraulic feasibility of the proposed connection point; and
- To formulate and recommend suitable mitigation measures including

necessary improvement/upgrading works to existing drainage system for the proposed development.

1.3 Structure of the Report

The structure of this report is as follows:

Section 1 – Introduces the background of the study, as well as the purpose of this report

Section 2 – Presents the key data of the proposed development on which the impact assessment is based.

Section 3 – Assess the impacts on the existing and designed storm drain systems due to the development and formulate corresponding mitigation measures.

Section 4 – Conclusion

2. PROJECT DESCRIPTION

2.1 Site Location

The project site is located right in the south of Lam Tai East Road. Vehicles shall enter the site via Kung Um Road. Location Plan is shown in Appendix A.

2.2 Existing Condition

The site is currently with warehouse structure and open storage area. The Site Plan is presented in Appendix B.

Lam Tai East road is right in the northern side of the site. There is an existing nullah in the further north. This existing nullah is the final discharge point of the runoff generated from the proposed development.

In the east, south and west of the site, there are other warehouses, natural vegetation, burial grounds and graves

There is an existing natural stream as named stream 1 passing through the site from south to north, and another natural stream as named stream 2 right in the east of the site. These two natural streams finally discharge to the existing nullah in the north of Lam Tai East Road.

3 DRAINAGE IMPACT ASSESSMENT

3.1 Introduction

Site inspection was carried out and the existing drainage facility inside and in the vicinity of the site was recorded. Desk study was carried out to identify the final discharge point.

3.2 Methodology

The following approach is adopted in carrying out the DIA.

- Identify the scope of development
- Identify the existing drainage systems within the site.
- Design a drainage system for the proposed development.
- Examine the potential impacts arising from the development on the drainage condition upon completion; and
- Recommend mitigation of the potential impacts including improvement or upgrading of exiting drainage system.

3.3 Design Assumption and Parameters

The following is referred in the DIA:

- i. Stormwater Drainage Manual (SDM) for Planning, Design and Management (2018)
- ii. SDM Corrigendum No. 1/2022: Rainfall increase due to climate change
- iii. SDM Corrigendum No. 1/2024 for updated storm constants.
- iv. Catchment area is defined based on the topographical information is DLO's geoinfo map.

The following rainfall runoff parameters are adopted in this study

- Runoff coefficients $C=0.95$ for paved and rood surfaces
- Runoff coefficient $C=0.25$ for permeable surface
- Storm constant $a=505.5$, $b=3.29$ and $c=0.355$ for 50 years return period is adopted (Table 3a, Corrigendum No.1/2024).

Manning equation is applied for existing natural streams and nullah hydraulic analysis. The roughness coefficient for Manning equation is 0.030 for existing natural streams, 0.012 for existing nullah

200mm sediment thickness is adopted for the calculation of maximum capacity of open channel and nullah.

Colebrook-White Equation is applied for existing 1050mm dia. concrete pipe in stream 1 hydraulic analysis. The kinematic viscosity of fluid and hydraulic pipeline roughness is $1.14 \times 10^{-6} \text{ m}^2/\text{s}$ and 0.00015 m respectively.

3.4 Existing Drainage System

The critical segment of existing stream 1 is the 1050mm dia. concrete pipe as shown in photo 4 (Appendix C shows the locations and photos of the existing streams). The critical segment of existing stream 2 is a rectangle open channel with dimensions 2.5m(W)x1m(D) as shown in photo 1. These two existing streams finally discharge to the existing nullah in the north of the site.

3.5 Proposed Drainage System

A 375UC/750UC is proposed peripherally around the site to prevent runoff escaped from the site. Four discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 1, And two discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 2 (Appendix D shows the Drainage Proposal of the site)

3.6 Drainage impact Assessment

The proposed 375UC/750UC/750 concrete pipe is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix E shows the detailed calculation).

The existing stream 1 and stream 2 is checked. For existing stream 1, it is recommended to construct a 2.5m(W)x1m(D) Open Channel to replace the existing 1050mm dia. concrete pipe. For existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk. (Appendix F shows the detailed calculation).

The existing nullah is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix G shows the detailed calculation)

Other recommendation:

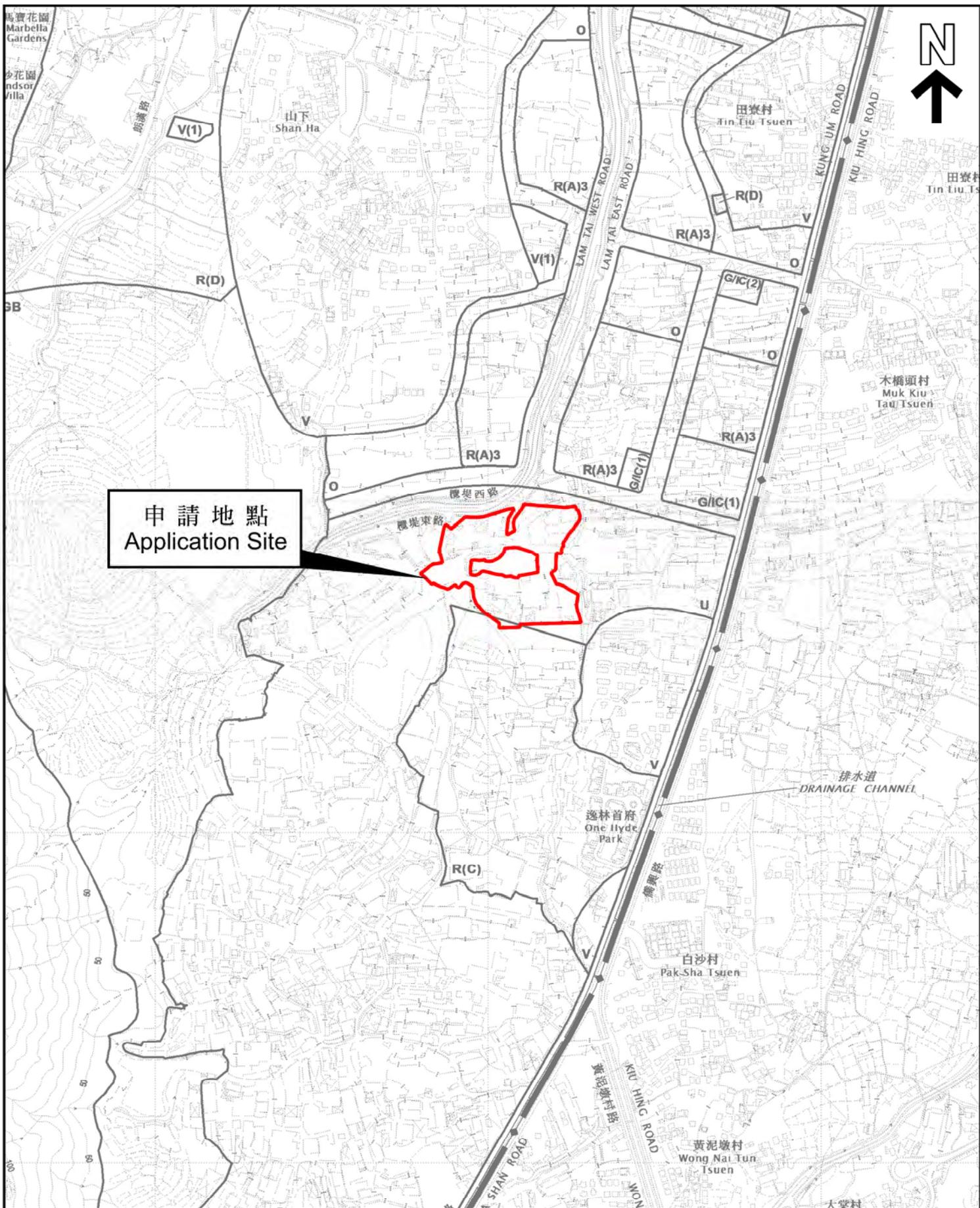
It is recommended that the hoarding, if any, should be open-bottom type to allow the designed drains to collect the overland flow.

It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,

4. Conclusion

- A warehouse development is proposed in the site.
- Proposed 375UC/750UC/750 concrete pipe is capable to collect the design runoff.
- Existing Stream 1, construct a 2.5m(W)x1m(D) open channel to replace the existing 1050mm dia. concrete pipe.
- Existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk.
- All drains are finally discharged the existing nullah in Lam Tai East Road. The existing nullah is capable to collect the design runoff.
- Hoarding, if any, is recommended to be open-bottom type to collect the overland flow.
- It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,
- With the designed drains and recommendations, the proposed development would not cause any flooding to any existing/proposed drains.

Appendix A – LOCATION PLAN

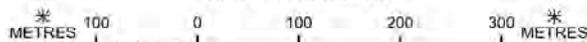


申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺

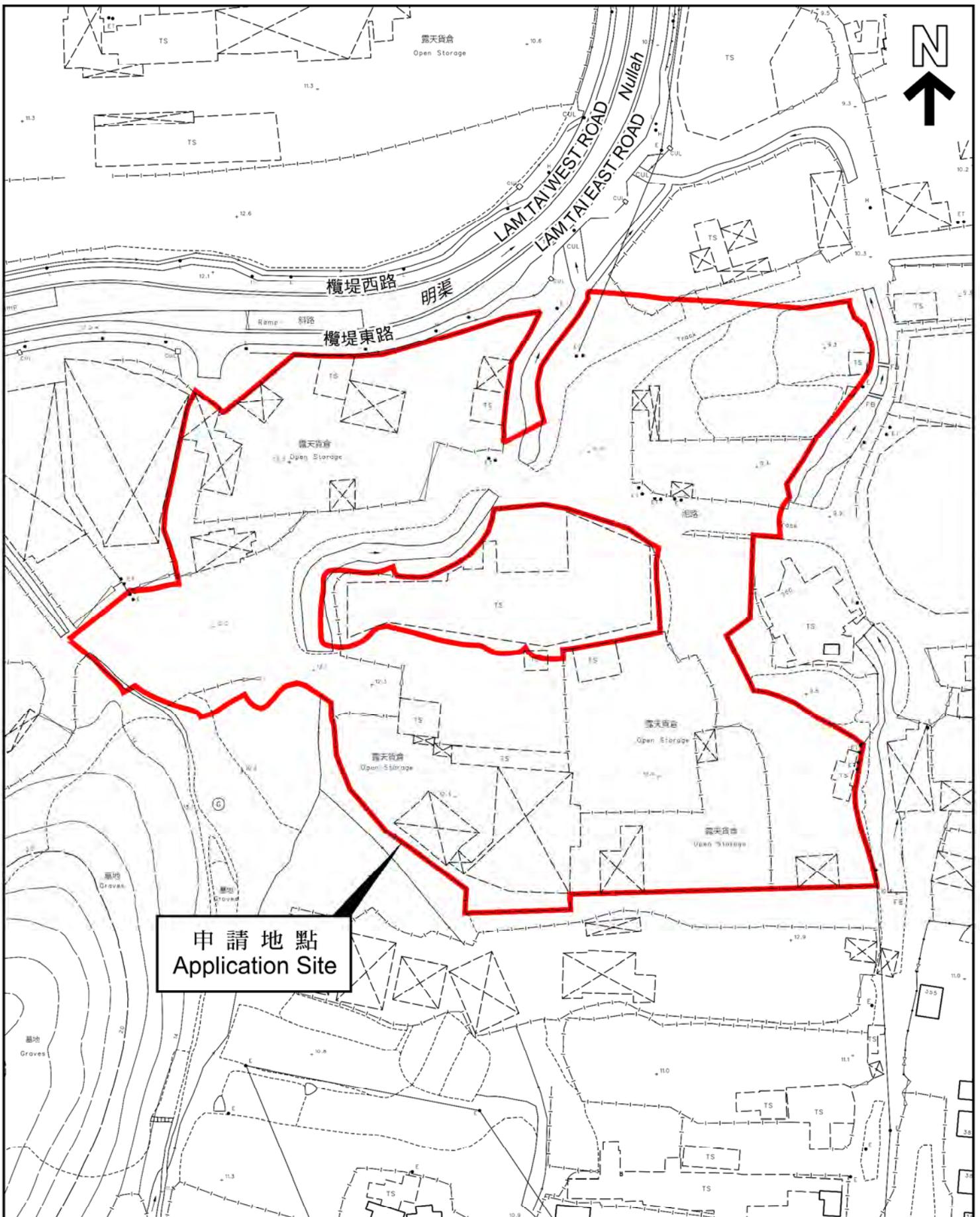


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix B – SITE PLAN



申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為測量圖編號
6-NW-19A及C
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON SURVEY SHEETS No.
6-NW-19A&C

平面圖 SITE PLAN

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

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1
AND STREAM, 2

Photo 1



Photo 2

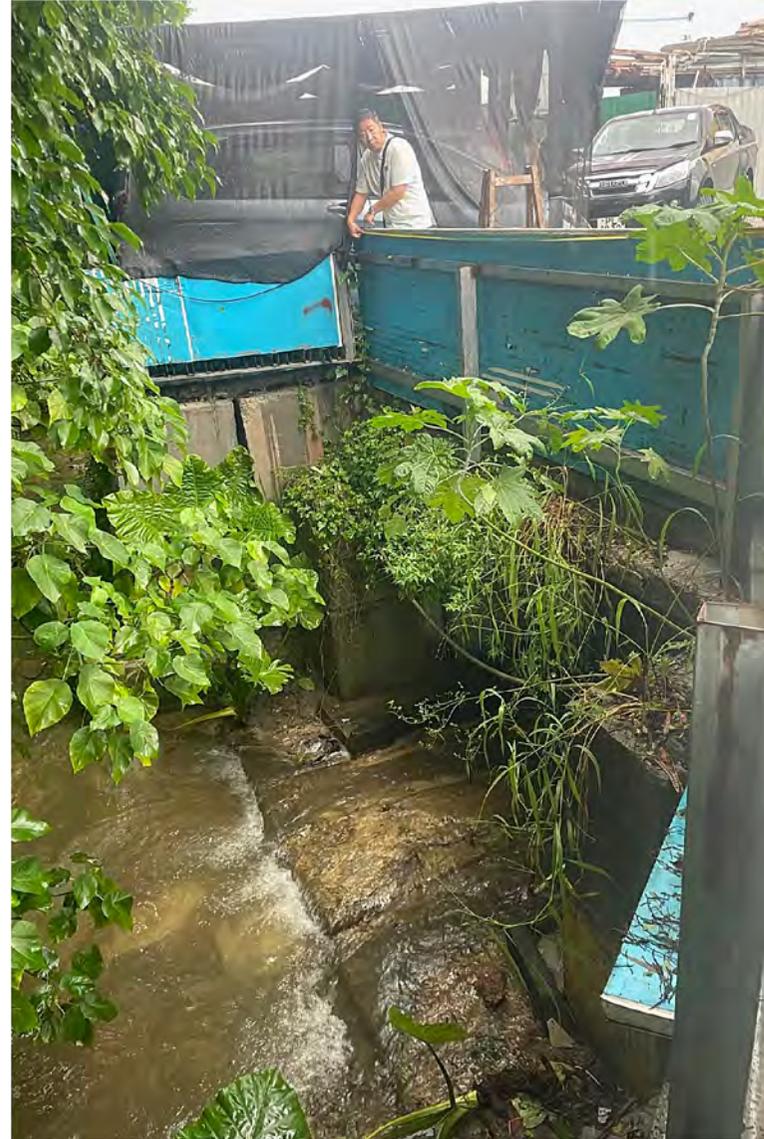


Photo 3



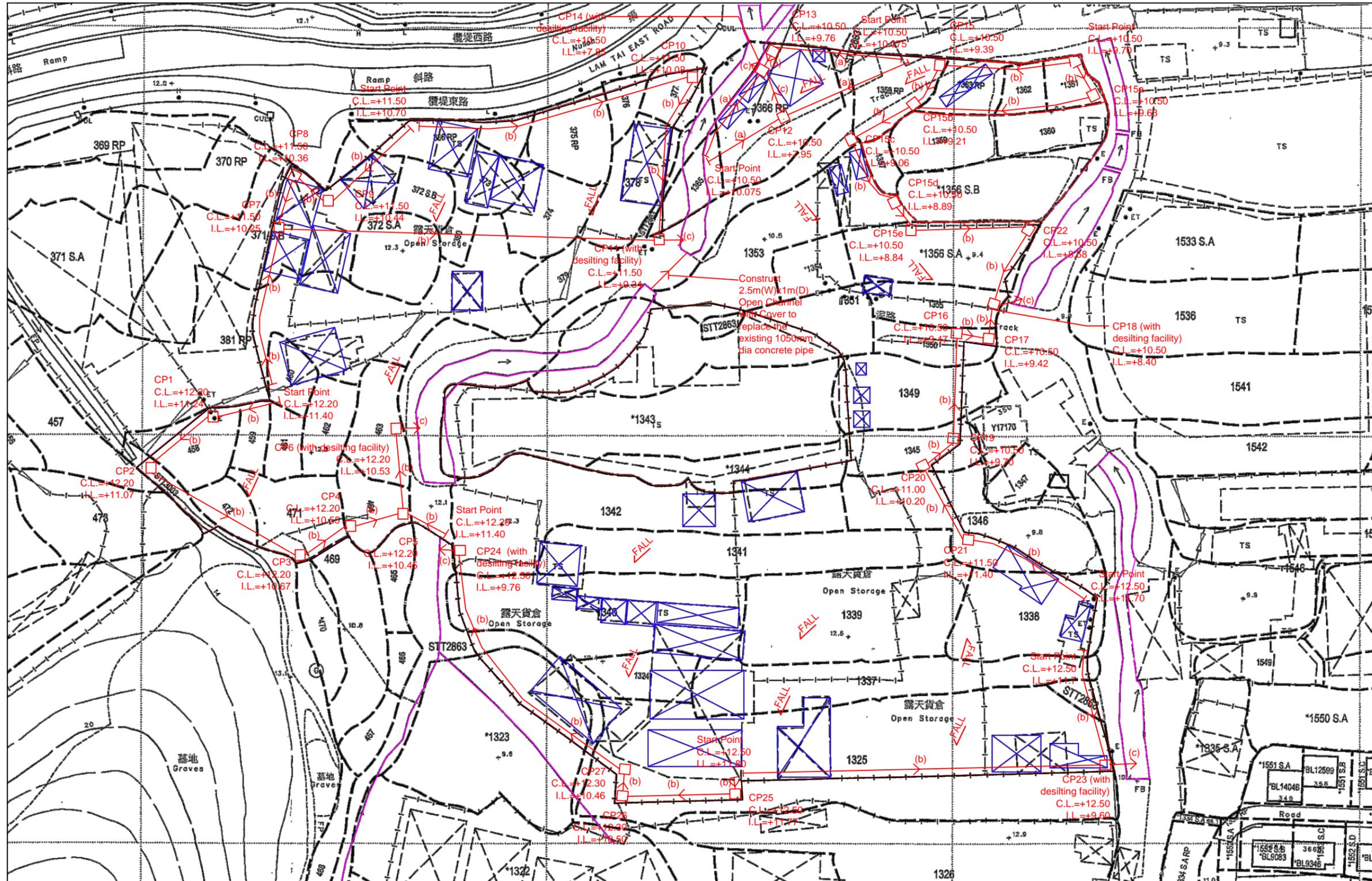
Photo 4



Photo 5



Appendix D – DRAINAGE PROPOSAL



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..

Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - LAYOUT

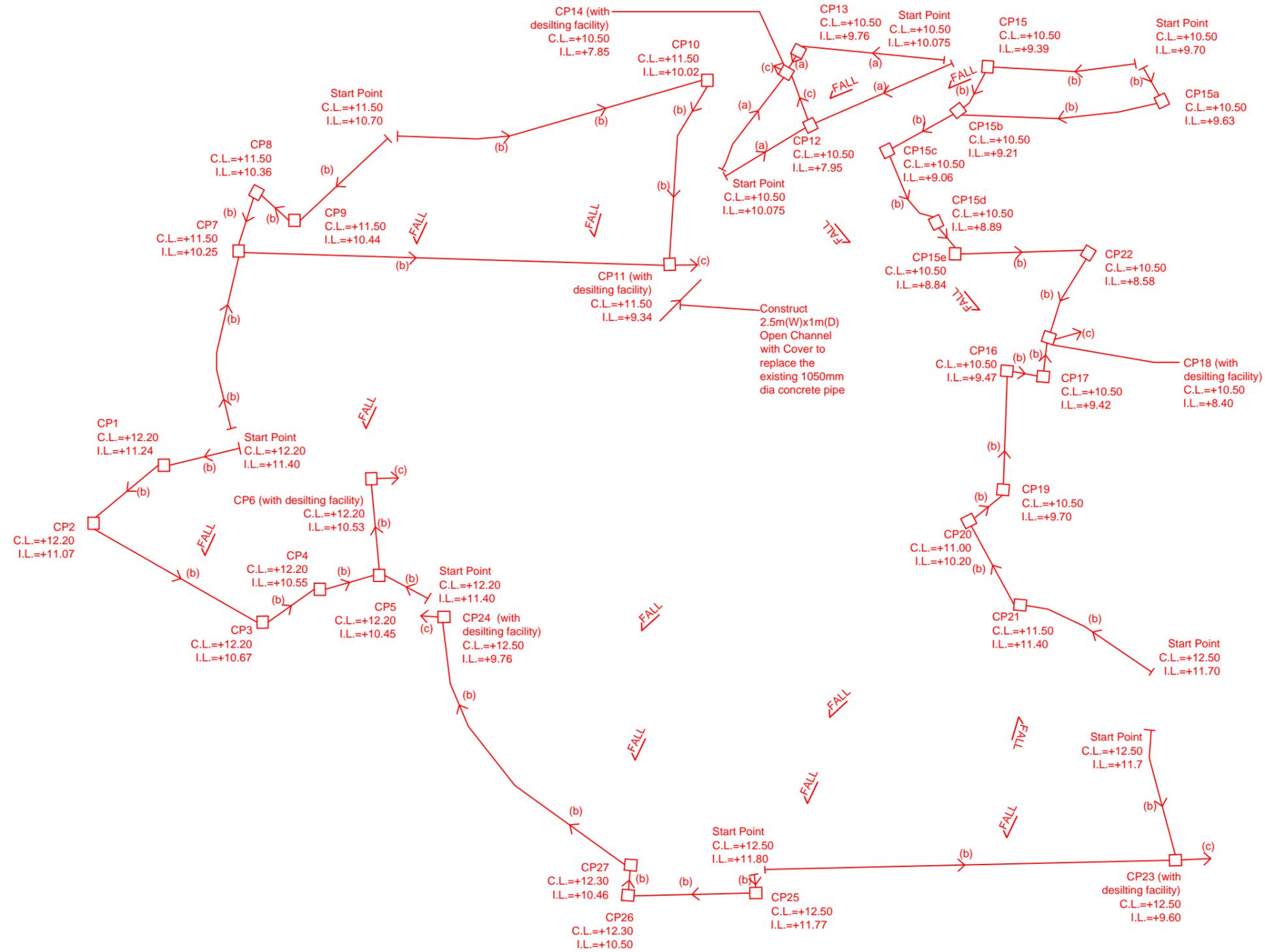
Drawn by:
 DM

Check by:
 DM

Date:
 24-10-2025

Drawing No:
 D01

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

- Note:**
1. Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C24061.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. Open-bottom Type Fence Wall to be erected..

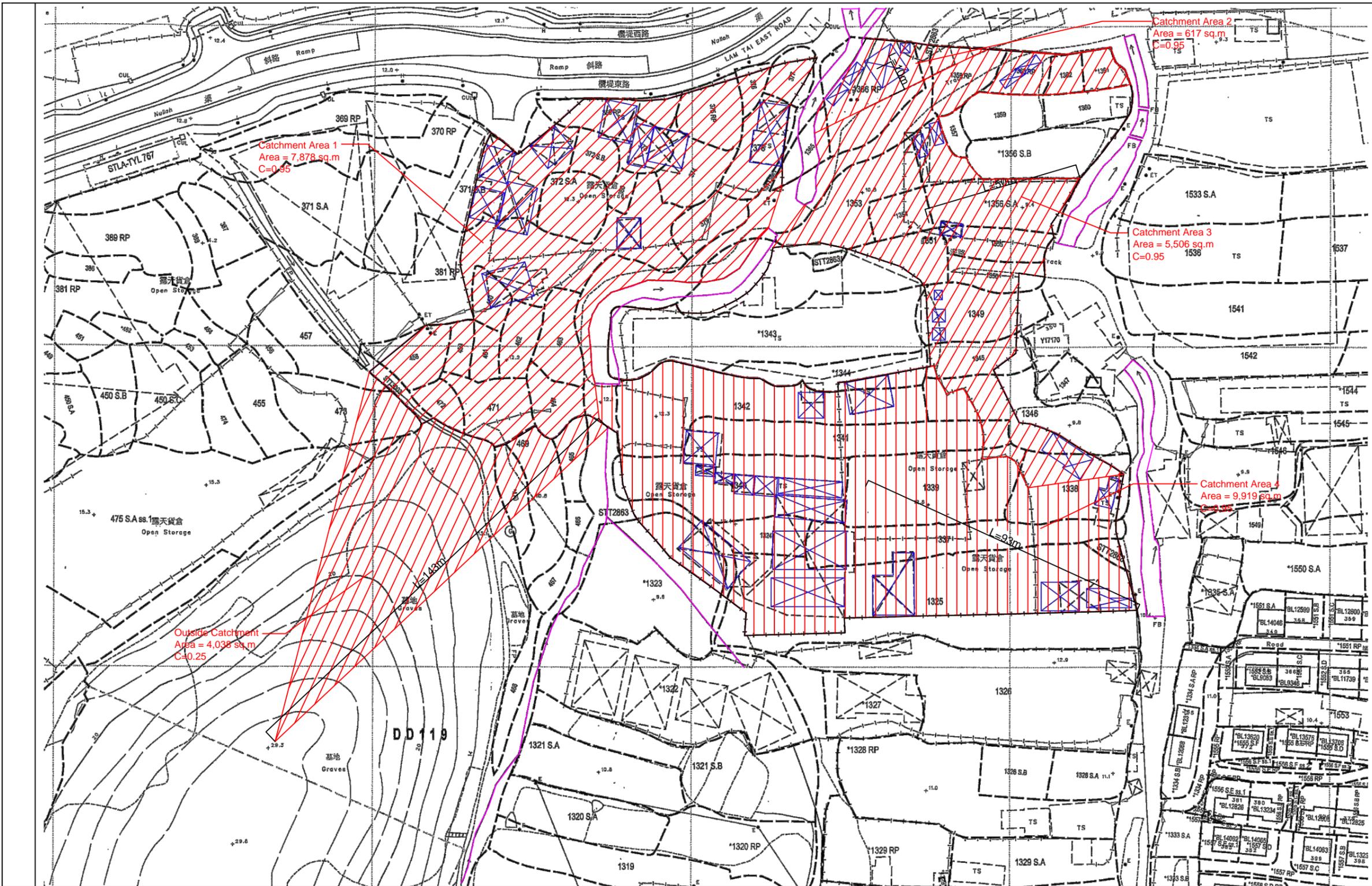
Project
Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Drainage Proposal - LAYOUT
 (without base map)

DM
 Check by:
 DM

24-10-2025
 Drawing No:
 D02

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14 CP22 & CP23) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..

Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - Catchment Area Plan

Drawn by:
 DM

Check by:
 DM

Date:
 24-10-2025

Drawing No:
 D03

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750
CONCRETE PIPE

Catchment Area 1, Area	=	7878	m ²	(C= 0.95)
Catchment Area 2, Area	=	617	m ²	(C= 0.95)
Catchment Area 3, Area	=	5506	m ²	(C= 0.95)
Catchment Area 4, Area	=	9919	m ²	(C= 0.95)
Outside Catchment Area 1, Area	=	4038	m ²	(C= 0.25)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside catchment area 1, Catchment Area 1 + outside catchment area

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 7878+4038 \quad \text{m}^2$$

$$= 11916$$

$$= 0.011916 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 143 / 1^{0.2} * 11916^{0.1}$$

$$= 8.092 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (8.092 + 3.29)^{0.355}$$

$$= 236.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.25 * 236.9 * 0.004038 + 0.278 * 0.95 * 236.9 * 0.007878$

$$= 0.5593 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{33556} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 2, Catchment Area 2

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 617 \quad \text{m}^2$$

$$= 0.000617 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 617^{0.1}$$

$$= 0.761 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (0.761 + 3.29)^{0.355}$$

$$= 341.8 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 341.8 * 0.000617$

$$= 0.0557 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{3342} \quad \text{lit/min}$$

Provide 375UC (1:100) is OK

For the design of drains inside catchment area 3, Catchment Area 3

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 5506 \quad \text{m}^2$$

$$= 0.005506 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 50 / 1^{0.2} * 5506^{0.1}$$

$$= 3.056 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (3.056 + 3.29)^{0.355}$$

$$= 291.4 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 291.4 * 0.005282$

$$= 0.4238 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{25427} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 4, Catchment Area 4

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 9919 \quad \text{m}^2$$

$$= 0.009919 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 93 / 1^{0.2} * 9919^{0.1}$$

$$= 5.360 \quad \text{min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (5.36 + 3.29)^{0.355}$$

$$= 261.1 \quad \text{mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 261.1 * 0.011462$

$$= 0.6840 \quad \text{m}^3/\text{sec}$$

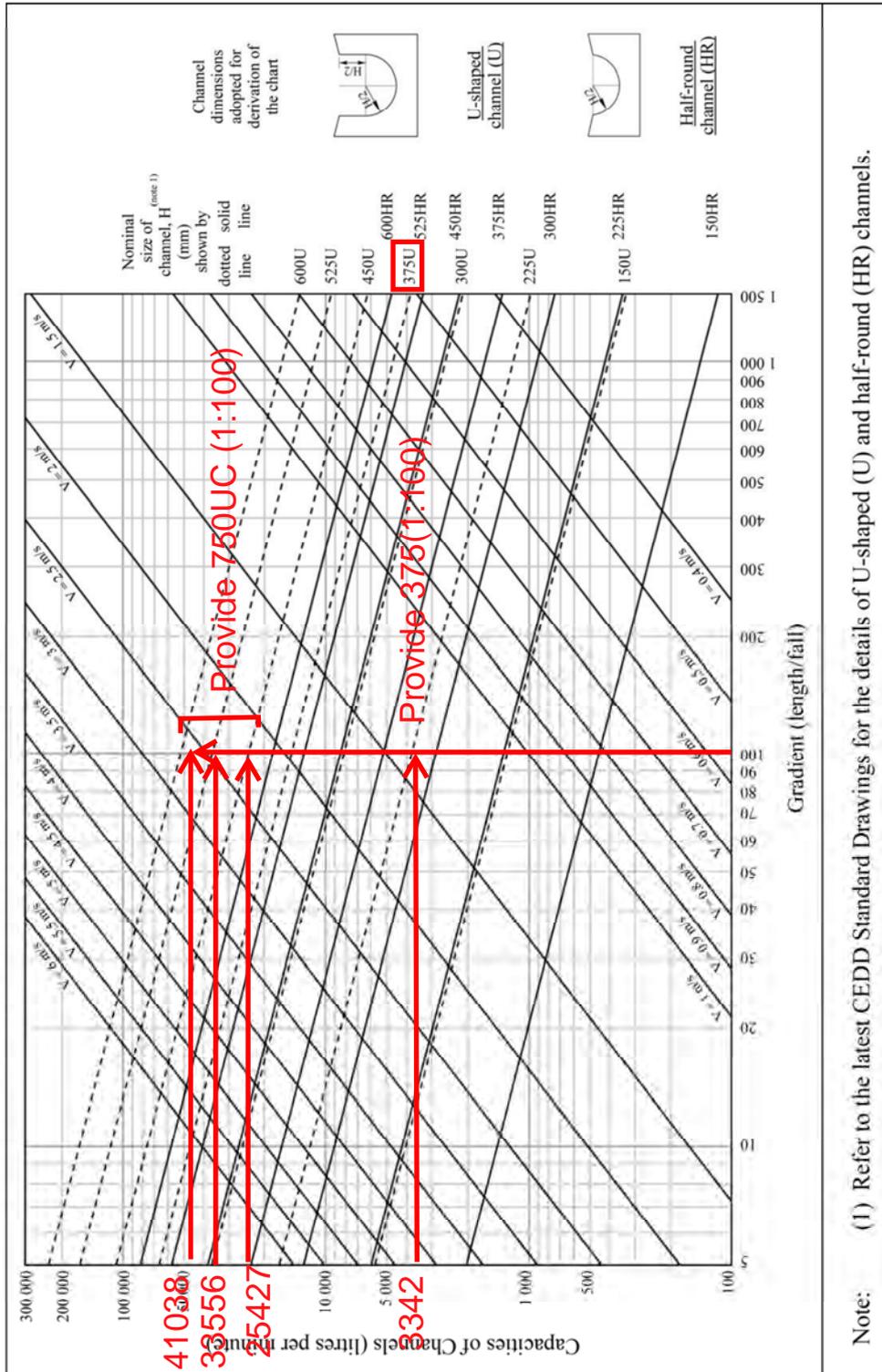
$$= \mathbf{41038} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 750mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.75	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.006667	hydraulic gradient	

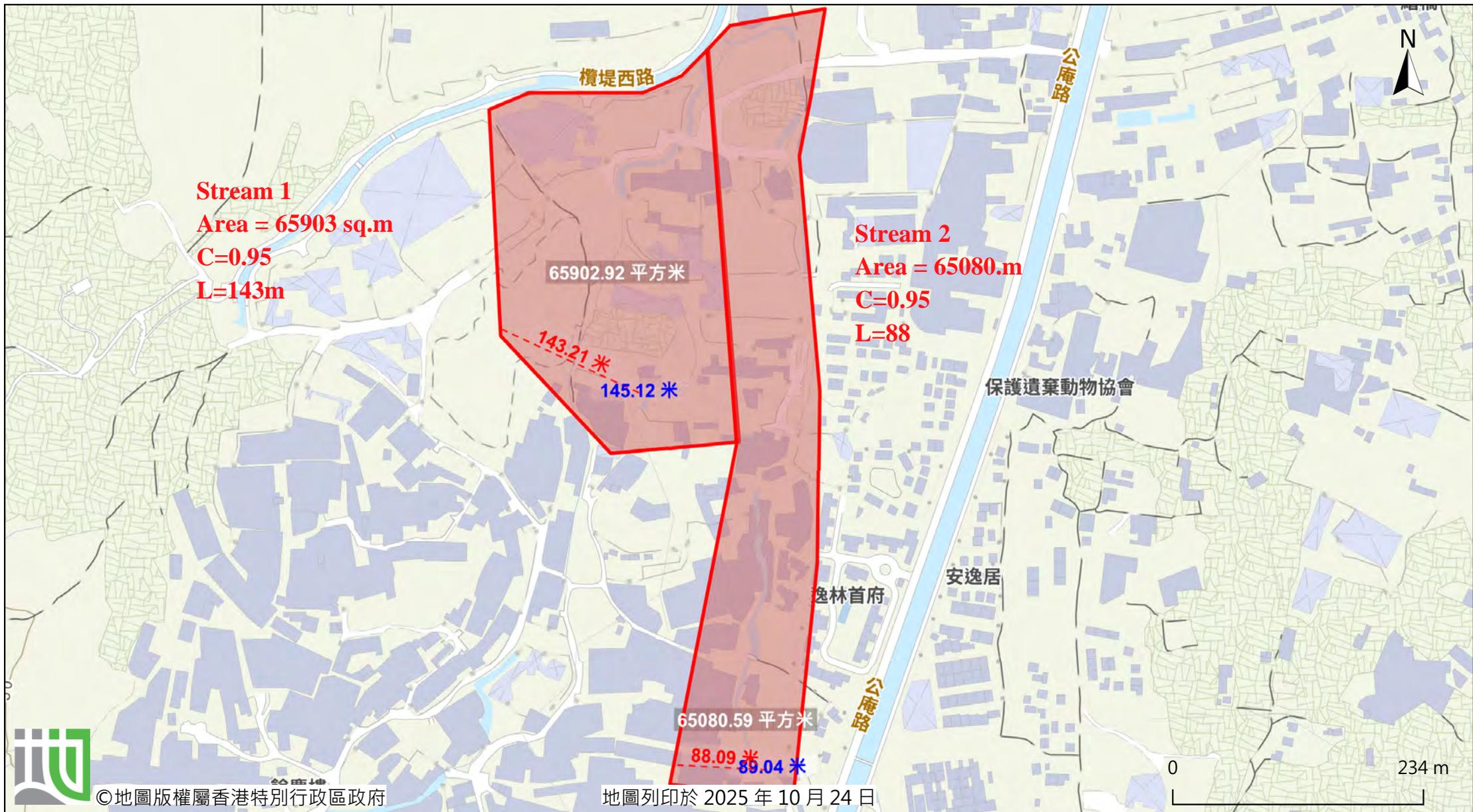
Therefore, design V of pipe capacity = 2.6177 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.925	m ³ /s	
= 55511	lit/min	
> 41038	lit/min	Ok

Appendix F – CALCULATION OF EXISTING STREAM 1 AND
STREAM, 2



Catchment Area Plan for Ex. Stream 1 and Stream 2



Check 1050mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	1.05	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient	

Therefore, design V of pipe capacity = 3.9493 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 2.736	m ³ /s	
= 164144	lit/min	
< 257975	lit/min	NOT OK

Catchment Area 1, Area	=	65903	m ²	(C= 0.95), L=	143 m
Catchment Area 2, Area	=	65081	m ²	(C= 0.95), L=	88 m

Calculation of Design Runoff of the Proposed Development.

For checking Existing Stream 1,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65903 \text{ m}^2 = 0.065903 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} = 0.14465 * 143 / 1^{0.2} * 65903^{0.1} = 6.820 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (6.820 + 3.29)^{0.355} = 247.0 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 247.0 * 0.065903 = 4.2996 \text{ m}^3/\text{sec} = 257975 \text{ lit/min}$

For checking Existing Stream 2,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65081 \text{ m}^2 = 0.065081 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} = 0.14465 * 88 / 1^{0.2} * 65081^{0.1} = 4.202 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (4.202 + 3.29)^{0.355} = 274.8 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 274.8 * 0.065081 = 4.7225 \text{ m}^3/\text{sec} = 283352 \text{ lit/min}$

Providing 1050mm dia. concrete pipe is NOT ok

Calculation Maximum Capacity of Existing 2500mm(W)x1000mm(D) Open Channel

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = A / (W + 2D)$ $W = 2.5 \text{ m}$
 $= 0.4878 \text{ m}$ $D = 0.8 \text{ m}$ (200mm freeboard considered)
 $A = 2 \text{ m}^2$

$n = 0.03 \text{ s/m}^{1/3}$ (Table 13 of Stormwater Drainage Manual)

$S_f = 0.02$

Therefore, $V = 0.8077^{2/3} * 0.02^{0.5} / 0.030 = 2.921 \text{ m/sec}$

Maximum Capacity (Q_{max}) $= V * A$
 $= 5.84235 \text{ m}^3/\text{sec}$
 $= 350541 \text{ lit/min}$
 $> 283352 \text{ lit/min}$

For Stream 1, it is recommended to construct a 2500mm(W)x1000mm(D) Open Channel to replace the existing 1050mm dia. concrete pipe

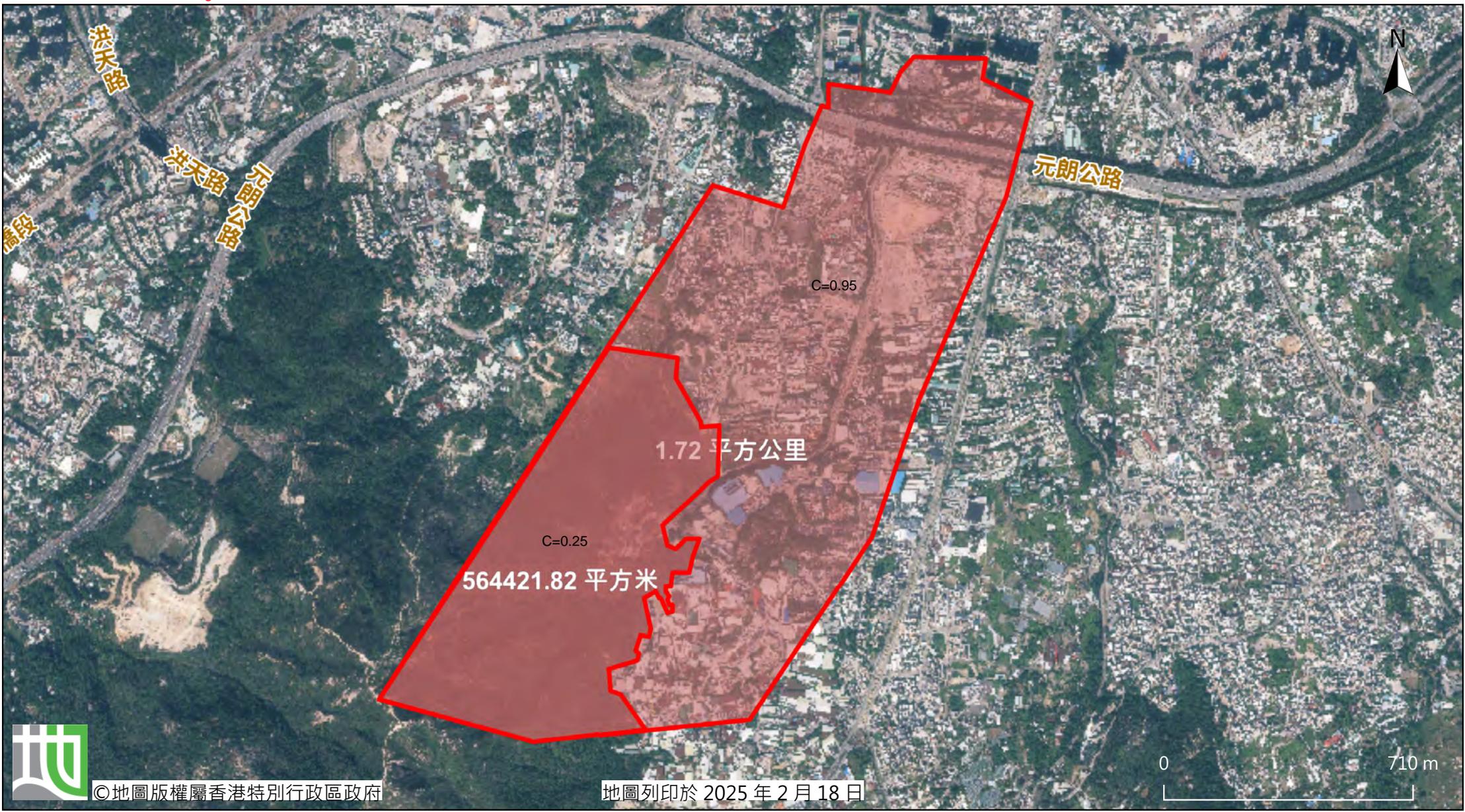
It is OK for Stream 2

Appendix G – CALCULATION OF EXISTIGN NULLAH



前往地圖: <https://www.map.gov.hk/gm/geo:22.4275,114.0168?z=18056>

Catchment Area Plan for existing nullah in Lam Tai East Road



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Calculation of Design Runoff for the Nullah beside Lam Tai East Road,

Catchment Area 1, Area = 1155578 m² (C= 0.95)
 Catchment Area 2, Area = 564422 m² (C= 0.25)
 Total Area = 1720000 m²

$$\Sigma Q = \Sigma 0.278 C_i A$$

A = 1720000 m²
 = 1.72 km²

t = 0.14465 L/ H^{0.2} A^{0.1}
 = 0.14465*50/1^{0.2}*1720000^{0.1}
 = 1.721 min

i = 1.111*a/(t+b)^c (10 yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)
 = 1.111*485.0/(1.721+3.11)^{0.397}
 = 288.3 mm/hr

Therefore, Q = 0.278*0.95*288.3*1.155578+0.278*0.25*288.3*0.564422
 = 99.3075 m³/sec
 = 5958451 lit/min

Calculation Maximum Capacity of the Nullah beside Lam Tai East Road,

Manning Equation V = R^{2/3}*S_f^{0.5}/n

where R = W*D/(2D+W) W= 5 m
 = 1.4583 m D= 3.5 m

n = 0.012 s/m^{1/3} (Talbe 13 of Stormwater Drainage Manual)

S_f = 0.01

Therefore, V = 1.4583^{2/3}*0.01^{0.5}/0.012
 = 10.7166 m/sec

Maximum Capacity (Q_{max}) = V*A
 = V*W*(D-0.2)
 = 176.8237 m³/sec
 = 10609424 lit/min
 > 5958451 lit/min OK

Total: 45 pages

Date: 30 December 2025

TPB Ref.: A/YL-TYST/1334

By Email

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

Dear Sir,

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
(a) Would you please ask the applicant's to indicate the vehicular run-in/out and dimension of it on its layout plan for my further consideration.	Noted. Please see attached Figure 4.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



The stamp contains the text: 都市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited) and 城市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited).

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email

3封郵件

[Departmental comme...]

I refer to the captioned application No. A/YL-TYST/1334.

As discussed, please find the following comments from DSD on your submitted Drainage Impact Assessment for your reference:

Appendix D

- Peripheral surface channels shall be provided along the site boundary of the lower sides to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands (e.g. near Lot Nos. 1338, 1343, 1344, 1351, 1356 S.B, 1358 RP & 1360). **Peripheral channels have been provided.**
 - Please indicate the gradient and invert level of the outlet pipe at Stream 1 & 2. Please also indicate the invert level of the stream bed level at the discharge point and provide details/section of the discharge pipe to the stream. **It is indicated in Drawing D01 and D05**
 - Please provide details/section of the proposed 2.5m(W)x1m(D) open channel with cover, also indicating the adjoining stream bed levels. **Details are presented in Drawing D05**
 - Please provide details/section of the proposed open-bottom type fence wall, and also indicate the extent of fence wall to be erected on plan. **It is presented in the Drawings.**
 - The invert level of CP6 (+10.53mPD) should not be higher than the invert level of upstream CP5 (+10.45mPD), please review. **It is revised accordingly.**
 - Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap. **Standard details are provided.**
 - Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. **No site formation/levelling works to be carried out.**
 - The existing stream 1 and stream 2, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system. **Noted.**
 - The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. **Noted.**
-
- The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s). **Noted.**
 - DSD shall not maintain all such drains and manholes proposed to be laid within private lots. **Noted.**
 - Since the application site is close to the existing stream, there should be adequate measures provided at the resources of the applicant to avoid the site from being eroded and flooded and to ensure capacity of watercourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. Please advise the measures to be provided for review. **It is presented in the report.**
 - The applicant should be reminded to minimize the possible adverse environmental impacts on the existing watercourse in his design and during construction. **Noted.**
-
- The applicant should demonstrate with hydraulic calculation that the existing Stream 1 & 2 have sufficient capacity to cater for any additional flow generated from the application site. The dimension of the narrowest/shallowest (critical) section(s) of the existing stream should be surveyed and indicated. **Critical sections are presented.**
 - Please clarify why Lot Nos. 1356 S.B, 1357, 1359 & 1360 which are within your application site as shown in Appendices A & B are excluded from the catchment area plan. **These catchment areas have been considered.**

Appendices E - G

- Please review the H value which should be the average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration (i.e. $\delta h / L \times 100$), instead of 1. **Revised accordingly.**
- Please review if the existing nullah beside Lam Tai East Road should be considered as a main rural catchment drainage channel and adopt 50 years design return period. **Revised accordingly.**

Regards,
 Edwin YEUNG
 Tuen Mun & Yuen Long West District Planning Office
 Planning Department
 Tel.: 2158 6296
 Fax.: 2489 9711



查看更多



DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Open Storage of Construction Machinery and Materials,
Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a
Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong
Yan San Tsuen, Yuen Long, New Territories

DATE: Dec 2025

Contents

1. INTRODUCTION

- 1.1 Project Background
- 1.2 Objectives of the Report
- 1.3 Structure of the Report

2. PROJECT DESCRIPTION

- 2.1 Site Location
- 2.2 Existing Condition

3. DRAINAGE IMPACT ASSESSMENT

- 3.1 Introduction
- 3.2 Methodology
- 3.3 Design Assumption and Parameters
- 3.4 Existing Drainage System
- 3.5 Proposed Drainage System
- 3.6 Drainage Impact Assessment

4. CONCLUSION

Appendix A – LOCATION PLAN

Appendix B – SITE PLAN

Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1 AND STREAM, 2

Appendix D – DRAINAGE PROPOSAL

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750 CONCRETE PIPE

Appendix F – CALCULATION OF EXISTING STREAM 1 AND STREAM, 2

Appendix G – CALCULATION OF EXISTING NULLAH

1. Introduction

1.1 Project Background

Ching Wan Engineering Consultants Company was appointed by the client of the captioned site to conduct a drainage impact assessment (DIA) for a Proposed Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (Location Plan is shown in Appendix A).

The proposed use is under S.16 planning application with case no. A/YL-TYST/1334. This DIA report is prepared in support of the planning application.

This DIA is to assess the likely impacts of the proposed development on the existing drainage system, form the drainage connection point and recommend the necessary improvement/upgrading works.

1.2 Objectives of the Report

The report is to present the Drainage Impact Assessment (DIA) due to the proposed warehouse development. It includes formulation of proposed storm drain systems and mitigation measures with the aim to minimize the impacts to the existing drainage system, minimizing flood risk within and around the site.

The objectives of this report are set out as follows:

- To assess the existing flooding susceptibility;
- To assess the flooding susceptibility of the proposed development;
- To assess the likely impacts of the proposed development on the existing drainage system upon completion;
- To carry out schematic design of the drainage system arising from the proposed development including carrying out all necessary hydraulic analysis to substantiate the proposed scheme;
- To formulate drainage connection point and details for the proposed development to illustrate the hydraulic feasibility of the proposed connection point; and
- To formulate and recommend suitable mitigation measures including

necessary improvement/upgrading works to existing drainage system for the proposed development.

1.3 Structure of the Report

The structure of this report is as follows:

Section 1 – Introduces the background of the study, as well as the purpose of this report

Section 2 – Presents the key data of the proposed development on which the impact assessment is based.

Section 3 – Assess the impacts on the existing and designed storm drain systems due to the development and formulate corresponding mitigation measures.

Section 4 – Conclusion

2. PROJECT DESCRIPTION

2.1 Site Location

The project site is located right in the south of Lam Tai East Road. Vehicles shall enter the site via Kung Um Road. Location Plan is shown in Appendix A.

2.2 Existing Condition

The site is currently with warehouse structure and open storage area. The Site Plan is presented in Appendix B.

Lam Tai East road is right in the northern side of the site. There is an existing nullah in the further north. This existing nullah is the final discharge point of the runoff generated from the proposed development.

In the east, south and west of the site, there are other warehouses, natural vegetation, burial grounds and graves

There is an existing natural stream as named stream 1 passing through the site from south to north, and another natural stream as named stream 2 right in the east of the site. These two natural streams finally discharge to the existing nullah in the north of Lam Tai East Road.

3 DRAINAGE IMPACT ASSESSMENT

3.1 Introduction

Site inspection was carried out and the existing drainage facility inside and in the vicinity of the site was recorded. Desk study was carried out to identify the final discharge point.

3.2 Methodology

The following approach is adopted in carrying out the DIA.

- Identify the scope of development
- Identify the existing drainage systems within the site.
- Design a drainage system for the proposed development.
- Examine the potential impacts arising from the development on the drainage condition upon completion; and
- Recommend mitigation of the potential impacts including improvement or upgrading of exiting drainage system.

3.3 Design Assumption and Parameters

The following is referred in the DIA:

- i. Stormwater Drainage Manual (SDM) for Planning, Design and Management (2018)
- ii. SDM Corrigendum No. 1/2022: Rainfall increase due to climate change
- iii. SDM Corrigendum No. 1/2024 for updated storm constants.
- iv. Catchment area is defined based on the topographical information is DLO's geoinfo map.

The following rainfall runoff parameters are adopted in this study

- Runoff coefficients $C=0.95$ for paved and rood surfaces
- Runoff coefficient $C=0.25$ for permeable surface
- Storm constant $a=505.5$, $b=3.29$ and $c=0.355$ for 50 years return period is adopted (Table 3a, Corrigendum No.1/2024).

Manning equation is applied for existing natural streams and nullah hydraulic analysis. The roughness coefficient for Manning equation is 0.030 for existing natural streams, 0.012 for existing nullah

200mm sediment thickness is adopted for the calculation of maximum capacity of open channel and nullah.

Colebrook-White Equation is applied for existing 1050mm dia. concrete pipe in stream 1 hydraulic analysis. The kinematic viscosity of fluid and hydraulic pipeline roughness is $1.14 \times 10^{-6} \text{ m}^2/\text{s}$ and 0.00015 m respectively.

3.4 Existing Drainage System

The critical segment of existing stream 1 is the 1050mm dia. concrete pipe as shown in photo 4 (Appendix C shows the locations and photos of the existing streams). The critical segment of existing stream 2 is a rectangle open channel with dimensions 2.5m(W)x2.5m(D) as shown in photo 1. These two existing streams finally discharge to the existing nullah in the north of the site.

3.5 Proposed Drainage System

A 375UC/750UC is proposed peripherally around the site to prevent runoff escaped from the site. Four discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 1, And two discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 2 (Appendix D shows the Drainage Proposal of the site)

3.6 Drainage impact Assessment

The proposed 375UC/750UC/750 concrete pipe is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix E shows the detailed calculation).

The existing stream 1 and stream 2 is checked. For existing stream 1, it is recommended to construct a 2.5m(W)x2.5m(D) Open Channel to replace the existing 1050mm dia. concrete pipe. For existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk. (Appendix F shows the detailed calculation).

The existing nullah is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix G shows the detailed calculation)

Other recommendation:

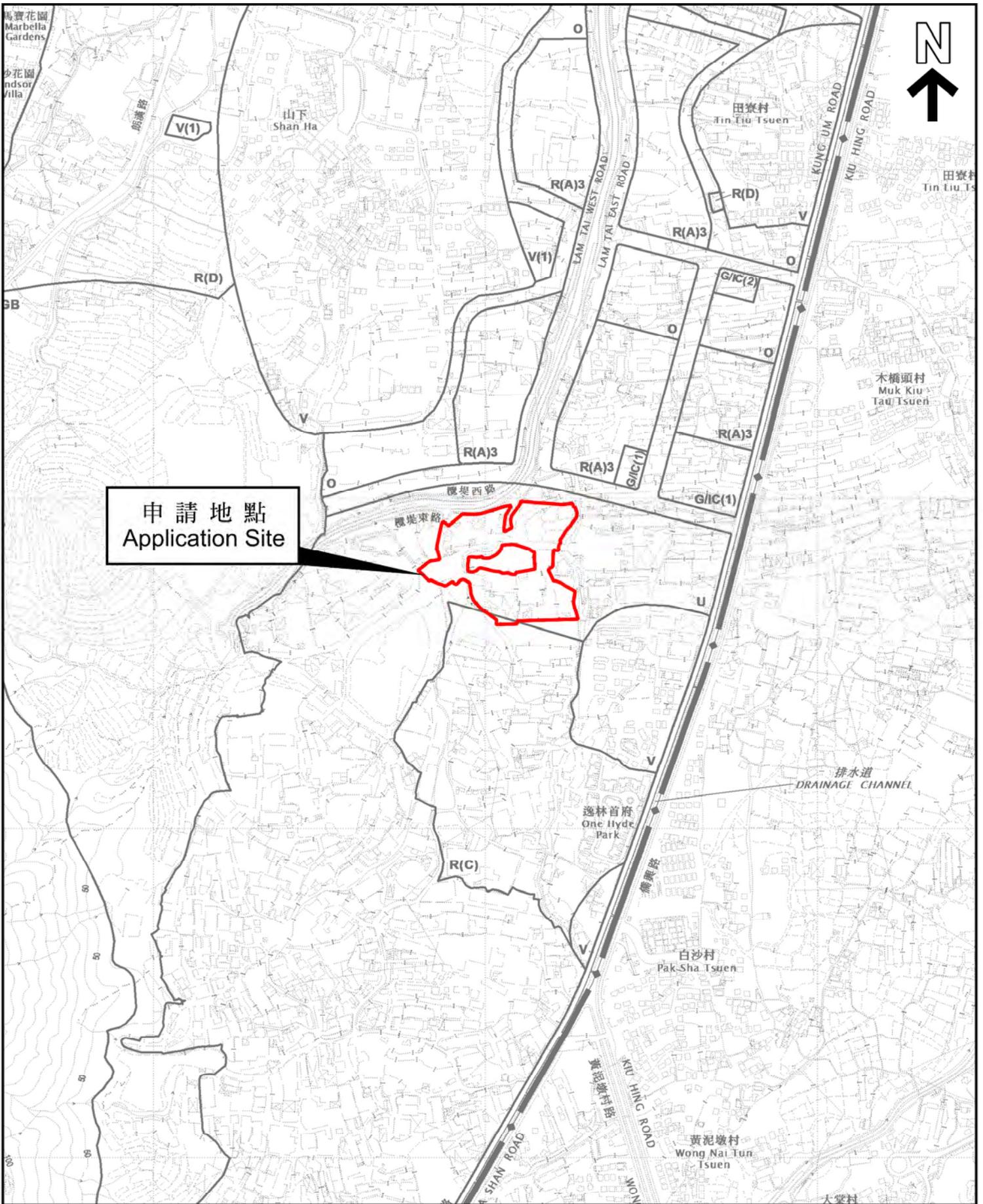
It is recommended that the hoarding, if any, should be open-bottom type to allow the designed drains to collect the overland flow.

It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,

4. Conclusion

- A warehouse development is proposed in the site.
- Proposed 375UC/750UC/750 concrete pipe is capable to collect the design runoff.
- Existing Stream 1, construct a 2.5m(W)x2.5m(D) open channel to replace the existing 1050mm dia. concrete pipe.
- Existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk.
- All drains are finally discharged the existing nullah in Lam Tai East Road. The existing nullah is capable to collect the design runoff.
- Hoarding, if any, is recommended to be open-bottom type to collect the overland flow.
- It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,
- With the designed drains and recommendations, the proposed development would not cause any flooding to any existing/proposed drains.

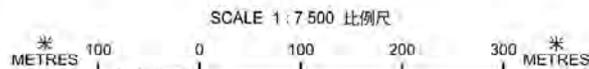
Appendix A – LOCATION PLAN



申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

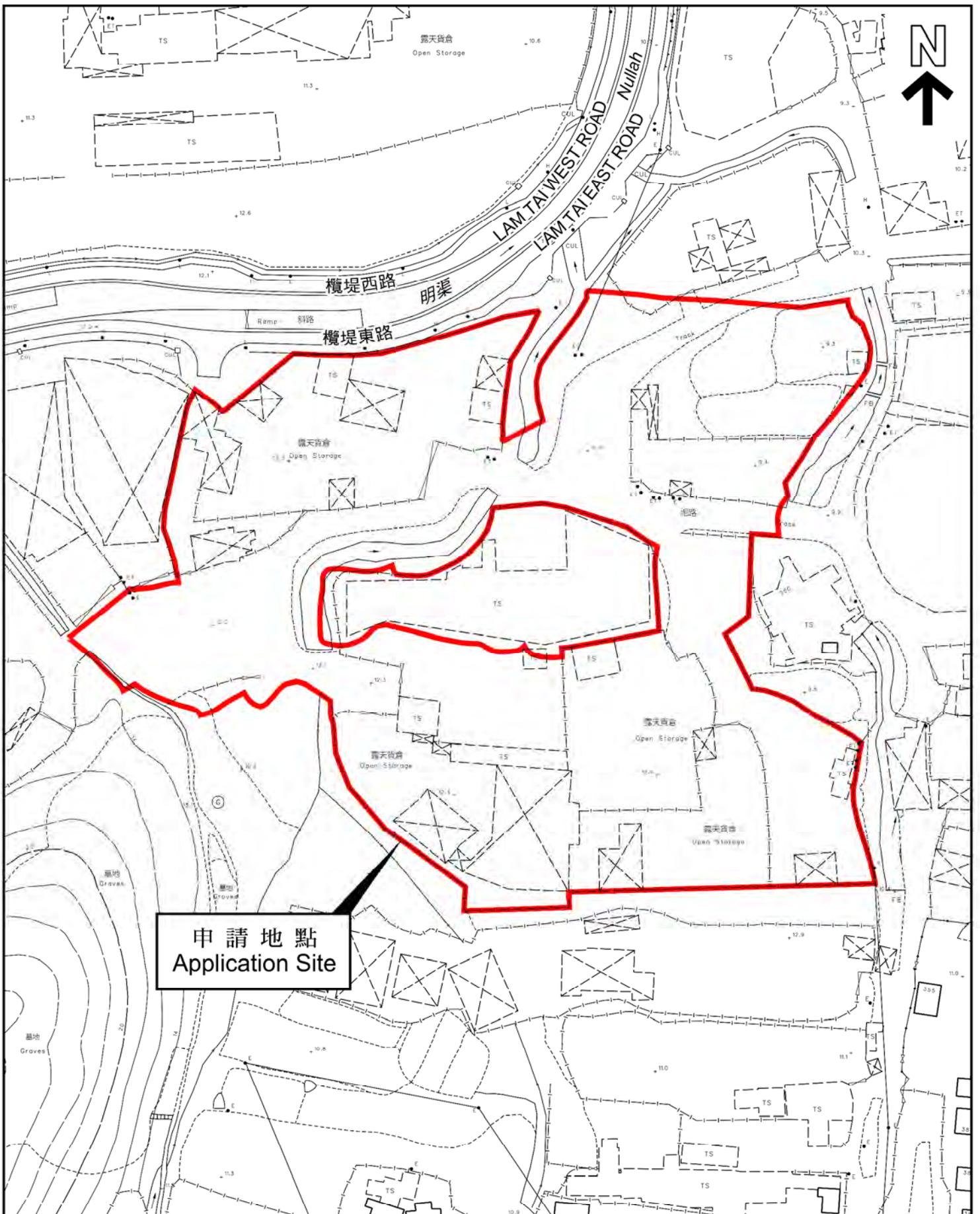


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix B – SITE PLAN



申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為測量圖編號
6-NW-19A及C
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON SURVEY SHEETS No.
6-NW-19A&C

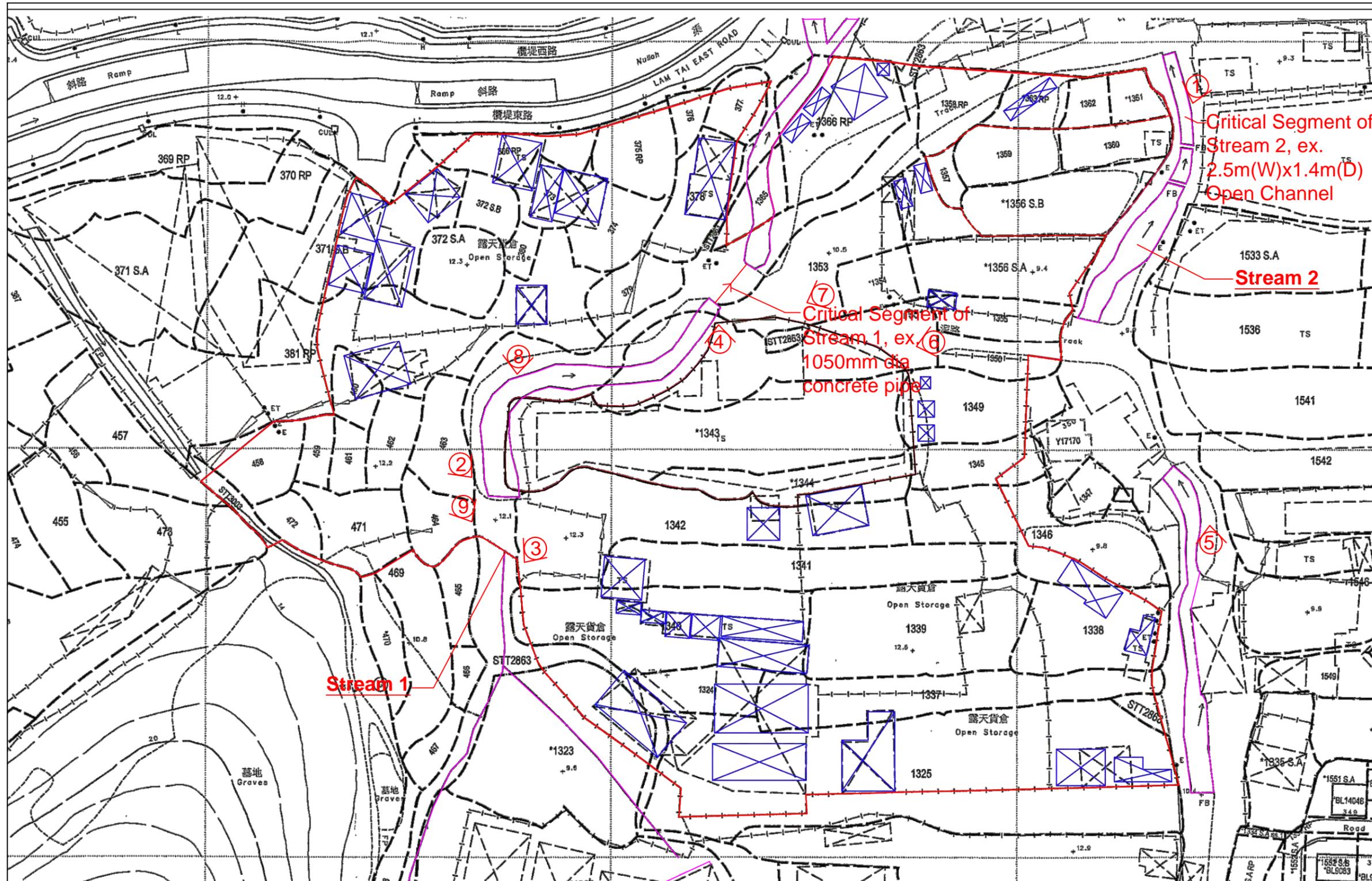
平面圖 SITE PLAN

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

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1
AND STREAM, 2



LEGEND
 ① Photo Viewport

Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 DIA - Locations and Photos of Existing Stream 1 and Stream 2

Drawn by:
 DM
Check by:
 DM

Date:
 23-12-2025
Drawing No:
 P01

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY

Photo 1



Photo 2

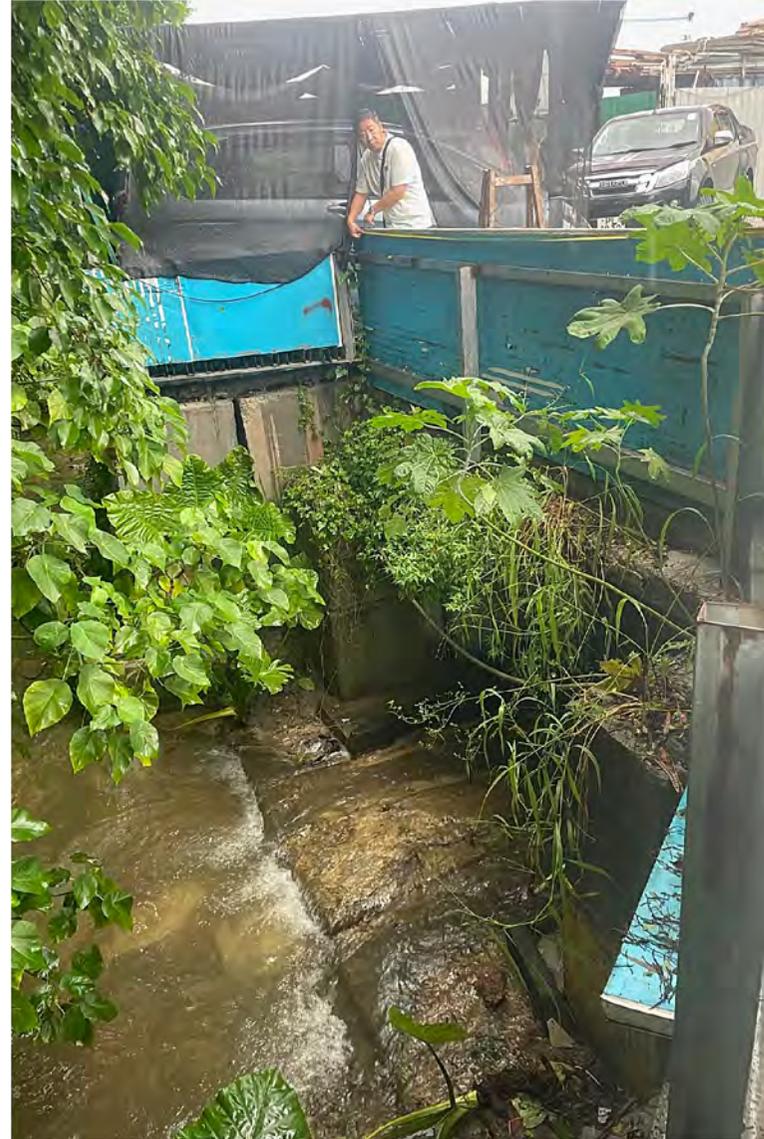


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

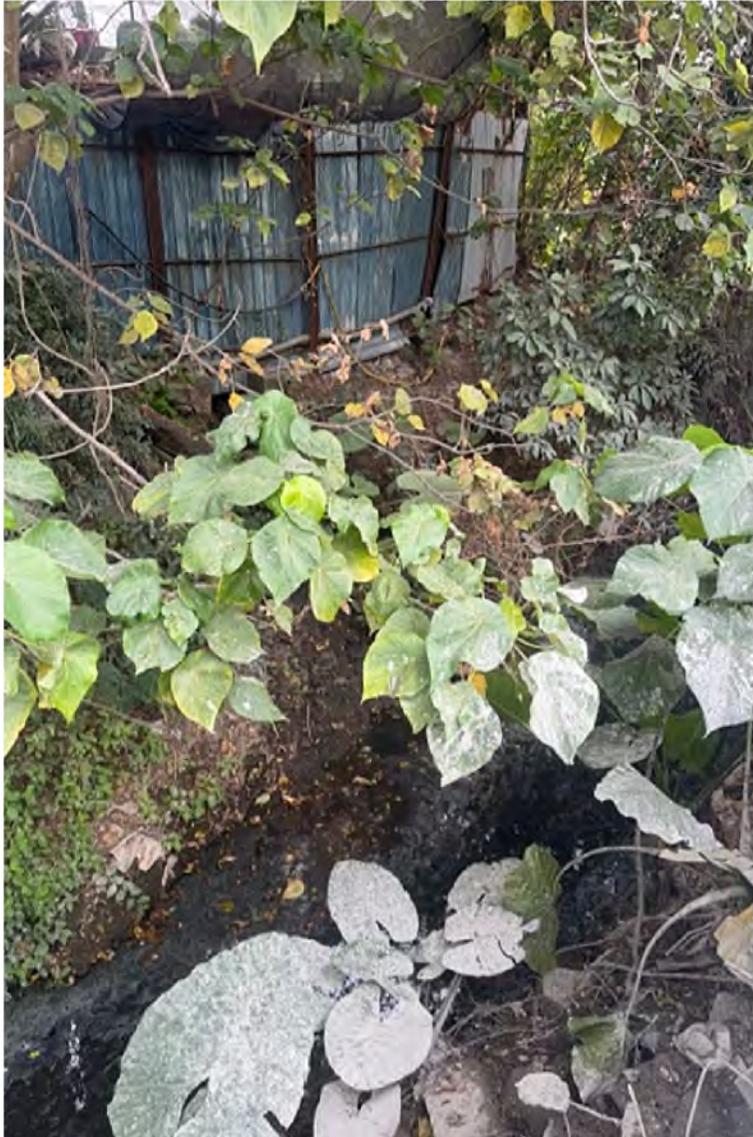


Photo 9



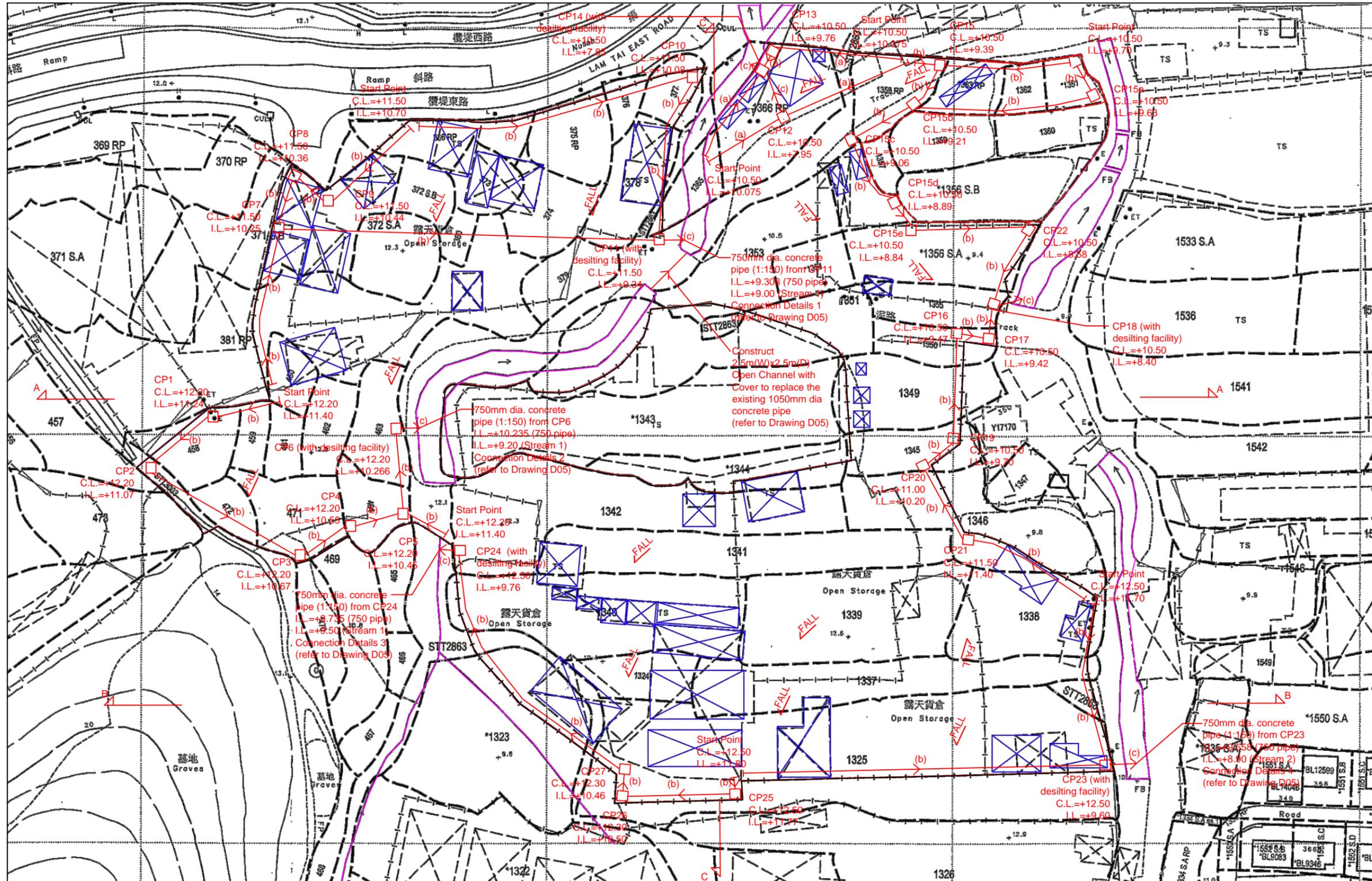
Photo 1a



Photo 1b



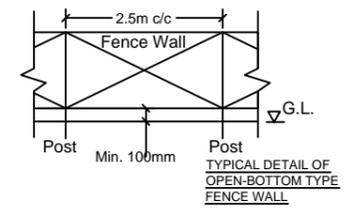
Appendix D – DRAINAGE PROPOSAL



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..



Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - LAYOUT

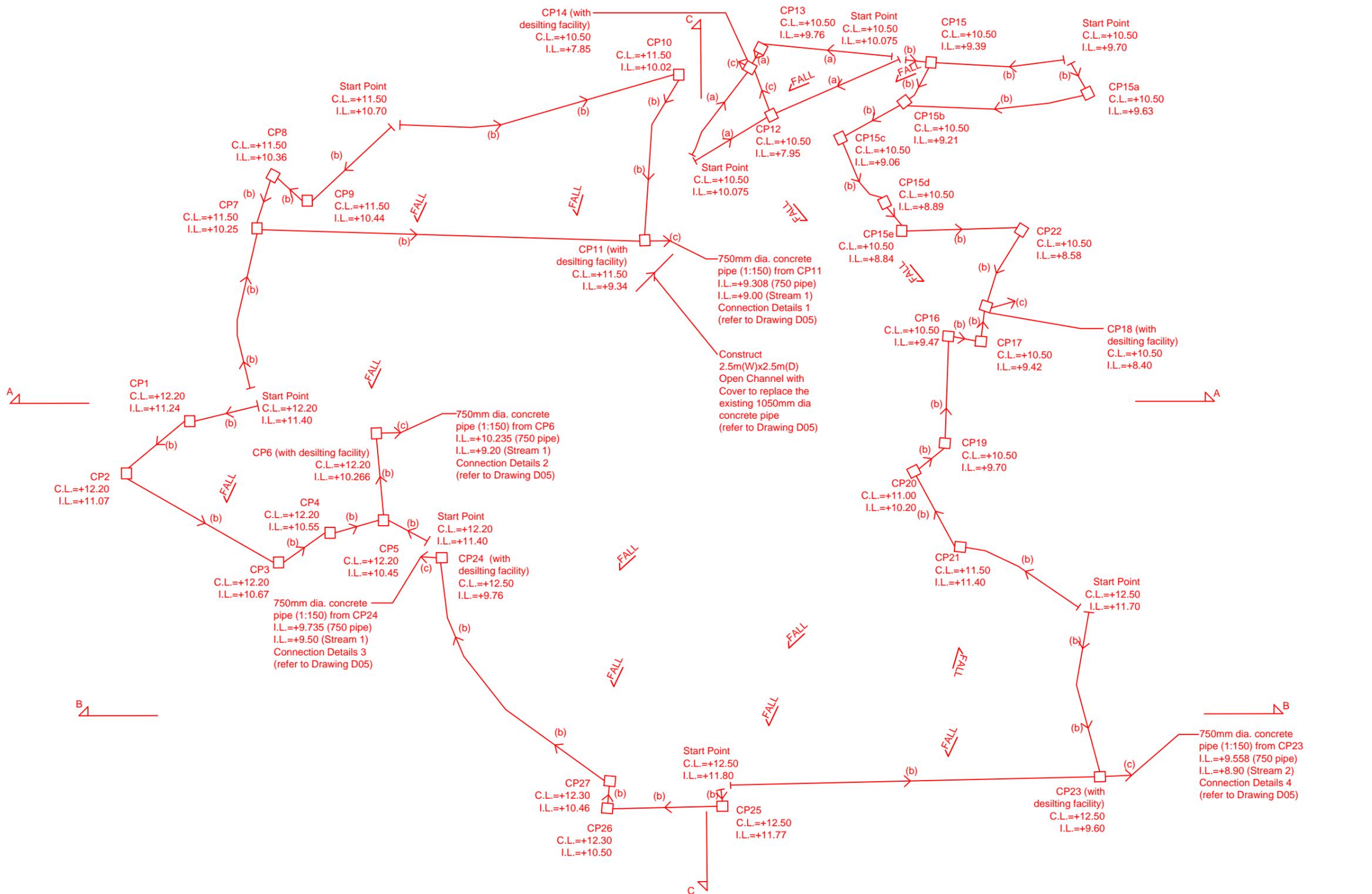
Drawn by:
 DM

Check by:
 DM

Date:
 23-12-2025

Drawing No:
 D01

正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY

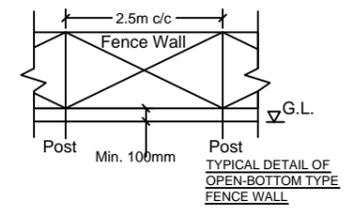


LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:100) with Cast Iron Cover
- (b) Proposed 750UC (1:100) with Cast Iron Cover
- (c) Proposed 750mm dia. (1:150) underground concrete pipe
- Existing Stream

Note:

- Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Open-bottom Type Fence Wall to be erected..



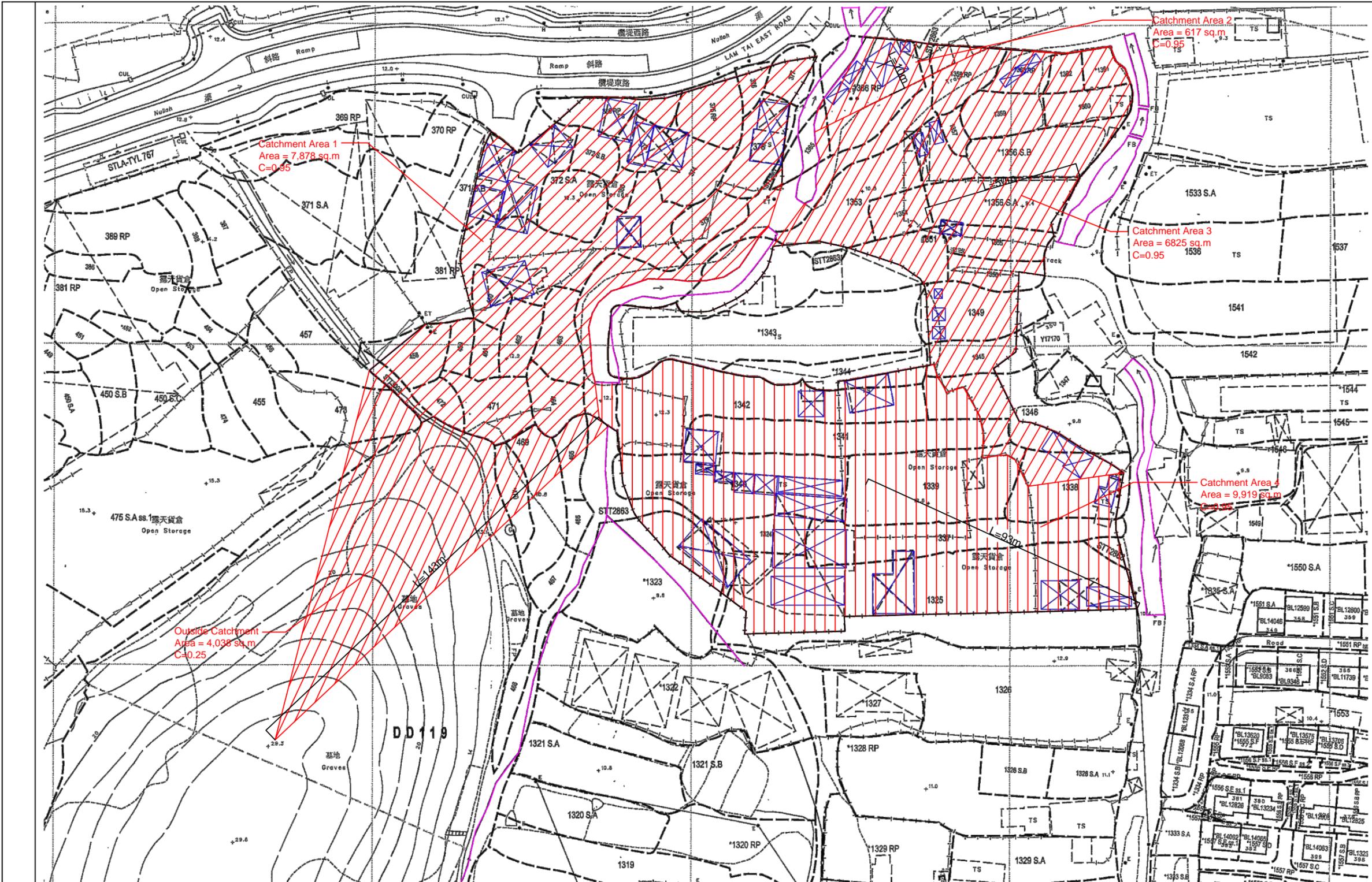
Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Drainage Proposal - LAYOUT
 (without base map)

DM
 Check by:
 DM

23-12-2025
 Drawing No:
 D02

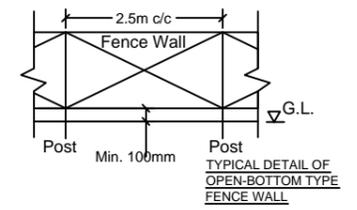
正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14 CP22 & CP23) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..



Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - Catchment Area Plan

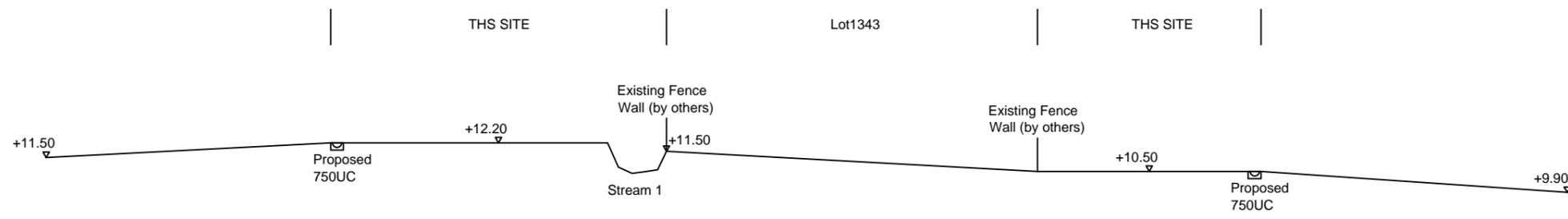
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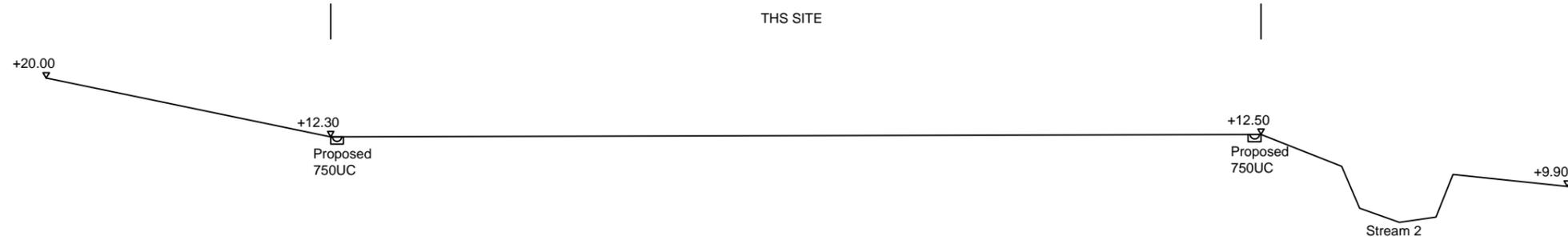
Date:
 23-12-2025

Drawing No:
 D03

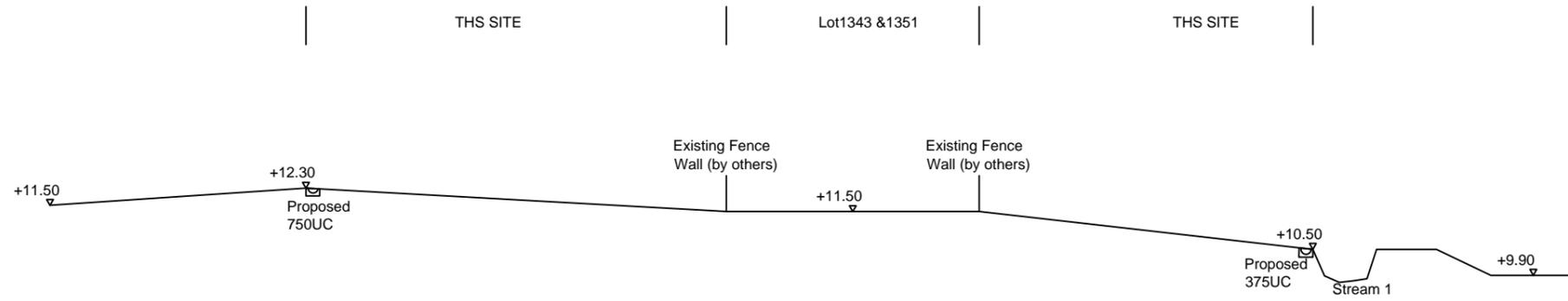
正宏工程顧問公司
 CHING WAN ENGINEERING CONSULTANT COMPANY



SECTION A-A



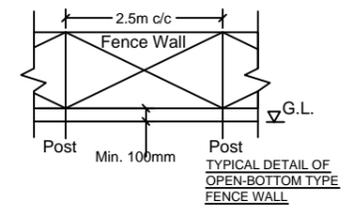
SECTION B-B



SECTION C-C

- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

- Note:**
1. Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C2406I.
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. Open-bottom Type Fence Wall to be erected..



Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - SECTIONS

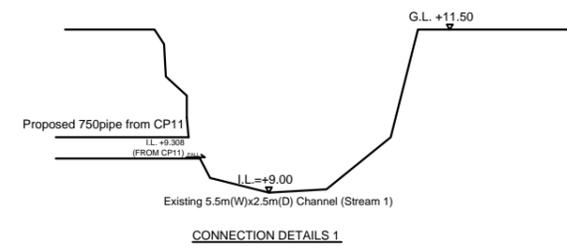
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Date:
 23-12-2025

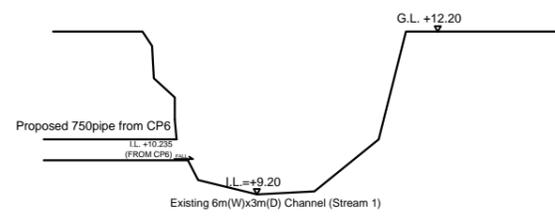
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Drawing No:
 D04

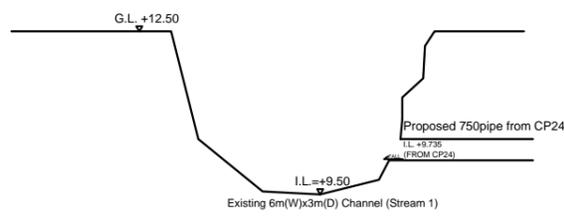
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 CHING WAN ENGINEERING CONSULTANT COMPANY



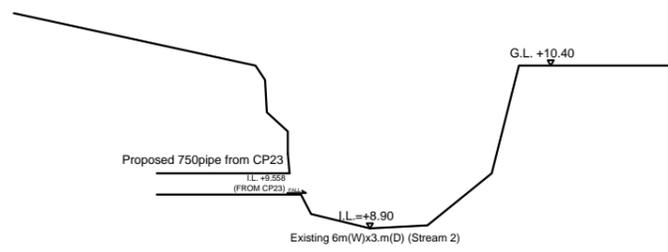
CONNECTION DETAILS 1



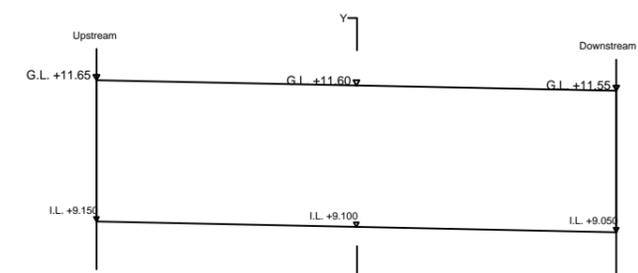
CONNECTION DETAILS 2



CONNECTION DETAILS 3



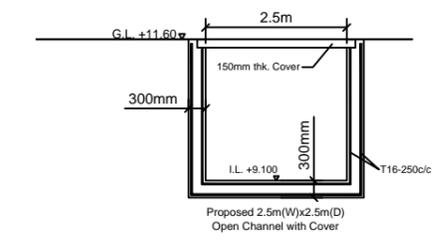
CONNECTION DETAILS 4



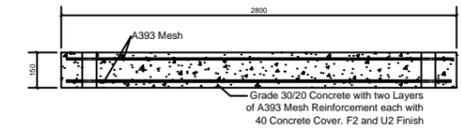
SECTIONAL VIEW OF PROPOSED 2.5m(W)x2.5m(D) OPEN CHANNEL WITH COVER



DETAILS OF COVER FOR PROPOSED 2.5m(W)x2.5m(D) OPEN CHANNEL



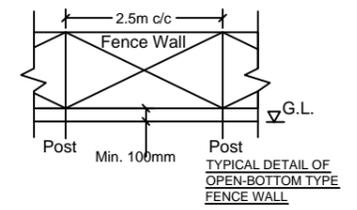
SECTION Y-Y



SECTION Z-Z

- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
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 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

- Note:**
- Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Open-bottom Type Fence Wall to be erected..



Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - Details

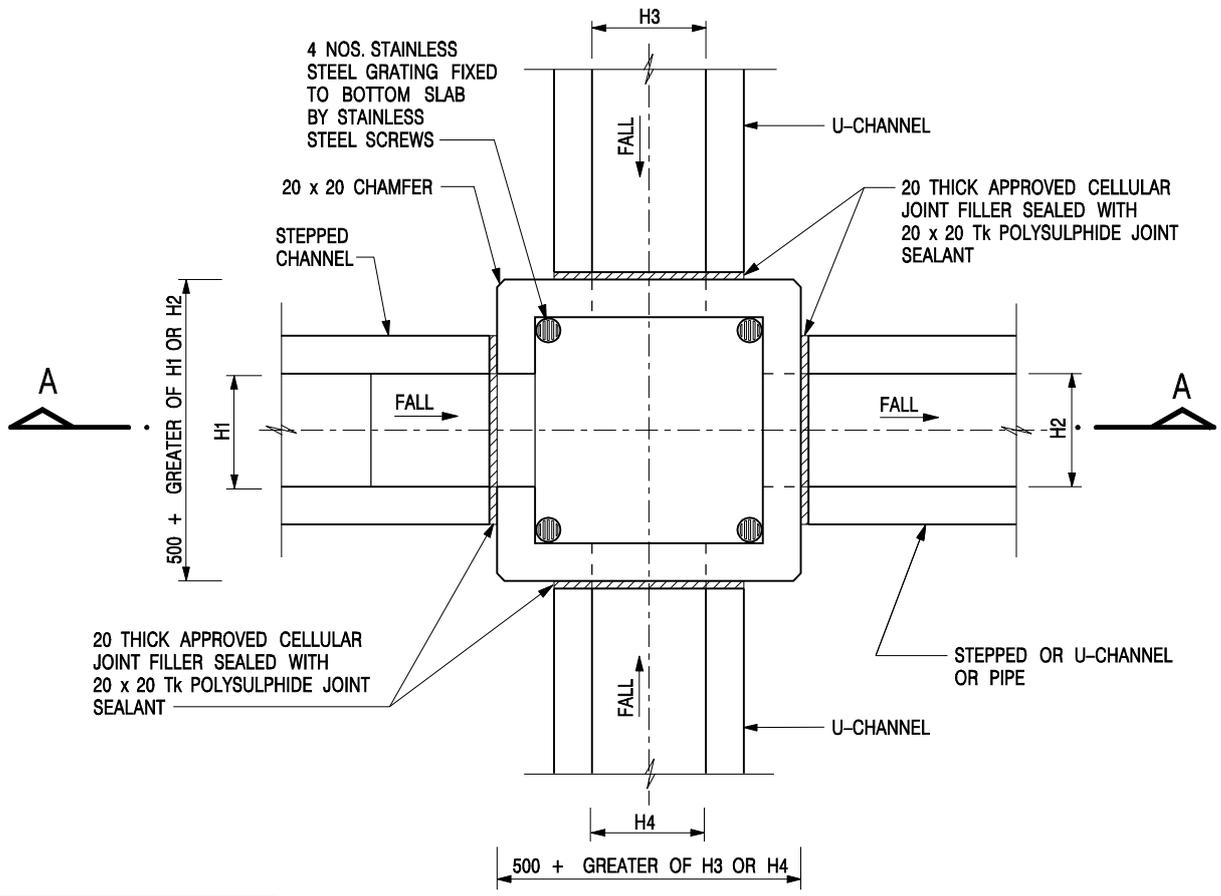
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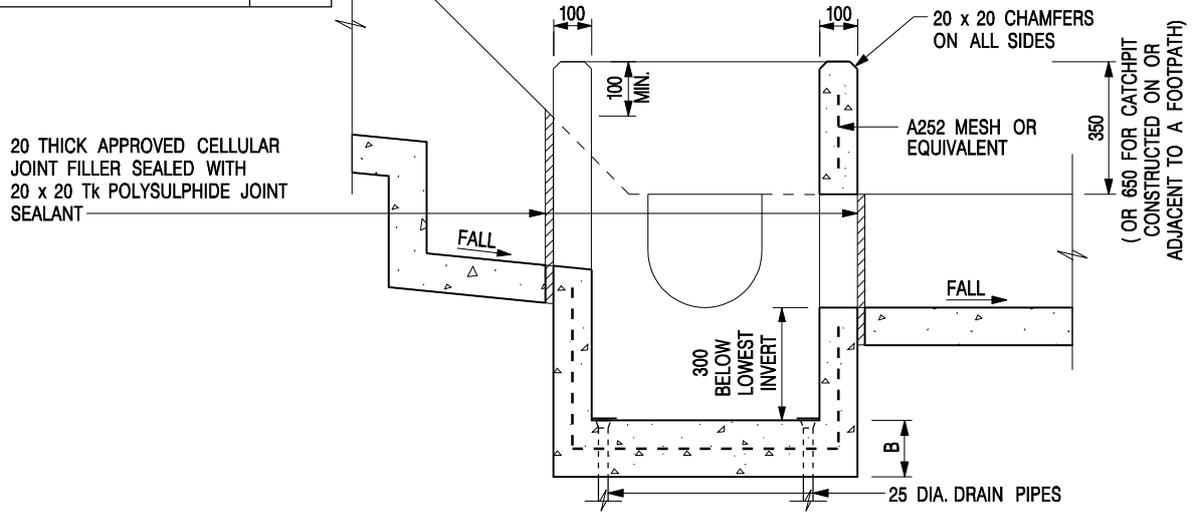
Date:
 23-12-2025

Drawing No:
 D04

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 CHING WAN ENGINEERING CONSULTANT COMPANY



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



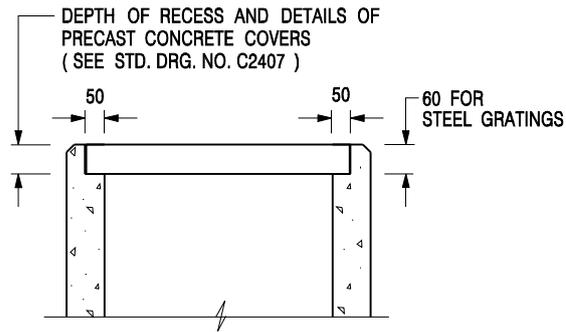
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)


CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /1



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

NOTES:

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

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
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	

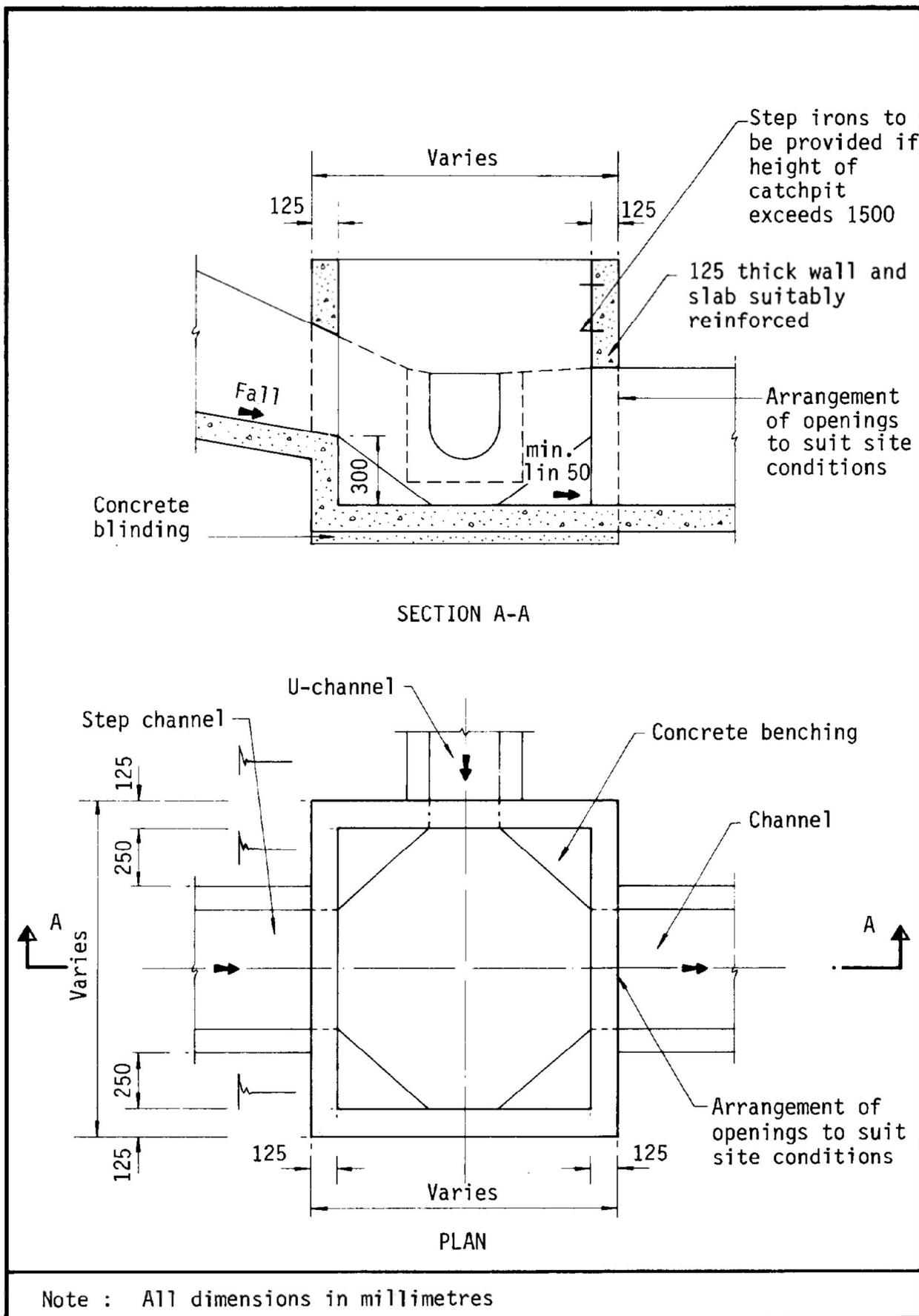
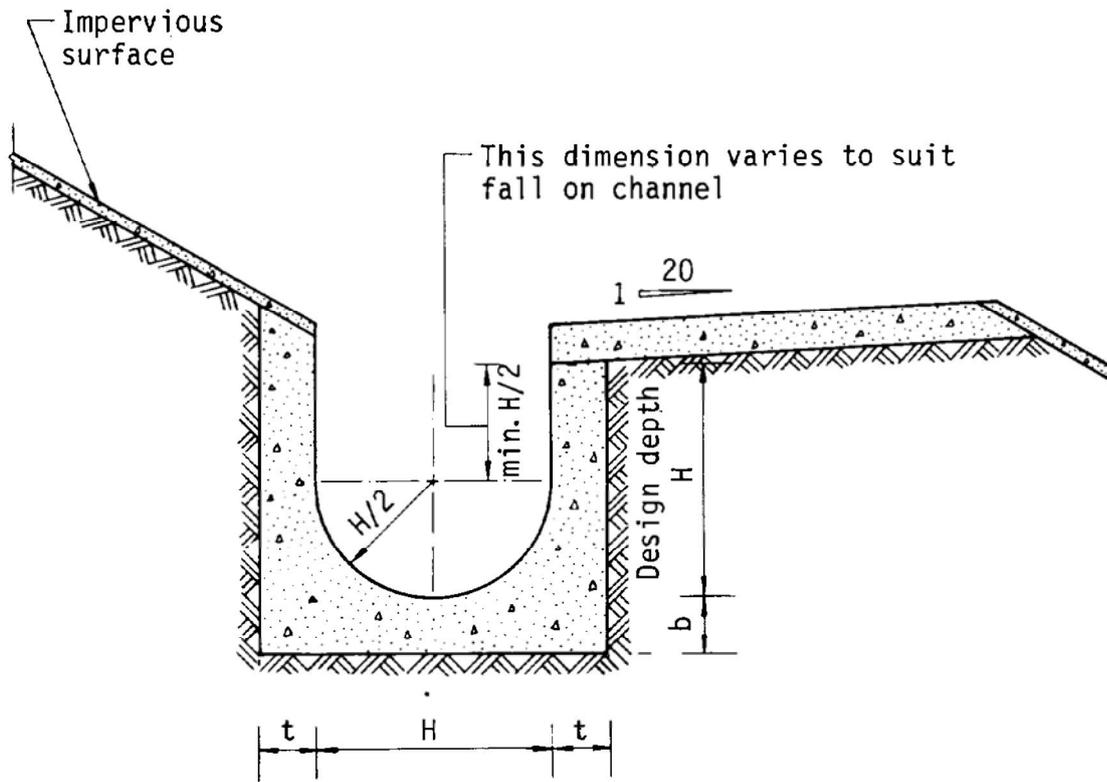


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750
CONCRETE PIPE

Catchment Area 1, Area	=	7878	m ²	(C= 0.95)
Catchment Area 2, Area	=	617	m ²	(C= 0.95)
Catchment Area 3, Area	=	6825	m ²	(C= 0.95)
Catchment Area 4, Area	=	9919	m ²	(C= 0.95)
Outside Catchment Area 1, Area	=	4038	m ²	(C= 0.25)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside catchment area 1, Catchment Area 1 + outside catchment area

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 7878+4038 \quad \text{m}^2$$

$$= 11916$$

$$= 0.011916 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{where } H=(29.3-12.2)*100/143 \quad \text{m})$$

$$= 0.14465*143/11.96^{0.2}*11916^{0.1} = 11.96$$

$$= 4.926 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(4.926+3.29)^{0.355}$$

$$= 265.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*265.9*0.004038+0.278*0.95*265.9*0.007878$

$$= 0.6279 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{37672} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 2, Catchment Area 2

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 617 \quad \text{m}^2$$

$$= 0.000617 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*10/1^{0.2}*617^{0.1}$$

$$= 0.761 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(0.761+3.29)^{0.355}$$

$$= 341.8 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*341.8*0.000617$

$$= 0.0557 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{3342} \quad \text{lit/min}$$

Provide 375UC (1:100) is OK

For the design of drains inside catchment area 3, Catchment Area 3

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 6825 \quad \text{m}^2$$

$$= 0.006825 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*50/1^{0.2}*6825^{0.1}$$

$$= 2.991 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(2.991+3.29)^{0.355}$$

$$= 292.5 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*292.5*0.006825$

$$= 0.5272 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{31633} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 4, Catchment Area 4

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 9919 \quad \text{m}^2$$

$$= 0.009919 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*93/1^{0.2}*9919^{0.1}$$

$$= 5.360 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(5.36+3.29)^{0.355}$$

$$= 261.1 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*261.1*0.011462$

$$= 0.6840 \quad \text{m}^3/\text{sec}$$

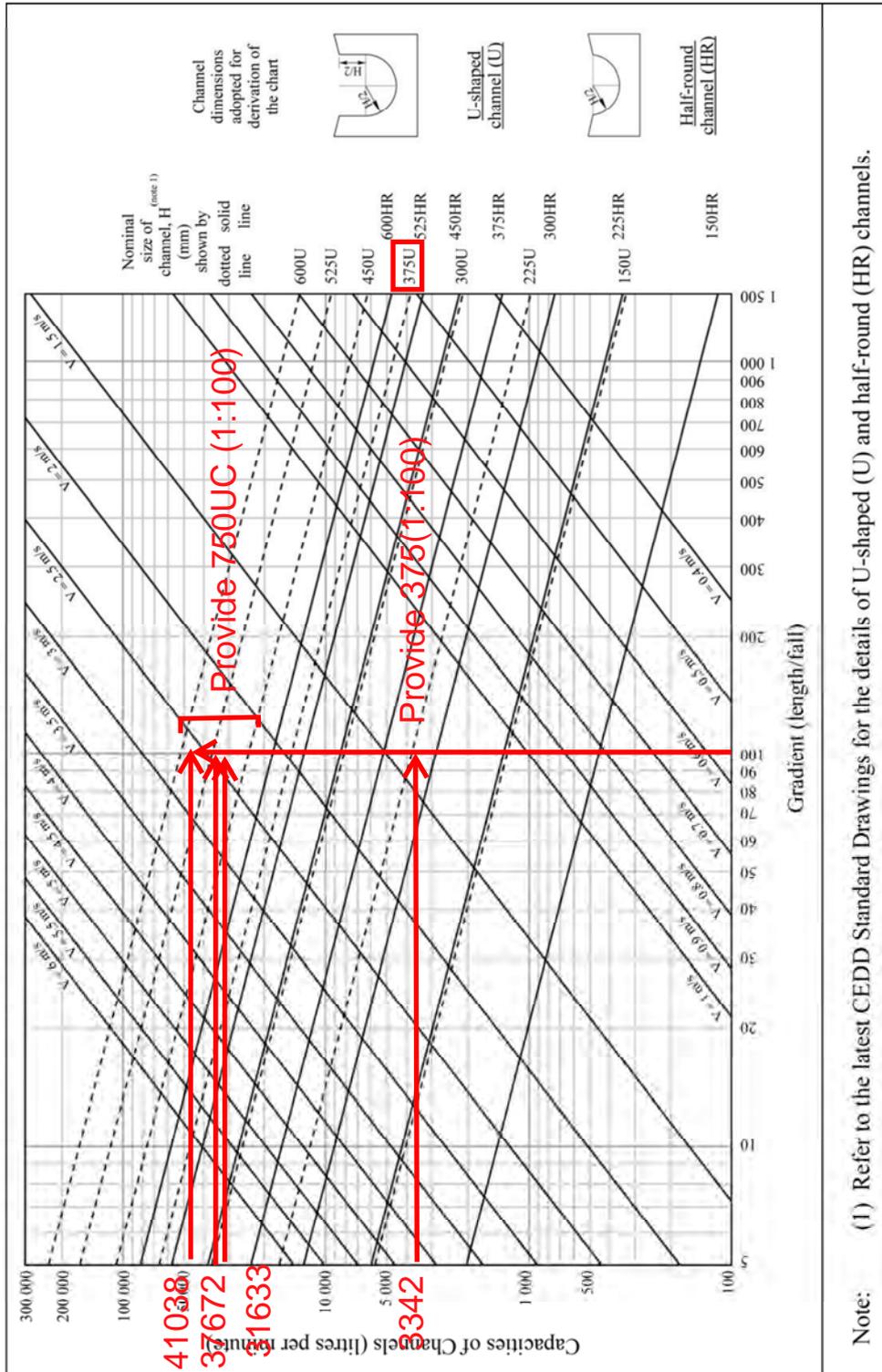
$$= \mathbf{41038} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 750mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	0.75	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.006667	hydraulic gradient	

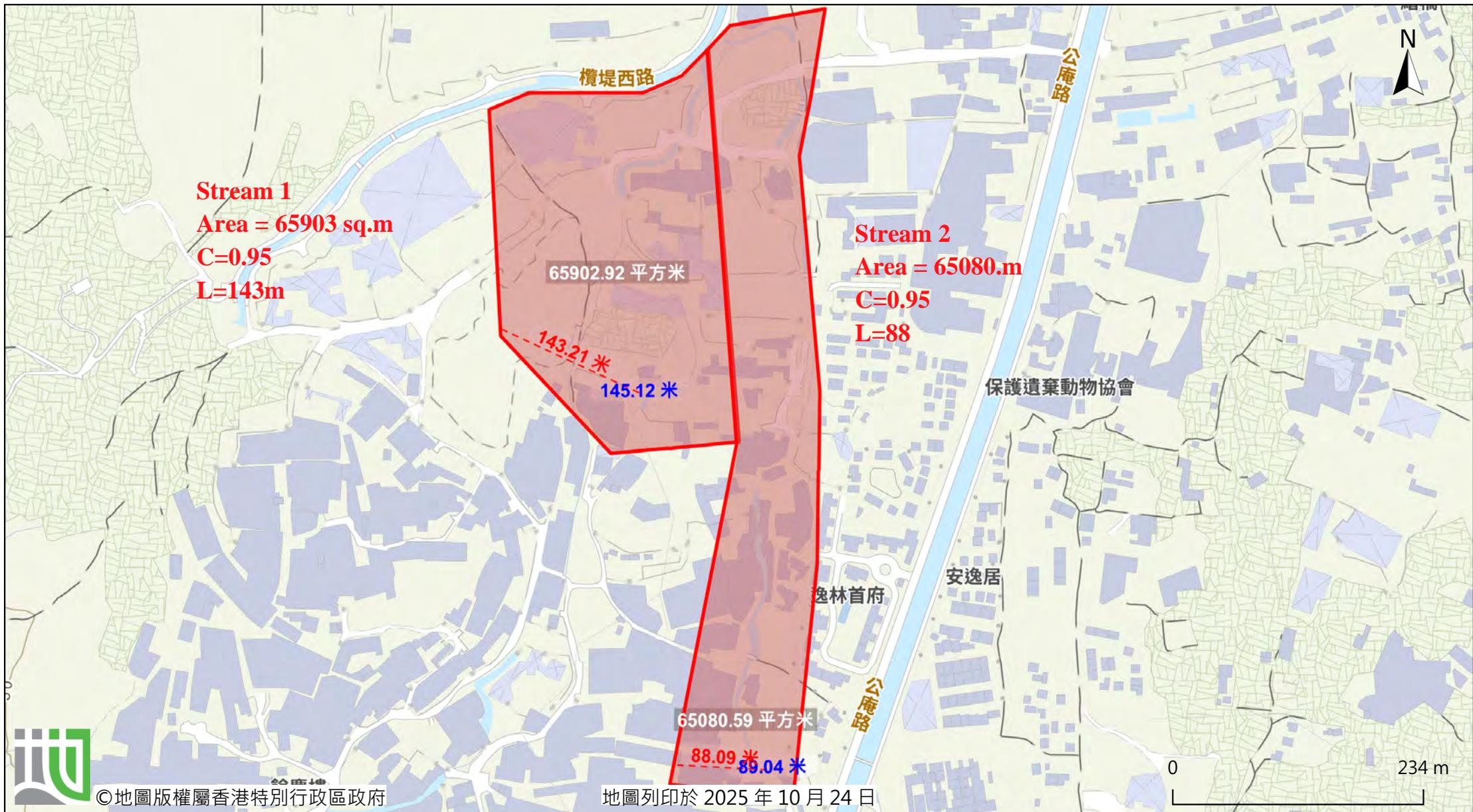
Therefore, design V of pipe capacity = 2.6177 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.925	m ³ /s	
= 55511	lit/min	
> 41038	lit/min	Ok

Appendix F – CALCULATION OF EXISTING STREAM 1 AND
STREAM, 2



Catchment Area Plan for Ex. Stream 1 and Stream 2



Check 1050mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	1.05	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient	

Therefore, design V of pipe capacity = 3.9493 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 2.736	m ³ /s	
= 164144	lit/min	
< 257975	lit/min	NOT OK

Catchment Area 1, Area	=	65903	m ²	(C= 0.95), L=	143 m
Catchment Area 2, Area	=	65081	m ²	(C= 0.95), L=	88 m

Calculation of Design Runoff of the Proposed Development.

For checking Existing Stream 1,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65903 \text{ m}^2$$

$$= 0.065903 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 143 / 1^{0.2} * 65903^{0.1}$$

$$= 6.820 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (6.820 + 3.29)^{0.355}$$

$$= 247.0 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 247.0 * 0.065903$

$$= 4.2996 \text{ m}^3/\text{sec}$$

$$= \mathbf{257975} \text{ lit/min}$$

For checking Existing Stream 2,

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65081 \text{ m}^2$$

$$= 0.065081 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 88 / 1^{0.2} * 65081^{0.1}$$

$$= 4.202 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (4.202 + 3.29)^{0.355}$$

$$= 274.8 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 274.8 * 0.065081$

$$= 4.7225 \text{ m}^3/\text{sec}$$

$$= \mathbf{283352} \text{ lit/min}$$

Providing 1050mm dia. concrete pipe is NOT ok

Calculation Maximum Capacity of Existing 2500mm(W)x2500mm(D) Open Channel

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = A / (W + 2D)$ $W = 2.5 \text{ m}$
 $= 0.4225 \text{ m}$ $D = 2.3 \text{ m}$ (200mm freeboard considered)
 $A = 3 \text{ m}^2$

$n = 0.03$ $s/m^{1/3}$ (Table 13 of Stormwater Drainage Manual)

$S_f = 0.02$

Therefore, $V = 0.4225^{2/3} * 0.02^{0.5} / 0.03$

$$= 2.654 \text{ m/sec}$$

Maximum Capacity (Q_{max}) $= V * A$

$$= 7.96325 \text{ m}^3/\text{sec}$$

$$= 477795 \text{ lit/min}$$

$$> 283352 \text{ lit/min}$$

For Stream 1, it is recommended to construct a 2500mm(W)x2500mm(D) Open Channel to replace the existing 1050mm dia. concrete pipe

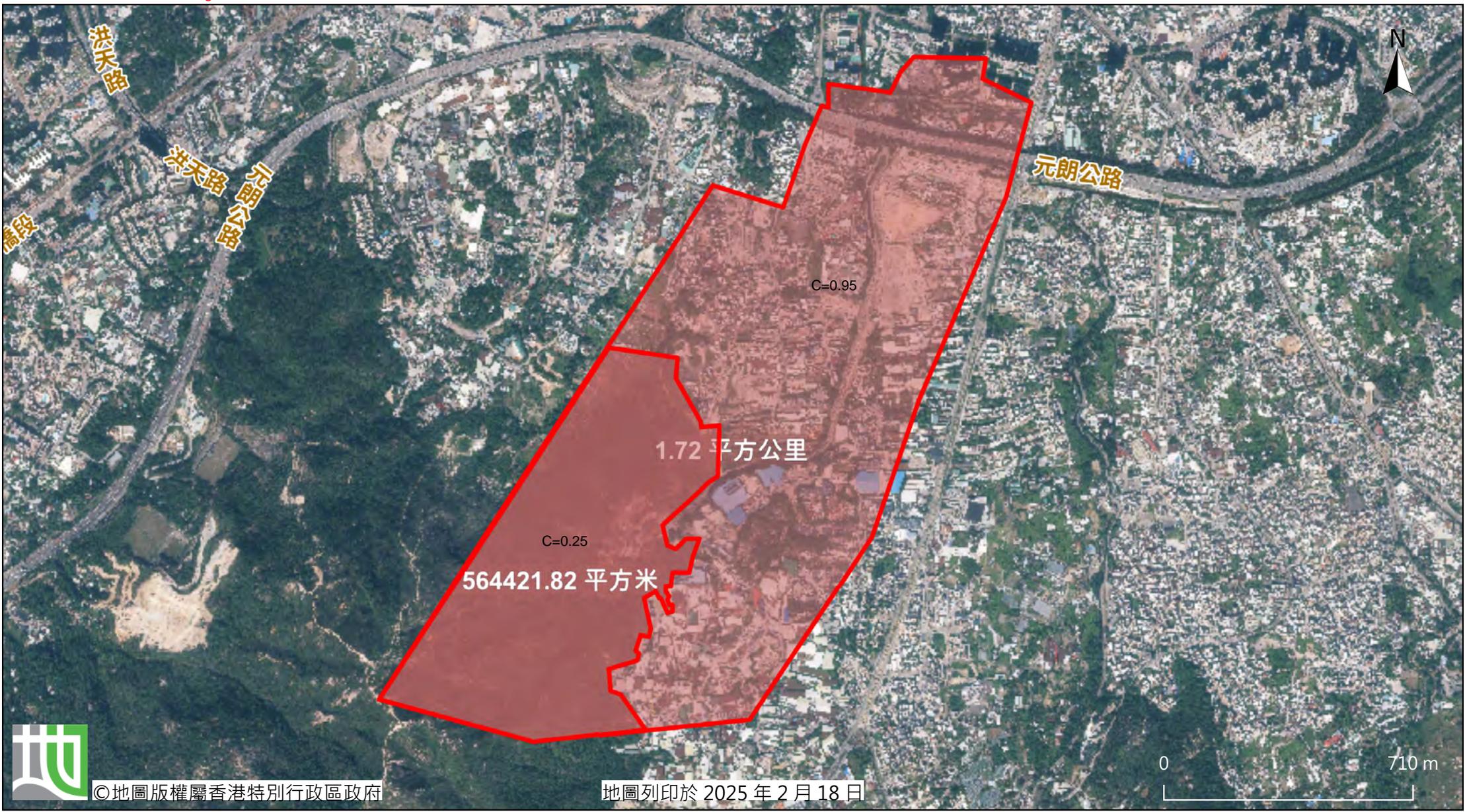
It is OK for Stream 2

Appendix G – CALCULATION OF EXISTIGN NULLAH



前往地圖: <https://www.map.gov.hk/gm/geo:22.4275,114.0168?z=18056>

Catchment Area Plan for existing nullah in Lam Tai East Road



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Calculation of Design Runoff for the Nullah beside Lam Tai East Road,

Catchment Area 1, Area = 1155578 m² (C= 0.95)
 Catchment Area 2, Area = 564422 m² (C= 0.25)
 Total Area = 1720000 m²

$$\Sigma Q = \Sigma 0.278 C_i A$$

A = 1720000 m²
 = 1.72 km²

t = 0.14465 L/ H^{0.2}A^{0.1}
 = 0.14465*50/1^{0.2}*1720000^{0.1}
 = 1.721 min

i = 1.16*a/(t+b)^c (100 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
 = 1.16*508.6/(1.721+3.38)0.338
 = 340.1 mm/hr

Therefore, Q = 0.278*0.95*340.1*1.155578+0.278*0.25*340.1*0.564422
 = 117.1479 m³/sec
 = 7028877 lit/min

Calculation Maximum Capacity of the Nullah beside Lam Tai East Road,

Manning Equation V = R^{2/3}*S_f^{0.5}/n

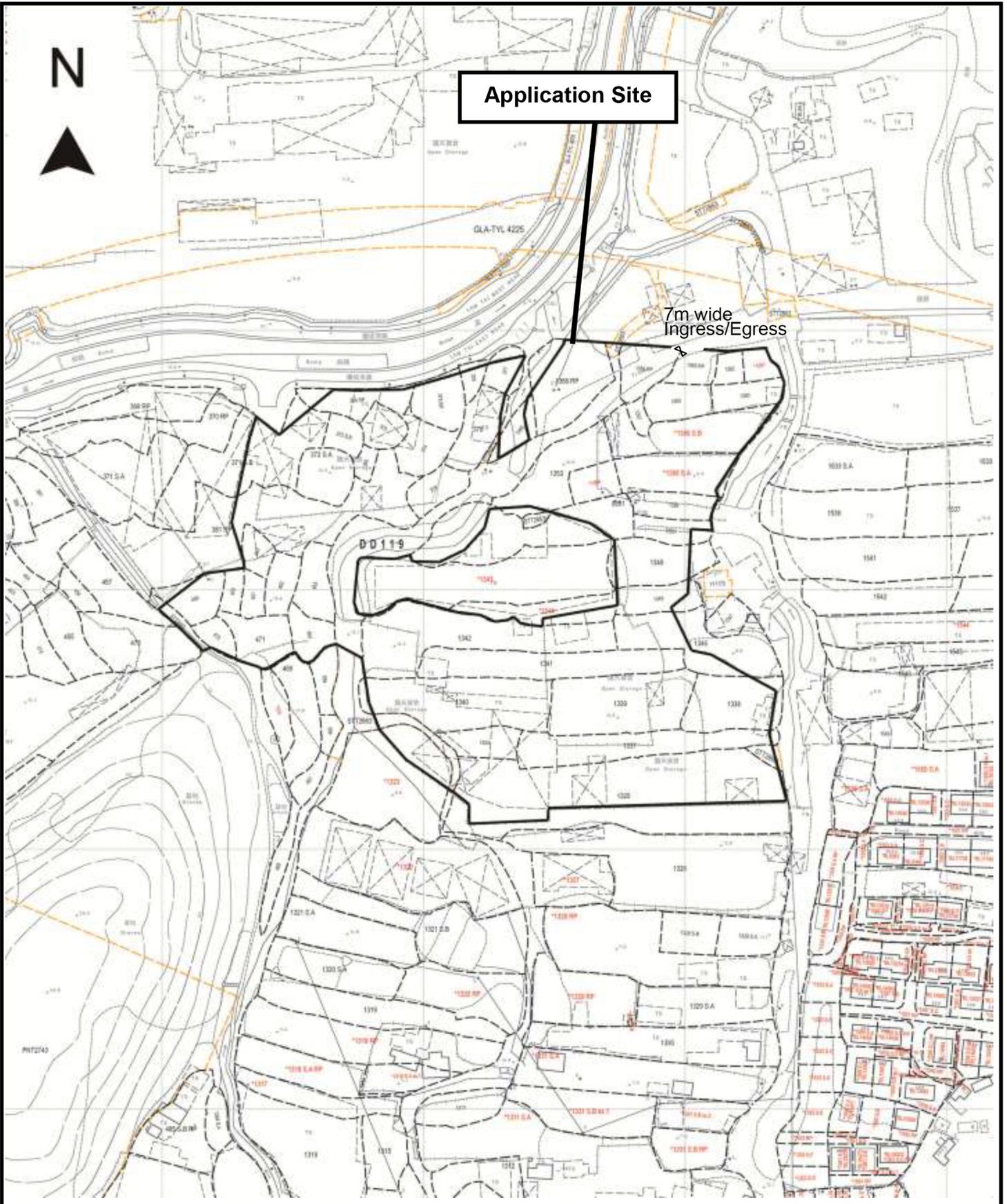
where R = W*D/(2D+W) W= 5 m
 = 1.4583 m D= 3.5 m

n = 0.012 s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

S_f = 0.01

Therefore, V = 1.4583^{2/3}*0.01^{0.5}/0.012
 = 10.7166 m/sec

Maximum Capacity (Q_{max}) = V*A
 = V*W*(D-0.2)
 = 176.8237 m³/sec
 = 10609424 lit/min
 > 7028877 lit/min OK



Project 項目名稱:

Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 & Adjoining Government Land, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Run-in/Out

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:2000

Date: 30 January 2026

TPB Ref.: A/YL-TYST/1334

By Email

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

Dear Sir,

Temporary Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Jethro FUNG) – By Email



2封郵件



[Departmental Comments]

Re: A/YL-TYST/1334 FI

(3)- Comment from DSD

Dear Patrick,

I refer to the captioned application No. A/YL-TYST/1334. Please find the following departmental comments for your further action:

(i) Chief Engineer/Mainland North, Drainage Services Department (Contact: TY LOU, E/YL1, MND, DSD) (Tel: 3965 8929)

- Peripheral surface channels have yet to be provided along the site boundary of the lower sides to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands (e.g. near Lot Nos. 1343, 1344, 1351 & 1358 RP), please review and/or clarify. This area has its own stormwater collection system and its level is higher than the application site, refer to photo 10-12.
- Please advise the levels of Stream 1 & 2, and advise whether the discharge will be affected by tidal level and backwater. The levels of Streams 1 & 2 is presented in Appendix C
- Please advise any measures to prevent erosion of riverbed/embankment from the discharge of the proposed 750mm dia. concrete pipe. Flap valve is proposed
- Details of the proposed 750mm dia. concrete pipe at CP14 and CP18 to the existing stream are missing, please review and also update Drawing No. D05. These connection details are presented in Drawing D05
- Please review if the number of drawing title "Drainage Proposal - Details" should be D05.
- The hydraulic capacity of the critical section of



Stream 1 (e.g. x 1.4m as indicated in

Drawing No. D05) has yet to be checked in

Appendix F, please review.

2封郵件

A/YL-TYST/1334



pipe at CP14 and CP18 to the existing stream are missing, please review and also update Drawing No. D05.

- Please review if the number of drawing title "Drainage Proposal - Details" should be D05. Typo, revised accordingly.
- The hydraulic capacity of the critical section of Stream 2 (i.e. 2.5m x 1.4m as indicated in Drawing No. P01) has yet to be checked in Appendix F, please review. It is provided.
- The design of the proposed 2.5m x 2.5m open channel with cover should be checked and submitted to relevant authority/department for comment/approval on structure, geotechnical and other aspects as applicable. Noted.

If you would like to respond to the comments above as part of the application submission, please submit further information to the Secretary, Town Planning Board as soon as possible. To facilitate the processing of the application, please also copy your further information to this Office for further consideration. In submitting any further information to the Town Planning Board, you may refer to the Town Planning Board Guidelines (TPB PG-No. 32B) on Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review for details.

Alternatively, you can request the TPB to defer the consideration of the application in order to allow more time to prepare the further information. For details, please refer to the TPB Guidelines No. 33B on Deferment of Decision on Representations, Comments, Further Representations and Applications.

Thanks and regards,
Jethro FUNG

Tuen Mun & Yuen Long West District Planning Office

Planning Department

Tel: 2489 6000

Fax: 2489 9711



DRAINAGE IMPACT ASSESSMENT

Proposed Temporary Open Storage of Construction Machinery and Materials,
Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a
Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong
Yan San Tsuen, Yuen Long, New Territories

DATE: JAN 2026

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- 1.2 Objectives of the Report
- 1.3 Structure of the Report

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- 2.2 Existing Condition

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- 3.2 Methodology
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- 3.4 Existing Drainage System
- 3.5 Proposed Drainage System
- 3.6 Drainage Impact Assessment

4. CONCLUSION

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Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1 AND STREAM, 2

Appendix D – DRAINAGE PROPOSAL

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750 CONCRETE PIPE

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Appendix G – CALCULATION OF EXISTING NULLAH

1. Introduction

1.1 Project Background

Ching Wan Engineering Consultants Company was appointed by the client of the captioned site to conduct a drainage impact assessment (DIA) for a Proposed Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (Location Plan is shown in Appendix A).

The proposed use is under S.16 planning application with case no. A/YL-TYST/1334. This DIA report is prepared in support of the planning application.

This DIA is to assess the likely impacts of the proposed development on the existing drainage system, form the drainage connection point and recommend the necessary improvement/upgrading works.

1.2 Objectives of the Report

The report is to present the Drainage Impact Assessment (DIA) due to the proposed warehouse development. It includes formulation of proposed storm drain systems and mitigation measures with the aim to minimize the impacts to the existing drainage system, minimizing flood risk within and around the site.

The objectives of this report are set out as follows:

- To assess the existing flooding susceptibility;
- To assess the flooding susceptibility of the proposed development;
- To assess the likely impacts of the proposed development on the existing drainage system upon completion;
- To carry out schematic design of the drainage system arising from the proposed development including carrying out all necessary hydraulic analysis to substantiate the proposed scheme;
- To formulate drainage connection point and details for the proposed development to illustrate the hydraulic feasibility of the proposed connection point; and
- To formulate and recommend suitable mitigation measures including

necessary improvement/upgrading works to existing drainage system for the proposed development.

1.3 Structure of the Report

The structure of this report is as follows:

Section 1 – Introduces the background of the study, as well as the purpose of this report

Section 2 – Presents the key data of the proposed development on which the impact assessment is based.

Section 3 – Assess the impacts on the existing and designed storm drain systems due to the development and formulate corresponding mitigation measures.

Section 4 – Conclusion

2. PROJECT DESCRIPTION

2.1 Site Location

The project site is located right in the south of Lam Tai East Road. Vehicles shall enter the site via Kung Um Road. Location Plan is shown in Appendix A.

2.2 Existing Condition

The site is currently with warehouse structure and open storage area. The Site Plan is presented in Appendix B.

Lam Tai East road is right in the northern side of the site. There is an existing nullah in the further north. This existing nullah is the final discharge point of the runoff generated from the proposed development.

In the east, south and west of the site, there are other warehouses, natural vegetation, burial grounds and graves

There is an existing natural stream as named stream 1 passing through the site from south to north, and another natural stream as named stream 2 right in the east of the site. These two natural streams finally discharge to the existing nullah in the north of Lam Tai East Road.

3 DRAINAGE IMPACT ASSESSMENT

3.1 Introduction

Site inspection was carried out and the existing drainage facility inside and in the vicinity of the site was recorded. Desk study was carried out to identify the final discharge point.

3.2 Methodology

The following approach is adopted in carrying out the DIA.

- Identify the scope of development
- Identify the existing drainage systems within the site.
- Design a drainage system for the proposed development.
- Examine the potential impacts arising from the development on the drainage condition upon completion; and
- Recommend mitigation of the potential impacts including improvement or upgrading of exiting drainage system.

3.3 Design Assumption and Parameters

The following is referred in the DIA:

- i. Stormwater Drainage Manual (SDM) for Planning, Design and Management (2018)
- ii. SDM Corrigendum No. 1/2022: Rainfall increase due to climate change
- iii. SDM Corrigendum No. 1/2024 for updated storm constants.
- iv. Catchment area is defined based on the topographical information is DLO's geoinfo map.

The following rainfall runoff parameters are adopted in this study

- Runoff coefficients $C=0.95$ for paved and rood surfaces
- Runoff coefficient $C=0.25$ for permeable surface
- Storm constant $a=505.5$, $b=3.29$ and $c=0.355$ for 50 years return period is adopted (Table 3a, Corrigendum No.1/2024).

Manning equation is applied for existing natural streams and nullah hydraulic analysis. The roughness coefficient for Manning equation is 0.030 for existing natural streams, 0.012 for existing nullah

200mm sediment thickness is adopted for the calculation of maximum capacity of open channel and nullah.

Colebrook-White Equation is applied for existing 1050mm dia. concrete pipe in stream 1 hydraulic analysis. The kinematic viscosity of fluid and hydraulic pipeline roughness is $1.14 \times 10^{-6} \text{ m}^2/\text{s}$ and 0.00015 m respectively.

3.4 Existing Drainage System

The critical segment of existing stream 1 is the 1050mm dia. concrete pipe as shown in photo 4 (Appendix C shows the locations and photos of the existing streams). The critical segment of existing stream 2 is a rectangle open channel with dimensions 2.5m(W)x2.5m(D) as shown in photo 1. These two existing streams finally discharge to the existing nullah in the north of the site.

3.5 Proposed Drainage System

A 375UC/750UC is proposed peripherally around the site to prevent runoff escaped from the site. Four discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 1, And two discharge points (750mm dia. concrete pipe) are designed to discharge the runoff from the site to the existing stream 2. Flap Valve should be installed in each discharge point to prevent erosion and water back flow. (Appendix D shows the Drainage Proposal of the site)

3.6 Drainage impact Assessment

The proposed 375UC/750UC/750 concrete pipe is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix E shows the detailed calculation).

The existing stream 1 and stream 2 is checked. For existing stream 1, it is recommended to construct a 2.5m(W)x2.5m(D) Open Channel to replace the existing 1050mm dia. concrete pipe. For existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk. (Appendix F shows the detailed calculation).

The existing nullah is checked. It is capable to collect the runoff generated from the site. No flooding risk. (Appendix G shows the detailed calculation)

The lowest level of existing stream 1 and 2 is +7.50mPD. It is significantly higher than the Maximum Mean Higher High Water Level, i.e. +2.32mPD

(Table 9 of SDM 2015)

Other recommendation:

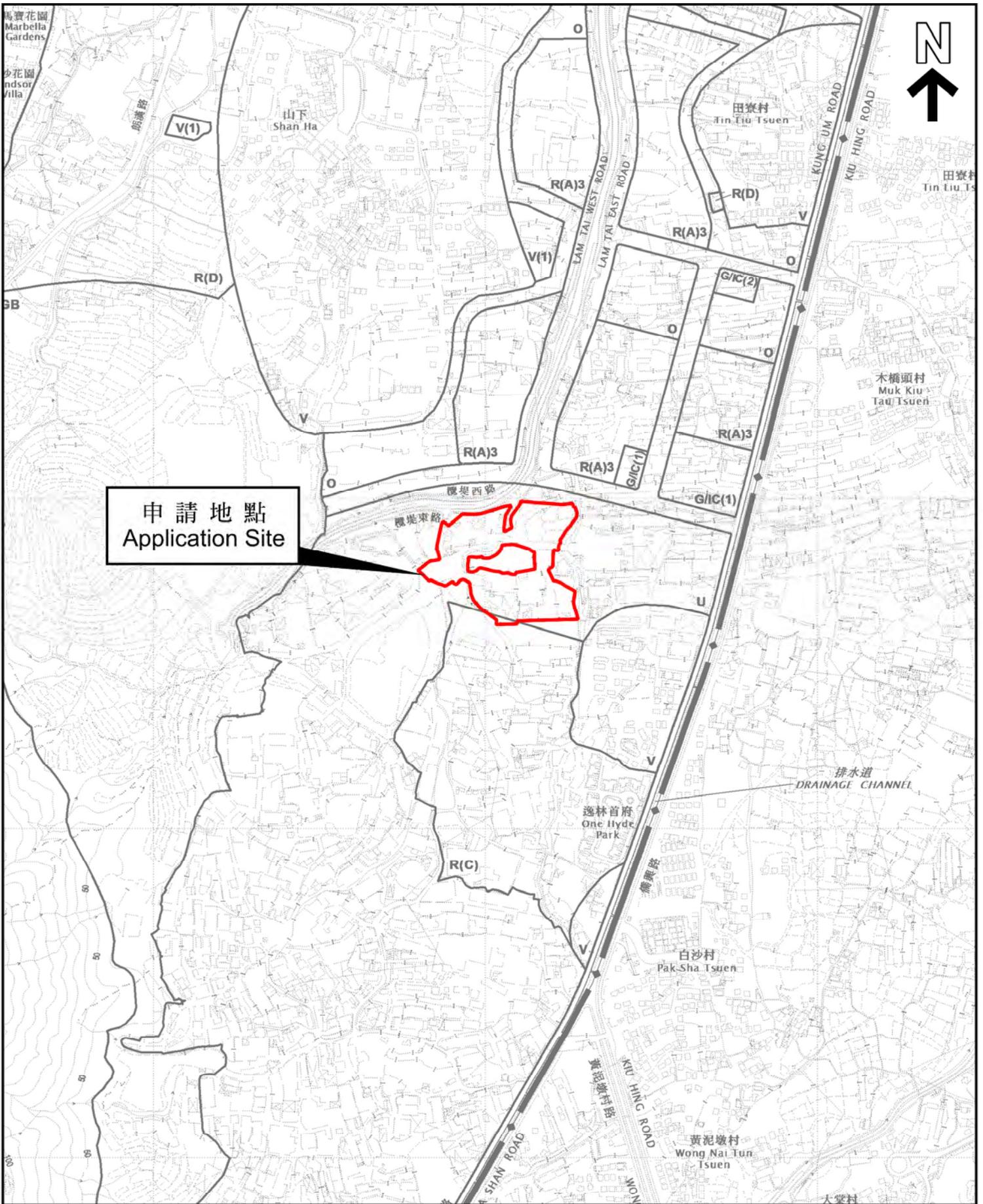
It is recommended that the hoarding, if any, should be open-bottom type to allow the designed drains to collect the overland flow.

It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,

4. Conclusion

- A warehouse development is proposed in the site.
- Proposed 375UC/750UC/750 concrete pipe is capable to collect the design runoff. Flap Valve should be installed in each discharge point to prevent erosion and water back flow.
- Existing Stream 1, construct a 2.5m(W)x2.5m(D) open channel to replace the existing 1050mm dia. concrete pipe.
- Existing Stream 2, it is capable to collect the runoff generated from the site. No flooding risk.
- All drains are finally discharged the existing nullah in Lam Tai East Road. The existing nullah is capable to collect the design runoff.
- Hoarding, if any, is recommended to be open-bottom type to collect the overland flow.
- It is also recommended to remove the vegetation and debris in the existing open channel to utilize the capacity,
- With the designed drains and recommendations, the proposed development would not cause any flooding to any existing/proposed drains.

Appendix A – LOCATION PLAN

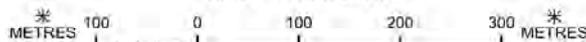


申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺

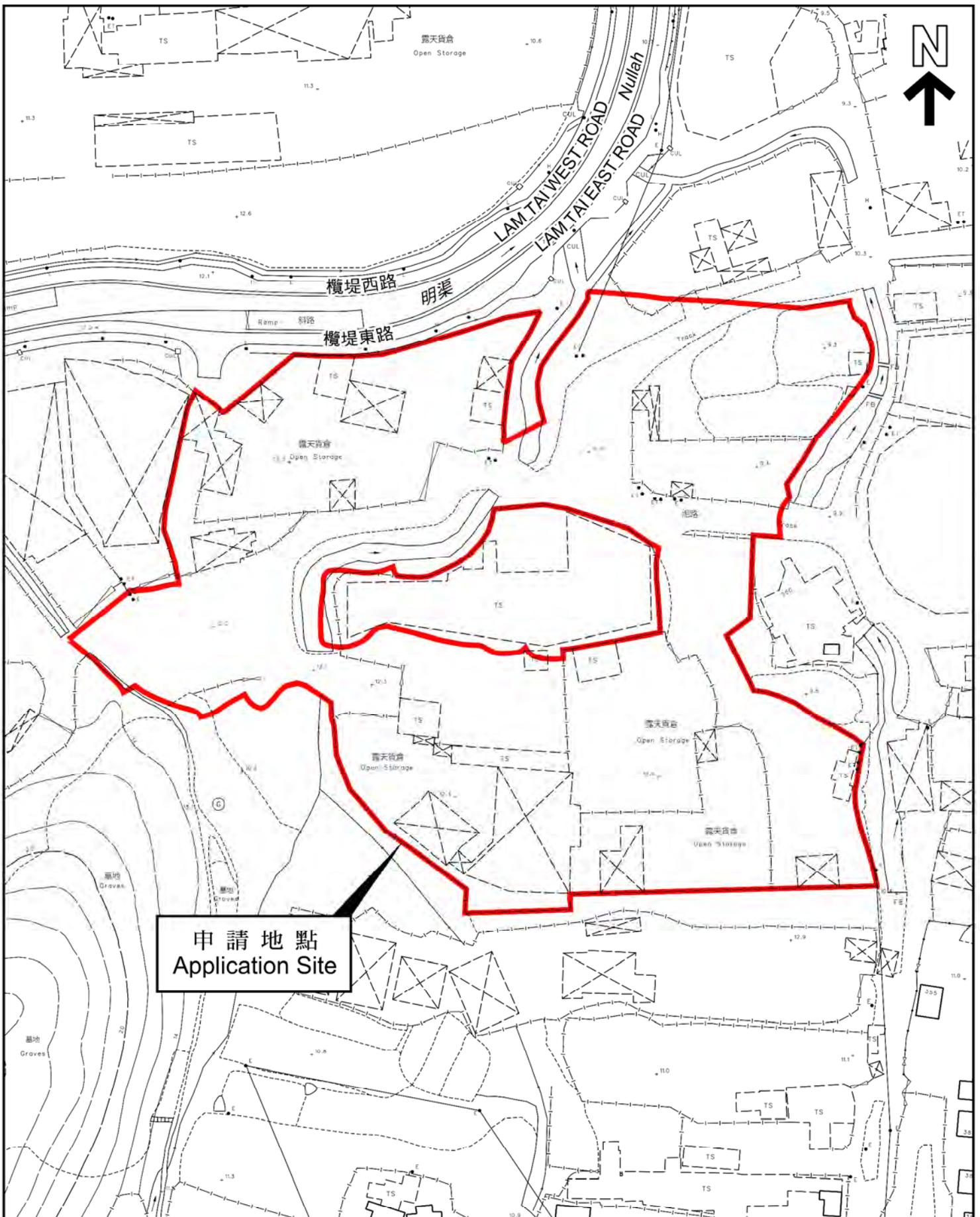


申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix B – SITE PLAN



申請地點
Application Site

本摘要圖於2025年9月16日擬備，
所根據的資料為測量圖編號
6-NW-19A及C
EXTRACT PLAN PREPARED ON 16.9.2025
BASED ON SURVEY SHEETS No.
6-NW-19A&C

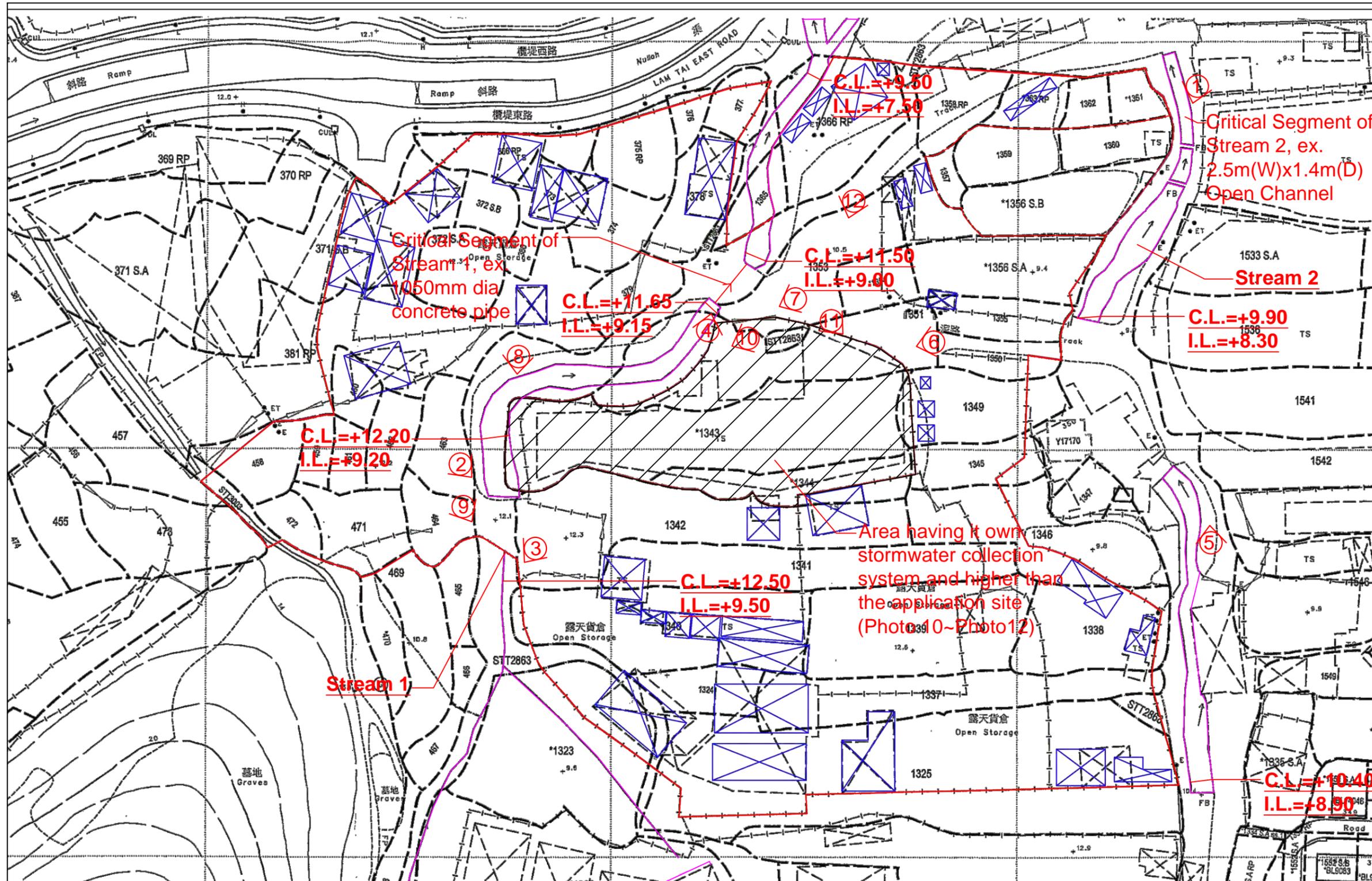
平面圖 SITE PLAN

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

參考編號
REFERENCE No.

A/YL-TYST/1334

Appendix C – LOCATIONS AND PHOTOS OF EXISTING STREAM 1
AND STREAM, 2



LEGEND
 ① Photo Viewport

Project:
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 DIA - Locations and Photos of Existing Stream 1 and Stream 2

Drawn by:
 DM

Check by:
 DM

Date:
 30-1-2026

Drawing No:
 P01

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Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



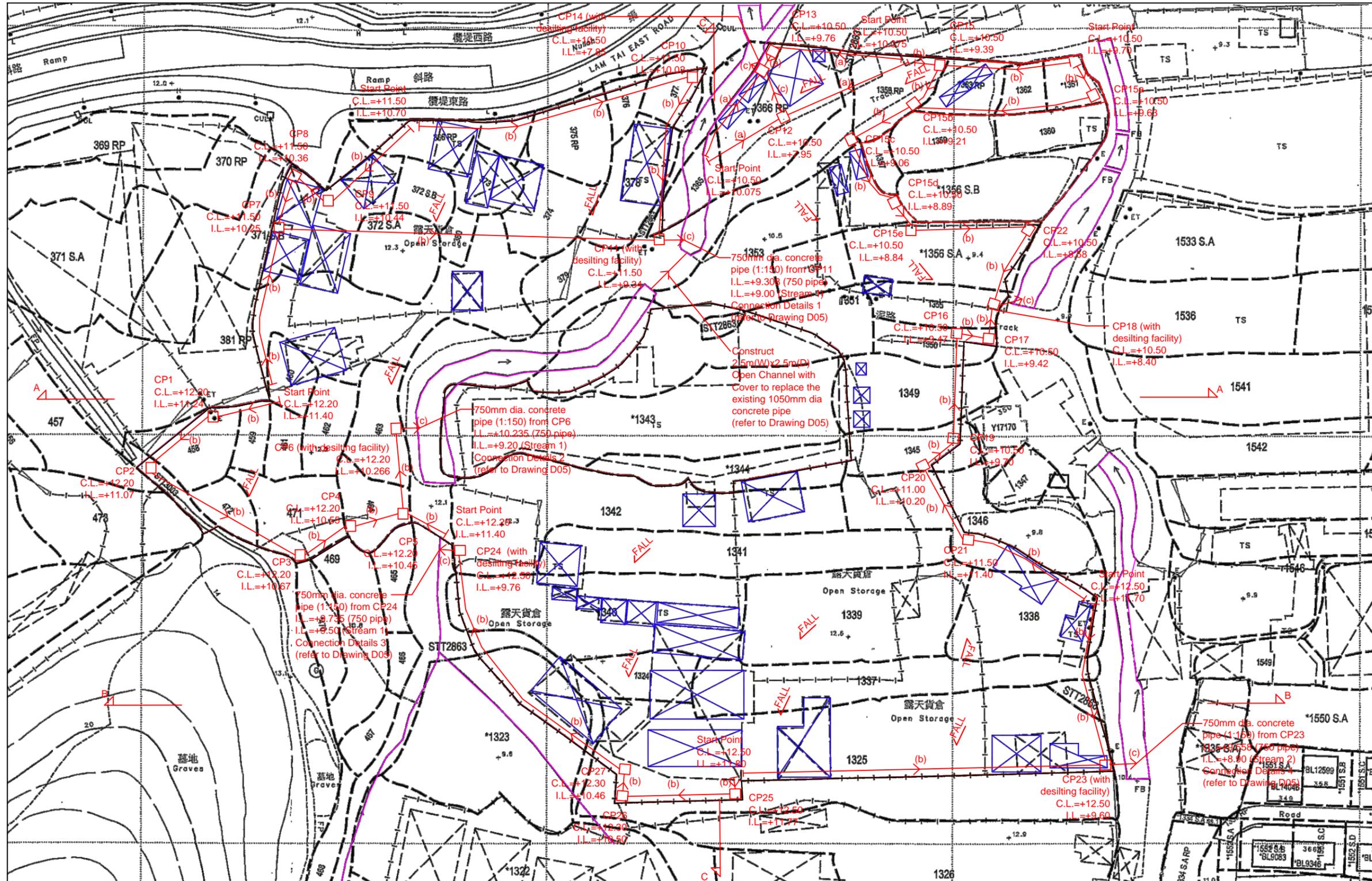
Photo 1a



Photo 1b



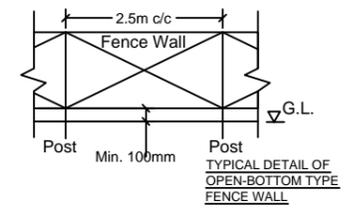
Appendix D – DRAINGAE PROPOSAL



- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:100) with Cast Iron Cover
 - (b) Proposed 750UC (1:100) with Cast Iron Cover
 - (c) Proposed 750mm dia. (1:150) underground concrete pipe
 - Existing Stream

Note:

1. Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Open-bottom Type Fence Wall to be erected..



Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - LAYOUT

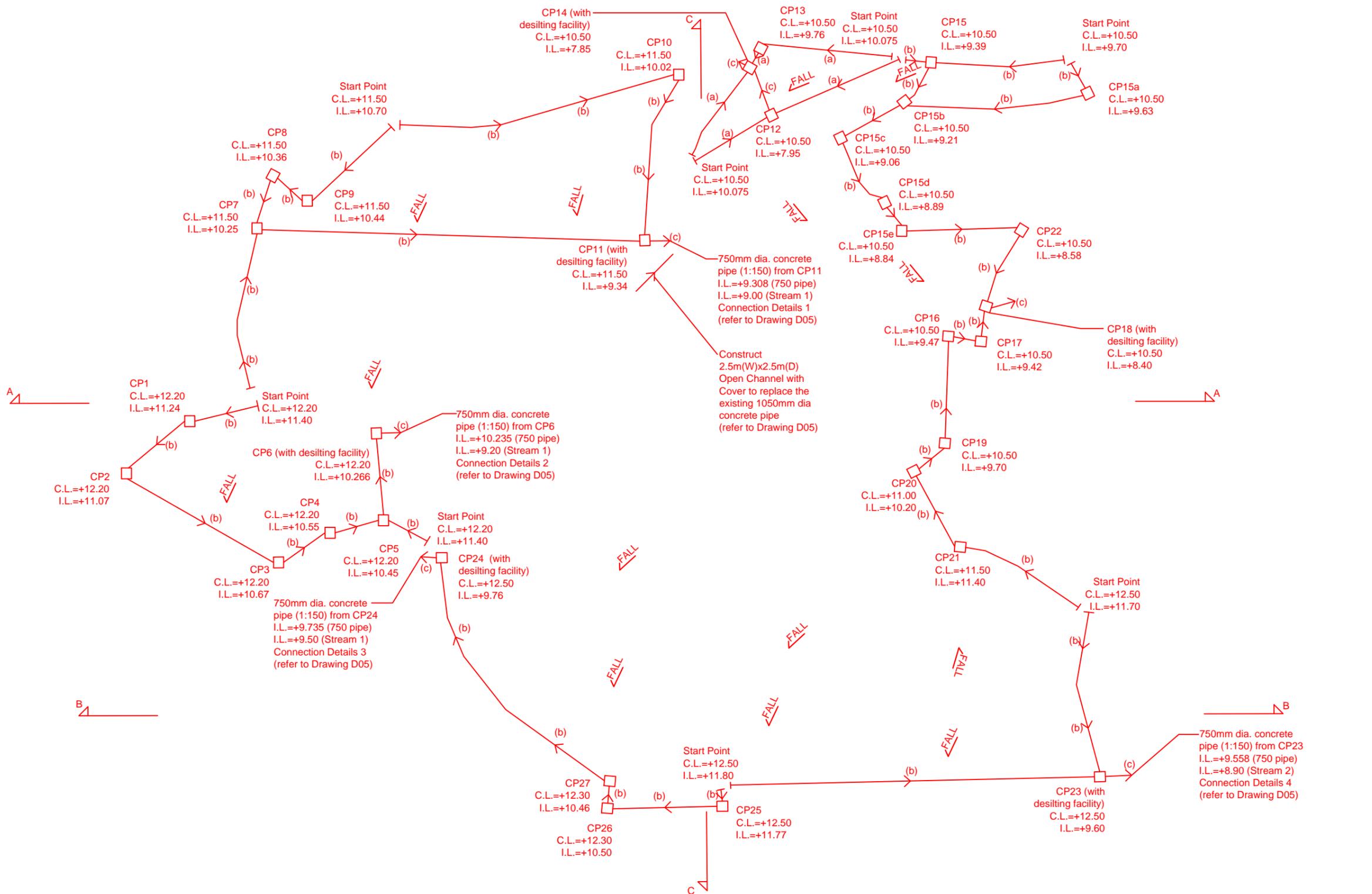
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Date:
 30-1-2026

Drawing No:
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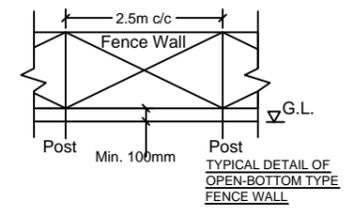
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LEGEND

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- Existing Stream

- Note:**
- Catchpits (CP6, CP11, CP14, CP18, CP23 & CP24) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Open-bottom Type Fence Wall to be erected..



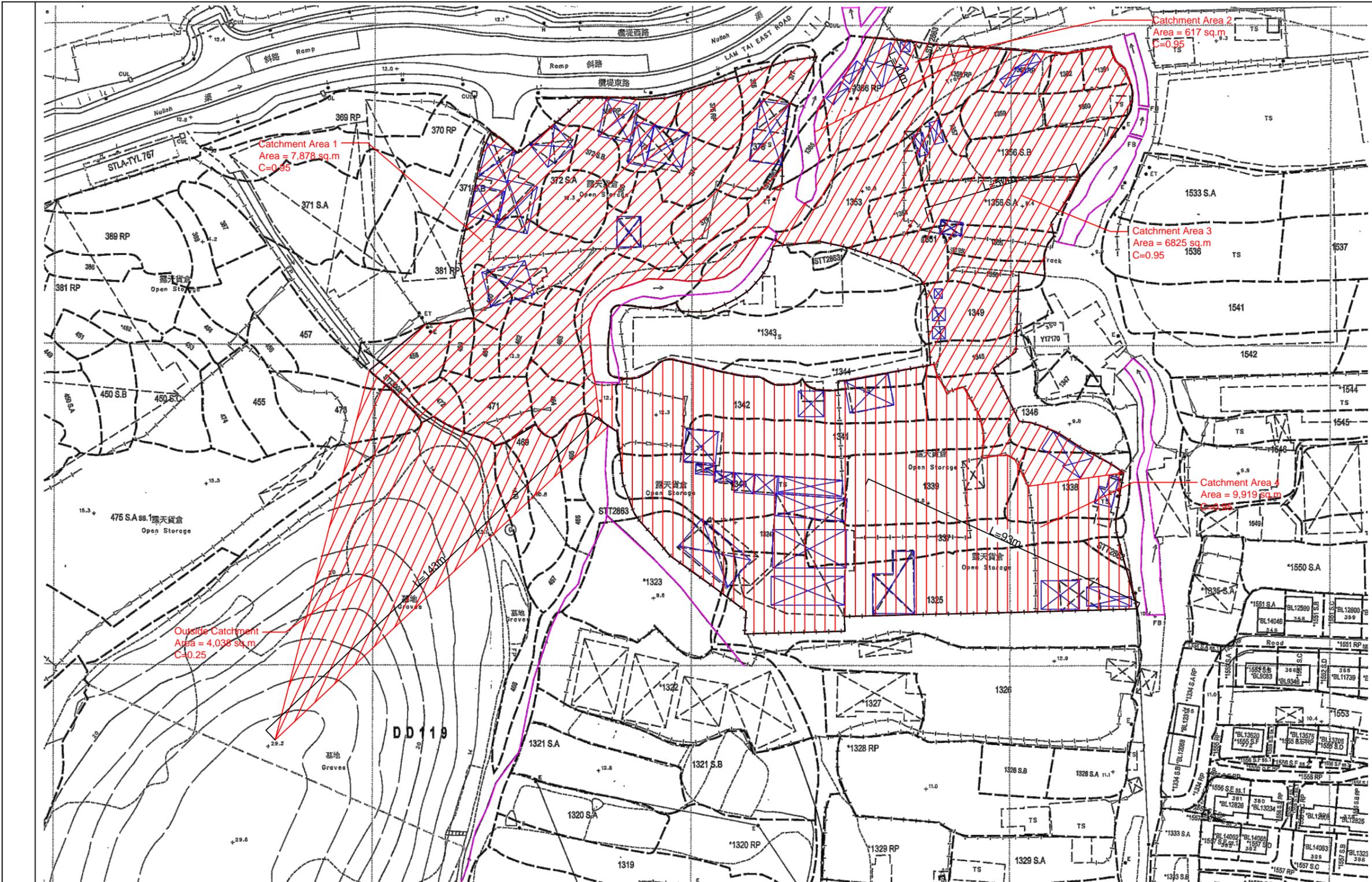
Project
 Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
 (Application No.:A/YL-TYST/1334)

Drainage Proposal - LAYOUT
 (without base map)

DM
 Check by:
 DM

30-1-2026
 Drawing No:
 D02

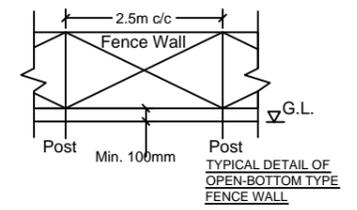
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 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
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Note:

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2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
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 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal -
 Catchment Area Plan

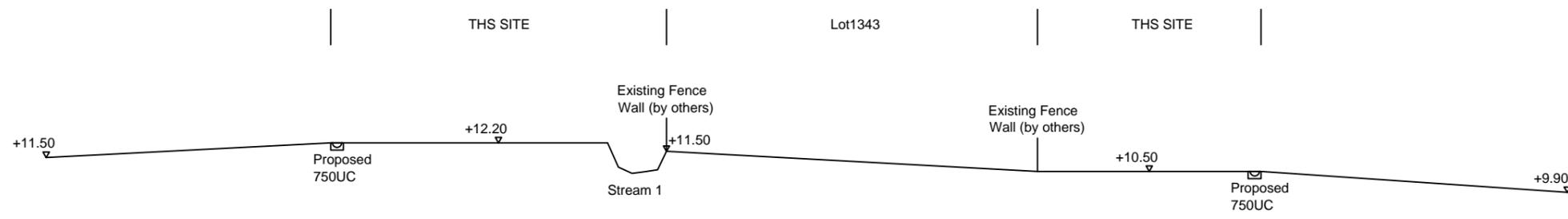
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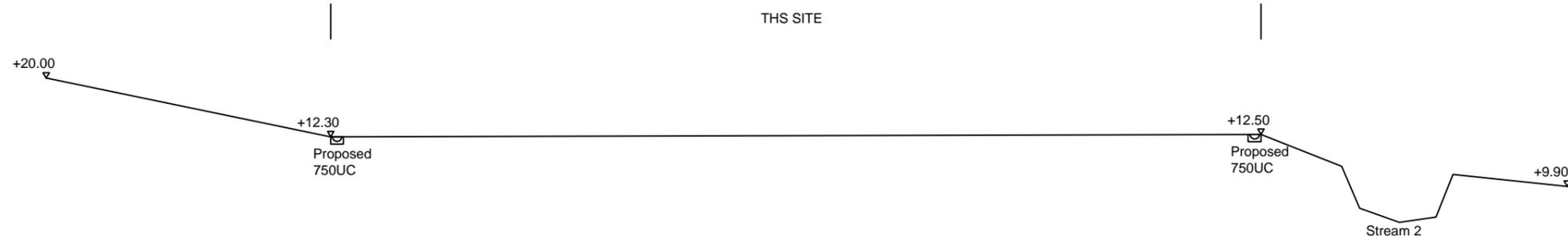
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Drawing No:
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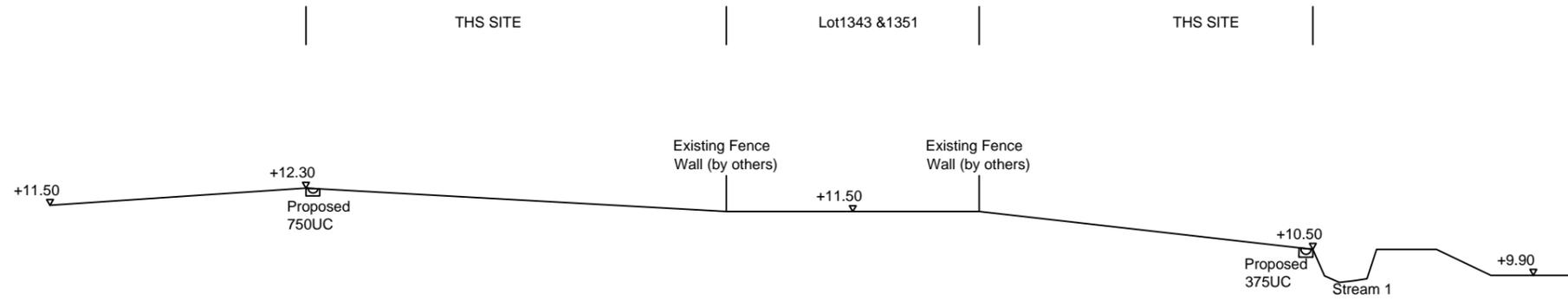
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SECTION A-A



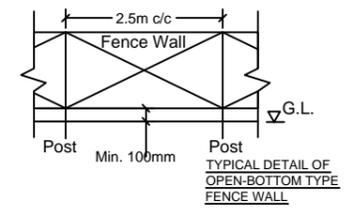
SECTION B-B



SECTION C-C

- LEGEND**
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 (Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - SECTIONS

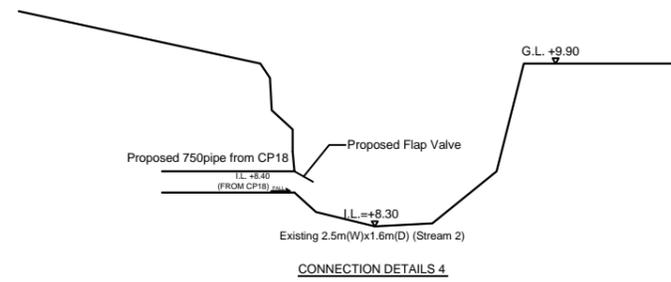
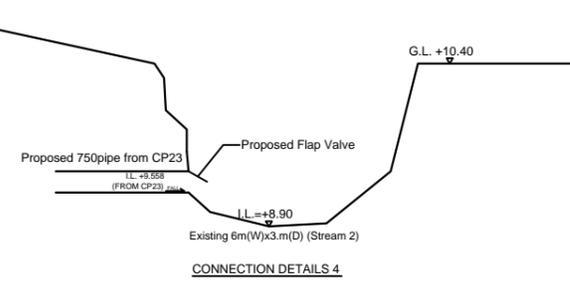
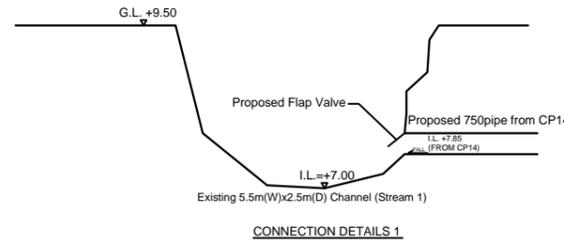
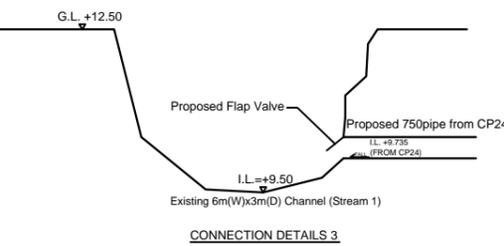
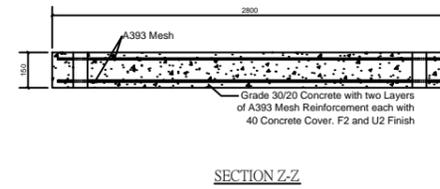
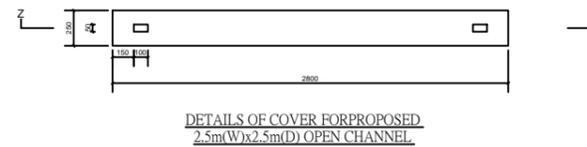
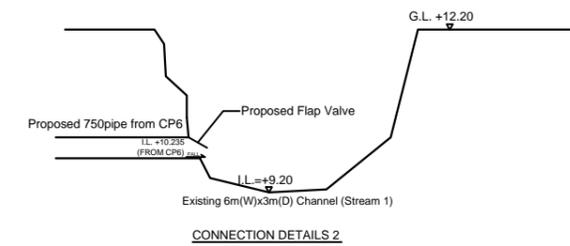
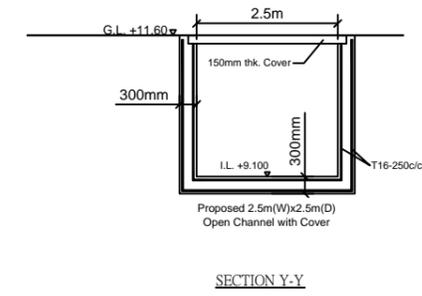
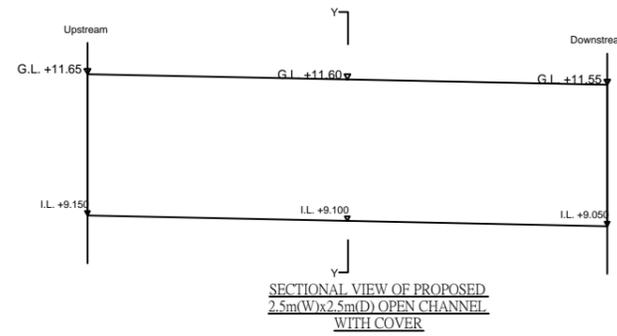
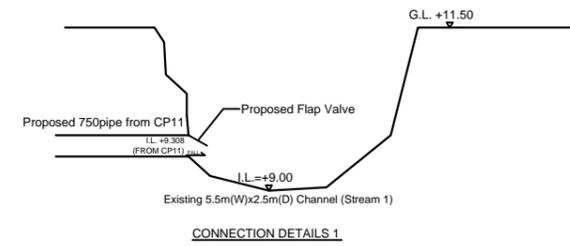
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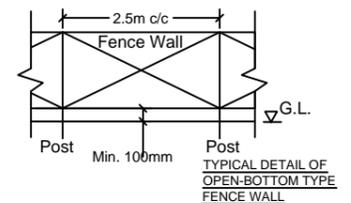
Drawing No:
 D04

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 CHING WAN ENGINEERING CONSULTANT COMPANY



- LEGEND**
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 - Existing Stream

- Note:**
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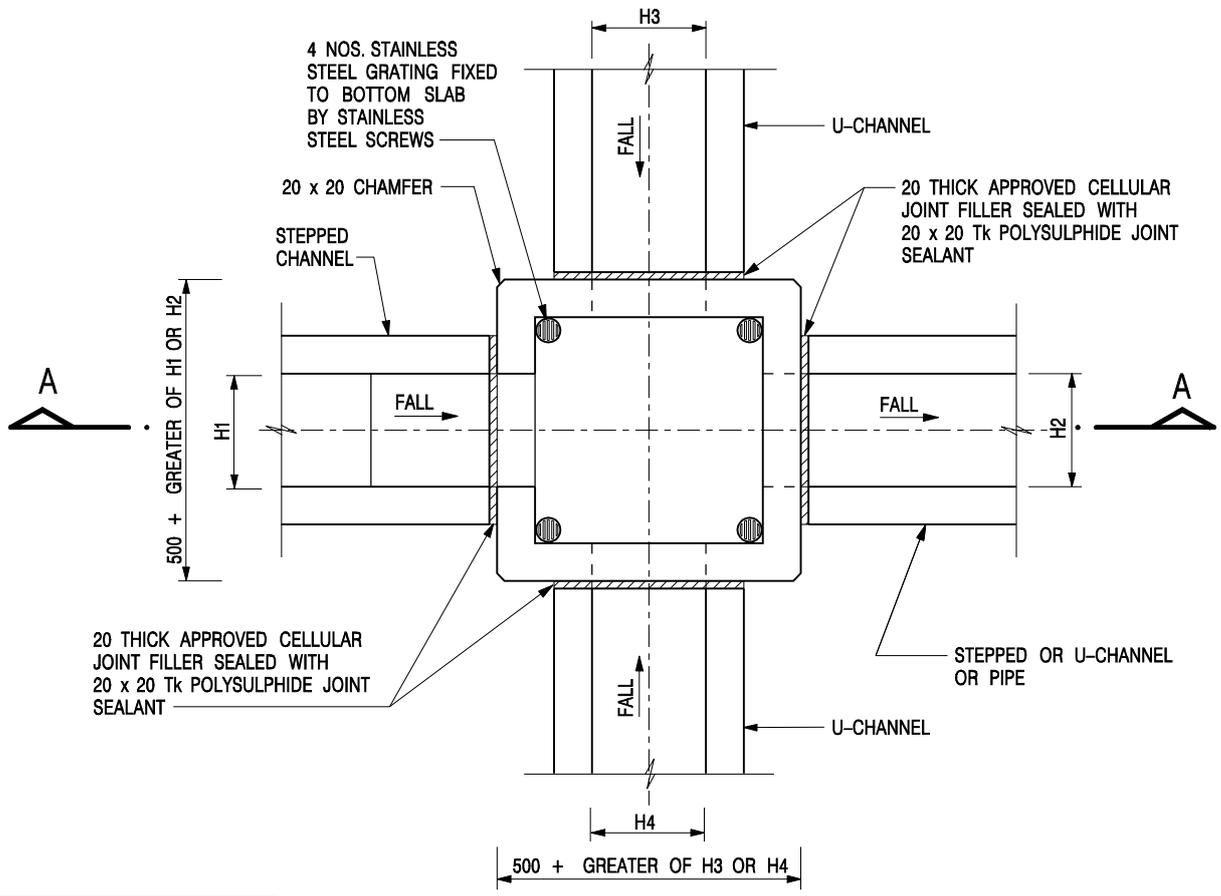
(Application No.:A/YL-TYST/1334)

Title:
 Drainage Proposal - Details

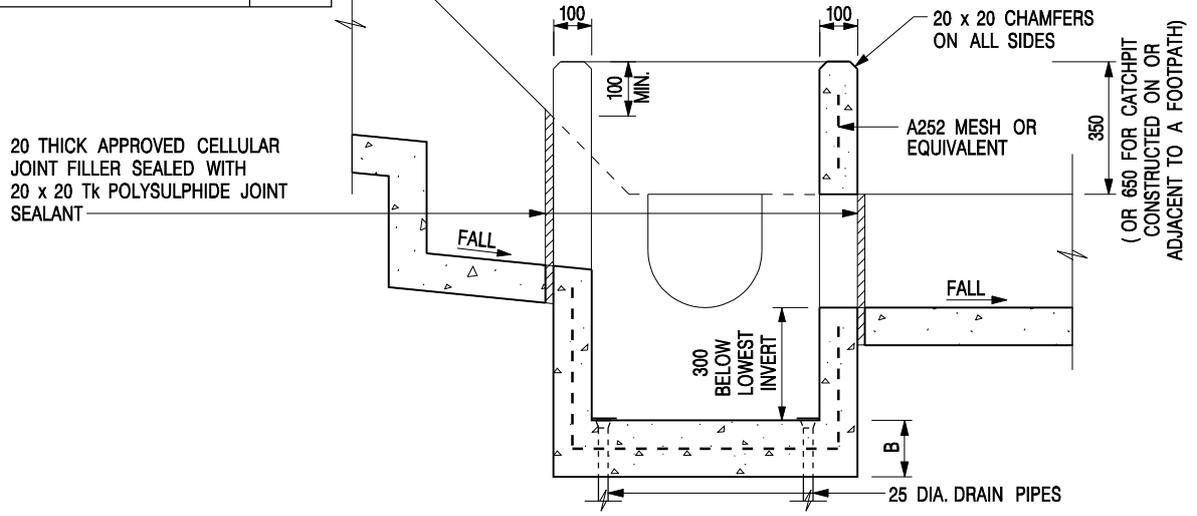
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Date:
 30-1-2026
 Drawing No:
 D05

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



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

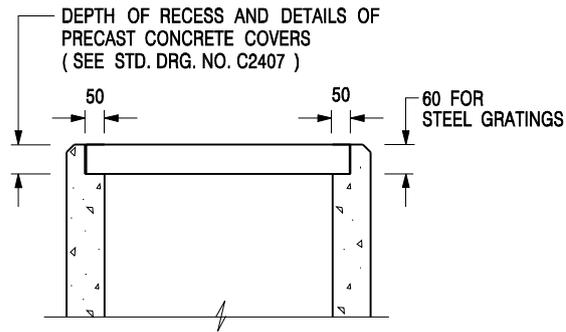
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.** C2406 /1

DATE JAN 1991



**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.

DATE JAN 1991

C2406 /2A

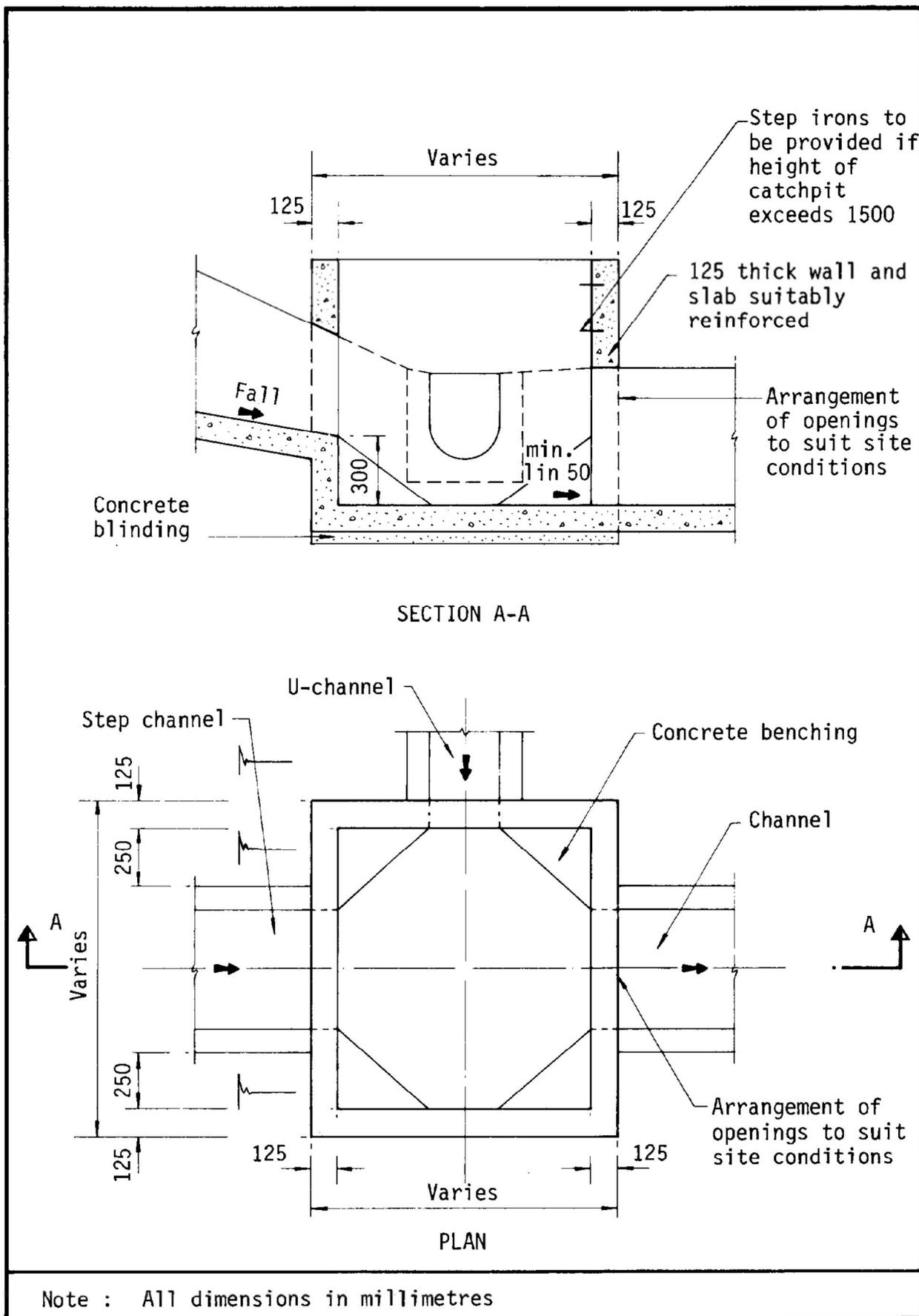
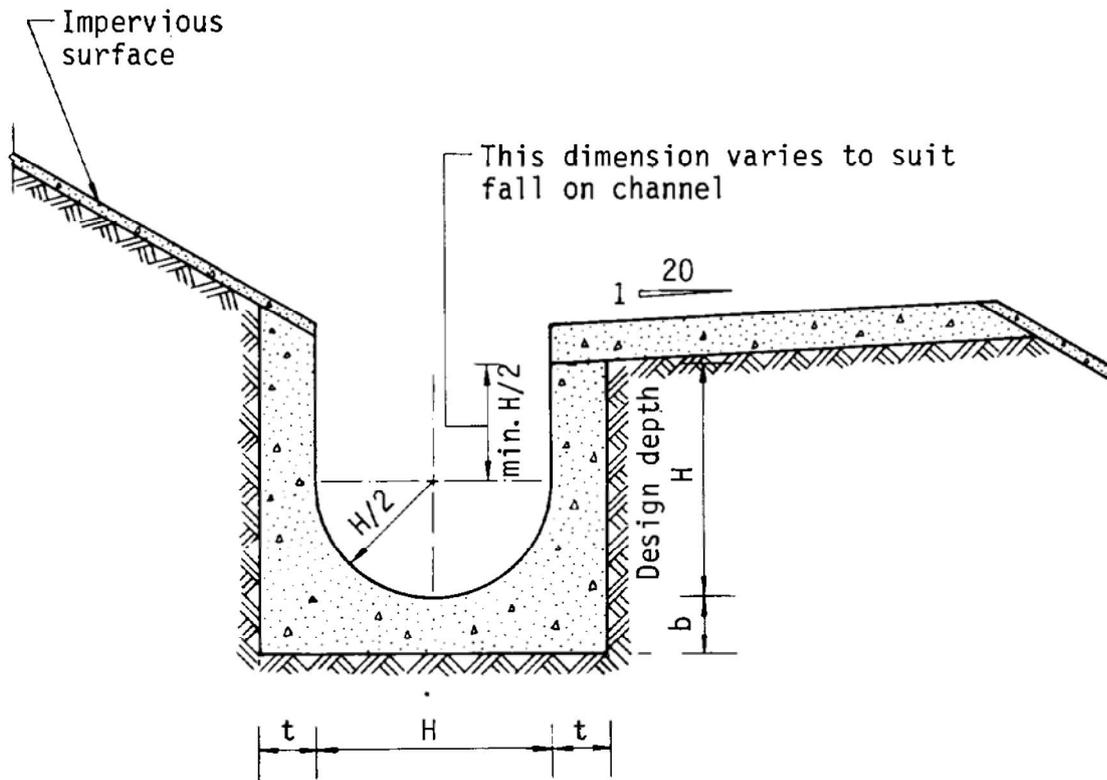


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Appendix E – CALCULATION OF PROPOSED 375UC/750UC/750
CONCRETE PIPE

Catchment Area 1, Area	=	7878	m ²	(C= 0.95)
Catchment Area 2, Area	=	617	m ²	(C= 0.95)
Catchment Area 3, Area	=	6825	m ²	(C= 0.95)
Catchment Area 4, Area	=	9919	m ²	(C= 0.95)
Outside Catchment Area 1, Area	=	4038	m ²	(C= 0.25)

Calculation of Design Runoff of the Proposed Development.

For the design of drains inside catchment area 1, Catchment Area 1 + outside catchment area

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 7878+4038 \quad \text{m}^2$$

$$= 11916$$

$$= 0.011916 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{where } H=(29.3-12.2)*100/143 \quad \text{m})$$

$$= 0.14465*143/11.96^{0.2}*11916^{0.1} = 11.96$$

$$= 4.926 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(4.926+3.29)^{0.355}$$

$$= 265.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*265.9*0.004038+0.278*0.95*265.9*0.007878$

$$= 0.6279 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{37672} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 2, Catchment Area 2

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 617 \quad \text{m}^2$$

$$= 0.000617 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*10/1^{0.2}*617^{0.1}$$

$$= 0.761 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(0.761+3.29)^{0.355}$$

$$= 341.8 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*341.8*0.000617$

$$= 0.0557 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{3342} \quad \text{lit/min}$$

Provide 375UC (1:100) is OK

For the design of drains inside catchment area 3, Catchment Area 3

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 6825 \quad \text{m}^2$$

$$= 0.006825 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*50/1^{0.2}*6825^{0.1}$$

$$= 2.991 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(2.991+3.29)^{0.355}$$

$$= 292.5 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*292.5*0.006825$

$$= 0.5272 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{31633} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

For the design of drains inside catchment area 4, Catchment Area 4

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 9919 \quad \text{m}^2$$

$$= 0.009919 \quad \text{km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1} \quad (\text{Conservatively take } H=1)$$

$$= 0.14465*93/1^{0.2}*9919^{0.1}$$

$$= 5.360 \quad \text{min}$$

$$i = 1.111*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111*505.5/(5.36+3.29)^{0.355}$$

$$= 261.1 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.95*261.1*0.011462$

$$= 0.6840 \quad \text{m}^3/\text{sec}$$

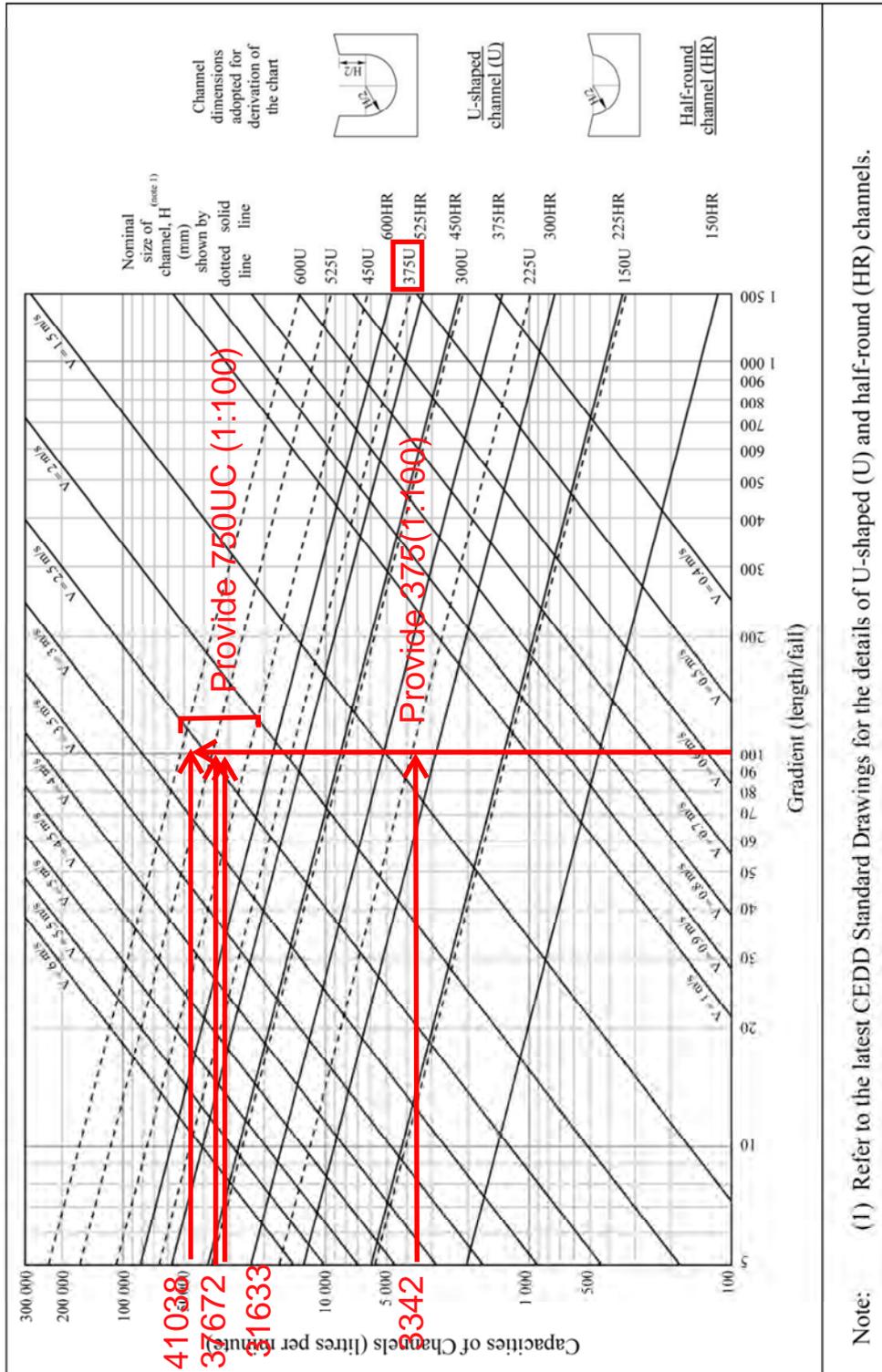
$$= \mathbf{41038} \quad \text{lit/min}$$

Provide 750UC (1:100) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 750mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.75	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.006667		hydraulic gradient

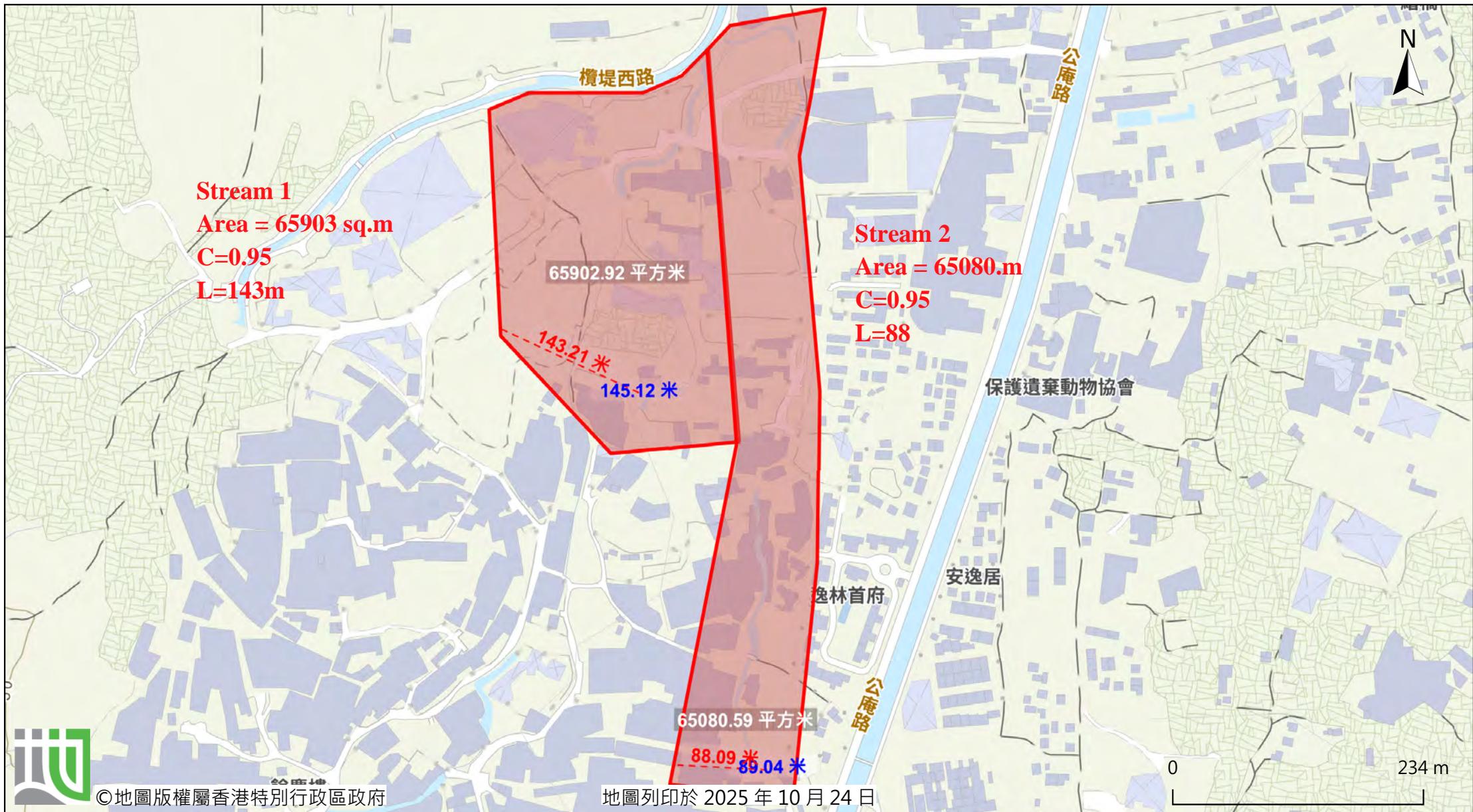
Therefore, design V of pipe capacity = 2.6177 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 0.925	m ³ /s	
= 55511	lit/min	
> 41038	lit/min	Ok

Appendix F – CALCULATION OF EXISTING STREAM 1 AND
STREAM, 2



Catchment Area Plan for Ex. Stream 1 and Stream 2



Check 1050mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=		mean velocity (m/s)	
g	=	9.81	m/s ² gravitational acceleration (m/s ²)	
D	=	1.05	m internal pipe diameter (m)	
ks	=	0.00015	m hydraulic pipeline roughness (m)	(Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)	
s	=	0.01	hydraulic gradient	

Therefore, design V of pipe capacity = 3.9493 m/s

Q= 0.8VA		(0.8 factor for sedimentation)
= 2.736	m ³ /s	
= 164144	lit/min	
< 257975	lit/min	NOT OK

Catchment Area 1, Area	=	65903	m ²	(C= 0.95), L=	143 m
Catchment Area 2, Area	=	65080	m ²	(C= 0.95), L=	88 m

**Calculation of Design Runoff of the Proposed Development,
For checking Existing Stream 1.**

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65903 \text{ m}^2$$

$$= 0.065903 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 143 / 1^{0.2} * 65903^{0.1}$$

$$= 6.820 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (6.820 + 3.29)^{0.355}$$

$$= 247.0 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 247.0 * 0.065903$

$$= 4.2996 \text{ m}^3/\text{sec}$$

$$= \mathbf{257975} \text{ lit/min}$$

For checking Existing Stream 2.

$$\Sigma Q = \Sigma 0.278 C i A$$

$$A = 65080 \text{ m}^2$$

$$= 0.06508 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 88 / 1^{0.2} * 65080^{0.1}$$

$$= 4.202 \text{ min}$$

$$i = 1.111 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.111 * 505.5 / (4.202 + 3.29)^{0.355}$$

$$= 274.8 \text{ mm/hr}$$

Therefore, $Q = 0.278 * 0.95 * 274.8 * 0.065081$

$$= 4.7225 \text{ m}^3/\text{sec}$$

$$= \mathbf{283348} \text{ lit/min}$$

Providing 1050mm dia. concrete pipe is NOT ok

Calculation Maximum Capacity of Existing 2500mm(W)x2500mm(D) Open Channel

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = A / (W + 2D)$ $W = 2.5 \text{ m}$
 $= 0.8099 \text{ m}$ $D = 2.3 \text{ m}$ (200mm freeboard considered)
 $A = 5.75 \text{ m}^2$

$n = 0.03 \text{ s/m}^{1/3}$ (Table 13 of Stormwater Drainage Manual)

$S_f = 0.02$

Therefore, $V = 0.4225^{0.67} * 0.02^{0.5} / 0.030$

$$= 4.096 \text{ m/sec}$$

Maximum Capacity (Q_{max}) $= V * A$

$$= 23.55056 \text{ m}^3/\text{sec}$$

$$= 1413034 \text{ lit/min}$$

$$> 257975 \text{ lit/min}$$

For Stream 1, it is recommended to construct a 2500mm(W)x2500mm(D) Open Channel to replace the existing 1050mm dia. concrete pipe

Calculation Maximum Capacity of Existing Stream 2 2500mm(W)x1400mm(D) Open Channel

Manning Equation $V = R^{2/3} * S_f^{0.5} / n$

where $R = A / (W + 2D)$ $W = 2.5 \text{ m}$
 $= 0.6122 \text{ m}$ $D = 1.2 \text{ m}$ (200mm freeboard considered)
 $A = 3 \text{ m}^2$

$n = 0.04 \text{ s/m}^{1/3}$ (Table 13 of Stormwater Drainage Manual)

$S_f = 0.02$

Therefore, $V = 0.4225^{0.67} * 0.02^{0.5} / 0.030$

$$= 2.549 \text{ m/sec}$$

Maximum Capacity (Q_{max}) $= V * A$

$$= 7.64762 \text{ m}^3/\text{sec}$$

$$= 458857 \text{ lit/min}$$

$$> 283348 \text{ lit/min}$$

It is OK for Stream 2

Appendix G – CALCULATION OF EXISTIGN NULLAH



前往地圖: <https://www.map.gov.hk/gm/geo:22.4275,114.0168?z=18056>

Catchment Area Plan for existing nullah in Lam Tai East Road



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Calculation of Design Runoff for the Nullah beside Lam Tai East Road,

Catchment Area 1, Area = 1155578 m² (C= 0.95)
 Catchment Area 2, Area = 564422 m² (C= 0.25)
 Total Area = 1720000 m²

$$\Sigma Q = \Sigma 0.278 C_i A$$

A = 1720000 m²
 = 1.72 km²

t = 0.14465 L/ H^{0.2}A^{0.1}
 = 0.14465*50/1^{0.2}*1720000^{0.1}
 = 1.721 min

i = 1.16*a/(t+b)^c (100 yrs return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)
 = 1.16*508.6/(1.721+3.38)0.338
 = 340.1 mm/hr

Therefore, Q = 0.278*0.95*340.1*1.155578+0.278*0.25*340.1*0.564422
 = 117.1479 m³/sec
 = 7028877 lit/min

Calculation Maximum Capacity of the Nullah beside Lam Tai East Road,

Manning Equation V = R^{2/3}*S_f^{0.5}/n

where R = W*D/(2D+W) W= 5 m
 = 1.4583 m D= 3.5 m

n = 0.012 s/m^{1/3} (Table 13 of Stormwater Drainage Manual)

S_f = 0.01

Therefore, V = 1.4583^{2/3}*0.01^{0.5}/0.012
 = 10.7166 m/sec

Maximum Capacity (Q_{max}) = V*A
 = V*W*(D-0.2)
 = 176.8237 m³/sec
 = 10609424 lit/min
 > 7028877 lit/min OK

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. 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 merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) 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 the 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 from the Drainage Services Department should be sought on this aspect if in doubt; and
 - (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.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-TYST/27	Open Storage of Construction Materials (<i>not for temporary use</i>)	6.3.1998 approved for 2 years
2	A/YL-TYST/153	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 years	21.12.2001 [approved modification of approval conditions upon review on 19.4.2002]
3	A/YL-TYST/265	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period of 3 Years	21.12.2004 [approved modification of approval conditions upon review on 22.4.2005]
4	A/YL-TYST/370	Temporary Open Storage of Construction Machinery and Materials and Recycling Materials for a Period of 3 Years	14.12.2007
5	A/YL-TYST/519	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	18.2.2011 [approved modification of approval conditions upon review on 24.6.2011]
6	A/YL-TYST/665	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities for a Period of 3 Years	7.2.2014
7	A/YL-TYST/827	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	17.2.2017
8	A/YL-TYST/1003	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	26.5.2020
9	A/YL-TYST/1213	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years	13.10.2023 [revoked on 13.4.2025]

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/141	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	12.10.2001 [upon review]	(1)
2	A/YL-TYST/266	Temporary Waste Recycling Facilities for a Period of 3 Years	21.4.2006 [upon review]	(1), (2), (3)

Rejection Reason(s):

- (1) Insufficient information to demonstrate that the development would not generate adverse environmental and/or drainage impacts on the surrounding areas.
- (2) Incompatible with the nearby residential structures located to its east and south-east.
- (3) Setting undesirable precedent.

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2021**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1062	Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	8.1.2021
2	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021
3	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021
4	A/YL-TYST/1133	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	14.1.2022
5	A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	28.1.2022
6	A/YL-TYST/1140	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	28.1.2022
7	A/YL-TYST/1142	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	18.2.2022
8	A/YL-TYST/1144	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery for a Period of 3 Years	18.2.2022
9	A/YL-TYST/1147	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipments and Machinery for a Period of 3 Years	4.3.2022
10	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
11	A/YL-TYST/1227	Renewal of Planning Approval for Temporary Open Storage of Building Materials, Construction Machinery, Recycling Materials (Metal, Plastic and Paper) and Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	11.8.2023
12	A/YL-TYST/1230	Temporary Open Storage of Metalware for Recycling for a Period of 3 Years	25.8.2023 [revoked on 25.8.2024]
13	A/YL-TYST/1247	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Recyclable Materials with Ancillary Workshop for a Period of 3 Years	22.12.2023

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
14	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
15	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
16	A/YL-TYST/1292	Renewal of Planning Approval for Temporary Open Storage of Construction Material with Ancillary Office for a Period of 3 Years	20.12.2024
17	A/YL-TYST/1304	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	14.3.2025 [revoked on 23.6.2025]
18	A/YL-TYST/1286	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	6.6.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots 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;
- no permission is given for occupation of GL not covered by Short Term Tenancy (STT) Nos. 2863 and 3003 (about 1,538m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28; and
- within the Site, the following private lots and GL are currently covered by Short Term Waivers (STWs) and STT, details of which are listed below:

Lot No./GL. in D.D. 119	STW/STT No.	Permitted Use
366 RP and 381 RP	STW 4188	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop Activities
371 S.B, 373, 375 RP and 378	STW 4191	
374	STW 4192	
460	STW 4193	
1323	STW 4196	
1324	STW 4197	
1325	STW 4198	
1337	STW 4199	
1338	STW 4200	
1339	STW 4201	
1340	STW 4202	
1341	STW 4203	
1342	STW 4204	
1344	STW 4205	
458	STW 4623	
GL in D.D. 119	STT 2863	
GL in D.D. 119	STT 3003	

2. **Traffic**

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the Site is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

3. **Drainage**

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

- no in-principle objection to the application from a drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. **Building Matters**

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that 38 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings

Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Long-Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area partly zoned “Residential – Zone 2 (with Commercial)”, partly zoned “District Open Space”, partly within an area shown as “Road” and the remaining minor portion within the possible expansion area of YLS Development Area; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

7. District Officer’s Comments

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

His office did not receive any feedback from locals.

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) the Site should be kept in a clean and tidy condition at all times;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Tenancy (STT) and Short Term Waiver (STW) holders will need to apply to his office for modification of the STT and STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lots 372 S.A, 372 S.B, 376, 377, 379, 380, 459, 461, 462, 463, 464, 471, 472, 1345, 1346, 1349, 1350, 1351, 1353, 1354, 1355, 1356 S.A, 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 and 1366 RP in D.D. 119. The application(s) for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
 - (iii) all workshop activities shall be conducted within solid structures equipped with a

mechanical ventilation system, and the exhaust outlet of the mechanical ventilation system should be located as far as practicable from the nearby sensitive uses, as proposed by the applicant; and

- (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to him;
 - (ii) the good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should be adhered to; and
 - (iii) if any structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 132), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) land of any pertinent right of way within the subject lots giving access from a street to the land-locked site Lot 1343, 1344 (Part), 1345 (Part), 1349 (Part), 1351 (Part) and 1353 in D.D. 119 for compliance with Regulations 5 of the B(P)R should be provided and excluded from the site area calculation for the purpose of determining the development intensity under Regulation 19(3) of the B(P)R;
 - (iv) if the existing structures are erected on the leased land without the approval of Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

- (i) based on the preliminary project boundary of the proposed Yuen Long South New Development Area (YLS NDA), the majority of the Site falls within the boundary of the YLS NDA – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS NDA – Third Phase Development is being formulated; and
- (ii) the remaining part of the Site falls within the possible expansion of YLS NDA which is being reviewed together with YLS Third Phase Development. As the YLS Third Phase Development is subject to further review, the applicant should be aware of the possible implication on land clearance in relation to the implementation of YLS NDA.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月10日星期五 3:37
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1334 DD 119 Tong Yan San Tsuen
類別: Internet Email

A/YL-TYST/1334

Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Tong Yan San Tsuen, Yuen Long

Site area: About 26,400sq.m Includes Government Land of about 1,916sq.m

Zoning: "Undetermined" and "Res (Group C)"

Applied use: Open Storage of Construction Machinery and Materials, Recycling Materials and Used Electrical Appliances / 9 Vehicle Parking

Dear TPB Members,

These lots were part of 1213, a larger site, approved 13 Oct 2023, conditions not fulfilled and prior to that an even larger site 1003, again with conditions not fulfilled.

It appears that the applicant is using the divide and rule approach to continue to evade its responsibility in fulfilling conditions.

Members should consider that some of the materials are very flammable. There have been numerous fires causing health hazards at these open storage operations. How can failure to comply with the regulations be tolerated on Government Land?

It is high time that both government depts and TPB give priority to the safety and interests of the community and decline to approve applications that are nothing more than delaying tactics.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

2

寄件者: [REDACTED]
寄件日期: 2025年11月22日星期六 3:16
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1334 DD 119 Tong Yan San Tsuen
類別: Internet Email

A/YL-TYST/1334

Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen

Site Area: About 26,400sq.m (Includes Government Land of about 1,916sq.m)

Zoning: "Undetermined" and "Res (Group C)"

Applied Use: Open Storage of Construction Machinery and Materials / Recycling

Materials / Used Electrical Appliances / Workshop / 9 Vehicle Parking

Dear TPB Members,

This is a long existing operation with a history of a number of revocations and countless extensions of time. The most recent was 1213 approved on 13 Oct 2023 but revoked 13 Apr 2025.

The expectations of any rational citizen would be that a business that has been in operation for so long would be already have ticked all the boxes and renewal of approval would be a mere formality. There is almost 2,000sq.m of GL included in the site but clearly inadequate supervision that it is used in full compliance with regulations.

Operators know that the application will be approved regardless and that PlanD and TPB members disregard the guiding principles of their duty to "promote the health, safety, convenience and general welfare of the community".

The application should be rejected. There have been many fires at operations like this that affected both the health and safety of both workers and local residents. The operator has had more than sufficient time to fulfil his obligations.

Mary Mulvihill

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage / recycling site.