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Ref: LDS/PLAN/7221

Section 16 Planning Application

Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T.

Planning Statement

Applicants

**Wing Fook Land Investment Company Limited (榮福置業投資有限公司) and
Siu Kai Wai Boni (蕭佳惠)**

Prepared by

Lawson David and Sung Surveyors Limited

November 2025

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T. (“the Application Site”).

The Application Site, covering an area of about 4,033 sq.m. (including Government Land of about 232 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022. According to the Notes of the OZP, ‘Warehouse’ is neither Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 4 previous approved applications. The last application (No. A/NE-LYT/816) was approved for proposed temporary warehouse and open storage of construction materials on 24.5.2024 for a period of three years. The Applicants had complied with approval conditions (c), (d), (f) and (g) of the last application. While the Applicants has submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2024, the STW application is still under processing by the Lands Department, which have withheld the compliance of approval conditions (h) and (i) of the last application. Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The nature of the proposed development is similar to the previously approved application, in which the Applicants have consolidated all proposed storage area (open storage and warehouses) from the last application into a single warehouse for storage of construction materials. The Applicants will erect one 2-storey (height: about 12m) warehouse for storage of construction materials with a gross floor area of about 6,000 sq.m. Ancillary facilities such as two 1-storey (height: about 3m) washroom of about 15 sq.m and a 1-storey (height: about 3m) meter room of about 15 sq.m. will be provided within the warehouse.

The existing ingress/egress point will be at the western boundary connecting Sha Tau Kok Road – Ma Mei Ha with 8m in width will be maintained. There will be 2 loading/unloading spaces (3.5m x 16m) for container vehicles / medium goods vehicles and 3 private car parking spaces for staff/visitors (2.5m x 5m). All loading/unloading activities and manoeuvring of vehicles will be conducted within the warehouse. The operation hours of the Application Site are between 8am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize any potential noise and environmental impacts to the surrounding area, no open storage and workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development caters for the demand of warehouse facilities;
2. The Application Site is unsuitable for agricultural rehabilitation;
3. The Application Site is subject to prior planning approvals granted for the similar use;
4. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
5. Similar approval for warehouse use has been given in the same “AGR” zone;
6. The proposed development will encourage optimization of valuable land resource;
7. The proposed development is considered not incompatible with surrounding land uses; and
8. The proposed development will not generate adverse traffic, environmental and drainage impact on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界粉嶺沙頭角公路吳屋村丈量約份第 76 約地段第 1445 號 B 分段第二小分段、第 1445 號 B 分段餘段、第 1489 號、第 1490 號、第 1492 號、第 1494 號及毗連政府土地(“申請地點”)，作為期三年的臨時貨倉存放建築材料(“擬議發展”)的規劃申請。

申請地點的面積約 4,033 平方米(包括政府土地約 232 平方米)，座落於在 2022 年 12 月 16 日刊憲的龍躍頭及軍地南分區計劃大綱核准圖(圖則編號：S/NE-LYT/19)上的「農業」地帶。根據該大綱圖的註釋，「貨倉」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點或其部分涉及 4 宗規劃許可。最後一次申請(申請編號：A/NE-LYT/816)於 2024 年 5 月 24 日獲批用作臨時貨倉和露天存放建築材料，為期三年。申請人已履行該規劃許可附帶條件(c)、(d)、(f)及(g)項。自 2024 年取得規劃許可後，申請人已向地政處申請短期豁免書，以興建構築物作貨倉用途。由於地政處現階段仍在處理短期豁免書的申請，申請人故此未能履行規劃許可附帶條件(h)及(i)項。由於履行附帶條件的總期限(18 個月)已超過上次規劃許可有效期(3 年)的一半，城規會不會再批准任何延期申請。因此，申請人再次遞交是項規劃申請。

這次申請的發展性質與上次獲批申請類似。申請人將上次申請中所提出的所有貯存位置(露天存放和貨倉)整合至一個貨倉，存放建築材料。擬議發展將興建一個總樓面面積約 6,000 平方米以及其高度不超過 12 米的兩層高貨倉，用作存放建築材料。貨倉內亦會提供附屬設施，包括兩座面積約 15 平方米的洗手間(約 3 米高)及一座電錶房(面積約 15 平方米，約 3 米高)。

申請人會沿用現時申請地點西面的出入口(約 8 米闊)，連接沙頭角公路馬尾下段。申請地點亦設有 2 個貨櫃車/中型貨車上落貨位(3.5 米 x 16 米)和 3 個供職員/訪客使用的私家車停車位(2.5 米 x 5 米)。所有車輛上落貨以及車輛行車將會於貨倉內進行。擬議發展的營運時間為星期一至星期六上午 8 時至下午 7 時，星期日及公眾假期不會運作。為減少擬議發展對附近地方的潛在噪音及環境影響，申請地點內不會進行任何露天存放及工場活動。

本規劃申請的理據為：

1. 擬議發展將滿足區內對貨倉設施的需求；
2. 申請地點不適合用作農業復耕；
3. 申請地點之前獲相近貨倉用途的規劃許可；
4. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤；
5. 申請地點座落的「農業」地帶有類近貨倉用途申請獲得規劃許可；
6. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
7. 擬議發展與周邊土地用途兼容；及
8. 擬議發展不會對附近地方構成不良的交通、環境及排水影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Temporary Warehouse for Storage of Construction Materials (the “proposed development”) for a Period of 3 Years at Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 4,033 sq.m. (including Government land of about 232 sq.m.), falls within an area zoned “Agriculture” (“AGR”) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is neither a Column 1 nor Column 2 use of the “AGR” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Application Site, or part of it, is the subject of 4 previous approved applications. The last application (No. A/NE-LYT/816), which was applied by the Applicants, was approved for a proposed temporary warehouse and open storage of construction materials on 24.5.2024 for a period of 3 years. The Applicants had complied with approval conditions (c), (d), (f) and (g) of the last application. While the Applicants had submitted a Short Term Waiver (STW) Application for erection of the proposed warehouse after the planning approval in 2024, the STW application is still under processing by the Lands Department (LandsD), which have withheld the compliance of approval conditions (h) and (i). Since the total time period (18 months) for compliance with approval conditions of the last application have already exceeded half of the duration of the temporary approval (3 years), no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

1.2 Organization of the Planning Statement

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the background details of the Application Site in terms of current land-use characteristics and neighbouring developments;
- Chapter 3 discusses the planning context of the Application Site;
- Chapter 4 outlines the development proposal;
- Chapter 5 gives account to the justifications of the proposed development;
- Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 4,033 sq.m. (including Government land of about 232 sq.m.), is located next to Sha Tau Kok Road – Ma Mei Ha in Ng Uk Tsuen, Sha Tau Kok Road, Fanling, N.T. The Application Site is generally flat, hard-paved, partly for open storage of construction materials and partly vacant. The Application Site is currently fenced off by corrugated metal sheets of 2.5m high (see **Site Photos**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is rural in nature and consists of a mixture of vehicle

parks, temporary structures/village houses, open storage/storage yards, and warehouse uses and fallow agricultural land. A vehicle park can be found at the immediate north while a series of temporary structures / village houses and an adventure training centre are situated at the southern direction. The village settlements of Hung Leng can be found at the north across Sha Tau Kok Road – Ma Mei Ha. To the further north and northeast across Sha Tau Kok Road – Ma Mei Ha are various warehouse and open storages uses approved within “AGR” zone of the Ping Che & Ta Kwu Ling OZP. Several open storage and warehouse uses are also situated at the further southwest along Sha Tau Kok Road – Ma Mei Ha. The Application Site is fronting Tan Shan River and its tributary at the east with the village settlements of Ng Uk Tsuen across the river at the further east.

2.3 Accessibility

The Application Site is directly accessible via Sha Tau Kok Road – Ma Mei Ha. The Applicants will retain the existing entrance to the Application Site of about 8m wide, which is located to the west. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the subject lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The subject lots are old schedule agricultural lots. The Applicants are the land owners of the Subject Lots. A STW application for the proposed structures and a Short Term Tenancy (STT) application for the use of the Government land have been submitted for the last application (No. A/NE-LYT/816) but the applications are still under processing by the LandsD. Upon approval of this application, the Applicants will inform the LandsD to continue processing of the STW and STT application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 22.12.2022 (see **Figure 1**). The planning intention of “AGR” zone is “primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”

Despite the fact that the proposed development (“Warehouse (excluding Dangerous Goods Godown)”) is neither one of the Column 1 nor Column 2 uses under the Schedule of Uses for the subject “AGR” zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the Town Planning Ordinance.

3.2 Previous Applications

The Application Site is subject to 4 previously approved planning applications and the details are as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-LYT/586	Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years	Approved with Conditions	13.5.2016
A/NE-LYT/691	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car, Light Goods Vehicle and Medium Goods Vehicle) for a Period of 3 Years	Approved with Conditions	3.5.2019

A/NE-LYT/741	Proposed Temporary Public Vehicle Park for Private Cars and Medium Goods Vehicles, and Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	10.9.2021
A/NE-LYT/816*	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	24.5.2024

*Applied by the Applicants

The Applicants have complied with the approval conditions (c), (d), (f) and (g) of the last application (No. A/NE-LYT/816) as follows:

Conditions	Approval Date	Approval Letter
(c) submission of a drainage proposal	25.7.2024/ 27.2.2025	see Appendix 1
(d) provision of drainage facilities	19.9.2025	see Appendix 2
(f) provision of fire extinguisher	26.6.2024	see Appendix 3
(g) submission of a fire service installations proposal	25.7.2024	see Appendix 4

While the Applicants had submitted a STW application since the planning approval in 2024, the STW application is still under processing by the LandsD. As such, the compliance of approval conditions (h) and (i) were withheld.

3.3 Similar Application within the Same “AGR” Zone

One application for similar warehouse use was approved by the Board in the last three years within the same “AGR” zone of the Lung Yeuk Tau and Kwan Tei South OZP. The approved application is summarized as below:

Application No.	Applied Use	Gross Floor Area (m ²)	Decision	Date of Approval
A/NE-LYT/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	1,492	Approved with Conditions	1.8.2025

4. Development Proposal

4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site as temporary warehouse for storage of construction materials for a period of 3 years. The Application Site has an area of about 4,033 sq.m. The existing ingress/egress point at the western boundary connecting Sha Tak Kok Road – Ma Mei Ha with 8m in width will be maintained by the Applicants.

In order to minimize the potential impacts of open storage operations to the surrounding areas, the Applicants have consolidated all proposed storage area (open storage and warehouses) from the last application (No. A/NE-LYT/816) into a single warehouse for storage of construction materials. The Applicants will erect one 2-storey (height: about 12m) warehouse for storage of construction materials (including steel) with a gross floor area of about 6,000 sq.m. Ancillary facilities such as two 1-storey (height: about 3m) washroom of about 15 sq.m and a 1-storey (height: about 3m) meter room of about 15 sq.m. will be provided within the warehouse (see Layout Plan at **Figure 4**). A pedestrian path for local villagers to walk from Sha Tau Kok Road – Ma Mei Ha to the village settlements in Ng Uk Tsuen will be provided along the southern boundary of the Application Site. The Application Site is fenced off by the existing 2.5m high corrugated metal sheets on all sides.

The major differences of the current application and the last application are shown below:-

Major Development Parameters	Last Application (No. A/NE-LYT/816)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Removal of "Open Storage" use
Site Area	About 4,033 sq.m. (including Government land of 232 sq.m.)	About 4,033 sq.m. (including Government land of 232 sq.m.)	No Difference
Total Floor Area (Non-domestic)	About 2,927 sq.m.	About 6,000 sq.m.	+3,073 sq.m. (+105%)
No. of Structures	3 - 1 proposed warehouse with 1 washroom - 1 proposed warehouse and ancillary site office with 1 washroom - 1 proposed meter room	1 - 1 proposed warehouse with 2 washrooms and 1 meter room	-2
Height of Structures	3m - 12m (1-2 storeys)	3m - 12m (1-2 storeys)	No Difference
No. of Parking Spaces	3 nos. (private cars for staff/visitors)	3 nos. (private cars for staff/visitors)	No Difference
Loading/unloading Space	2 nos. for Container Vehicles / Medium Goods Vehicles (3.5m x 16m)	2 nos. for Container Vehicles / Medium Goods Vehicles (3.5m x 16m)	No Difference
Operation Hours	8:00am to 7:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)	8:00am to 7:00 pm Mondays to Saturdays (excluding Sundays and Public Holidays)	No Difference

4.2 Site Operations

The operation hours of the Application Site are between 8am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be for storage purpose of construction materials. To minimize any potential noise and environmental impacts to the surrounding area, no open storage and workshop activities will be conducted within the Application Site.

4.3 Landscape and Tree Preservation

The Application Site is set back from Sha Tau Kok Road – Ma Mei Ha and has been provided with 59 peripheral screen plantings along the site boundary. The tree species is Ficus Microcarpa, which grow to a mature height of 3 to 6.5 metres. The Applicants would adopt the approved landscape and tree preservation proposal (see **Figure 5**) of the last application (No. A/NE-LYT/816), in which they would preserve the existing trees within the Application Site with a minimum of 2m set back from the truck of existing trees to avoid damage to the existing trees in accordance with the comments from Urban Design & Landscape Section of the Planning Department. In addition, adequate distance between the existing trees and the pedestrian path will be provided (see **Figure 5A**). The Applicants will also conduct regular tree pruning to minimize the conflict of tree canopy and the pedestrian.

The existing trees along the site boundary would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.4 Vehicular Access and Parking Arrangement

Similar to the last application (No. A/NE-LYT/816), the Applicants will provide separate vehicular and pedestrian access for the proposed development. The existing run-in/out as constructed under previous approval will be maintained by the Applicants for the current application. The width of the existing ingress/egress point of the Application Site is about 8m wide and located at the western side of the Application Site connecting to the Sha Tak Kok Road – Ma Mei Ha. All vehicles from the run-in/out will be restricted to “Left Turn” only with a “No Right Turn” sign installed at the ingress/egress point to remind the drivers.

Meanwhile, a pedestrian path for staff and visitors of about 1.5m wide will be proposed at the southwest side of the vehicular access. Additionally, a separate pedestrian access of about 1.5m wide will also be provided for the local villagers at the western boundary from Sha Tau Kok Road – Ma Mei Ha to the village settlements of Ng Uk Tsuen along the southern boundary of the Application Site (see **Figure 6**).

Same parking arrangement will be proposed for the proposed development as the last application with 2 loading/unloading spaces (3.5m x 16m) for container vehicle / medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors provided within the warehouse. All loading/unloading activities will be conducted within the covered warehouse only. A swept path analysis (see **Figure 7**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved within the proposed warehouse such that no waiting or queuing of goods vehicles along Sha Tau Kok Road – Ma Mei Ha will arise under any circumstances.

The Applicants will also implement the following traffic management measures:

- (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials;
- (ii) All goods vehicles will leave the Application Site after loading/unloading activities;
- (iii) The on-site staff will manage the in and out traffic flow during the operation hours;
- (iv) Vehicles entering the site would be directed to the loading/unloading spaces to prevent the blocking of the ingress/egress;
- (v) The Applicants will provide separate vehicular and pedestrian access to ensure pedestrian safety;
- (vi) A left-turn road sign will be marked on the entrance of the ground;
- (vii) A “No-right turn” sign will be posted at a prominent location of the entrance to restrict the vehicles leaving the site to left turning only; and
- (viii) Revolving warning lights will be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.

In addition, according to the Applicants, trips for transporting the storage materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 10 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Container/Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	0	1	0	0
17:00-19:00 (peak hour)	0	0	0	3

4.5 Drainage Proposal

The approval condition (c) of submission of a drainage proposal of the last application (No. A/NE-LYT/816) has been approved by the Drainage Services Department (DSD) on 25.7.2024 and 27.2.2025 (see **Appendix 1**). The approval condition (d) of provision of drainage facilities on the site of the last application has also been approved by the DSD on 19.9.2025 (see **Appendix 2**).

The Applicants will retain the same drainage design of the approved proposal, in which u-channel with heavy duty steel grating, 300mm peripheral U-channels and catchpits will be used to collect surface runoff and connect to the existing catchpit at the northeastern boundary, which will then divert surface runoff from the Application Site to the existing Tan Shan River.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicants will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department (FSD). The approval condition (g) of submission of a FSIs proposal of the last application (No. A/NE-LYT/816) has been approved by the Fire Services Department. The Applicants will revise the approved FSIs proposal and submit a revised FSIs proposal upon approval of this application.

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials. To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No open storage and workshop activities will be conducted at the Application Site;
- (b) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (c) All loading/unloading activities of the construction materials will be conducted within the enclosed warehouse;
- (d) The operating hours will be restricted from 8 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) The windows of the warehouse will be kept closed at all time;
- (f) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (g) On-site washrooms will be provided. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicants will follow ProPECC PN 1/23 to prevent any water pollution.

5. Planning Justifications

5.1 Cater for the Demand of Warehouse Facilities

With the introduction of Northern Metropolis Development Strategy in the recent policy address, it could be assumed that many private land, especially existing warehouse sites, in the Northern New Territories and North Eastern New Territories will be resumed by the Government for development of NDAs/public works in the near future. In view of the much more stringent control on land usage coupled with shrinking supply of land for warehouse uses and increasing difficulty in acquiring planning permission, the demand for warehouse sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for warehouse facilities. The proposed development would therefore provide a temporary solution to meet the pressing market demand of warehouse facilities in the North East New Territories.

5.2 The Application Site is Unsuitable for Agricultural Rehabilitation

Notwithstanding the Application Site falls within an area zoned "AGR", the Application Site is unsuitable for agricultural rehabilitation. The Application Site is already hard paved and has been used as vehicle park/warehouse in the past. Having considered the fact that vehicle parks / warehouses / storage uses are found along Sha Tau Kok Road – Ma Mei Ha in vicinity of the Application Site, the planning intention of "AGR" zone is hardly materialized at the current capacity until the surrounding characteristics are entirely required to be reverted back to agricultural uses. In contrast, the proposed development in the interim at the Application Site is deemed not incompatible and is able to flexibly meet the demand and operational needs of the Applicants.

5.3 Prior Planning Approvals Granted for the Similar Warehouse Use at the Application Site

The Application Site has been granted for planning approval by the Board for similar warehouse uses (Nos. A/NE-LYT/741 and 816) on 10.9.2021 and 24.5.2024, respectively. In order to minimize the impacts to the surrounding area, the Applicants have consolidated all storage areas of the last application to entirely warehouse storage. Since the nature of use and planning circumstances largely remain unchanged, this application is considered acceptable within the subject "AGR" zone.

5.4 Unexpected Delay in Compliance with Approval Conditions

The Applicants have complied with approval conditions (c), (d), (f) and (g) of the last application (No. A/NE-LYT/816) and the compliance of the approval conditions (h) and (i) were hindered because of the unexpected delay in processing of the STW application by the LandsD. Given the prior planning approval for the same warehouse use at the same location, as well as the Applicants' genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous decision of the Board.

5.5 Similar Approval for Warehouse Use in the same "AGR" Zone

As highlighted in Paragraph 3.3., a similar approval for warehouse use (No. A/NE-LYT/852) has been approved in the same "AGR" zone of the Lung Yeuk Tau and Kwan Tei South OZP in the last three years. With the proximity of the approval example for similar warehouse use, approval of this application is considered acceptable within the subject "AGR" zone and in line with previous decisions of the Board.

5.6 Optimization of Valuable Land Resources

The Application Site is currently partly for open storage of construction materials and partly vacant. As the Applicants intend to use the Application Site for the proposed warehouse for storage of construction materials, the proposed development can help alleviate the pressing demand of warehouse facilities in the area, which would maximize land utilization on the Application Site. Additionally, the proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Sha Tau Kok Road – Ma Mei Ha for transportation of construction materials and mostly flat and paved land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization.

5.7 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered fallow agricultural land, open storage/storage yard, warehouses, unused land / structures and temporary structures, with approved application of similar uses in vicinity. Taking into consideration that the Applicants have proposed proper mitigation measures, including no open storage and workshop activities within the Application Site and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.8 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

Similar to the last application, no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Sha Tau Kok Road – Ma Mei Ha will be very minimal and not be overloaded should the application be approved. In addition, as supported by the submitted swept path analysis, sufficient spaces will be reserved at the Application Site for vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances.

Drainage

As mentioned in Paragraph 4.5, the submitted drainage proposal and the provision of drainage facilities were considered satisfactory by DSD on 25.7.2024 and 19.9.2025 respectively. Given no major change in nature of use in the proposed development from the last application, the Applicants will maintain the drainage facilities on site, and therefore no adverse drainage impact is anticipated.

Environment

The proposed warehouse use is merely for the storage of construction materials, which would not generate adverse noise, air pollution or visual intrusion to the surrounding. The Applicants will preserve the existing trees within the Application Site in accordance to the approved landscape and tree preservation proposal of the last application to act as a natural barrier to minimize the visual

impact. Meanwhile, all loading / unloading activities will be conducted within the proposed warehouse. No open storage and workshop activities will be conducted within the Application Site and relevant mitigation measures will be taken to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 8am to 7pm. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding environment.

6. Conclusion

The Application Site falls within “AGR” zone on the approved Lung Yeuk Tau and Kwan Tei South OZP. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for temporary warehouse for storage of construction materials, which will be able to cater for the ongoing high demand of warehouse facilities in North East New Territories.

The Application Site has been granted for planning approval for the similar warehouse use with similar approvals for proposed warehouse use also given in the vicinity. No adverse impacts on the surrounding are anticipated and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

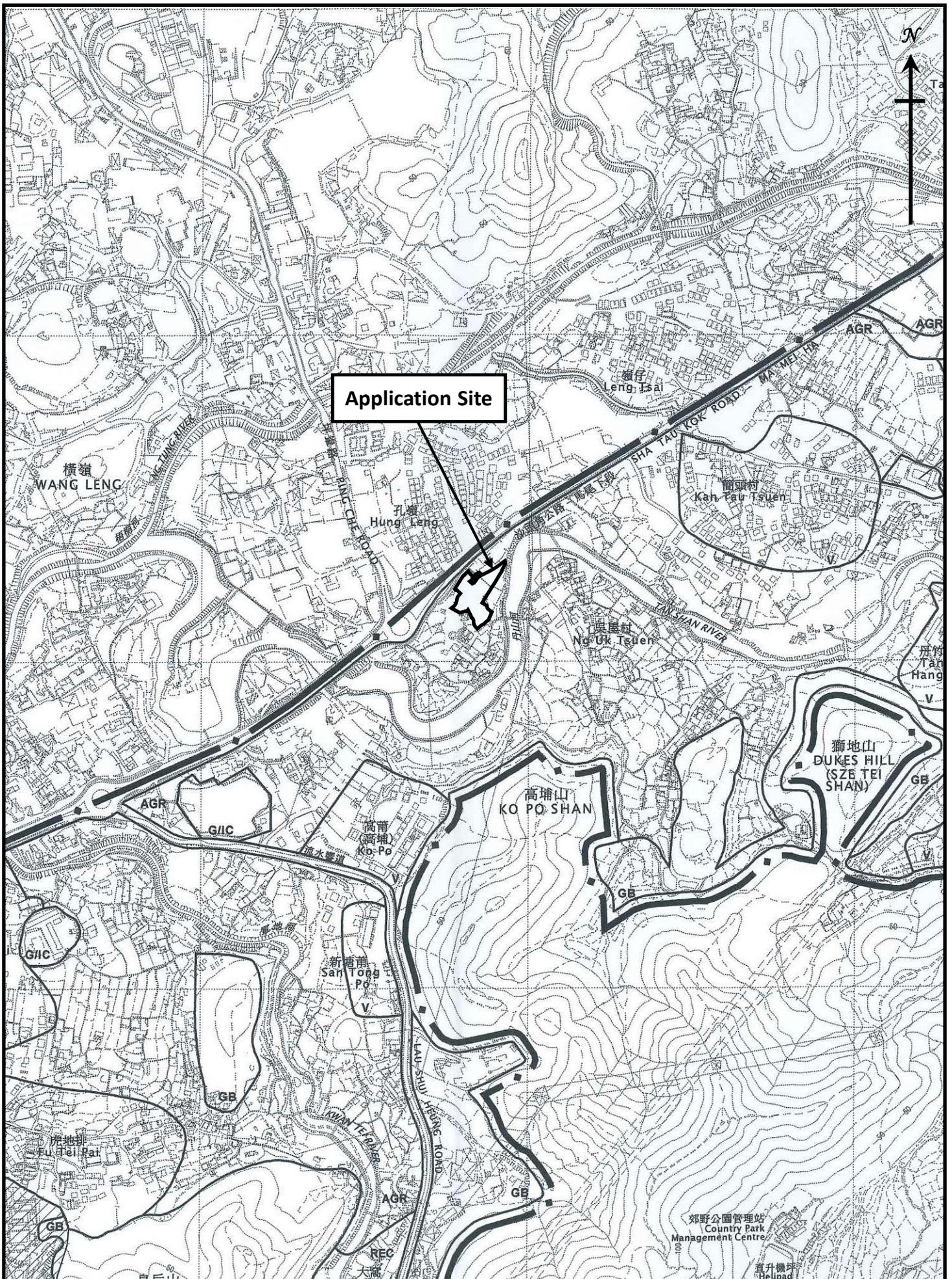
Despite the fact that the Application Site fall within the “AGR” zone, the planning intention of “AGR” is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be reverted to agricultural activities. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses as the surrounding areas are currently characterized by a variety of rural warehouse and storage uses. The proposed development actually encourages optimization of valuable land resources by fully utilizing the locational advantage and existing physical state of the Application Site whilst not causing any adverse impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Ltd.
November 2025

Figures

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Vehicular Access to the Site
Figure 4	Indicative Layout Plan
Figure 5	Landscape and Tree Preservation Proposal
Figure 5A	Section
Figure 6	Traffic Measures
Figure 7	Swept Path Analysis



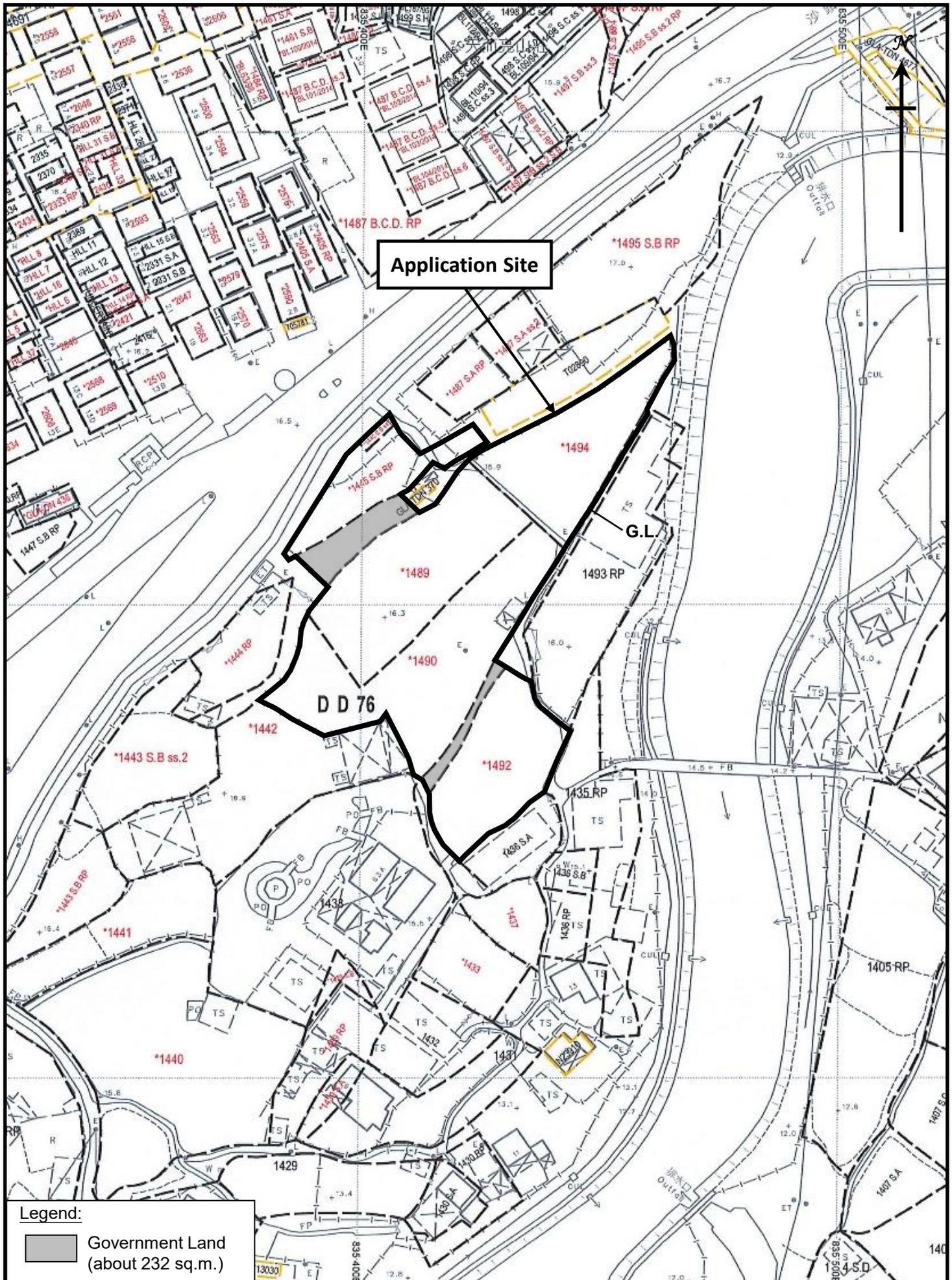
Location Plan
 (Extract from Approved Lung Yeuk Tau & Kwai Tei
 South Outline Zoning Plan No. S/NE-LYT/19)

Figure 1

1 : 7500



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Application Site

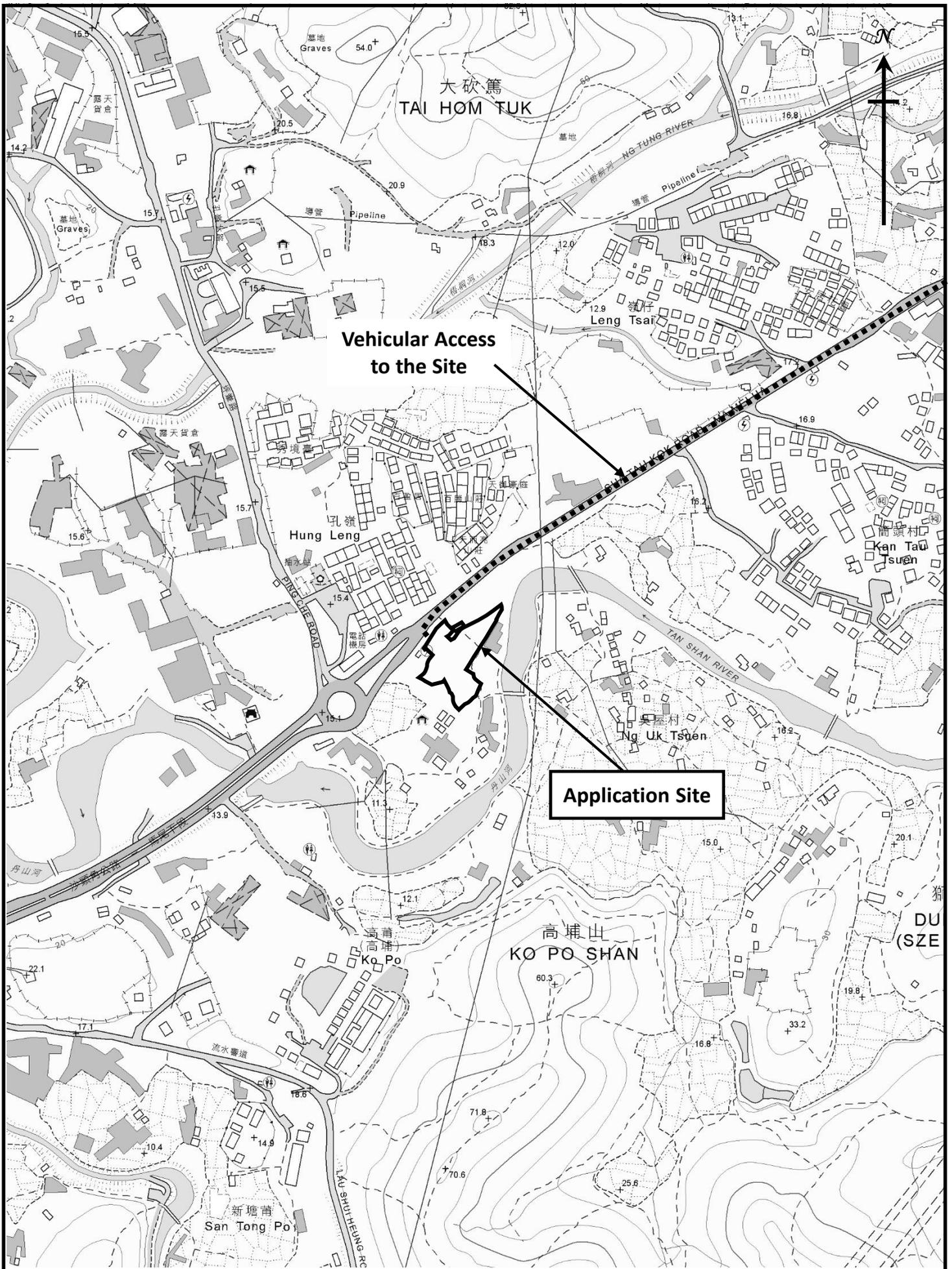
Government Land (about 232 sq.m.)

Legend:
 [Grey Box] Government Land (about 232 sq.m.)

Lot Index Plan

Figure 2
 1 : 1000


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Vehicular Access to the Application Site

Figure 3

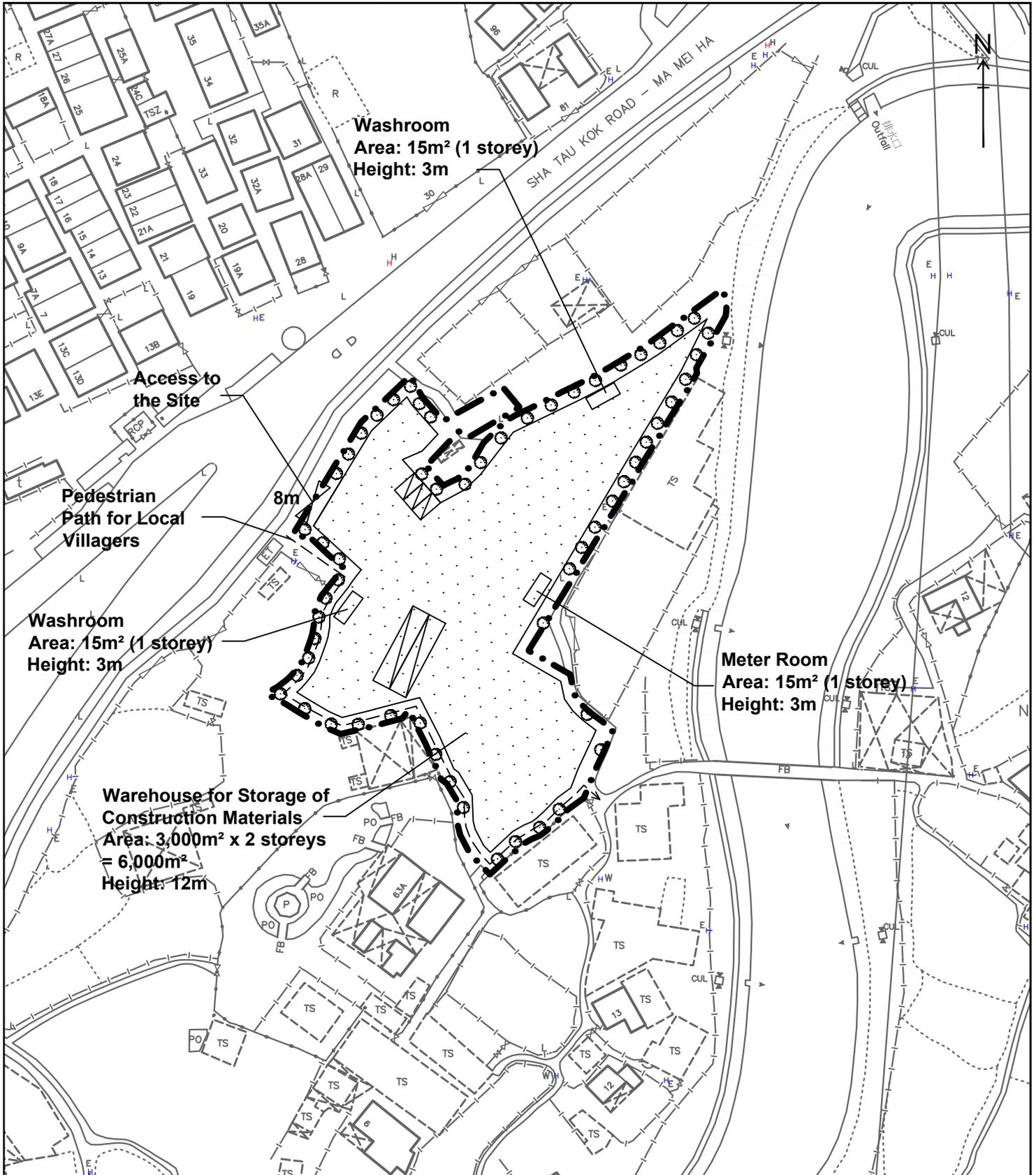
1 : 5000



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Existing Trees to be Preserved:	Spacing	Size (Height)	Quantity
*Ficus Microcarpa (細葉榕) 	4m	3 - 6.5m	59

* Landscaping already implemented since previous planning approval (No. A/NE-LYT/586)

For Identification Purpose

Landscape and Tree Preservation Proposal

Figure 5

Scale 1:1000



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Fencing

Warehouse

U-channel

300mm

Trees
1000mm

Pedestrian Path for Local Villagers
(2m set back from the trunk)

2000mm

Figure 5A Section





For Identification Purpose

Swept Path Analysis - HGV

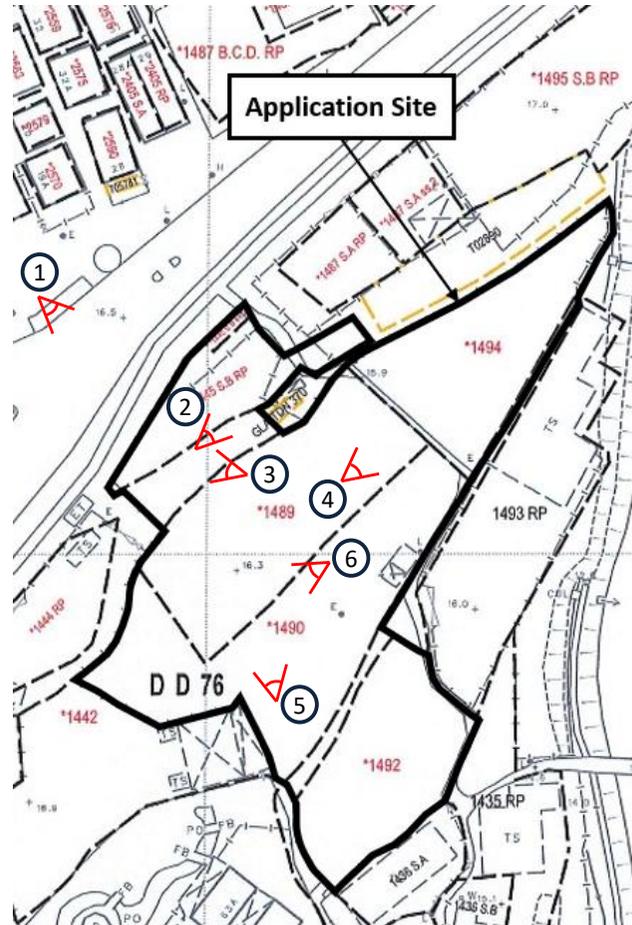
Figure 7

Scale 1:1000



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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.

Site Photos taken on 31.10.2025

Existing Condition of the Application Site

Site Photos



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Appendix 1

Approved Drainage Proposal and Approval Letters for Compliance with
Approval Condition (c) of Last Application No. A/NE-LYT/816

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6915
本署檔號 Our Reference () in TPB/A/NE-LYT/816
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax [REDACTED]

25 July 2024

[REDACTED]
(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage of
Construction Materials for a Period of 3 Years in "Agriculture" Zone,
Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76
and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(Compliance with Approval Conditions (c) and (g) for Planning Application No. A/NE-
LYT/816)**

I refer to your submissions received by this Office on 13.6.2024 and 20.6.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal and approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal respectively under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) and Director of Fire Services (Contact person: Mr. WAH Herbert Chit-lut; Tel.: 2733 5844) have been consulted and considered the approval conditions (c) and (g) have been complied with. Please proceed to implement the accepted proposals for compliance with approval conditions (d) and (h). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (g) for further arrangement of FSI acceptance inspection.

Should you have any other queries related to planning matters, please feel free to contact Mr. Peter NGAN of this department at 2158 6094.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6915
本署檔號 Our Reference () in TPB/A/NE-LYT/816
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Email

27 February 2025

(Attn.: Cannis Lee)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage of
Construction Materials for a Period of 3 Years in “Agriculture” Zone,
Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76
and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(Compliance with Approval Condition (c) for Planning Application No. A/NE-LYT/816)**

I refer to your submission received by this Office on 13.2.2025 for compliance with approval condition (c) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. TAI Wai Hin, Wilson; Tel. No.: 2300 1693) has been consulted and considered that approval condition (c) has been complied with. Her advisory comments are attached at **Appendix I**. Please proceed to the provision of drainage facilities for compliance with approval condition (d).

Should you have any queries related to planning matters, please contact Mr. Peter NGAN of this Office at 2158 6094.

Yours faithfully,

(Rico TSANG)
for Director of Planning



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Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. TAI Wai Hin, Wilson; Tel. No.: 2300 1693):

1. The applicant is advised that the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from the applicant's lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.
2. The cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level.
3. The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system.
4. The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
5. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense.
6. For works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from the District Lands Officer/North, Lands Department and/or relevant private lot owners.
7. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
8. The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.
9. As usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints).
10. The existing discharge location (i.e. the existing 300UC connecting to existing catchpit) to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works.

11. The existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.



Global Classic Engineering Consultant Company, Limited

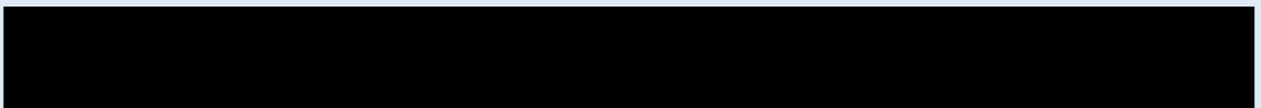
Drainage Design

Proposed Temporary Warehouse and Open
Storage of Construction Materials for a period
of 3 Years in “Agriculture” Zone

Various Lots in DD76

Planning Application No. A/NE-LYT/816

Ng Uk Tsuen, Sha Tau Kok Road, Fanling



CONTENT

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1. Background

The applicant applies for the Proposed Temporary Warehouse and Open Storage of Construction Materials for a period of 3 Years in “Agriculture” Zone

2. Objective

The Objective of this Drainage Design is to provide adequate drainage system to cater the stormwater from the application site and the adjacent areas where the run-off from these adjacent areas will fall into the application site, if any. This is to prevent the new drainage will not cause adverse effect to the whole drainage system.

3. Site Information

3.1 The Premise : D.D.76, Lots 1445 S.B. ss2, 1445 S.B. RP, 1489, 1490 and 1494.

3.2 Address : Ng Uk Tsuen, Sha Tau Kok Road, Fanling

3.3 Location Plan :



Location Plan

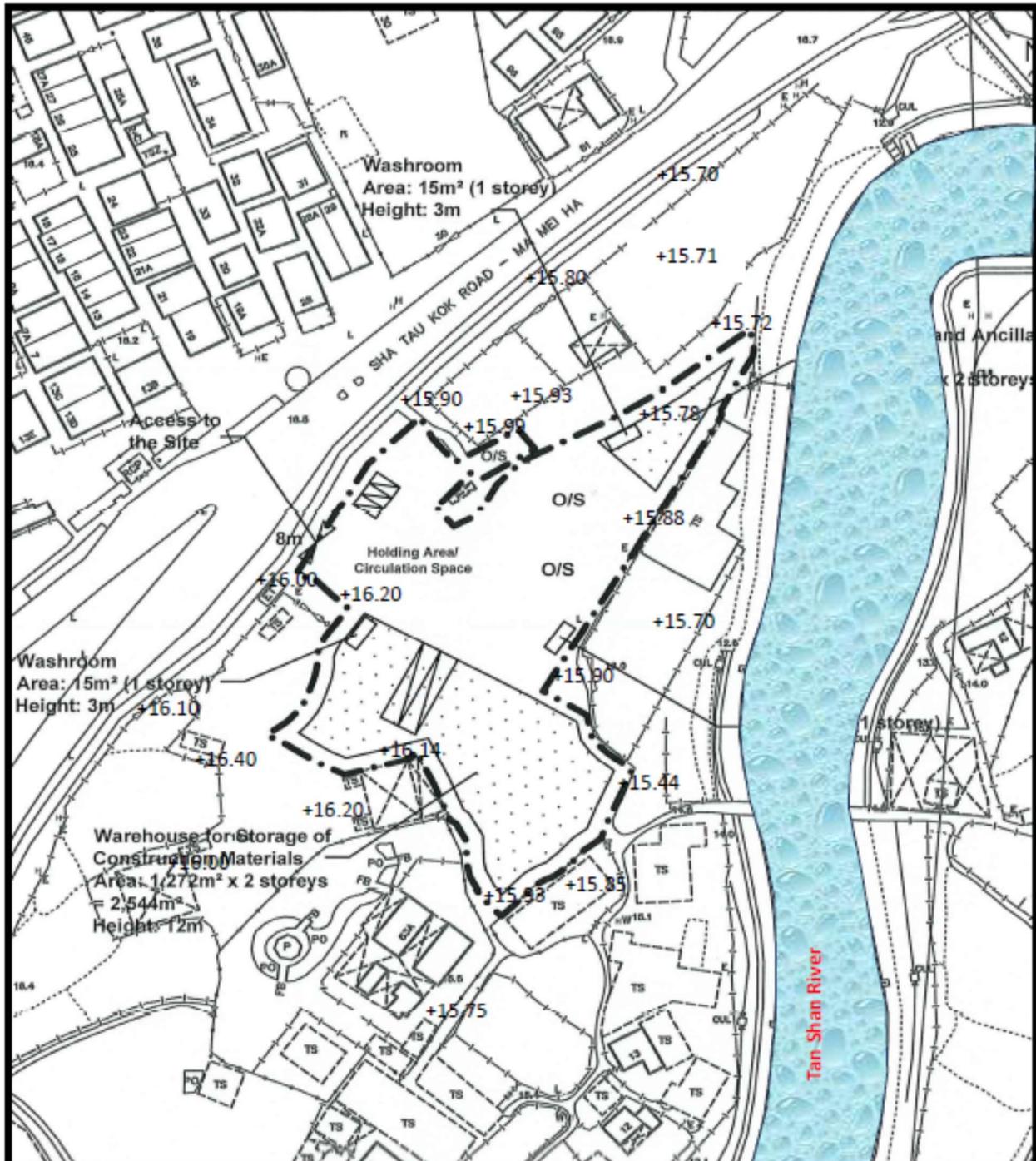
3.4 Development Schedule :

Proposed Temporary Warehouse and Open Storage of Construction Materials

Site Area : 4,033 m²

4 Drainage Design Information

4.1 Topographic Survey



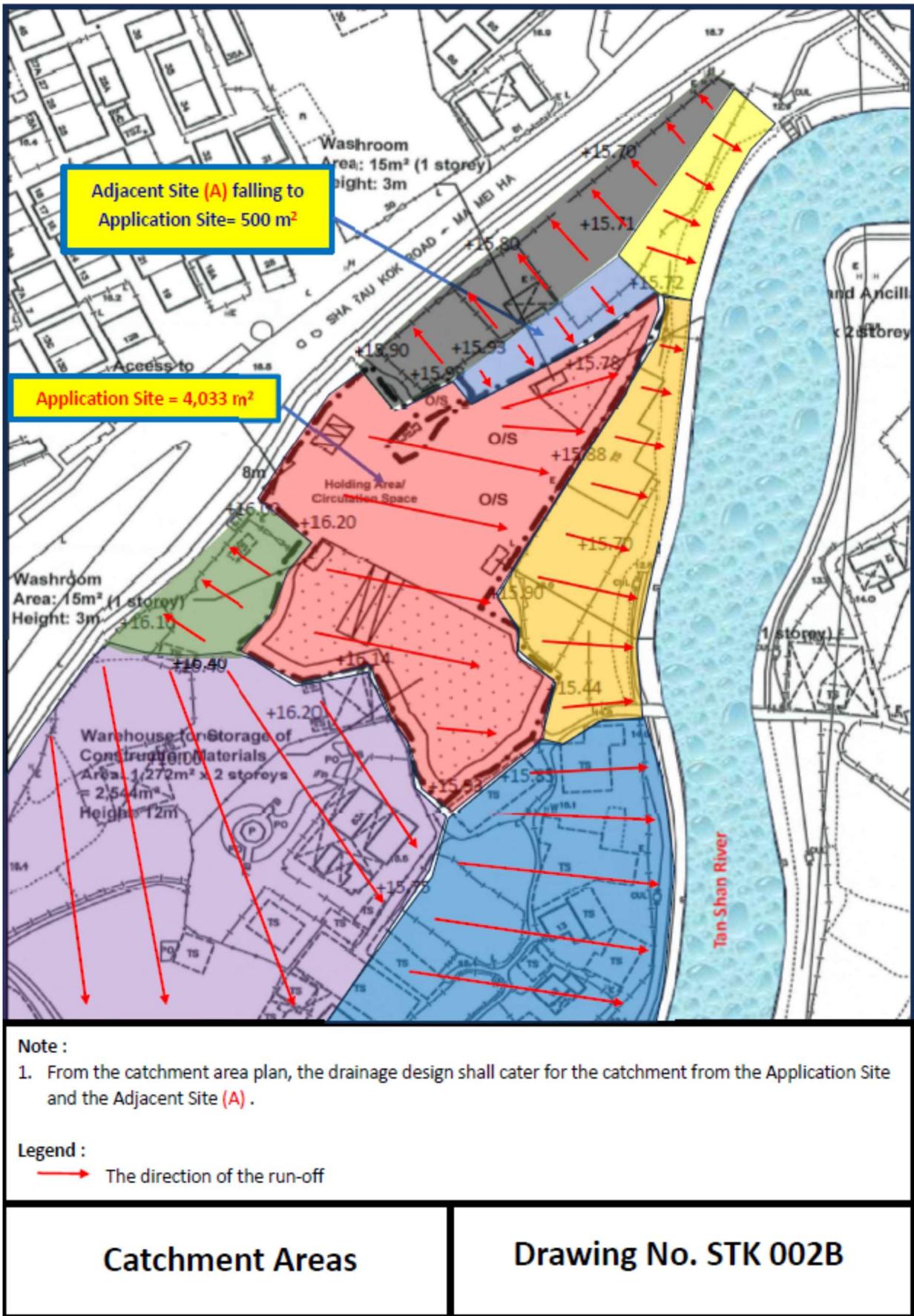
Note :

1. The Site Formation Levels are based on the existing ground levels.

Topo Graphic Survey

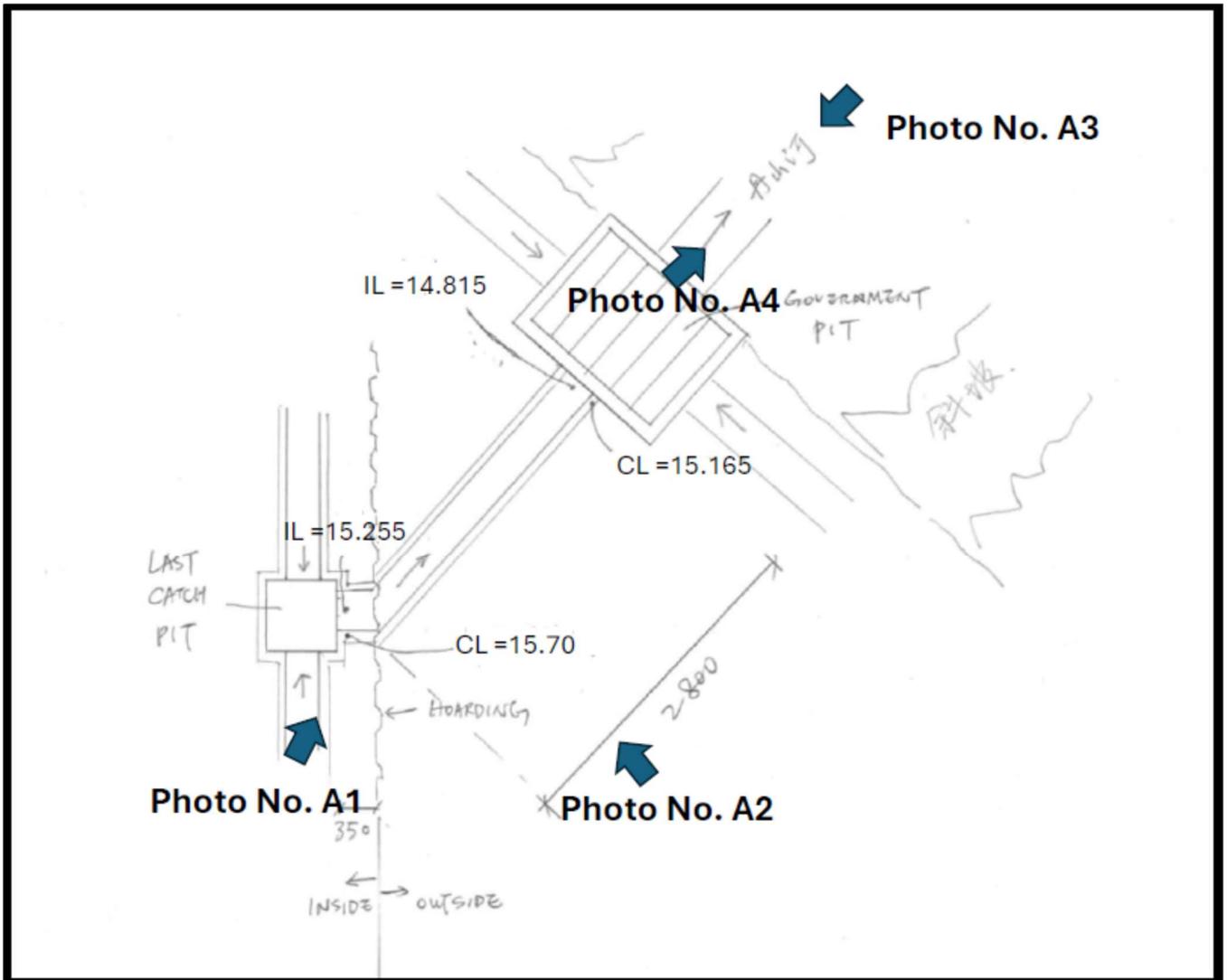
Drawing No. STK 001B

4.2 Catchment Areas



Catchment Area 1 (Application Site) = 4,033 m²
 Catchment Area 2 (From the adjacent site (A)) = 500m²

4.3 Site Sketch of Last Catchpit and Public Catchpit



Site Sketch of Last Catchpit and Public Catchpit

4.4 Site Photos of Last Catchpit connecting to Public Catchpit



Photo No. A1



Photo No. A3

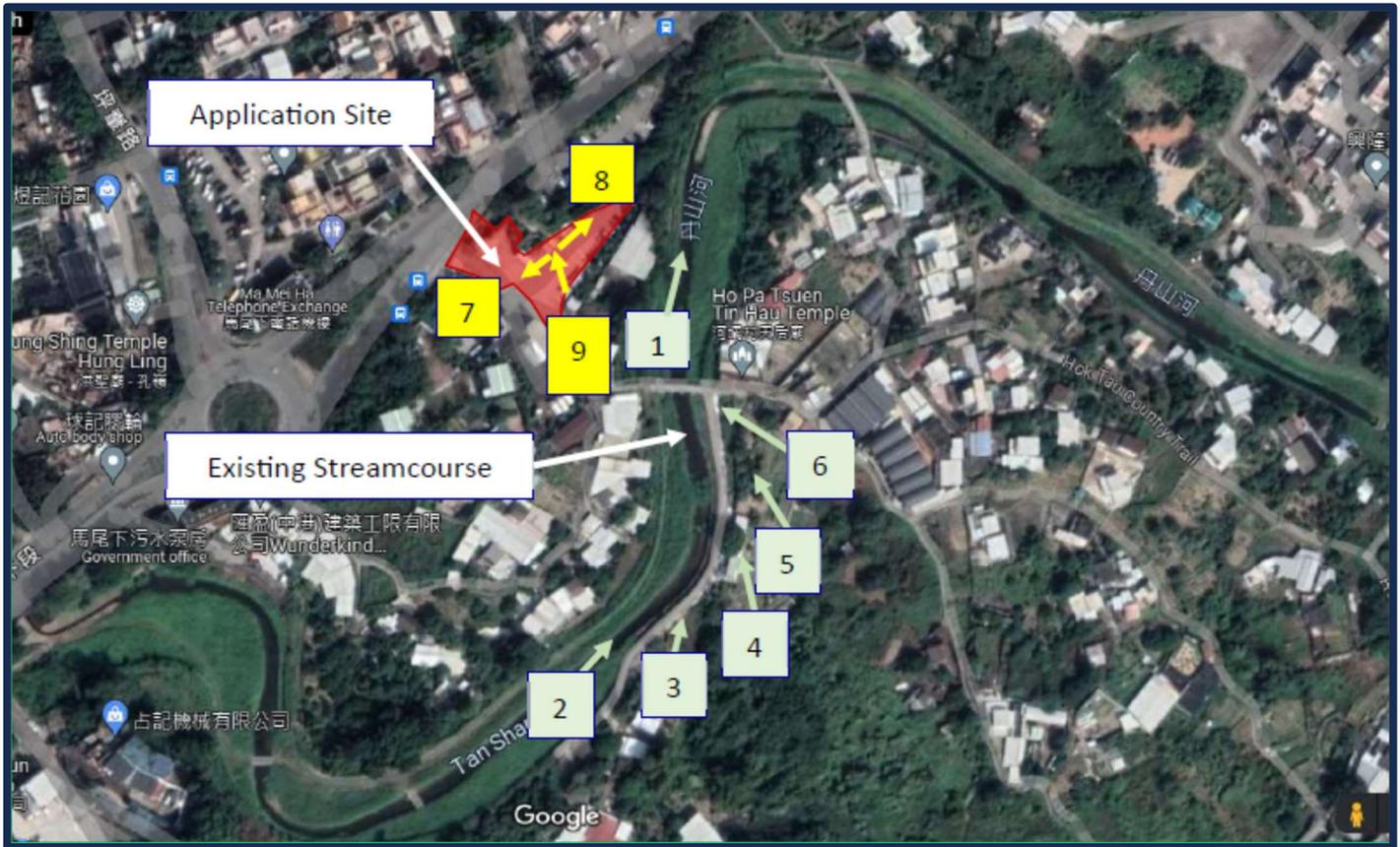


Photo No. A2



Photo No. A4

4.5 Site Photos of the Application Site



Plan View



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6



08/01/2024

Photo No. 7



Photo No. 8



Photo No. 9

5 Drainage Calculations

5.1 Design Manual

DSD - STORMWATER DRAINAGE MANUAL

5.2 Design Method

a) **Rational Method** (DSD STORMWATER DRAINAGE MANUAL 7.5.2)

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

b) **Runoff Coefficient**

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics	Runoff coefficient, C^*
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the application site will be covered by Asphalt, the C_1 should be **0.85** (Mid value) and the surface of the adjacent site is Grassland (heavy soil, the C_2 should be **0.15**.

c) 6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **(50 Years is used.)**

d) Rainfall Intensity

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = **101mm/hr** (Duration of 60min is used)

4.3.3 Intensity-Duration-Frequency (IDF) Relationship

The rainfall statistics at HKO Headquarters* are recommended for general application (except Tai Mo Shan area, West Lantau area and North District area) because of its long-term and good quality records. The recommended IDF Relationship is based on the GEV distribution model, which is the best-fit model for different rainstorm durations on average and also adopted by HKO, in the frequency analysis of the annual maximum rainfall recorded at HKO Headquarters*. The relationships are presented in Table 2a and Figure 4a for various durations not exceeding 4 hours.

For Tai Mo Shan, West Lantau and North District areas, it is recommended to adopt the annual maximum rainfall for various durations recorded by the local rain gauges within the 3 areas in the statistical analysis. The distribution models which fit the respective durations the best are applied and regional frequency analysis of extreme rainfall has also been employed to develop the IDF Relationships. These relationships are presented in Tables 2b, 2c and 2d and Figures 4b, 4c and 4d for various durations not exceeding 4 hours.

The IDF data can also be expressed by the following algebraic equation for easy application:

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

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

* See Notes 2 & 3 of Table 2a

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	1004.5	1112.2	1157.7	1178.6	1167.6	1131.2	1074.8
b	17.24	18.86	19.04	18.49	16.76	14.82	12.47
c	0.644	0.614	0.597	0.582	0.561	0.543	0.523

$$i = 1167.6 / (60 + 16.67)^{0.561}$$

$$= 102.33 \text{ mm/hr} > 101 \text{ mm/hr (Table 2d)}$$

5.3 Calculations of Water Flow

$$Q_p = 0.278 C_i A$$

C1 = 0.85 (Asphalt)(mid value) (Application Site)

C2 = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

i = 102.33 mm/hr

A1 = 4,033m² (0.004064km²) (Application Site)

A2 = 500m² (0.00050km²) (Adjacent Site)

$$Q_p = 0.278 \times 102.33 \times ((0.85 \times 0.004033) + (0.15 \times 0.000500))$$

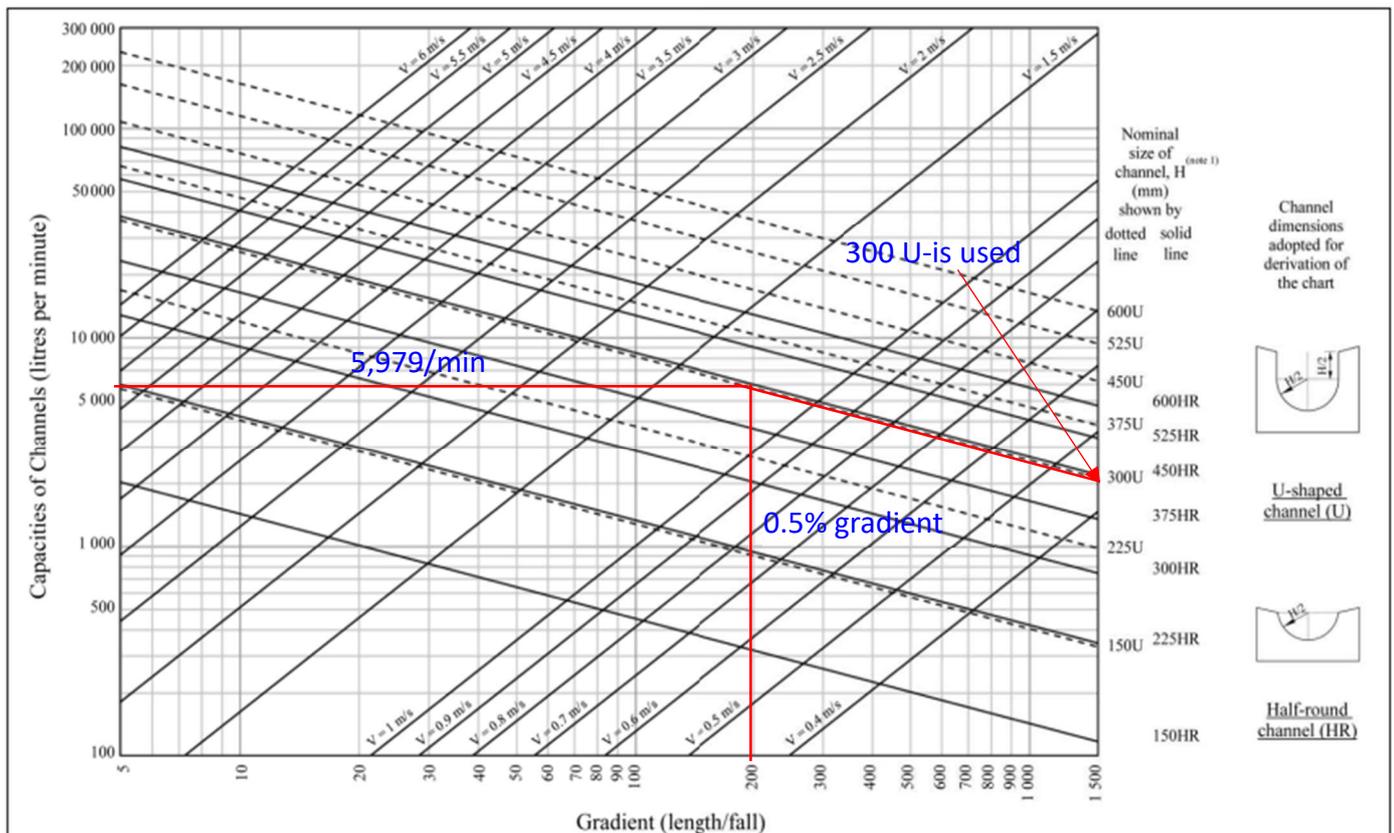
$$Q_p = 0.09965 \text{ m}^3/\text{s} \text{ or } 5,979 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for all U-Channels.

5.4 Design of U-channel

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic

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

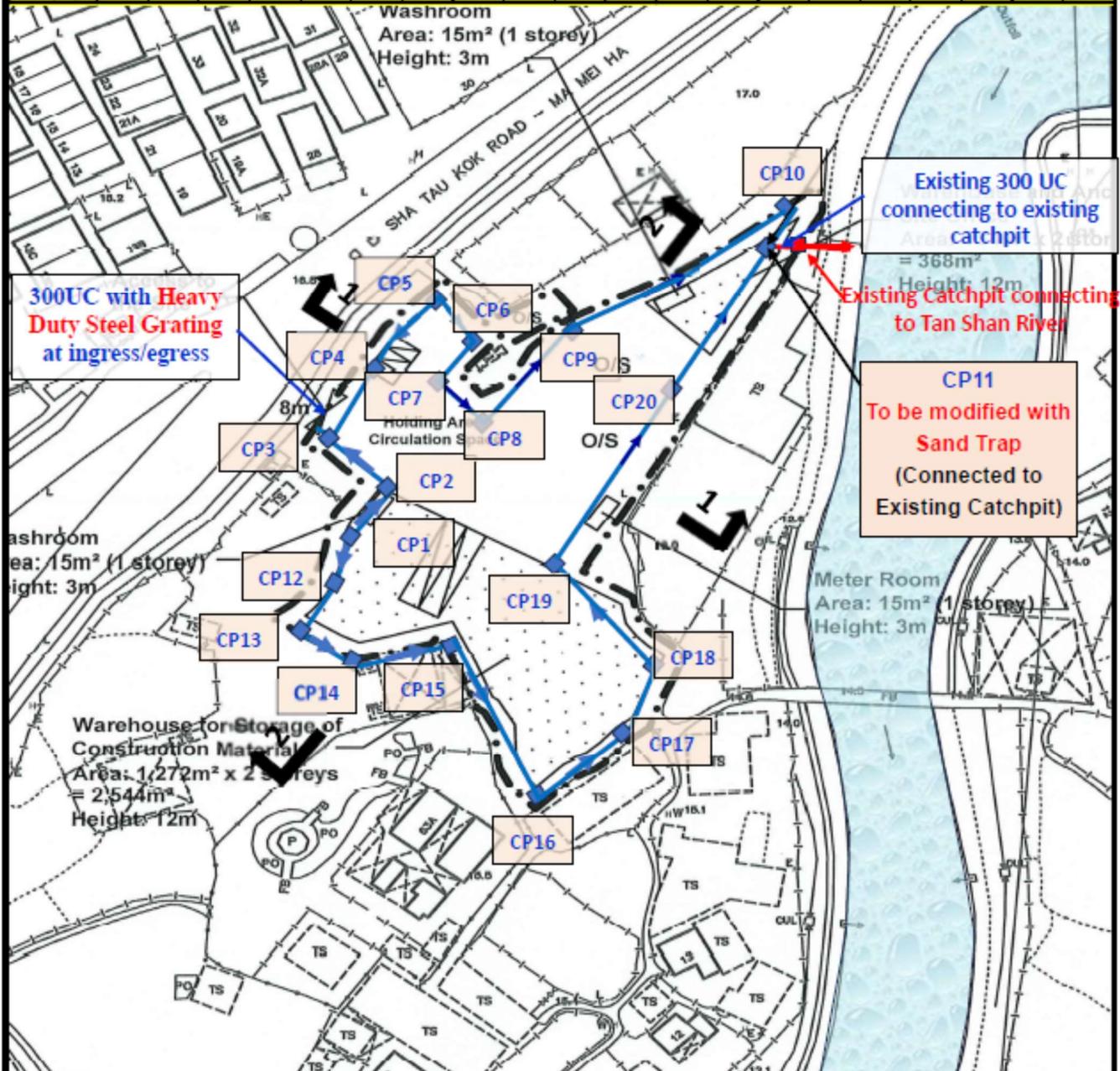


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.

For 5,979 l/min, 300 U-channel is used.

5.5 Drainage Plan

Catchpit No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
C.L	16.400	16.300	16.250	16.220	16.200	15.990	15.900	15.900	15.990	15.720	15.750	16.350	16.300	16.200	16.100	15.930	15.920	15.910	15.900	15.880
L.L 1(in)	16.100	16.000	15.950	15.900	15.825	15.690	15.600	15.575	15.500	15.375	15.320	16.050	16.000	15.900	15.800	15.630	15.620	15.610	15.565	15.515
L.L 2(in)											15.255									
L.L (out)	16.100	16.000	15.950	15.900	15.825	15.690	15.600	15.575	15.500	15.375	15.255	16.050	16.000	15.900	15.800	15.630	15.620	15.610	15.565	15.515



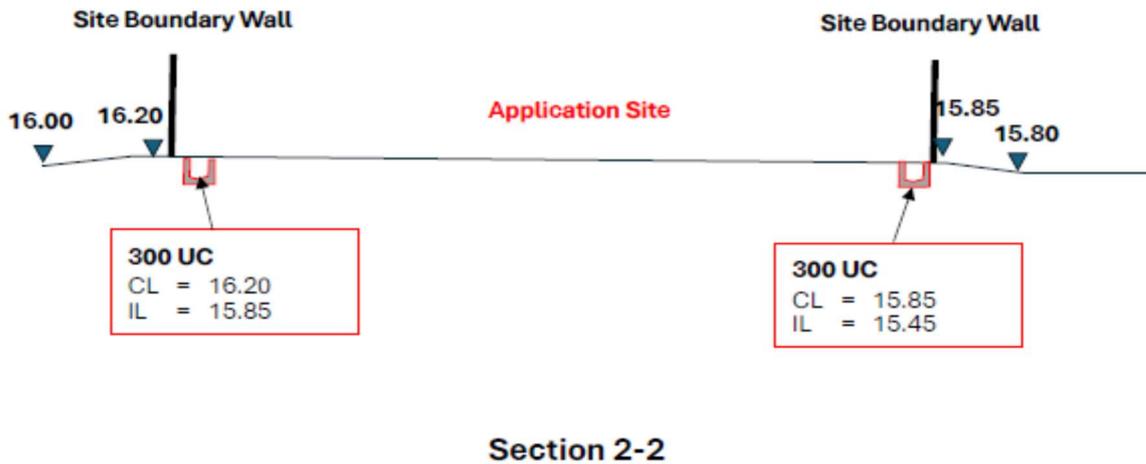
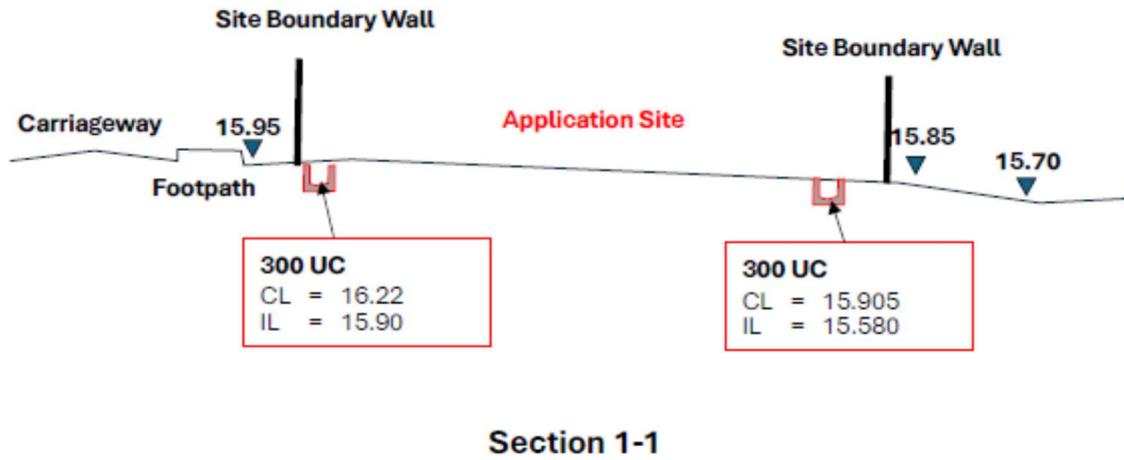
Notes :

1. All U-channels are 300mm with 0.5% gradient.
2. Peripheral U-channels are provided to cater the catchments from the application site and the adjacent site is to prevent the stormwater affecting the adjacent areas.
3. U-channel with heavy duty steel grating is provided at the vehicular entrance/exit point.

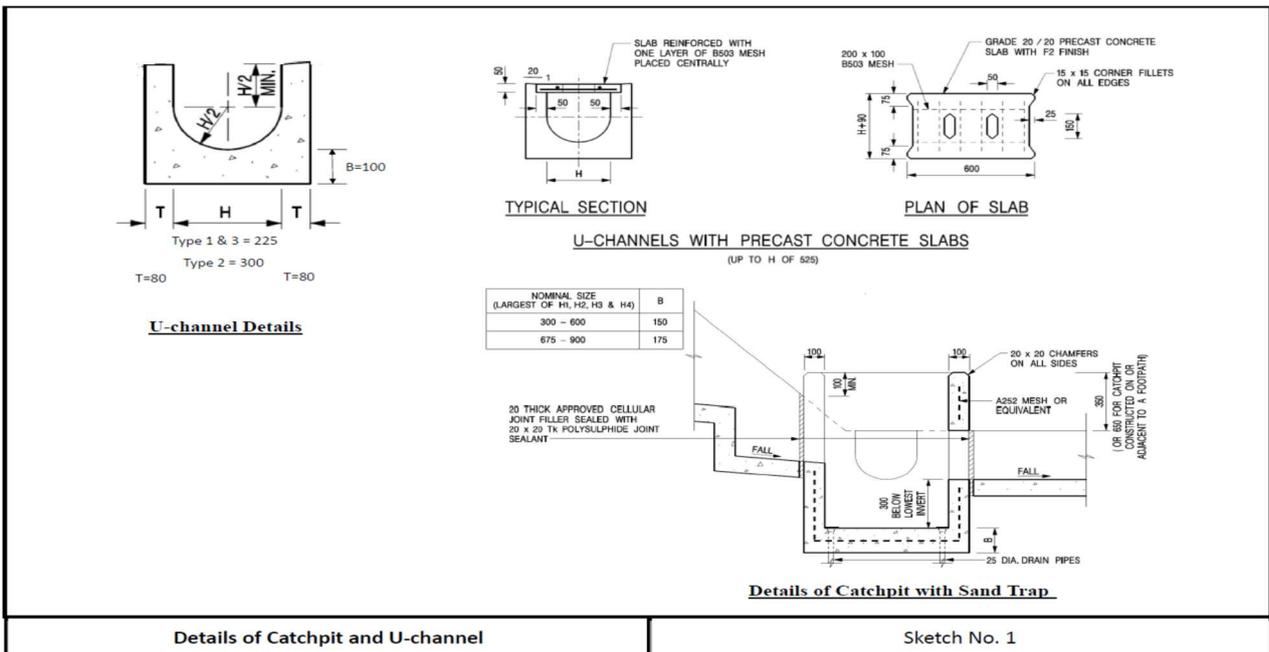
Drainage Plan

Drawing No. STK 003C

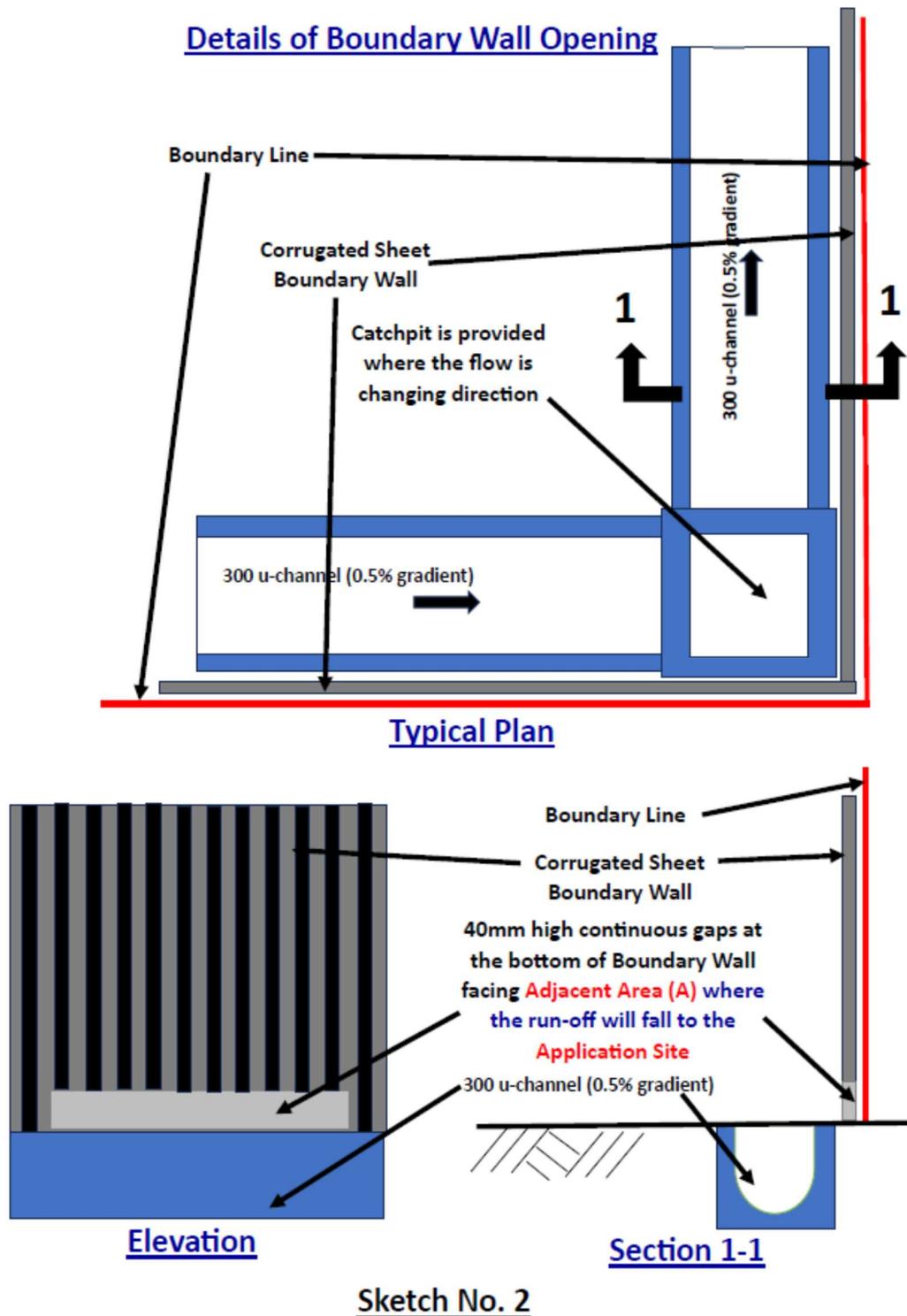
5.6 Sections



5.7 Details of Catchpit with sand trap and U-channel



5.8 Details of Boundary Wall Opening



6 Conclusion :-

Since there is no change of total catchment areas and the total Stormwater flow ($0.09965\text{m}^3/\text{s}$) from this developing area is considered small in quantity and therefore the impact is negligible.

Appendix 2

Approval Letter for Compliance with Approval Condition (d)
of Last Application No. A/NE-LYT/816

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6915
本署檔號 Our Reference () in TPB/A/NE-LYT/816
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Email

19 September 2025

(Attn.: Cannis Lee)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage of
Construction Materials for a Period of 3 Years in “Agriculture” Zone,
Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76
and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(Compliance with Approval Condition (d) for Planning Application No. A/NE-LYT/816)**

I refer to your submission dated 11.8.2025 for compliance with approval condition (d) in relation to the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. TAI Wai Hin, Wilson; Tel. No.: 2300 1693) has been consulted and considered that approval condition (d) has been complied with.

Should you have any queries related to planning matters, please contact Mr. Peter NGAN of this Office at 2158 6094.

Yours faithfully,

(Rico TSANG)

for Director of Planning



規劃署35周年
Planning Department 35th Anniversary

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Appendix 3

Approval Letter for Compliance with Approval Condition (f) of
Last Application No. A/NE-LYT/816

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



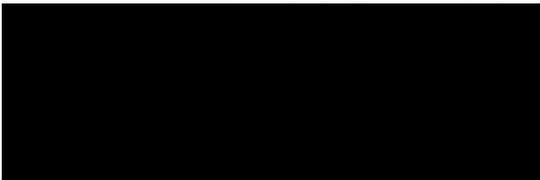
Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6915
本署檔號 Our Reference () in TPB/A/NE-LYT/816
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax 

26 June 2024


(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage of
Construction Materials for a Period of 3 Years in "Agriculture" Zone,
Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76
and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(Compliance with Approval Condition (f) for Planning Application No. A/NE-LYT/816)**

I refer to your submission received by this Office on 7.6.2024 for compliance with approval condition (f) in relation to the provision of fire extinguisher(s) under the captioned planning application.

Director of Fire Services (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844) has been consulted and considered the approval condition (f) has been complied with.

Should you have any other queries related to planning matters, please feel free to contact Mr. Ryan HO of this department at 2158 6229.

Yours faithfully,


(Margaret CHAN)
for Director of Planning

Appendix 4

Approval Letter for Compliance with
Approval Condition (g) of Last Application No. A/NE-LYT/816

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/6915
本署檔號 Our Reference () in TPB/A/NE-LYT/816
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

25 July 2024

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse and Open Storage of
Construction Materials for a Period of 3 Years in "Agriculture" Zone,
Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492 and 1494 in D.D. 76
and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road, Fanling
(Compliance with Approval Conditions (c) and (g) for Planning Application No. A/NE-
LYT/816)**

I refer to your submissions received by this Office on 13.6.2024 and 20.6.2024 for compliance with approval condition (c) in relation to the submission of a drainage proposal and approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal respectively under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274) and Director of Fire Services (Contact person: Mr. WAH Herbert Chit-lut; Tel.: 2733 5844) have been consulted and considered the approval conditions (c) and (g) have been complied with. Please proceed to implement the accepted proposals for compliance with approval conditions (d) and (h). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (g) for further arrangement of FSI acceptance inspection.

Should you have any other queries related to planning matters, please feel free to contact Mr. Peter NGAN of this department at 2158 6094.

Yours faithfully,

(Margaret CHAN)
for Director of Planning