
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER STORAGE YARD, CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP, LOGISTICS CENTRE, WAREHOUSE AND
OPEN STORAGE OF MISCELLANEOUS GOODS WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE**

**VARIOUS LOTS IN D.D. 87
HUNG LUNG HANG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Able New Development Limited

Consultancy Team

R-riches Planning Limited

FILE CONTROL

FILE NAME : *DD87 Lot 208 & VL - Planning Statement (20260519) Ver1.0*

FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD87 Lot 208 & VL - OS in HLH (NDA)\Submission (Apr 26)\Planning Statement*

REVISION NO. : *1.0*

APPLICANT : *Able New Development Limited*

TYPE OF APPLICATION : *S.16 Planning Application*

PROPOSED USE : *Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*

SITE LOCATION : *Various Lots in D.D. 87, Hung Lung Hang, New Territories*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260519)	CC (20260519)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 87, Hung Lung Hang, New Territories* (the Site) for '**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11. The Site occupies an area of 23,163 m² (about). 9 single-storey structures are proposed for vehicle repair workshop, warehouse (excluding dangerous goods godown (D.G.G.)), logistics centre and office with total gross floor area (GFA) of 1,600 m² (about). The remaining area is reserved for container storage yard, container vehicle park, area for open storage, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Kong Nga Po Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - the premises of the affected business operators (the Original Premises/affected business premises) are affected by Government's land resumption for the developments of the Fanling North New Development Area (FLN NDA), San Tin Technopole and public housing at Sha Po, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation under the previously approved application;
 - the applied uses are the same as those in the affected business premises;
 - the applicant has spent effort in compliance with conditions under the previous planning permission;
 - the proposed development is considered not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of the development parameters are as follows:

Site area	23,163 m ² (about)
Covered area	1,600 m ² (about)
Uncovered area	21,563 m ² (about)
Plot ratio	0.07 (about)
Site coverage	7% (about)
No. of structure	9
Total GFA	1,600 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	1,600 m ² (about)
Building height	3 m to 8.23 m (about)
No. of storey	1

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界恐龍坑丈量約份第 87 約多個地段的規劃申請，於上述地點作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施和相關填土工程（為期 3 年）」（擬議發展）。
- 申請地點所在的地區在《恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11》上劃為「農業」地帶。申請地盤面積為 23,163 平方米（約）。申請地點將設 9 座單層構築物作汽車修理工場、貨倉（危險品倉庫除外）、物流中心及辦公室用途，總樓面面積合共為 1,600 平方米（約），申請地點的其餘地方將預留作貨櫃存放場、貨櫃車停車場、露天貯物空間、車輛停泊／上落貨位及流轉空間。
- 申請地點可從缸瓦甫路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 在地經營者原來的經營處所分別受到政府的「粉嶺北新發展區」、「新田科技城」及「元朗沙埔公營房屋發展」收地發展影響；
 - 申請人就早前獲批准的申請曾經致力尋找合適的搬遷地點；
 - 申請用途與受影響的經營處所用途一致；
 - 申請人曾經致力履行先前規劃許可的附帶條件；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	23,163 平方米（約）
上蓋總面積：	1,600 平方米（約）
露天地方面積：	21,563 平方米（約）
地積比率：	0.07（約）
上蓋覆蓋率：	7%（約）
樓宇數目：	9 座
總樓面面積	1,600 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	1,600 平方米（約）
構築物高度：	3 米至 8.23 米（約）
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Able New Development Limited**¹ (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 87, Hung Lung Hang, New Territories (Plans 1 to 3)*.
- 1.2 The applicant intends to use the Site for ‘**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’. The Site currently falls within an area zoned “AGR” on the Approved Hung Lung Hang OZP No. S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the “AGR” zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 16**), details of the affected business operators (**Appendix I**), as well as the accepted drainage impact assessment (DIA), implemented traffic management measures, and fire service installations (FSIs) proposals under the previously approved application No. A/NE-HLH/77 (**Appendices II to IV**) are provided with the Planning Statement. Other assessments to mitigate the potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Able New Development Limited**, the applicant, was authorised by the affected business operators to facilitate their relocation to the application site under planning permission No. A/NE-HLH/77. Details of the affected business operators are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by various developments

- 2.1 The current application intendeds to facilitate the relocation of 8 affected business operators' Original Premises (namely Tenants A to H) due to land resumption and to pave way for various government projects including the developments of FLN NDA, San Tin Technopole, and public housing development at Sha Po, Yuen Long (**Plan 4**).
- 2.2 The Original Premises of Tenants A to F currently fall within areas zoned "Residential (Group A)2," ("R(A)2"), "Residential (Group B)" ("R(B)", "Open Space" ("O") and area shown as 'Road' on the Approved Fanling North OZP No. S/FLN/4; the Original Premises of Tenant G currently falls within an area zoned "Other Specified Uses" annotated "Amenity Area" ("OU(A)"), "O" and area shown as 'Road' on the Approved San Tin Technopole OZP No. S/STT/2; and the Original Premises of Tenant H currently falls within an area zoned "Government, Institution or Community" ("G/IC") and "R(A)" on the Approved Kam Tin North OZP No. S/YL-KTN/11 (**Plan 5**). Details of the affected business operators are summarised at **Appendix I** and **Table 1** below:

Table – Details of the Original Premises

Tenant	Location	OZP	Zoning	Development involved
Tenant A	Government Land near Man Kam To Road (formerly various lots in D.D. 52; resumed by the Government in 2024)	S/FLN/4	"R(B)"	FLN NDA Development (Remaining Phase)
Tenant B			"R(A)2", "O" and area shown as 'Road'	
Tenant C			"R(A)2" and area shown as 'Road'	
Tenant D			"R(B)" and "O"	
Tenant E			"R(A)2", "R(B)" and "O"	
Tenant F			"R(B)"	
Tenant G	Government Lans, San Tin, Yuen Long (formerly various lots in D.D. 105; resumed by the Government in 2025)	S/STT/2	"OU(A)" and "O"	San Tin Technopole Development (Phase 2)
Tenant H	Various Lots in D.D. 107, Sha Po, Yuen Long	S/YL-KTN/11	"R(A)" and "G/IC"	Public Housing Development at Sha Po, Yuen Long

- 2.3 With reference to the implementation programmes, the Original Premises of Tenants A to F fall within the land resumption limit for the Remaining Phase development of the FLN NDA (**Plan 6**); the Original Premises of Tenant G falls within the land resumption limit for the Phase 2 development of the San Tin Technopole development (**Plan 7**); and the Original Premises of Tenant H falls within the land resumption limit for the public housing development at Sha Po, Yuen Long (**Plan 8**). As the concerned parcels of land have been/will be resumed and reverted to the Government, the applicant desperately needs to identify suitable sites for relocation of the affected business operators in order to continue their business operation.

Applicant's effort in identifying suitable site for relocation

- 2.4 Ahead of the submission of the previous application No. A/NE-HLH/77, which was approved by the Board in November 2024, the applicant has spent effort to relocate the affected business premises to a number of alternative sites in the New Territories. However, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility. Subsequently, the Site was identified for relocation after a lengthy site searching process as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Applicant's effort in compliance with conditions under the previous permission

- 2.5 The applicant has spent effort in complying most of the planning conditions under the previous application No. A/NE-HLH/77. Details are shown at **Table 2** below:

Table 2 –Planning conditions under previous application No. A/NE-HLH/77

Planning conditions		Compliance status
(a)	The submission of a revised DIA	19.02.2025
(b)	The implementation of the flood mitigation measures and drainage facilities	Not yet complied with
(d)	The implementation of the traffic management measures	30.03.2026
(f)	The provision of fire extinguisher(s)	19.12.2024
(g)	The submission of an FSI proposal	14.02.2025
(h)	The implementation of the FSI proposal	Not yet complied with

- 2.6 The DIA report submitted by the applicant was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in February 2025 (**Appendix II**). The applicant is currently seeking quotations from drainage contractors for the implementation works of the drainage facilities. Upon obtaining relevant planning permission from the Board, the applicant will launch the implementation works and submit photographic records of the drainage facilities for the consideration of CE/MN, DSD.
- 2.7 The implemented traffic management measures were considered acceptable by the Commissioner for Transport (C for T) in March 2026 (**Appendix III**). Upon obtaining relevant

planning permission from the Board, the applicant will continue to maintain the implemented traffic management measures at all times during the approval period.

- 2.8 The fire extinguishers installed by the applicant and the FSIs proposal submitted by the applicant were accepted by the Director of Fire Services (D of FS) in December 2024 and February 2025 respectively (**Appendix IV**). Given that all development parameters, including the site boundary, layout and applied uses have remained unchanged, the accepted FSIs proposal under the previous application will continue to be adopted. Upon obtaining relevant planning permission from the Board, the applicant will launch the construction works of the structures and install the necessary FSIs therewithin. Certificate of Fire Service Installation and Equipment (F.S. 251) will be submitted for the consideration of D of FS.

Applied uses are the same as the affected premises

- 2.9 The proposed development involves the operation of 8 affected business operators (Tenants A to H) with different business natures including container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities to support the daily operation of the proposed development. The applied uses are the same as the affected premises in FLN, San Tin and Sha Po. The total site area designated for Tenants A to H in the proposed development is similar to the total area of their respective Original Premises. Details of the difference between the Original Premises and Site are shown at **Appendix I** and **Table 3** below:

Table 3 – Differences between the Original Premises and the Site

Tenant	Original Premises (a)	Designated Area (b)	Difference (b) – (a)
Tenant A	382 m ²	450 m ²	+68 m ² , +18%
Tenant B	3,005 m ²	5,069 m ²	+2,064 m ² , +69%
Tenant C	1,592 m ²	3,623 m ²	+2,031 m ² , +128%
Tenant D	633 m ²	1,002 m ²	+369 m ² , +58%
Tenant E	3,792 m ²	3,950 m ²	+158 m ² , +4%
Tenant F	3,415 m ²	3,085 m ²	-330 m ² , -10%
Tenant G	2,633 m ²	2,943 m ²	+71 m ² , +2%
Tenant H	239 m ²		
Total	15,691 m² (about)	20,122 m² (about)	+4,431 m², +28%

- 2.10 A significant portion of the Site is uncovered (*i.e. about 21,563 m²; 93% of the Site*) and is designated for container storage yard, container vehicle park, open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area to support the daily operation of the proposed development. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.11 Although the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No. S/NE-HLH/11, the Site is currently hard-paved and without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.12 Similar applications for various brownfield uses (Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 75, 76, 79, 80, 81, 82, 83, 84, 85 & 88) have been approved within the "AGR" zone on the same OZP in recent years. Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.13 The proposed development situates in a relatively remote area, which is far away from possible sensitive receivers. The surrounding area is considered to be predominately in industrial character comprising various brownfield operations. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will continue to make effort in complying with relevant planning conditions in relation to the implementation of fire safety and drainage aspects, so as to minimise the potential adverse impacts that would have arisen from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 3.4 km south of Heung Yuen Wai BCP; 11.7 km east of Lok Ma Chau BCP; 6 km north of Sheung Shui MTR Station; and 8.2 km north of Fanling MTR Station.
- 3.2 The Site is 4.4 km northeast of the Original Premises of Tenants A to F; 14.7 km northeast of the Original Premises of Tenant G; and 17 km northeast of the Original Premises of Tenant H (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**).

Existing site condition

- 3.4 The Site is generally flat, fenced and covered with hard-paving (**Plans 1 and 3**).

Surrounding area

- 3.5 The Site and its surrounding are predominantly for industrial use and mainly comprise of open storage yards and temporary structures for various brownfield operations (**Plans 1 and 3**).
- 3.6 To its immediate north is Ping Yuen River, across which are unused/vacant land covered with vegetation and intermixed with graveyards and woodland.
- 3.7 To its immediate east is the site of approved planning application Nos. A/NE-HLH/66, 67, 68, 76 & 80 for various brownfield uses. To its further east are some open storage yards and warehouses.
- 3.8 To its immediate south are some temporary structures and the site of approved planning application Nos. A/NE-HLH/66, 67, 68, 76 & 80 for various brownfield uses. To its further south is a knoll covered with vegetation and some temporary structures for warehouses and open storage yards.
- 3.9 To its immediate west is Ping Yuen River, across which are unused/vacant land covered with vegetation.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned “AGR” on the Approved Hung Lung Hang OZP No. S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 used within the “AGR” zone, which require planning permission from the Board.

Planning intention

- 4.2 The planning intention of the “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.*

Restriction on filling of land

- 4.3 According to the Remarks of the “AGR” zone, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Lung Hang OZP No. S/NE-HLH/5 without the permission from the Board under S.16 of the Ordinance.*

Previous and similar applications

- 4.4 The Site is subject of a previously planning application No. A/NE-HLH/77 for the same applied uses submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 3 years in November 2024.
- 4.5 Within the “AGR” zone on the OZP, 18 similar applications (Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 75, 76, 80, 81, 83, 84 & 88) for/partly for ‘Open Storage’ use were approved by the Board between in the past 5 years; whereas 5 application (No. A/NE-HLH/51, 68, 71, 79, 82 & 85) for ‘Warehouse’ use were approved by the Board in the past 5 years. All similar applications were approved on temporary basis for a period of 3 years.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.6 The Site mostly falls within Category 3 area (**Plan 9**). *Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals*

(irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous 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. 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, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.7 Portions of the Site fall within Category 2 area (Plan 9), which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.
- 4.8 Given that the applicant had demonstrated with genuine efforts for compliance with various planning conditions under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous planning permission, approval of the current application is therefore considered in line with TPB PG-No. 13G and shall not set an undesirable precedent within the Category 2 and Category 3 areas. Besides, the current application should be considered on its individual merits in connection with the special background of the affected business operator, of whom the Original Premises has been/will be resumed by the Government to facilitate various Government projects.

Land status

- 4.9 The Site falls entirely on private lots, i.e. Lots 156 S.A (Pt.), 156 S.B (Pt.), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Pt.), 177 (Pt.), 179 (Pt.), 180 (Pt.), 181 (Pt.), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Pt.), 216, 217, 218, 219 (Pt.), 220 (Pt.), 222 (Pt.), 223, 224 in D.D. 87, with total land area of 23,163 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**).
- 4.10 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for the erection of the proposed structures at the Site, after obtaining relevant planning permission. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 23,163 m² (about). Details of development parameters are shown at **Plans 10** and **11**, and **Table 3** below:

Table 4 – Development parameters

Site area	23,163 m ² (about)
Covered area	1,600 m ² (about)
Uncovered area	21,563 m ² (about)
Plot ratio	0.07 (about)
Site coverage	7% (about)
No. of structure	9
Total GFA	1,600 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	1,600 m ² (about)
Building height	3 m to 8.23 m (about)
No. of storey	1

- 5.2 A total of 9 single-storey structures are proposed at the Site for vehicle repair workshop, warehouse (excluding D.G.G.), logistics centre and office with total GFA of 1,600 m² (about). The remaining open area is reserved for the operation of container storage yard, container vehicle park, area for open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area (**Plans 10** and **11**). Details of the proposed structures are shown at **Table 4** below:

Table 5 – Details of the proposed structures

Structure	Uses	Covered Area	GFA	Building Height
Tenant A				
B1	Vehicle Repair Workshop	108 m ²	108 m ²	4 m (about) (1-storey)
Tenant B				
B2	Warehouse (excluding D.G.G.)	220 m ²	220 m ²	8.23 m (about) (1-storey)
B3	Warehouse (excluding D.G.G.) & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)

Tenant C				
B4	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B5	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B6	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B7	Logistics Centre & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)
Tenant D				
B8	Office	100 m ²	100 m ²	3 m (about) (1-storey)
Tenant E				
B9	Office	72 m ²	72 m ²	3 m (about) (1-storey)
Total		1,600 m² (about)	1,600 m² (about)	-

Filling of land

- 5.3 The existing site levels range from +12.3 mPD to +15.4 mPD. The Site has been entirely hard-paved with concrete of not more than 0.2 m in depth, as approved under the previous application NO. A/NE-HLH/77, for the operation of container storage yard, container vehicle park, area for open storage, vehicle parking and L/UL spaces and circulation area (**Plan 12**). The concrete site formation, which has been kept to a minimum, is considered necessary to provide a relatively flat and solid surface for the applied uses. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site.

Operation modes

- 5.4 The Site will be used as container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the proposed development would accommodate not more than 15 nos. of staff. The ancillary offices are intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Tenant A

- 5.6 A total of 450 m² (about) of the Site would be used for **vehicle repair workshop**. A single-storey structure is proposed for vehicle repair workshop use with total GFA of 108 m². 1 parking space for private car (PC) and 1 L/UL space for light goods vehicle (LGV) are proposed.

Tenant B

- 5.7 A total of 5,069 m² (about) of the Site would be used for **warehouse and container storage yard**. 2 single-storey structures are proposed for warehouse and office uses with total GFA of 440 m². No storage of D.G.G. will be carried out at the Site. 4 parking spaces for PC and 2 L/UL spaces for container vehicle (CV) are proposed.

Tenant C

- 5.8 A total of 3,623 m² (about) of the Site would be used for **logistics centre**. 4 single-storey structures are proposed for logistics centre and office uses with total GFA of 880 m². Majority of the Site is reserved for logistic purposes, i.e. storage, packaging and consolidation of goods for distribution. No storage of D.G.G. will be carried out at the Site. 3 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant D

- 5.9 A total of 1,002 m² (about) of the Site would be used for **open storage of miscellaneous goods**. A single-storey structure is proposed for office use with total GFA of 100 m². 2 parking spaces for PC and 1 L/UL space for CV are proposed.

Tenant E

- 5.10 A total of 3,950 m² (about) of the Site would be used for **container storage yard**. A single-storey structure is proposed for office use with total GFA of 72 m². 2 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant F

- 5.11 A total of 3,085 m² (about) of the Site would be used for **container vehicle park**. No structure is proposed. 5 parking spaces for LGV and 8 parking spaces for CV are proposed.

Tenants G & H

- 5.12 A total of 2,943 m² (about) of the Site would be used for **open storage of miscellaneous goods**. No structure is proposed. 2 L/UL spaces for CV are proposed.
- 5.13 Apart from the above designated site area for Tenants A to H (i.e. 20,122 m² (about), 86.9% of the Site), the remaining site area (i.e. 3,041 m² (about), 13.1% of the Site) will be reserved for a common vehicular access connecting the ingress/egress of the Site and the proposed premises of each tenant (**Plans 11 and 12 and Appendix I**).

Minimal traffic impact

- 5.14 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A 12 m (about) wide ingress/egress is proposed at the southern tip of the Site. A total of 35 parking and L/UL spaces will be provided (**Plan 10**). Details of the parking and L/UL provision are shown at **Table 6** below:

Table 6 – Provision of the parking and L/UL spaces

Type of parking spaces	No. of space
Parking spaces for PC - 2.5 m (W) x 5 m (L)	12
Parking spaces for LGV - 3.5 m (W) x 7 m (L)	5
Parking spaces for CV - 3.5 m (W) x 16 m (L)	8
Type of L/UL spaces	No. of space
L/UL spaces for LGV - 3.5 m (W) x 7 m (L)	1
L/UL spaces for CV - 3.5 m (W) x 16 m (L)	9

- 5.15 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road (**Plans 13 and 14**). The swept path analyses have also demonstrated the smooth manoeuvring of articulated container vehicles travelling between the Site and Ping Che Road (**Plans 15 and 16**). During operation, staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian and road safety. The breakdown of estimated trips generation/attraction of proposed development are provided at **Table 7** below:

Table 7 – Estimated trip generation/attraction

Time period	Trips G\generation and attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	0	2	1	2	11
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	6	2	0	2	1	11
Average trip per hour (10:00 – 18:00)	1	1	2	2	2	2	10

- 5.16 As the vehicular trips generated/attracted are minimal, the adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses

issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

- 5.17 The applicant implemented the traffic management measures as proposed under the previous application No. A/NE-HLH/77, and it was accepted by C for T in March 2026 under planning condition (d) of the previous application (**Appendix III**). The applicant will continue to maintain the implemented traffic management measures during the approval period of the planning permission.

Minimal environmental impact

- 5.18 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 5.19 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.20 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

Minimal drainage impact

- 5.21 Under the previous application No. A/NE-HLH/77, the applicant submitted a DIA report to mitigate the potential drainage impact that would have generated from the proposed development, and it was accepted by CE/MN, DSD in February 2025 under planning condition (a) of the previous application (**Appendix II**). Upon obtaining the planning permission of the current application, the applicant will continue to implement the

proposed drainage facilities at the Site, and provide photographic records of the facilities upon completion for the consideration of CE/MN, DSD.

Fire safety aspect

- 5.22 Under the previous application No. A/NE-HLH/77, the applicant submitted an FSIs proposal to enhance fire safety of the proposed development, and it was accepted by D of FS in February 2025 under planning condition (g) of the previous application (**Appendix IV**). Given that all development parameters, including the site boundary, layout and applied uses have remained unchanged, the accepted FSIs proposal under the previous application will continue to be adopted. Upon obtaining the planning permission of the current application, as well as the STW approval as mentioned in Section 4.10 above, the applicant will continue to implement the proposed structures and install the required FSIs therewithin, and provide full set of valid F.S. 251 certificates for the consideration of D of FS.

6. CONCLUSION

- 6.1 The current application intends to facilitate the relocation of the Original Premises of various business operators scattered in Fanling North, San Tin and Sha Po, which are affected by the development of the FLN NDA, San Tin Technopole, and public housing development at Sha Po, Yuen Long. Whilst the applicant attempted to relocate their Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable while the applicant was preparing for the submission of the previous application No. A/NE-HLH/77. Since the applied uses are the same as those in their respective Original Premises, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of various government development projects.
- 6.2 Although planning permission had previously been granted under the previous application No. A/NE-HLH/77, considering the scale of the proposed development, the applicant was not able to comply with all planning conditions at once within the limited timeframe. As such, the current application is submitted and considered crucial for the smooth relocation of the entire affected business.
- 6.3 Despite the proposed development is not in line with the long-term planning intention of the "AGR" zone, the Site and its surroundings are currently without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.4 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 2/3 areas under *TPB PG-No. 13G*, genuine efforts for compliance with various planning conditions was made under the previous application that the proposed development would not generate significant adverse impacts on the surrounding areas, and the current application is on site with previous permission, approval of the current application is in line with *TPB PG-No. 13G* and shall not set an undesirable precedent within the Category 2/3 areas. In connection with the special background of the affected business operators to facilitate various Government projects, approval of the current application would not set an undesirable precedent within the "AGR" zone and Category 2/3 areas, and should be considered on its own merits.
- 6.5 The proposed development is not anticipated to create significant nuisance to the surrounding areas. The DIA report and FSIs proposal submitted by the applicant under the previous application were considered acceptable by various government departments. Upon obtaining relevant planning permission from the Board, the applicant will continue to implement the drainage facilities and finish the installation of the FSIs upon completion of the structures. The applicant will also continue to maintain the implemented traffic management measures at all times during the approval period of the planning permission.

The 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD will also be strictly followed to minimise all possible environmental impacts on the nearby sensitive receivers.

- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'**.

R-riches Planning Limited
May 2026

LIST OF APPENDICES

Appendix I	Summary of the affected business operators
Appendix II	DIA report accepted under the previous application
Appendix III	Traffic management measures implemented and accepted under the previous application
Appendix IV	Provision of fire extinguishers and FSIs proposal accepted under the previous application

Appendix I

Summary of the affected business operators

Appendix I – Summary of the affected business premises

Affected business premises										
Tenant	A	B	C	D	E	F	G	H	Road	Total
Name of tenant	Hunter Engineering Company	Zheng Ji Trading Limited	Sun Rich (China-Hong Kong) Transport Limited	Lightchin Development Limited	Fortune Logistics (HK) Company Limited	Fancy Spot Limited	Hong Kong Multi Profit Development Limited			
Location	Lots 360 (Part) and 444 (Part) in D.D. 52	Lots 351 (Part), 367 (Part), 368 RP (Part), 451 RP (Part), 452 (Part), 453 (Part), 454 S.A (Part) and 454 S.B RP in D.D. 52	Lots 351 (Part), 352 (Part), 364 (Part), 454 S.A (Part) in D.D. 52	Lots 356 (Part) and 357 (Part) in D.D. 52	Lots 352 (Part), 353 S.A (Part), 353 RP (Part), 354 (Part), 355 (Part), 357 (Part), 358 (Part), 362 (Part), 363 (Part), 370 (Part) and 1210 (Part) in D.D. 52	Lots 404 (Part), 429 (Part), 438 (Part), 439 (Part), 440 (Part), 441 (Part), 442 (Part) in D.D. 52	Lots 834 (Part), 835, 836, 837 and 838 in D.D. 105	Lots 362 RP (Part), 371 RP (Part) and 372 (Part) in D.D. 107	N/A	N/A
							Resumed by the Government in 2024			
Outline zoning plan (OZP)	Approved Fanling North OZP No.: S/FLN/4						Draft San Tin Technopole OZP No.: S/STT/1	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning	“Residential (Group B)”	“Residential (Group A)2”, “Open Space” and area shown as ‘Road’	“Residential (Group A)2” and area shown as ‘Road’	“Residential (Group B)” and “Open Space”	“Residential (Group A)2”, “Residential (Group B)” and “Open Space”	“Residential (Group B)”	“Other Specified Uses” annotated “Amenity Area” and “Open Space”	“Residential (Group A)” and “Government, Institution or Community”		
Existing use	Vehicle Repair Workshop	Warehouse and Container Storage Yard	Logistics Centre	Warehouse and Open Storage	Logistics Centre and Container Storage Yard	Container Vehicle Park	Warehouse and Open Storage			
Existing premises area for each tenant	382 m² (about)	3,005 m² (about)	1,592 m² (about)	633 m² (about)	3,792 m² (about)	3,415 m² (about)	2,633 m² (about)	239 m² (about)		15,691 m² (about)
Proposed relocation at the Site										
Proposed premises area for each tenant	450 m² (about)	5,069 m² (about)	3,623 m² (about)	1,002 m² (about)	3,950 m² (about)	3,085 m² (about)	2,943 m² (about)		3,041 m² (about)	23,163 m² (about)
No. of proposed structures	1	2	4	1	1	N/A	N/A		N/A	9
Gross floor area	108 m² (about)	440 m² (about)	880 m² (about)	100 m² (about)	72 m² (about)					1,600 m² (about)
Open storage area	N/A	2,503 m² (about)	466 m² (about)	240 m² (about)	2,747 m² (about)		1,997 m² (about)			7,953 m² (about)

Appendix II

DIA report

accepted under the previous application

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



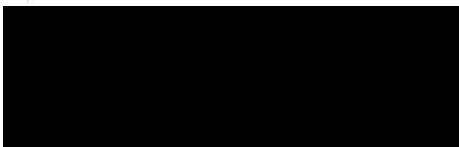
Planning Department

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 DD87 Lot 208 & VL
本署檔號 Our Reference () in TPB/A/NE-HLH/77
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email and Fax (2323 3662)

19 February 2025



(Attn.: Christian Chim / Danny Ng)

Dear Sir/Madam,

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang
(Compliance with Approval Condition (a) for Planning Application No. A/NE-HLH/77)

I refer to your submission received by this Office on 27.12.2024 and our interim reply dated 7.2.2025 for compliance with approval condition (a) in relation to the submission of a revised drainage impact assessment 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. WANG Xing, Samuel; Tel. No.: 2300 1135) has been consulted and considered approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I**. Please proceed to implement the accepted flood mitigation measures and drainage facilities for compliance with approval condition (b).

Should you have any queries related to planning matters, please contact Ms. Shirley CHAN of this Office at 2158 6241.

Yours faithfully,

(Rico TSANG)
for Director of Planning



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Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. WANG Xing, Samuel; Tel. No.: 2300 1135):

1. No works including landfilling and hard paving works which may induce adverse drainage impact should be carried out until completion of the proposed drainage facilities.
2. The applicant shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities, especially the Ping Yuen River, in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from. The applicant shall place all the proposed works at least 3m away from the top of the bank of Ping Yuen River at all the time.
3. The proposed storage tank was not shown on Appendix C of the Drainage Impact Assessment. The development shall ensure the proposed storage tank is consistent with the proposed layout of the development.
4. The applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. Regular maintenance should be carried out by the applicant to avoid blockage of drain. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners should be sought.
5. 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.
6. No adverse drainage impact to the adjoining areas should be induced during the development/construction period, the applicant shall design and implement interim stage mitigation measures if deemed necessary.
7. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.
8. The applicant should also be advised that the limited desk-top checking by the Government on the drainage impact assessment 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 receive the flows collected from the applicant's lots and all upstream catchments.

Our Ref.: DD87 Lot 208 & VL
Your Ref.: TPB/A/NE-HLH/77

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

By Email

27 December 2024

Dear Sir,

Compliance with Approval Condition (a)

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories

(S.16 Planning Application No. A/NE-HLH/77)

We write to submit a response-to-comment table and a revised drainage impact assessment (DIA) (*enclosed*) for compliance with approval condition (a) of the subject application, i.e. *the submission of a revised DIA*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Shirley CHAN

email: skkchan@pland.gov.hk)

[REDACTED]

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

DSD Comment on DIA Report

Item	Comments	Responses
1	Para. 3.1.3 (6): It appears that the 240 mins duration should be read as 120 mins.	Noted. Para.3.1.3 (6) is updated accordingly.
2	Figure 3 & Figure 5	
a	please advise the details at CP2.9 and clarify how the flow is distributed to the storage tank and downstream CP2.11;	The channel connecting from CP6.7 to storage tank is a overflow channel to allow more effective storage from channels to the tank. The channel invert level is added on Figure 3 for reference.
b	please advise the existing invert level of Ping Yuen River at the proposed discharge point;	Please note according to the CEDD, GEO Spatial Data, the invert level of Ping Yuen River at discharge point is about + 10.52 mPD.
c	please indicate the location of penstock at the plan view. A section view shall also be provided; and	Noted. Please refer to updated Figure 5 for location and section of penstock.
d	please review if the typical details in Appendix B can be applied to CP2.11, where the U-channel of 1050mm width will be connected to the catchpit; and	Note is added in Figure 3 "FOR CATCHPIT WITH CONNECTION CHANNEL LARGER THAN 900mm, THE STRUCTURAL DESIGN SHALL BE REVIEWED BY ENGINEER."

3

as illustrated from Appendix D. there are existing operations and dwelling in the vicinity of the proposed development. The applicant shall ensure that the existing flow path/streamcourse related to the rainwater discharge of the existing operations should not be adversely impacted by the proposed development. Should there be existing streamcourse identified at the application site boundary, separate intake point should be reserved. Also, please advise if the existing water pond shown in the view 4 is within the application site area.

Noted. The water body in view 4 is part of the Ping Yuen River outside application site area.



PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND, VARIOUS LOTS IN D.D. 87,
HUNG, LUNG HANG, TA KWU LING, NEW TERRITORIES

Drainage Impact Assessment Report

December 2024

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) to use Various Lots in D.D. 78 at Ta Kwu Ling, for 'Proposed Temporary Open Storage and Ware House (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of years and Associated Filling of Land, Various Lots in D.D. 87, Ta Kwu Ling, New Territories'.
- 1.1.2 This Drainage Impact Assessment aim to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Application Site situate between Ping Yuen River at the west and local village track at Ta Kwu Ling. It has an area of about 23,163 m². The site is partially hard-paved at the south-east corner and the remaining area is mainly covered by vegetation. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing site ground levels is about +11.7 mPD at the north to +15.2 mPD at the south. The site is proposed to be filled to +11.9 mPD to + 15.4 mPD. The site is generally falling towards to the north and to the west to Ping Yuen River.
- 1.2.3 Ping Yuen River is beside the west of the site which flowing toward north. Existing Drainage Plan are shown in **Figure 2** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 23,163 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	23,163
Paved Area (m ²) Assume all proposed site area as paved area for assessment purpose	23,163

Table 1 - Key Development Parameters

3. Assessment Criteria

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

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

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

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

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

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

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

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

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

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

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

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

Where,

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

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

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

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

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

6. Volume of Drainage Storage Tank:

Extreme Rainfall intensity (1 in 10 yr) at North District Area for rainfall
duration of 120 mins, I = 63.2 mm/hr

(Corrigendum_No.1/2024)

2 hours rainfall duration is adopted

4. Proposed Drainage System and Storage Tank

4.1. Proposed Storage Tank

- 4.1.1 The storage tank is proposed to collect the additional runoff for a 1 in 10 year rainfall event for 2 hours. As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is not less than 1,697 m³. When the storage tank is full during rainfall event, the rainwater would be overflow to Ping Yuen River at the west.
- 4.1.2 During rainstorm event, runoff would be discharged to existing Ping Yuen River through 600 mm short pipe by orifices flow in which the flow rate would not be more than the existing flow. Please refer to the checking of existing flow and orifices flow in **Appendix A1** and **Appendix A3**. When the collected runoff built up water level above IL of the channel, which connect to proposed storage tank, the additional flow would be storage in the tank. The schematic discharge arrange of storage tank are shown in **Figure 3 and 5**.
- 4.1.3 The stored stormwater will be reused as far as practicable. An additional Channel UCB with penstock is proposed to connect from the storage tank to Ping Yuen River at invert level. The operation mode of penstock is as followings:-
- I.The penstock to be closed and the storage tank to be emptied before rainfall event.
 - II.The penstock to be kept close during rainfall event.
 - III.Withing 8 hours after rainfall event, by opening the penstock, the water to be drained off to the Ping Yuen River by gravity. The penstock to be closed after drain off.

Hence, there is no additional flooding risk caused by the Proposed Development.

4.2. Proposed UChannel

- 4.1.4 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The design calculations of proposed UChannels are shown in **Appendix A1**.
- 4.1.5 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.6 The reference standard drawings of drains are shown in **Appendix B**.

5. Conclusion

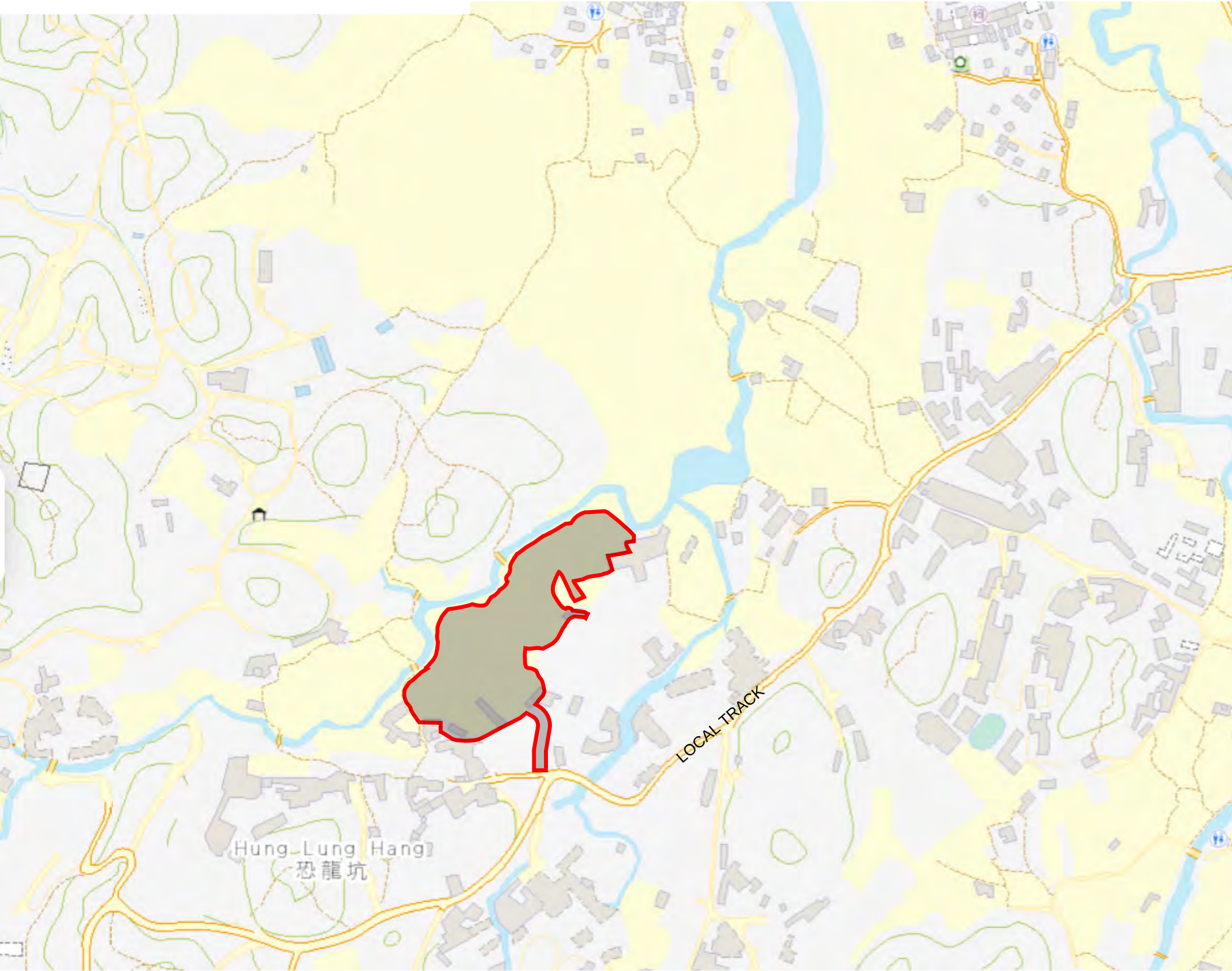
- 5.1.1 Drainage impact assessment has been conducted for the Proposed Development. With implementation of proposed drainage system and storage tank, no adverse drainage impact is anticipated.

- End of Text -

FIGURES

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

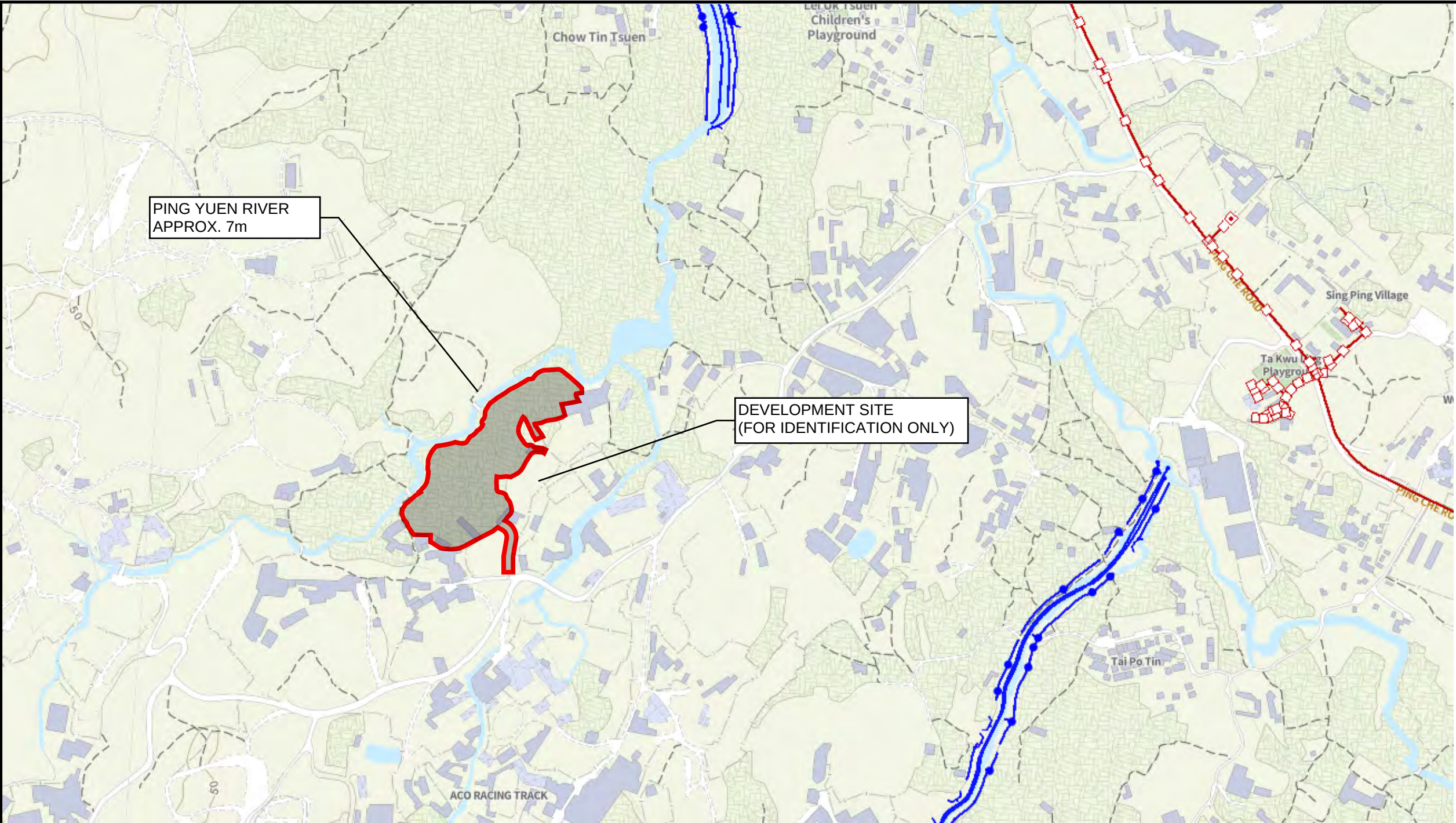


PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (
EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

LEGEND:

- | | | | | | | |
|---|--------------------------|---|------------------------|--|--|--|
|  | Combined Manhole |  | Tapping Point (Sewer) |  | Tapping Point (Storm) |  APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY) |
|  | Overflow (Combined) |  | Sewer Terminal Manhole |  | Storm Water Terminal Manhole | |
|  | Pipe (Combined) |  | Catchpit |  | Tunnel Protection Zone (100m / 200m) | |
|  | Interface Valve Chamber |  | Inlet |  | Tunnel Protection Zone (General Range) | |
|  | Sewer Manhole |  | Storm Water Manhole |  | Tunnel / Box Culvert (Sewer) | |
|  | Oil / Petrol Interceptor |  | Outlet |  | Tunnel / Box Culvert (Storm) | |
|  | Overflow (Sewer) |  | Pipe (Storm) | | | |
|  | Pipe (Sewer) |  | Sand Trap | | | |

REV	DESCRIPTION	DATE
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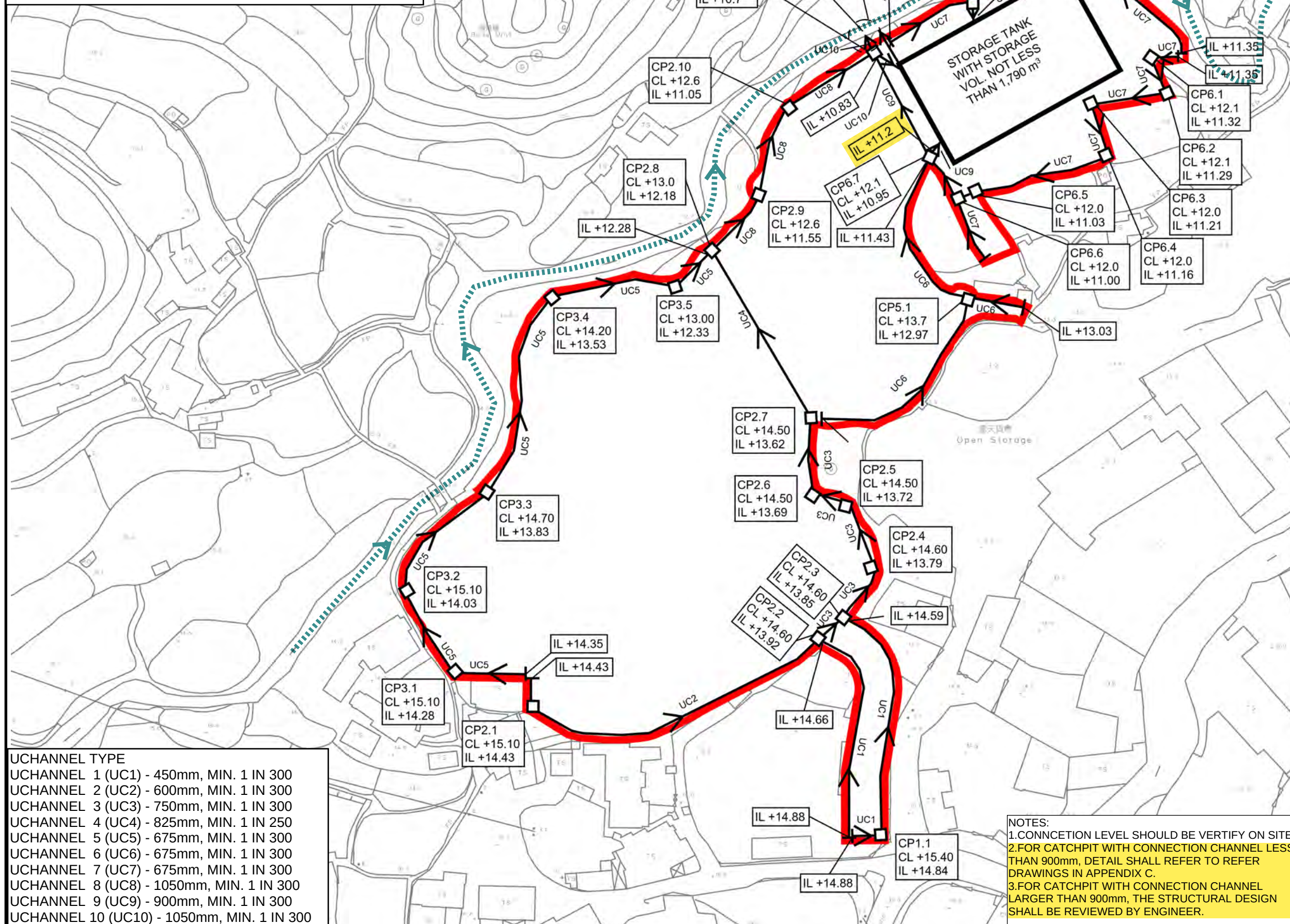
DRAWING TITLE
**EXISTING DRAINAGE
PLAN**

DRAWING NUMBER
FIGURE 2

LEGEND:

	APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
	PING YUEN RIVER
	PROPOSED CATCHPIT
	PROPOSED UCHANNEL

-  APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)
-  PING YUEN RIVER
-  PROPOSED CATCHPIT
-  PROPOSED UCHANNEL



PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (
EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
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DRAWING TITLE
PROPOSED DRAINAGE
SYSTEM

DRAWING NUMBER
FIGURE 3

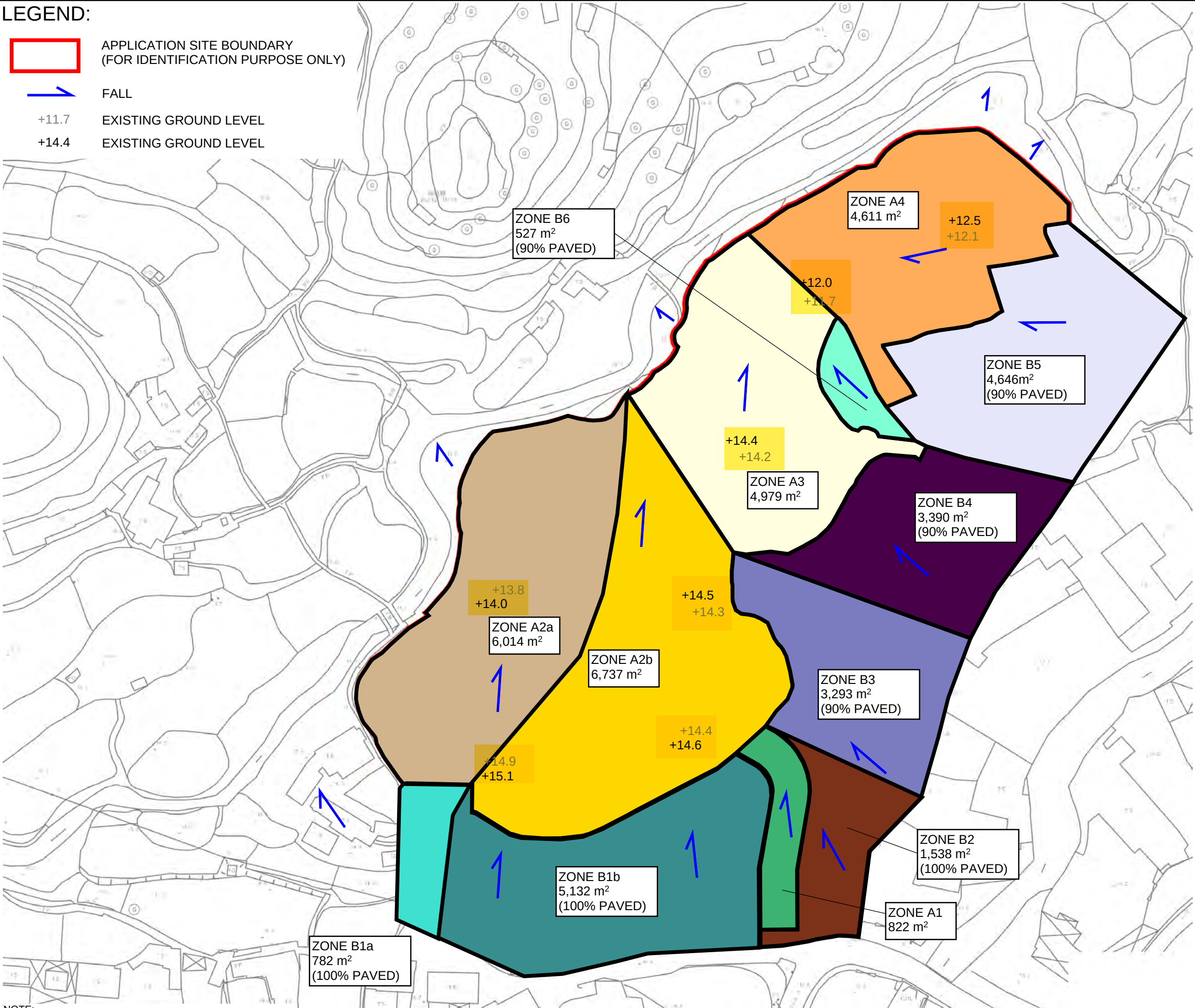
NOTES:
1.CONNCTION LEVEL SHOULD BE VERIFY ON SITE
2.FOR CATCHPIT WITH CONNECTION CHANNEL LESS THAN 900mm, DETAIL SHALL REFER TO REFER DRAWINGS IN APPENDIX C.
3.FOR CATCHPIT WITH CONNECTION CHANNEL LARGER THAN 900mm, THE STRUCTURAL DESIGN SHALL BE REVIEWED BY ENGINEER.

LEGEND:

- APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)
- FALL
- +11.7

EXISTING GROUND LEVEL
- +14.4

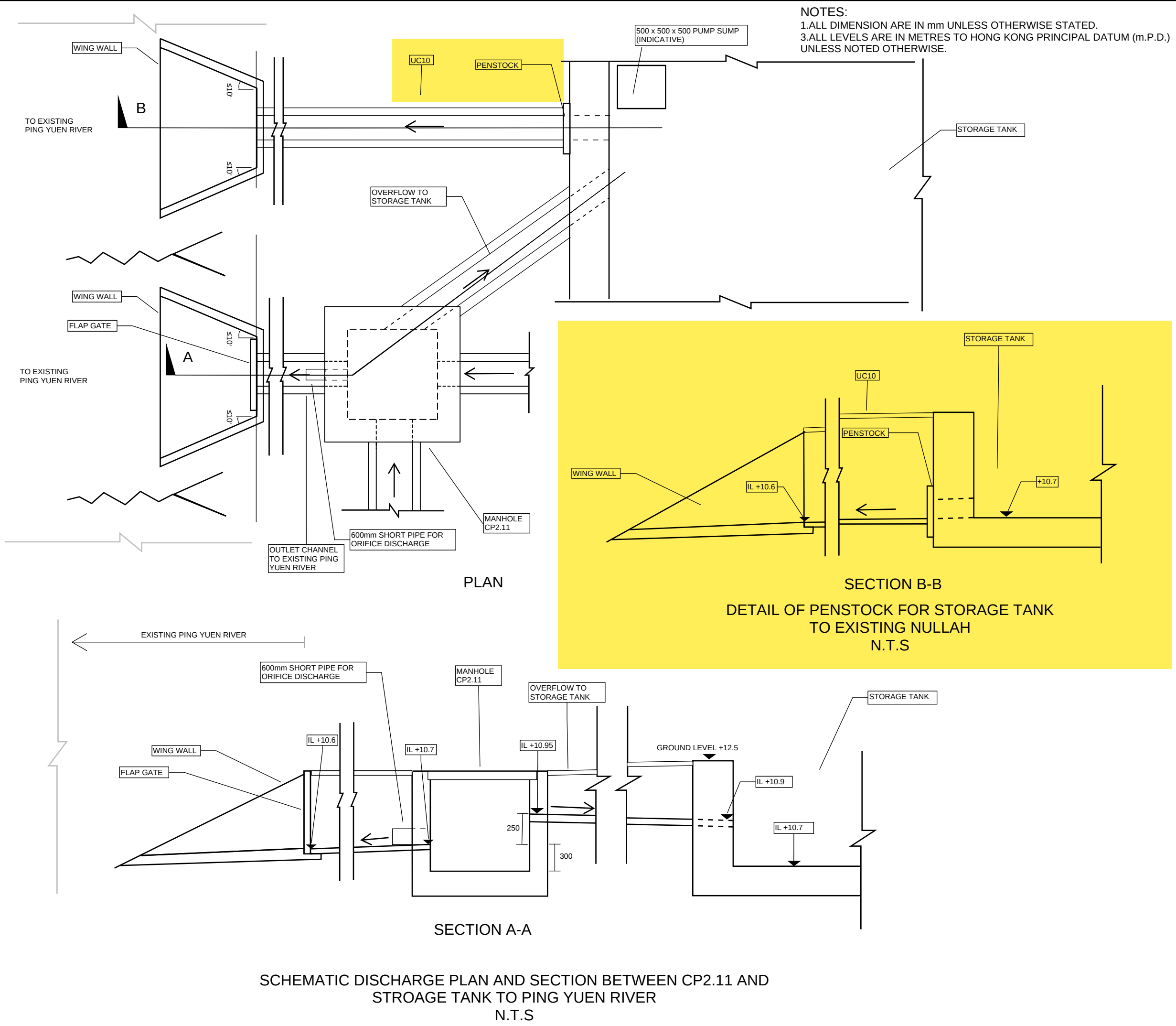
EXISTING GROUND LEVEL



NOTE:
1. CONNECTION LEVELS SHOULD BE VERIFIED ON SITE.

PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
	DRAWING TITLE	
	PROPOSED CATCHMENT PLAN	
	DRAWING NUMBER	
	FIGURE 4	



PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
SCHEMATIC DISCHARGE
PLAN AND SECTION OF
STROAGE TANK

DRAWING NUMBER
FIGURE 5

APPENDIX

Appendix A1 - Channel Design Calculation

(n = 0.016)

U Channel 1 (Zone A1 + B2)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	882 + 1538 x 1		2420	(m2)
Unpaved Area	1538 x 0 =		0	(m2)
Total Equivalent Area	2420 x 0.95 + 0 x 0.35 =		2299	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 2299 x 189 / 1000000 =		0.121	m3/s

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

U Channel

Channel Size		1 in	450	(mm)
Gradient			300	
Area	$\pi \times 0.45^2 / 8 + 0.45 \times 0.45 / 2 =$		0.181	(m2)
Wetted Perimeter	$\pi \times 0.45 / 2 + 0.45 / 2 \times 2 =$		1.157	(m)
R	$0.181 / 1.157 =$		0.234	(m)
Velocity			1.05	m/s
Capacity			0.189	m3/s

Utilization 0.121 / 0.189 = **63.80** % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone B1b)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	5132 =		5132	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	5132 x 0.95 + 0 x 0.35 =		4875	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 0 x 189 / 1000000 =		0.256	m3/s

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

U Channel

Channel Size		1 in	600	(mm)
Gradient			300	
Area	$\pi \times 0.6^2 / 8 + 0.6 \times 0.6 / 2 =$		0.321	(m2)
Wetted Perimeter	$\pi \times 0.6 / 2 + 0.6 / 2 \times 2 =$		1.542	(m)
R	$0.321 / 1.542 =$		0.208	(m)
Velocity			1.27	m/s
Capacity			0.408	m3/s

Utilization 0.256 / 0.408 = **62.82** % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone [A1 + B2] + B1b + B3)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	2420 + 5132 + 3293 x 0.9 =		10516	(m2)
Unpaved Area	3293 x 0.1 =		329	(m2)
Total Equivalent Area	10516 x 0.95 + 329 x 0.35 =		10105	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 10105 x 189 / 1000000 =		0.531	m3/s

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

U Channel

Channel Size		1 in	750	(mm)
Gradient			300	
Area	$\pi \times 0.75^2 / 8 + 0.75 \times 0.75 / 2 =$		0.502	(m2)
Wetted Perimeter	$\pi \times 0.75 / 2 + 0.75 / 2 \times 2 =$		1.928	(m)
R	$0.502 / 1.928 =$		0.260	(m)
Velocity			1.47	m/s
Capacity			0.739	m3/s

Utilization 0.531 / 0.739 = **71.82** % OK (less than 90%, for 10% siltation allowance)

U Channel 4 (Zone [A1 + B2 + B1b + B3] + A2b)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	10516 + 6737 x 1 =		17253	(m2)
Unpaved Area	329 =		329	(m2)
Total Equivalent Area	17253 x 0.95 + 329 x 0.35 =		16505	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 16505 x 189 / 1000000 =		0.867	m3/s

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

U Channel

Channel Size		1 in	825	(mm)
Gradient			250	
Area	$\pi \times 0.83^2 / 8 + 0.83 \times 0.83 / 2 =$		0.608	(m2)
Wetted Perimeter	$\pi \times 0.83 / 2 + 0.83 / 2 \times 2 =$		2.121	(m)
R	$0.608 / 2.121 =$		0.286	(m)
Velocity			1.72	m/s
Capacity			1.044	m3/s

Utilization 0.867 / 1.044 = **83.05** % OK (less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2a + B1a)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	6014 + 782 =		6796	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	6796 x 0.95 + 0 x 0.35 =		6456	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 6456 x 189 / 1000000 =		0.339	m3/s

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

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.339 / 0.558 = **60.77** % OK (less than 90%, for 10% siltation allowance)

U Channel 6 (Zone A3 + B4 + B6)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	4979 + 3390 x 0.9 + 527 x 0.9 =		8504	(m2)
Unpaved Area	0 + 3390 x 0.1 + 527 x 0.1 =		392	(m2)
Total Equivalent Area	8504 x 0.95 + 392 x 0.35 =		8216	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 8216 x 189 / 1000000 =		0.431	m3/s

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

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.431 / 0.558 = **77.34** % OK (less than 90%, for 10% siltation allowance)

U Channel 7 (Zone A4 + B5)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	4611 + 4646 x 0.9 =		8792	(m2)
Unpaved Area	0 + 4646 x 0.1 =		465	(m2)
Total Equivalent Area	8792 x 0.95 + 465 x 0.35 =		8515	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 8515 x 189 / 1000000 =		0.447	m3/s

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

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.447 / 0.558 = **80.15** % OK (less than 90%, for 10% siltation allowance)

U Channel 8 (Zone [A1 + B2 + B1b + B3 + A2b] + [A2a + B1a] + A3)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	17253 + 6796 + 4979 x 1 =		29028	(m2)
Unpaved Area	329 + 0 + 4979 x 0 =		329	(m2)
Total Equivalent Area	29028 x 0.95 + 329 x 0.35 =		27692	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 27692 x 189 / 1000000 =		1.454	m3/s

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

U Channel

Channel Size		1 in	1050	(mm)
Gradient			300	
Area	$\pi \times 1.05^2 / 8 + 1.05 \times 1.05 / 2 =$		0.984	(m2)
Wetted Perimeter	$\pi \times 1.05 / 2 + 1.05 / 2 \times 2 =$		2.699	(m)
R	$0.984 / 2.699 =$		0.365	(m)
Velocity			1.84	m/s
Capacity			1.813	m3/s

Utilization 1.454 / 1.813 = **80.24** % OK (less than 90%, for 10% siltation allowance)

U Channel 9 (Zone [A3 + B4 + B6] + [A4 + B5])

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	8504 + 8792 =		17297	(m2)
Unpaved Area	392 + 465 =		856	(m2)
Total Equivalent Area	17297 x 0.95 + 856 x 0.35 =		16732	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 16732 x 189 / 1000000 =		0.879	m3/s

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

U Channel

Channel Size		1 in	900	(mm)
Gradient			300	
Area	$\pi \times 0.9^2 / 8 + 0.9 \times 0.9 / 2 =$		0.723	(m2)
Wetted Perimeter	$\pi \times 0.9 / 2 + 0.9 / 2 \times 2 =$		2.314	(m)
R	$0.723 / 2.314 =$		0.313	(m)
Velocity			1.66	m/s
Capacity			1.202	m3/s

Utilization 0.879 / 1.202 = 73.13 % OK (less than 90%, for 10% siltation allowance)

U Channel 10 (Sum of catchment of U Channel 8 and 9 - Area A3) Remark: Area A3 double counted

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	29028 + 17297 - 4979 =		41345	(m2)
Unpaved Area	329 + 856 =		1186	(m2)
Total Equivalent Area	41345 x 0.95 + 1186 x 0.35 =		39693	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 39693 x 189 / 1000000 =		2.085	m3/s

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

Refer to Appendix A3 : Orifice Flow + Overflow to Storage Tank > Post Development Flow of the Site OK

Flow Generated Before the Development

Runoff Estimation

	Before the Development (with External Catchment)			
Design Return Period		1 in	10	years
Paved Area	$822 + 782 + 5132 + 1538 + (3293 + 3390 + 4646 + 527) \times 0.9 =$		18944	(m2)
Unpaved Area	$22341 + (3293 + 3390 + 4646 + 527) \times 0.1 =$		23527	(m2)
Total Equivalent Area	$18944 \times 0.95 + 23527 \times 0.35 =$		26231	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	$0.278 \times 26231 \times 189 / 1000000 =$		1.378	m3/s

Catchment A1 (822m2) is paved before development
Other Area (22341m2) is unpaved before the development

Appendix A2 - Volume Required for Stormwater Storage Tank

Area of Site	23,163 m ²
Assume change of pavement ratio before and after development From 3.5% to 100% Paved	
Rainfall intensity (1 in 10 yr) I = 63.2 mm/hr With Reference to Table 2d of SDM 2018 2 hours rainfall duration is adopted	

(Catchment A1 is paved before Development, about 3.5% of site area)

(Corrigendum No.1/2024)

Pre-Development Volume of Runoff in 2 hours

Paved Area	23163 x 0.04 =	810.705 m ²
Unpaved Area	23163 x (1 - 0.04) =	22352.3 m ²
Total Equivalent Area	811 x 0.95 + 22352 x 0.35=	8593.5 m ²
Rainfall Intensity, I		63.2 mm/hr
Design Discharge Rate, Q	0.278 x 8593 x 63 / 1000000 =	0.151 m ³ /s
Volume of Runoff in 2 hours	0.151 x 2 x 60 x 60 =	1,087 m ³

Post-Development Volume of Runoff in 2 hours

Paved Area	(23163 -0) x 1 =	23163 m ²
Unpaved Area	23163 x (1 - 1) =	0 m ²
Total Equivalent Area	23163 x 0.95 + 0 x 0.35 + 0 x 0.65=	22004.9 m ²
Rainfall Intensity, I		63.2 mm/hr
Design Discharge Rate, Q	0.278 x 22005 x 63 / 1000000 =	0.387 m ³ /s
Volume of Runoff in 2 hours	0.387 x 2 x 60 x 60 =	2,784 m ³

Increase in Runoff Volume (2 hours) 2784 - 1087 = 1,697 m³

Proposed Storage Tank	Volume	1,700 m ³
------------------------------	--------	----------------------

Provide Storage Tank	Area = 32 x 55 =	1,760 m ²
	Depth =12.5-0.8-10.7	1.00 m
	Volume =	1,760 m ³

assume GL to soffit is 0.8m
see Figure 3 and Figure 5

Appendix A3 - Orifices Flow at CP2.11 to Existing Ping Yuen River

$$Q = C_d \times A \times \sqrt{2gH}$$

Given $F + H + D/2 = 1.60 \text{ m}$

Calculated Orifice Flow	Coefficient of discharge	Mean center line	Diameter of the orifice	Area of orifice	Freeboard
Q	Cd	H	D	A	F
m ³ /s		m	mm	m ²	m
1.027	0.820	1.000	600	0.283	0.30

Q <= Pre Development Flow (with external catchment) = 1.378 OK
See Appendix A1

OverFlow Channel to Storage Tank (UC10)		
Channel Size (B2)	Gradient	Design Capacity
mm	1 in	m ³ /s
1050	300	1.81

Post Development Flow of the Site
m ³ /s
2.085 (see Appendix A1)

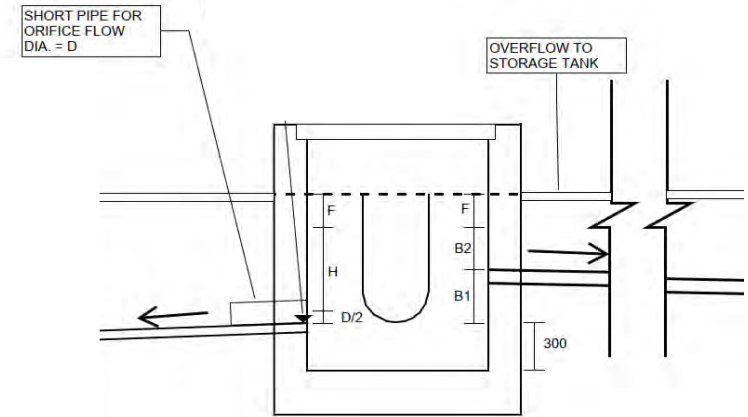
Checking if [Orifices Flow + OverFlow to Strage Tank] >= Post Development Flow of the Site

1.813 + 1.027 = 2.840 >= 2.085 OK

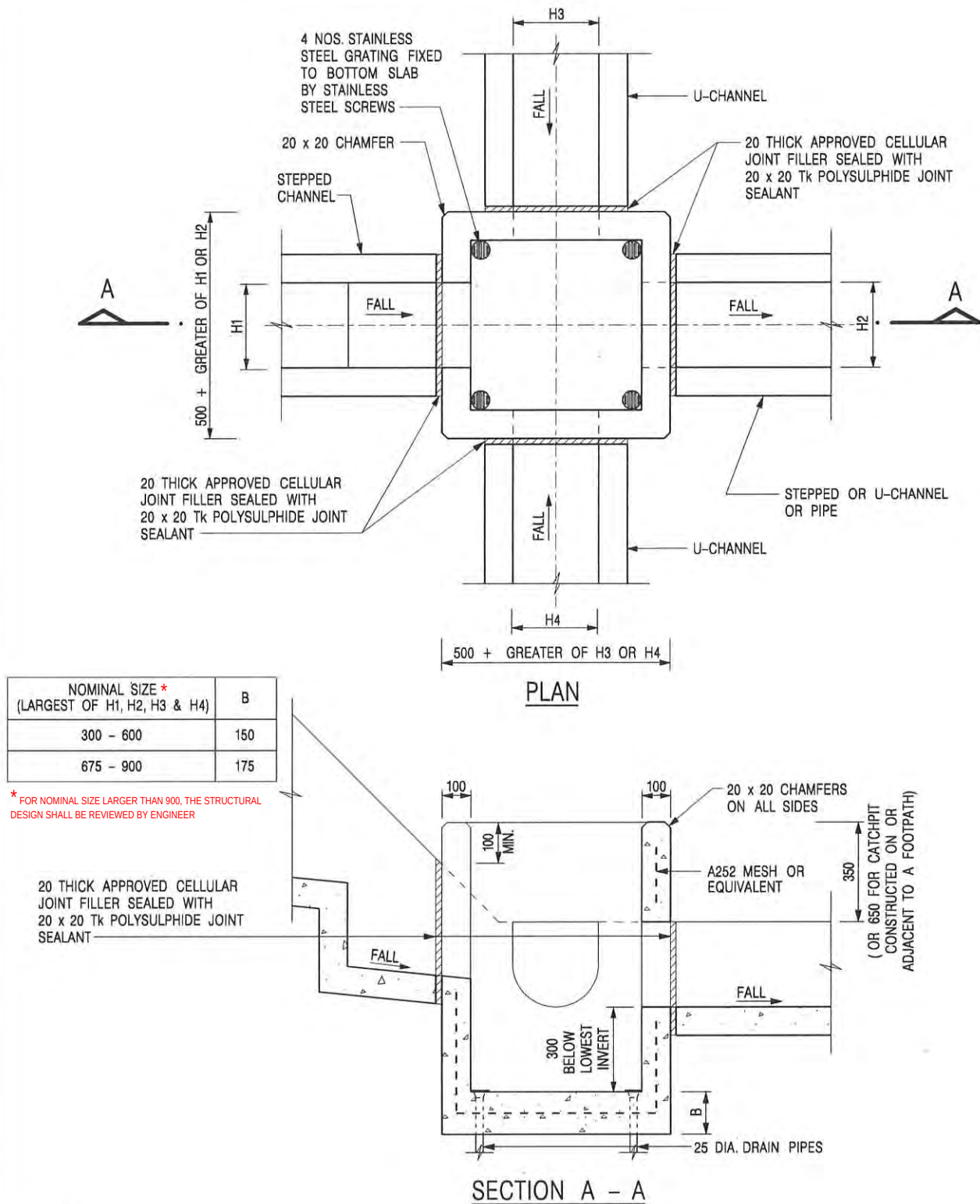
Flow/ Cap = 2.085 / 2.84 = 73%

B1 = H + D/2 - B2
= 250 mm

Provide **600** mm short pipe at outlet to Existing Ping Yuen River



Appendix B - Reference Drawings



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



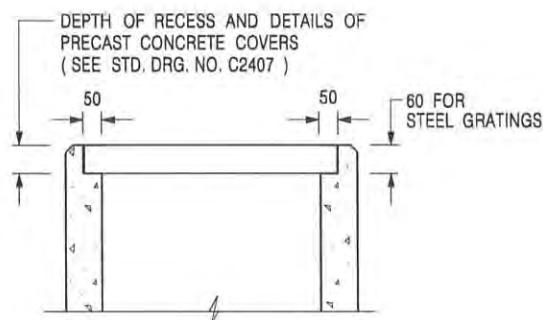
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2406 /1

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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)



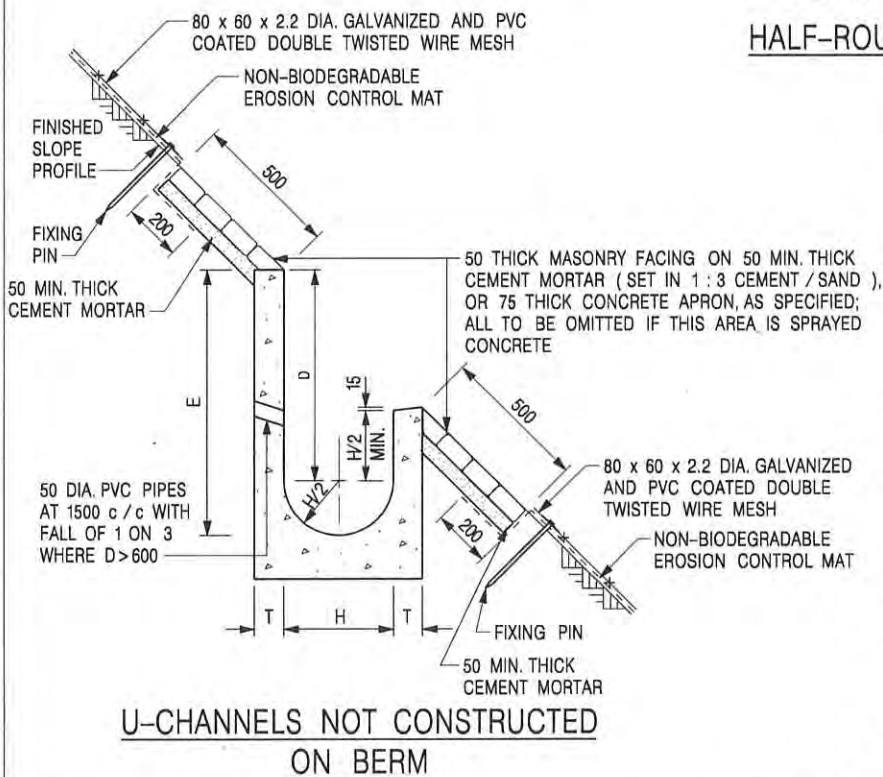
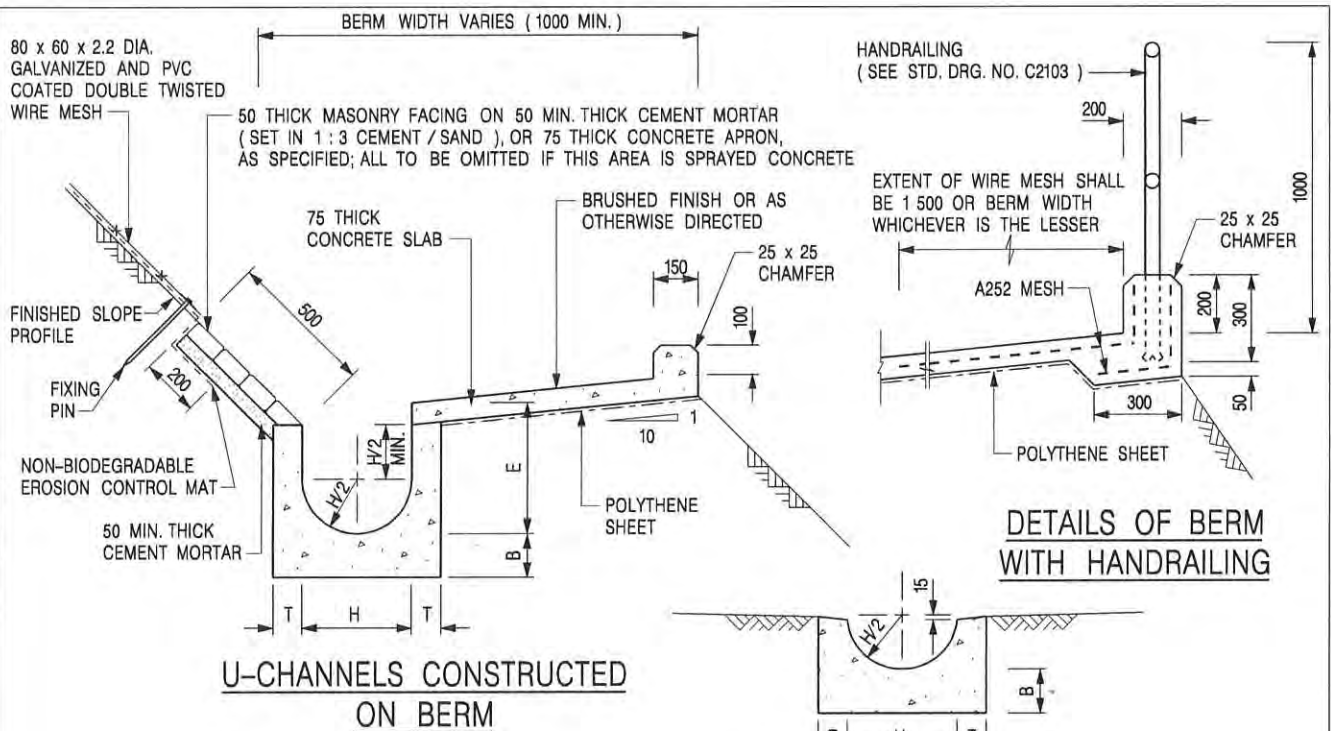
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 / 2A



NOTES:

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

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

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

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



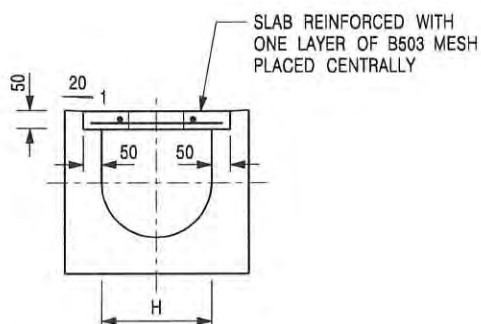
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

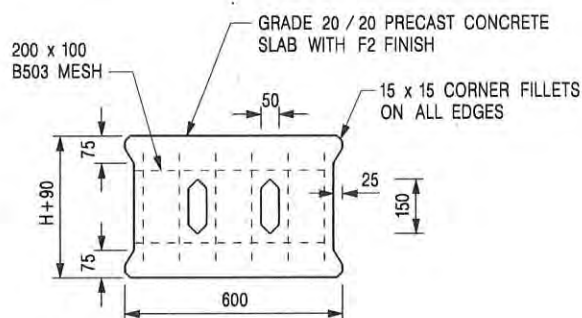
DRAWING NO.

DATE JAN 1991

C2409I



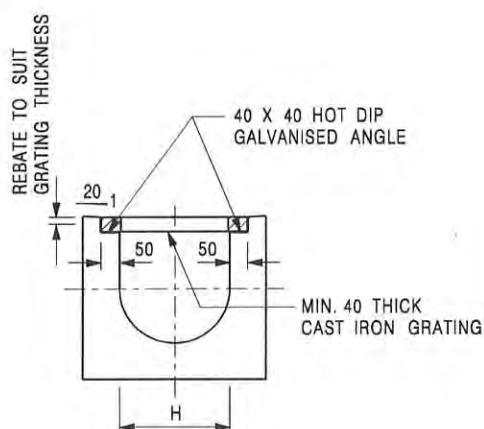
TYPICAL SECTION



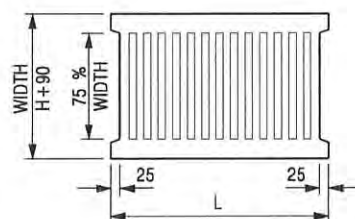
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

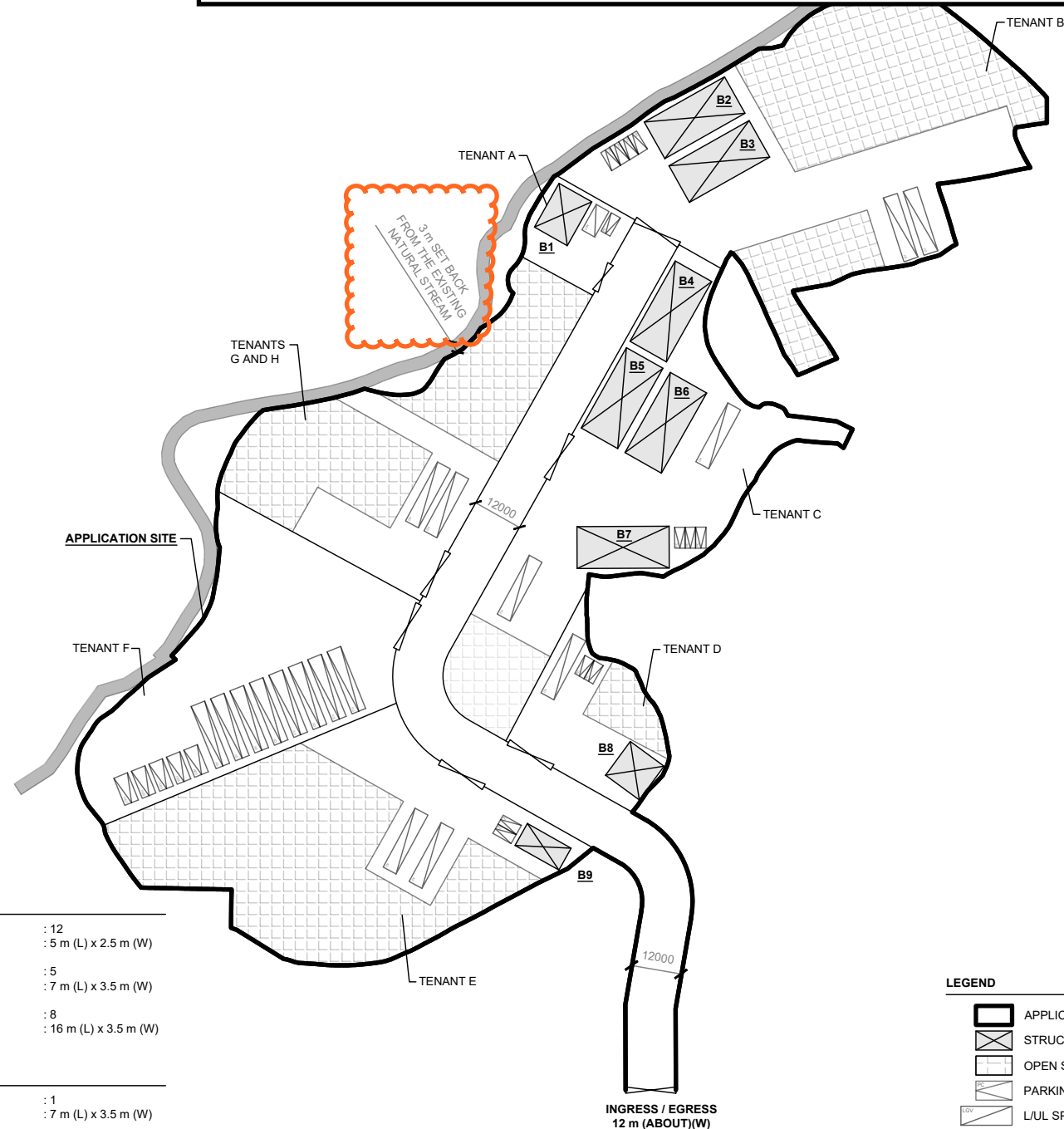
DRAWING NO.

C2412E

Appendix C - Proposed Development Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	



PARKING PROVISIONS

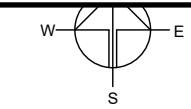
NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 12

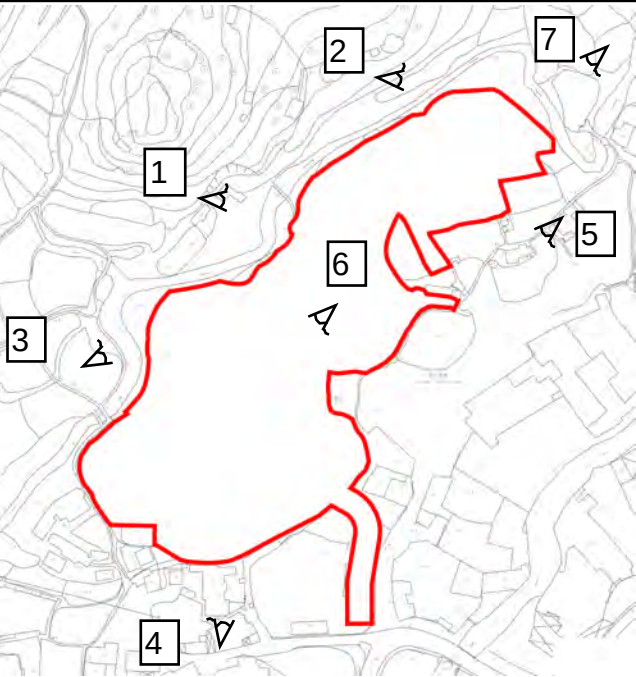
VER.

001

VIEW 1



VIEW 2



PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

VIEW 3



VIEW 4



VIEW 6



VIEW 7



VIEW 5

REV	DESCRIPTION	DATE
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PHOTO OF
SURROUNDINGS

APPENDIX D

Appendix III

Traffic management measures
implemented and accepted under the previous application

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 DD87 Lot 208 & VL
本署檔號 Our Reference () in TPB/A/NE-HLH/77
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email

30 March 2026

(Attn.: Christian Chim)

Dear Sir/Madam,

**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang
(Compliance with Approval Condition (d) for Planning Application No. A/NE-HLH/77)**

I refer to your submission dated 13.3.2026 for compliance with approval condition (d) in relation to the implementation of the traffic management measures, as proposed by you, to the satisfaction of the Commissioner for Transport (C for T) or of the Town Planning Board under the captioned planning application.

The C for T (Contact person: Mr. LAM Hung Wai Ray; Tel. No.: 2399 2405) has been consulted and considered that approval condition (d) has been complied with.

Should you have any queries related to planning matters, please contact Ms. Shirley CHAN of this Office at 2158 6241.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Our Ref.: DD87 Lot 208 & VL
Your Ref.: TPB/A/NE-HLH/77

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

By Email

13 March 2026

Dear Sir,

Compliance with Planning Condition (d)

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories

(S.16 Planning Application No. A/NE-HLH/77)

We write make submission (*enclosed*) for compliance with planning condition (d) of the captioned application, i.e. *the implementation of the traffic management measures*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Christian CHIM
Town Planner

cc DPO/STN, Pland

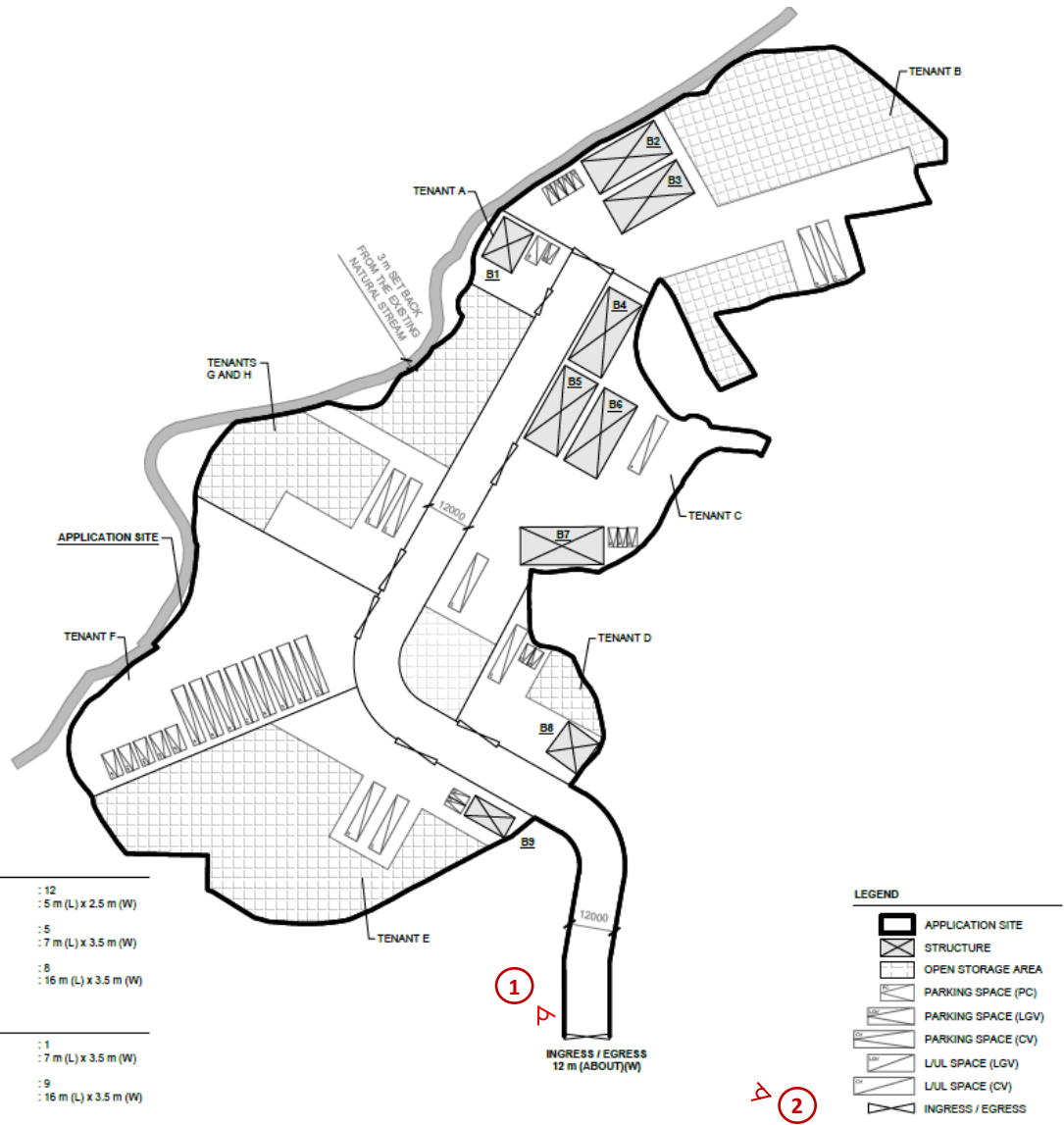
(Attn.: Ms. Shirley CHAN

email: skkchan@pland.gov.hk)



Annex 1 – Photographic records of the implemented traffic management measures

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	



PARKING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)
LOADING / UNLOADING (LUL) PROVISIONS	
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF LUL SPACE	: 16 m (L) x 3.5 m (W)



Viewpoint 1



Viewpoint 2

Appendix IV

Provision of fire extinguishers and FSIs proposal
accepted under the previous application

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



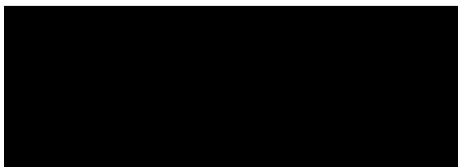
Planning Department

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 DD87 Lot 208
本署檔號 Our Reference () in TPB/A/NE-HLH/77
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

24 December 2024



(Attn.: Christian CHIM)

Dear Sir/Madam,

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang
(Compliance with Approval Condition (f) for Planning Application No. A/NE-HLH/77)

I refer to your submission dated 5.12.2024 for compliance with approval condition (f) in relation to the provision of fire extinguisher(s) to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (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 queries related to planning matters, please contact Ms. Shirley CHAN of this department at 2158 6241.

Yours faithfully,

(Rico TSANG)
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 DD87 Lot 208 & VL
本署檔號 Our Reference () in TPB/A/NE-HLH/77
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Email and Fax (2323 3662)

14 February 2025

(Attn.: Matthew Ng / Danny Ng)

Dear Sir/Madam,

**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang
(Compliance with Approval Condition (g) for Planning Application No. A/NE-HLH/77)**

I refer to your submission received by this Office on 3.1.2025 for compliance with approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (Contact person: Mr. LI Chi Fung; Tel. No.: 2733 5844) has been consulted and advised that approval condition (g) has been complied with. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (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 (h) for further arrangement of FSI acceptance inspection.

Should you have any queries related to planning matters, please contact Ms. Shirley CHAN of this Office at 2158 6241.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Our Ref.: DD87 Lot 208 & VL
Your Ref.: TPB/A/NE-HLH/77

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

By Email

3 January 2025

Dear Sir,

Compliance with Approval Condition (g)

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87 and Adjoining Government Land, Hung Lung Hang, New Territories

(S.16 Planning Application No. A/NE-HLH/77)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (g) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Shirley Chan
(Attn.: Ms. Katie Leung

email: skkchan@pland.gov.hk)
email: kyyleung@pland.gov.hk)



DEVELOPMENT PARAMETERS			
APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)	
COVERED AREA	: 1,600 m ²	(ABOUT)	
UNCOVERED AREA	: 21,563 m ²	(ABOUT)	
PLOT RATIO	: 0.07		
SITE COVERAGE	: 7%		
NO. OF STRUCTURE	: 9		
DOMESTIC GFA	: NOT APPLICABLE		
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)	
TOTAL GFA	: 1,600 m ²	(ABOUT)	
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)	
NO. OF STOREY	: 1		

DETAILS OF TENANTS			
AREA OF TENANT A	: 450 m ²	(ABOUT)	
AREA OF TENANT B	: 5,069 m ²	(ABOUT)	
AREA OF TENANT C	: 3,623 m ²	(ABOUT)	
AREA OF TENANT D	: 1,002 m ²	(ABOUT)	
AREA OF TENANT E	: 3,950 m ²	(ABOUT)	
AREA OF TENANT F	: 3,085 m ²	(ABOUT)	
AREA OF TENANT G & H	: 2,943 m ²	(ABOUT)	
RESERVED AS ROAD	: 3,041 m ²	(ABOUT)	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
TENANT A B1	VEHICLE REPAIR WORKSHOP	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TENANT B B2 B3	WAREHOUSE (EXCLUDING D.D.G.) WAREHOUSE (EXCLUDING D.D.G.), OFFICE	220 m ² (ABOUT) 220 m ² (ABOUT)	220 m ² (ABOUT) 220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY) 8.23 m (ABOUT)(1-STOREY)
TENANT C B4 B5 B6 B7	LOGISTICS CENTRE LOGISTICS CENTRE LOGISTICS CENTRE LOGISTICS CENTRE, OFFICE	220 m ² (ABOUT) 220 m ² (ABOUT) 220 m ² (ABOUT) 220 m ² (ABOUT)	220 m ² (ABOUT) 220 m ² (ABOUT) 220 m ² (ABOUT) 220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY) 8.23 m (ABOUT)(1-STOREY) 8.23 m (ABOUT)(1-STOREY) 8.23 m (ABOUT)(1-STOREY)
TENANT D B8	OFFICE	100 m ² (ABOUT)	100 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TENANT E B9	OFFICE	72 m ² (ABOUT)	72 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,600 m ² (ABOUT)	1,600 m ² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

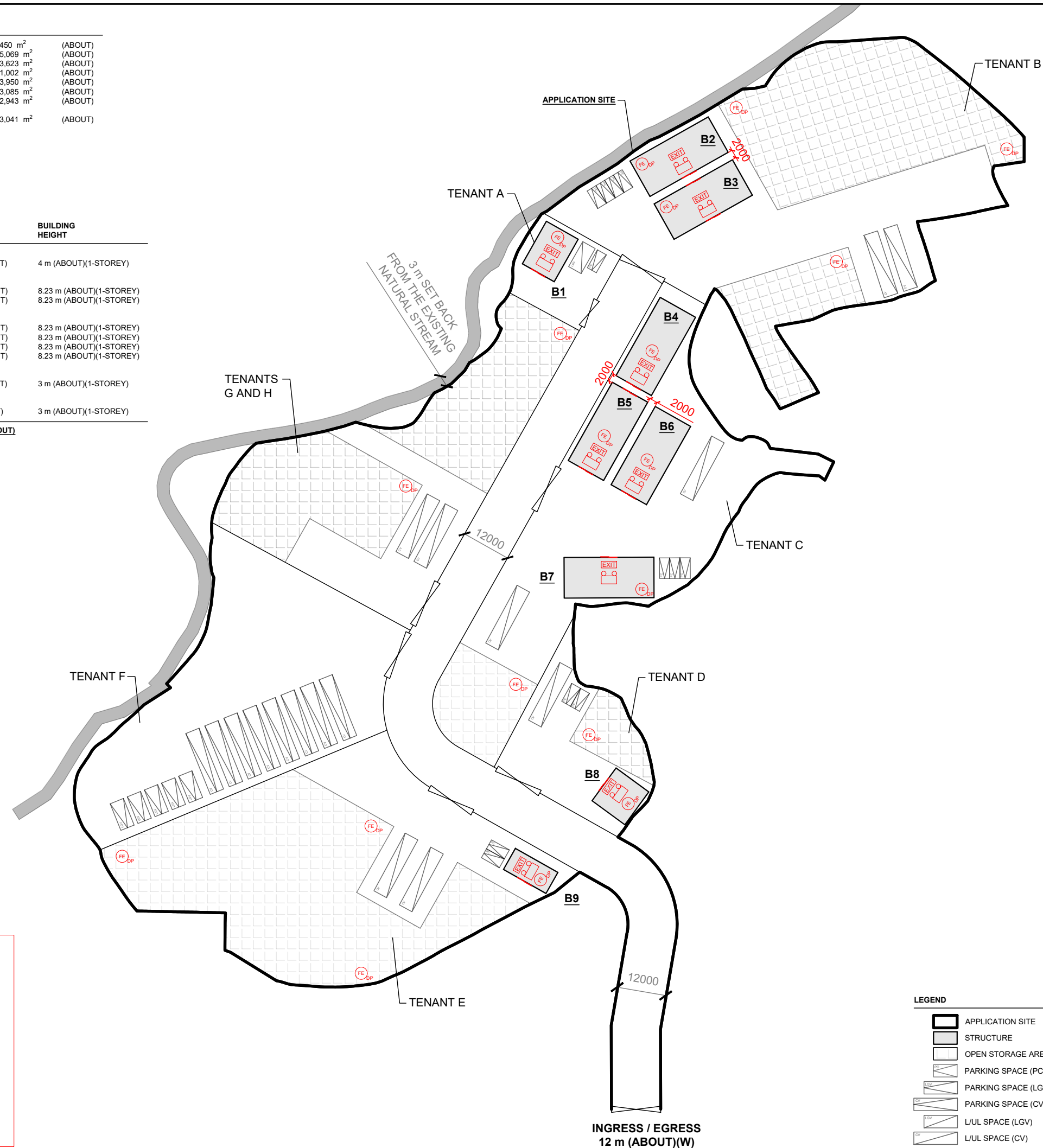
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	4 KG DRY POWDER FIRE EXTINGUISHER

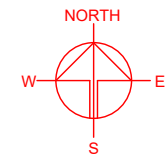
FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LATTER NO.4/2021;
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (CV)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY CONTAINER STORAGE YARD, CONTAINER VEHICLE PARK, VEHICLE REPAIR WORKSHOP, LOGISTICS CENTRE, WAREHOUSE AND OPEN STORAGE OF MISCELLANEOUS GOODS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 1000 @ A3

DRAWN BY

MN

DATE

3.1.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX I

VER.

002

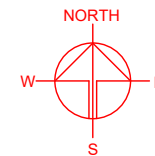
LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location
Plan 5	Original Premises – zoning
Plan 6	Original Premises – FLN NDA phasing and land resumption
Plan 7	Original Premises – STT phasing and land resumption
Plan 8	Original Premises – Sha Po Public Housing and land resumption
Plan 9	TPB PG-No. 13G
Plan 10	Layout plan
Plan 11	Details of the tenants and proposed structures
Plan 12	Filling of land at the Site
Plan 13	Swept path analysis (CV)
Plan 14	Swept path analysis (LGV)
Plan 15	Swept path analysis (CV; towards Ping Che Road)
Plan 16	Swept path analysis (CV; from Ping Che Road)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KONG NGA PO ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KONG NGA
PO ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN
DATE
20.5.2026

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

新界
HUNG LUNG HANG

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

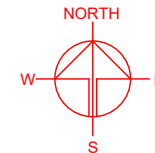
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG LUNG HANG OZP

PLAN NO. : S/NE-HLH/11

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

20.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

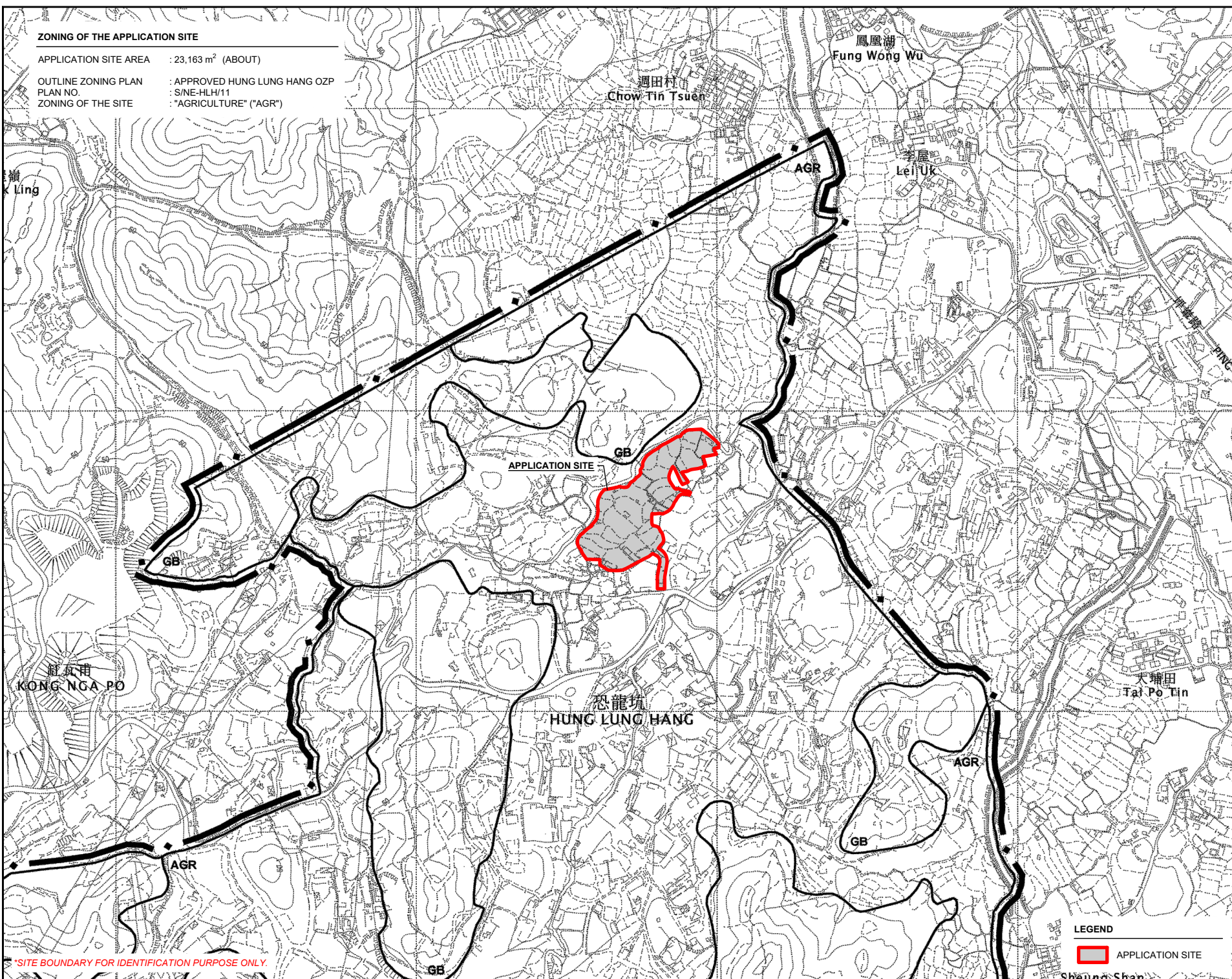
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LEGEND



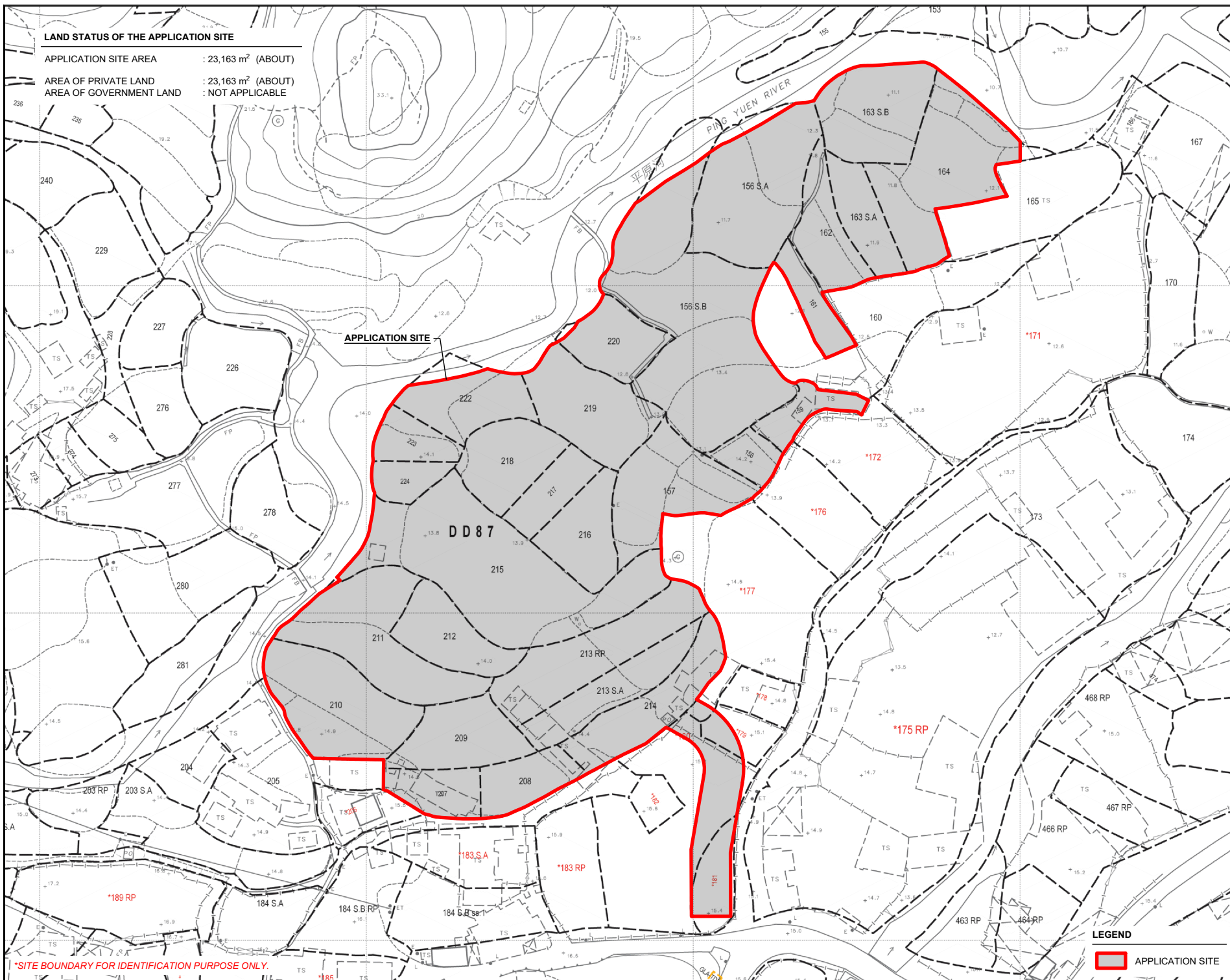
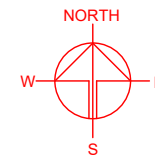
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)
 AREA OF PRIVATE LAND : 23,163 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 CONTAINER STORAGE YARD,
 CONTAINER VEHICLE PARK,
 VEHICLE REPAIR WORKSHOP,
 LOGISTICS CENTRE,
 WAREHOUSE AND OPEN
 STORAGE OF MISCELLANEOUS
 GOODS WITH ANCILLARY
 FACILITIES AND ASSOCIATED
 FILLING OF LAND FOR A PERIOD
 OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
 LUNG HANG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY
 MN 20.5.2026

REVISED BY
 DATE

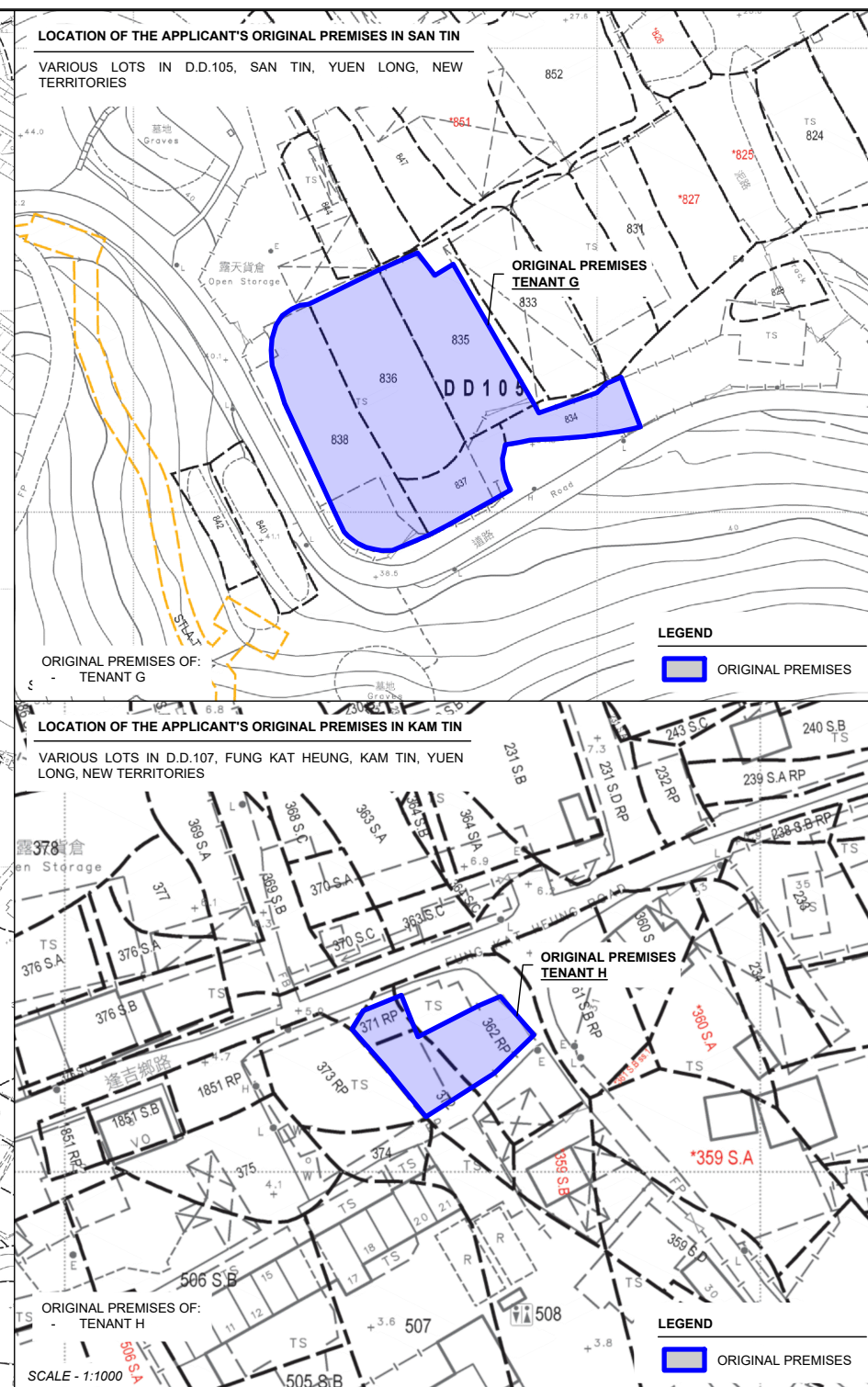
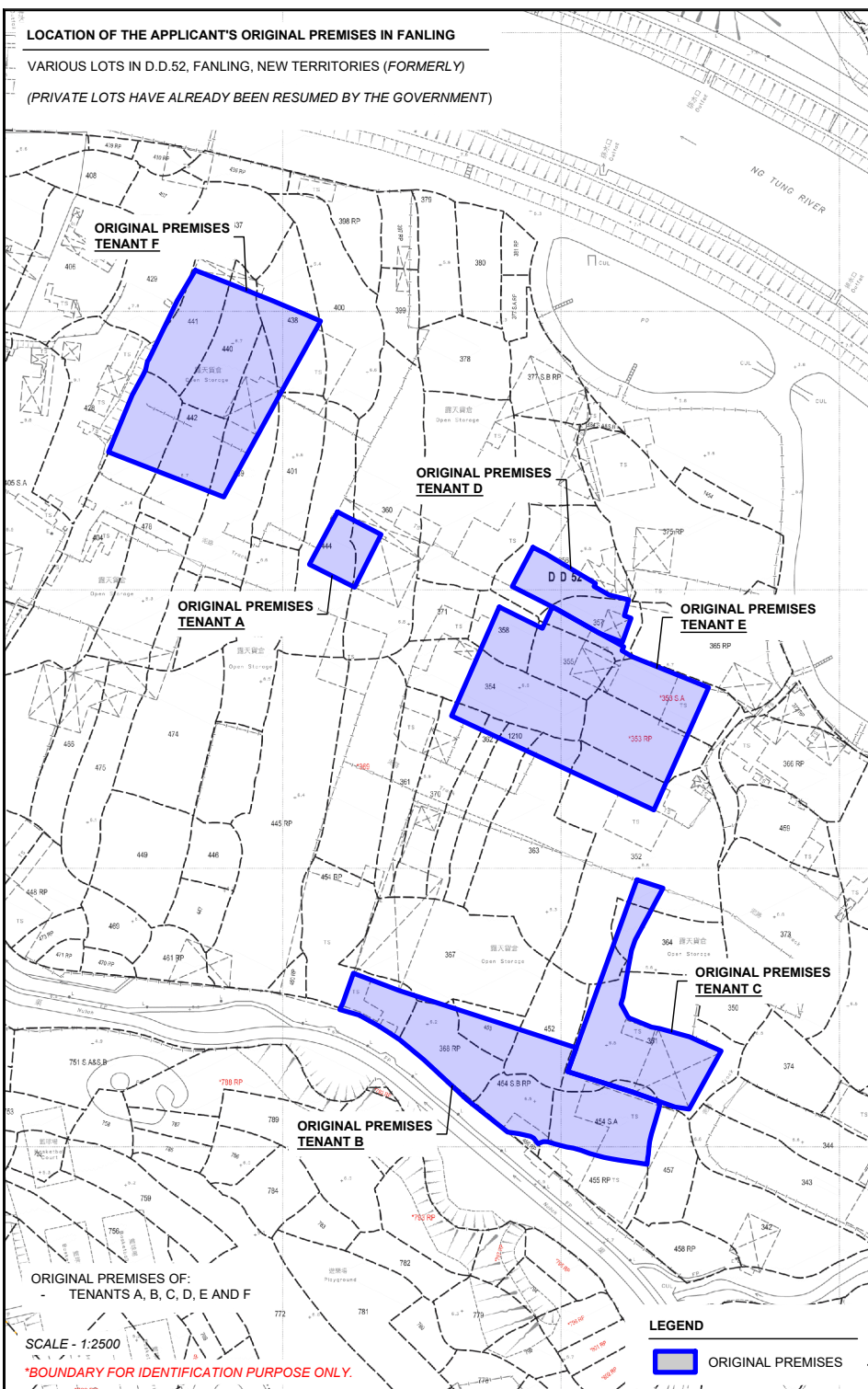
APPROVED BY
 DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.
 PLAN 3

VER.
 001



NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

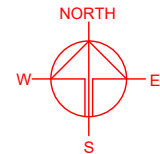
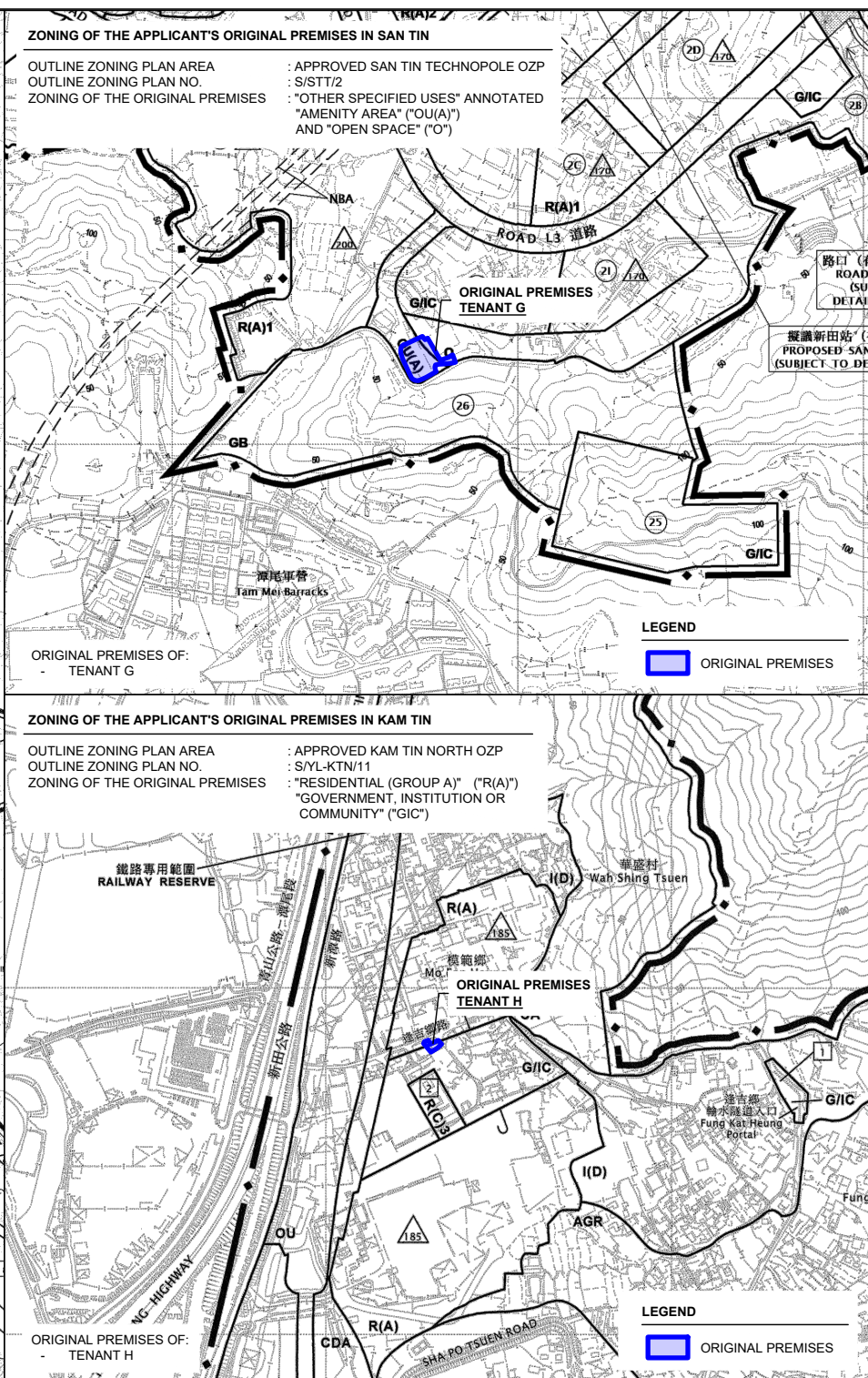
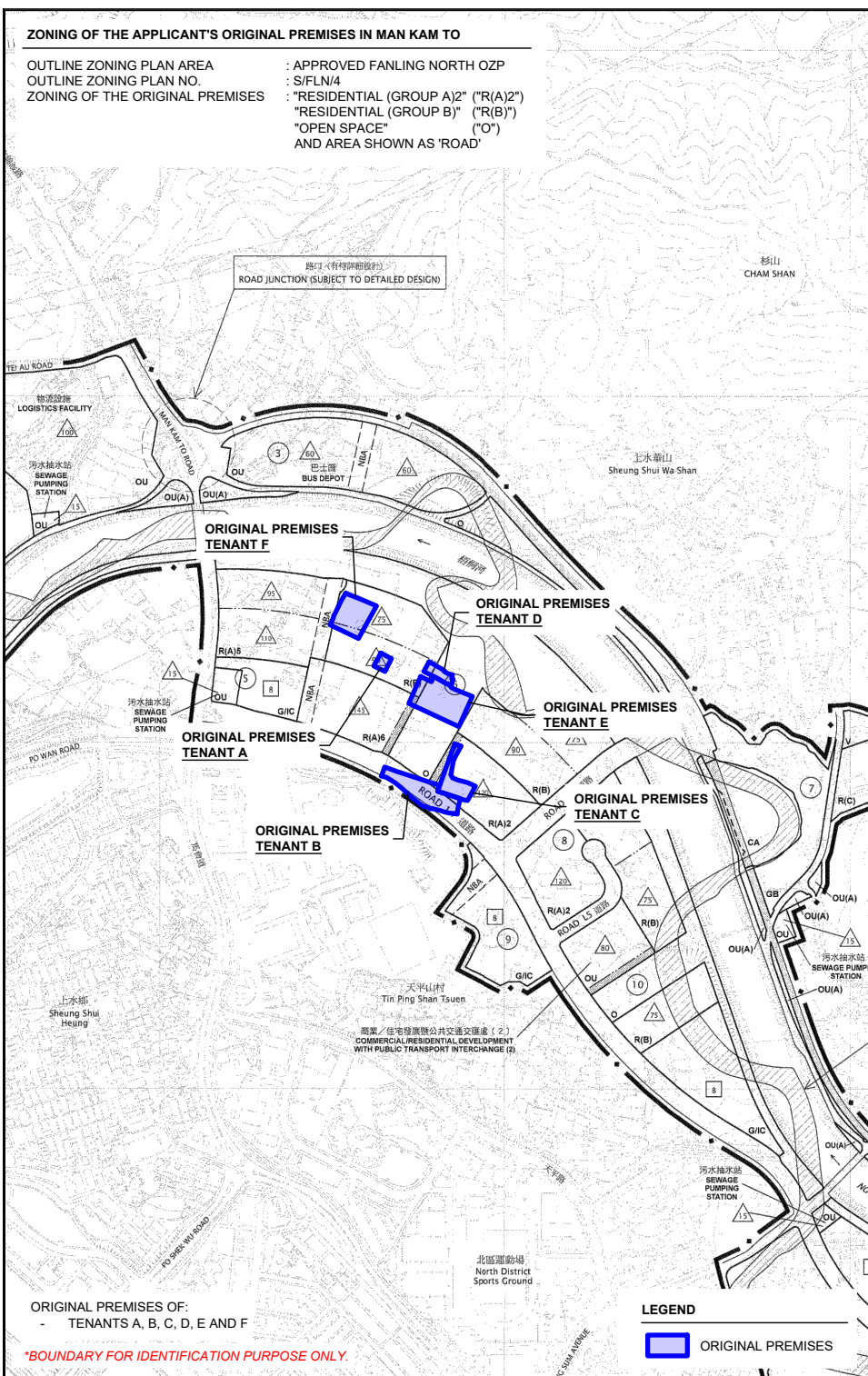
1 : 2500 / 1500 / 1000 @ A4

DRAWN BY	DATE
MN	20.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.	VER.
PLAN 4	001



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

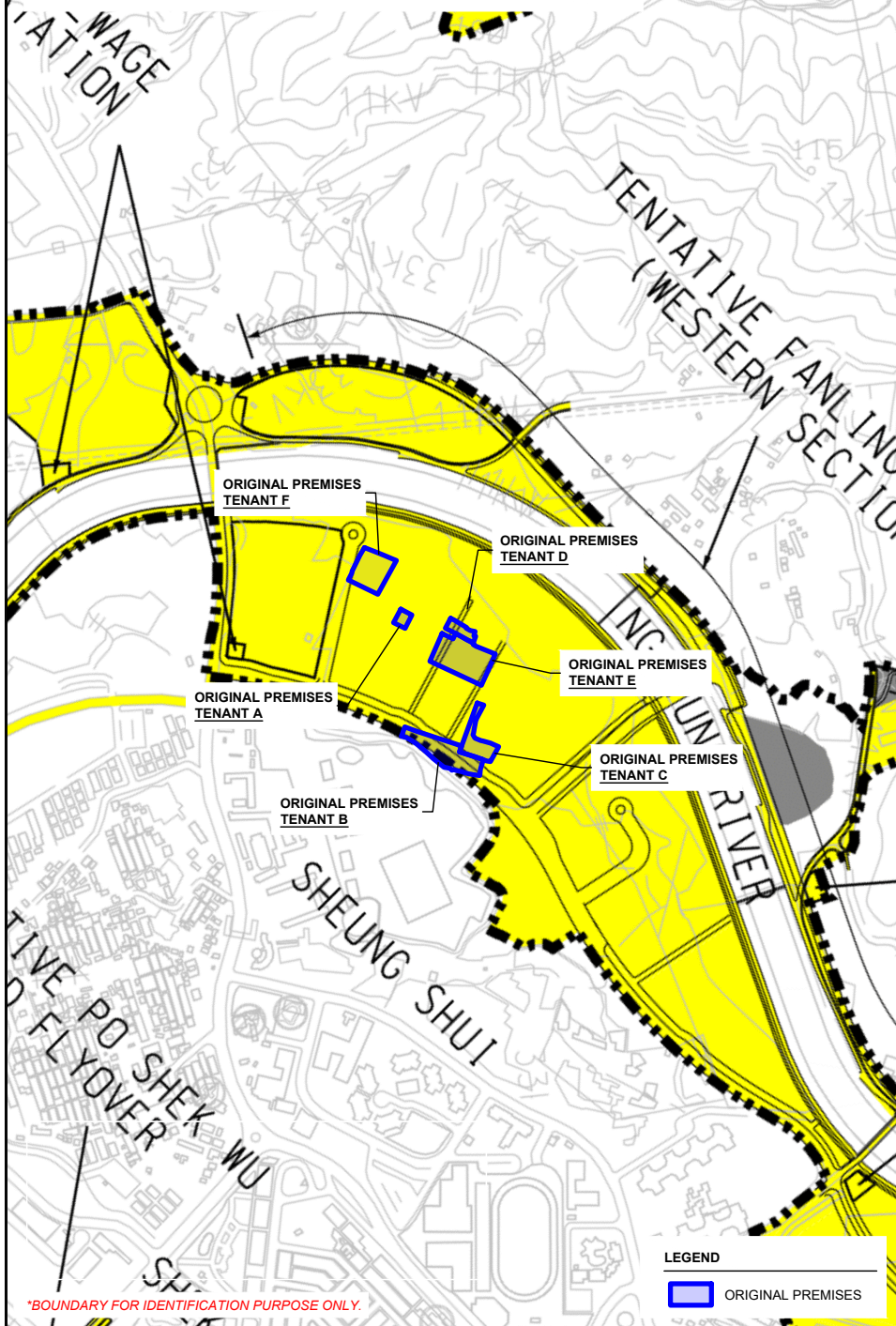
VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE 1: 10000 @ A4	
DRAWN BY MN	DATE 20.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING PLAN)	
DWG NO. PLAN 5	VER. 001

PHASING OF DEVELOPMENT OF FANLING NORTH NDA

PHASING OF DEVELOPMENT
SOURCE OF PLAN

: REMAINING PHASE
: CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

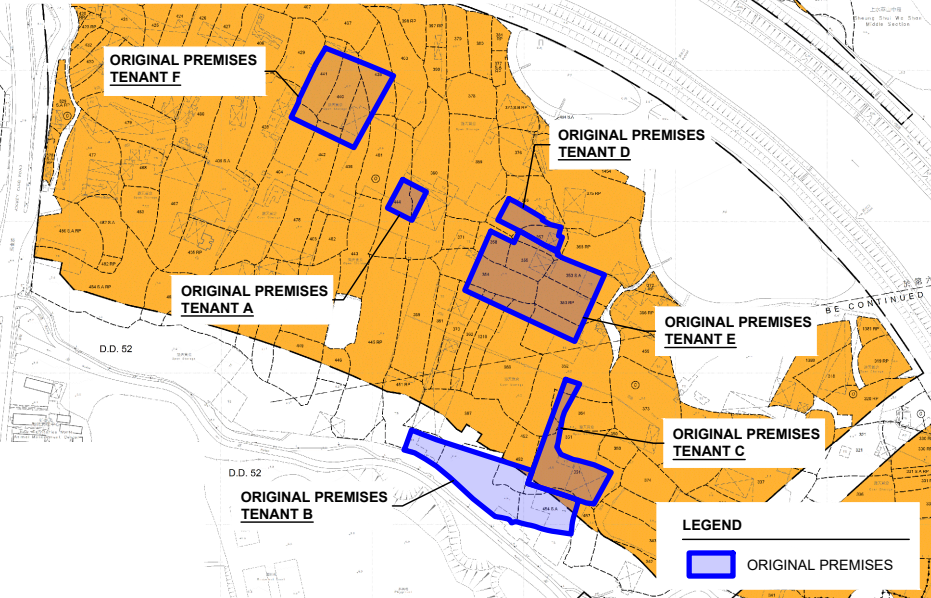
RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 205

ORDINANCE
RESUMPTION PLAN NO.
SOURCE OF PLAN

: LAND RESUMPTION ORDINANCE (CAP. 124)
: DNM5339a (SHEETS 5 AND 6)
: LANDS DEPARTMENT



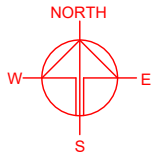
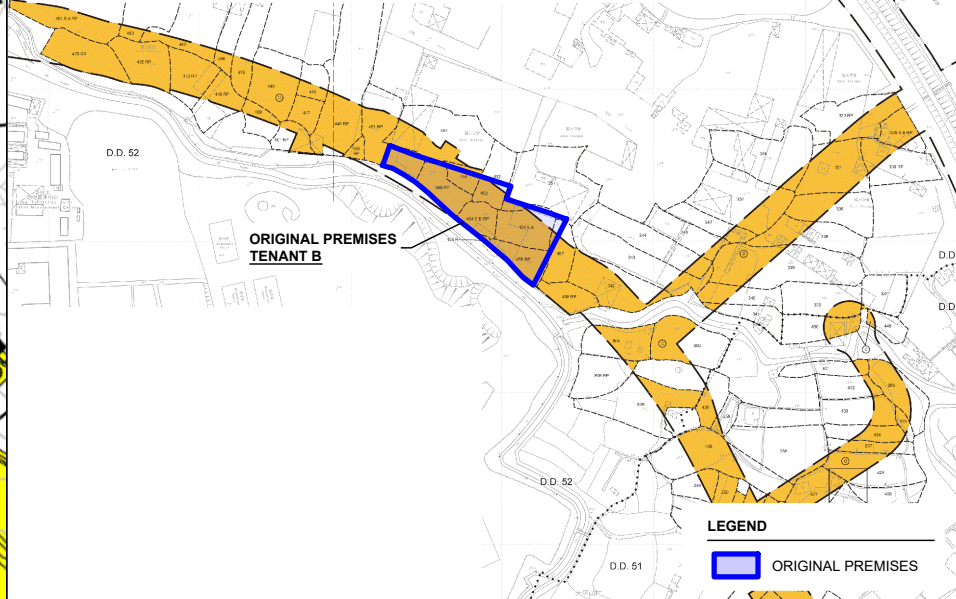
RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 159

ORDINANCE
RESUMPTION PLAN NO.
SOURCE OF PLAN

: ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
: DNM5323 (SHEETS 2 AND 3)
: LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1: 10000 / 5000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & RESUMPTION

DWG NO.

PLAN 6

VER.

001

PHASING OF DEVELOPMENT OF SAN TIN TECHNOPOLE

PHASING OF DEVELOPMENT
SOURCE OF PLAN

: PHASE 2 DEVELOPMENT
: PLANNING DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE

: G.N. 4235

ORDINANCE

: LAND RESUMPTION ORDINANCE (CAP. 124)

RESUMPTION PLAN NO.

: YLM11404a (SHEET 2)

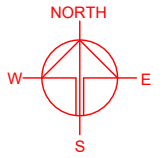
SOURCE OF PLAN

: LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 5000 / 1000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

STT PHASING & RESUMPTION

DWG NO.

PLAN 7

VER.

001

PUBLIC HOUSING DEVELOPMENT AT SHA PO, YUEN LONG

SOURCE OF PLAN : YUEN LONG DISTRICT COUNCIL

ORIGINAL PREMISES
TENANT H

圖例:

- 公營房屋用地
- 學校用地
- 綠地的政府、機構及社區用地
- 發展現有供水渠
- 發展供水渠/發展行渠設施
- 發展供水渠/發展行渠設施
- 發展供水渠/發展行渠設施
- 發展供水渠/發展行渠設施

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE PUBLIC HOUSING DEVELOPMENT AT SHA PO, YUEN LONG

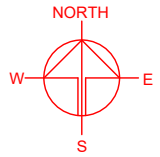
GOVERNMENT NOTICE : G.N. 4392

ORDNANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
RESUMPTION PLAN NO. : YLM11106 (SHEET 2)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT H

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 / 1000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SHA PO PH & RESUMPTION

DWG. NO.

PLAN 8

VER.

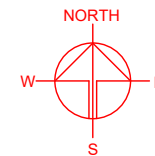
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D.D. 107

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

APPLICATION SITE AREA : 23,163 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AND 3 AREAS



PLANNING CONSULTANT



R-RICHES
PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 9

VER.

001

 CATEGORY 1 AREA

 CATEGORY 2 AREA

 CATEGORY 3 AREA

 CATEGORY 4 AREA

APPLICATION SITE

LEGEND



APPLICATION SITE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)

PLOT RATIO	: 0.07
SITE COVERAGE	: 7%

NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,600 m ² (ABOUT)
TOTAL GFA	: 1,600 m ² (ABOUT)

BUILDING HEIGHT	: 3 m - 8.23 m (ABOUT)
NO. OF STOREY	: 1

OPEN STORAGE AREA

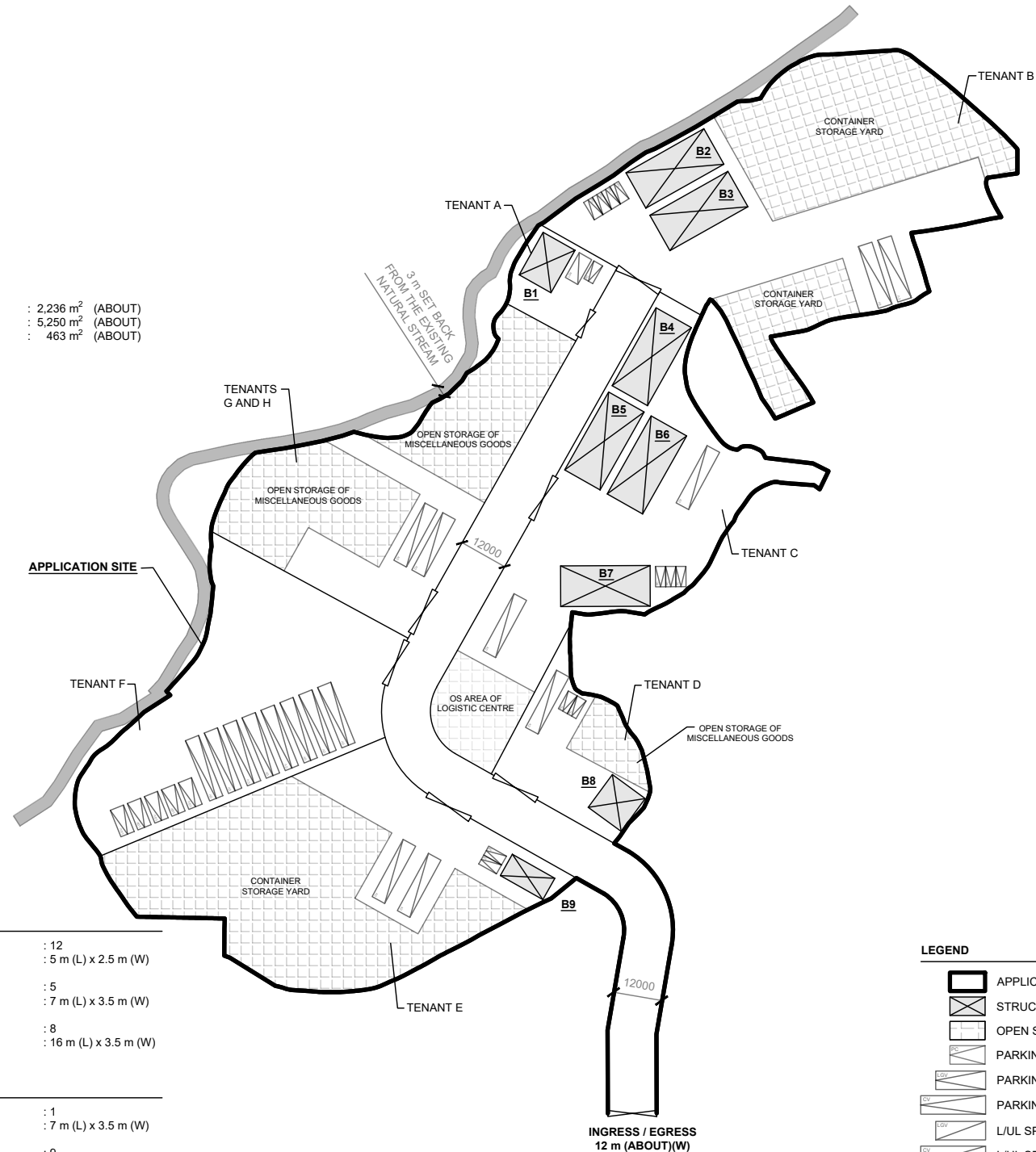
AREA FOR OPEN STORAGE OF MISCELLANEOUS GOODS	: 2,236 m ² (ABOUT)
AREA FOR CONTAINER STORAGE YARD	: 5,250 m ² (ABOUT)
AREA FOR OPEN STORAGE AREA OF LOGISTIC CENTRE	: 463 m ² (ABOUT)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

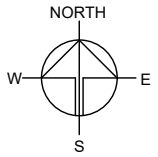
LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (CV)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY CONTAINER STORAGE YARD, CONTAINER VEHICLE PARK, VEHICLE REPAIR WORKSHOP, LOGISTICS CENTRE, WAREHOUSE AND OPEN STORAGE OF MISCELLANEOUS GOODS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

27.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 10

VER.

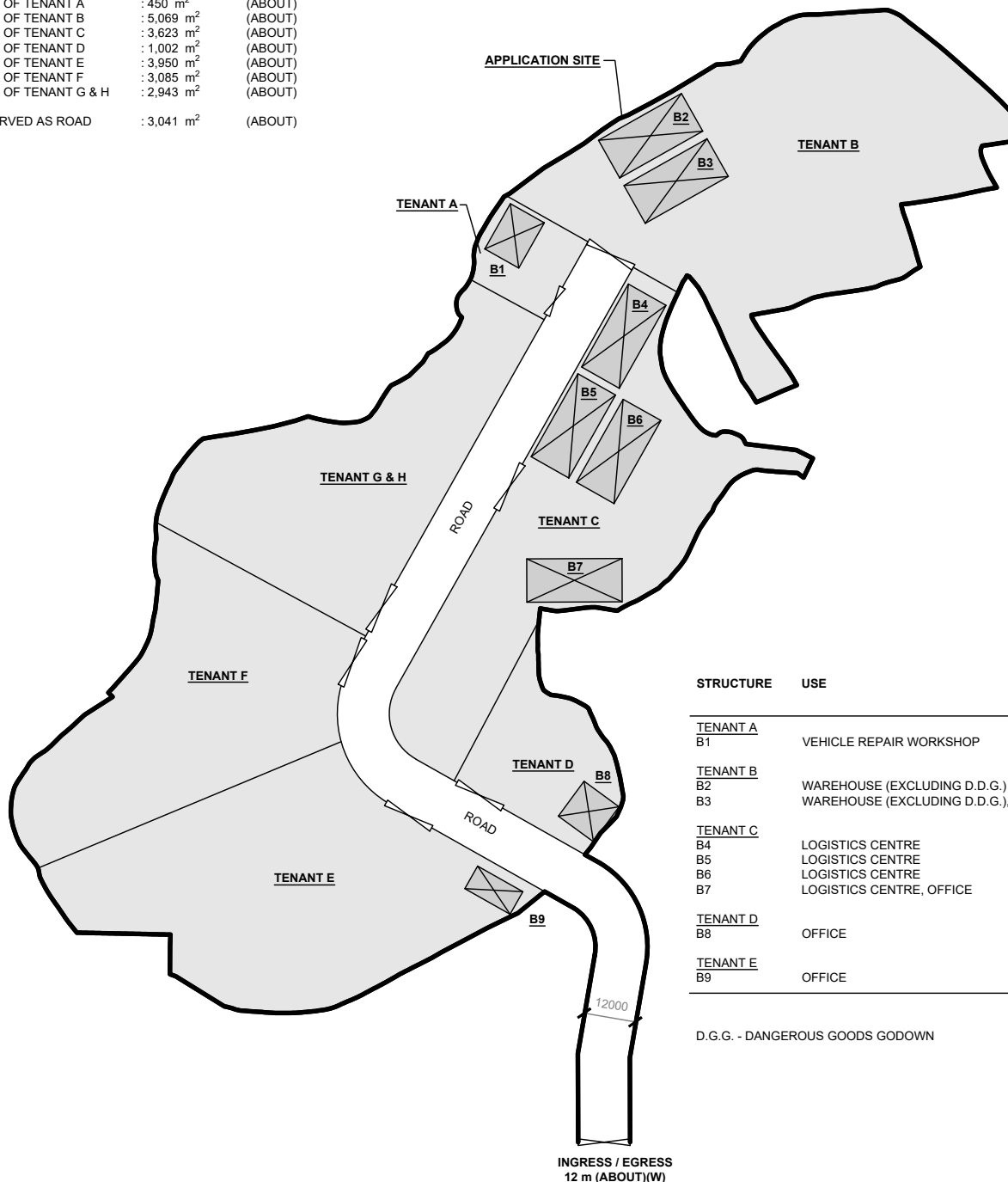
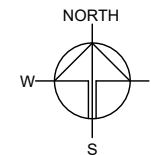
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
AREA OF TENANT A	: 450 m ²	(ABOUT)
AREA OF TENANT B	: 5,069 m ²	(ABOUT)
AREA OF TENANT C	: 3,623 m ²	(ABOUT)
AREA OF TENANT D	: 1,002 m ²	(ABOUT)
AREA OF TENANT E	: 3,950 m ²	(ABOUT)
AREA OF TENANT F	: 3,085 m ²	(ABOUT)
AREA OF TENANT G & H	: 2,943 m ²	(ABOUT)
RESERVED AS ROAD	: 3,041 m ²	(ABOUT)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 22,223 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
<u>TENANT A</u> B1	VEHICLE REPAIR WORKSHOP	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
<u>TENANT B</u> B2	WAREHOUSE (EXCLUDING D.D.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.D.G.), OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<u>TENANT C</u> B4	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B6	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B7	LOGISTICS CENTRE, OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<u>TENANT D</u> B8	OFFICE	100 m ² (ABOUT)	100 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
<u>TENANT E</u> B9	OFFICE	72 m ² (ABOUT)	72 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,600 m² (ABOUT)	1,600 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY
MN

DATE
27.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

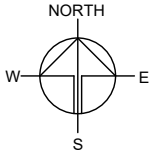
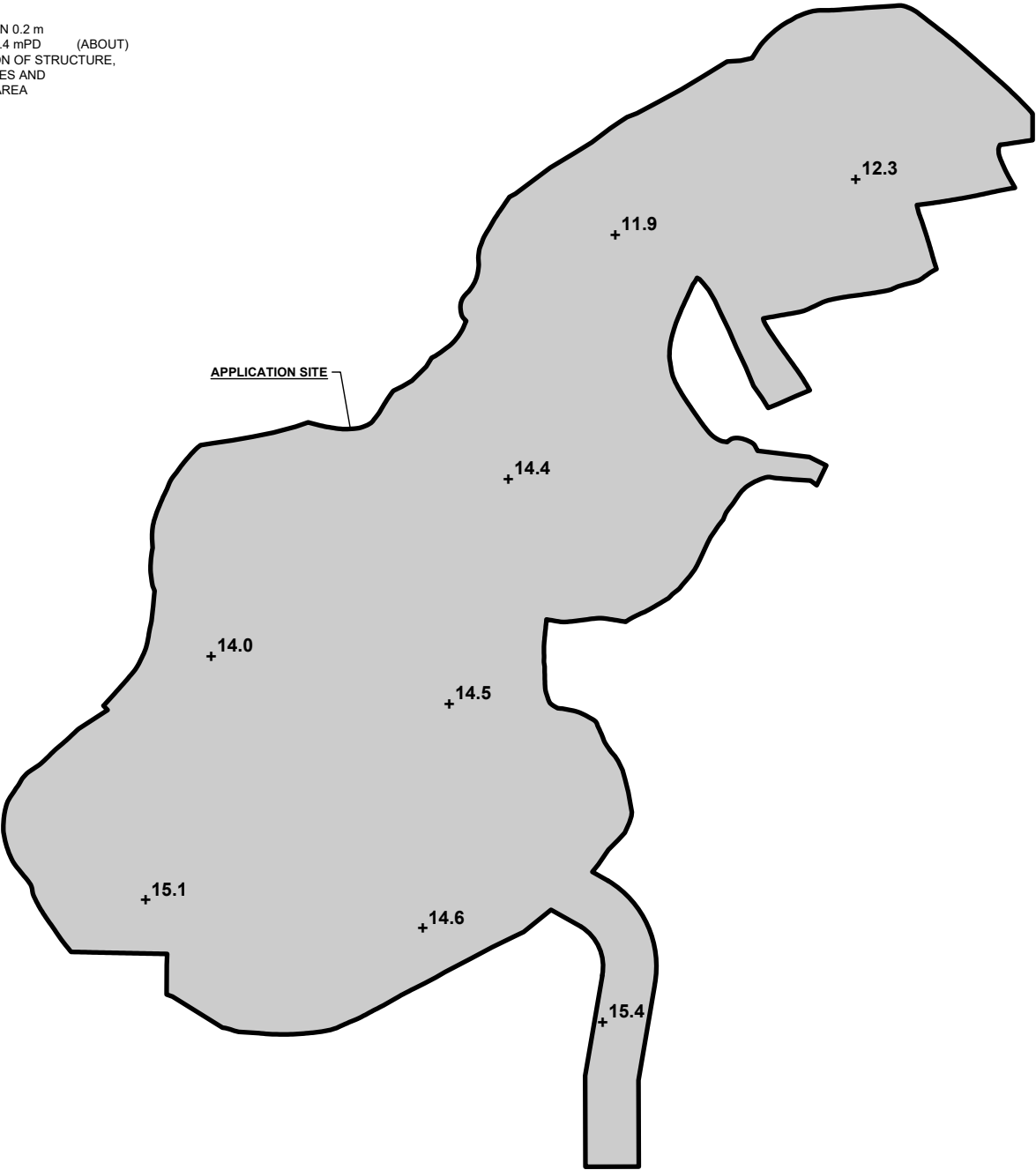
LAYOUT PLAN

DWG NO.
PLAN 11

VER.
001

EXISTING FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +11.9 mPD - +15.4 mPD	(ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, PARKING SPACES AND CIRCULATION AREA	



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
CC	20.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

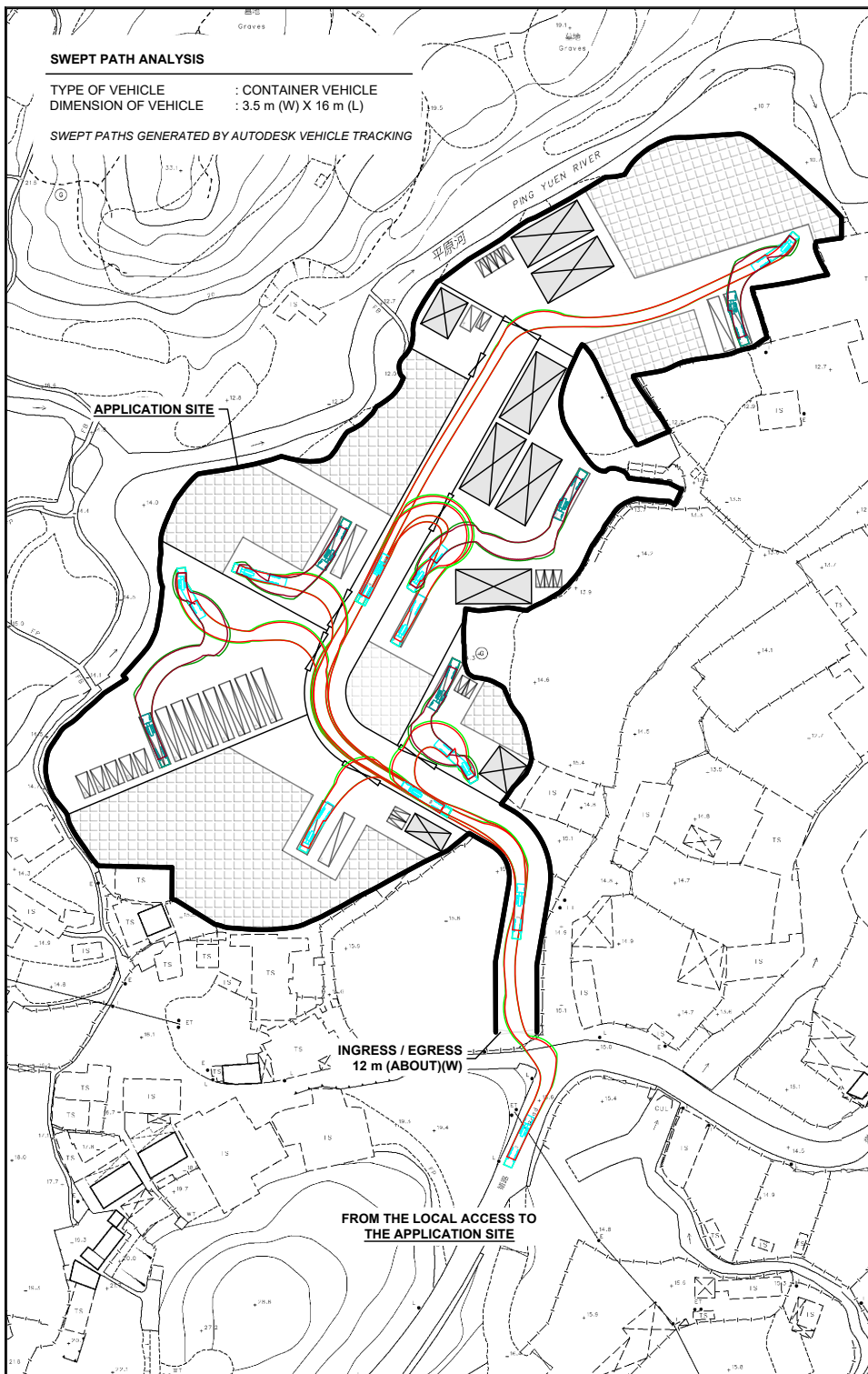
DWG NO. PLAN 12	VER. 001
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*SITE LEVELS ARE FOR REFERENCE ONLY
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY

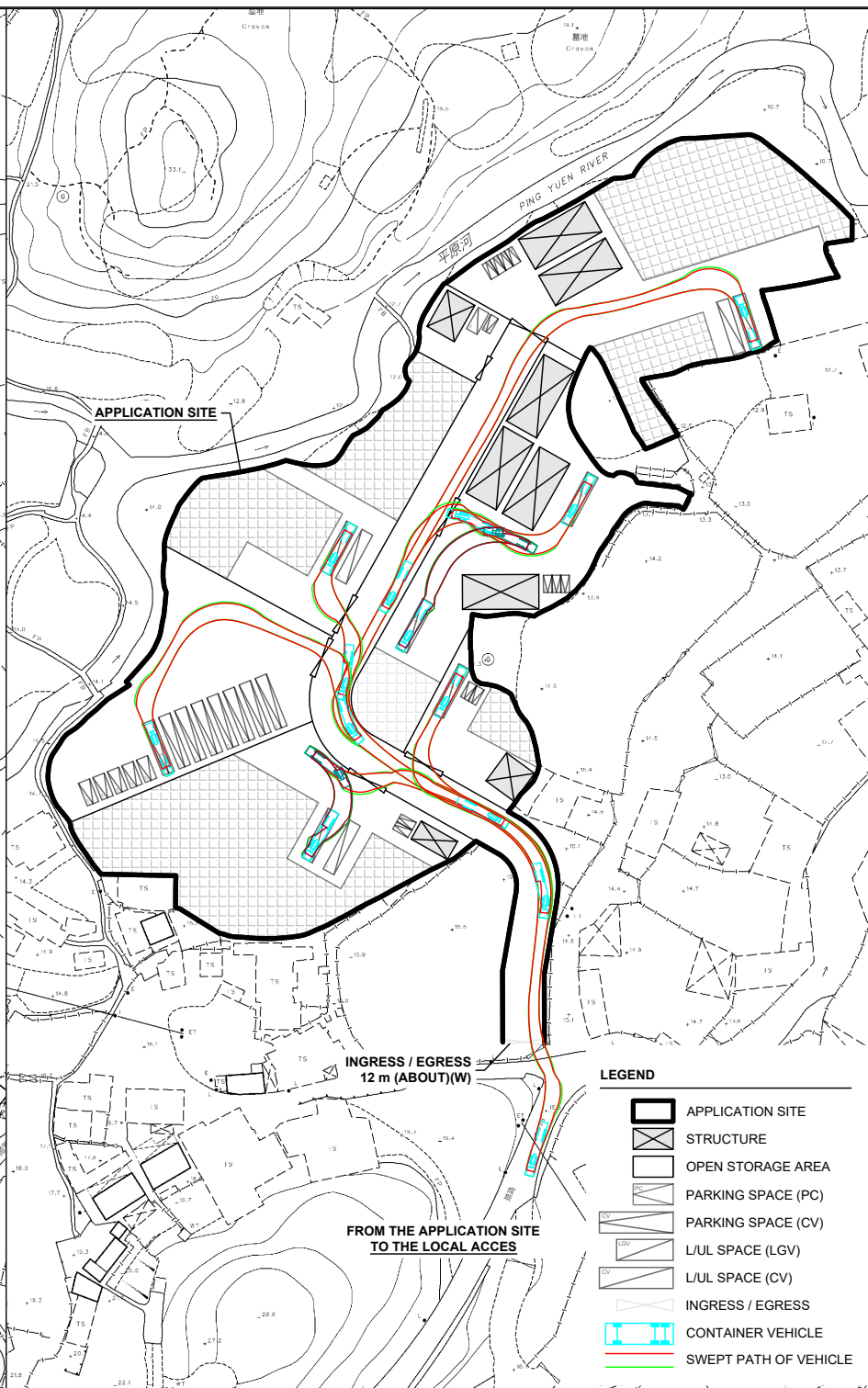
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



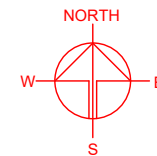
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- PARKING SPACE (CV)
- L/U/L SPACE (LGV)
- L/U/L SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 CONTAINER STORAGE YARD,
 CONTAINER VEHICLE PARK,
 VEHICLE REPAIR WORKSHOP,
 LOGISTICS CENTRE,
 WAREHOUSE AND OPEN
 STORAGE OF MISCELLANEOUS
 GOODS WITH ANCILLARY
 FACILITIES AND ASSOCIATED
 FILLING OF LAND FOR A PERIOD
 OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
 LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

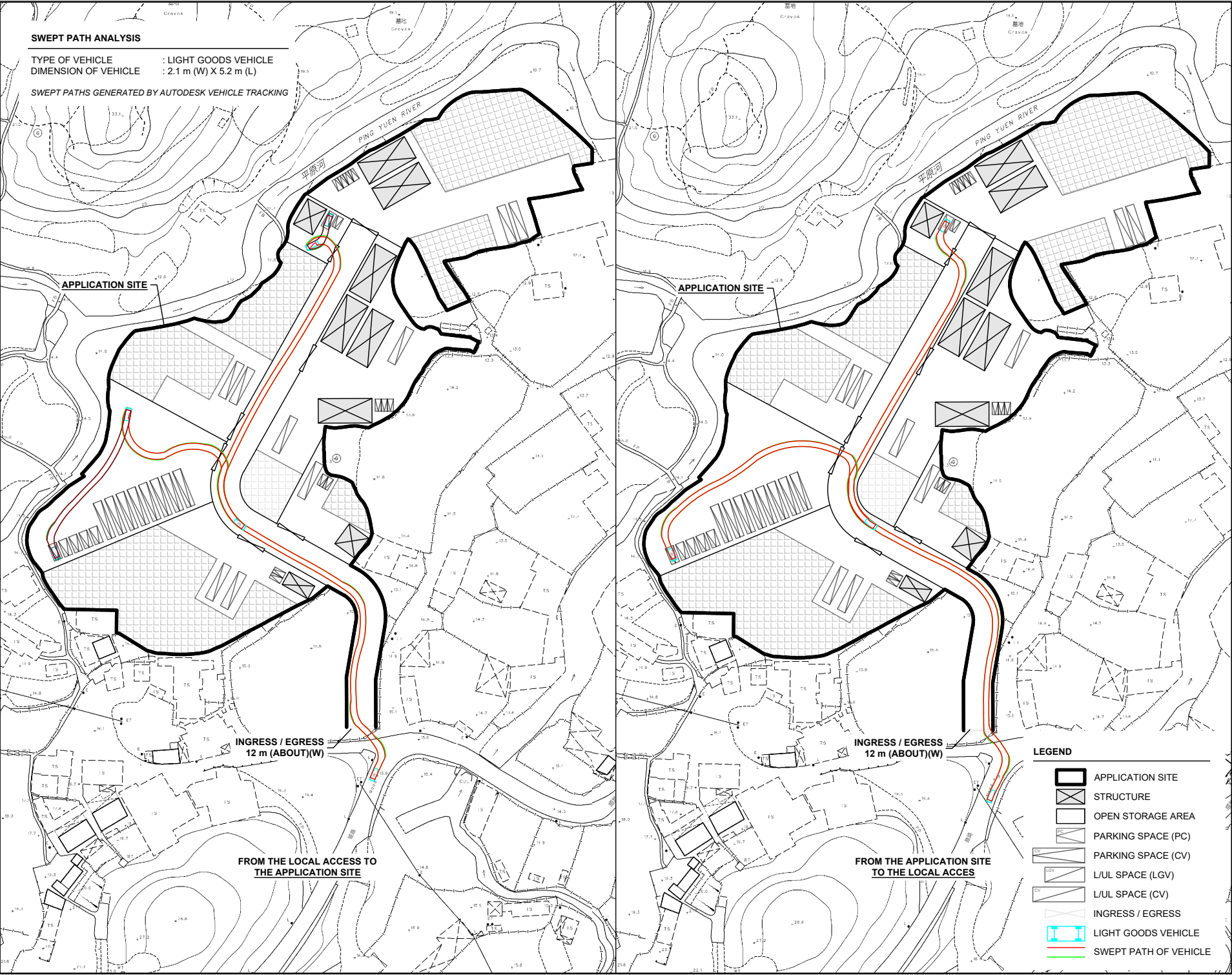
SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 13

VER.

001



NORTH

W E
S

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

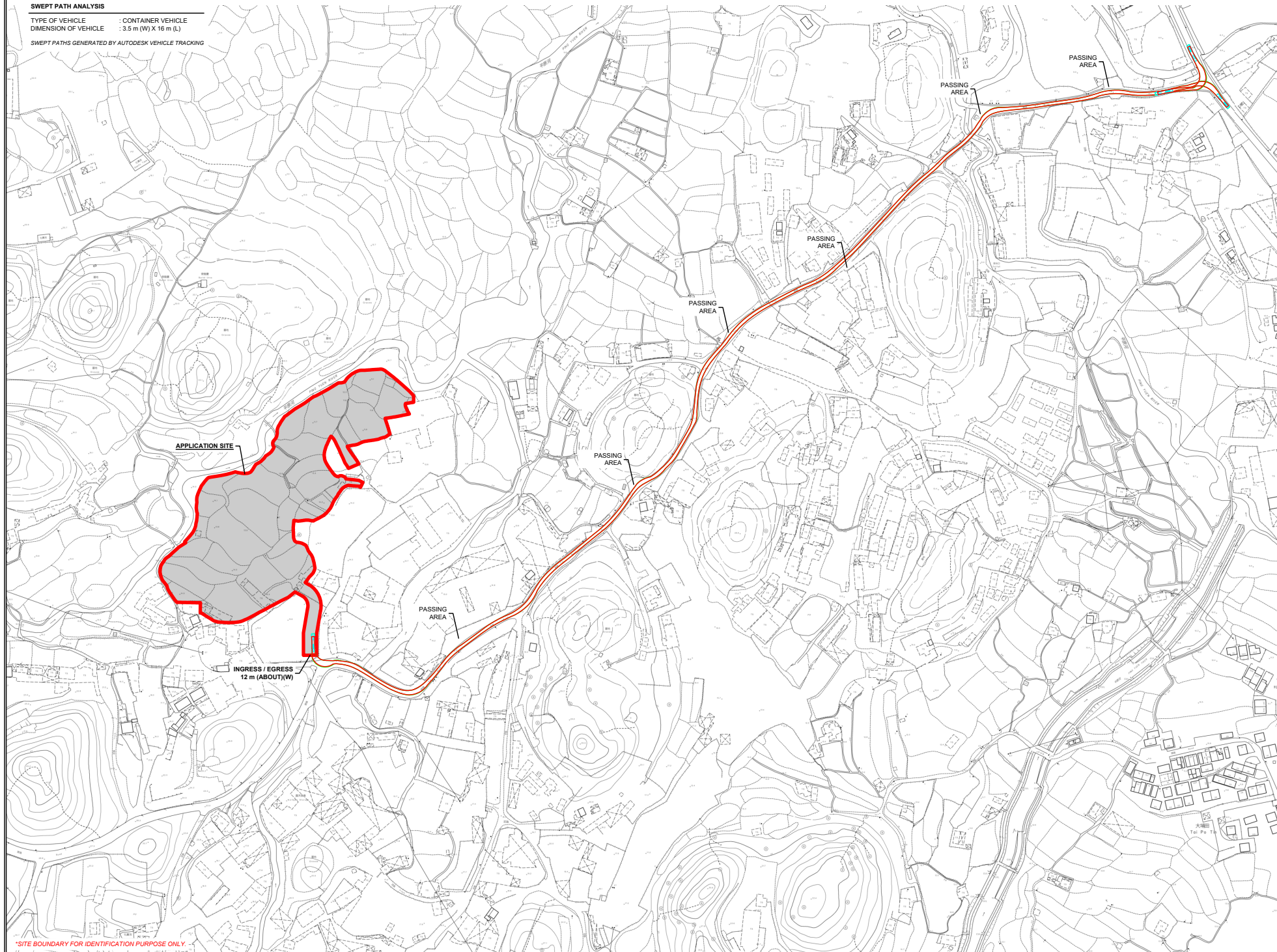
DWG NO.

PLAN 14

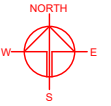
VER.

001

SWEPT PATH ANALYSIS
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PROJECT
PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DESIGNED BY	DATE
MN	20.5.2025
CHECKED BY	DATE

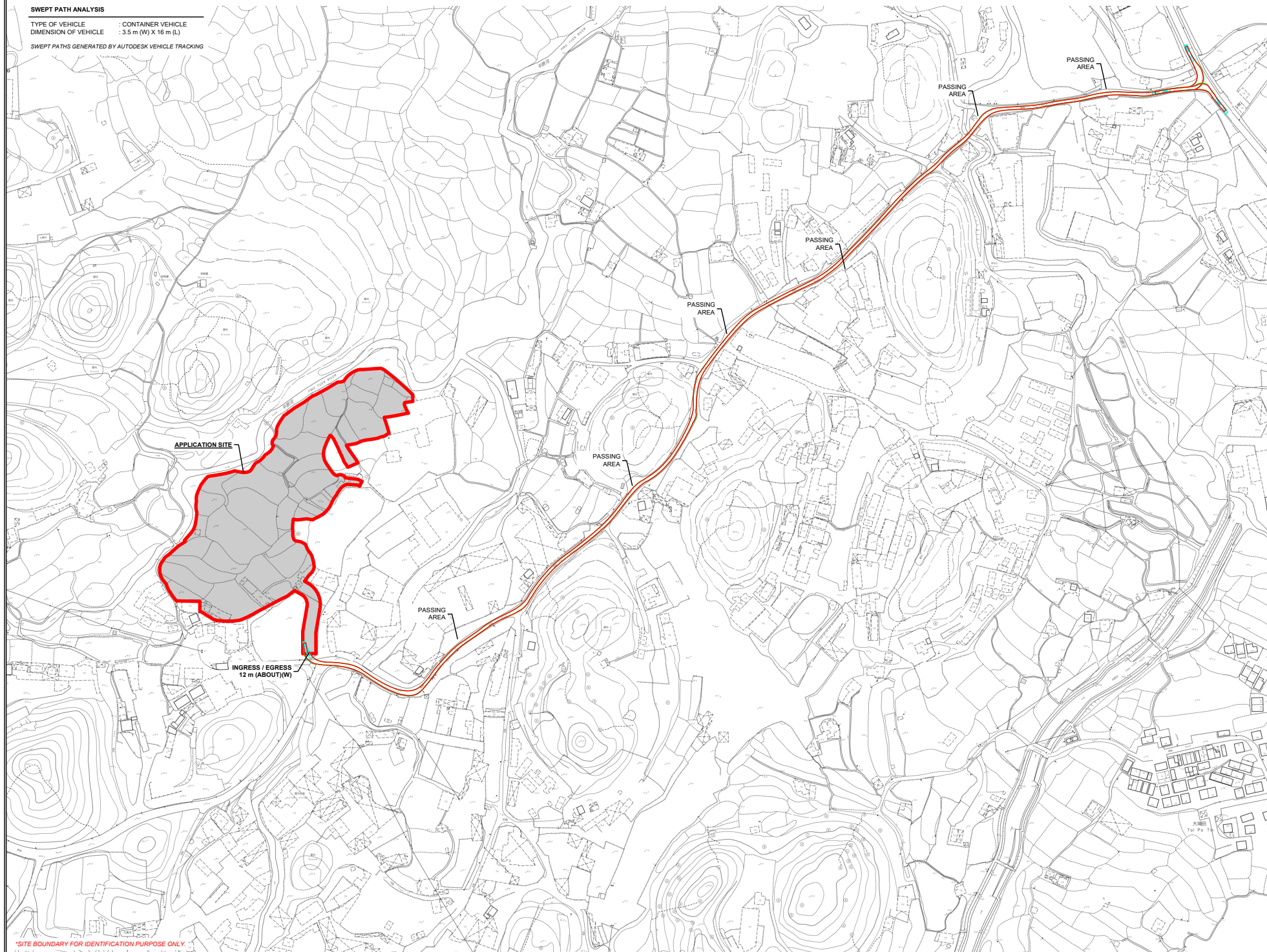
APPROVED BY	DATE
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DWG. TITLE	
SPA - TO PING CHE ROAD	
DWG NO.	VER.
PLAN 15	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY

MN

DATE

20.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SPA - FROM PING CHE ROAD

DWG. NO.

PLAN 16

VER.

001